

gia
CHARTERED SURVEYORS

DAYLIGHT & SUNLIGHT

IMPACT ON NEIGHBOURING PROPERTIES

Phoenix Ironworks, Manchester

14 June 2023

GIA No: **2307**

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1.0 Executive Summary

We have undertaken a daylight and sunlight assessment for the proposed development known as Phoenix Ironworks, Manchester.

We have completed a technical analysis using the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)'.

The BRE guidelines in question are precisely that: guidelines which provide a recommendation to inform site layout and design. They are not mandatory, nor do they form planning policy and their interpretation may be treated flexibly depending on the specifics of each site.

It is well established that the published targets within the BRE Guide are based on low rise, suburban development. The Planning Practice Guidance (PPG) – Efficient Use of Land published on 22 July 2019, Paragraph 007 Reference ID: 66-007-20190722 states:

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

This is a key point to consider in respect of the proposed development and its impact on surrounding properties given the emerging height and density in the locality. Historically the area has been characterised predominantly by surface car parks and low-rise industrial/commercial buildings. Recent developments and consents are for substantially denser development, and so there must be a recognition that lower levels of daylight and sunlight are to be expected in context to the area.

Baseline Results

The current daylight and sunlight levels received by the surrounding residential receptors in the baseline scenario are summarised in the table below:

Name/Address of Building	Percentage of Windows That Meet the VSC Daylight Targets	Percentage of Rooms That Meet the NSL Daylight Targets	Percentage of Rooms That Meet the APSH Sunlight Targets
Roper Court Apartments	76/100 (76%)	27/27 (100%)	17/17 (100%)
Flint Glass Works	109/132 (83%)	110/123 (89%)	6/6 (100%)
22 Loom Street	39/39 (100%)	29/30 (97%)	10/10 (100%)
47 Bengal Street	33/92 (36%)	39/52 (75%)	8/11 (100%)
97 Jersey Street	0/2 (0%)	1/1 (100%)	-

The assessment of baseline levels to the surrounding properties considers whether a window/room already meets the BRE criteria in the existing scenario only, whilst the BRE guide states that a window/room should not be reduced by any more than 0.8 times its former value (a 20% reduction) in the proposed scenario. As such, as the VSC target is 27%, if a window in the baseline has 25% VSC, it will be classed as not meeting the BRE targets. In the proposed scenario, if the same window is reduced to 24%, it will be classed as meeting the VSC target as it is within 0.8 times its former value. Therefore, some windows/rooms may not meet the target criteria in the baseline but will in the proposed scenario.

Proposed Results

Name/Address of Building	Percentage of Windows That Meet the VSC Daylight Targets	Percentage of Rooms That Meet the NSL Daylight Targets	Percentage of Rooms That Meet the APSH Sunlight Targets
Roper Court Apartments	83/100 (83%)	23/27 (85%)	17/17 (100%)
Flint Glass Works	132/132 (100%)	123/123 (100%)	6/6 (100%)
22 Loom Street	39/39 (100%)	28/30 (93%)	10/10 (100%)
47 Bengal Street	92/92 (100%)	52/52 (100%)	11/11 (100%)
97 Jersey Street	2/2 (100%)	1/1 (100%)	-

With the proposed development in place, existing residential properties will continue to exhibit very good levels of daylight and sunlight. The magnitude of any impacts identified must be considered against the emerging context of the site and the sensitivity of surrounding receptors. When considering the specific context of the site and flexibility with which the BRE guidelines are intended to be used in such instances, the overall impact of the scheme on the surrounding residential properties is considered acceptable.

2.0 Instructions

GIA have been instructed by Manchester Life Development Company 3 Ltd to undertake a detailed technical assessment to understand the potential daylight and sunlight changes that the proposed development known as Phoenix Ironworks will have upon the surrounding sensitive receptors.

The daylight and sunlight review within this report considers existing and consented residential properties only, as they are recognised by the Building Research Establishment (BRE 2022) as having the highest expectation for natural light when compared to other uses – such as commercial. The criteria suggested within the BRE have been used to understand and compare the existing levels of light, and the light achieved subsequent to the development of the proposed scheme.

3.0 Introduction

The technical analysis that forms the basis of this report has been predicated against the methodologies set out within the Building Research Establishment Guidelines entitled *'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)'*. The guidelines in question are precisely that: guidelines which provide a recommendation to inform site layout and design. They are not mandatory, nor do they form planning policy and their interpretation may be treated flexibly depending on the specifics of each site.

Daylight

The BRE set out various methods for assessing the daylight in existing surrounding residential buildings within the handbook. These are summarised below.

Vertical Sky Component (VSC)

This method of assessment can be undertaken using a skylight indicator or a Waldram diagram. It measures from a single point, at the centre of the window (if known at the early design stage), the quantum of sky visible taking into account all external obstructions. Whilst these obstructions can be either other buildings or the general landscape, trees are usually ignored unless they form a continuous or dense belt of obstruction.

The VSC method is a useful 'rule of thumb' but has some significant limitations in determining the true quality of daylight within a proposed building. It does not take into account the size of the window, any reflected light off external obstructions, any reflected light within the room, or the use to which that room is put. Appendix C of the guide goes into more detail on these matters and sets forward alternative methods for assessment to overcome these limitations.

No Sky Line (NSL)

This method of assessment is a simple test to establish where within the proposed room the sky will be visible through the windows, taking into account external obstructions. The assessment is undertaken at working plane height (850mm above floor level) and the method of calculation is set out in Appendix D of the BRE handbook.

Appendix C of the BRE handbook states *"If a significant area of the working plane (normally more than 20%) lies beyond the no sky line (i.e. it receives no direct skylight) then the distribution of daylight in the room will look poor and supplementary electric lighting will be required."* To guarantee a satisfactory daylight uniformity, the area which does not receive direct skylight should not exceed 20% of the floor area, as quantified in the BS 8206 Part2 2008.

Sunlight

The BRE provide guidance in respect of sunlight quality within the handbook. It is generally acknowledged that the presence of sunlight is more significant in residential accommodation than it is in commercial properties, and this is reflected in the BRE document.

It states, *"in housing, the main requirement for sunlight is in living rooms, where it is valued at any time of the day, but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens where people prefer it in the morning rather than the afternoon."*

The BRE guide considers the critical aspects of orientation and overshadowing in determining the availability of sunlight at a proposed development site.

The guide proposes minimising the number of dwellings whose living room face solely north unless there is some compensating factor such as an appealing view to the north, and it suggests a number of techniques to do so. Furthermore, it discusses massing solutions with a sensitive approach to overshadowing, so as to maximise access to sunlight.

At the same time, it acknowledges that the site's existing urban environment may impose orientation or overshadowing constraints which may not be possible to overcome.

To quantify sunlight access for interiors where sunlight is expected, it refers to the BS 82606-2 criterion of Annual Probable Sunlight Hours. APSH is defined as *"the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness at the location in question."* In line with the recommendation, APSH is measured from a point on the inside face of the window, should the locations have been decided. If these are unknown, sunlight availability is checked at points 1.6m above the ground or the lowest storey level on each main window wall, and no more than 5m apart. If a room has multiple windows on the same wall or on adjacent walls, the highest value of APSH should be taken into account. If a room has two windows on opposite walls, the APSH for each can be added together.

The summary of sunlight within the guide is as follows:

"In general, a dwelling or non-domestic building which has a particular requirement for sunlight, will appear reasonably sunlit provided that:

- *At least one main window faces within 90 degrees of due south, and*
- *The centre of at least one window to a main living room can receive 25% of annual probable sunlight hours, including at least 5% of annual probable sunlight hours in the winter months between 21 September and 21 March. "*

In paragraph 3.1.11 the BRE guidance suggests that if a room faces significantly North of due East or West it is unlikely to meet the recommended levels proposed by the BS 8206-2. As such, it is clear that only living room windows facing within 90 degrees of due south can be assessed using this methodology.

4.0 Sources of Information

In compiling this report, we have used the following information:

GIA

Site photographs

VU.CITY

Baseline Model

CRTKL Architects

IR03-20231603 (Proposed model)

Manchester Planning Portal

22 Loom Street drawings

97 Jersey Street drawings

Eliza Yard (130354/FO/2021) drawings

47 Bengal Street drawings

Flint Glass Works drawings

5.0 Assumptions

a) All residential buildings have been identified by reference to the Valuation Office Agency (VOA) search and/or external observation.

b) We have not sought access to the adjoining properties, thus if plans were not publicly available, we have made reasonable assumptions as to the internal layouts of the rooms behind the fenestration based upon the building form and architecture. This is normal practice where access to adjoining properties is not available. Unless the building form dictates otherwise, we assume a standard 4.2m deep room (14ft) for residential properties.

c) Floor levels have been assumed for the adjoining properties. This dictates the level of the working plane which is relevant for the No Skyline assessment.

6.0 The Site

The site is located within the boundary of the Ancoats Conservation Area and is bound by Naval Street to the north, Jersey Street to the south, Poland Street to the east and Radium Street to the west. The drawing extract below shows the existing site:

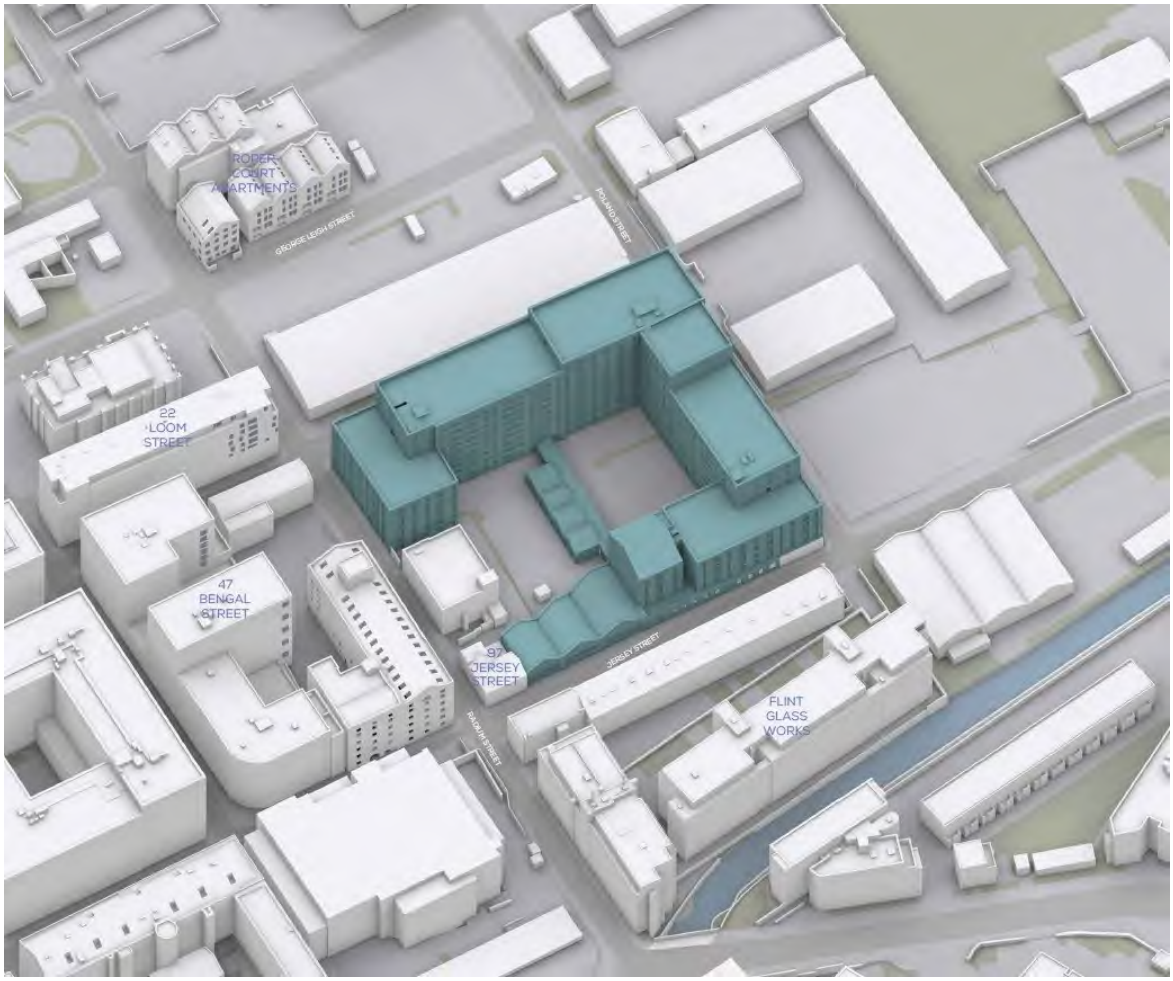


Our understanding of this existing building and the surrounding context is depicted on GIA drawings 2307-REL01-IS01-01, 2307-REL01-IS01-02 and 2307-REL01-IS01-03 within Appendix 02.

7.0 The Proposal

GIA's understanding of the proposed scheme is illustrated in drawings 2307-REL01-IS01-04, 2307-REL01-IS01-05 and 2307-REL01-IS01-06 shown within Appendix 03.

Our analysis of this option is based on the proposed scheme drawings produced by CRTKL Architects received on 16 March 2023:



8.0 Surrounding Properties

We have created a three-dimensional computer model of the site and the surrounding properties to allow for a detailed daylight and sunlight assessment.

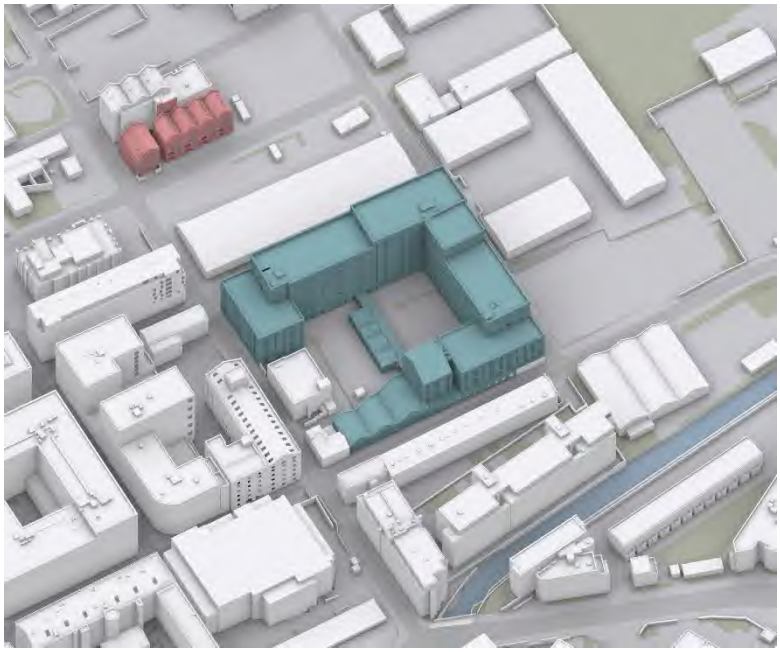
The benchmark condition of the site allows us to calculate the daylight and sunlight conditions within the neighbouring buildings. From this, we can then compare them with the conditions within these properties assuming the current proposed development is in place.

Those properties surrounding the site that are thought to have the potential to be impacted by the proposed development are listed in the table below:

Name/Address of Building	Assumed Use	Position (in relation to the Development)
Roper Court Apartments	Residential	North
Flint Glass Works	Residential	South
22 Loom Street	Residential	North west
47 Bengal Street	Residential	West
97 Jersey Street	Residential	West

A short commentary of the impacts of the current proposal to each property is set out below, and full results and contour plots are contained at Appendix 04.

Roper Court Apartments



Baseline Results

Name/Address of Building	Percentage of Windows That Meet the VSC Daylight Targets	Percentage of Rooms That Meet the NSL Daylight Targets	Percentage of Rooms That Meet the APSH Sunlight Targets
Roper Court Apartments	76/100 (76%)	27/27 (100%)	17/17 (100%)

Proposed Results

Name/Address of Building	Percentage of Windows That Meet the VSC Daylight Targets	Percentage of Rooms That Meet the NSL Daylight Targets	Percentage of Rooms That Meet the APSH Sunlight Targets
Roper Court Apartments	83/100 (84%)	23/27 (85%)	17/17 (100%)

With the proposed development in place, this property will fully accord with the BRE target criteria for APSH sunlight.

Of the 100 windows assessed for VSC daylight, 84 will fully comply with the BRE target criteria. The deviations from the BRE criteria for VSC daylight can typically be attributed to windows that suffer from low baseline levels due to being located underneath balconies, within a deep recess, or between the two blocks of the property. The below image captured from our GIA app illustrates where rooms do not meet the BRE criteria for VSC daylight. Windows that meet the criteria are coloured in green and windows that fall short of the criteria are coloured in orange:

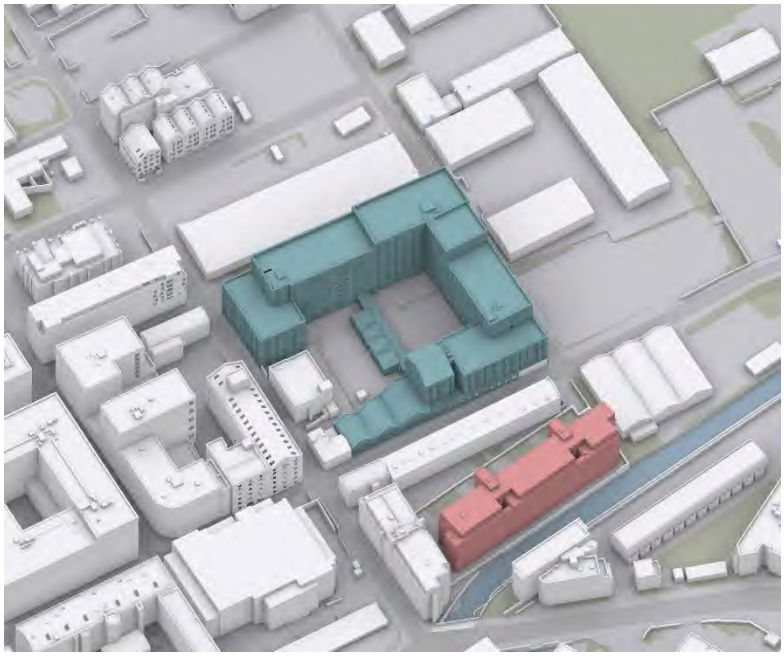


The BRE states that a reduction of 20% or less would not be noticeable to occupants, meaning a window which meets the 27% VSC daylight target without the proposed development in place could be reduced by 5.4% without being noticeable. However, the low baseline levels to these windows means that small reductions in VSC lead to proportionally higher percentage changes. The worst affected window experiences a reduction of 4.6% VSC, which would not be noticeable were it currently achieving 27% VSC, but it does not meet the target as the window currently receives just 7.5% VSC. Locating windows beneath balconies therefore places a burden on the development site to maintain low existing levels. As such, deviations from the BRE target criteria are largely attributed to the design of Roper Court itself, and the impacts to VSC daylight are therefore considered minor and acceptable.

23 of the 27 rooms assessed for NSL daylight will fully comply with the BRE target criteria, and the four which do not are served by the same recessed windows, resulting in low baseline levels. This impact will also fall exclusively to bedrooms, which the BRE states have a lesser requirement for daylight. As such, the impacts to NSL daylight are considered minor and acceptable.

Overall, the impact on daylight and sunlight to this property is minor and considered wholly acceptable.

Flint Glass Works



Baseline Results

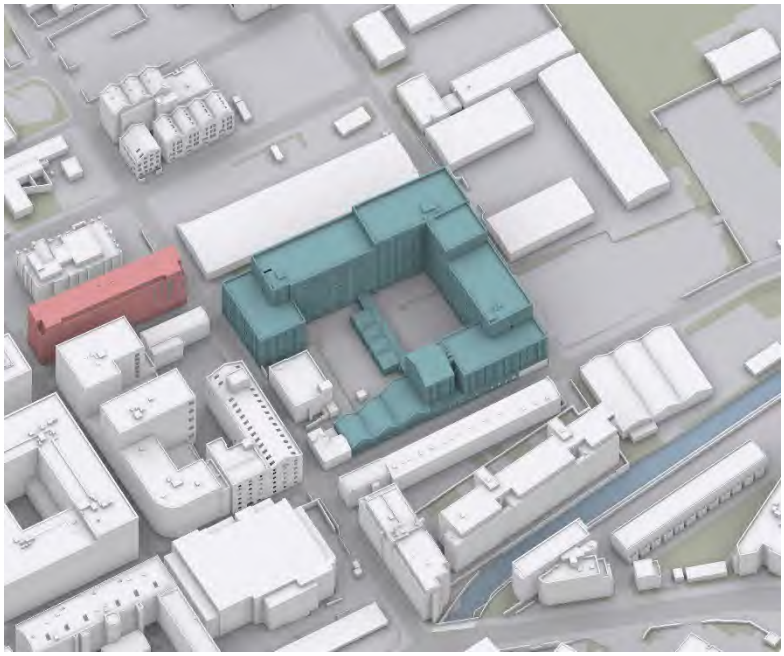
Name/Address of Building	Percentage of Windows That Meet the VSC Daylight Targets	Percentage of Rooms That Meet the NSL Daylight Targets	Percentage of Rooms That Meet the APSH Sunlight Targets
Flint Glass Works	109/132 (83%)	110/123 (89%)	6/6 (100%)

Proposed Results

Name/Address of Building	Percentage of Windows That Meet the VSC Daylight Targets	Percentage of Rooms That Meet the NSL Daylight Targets	Percentage of Rooms That Meet the APSH Sunlight Targets
Flint Glass Works	132/132 (100%)	123/123 (100%)	6/6 (100%)

With the proposed development in place, this property will fully accord with the BRE target criteria for VSC and NSL daylight, and APSH sunlight.

22 Loom Street



Baseline Results

Name/Address of Building	Percentage of Windows That Meet the VSC Daylight Targets	Percentage of Rooms That Meet the NSL Daylight Targets	Percentage of Rooms That Meet the APSH Sunlight Targets
22 Loom Street	39/39 (100%)	29/30 (97%)	10/10 (100%)

Proposed Results

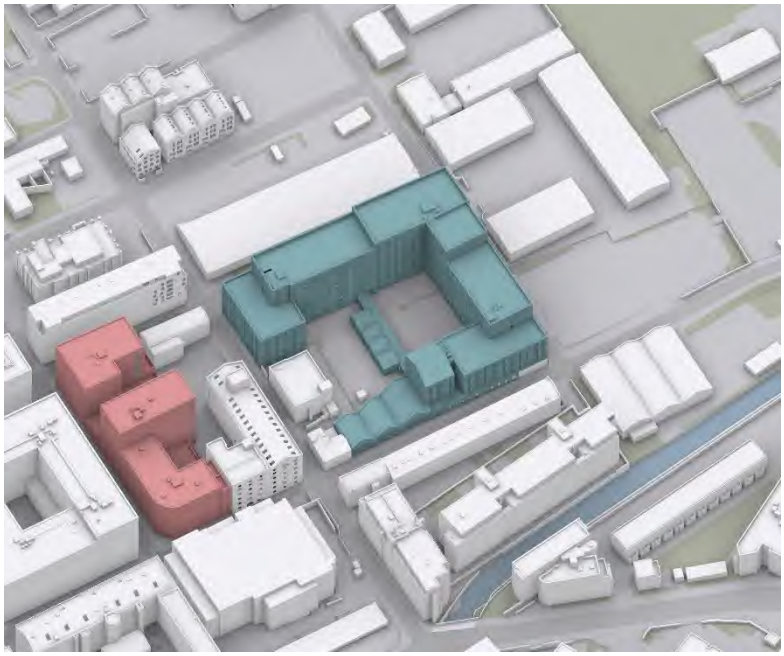
Name/Address of Building	Percentage of Windows That Meet the VSC Daylight Targets	Percentage of Rooms That Meet the NSL Daylight Targets	Percentage of Rooms That Meet the APSH Sunlight Targets
22 Loom Street	39/39 (100%)	28/30 (93%)	10/10 (100%)

With the proposed development in place, this property will fully accord with the BRE target criteria for VSC daylight and APSH sunlight.

The two rooms that do not meet the NSL daylight criteria are reduced by between 20-30%, which is a minor reduction. Additionally, one of the two rooms is a bedroom, which the BRE considers as having a lower requirement for daylight. The impacts to NSL daylight are isolated and minor.

As such, overall, the impact on daylight and sunlight to this property is minor and considered wholly acceptable.

47 Bengal Street



Baseline Results

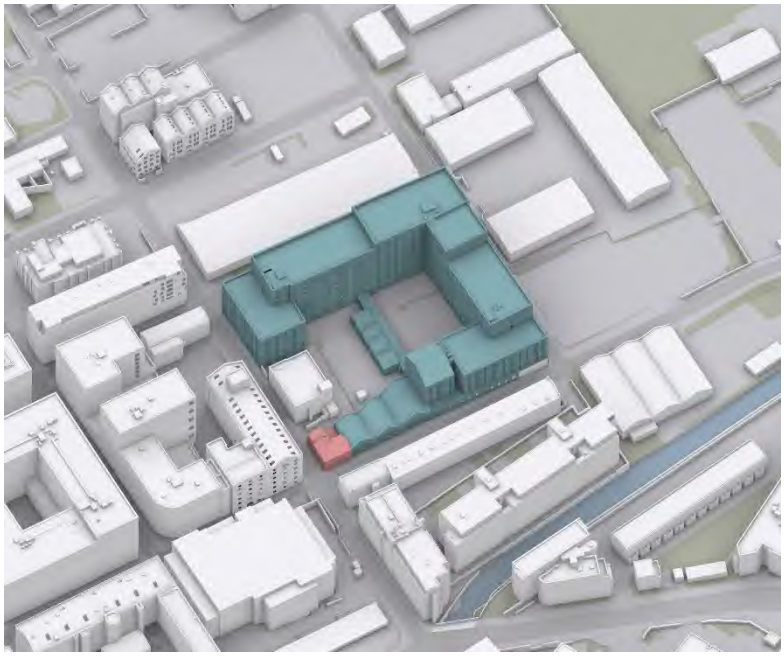
Name/Address of Building	Percentage of Windows That Meet the VSC Daylight Targets	Percentage of Rooms That Meet the NSL Daylight Targets	Percentage of Rooms That Meet the APSH Sunlight Targets
47 Bengal Street	33/92 (36%)	39/52 (75%)	8/11 (100%)

Proposed Results

Name/Address of Building	Percentage of Windows That Meet the VSC Daylight Targets	Percentage of Rooms That Meet the NSL Daylight Targets	Percentage of Rooms That Meet the APSH Sunlight Targets
47 Bengal Street	92/92 (100%)	52/52 (100%)	11/11 (100%)

With the proposed development in place, this property will fully accord with the BRE target criteria for VSC and NSL daylight, and APSH sunlight.

97 Jersey Street



Baseline Results

Name/Address of Building	Percentage of Windows That Meet the VSC Daylight Targets	Percentage of Rooms That Meet the NSL Daylight Targets	Percentage of Rooms That Meet the APSH Sunlight Targets
97 Jersey Street	0/2 (0%)	1/1 (100%)	-

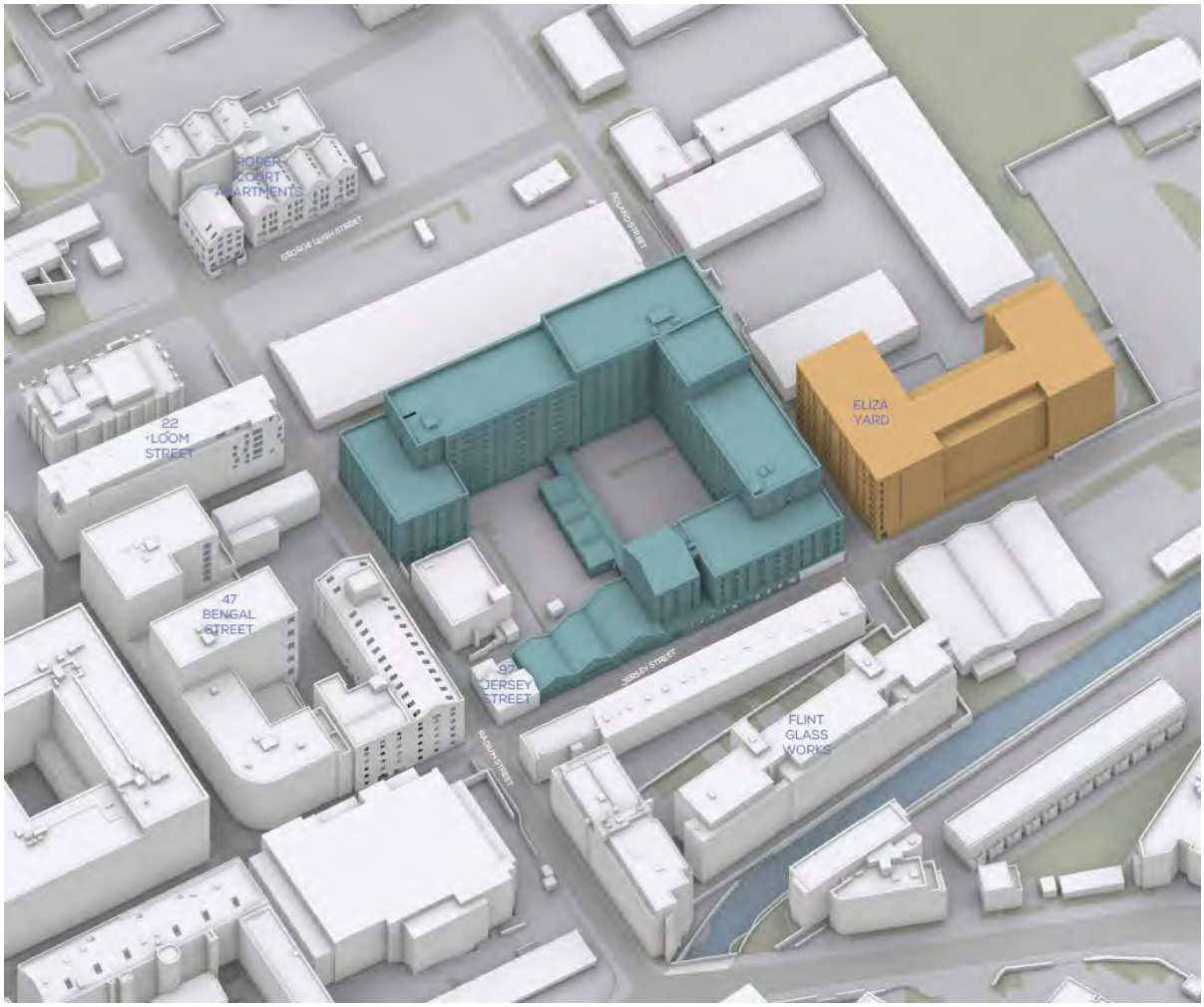
Proposed Results

Name/Address of Building	Percentage of Windows That Meet the VSC Daylight Targets	Percentage of Rooms That Meet the NSL Daylight Targets	Percentage of Rooms That Meet the APSH Sunlight Targets
97 Jersey Street	2/2 (100%)	1/1 (100%)	-

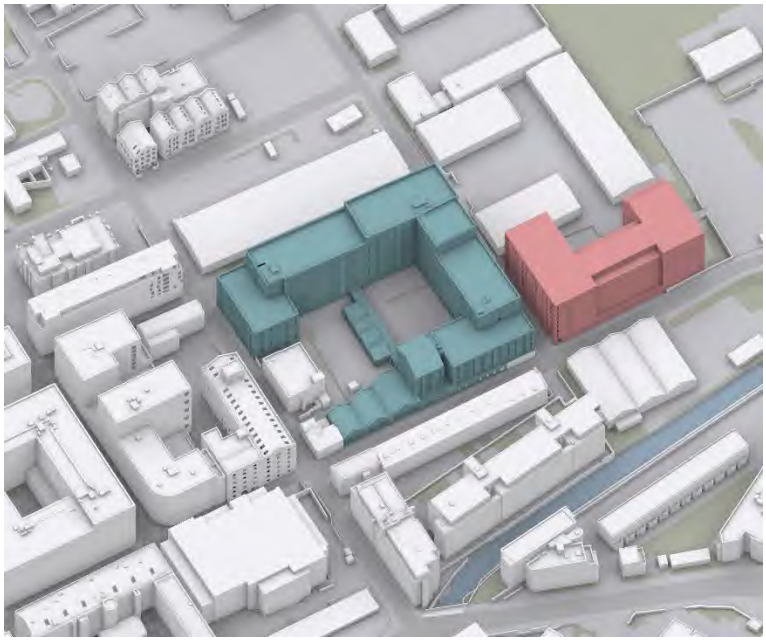
With the proposed development in place, this property will fully accord with the BRE target criteria for VSC daylight and NSL daylight. There are no rooms overlooking the proposed development that face within 90 degrees of due south, and so no sunlight assessment is required.

9.0 Cumulative Assessment

GIA have undertaken an additional assessment in order to understand potential impacts to surrounding properties which are consented but not yet constructed. This cumulative assessment included the adjacent Eliza Yard consented scheme (130354/FO/2021). Our understanding of this scenario is illustrated on the drawing extract below, with the proposed scheme coloured in teal, and the Eliza Yard Consented scheme coloured orange:



Eliza Yard (130354/FO/2021)



Name/Address of Building	Percentage of Windows That Meet the VSC Daylight Targets	Percentage of Rooms That Meet the NSL Daylight Targets	Percentage of Rooms That Meet the APSH Sunlight Targets
Eliza Yard (130354/FO/2021)	90/203 (44%)	42/91 (46%)	23/33 (70%)

There are several key points to consider in order to understand the results in context. Firstly, Eliza Yard (130354/FO/2021) is a consented seven-storey development located close to the eastern boundary of the proposed development site. The building is not yet constructed and occupied so there are no residents to notice changes in daylight and sunlight. Furthermore, future residents will be aware of intended redevelopment in the area, and that daylight and sunlight levels to Eliza Yard are intended to be temporary.

Secondly, the design of Eliza Yard is such that it is proposed to be built close to the site boundary with single aspect rooms facing the proposed development site. The BRE discusses the neighbourliness of surrounding properties, stating that "*another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light*". The proposed design and location of Eliza Yard is therefore considered unneighbourly in BRE terms given its proximity to the development site, and this makes it difficult for the proposed development to maintain existing consented levels.

Lastly, the emerging height and density in the area is an important consideration. The Manchester Core Strategy 2012-2027 sets out development principles for the City Centre and Fringe in Policy CC 1 (p47), which states the following:

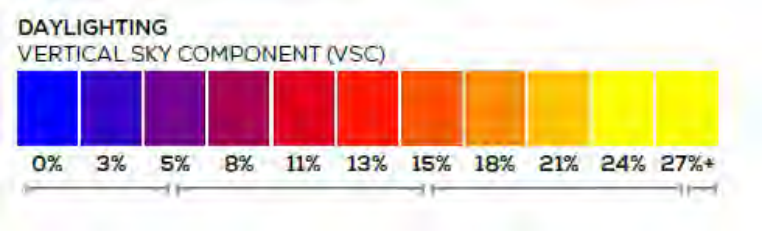
"The City Centre and fringe will be considered a suitable location for the consideration of high density buildings and commercially led mixed use schemes"

Several new developments have been consented/constructed in the locality in recent years, which has increased the urban density in the area and therefore altered the local context of and the expectation for daylight in surrounding properties. As such, the development site is underdeveloped, and the Eliza Yard consent would therefore be receiving higher levels of daylight and sunlight than would usually be anticipated in a city centre fringe located which is proposed for substantial redevelopment.

The anticipation for density is to match that which has emerged in the rest of Ancoats in recent years, predominantly to the west of the site approaching Great Ancoats Street. The redevelopment of former mill buildings and construction of new-build residential developments have resulted in closer relationships between buildings which has created a densely populated neighbourhood. As such, it would be appropriate to assess the daylight levels to these buildings to understand what is considered appropriate in this area of Manchester.

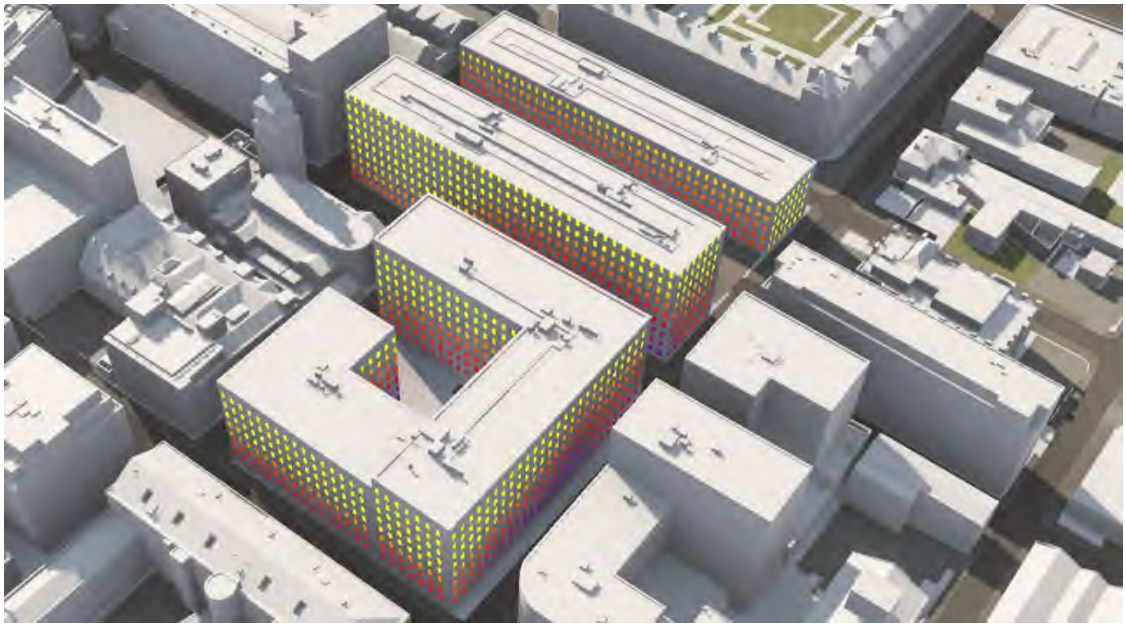
GIA have undertaken an indicative analysis of the properties along Bengal Street, namely Saw Mill Court and Smiths Yard, to understand the levels of daylight that can be expected in the area surrounding the proposed development site. The relationship between these buildings is similar to that of Eliza Yard and the development site, which allows us to make a direct comparison between the two.

Those windows which are coloured yellow on the below images will receive excellent daylight and will meet the BRE target criteria, those in orange/yellow will fall marginally short of the criteria but still receive good daylight levels, and those in red, purple and blue will receive VSC daylight below the target criteria, as shown on the below key:

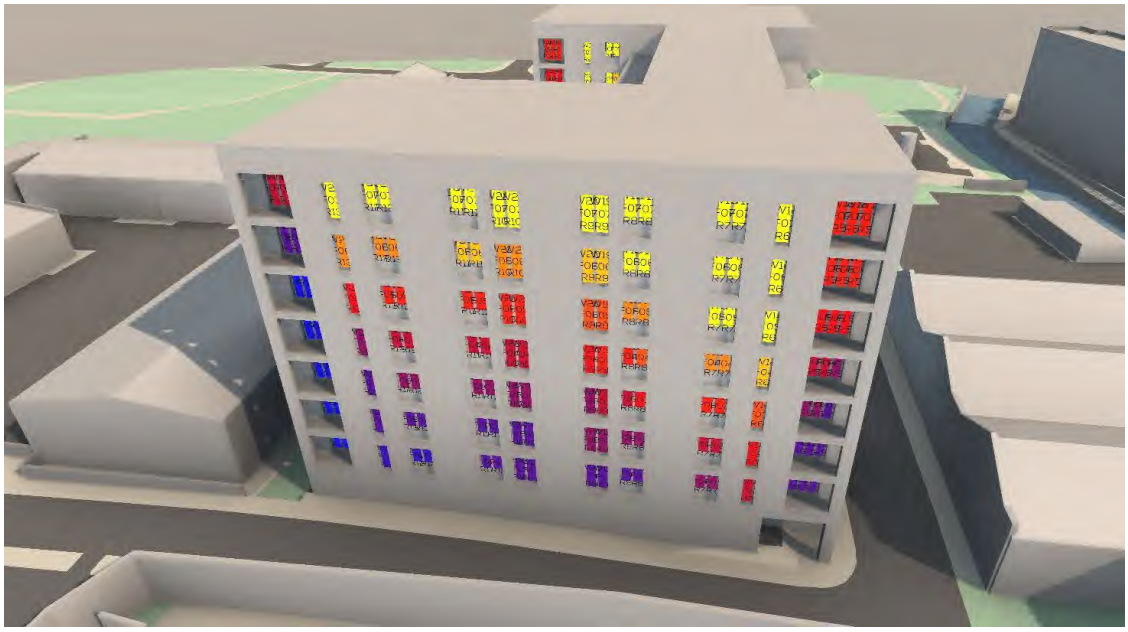


The images below show the VSC daylight levels to Sawmill Court and Smiths Yard, alongside those to the consented Eliza Yard with the proposed development in place.

VSC Daylight Levels to Sawmill Court & Smiths Yard



VSC Daylight Levels to Eliza Yard



The results of the assessment show that VSC daylight levels to Eliza Yard would be comparable to Sawmill Court and Smiths Yard, and therefore commensurate with what is acceptable in the area.

As such, the status of Eliza Yard as an extant but unconstructed permission, the anticipation of significant redevelopment in the area, as evidenced by the Manchester Core Strategy, and the proposed design and location of the building mean the Eliza Yard consent has a much lower sensitivity to changes in daylight, and this should be borne in mind when considering the results.

54 of the 113 windows that do not meet the criteria for VSC daylight, and 33 of 49 rooms which do not meet the NSL daylight criteria, are bedrooms, which the BRE states have a lesser requirement for daylight. This means that 36 windows which serve living kitchen diners do not meet the VSC daylight target, which represents 17% of those assessed, and just 16 do not meet the NSL daylight target, which also represents 17% of rooms assessed. This is a small proportion of the windows and rooms which are subject to assessment, and an even smaller proportion in context to the building as a whole. As such, given the reduced sensitivity as discussed above, the impacts are considered acceptable.

In terms of sunlight, 10 rooms do not meet the criteria for APSH sunlight. However, the provision of alternative amenity space is a key consideration, and the future residents of Eliza Yard will be provided with both a private courtyard and an amenity room on the ground floor.

Overall, whilst it is acknowledged that there will be reductions to the daylight and sunlight received to the proposed Eliza Yard once it is constructed and occupied, the impact is considered acceptable for the following reasons:

- Eliza Yard is an extant consent and is not yet constructed and occupied. As such, there are no residents in occupation to notice changes in daylight and they will be aware at the time of taking occupation that the area is proposed for significant redevelopment;
- The emerging height and density in the area means there is an expectation for lower daylight levels and that those to the Eliza Yard consent would only ever be temporary;
- The City Centre Fringe is considered a suitable location for high density development by the Manchester Core Strategy;
- The Eliza Yard consent is considered unneighbourly in BRE terms, meaning it places a burden on the development site to maintain existing levels;
- The daylight levels to Eliza Yard will be comparable to other successful residential developments in the locality once it is constructed and occupied; and
- A small proportion of main habitable rooms are impacted in context to the building as a whole, and the majority of impacts are limited to bedrooms.

10.0 Conclusions

We have undertaken a daylight and sunlight assessment for the proposed development known as Phoenix Ironworks.

We have completed a technical analysis using the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)'.

With the proposed development in place, existing residential properties will continue to exhibit very good levels of daylight and sunlight. When considering context of the site, emerging height and density in the locality and sensitivity of surrounding buildings, the overall impact of the scheme on the surrounding residential properties is considered wholly acceptable.

Appendix 01

Principles of Daylight and Sunlight

PRINCIPLES OF DAYLIGHT, SUNLIGHT & OVERSHADOWING

The Building Research Establishment (BRE) have set out in their handbook 'Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice 3rd edition (2022)', guidelines and methodology for the measurement and assessment of daylight, sunlight and overshadowing.

1 BACKGROUND & CONTEXT

The quality of daylight and sunlight amenity as well as the overshadowing of open spaces is often stipulated within planning policy for protection or enhancement and a concern for adjoining owners and other interested parties.

The BRE Guidelines provide advice on site layout planning to determine the quality of daylight and sunlight both within buildings and reaching open spaces.

The BRE Guidelines note that the document is intended to be used in conjunction with the interior daylight recommendations found within the British Standard Daylight in buildings, BS EN 17037 and the CIBSE Publication LG 10 Daylighting – a guide for designers.

Whilst the BRE Guidelines are typically referred to for daylight sunlight and overshadowing matters within the planning process, they were not intended to be used as an instrument of planning policy, nor were the figures intended to be fixedly applied to all locations.

In the introduction of 'Site Layout Planning for daylight and sunlight (2022)', section 1.6 (page 7), states that:

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".

Paragraph 2.2.3 (page 14) of the document states:

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

The numerical criteria suggested by the BRE are therefore designed to provide industry advice/ guidance to plan/design with daylight in mind. Alternative values may be appropriate in certain circumstances such as highly dense urban areas. The BRE approach to creating alternative criteria is detailed within Appendix F of the Document.

Paragraph 2.2.2 (page 14) of the document states:

The BRE Guidelines state that they 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."

Although primarily designed to be used for residential properties, the BRE Guidelines continue to state that they may be applied to any existing non-residential buildings where there may be a reasonable expectation of daylight including; schools, hospitals, hotels and hostels, small workshops, and some offices.

Many Local Planning Authorities consider daylight and sunlight an important factor for determining planning applications. Policies refer to both the protection of daylight and sunlight amenity within existing properties and areas of amenity as well as the creation of proposed dwellings and spaces with high levels of daylight and sunlight amenity.

Although Local Authorities will look to the BRE Guide to understand impacts it is their Planning Policies that will determine whether the changes in light should be a reason for refusal at planning.

It is an inevitable consequence of the built-up urban environment that daylight and sunlight will be more limited in dense urban areas. It is well acknowledged that in such situations there may be many other conflicting and potentially more important planning and urban design matters to consider other than just the provision of ideal levels of daylight and sunlight.

The following sections extract relevant sections from the Guide.

2 EFFECTS TO DAYLIGHT

The BRE Guidelines provide two methodologies for daylight impact assessment, namely;

1 The Vertical Sky Component (VSC); and
2 The No Sky Line (NSL).

Vertical Sky Component (VSC)

The Vertical Sky Component (VSC) method is described in the Glossary of BRE Guidelines as the:

"Ratio of that part of illuminance, at a point on a given vertical plane, that is received directly from a CIE standard overcast sky, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. Usually the 'given vertical plane' is the outside of a window wall. The VSC does not include reflected light, either from the ground or from other buildings"

Put simply, the VSC provides an assessment of the amount of skylight falling on a vertical plane (generally a window) directly from the sky, in the circumstance of an overcast sky (CIE standard).

The national numerical value target "ideal" for VSC is 27%. The BRE Guidelines advise that upon implementation of a development, a window should retain a VSC value of 27% or at least 0.8 of its former value (i.e. no more than a 20% change) as per paragraph 2.2.23 of the Guide.

This form of assessment does not take account of window size, room use, room size, window number or dual aspect rooms. The assessment also assumes that all obstructions to the sky are 100% non-reflective thereby omitting the consideration of reflection and considering only the light coming directly from the sky.

The VSC calculation is undertaken in both the existing and proposed scenarios so as to make a comparison.

The image in Figure 01 depicts a Waldram Diagram which can be used to calculate the VSC. The existing buildings are solidly pictured with the proposed scheme semi-transparent in the foreground.

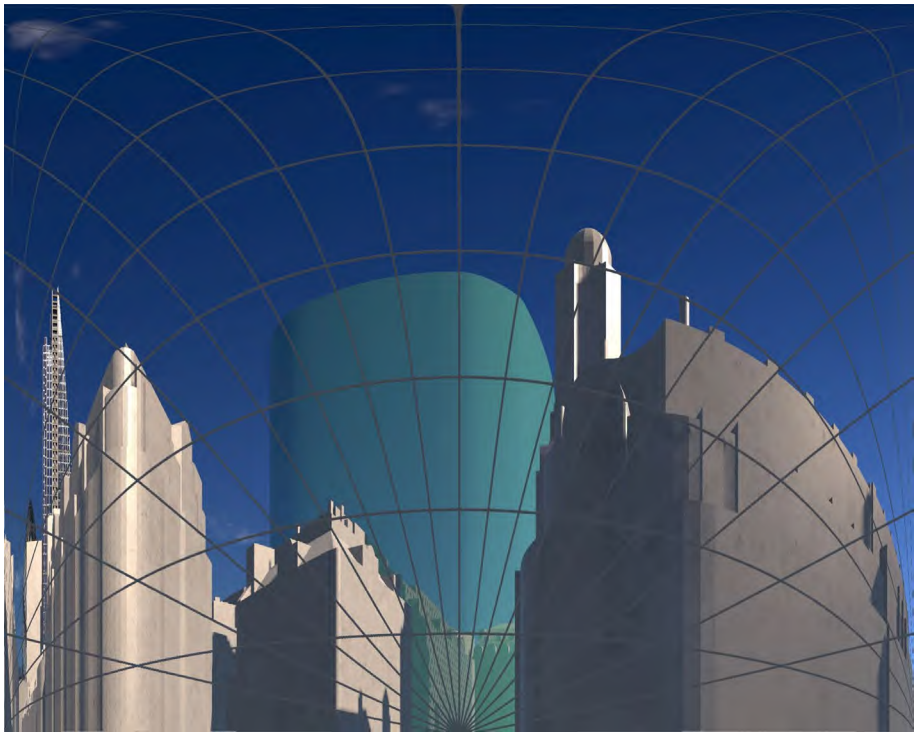


Fig. 01: Waldram diagram

No Sky Line (NSL)

In addition to the VSC, the BRE recommends the NSL method of assessment where internal layouts are known. Whilst the VSC provides information on the quantum of light reaching a window, the NSL seeks to provide information on how well this light is distributed within the room. The NSL is sometimes also referred to as 'Daylight Distribution' for this reason.

The NSL in the Glossary of the Guide as *"the outline on the working plane of the area from which no sky can be seen."* and so the NSL is effectively an assessment of sky visibility within a room. As stated already, the calculation is undertaken across the working plane which in accordance with paragraph 2.2.10 *"in houses [...] is assumed to be horizontal and 0.85m high"*.

Again, both the existing and proposed positions are calculated and presented alongside any change in position of the NSL. The results can then be presented in table format or else illustrated on a contour plot if required, an example of which can be found in Figure 02 below.

The BRE Guidelines state at paragraph 2.211 that:

"If, following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value this will be noticeable to the occupants, and more of the room will appear poorly lit. This is also true if the no sky line encroaches on key areas like kitchen sinks and worktops."

In accordance with the strict application of the national numerical values, therefore the change in daylight would be noticeable to the occupants should the NSL experience a loss of NSL greater than 20%.

It is relevant to note that this assessment takes the number and size of windows serving a room into account as well as the shape of the room but, being concerned only with sky visibility and the distribution of light, does not consider the quantum of light reaching the room.

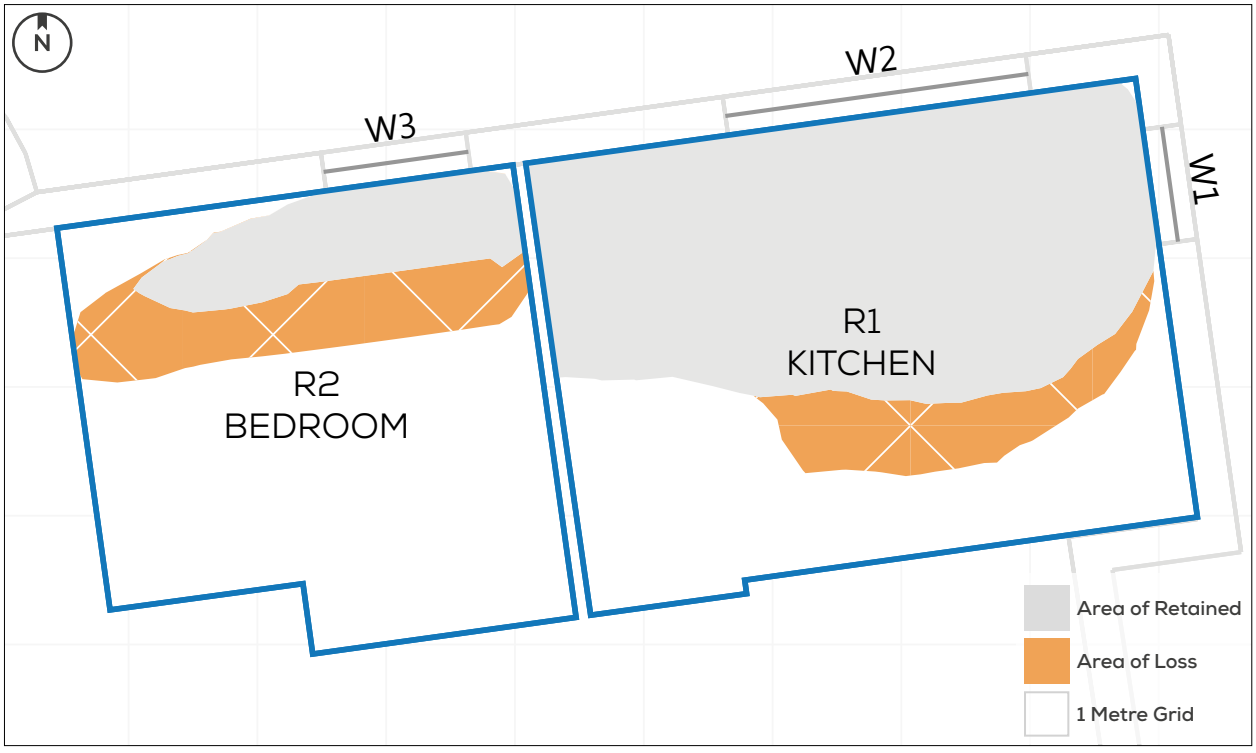


Fig. 02: Example NSL diagram

Decision Chart (Figure 20 of the BRE Guide)

The flowchart in Figure 03 illustrates the steps and criteria outlined within the BRE Guidelines to understand whether the daylighting (VSC and NSL) may be significantly affected.

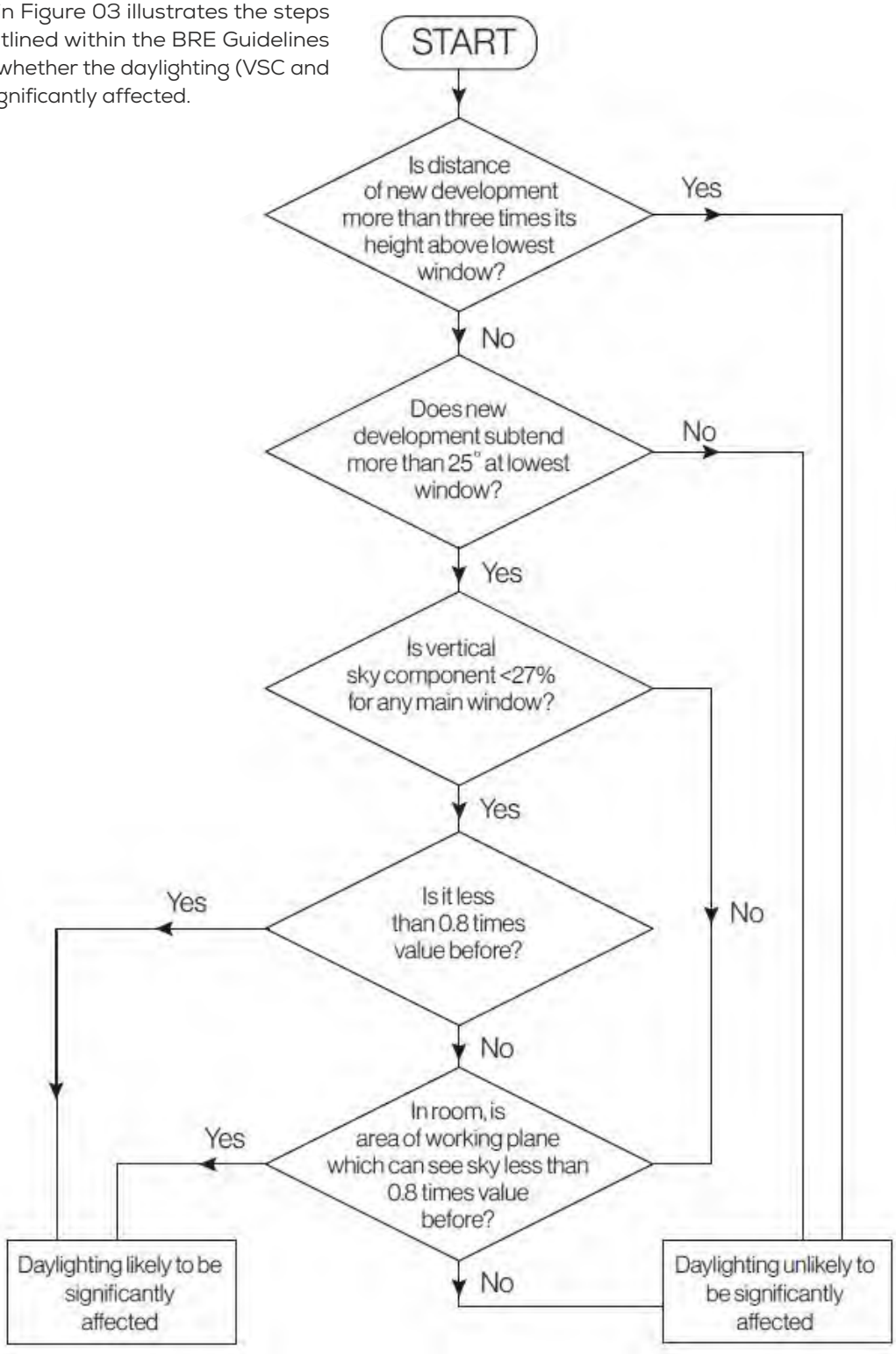


Fig. 03: BRE Decision Chart (Figure 20): *diffuse daylight in existing buildings. This does not include an assessment of rights to light issues, which a developer may need to consider separately*

3 EFFECTS TO SUNLIGHT

Annual Probable Sunlight Hours (APSH)

The BRE Guidance suggests that to understand sunlight impacts to a property, an assessment of Annual Probable Sunlight Hours (APSH) is undertaken. The APSH is defined in the Glossary as:

"the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account)"

Expanding on the above, long-term averages were used to position 100 spots in the sky, representative of sunlight over the whole year. Correlating to the probability of the sun to shine, the majority of these (70) are at times to the six-months containing summer (from spring equinox to autumn equinox) which 30 are the 'winter' months from autumn equinox to spring. The APSH is calculated though calculating how many of these 'spots' can be seen from a location (normally a window) both overall and how many of these are during the winter months.

To understand the potential sunlight impacts therefore, all windows facing within 90 degrees of due south and overlooking the development are generally assessed for APSH.

The BRE Guidelines set out the overall methodology and criteria for the assessment of Sunlight in Chapter 3. The BRE Guidelines state in paragraph 3.2.3 and 3.2.5:

"To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun."

"A point at the centre of the window on the outside face of the window wall may be taken."

In interpreting the results, the BRE Guidance states in summary 3.2.13 that:

"If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- *receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March, and*
- *receives less than 0.8 times its former sunlight hours during either period; and*
- *has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours."*

The image in Figure 04 depicts the APSH sun spots overlaid on a Waldram Diagram. The existing buildings are solidly pictured with the proposed scheme semi-transparent in the foreground. The yellow spots indicate summer sun and the blue spots indicate winter sun.

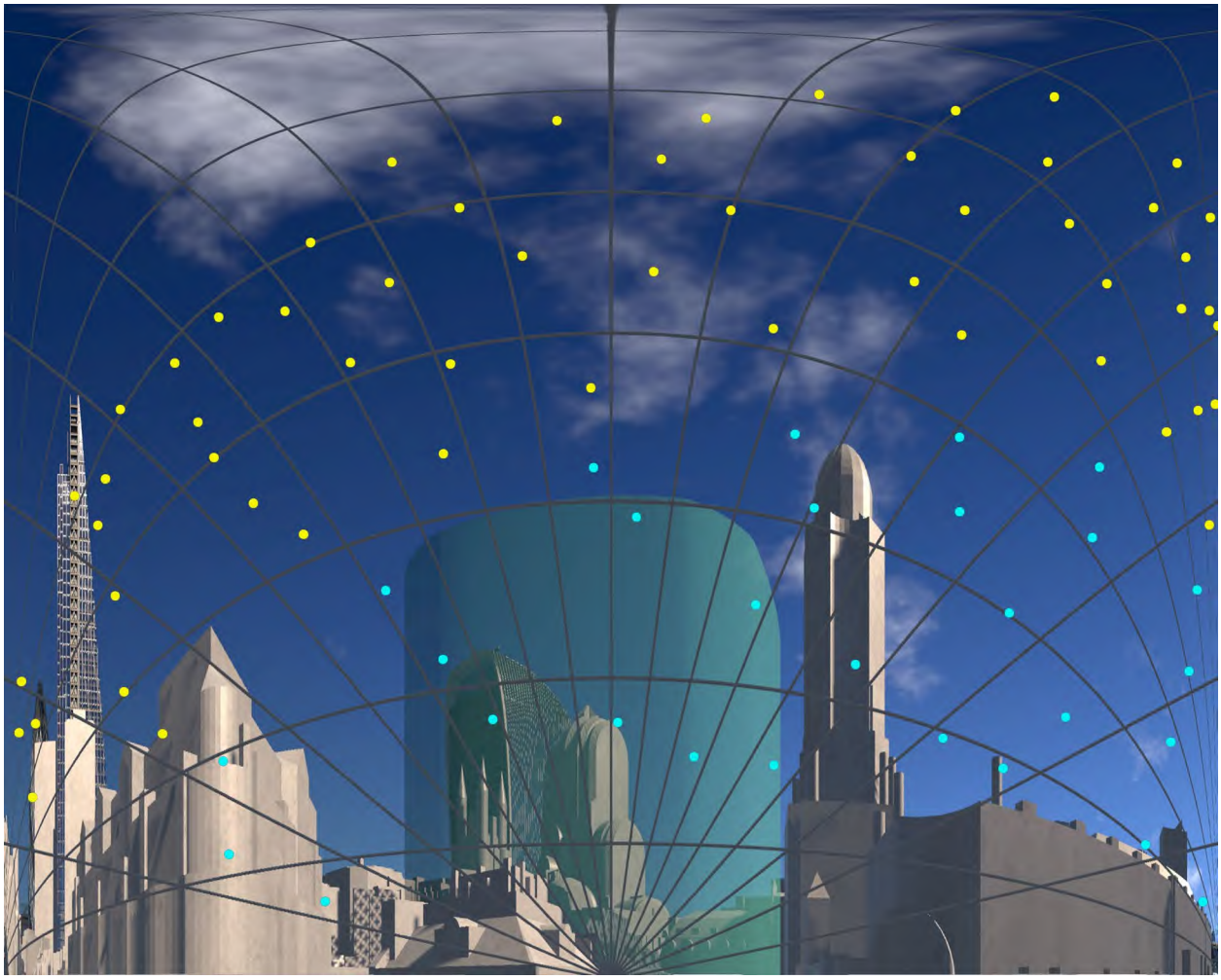


Fig. 04: Waldram diagram

4 EFFECTS TO OVERSHADOWING

The BRE guidance in respect of overshadowing of amenity spaces is set out in section 3.3.1 of the handbook. Here it states as follows:

"Sunlight in the spaces between and around buildings has an important impact on the overall appearance and ambiance of a development. It is valuable for a number of reasons, to:

- *provide attractive sunlit views (all year)*
- *make outdoor activities like sitting out and children's play more pleasant (mainly warmer months)*
- *encourage plant growth (mainly spring and summer)*
- *dry out the ground, reducing moss and slime (mainly in colder months)*
- *melt frost, ice and snow (in winter)*
- *dry clothes (all year)."*

It must be acknowledged that in urban areas the availability of sunlight on the ground is a factor which is significantly controlled by the existing urban fabric around the site in question and so may have very little to do with the form of the development itself. Likewise, there may be many other urban design, planning and site constraints which determine and run contrary to the best form, siting and location of a proposed development in terms of availability of sun on the ground.

Sun Hours on Ground & Transient Overshadowing

The Sun Hours on Ground method of overshadowing assessment uses specialist software to determine the sunlight exposure across an area of amenity.

The BRE Guidelines suggest that the Spring Equinox (21 March), being the year's midpoint, is a suitable date for the assessment. Paragraph 3.3.17 states:

"It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable."

The Transient Overshadowing study is recommended where large buildings are proposed which may affect a number of gardens or open spaces or where an area is particularly sensitive at certain times of day or year. For the purpose of this assessment, the additional shadow cast is mapped and highlighted at hourly intervals from sunrise to sunset on the following dates:

- 21 March (Spring equinox)
- 21 June (Summer solstice)
- 21 December (Winter solstice)

The BRE guidelines do not provide any suggested criteria for Transient Overshadowing, rather it is a qualitative assessment to aid understanding.

5 BRE GUIDELINES: ADDITIONAL DAYLIGHT AND SUNLIGHT TESTS

Daylight - VSC and APSH to Rooms

As outlined within the BRE Guidelines (paragraph 2.2.6), the VSC value is calculated for each window; however:

"If a room has two or more windows of equal size, the mean of their VSCs may be taken".

Where a room is served by two or more windows of the same or different sizes, the VSC value to the room can be calculated by applying an average weighting calculation to understand the VSC value to the room. The formula used is as follows;

Σ(Vn*An) / ΣAn

Where:

V = window VSC
A = window area
n = the number of windows

The BRE provide a methodology to calculate APSH in relation to the room and window, paragraph 3.1.12 states:

"If a room has multiple windows, the amount of sunlight received by each can be added together provided they occur at different times and sunlight hours are not double counted."

The above extract of the BRE is in relation to proposed units rather than existing buildings. It does, however, make sense to apply this methodology to existing rooms as well, when room layouts are known as a room served by multiple windows could receive the benefit of sunlight from all windows and not just one.

GIA calculate the APSH room assessment in the following way:

1 The sunlight hours (both winter and annual) are calculated for each window. Instead of simply returning the overall per cent pass rate, i.e. one figure for winter, and one for the whole year, the yes/no result of each of the 100 sun spots is tracked. For this accounting to work, each sun dot needs to be assigned a unique identifier, e.g. from 1 to 100;

2 The sets of 100 sun spots are combined for each room using Boolean logic, i.e. conjunctions of yes/no values. The outcome of this step is a set of 100 yes/no values corresponding to the 100 sun spots, but on a per-room basis. Each per-room dot is counted if it is unobstructed for at least one of its windows; and

3 The unobstructed sun dots for the room are summed up and expressed as a percentage of the total number of annual and winter spots.

Balconies/Overhangs

The BRE recognises that existing architectural features on neighbouring buildings such as balconies and overhangs inherently restrict the quantum of skylight to a window. The BRE Guidelines note on page 11, paragraph 2.1.17 and page 16, paragraph 2.2.13:

"This is a particular problem if there are large obstructions opposite; with the combined effect of the overhang and the obstruction, it may be impossible to see the sky from inside the room, and hence to receive any direct skylight or sunlight at all."

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

As noted by the BRE Guidelines, where there are existing overhanging features, larger reductions in skylight and sunlight may be unavoidable and alternative criteria can be used. The guidance suggests that in such situations a calculation is carried out that excludes the balcony or the obstruction.

6 DAYLIGHT - MIRROR MASSING & ADJOINING DEVELOPMENT LAND

Alternative target Values for Skylight and Sunlight Access "Mirror Massing"

The BRE Guidelines provide a calculation for the VSC and APSH analysis to quantify an appropriate alternative value based on the context of an environment. This approach is known as the 'mirror image' analysis (see Figure 05).

The BRE notes in paragraph F5:

"where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light. Figure F3 shows an example where side windows of an existing building are close to the boundary. To ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a 'mirror-image' building of the same height and size, an equal distance away on the other side of the boundary."

This analysis is used to understand the levels of Daylight (VSC) and Sunlight (APSH) that would be experienced by an extant neighbouring property if there were a building of the same height and extent opposite.

The mirror image assessment is fairly simplistic and is not, therefore, easily applied to large and complex site footprints which are not all built at equal distances from the site boundary or of the same footprint.

Adjoining Development Land

The "Adjoining Development Land" analysis provided within the BRE Guidelines is a simple test to ensure that a proposal is a reasonable distance from the boundary so as to "enable future nearby developments to enjoy a similar access to daylight." (2.3.1)

The BRE comments in paragraphs 2.3.3, 2.3.6 and 2.3.7 that:

"The diffuse daylight coming over the boundary may be quantified in the following way. As a first check, draw a section in a plane perpendicular to the boundary (Figure 21). If a road separates the two sites then the centre line of the road

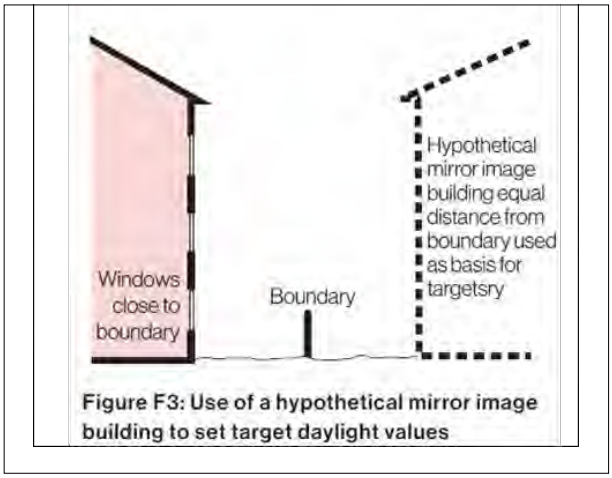


Image © BRE Guidelines

Fig. 05: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 87 Figure F3

should be taken. Measure the angle to the horizontal subtended at a point 1.6 metres above the boundary by the proposed new buildings. If this angle is less than 43 ° then there will normally still be the potential for good daylighting on the adjoining development site (but see Sections 2.3.6 and 2.3.7)."

"The guidelines above should not be applied too rigidly. A particularly important exception occurs when the two sites are very unequal in size and the proposed new building is larger in scale than the likely future development nearby. This is because the numerical values above are derived by assuming the future development will be exactly the same size as the ·proposed new building (Figure 22). If the adjoining sites for development are a lot smaller, a better approach is to make a rough prediction of where the nearest window wall of the future development may be; then to carry out the 'new building' analysis in Section 2.1 for this window wall."

"The 43° angle should not be used as a form generator, to produce a building which slopes or steps down towards the boundary. Compare Figure 23 with Figure 22 to see how this can result in a higher than anticipated obstruction to daylight. In Figure 23 the proposed building subtends 34° at its mirror image, rather than the maximum of 25° suggested here. In cases of doubt, the best approach is again to carry out a new building analysis for the most likely location of a window wall of a future development."

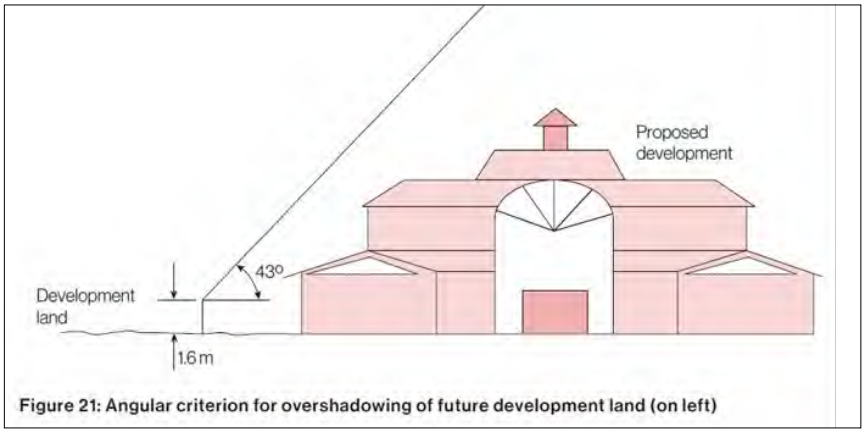


Figure 21: Angular criterion for overshadowing of future development land (on left)

Image © BRE Guidelines

Fig. 06: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 19 Figure 21

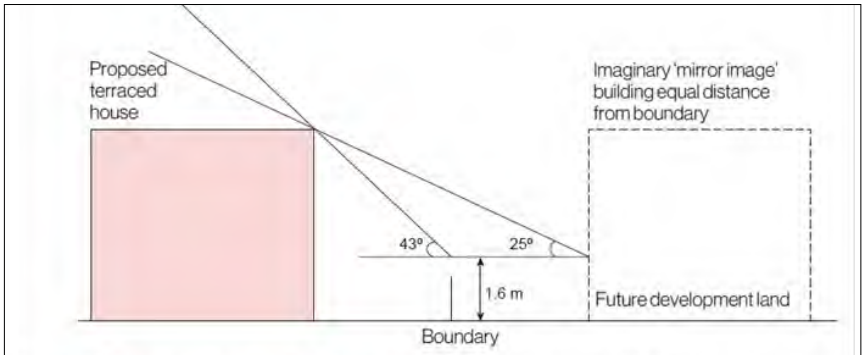


Figure 22: Derivation of an angular boundary criterion to safeguard future development of adjoining land

Image © BRE Guidelines

Fig. 07: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 20 Figure 22

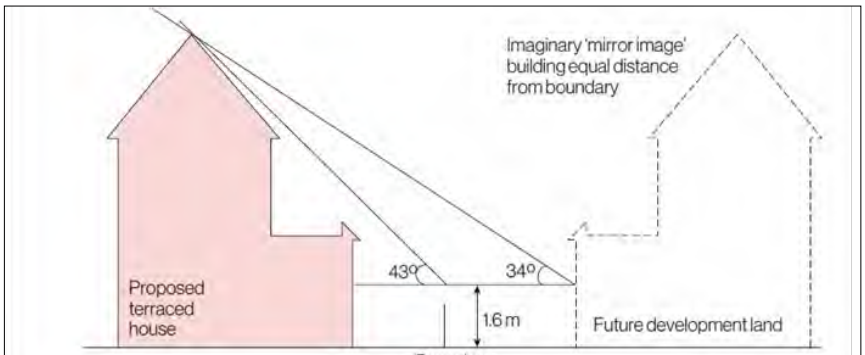


Figure 23: Problems with the boundary criterion can occur when a stepped façade overlooks adjoining land

Image © BRE Guidelines

Fig. 08: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 20 Figure 23

As outlined above, the Adjoining Development Land analysis is predicated on ensuring that a proposal next to future development land is not negatively impacting the ability to develop in consideration of light matters.

7 PHOTOVOLTAICS

Paragraph 4.5.2 states that *"where a proposed development may result in loss of radiation to existing solar panels (either photovoltaic or solar thermal), an assessment should be carried out."*

Paragraph 4.5.8 states that *"Where the annual probable sunlight hours received by a solar panel with the new development in place is less than 0.90 times the value before, a more detailed calculation of the loss of solar radiation should be undertaken. This is a specialist type of assessment and expert advice should be sought. The assessment should include both direct solar and diffuse sky radiation; over a whole year, around 60% of the radiation received on a horizontal roof comes from the sky. However, reflected radiation from the ground and obstructions need not be included. The modelling should take account of the effects of cloud in reducing direct solar radiation at different times of year, and include a realistic simulation of the way that incoming solar radiation varies from different parts of the sky."*

Paragraph 4.5.9 states that *"if over the whole year the ratio of total solar radiation received with the new development, to the existing value is less than the values given in Table 2, then the loss of radiation is significant."*

Table 2. Recommended minimum ratios of solar radiation received.

Slope of solar panel in degrees to horizontal	Recommended minimum ratio of radiation received after/before
0-30	0.90
30.01-59.99	0.85
60-90	0.80

Image © BRE Guidelines

Fig. 09: Table 2 from BRE Guidance Section 4, page 36

Finally, paragraph 4.5.10 notes that *"numerical values given are purely advisory. Different criteria may be used based on the requirements for solar energy in an area viewed against other site layout constraints. Another important issue is whether the existing solar panels are reasonably sited, at a sensible height and distance from the boundary. A greater loss of solar radiation may be inevitable if panels are mounted close to the ground and near to the site boundary."*

8

9 OTHER AMENITY CONSIDERATIONS

Daylight and sunlight is one factor among many under the heading of residential amenity considerations for any given development design or planning application; others include:

- View;
- Privacy;
- Security;
- Access;
- Enclosure;
- Microclimate;
- Solar Dazzle; and
- Solar Convergence.

Appendix 02

Existing Drawings



SOURCES OF INFORMATION

IR03-20231603-CRTKL
IR04-20230322-Vertex
IR05-20230322-Research

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NOTES:
EXISTING SCENARIO SHOWN IN SEPIA
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DRAWING NAME:
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DWN BY	SCALE	CHK BY	STATUS	DATE
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PROJ No.	REL No.	IS No.	DWG No.	REV No.
2307	01	03	01	-

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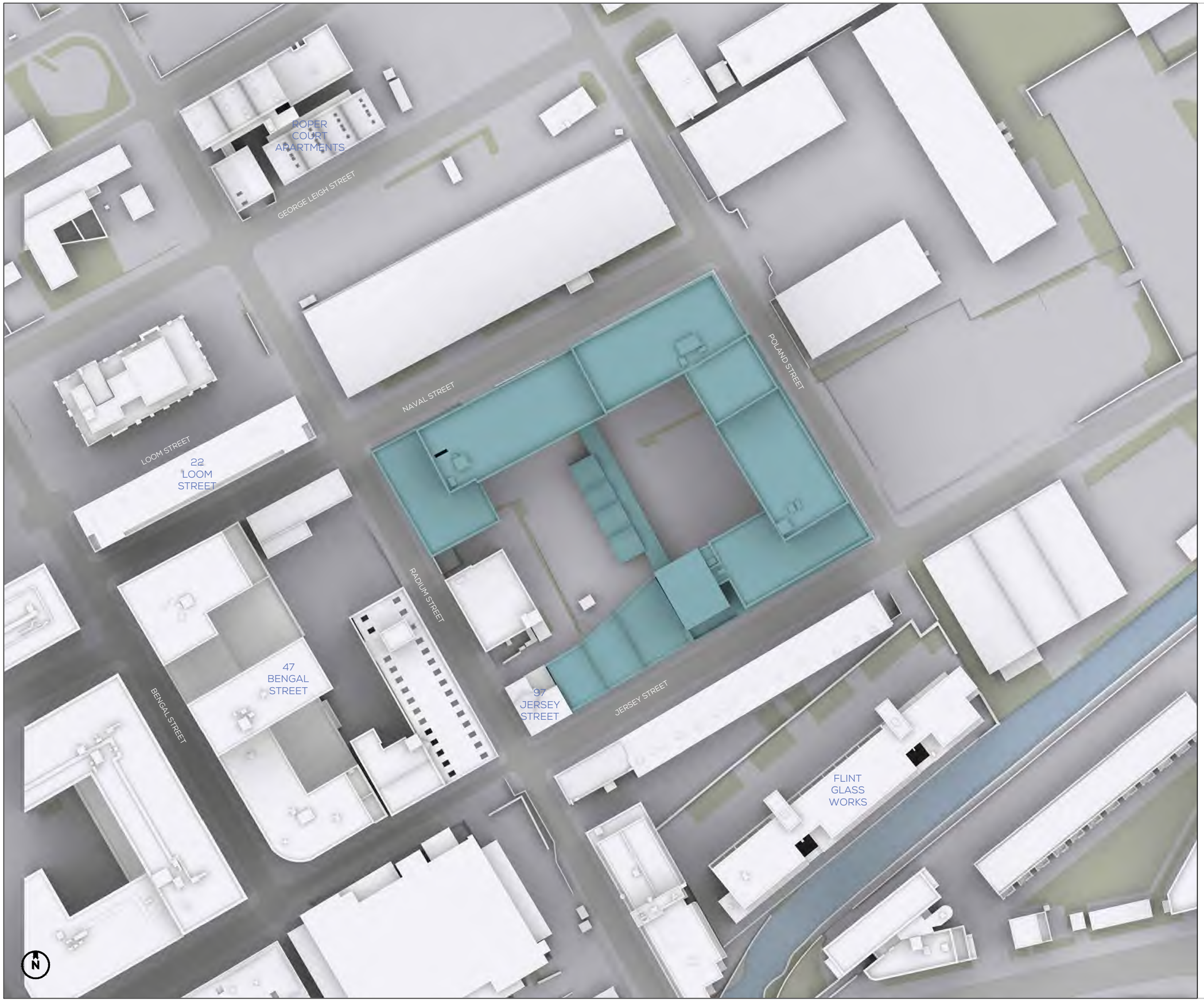
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Appendix 03

Proposed Drawings



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NOTES:
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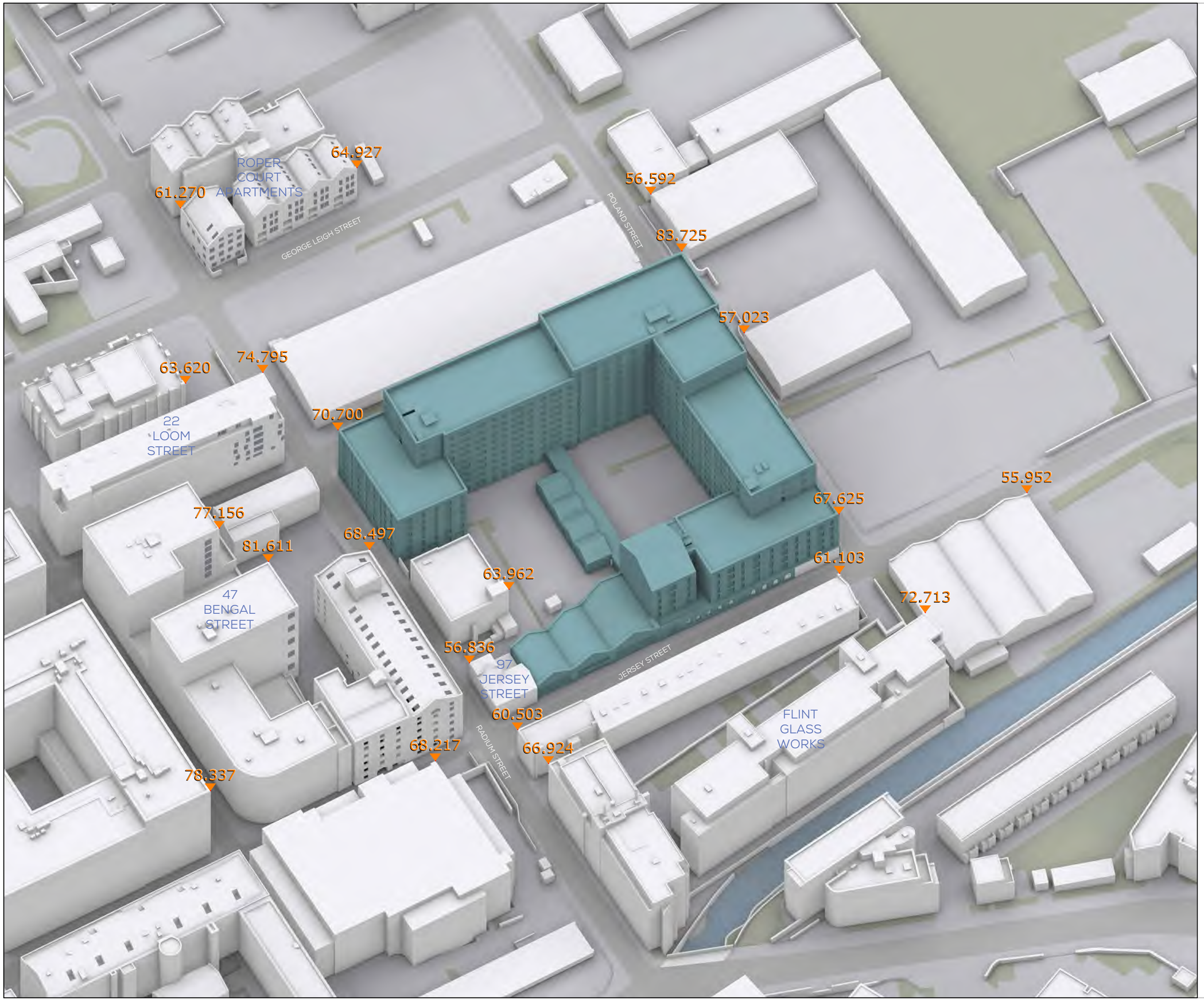
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DRAWING NAME:

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NOTES:
PROPOSED SCHEME SHOWN IN TEAL

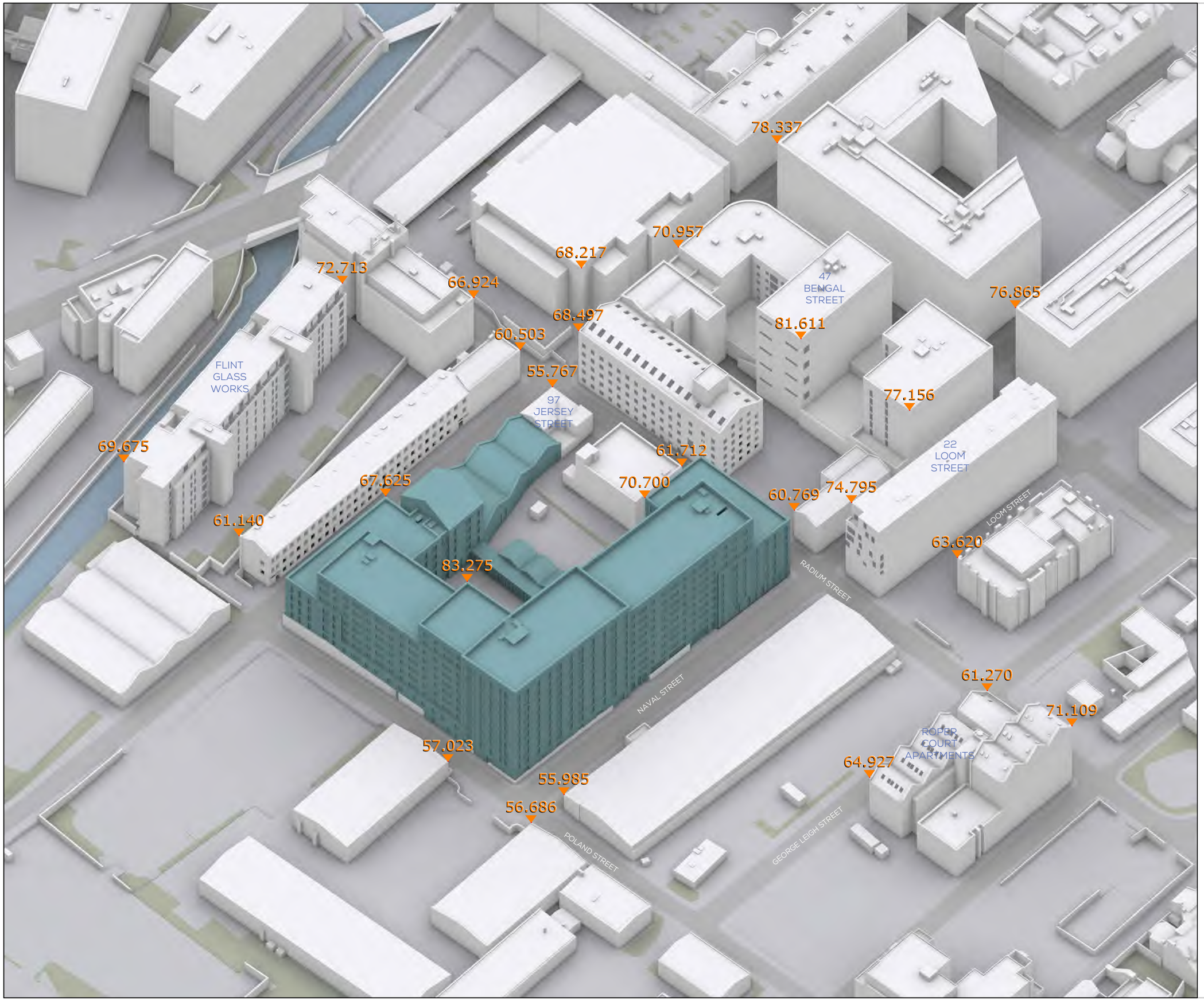
N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
PHOENIX IRONWORKS, MANCHESTER

DRAWING NAME:
3D VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	MAR23
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2307	01	03	05	-

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SOURCES OF INFORMATION

IR03-20231603-CRTKL
IR04-20230322-Vertex
IR05-20230322-Research

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
PROPOSED SCHEME SHOWN IN TEAL

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
PHOENIX IRONWORKS, MANCHESTER

DRAWING NAME:
3D VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	MAR23
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2307	01	03	06	-

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Appendix 04

Results & Contours

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
ROPER COURT APARTMENTS																					
F00	R1	RESIDENTIAL	LD	W1/F00	33.2	33.2	0	0.0%	YES	100	99.8	0.1	0.2%	YES	90	21	85	17	5.6%	19.0%	YES
			LD	W2/F00	32.9	32.9	0	0.0%	YES												
			LD	W3/F00	32.5	32.5	0	0.0%	YES												
			LD	W4/F00	29.6	26.9	2.7	9.1%	YES												
			LD	W5/F00	31.9	28.2	3.7	11.6%	YES												
	R2	RESIDENTIAL	LD	W6/F00	30.6	28.1	2.5	8.2%	YES	99.6	96	1.2	3.7%	YES	72	19	67	15	6.9%	21.1%	YES
			LD	W7/F00	21	21	0	0.0%	YES												
			LD	W8/F00	11.1	9.5	1.6	14.4%	YES												
			LD	W9/F00	4.2	3.3	0.9	21.4%	NO												
			LD	W18/F00	2.4	2	0.4	16.7%	YES												
	R3	RESIDENTIAL	BEDROOM	W10/F00	7.6	3.6	4	52.6%	NO	98.5	75.6	2.4	23.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W11/F00	5.6	3.5	2.1	37.5%	NO												
	R4	RESIDENTIAL	BEDROOM	W12/F00	7.7	3.2	4.5	58.4%	NO	98.4	67	3.4	31.9%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W13/F00	6	3.5	2.5	41.7%	NO												
	R5	RESIDENTIAL	BEDROOM	W14/F00	7.8	3	4.8	61.5%	NO	98.4	58.5	4.3	40.6%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W15/F00	6.4	3.4	3	46.9%	NO												
	R6	RESIDENTIAL	BEDROOM	W16/F00	7.8	2.9	4.9	62.8%	NO	98.4	47.6	5.5	51.6%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W17/F00	6.7	3.3	3.4	50.7%	NO												
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	34.2	34.2	0	0.0%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W2/F01	33.6	30.1	3.5	10.4%	YES												
			BEDROOM	W3/F01	33.9	30.3	3.6	10.6%	YES												
	R2	RESIDENTIAL	BEDROOM	W4/F01	34.2	30.4	3.8	11.1%	YES	99.3	99.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W5/F01	34.4	30.4	4	11.6%	YES												
			BEDROOM	W6/F01	8.5	6.9	1.6	18.8%	YES												
	R3	RESIDENTIAL	LD	W7/F01	9.4	5.4	4	42.6%	NO	99.2	96.6	0.8	2.6%	YES	78	24	73	20	6.4%	16.7%	YES
			LD	W8/F01	7.4	5.3	2.1	28.4%	NO												
			LD	W9/F01	35.2	30.7	4.5	12.8%	YES												
			LD	W10/F01	35.3	30.7	4.6	13.0%	YES												
	R4	RESIDENTIAL	LD	W11/F01	9.5	5	4.5	47.4%	NO	99.2	95.6	1.2	3.6%	YES	78	24	73	19	6.4%	20.8%	YES
			LD	W12/F01	7.8	5.3	2.5	32.1%	NO												
			LD	W13/F01	35.6	30.7	4.9	13.8%	YES												

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
ROPER COURT APARTMENTS (CONTINUED)																					
			LD	W14/F01	35.6	30.7	4.9	13.8%	YES												
	R5	RESIDENTIAL	LD	W15/F01	9.6	4.8	4.8	50.0%	NO	99.2	93.9	1.8	5.4%	YES	79	25	73	19	7.6%	24.0%	YES
			LD	W16/F01	8.1	5.2	2.9	35.8%	NO												
			LD	W17/F01	35.9	30.8	5.1	14.2%	YES												
			LD	W18/F01	35.9	30.8	5.1	14.2%	YES												
	R6	RESIDENTIAL	LD	W19/F01	9.6	4.7	4.9	51.0%	NO	99.3	92.5	2.1	6.8%	YES	79	25	72	18	8.9%	28.0%	YES
			LD	W20/F01	8.3	5.1	3.2	38.6%	NO												
			LD	W21/F01	36.2	30.8	5.4	14.9%	YES												
			LD	W22/F01	36.2	30.8	5.4	14.9%	YES												
F02	R1	RESIDENTIAL	LKD	W1/F02	36	36	0	0.0%	YES	100	99.9	0.1	0.1%	YES	97	28	93	24	4.1%	14.3%	YES
			LKD	W2/F02	35.8	35.8	0	0.0%	YES												
			LKD	W3/F02	35.6	35.6	0	0.0%	YES												
			LKD	W4/F02	35.1	32	3.1	8.8%	YES												
			LKD	W5/F02	35.2	32	3.2	9.1%	YES												
			LKD	W23/F02	36.1	36.1	0	0.0%	YES												
	R2	RESIDENTIAL	LKD	W6/F02	35.4	32	3.4	9.6%	YES	99.8	98.9	0.3	0.8%	YES	80	26	77	23	3.8%	11.5%	YES
			LKD	W7/F02	35.6	32.1	3.5	9.8%	YES												
			LKD	W8/F02	8	7.2	0.8	10.0%	YES												
			LKD	W21/F02	5.5	5.3	0.2	3.6%	YES												
			LKD	W22/F02	6.3	6	0.3	4.8%	YES												
	R3 (3)	RESIDENTIAL	LKD	W9/F02	35.8	31.9	3.9	10.9%	YES	98.1	96.8	0.5	1.4%	YES	80	26	76	22	5.0%	15.4%	YES
			LKD	W10/F02	36.2	32.2	4	11.0%	YES												
			LKD	W11/F02	36.3	32.2	4.1	11.3%	YES												
	R4 (3)	RESIDENTIAL	LKD	W12/F02	36.1	31.9	4.2	11.6%	YES	98.1	96.5	0.6	1.7%	YES	81	27	76	22	6.2%	18.5%	YES
			LKD	W13/F02	36.5	32.2	4.3	11.8%	YES												
			LKD	W14/F02	36.6	32.2	4.4	12.0%	YES												
	R5 (3)	RESIDENTIAL	LKD	W15/F02	36.4	31.9	4.5	12.4%	YES	97.9	96.3	0.6	1.7%	YES	81	27	75	21	7.4%	22.2%	YES
			LKD	W16/F02	36.8	32.2	4.6	12.5%	YES												
			LKD	W17/F02	36.9	32.2	4.7	12.7%	YES												
	R6 (3)	RESIDENTIAL	LKD	W18/F02	36.6	31.9	4.7	12.8%	YES	97.8	96.3	0.6	1.6%	YES	82	28	75	21	8.5%	25.0%	YES
			LKD	W19/F02	37	32.2	4.8	13.0%	YES												

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
ROPER COURT APARTMENTS (CONTINUED)																					
			LKD	W20/F02	37.1	32.2	4.9	13.2%	YES												
F03	R1	RESIDENTIAL	LD	W1/F03 / INC (2)	74.7	74.7	0	0.0%	YES	98.8	98.8	0.0	0.0%	YES	99	30	96	27	3.0%	10.0%	YES
			LD	W2/F03	36	33.2	2.8	7.8%	YES												
			LD	W3/F03 / INC (2)	71.4	71.4	0	0.0%	YES												
			LD	W4/F03	36.2	33.3	2.9	8.0%	YES												
			LD	W5/F03	36.4	33.3	3.1	8.5%	YES												
	R2 (3)	RESIDENTIAL	LKD	W6/F03	36.6	33.2	3.4	9.3%	YES	98.2	98.2	0.0	0.0%	YES	82	28	79	25	3.7%	10.7%	YES
			LKD	W7/F03	37	33.6	3.4	9.2%	YES												
			LKD	W8/F03	37	33.5	3.5	9.5%	YES												
	R3 (3)	RESIDENTIAL	LKD	W9/F03	36.8	33.2	3.6	9.8%	YES	98.1	98.1	0.0	0.0%	YES	82	28	80	26	2.4%	7.1%	YES
			LKD	W10/F03	37.2	33.5	3.7	9.9%	YES												
			LKD	W11/F03	37.3	33.5	3.8	10.2%	YES												
	R4 (3)	RESIDENTIAL	LKD	W12/F03	37.1	33.2	3.9	10.5%	YES	97.9	97.9	0.0	0.0%	YES	82	28	79	25	3.7%	10.7%	YES
			LKD	W13/F03	37.4	33.5	3.9	10.4%	YES												
			LKD	W14/F03	37.5	33.5	4	10.7%	YES												
	R5 (3)	RESIDENTIAL	LKD	W15/F03	37.2	33.1	4.1	11.0%	YES	97.8	97.8	0.0	0.0%	YES	82	28	78	24	4.9%	14.3%	YES
			LKD	W16/F03	37.6	33.5	4.1	10.9%	YES												
			LKD	W17/F03	37.6	33.5	4.1	10.9%	YES												
F04	R1	RESIDENTIAL	BEDROOM	W1/F04 / INC (2)	72.9	72	0.9	1.2%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W17/F04 / INC (2)	63.5	63.2	0.3	0.5%	YES												
			BEDROOM	W18/F04 / INC (2)	67.9	67.5	0.4	0.6%	YES												
			BEDROOM	W19/F04 / INC (2)	70.4	69.8	0.6	0.9%	YES												
			BEDROOM	W20/F04 / INC (2)	71.4	70.7	0.7	1.0%	YES												
	R2	RESIDENTIAL	BEDROOM	W2/F04 / INC (2)	74.8	74	0.8	1.1%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W13/F04 / INC (2)	74	73.6	0.4	0.5%	YES												
			BEDROOM	W14/F04 / INC (2)	74.2	73.7	0.5	0.7%	YES												
			BEDROOM	W15/F04 / INC (2)	74.3	73.7	0.6	0.8%	YES												
			BEDROOM	W16/F04 / INC (2)	74.4	73.7	0.7	0.9%	YES												
	R3	RESIDENTIAL	BEDROOM	W3/F04 / INC (2)	74.7	74	0.7	0.9%	YES	99.7	99.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W9/F04 / INC (2)	74.5	74.1	0.4	0.5%	YES												
			BEDROOM	W10/F04 / INC (2)	74.5	74	0.5	0.7%	YES												

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
ROPER COURT APARTMENTS (CONTINUED)																					
			BEDROOM	W11/F04 / INC (2)	74.5	73.9	0.6	0.8%	YES												
			BEDROOM	W12/F04 / INC (2)	74.5	73.8	0.7	0.9%	YES												
	R4	RESIDENTIAL	BEDROOM	W4/F04 / INC (2)	79.6	79	0.6	0.8%	YES	98.5	98.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W5/F04 / INC (2)	79.9	79.3	0.6	0.8%	YES												
			BEDROOM	W6/F04 / INC (2)	79.9	79.3	0.6	0.8%	YES												
			BEDROOM	W7/F04 / INC (2)	79.8	79.2	0.6	0.8%	YES												
			BEDROOM	W8/F04 / INC (2)	79.1	78.6	0.5	0.6%	YES												
FLINT GLASS WORKS																					
F01	R1	RESIDENTIAL	LKD	W1/F01	21.3	21.1	0.2	0.9%	YES	55.8	55.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM	W2/F01	23.8	23.6	0.2	0.8%	YES	89.8	89.4	0.0	0.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM	W3/F01	25	24.7	0.3	1.2%	YES	88.2	85.8	0.3	2.7%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM	W4/F01	25.1	24.8	0.3	1.2%	YES	57.6	57.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	LKD	W5/F01	22.9	22.8	0.1	0.4%	YES	59.8	59.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6 (3)	RESIDENTIAL	LKD	W6/F01	20.5	20.2	0.3	1.5%	YES	54.6	54.4	0.0	0.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W7/F01	27	26.7	0.3	1.1%	YES	87.4	83.9	0.3	4.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	BEDROOM	W8/F01	27.6	27.3	0.3	1.1%	YES	83.4	83.3	0.0	0.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	BEDROOM	W9/F01	28.1	27.8	0.3	1.1%	YES	82.5	82.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R10	RESIDENTIAL	BEDROOM	W10/F01	28.2	27.8	0.4	1.4%	YES	83.8	83.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R11	RESIDENTIAL	BEDROOM	W11/F01	27.9	27.5	0.4	1.4%	YES	83.9	83.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R12	RESIDENTIAL	BEDROOM	W12/F01	27	26.6	0.4	1.5%	YES	83.5	83.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R13 (3)	RESIDENTIAL	LKD	W13/F01	23.6	23.2	0.4	1.7%	YES	49.9	49.9	0.0	0.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R14 (3)	RESIDENTIAL	LKD	W14/F01	22.4	22	0.4	1.8%	YES	59.2	59.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R15	RESIDENTIAL	BEDROOM	W15/F01	28	27.4	0.6	2.1%	YES	80.9	79	0.2	2.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R16	RESIDENTIAL	BEDROOM	W16/F01	29.1	28.1	1	3.4%	YES	72.9	68	0.5	6.7%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R17	RESIDENTIAL	BEDROOM	W17/F01	30.6	29	1.6	5.2%	YES	81.3	77.3	0.4	5.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R18	RESIDENTIAL	LKD	W18/F01	24.1	22.2	1.9	7.9%	YES	92.5	92.5	0.0	0.0%	YES	33	6	33	6	0.0%	0.0%	YES
			LKD	W19/F01	15.4	15.4	0	0.0%	YES												
F02	R1	RESIDENTIAL	LKD	W1/F02	24.3	23.7	0.6	2.5%	YES	71.9	68	0.9	5.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM	W2/F02	27	26.3	0.7	2.6%	YES	90.1	90.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM	W3/F02	28.1	27.4	0.7	2.5%	YES	89.6	89.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
FLINT GLASS WORKS (CONTINUED)																					
	R4	RESIDENTIAL	BEDROOM	W4/F02	28.2	27.5	0.7	2.5%	YES	61.3	61.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	LKD	W5/F02	25.7	25.2	0.5	1.9%	YES	89.7	86.5	0.7	3.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6 (3)	RESIDENTIAL	LKD	W6/F02	23	22.2	0.8	3.5%	YES	83.1	75.4	1.6	9.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W7/F02	30	29.1	0.9	3.0%	YES	87.4	86.7	0.1	0.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	BEDROOM	W8/F02	30.7	29.7	1	3.3%	YES	85.6	85.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	BEDROOM	W9/F02	31.3	30.4	0.9	2.9%	YES	82.6	82.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R10	RESIDENTIAL	BEDROOM	W10/F02	31.4	30.5	0.9	2.9%	YES	83.8	83.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R11	RESIDENTIAL	BEDROOM	W11/F02	31.2	30.2	1	3.2%	YES	83.9	83.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R12	RESIDENTIAL	BEDROOM	W12/F02	30.3	29.4	0.9	3.0%	YES	83.5	83.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R13 (3)	RESIDENTIAL	LKD	W13/F02	26.7	25.8	0.9	3.4%	YES	76.2	69.2	1.6	9.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R14 (3)	RESIDENTIAL	LKD	W14/F02	25.3	24.4	0.9	3.6%	YES	74.1	70.1	0.8	5.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R15	RESIDENTIAL	BEDROOM	W15/F02	31.2	30.1	1.1	3.5%	YES	81	80.7	0.0	0.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R16	RESIDENTIAL	BEDROOM	W16/F02	32.3	30.9	1.4	4.3%	YES	89.7	84.7	0.6	5.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R17	RESIDENTIAL	BEDROOM	W17/F02	33.7	31.9	1.8	5.3%	YES	86.2	84.3	0.2	2.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R18	RESIDENTIAL	LKD	W18/F02	26.6	24.6	2	7.5%	YES	92.9	92.9	0.0	0.0%	YES	34	7	34	7	0.0%	0.0%	YES
			LKD	W19/F02	16.5	16.5	0	0.0%	YES												
F03	R1	RESIDENTIAL	LKD	W1/F03	27.7	26.2	1.5	5.4%	YES	84.7	75	2.3	11.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM	W2/F03	30.3	28.8	1.5	5.0%	YES	90.2	90.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM	W3/F03	31.3	29.7	1.6	5.1%	YES	89.7	89.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM	W4/F03	31.3	29.7	1.6	5.1%	YES	68.6	68.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	LKD	W5/F03	28.4	27	1.4	4.9%	YES	98.5	96.3	0.5	2.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6 (3)	RESIDENTIAL	LKD	W6/F03	25.4	23.5	1.9	7.5%	YES	97.2	88.3	1.8	9.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W7/F03	32.7	30.8	1.9	5.8%	YES	87.4	87.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	BEDROOM	W8/F03	33.5	31.5	2	6.0%	YES	85.8	85.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	BEDROOM	W9/F03	34.2	32.2	2	5.8%	YES	82.6	82.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R10	RESIDENTIAL	BEDROOM	W10/F03	34.5	32.4	2.1	6.1%	YES	83.8	83.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R11	RESIDENTIAL	BEDROOM	W11/F03	34.3	32.1	2.2	6.4%	YES	83.9	83.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R12	RESIDENTIAL	BEDROOM	W12/F03	33.4	31.3	2.1	6.3%	YES	83.5	83.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R13 (3)	RESIDENTIAL	LKD	W13/F03	29.7	27.6	2.1	7.1%	YES	99.1	82.8	3.6	16.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R14 (3)	RESIDENTIAL	LKD	W14/F03	28.1	26	2.1	7.5%	YES	98.6	80	3.7	18.9%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R15	RESIDENTIAL	BEDROOM	W15/F03	34.1	31.9	2.2	6.5%	YES	81	81	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
FLINT GLASS WORKS (CONTINUED)																					
	R16	RESIDENTIAL	BEDROOM	W16/F03	35	32.7	2.3	6.6%	YES	89.7	86.9	0.3	3.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R17	RESIDENTIAL	BEDROOM	W17/F03	36.2	33.8	2.4	6.6%	YES	86.2	86.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R18	RESIDENTIAL	LKD	W18/F03	28.4	26.2	2.2	7.7%	YES	93.2	93	0.0	0.2%	YES	35	7	34	7	2.9%	0.0%	YES
			LKD	W19/F03	17.4	17.4	0	0.0%	YES												
F04	R1	RESIDENTIAL	LKD	W1/F04	31.3	29.1	2.2	7.0%	YES	87.8	82.6	1.2	5.9%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM	W2/F04	33.6	31.2	2.4	7.1%	YES	90.2	90.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM	W3/F04	34.2	31.8	2.4	7.0%	YES	89.7	89.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM	W4/F04	34.1	31.6	2.5	7.3%	YES	78.4	78.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	LKD	W5/F04	30.7	28.6	2.1	6.8%	YES	98.7	98.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6 (3)	RESIDENTIAL	LKD	W6/F04	27.3	24.5	2.8	10.3%	YES	97.3	96.2	0.2	1.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W7/F04	35	32.1	2.9	8.3%	YES	87.4	87.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	BEDROOM	W8/F04	35.8	32.9	2.9	8.1%	YES	85.8	85.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	BEDROOM	W9/F04	36.7	33.7	3	8.2%	YES	82.7	82.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R10	RESIDENTIAL	BEDROOM	W10/F04	37	33.9	3.1	8.4%	YES	83.8	83.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R11	RESIDENTIAL	BEDROOM	W11/F04	36.8	33.7	3.1	8.4%	YES	83.9	83.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R12	RESIDENTIAL	BEDROOM	W12/F04	36	32.9	3.1	8.6%	YES	83.5	83.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R13 (3)	RESIDENTIAL	LKD	W13/F04	32.1	29	3.1	9.7%	YES	99.1	94.4	1.1	4.7%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R14 (3)	RESIDENTIAL	LKD	W14/F04	30.2	27.1	3.1	10.3%	YES	98.6	89.1	1.9	9.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R15	RESIDENTIAL	BEDROOM	W15/F04	36.1	33	3.1	8.6%	YES	81	81	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R16	RESIDENTIAL	BEDROOM	W16/F04	36.8	33.8	3	8.2%	YES	89.7	89.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R17	RESIDENTIAL	BEDROOM	W17/F04	37.7	34.9	2.8	7.4%	YES	86.2	86.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R18	RESIDENTIAL	LKD	W18/F04	29.3	26.8	2.5	8.5%	YES	93.3	93.3	0.0	0.0%	YES	35	7	34	7	2.9%	0.0%	YES
			LKD	W19/F04	18	18	0	0.0%	YES												
F05	R1	RESIDENTIAL	LKD	W1/F05	34.4	32.4	2	5.8%	YES	88.2	87.1	0.3	1.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM	W2/F05	35.9	33.7	2.2	6.1%	YES	90.2	90.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM	W3/F05	36	33.8	2.2	6.1%	YES	89.7	89.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM	W4/F05	35.8	33.5	2.3	6.4%	YES	81.7	81.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	LKD	W5/F05	32.1	30	2.1	6.5%	YES	98.7	98.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6 (3)	RESIDENTIAL	LKD	W6/F05	27.9	25.3	2.6	9.3%	YES	97.3	97.1	0.0	0.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W7/F05	35.9	33.2	2.7	7.5%	YES	87.4	87.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	BEDROOM	W8/F05	36.8	34.1	2.7	7.3%	YES	85.8	85.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
FLINT GLASS WORKS (CONTINUED)																					
	R9	RESIDENTIAL	BEDROOM	W9/F05	37.6	34.9	2.7	7.2%	YES	82.7	82.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R10	RESIDENTIAL	BEDROOM	W10/F05	37.9	35.1	2.8	7.4%	YES	83.8	83.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R11	RESIDENTIAL	BEDROOM	W11/F05	37.8	34.9	2.9	7.7%	YES	83.9	83.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R12	RESIDENTIAL	BEDROOM	W12/F05	37	34.1	2.9	7.8%	YES	83.5	83.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R13 (3)	RESIDENTIAL	LKD	W13/F05	33.1	30.2	2.9	8.8%	YES	99.1	98.4	0.2	0.7%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R14 (3)	RESIDENTIAL	LKD	W14/F05	30.8	28	2.8	9.1%	YES	98.6	94	0.9	4.7%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R15	RESIDENTIAL	BEDROOM	W15/F05	36.7	34.1	2.6	7.1%	YES	81	81	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R16	RESIDENTIAL	BEDROOM	W16/F05	37.5	34.9	2.6	6.9%	YES	89.7	89.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R17	RESIDENTIAL	BEDROOM	W17/F05	38.3	35.8	2.5	6.5%	YES	86.2	86.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R18	RESIDENTIAL	LKD	W18/F05	29.5	27.4	2.1	7.1%	YES	93.3	93.3	0.0	0.0%	YES	35	7	35	7	0.0%	0.0%	YES
			LKD	W19/F05	18.4	18.4	0	0.0%	YES												
F06	R1	RESIDENTIAL	LKD	W1/F06	37.4	35.7	1.7	4.5%	YES	88.3	88.2	0.0	0.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM	W2/F06	37.7	36	1.7	4.5%	YES	90.2	90.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM	W3/F06	37.5	35.7	1.8	4.8%	YES	89.6	89.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM	W4/F06	37.1	35.3	1.8	4.9%	YES	82	82	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	LKD	W5/F06	33.3	31.6	1.7	5.1%	YES	98.8	98.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6 (3)	RESIDENTIAL	LKD	W6/F06	28.3	26.3	2	7.1%	YES	97.2	97.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W7/F06	36.6	34.5	2.1	5.7%	YES	87.7	87.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	BEDROOM	W8/F06	37.4	35.3	2.1	5.6%	YES	85.8	85.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	BEDROOM	W9/F06	38.2	36	2.2	5.8%	YES	82.8	82.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R10	RESIDENTIAL	BEDROOM	W10/F06	38.4	36.2	2.2	5.7%	YES	83.9	83.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R11	RESIDENTIAL	BEDROOM	W11/F06	38.3	36.1	2.2	5.7%	YES	84	84	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R12	RESIDENTIAL	BEDROOM	W12/F06	37.7	35.4	2.3	6.1%	YES	83.5	83.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R13 (3)	RESIDENTIAL	LKD	W13/F06	33.8	31.6	2.2	6.5%	YES	99.2	99.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R14 (3)	RESIDENTIAL	LKD	W14/F06	31.3	29.2	2.1	6.7%	YES	98.7	98.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R15	RESIDENTIAL	BEDROOM	W15/F06	37.3	35.3	2	5.4%	YES	81	81	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R16	RESIDENTIAL	BEDROOM	W16/F06	38	36.1	1.9	5.0%	YES	89.7	89.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R17	RESIDENTIAL	BEDROOM	W17/F06	38.7	36.8	1.9	4.9%	YES	86.2	86.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R18	RESIDENTIAL	LKD	W18/F06	30.2	28.6	1.6	5.3%	YES	93.3	93.3	0.0	0.0%	YES	37	8	37	8	0.0%	0.0%	YES
			LKD	W19/F06	18.9	18.9	0	0.0%	YES												
F07	R1	RESIDENTIAL	BEDROOM	W1/F07	38.5	37.3	1.2	3.1%	YES	98.8	98.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
FLINT GLASS WORKS (CONTINUED)																					
	R2	RESIDENTIAL	BEDROOM	W2/F07	38.5	37.2	1.3	3.4%	YES	84.4	84.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM	W3/F07	38.2	36.9	1.3	3.4%	YES	95.9	95.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	LKD	W4/F07	37.3	35.9	1.4	3.8%	YES	97.8	97.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W5/F07	34	32.9	1.1	3.2%	YES												
	R5	RESIDENTIAL	LKD	W6/F07	28.7	27.1	1.6	5.6%	YES	97.9	97.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W7/F07	34.9	33.4	1.5	4.3%	YES												
	R6	RESIDENTIAL	BEDROOM	W8/F07	37.9	36.3	1.6	4.2%	YES	89.2	89.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W9/F07	38.6	37	1.6	4.1%	YES	96.8	96.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	BEDROOM	W10/F07	38.8	37.1	1.7	4.4%	YES	93.6	93.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	BEDROOM	W11/F07	38.6	37	1.6	4.1%	YES	98.1	98.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R10	RESIDENTIAL	BEDROOM	W12/F07	37.5	35.8	1.7	4.5%	YES	98	98	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R11	RESIDENTIAL	BEDROOM	W13/F07	33.4	31.8	1.6	4.8%	YES	92.4	92.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R12	RESIDENTIAL	BEDROOM	W14/F07	25.9	24.6	1.3	5.0%	YES	81.2	81.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R13	RESIDENTIAL	LIVING ROOM	W15/F07	36.6	35.1	1.5	4.1%	YES	94.9	94.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R14	RESIDENTIAL	BEDROOM	W16/F07	38.5	37.1	1.4	3.6%	YES	94.7	94.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R15	RESIDENTIAL	BEDROOM	W17/F07	39.1	37.9	1.2	3.1%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W18/F07	30.4	30.4	0	0.0%	YES												
22 LOOM STREET																					
F02	R1	RESIDENTIAL	BEDROOM	W1/F02	38.5	31.2	7.3	19.0%	YES	90.6	90.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	LKD	W2/F02	30.8	25.4	5.4	17.5%	YES	79.3	69.4	1.4	12.5%	YES	71	17	57	14	19.7%	17.6%	YES
	R3 (3)	RESIDENTIAL	LKD	W3/F02	29.6	25.7	3.9	13.2%	YES	99.8	99.8	0.0	0.0%	YES	68	15	57	14	16.2%	6.7%	YES
	R4	RESIDENTIAL	BEDROOM	W4/F02	28.8	25.6	3.2	11.1%	YES	97.5	95.7	0.2	1.9%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	BEDROOM	W5/F02	27.7	25.2	2.5	9.0%	YES	95.7	93.3	0.2	2.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6	RESIDENTIAL	BEDROOM	W6/F02	36.3	36.3	0	0.0%	YES	95.5	95.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F03	R1	RESIDENTIAL	BEDROOM	W1/F03	38.8	33	5.8	14.9%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W8/F03	37.5	37.5	0	0.0%	YES												
	R2	RESIDENTIAL	BEDROOM	W2/F03	38.8	31.9	6.9	17.8%	YES	92.9	72.3	2.0	22.1%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	LKD	W3/F03	38.9	31	7.9	20.3%	YES	100	72.7	3.9	27.3%	NO	76	21	63	18	17.1%	14.3%	YES
			LKD	W4/F03	33.3	27.6	5.7	17.1%	YES												
	R4 (3)	RESIDENTIAL	LKD	W5/F03	32	28.4	3.6	11.3%	YES	99.9	99.9	0.0	0.0%	YES	73	19	61	16	16.4%	15.8%	YES

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
22 LOOM STREET (CONTINUED)																					
	R5	RESIDENTIAL	BEDROOM	W6/F03	31.3	28.3	3	9.6%	YES	97.5	96.9	0.1	0.7%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6	RESIDENTIAL	BEDROOM	W7/F03	30.5	27.9	2.6	8.5%	YES	93.1	86.9	0.5	6.7%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F04	R1	RESIDENTIAL	BEDROOM	W1/F04	39.1	34	5.1	13.0%	YES	100	95.7	0.5	4.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W8/F04	38.5	38.5	0	0.0%	YES												
	R2	RESIDENTIAL	BEDROOM	W2/F04	39.1	33.4	5.7	14.6%	YES	95.1	88.4	0.7	7.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	LKD	W3/F04	39.1	32.7	6.4	16.4%	YES	100	100	0.0	0.0%	YES	76	21	64	18	15.8%	14.3%	YES
			LKD	W4/F04	34.5	30.3	4.2	12.2%	YES												
	R4 (3)	RESIDENTIAL	LKD	W5/F04	33.6	30.7	2.9	8.6%	YES	99.9	99.9	0.0	0.0%	YES	74	20	66	18	10.8%	10.0%	YES
	R5	RESIDENTIAL	BEDROOM	W6/F04	32.9	30.6	2.3	7.0%	YES	98	98	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6	RESIDENTIAL	BEDROOM	W7/F04	32.1	30.2	1.9	5.9%	YES	96.1	95.9	0.0	0.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F05	R1	RESIDENTIAL	BEDROOM	W1/F05	39.4	34.8	4.6	11.7%	YES	94.6	90.3	0.4	4.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	LKD	W2/F05	39.4	34.3	5.1	12.9%	YES	100	100	0.0	0.0%	YES	79	24	72	22	8.9%	8.3%	YES
			LKD	W3/F05	35.8	32.7	3.1	8.7%	YES												
	R3 (3)	RESIDENTIAL	LKD	W4/F05	35.1	33.1	2	5.7%	YES	99.9	99.9	0.0	0.0%	YES	77	23	72	23	6.5%	0.0%	YES
	R4	RESIDENTIAL	BEDROOM	W5/F05	34.6	33	1.6	4.6%	YES	97.5	97.4	0.0	0.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	BEDROOM	W6/F05	34	32.6	1.4	4.1%	YES	95.4	95.2	0.0	0.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F06	R1	RESIDENTIAL	LKD	W1/F06	39.5	36.5	3	7.6%	YES	97.3	97.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W2/F06	39.5	36.3	3.2	8.1%	YES												
	R2	RESIDENTIAL	LKD	W3/F06	31.6	28.3	3.3	10.4%	YES	98.5	98.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W4/F06	36	32.6	3.4	9.4%	YES												
	R3	RESIDENTIAL	BEDROOM	W5/F06	36.5	35.2	1.3	3.6%	YES	99.6	99.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM	W6/F06	36.1	35.1	1	2.8%	YES	95	94.9	0.0	0.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F07	R2	RESIDENTIAL	BEDROOM	W2/F07	37.9	36.7	1.2	3.2%	YES	97.8	97.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3 (3)	RESIDENTIAL	LKD	W3/F07	36.7	36.2	0.5	1.4%	YES	93.8	93.8	0.0	0.0%	YES	78	28	78	28	0.0%	0.0%	YES
			LKD	W4/F07	37	36.4	0.6	1.6%	YES												
	R4	RESIDENTIAL	LKD	W5/F07	37	36.5	0.5	1.4%	YES	98.6	98.6	0.0	0.0%	YES	82	28	82	28	0.0%	0.0%	YES
			LKD	W6/F07	36.9	36.4	0.5	1.4%	YES												
47 BENGAL STREET																					
F01	R1	RESIDENTIAL	LKD	W1/F01	15.9	15.4	0.5	3.1%	YES	50.7	49.1	0.4	3.2%	YES	32	1	32	1	0.0%	0.0%	YES
			LKD	W2/F01	14.7	14.7	0	0.0%	YES												

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
47 BENGAL STREET (CONTINUED)																					
	R2 (3)	RESIDENTIAL	LKD	W3/F01	12.4	12.4	0	0.0%	YES	50.1	50.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM	W4/F01	12	12	0	0.0%	YES	79.1	79.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM	W5/F01	10	10	0	0.0%	YES	59.4	59.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5 (3)	RESIDENTIAL	LKD	W6/F01	12.8	12.8	0	0.0%	YES	49.7	49.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6	RESIDENTIAL	BEDROOM	W7/F01	12.9	12.9	0	0.0%	YES	78.8	78.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W8/F01	12.3	12.3	0	0.0%	YES	66.3	66.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	BEDROOM	W9/F01	16.3	13.7	2.6	16.0%	YES	76.8	76.6	0.0	0.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W10/F01	13.6	11.7	1.9	14.0%	YES												
F02	R1	RESIDENTIAL	LKD	W1/F02	25.9	25.1	0.8	3.1%	YES	96	96	0.0	0.0%	YES	39	3	39	3	0.0%	0.0%	YES
			LKD	W2/F02	29.1	26.8	2.3	7.9%	YES												
			LKD	W3/F02	13.7	13.4	0.3	2.2%	YES												
			LKD	W14/F02	28.4	26.7	1.7	6.0%	YES												
	R2	RESIDENTIAL	LKD	W4/F02	22.5	21.2	1.3	5.8%	YES	94.7	89.3	1.5	5.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W5/F02	25.9	22.6	3.3	12.7%	YES												
	R3 (3)	RESIDENTIAL	LKD	W6/F02	15.2	15.2	0	0.0%	YES	66.9	66.9	0.0	0.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM	W7/F02	14.7	14.7	0	0.0%	YES	79.9	79.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	BEDROOM	W8/F02	12.2	12.2	0	0.0%	YES	73.8	73.4	0.0	0.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6 (3)	RESIDENTIAL	LKD	W9/F02	15.5	15.5	0	0.0%	YES	65.4	65.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W10/F02	15.4	15.4	0	0.0%	YES	86.9	86.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	BEDROOM	W11/F02	14.4	14.4	0	0.0%	YES	86.1	86.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	BEDROOM	W12/F02	17.5	15	2.5	14.3%	YES	82.8	82.7	0.0	0.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W13/F02	14.4	12.7	1.7	11.8%	YES												
			BEDROOM	W15/F02	6.6	6.5	0.1	1.5%	YES												
F03	R1	RESIDENTIAL	LKD	W1/F03	32.6	29.4	3.2	9.8%	YES	96.7	96.7	0.0	0.0%	YES	43	4	42	4	2.3%	0.0%	YES
			LKD	W2/F03	33.6	30.2	3.4	10.1%	YES												
			LKD	W3/F03	15.9	15.6	0.3	1.9%	YES												
			LKD	W14/F03	33.4	30.1	3.3	9.9%	YES												
	R2	RESIDENTIAL	LKD	W4/F03	24.4	24.1	0.3	1.2%	YES	73.1	73.1	0.0	0.0%	YES	57	10	57	10	0.0%	0.0%	YES
			LKD	W5/F03	24	24	0	0.0%	YES												
	R3 (3)	RESIDENTIAL	LKD	W6/F03	18.6	18.6	0	0.0%	YES	92.8	91.1	0.4	1.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM	W7/F03	18.1	18	0.1	0.6%	YES	80.6	80.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
47 BENGAL STREET (CONTINUED)																					
	R5	RESIDENTIAL	BEDROOM	W8/F03	15	14.9	0.1	0.7%	YES	80.2	79.9	0.0	0.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6 (3)	RESIDENTIAL	LKD	W9/F03	18.6	18.6	0	0.0%	YES	87.7	87.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W10/F03	18.2	18.2	0	0.0%	YES	95.5	95.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	BEDROOM	W11/F03	16.6	16.6	0	0.0%	YES	94.5	94.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	BEDROOM	W12/F03	18.5	16.4	2.1	11.4%	YES	83.7	83.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W13/F03	15.3	13.8	1.5	9.8%	YES												
			BEDROOM	W15/F03	7.8	7.7	0.1	1.3%	YES												
F04	R1	RESIDENTIAL	LKD	W1/F04	34.3	31.8	2.5	7.3%	YES	96.9	96.9	0.0	0.0%	YES	48	5	47	5	2.1%	0.0%	YES
			LKD	W2/F04	35.1	32.5	2.6	7.4%	YES												
			LKD	W3/F04	18.2	18	0.2	1.1%	YES												
			LKD	W14/F04	35	32.4	2.6	7.4%	YES												
	R2	RESIDENTIAL	LKD	W4/F04	27.3	26.5	0.8	2.9%	YES	97	96.7	0.1	0.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W5/F04	32.4	30.2	2.2	6.8%	YES												
	R3 (3)	RESIDENTIAL	LKD	W6/F04	22.8	22.8	0	0.0%	YES	94.9	93.6	0.3	1.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM	W7/F04	22.6	22.5	0.1	0.4%	YES	81.7	81.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	BEDROOM	W8/F04	18.8	18.6	0.2	1.1%	YES	83.4	83.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6 (3)	RESIDENTIAL	LKD	W9/F04	22.1	22.1	0	0.0%	YES	94	94	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W10/F04	21.3	21.3	0	0.0%	YES	96.1	96.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	BEDROOM	W11/F04	19	19	0	0.0%	YES	95.2	95.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	BEDROOM	W12/F04	19.8	18	1.8	9.1%	YES	85.4	85.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W13/F04	16.2	15	1.2	7.4%	YES												
			BEDROOM	W15/F04	9.6	9.5	0.1	1.0%	YES												
F05	R1	RESIDENTIAL	LKD	W1/F05	35.9	34.1	1.8	5.0%	YES	96.9	96.9	0.0	0.0%	YES	55	7	54	7	1.8%	0.0%	YES
			LKD	W2/F05	36.5	34.5	2	5.5%	YES												
			LKD	W3/F05	21	20.9	0.1	0.5%	YES												
			LKD	W14/F05	36.4	34.5	1.9	5.2%	YES												
	R2	RESIDENTIAL	LKD	W4/F05	33.7	33.1	0.6	1.8%	YES	100	100	0.0	0.0%	YES	80	26	80	26	0.0%	0.0%	YES
			LKD	W5/F05	34.7	34.7	0	0.0%	YES												
	R3 (3)	RESIDENTIAL	LKD	W6/F05	27.8	27.6	0.2	0.7%	YES	95.1	94.8	0.1	0.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM	W7/F05	28.4	28.2	0.2	0.7%	YES	84	84	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	BEDROOM	W8/F05	24.7	24.4	0.3	1.2%	YES	85.1	85.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
47 BENGAL STREET (CONTINUED)																					
	R6 (3)	RESIDENTIAL	LKD	W9/F05	25.9	25.9	0	0.0%	YES	96.1	96.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W10/F05	24.4	24.4	0	0.0%	YES	96.2	96.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	BEDROOM	W11/F05	21.3	21.2	0.1	0.5%	YES	95.5	95.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	BEDROOM	W12/F05	21.5	20.1	1.4	6.5%	YES	87.4	87.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W13/F05	17.3	16.4	0.9	5.2%	YES												
			BEDROOM	W15/F05	12	12	0	0.0%	YES												
F06	R1	RESIDENTIAL	LKD	W1/F06	37.4	36.1	1.3	3.5%	YES	97.3	97.3	0.0	0.0%	YES	64	10	63	10	1.6%	0.0%	YES
			LKD	W2/F06	37.8	36.4	1.4	3.7%	YES												
			LKD	W3/F06	24.5	24.4	0.1	0.4%	YES												
			LKD	W14/F06	37.7	36.4	1.3	3.4%	YES												
	R2	RESIDENTIAL	LKD	W4/F06	33.1	32.7	0.4	1.2%	YES	99	99	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W5/F06	37.6	36	1.6	4.3%	YES												
	R3	RESIDENTIAL	BEDROOM	W6/F06	24.2	23.1	1.1	4.5%	YES	91.5	91.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W7/F06	19	18.2	0.8	4.2%	YES												
			BEDROOM	W15/F06	15.5	15.4	0.1	0.6%	YES												
F07	R1	RESIDENTIAL	LKD	W1/F07	38.8	37.9	0.9	2.3%	YES	97.9	97.9	0.0	0.0%	YES	70	15	69	15	1.4%	0.0%	YES
			LKD	W2/F07	38.8	37.8	1	2.6%	YES												
			LKD	W3/F07	28.5	28.4	0.1	0.4%	YES												
			LKD	W14/F07	38.8	37.9	0.9	2.3%	YES												
	R2	RESIDENTIAL	LKD	W4/F07	38.8	37.8	1	2.6%	YES	100	100	0.0	0.0%	YES	81	27	81	27	0.0%	0.0%	YES
			LKD	W5/F07	38.8	38.8	0	0.0%	YES												
	R3	RESIDENTIAL	BEDROOM	W6/F07	28.4	27.7	0.7	2.5%	YES	96	96	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W7/F07	21.6	21.1	0.5	2.3%	YES												
			BEDROOM	W15/F07	20.1	20.1	0	0.0%	YES												
F08	R1	RESIDENTIAL	LKD	W1/F08	38.8	38.6	0.2	0.5%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W2/F08	39.6	38.9	0.7	1.8%	YES												
F09	R1	RESIDENTIAL	LKD	W1/F09	39.6	39.3	0.3	0.8%	YES	100	100	0.0	0.0%	YES	83	28	83	28	0.0%	0.0%	YES
			LKD	W2/F09	39.5	39.5	0	0.0%	YES												
97 JERSEY STREET																					
F01	R1	RESIDENTIAL	KITCHEN	W1/F01	24.6	22.7	1.9	7.7%	YES	88.1	83	0.7	5.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
97 JERSEY STREET (CONTINUED)																					
			KITCHEN	W2/F01	22.4	20.3	2.1	9.4%	YES												

(1) KITCHEN SMALLER THAN 13m2

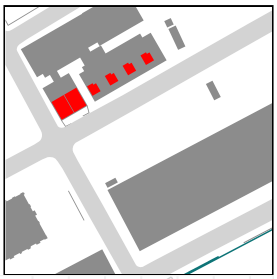
(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ROPER COURT APARTMENTS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL1

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ROPER COURT APARTMENTS								
F00	R1	RESIDENTIAL	LD	31.7	100	99.8	0.1	0.2
F00	R2	RESIDENTIAL	LD	31.7	99.6	96	1.2	3.7
F00	R3	RESIDENTIAL	BEDROOM	10.7	98.5	75.6	2.4	23.2
F00	R4	RESIDENTIAL	BEDROOM	10.8	98.4	67	3.4	31.9
F00	R5	RESIDENTIAL	BEDROOM	10.8	98.4	58.5	4.3	40.6
F00	R6	RESIDENTIAL	BEDROOM	10.8	98.4	47.6	5.5	51.6

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ROPER COURT APARTMENTS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL2

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





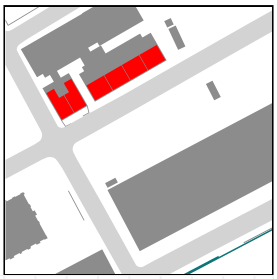
F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ROPER COURT APARTMENTS								
F01	R1	RESIDENTIAL	BEDROOM	12.9	100	100	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	12.9	99.3	99.3	0.0	0
F01	R3	RESIDENTIAL	LD	33.0	99.2	96.6	0.8	2.6
F01	R4	RESIDENTIAL	LD	33.0	99.2	95.6	1.2	3.6
F01	R5	RESIDENTIAL	LD	33.0	99.2	93.9	1.8	5.4
F01	R6	RESIDENTIAL	LD	31.4	99.3	92.5	2.1	6.8

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ROPER COURT APARTMENTS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL3

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ROPER COURT APARTMENTS								
F02	R1	RESIDENTIAL	LKD	41.3	100	99.9	0.1	0.1
F02	R2	RESIDENTIAL	LKD	41.2	99.8	98.9	0.3	0.8
F02	R3	RESIDENTIAL	LKD	38.5	98.1	96.8	0.5	1.4
F02	R4	RESIDENTIAL	LKD	37.9	98.1	96.5	0.6	1.7
F02	R5	RESIDENTIAL	LKD	37.9	97.9	96.3	0.6	1.7
F02	R6	RESIDENTIAL	LKD	38.5	97.8	96.3	0.6	1.6

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ROPER COURT APARTMENTS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL4

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





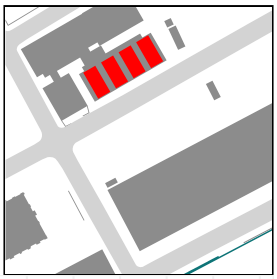
F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ROPER COURT APARTMENTS								
F03	R1	RESIDENTIAL	LD	39.9	98.8	98.8	0.0	0
F03	R2	RESIDENTIAL	LKD	38.5	98.2	98.2	0.0	0
F03	R3	RESIDENTIAL	LKD	37.9	98.1	98.1	0.0	0
F03	R4	RESIDENTIAL	LKD	37.9	97.9	97.9	0.0	0
F03	R5	RESIDENTIAL	LKD	38.5	97.8	97.8	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ROPER COURT APARTMENTS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL5

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ROPER COURT APARTMENTS								
F04	R1	RESIDENTIAL	BEDROOM	46.3	100	100	0.0	0
F04	R2	RESIDENTIAL	BEDROOM	46.3	100	100	0.0	0
F04	R3	RESIDENTIAL	BEDROOM	46.3	99.7	99.7	0.0	0
F04	R4	RESIDENTIAL	BEDROOM	46.3	98.5	98.5	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL6

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F01

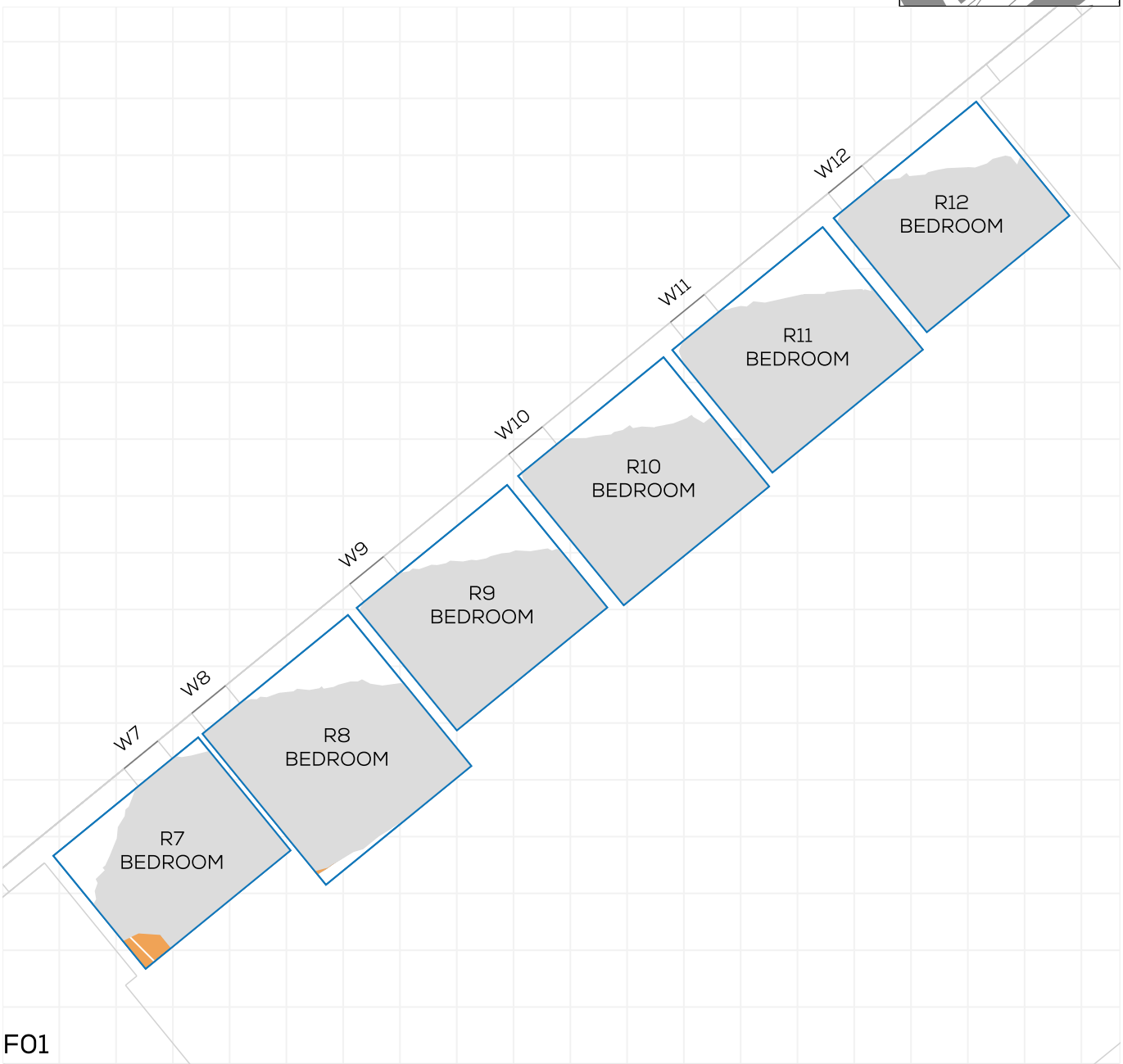
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F01	R1	RESIDENTIAL	LKD	23.3	55.8	55.8	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	10.0	89.8	89.4	0.0	0.4
F01	R3	RESIDENTIAL	BEDROOM	11.8	88.2	85.8	0.3	2.7
F01	R4	RESIDENTIAL	BEDROOM	8.3	57.6	57.6	0.0	0
F01	R5	RESIDENTIAL	LKD	21.9	59.8	59.8	0.0	0
F01	R6	RESIDENTIAL	LKD	20.6	54.6	54.4	0.0	0.4

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL7

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





F01

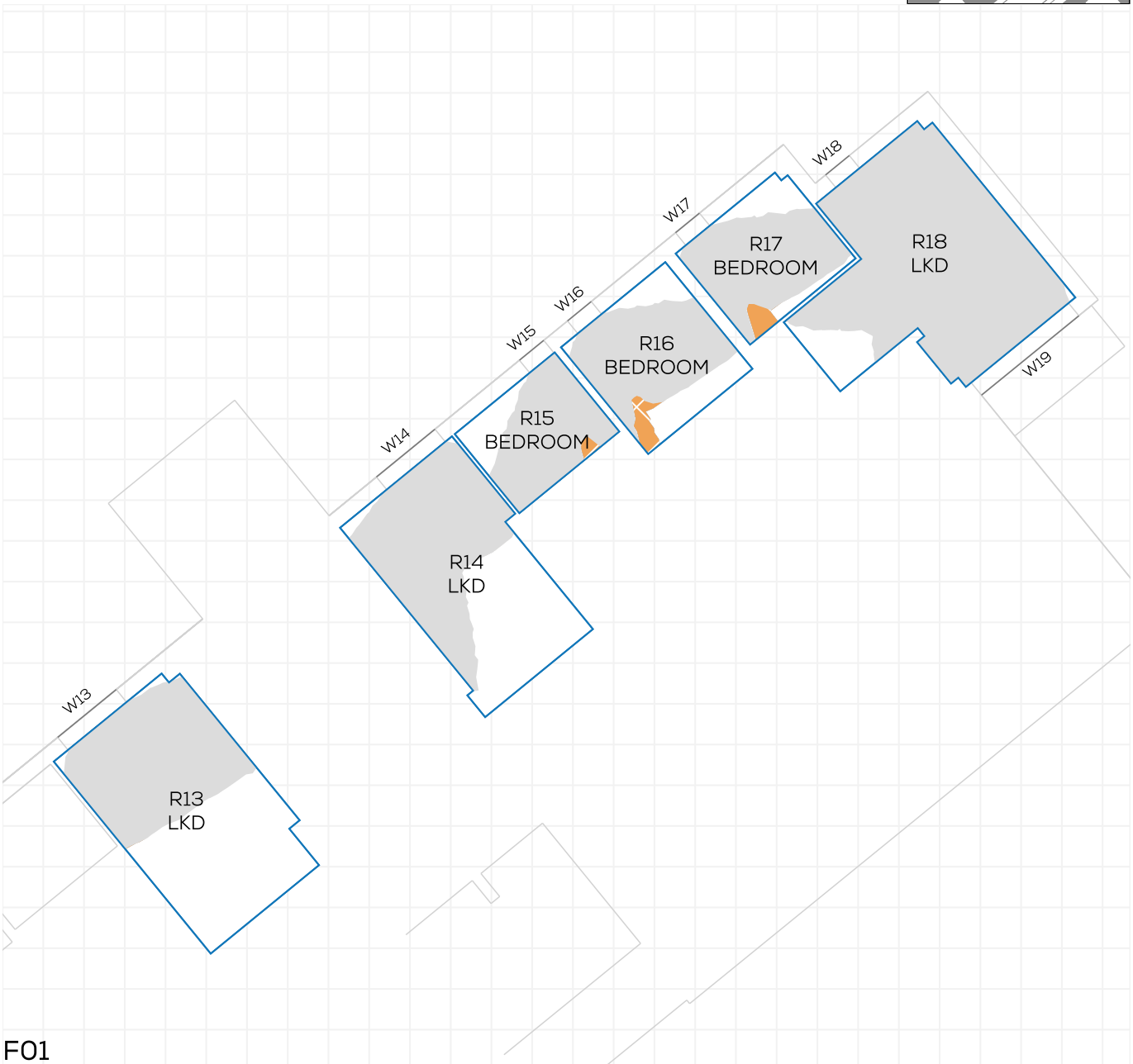
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F01	R7	RESIDENTIAL	BEDROOM	8.5	87.4	83.9	0.3	4
F01	R8	RESIDENTIAL	BEDROOM	11.4	83.4	83.3	0.0	0.2
F01	R9	RESIDENTIAL	BEDROOM	9.5	82.5	82.5	0.0	0
F01	R10	RESIDENTIAL	BEDROOM	9.7	83.8	83.8	0.0	0
F01	R11	RESIDENTIAL	BEDROOM	9.5	83.9	83.9	0.0	0
F01	R12	RESIDENTIAL	BEDROOM	8.4	83.5	83.5	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL8

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F01	R13	RESIDENTIAL	LKD	22.4	49.9	49.9	0.0	0.1
F01	R14	RESIDENTIAL	LKD	19.8	59.2	59.2	0.0	0
F01	R15	RESIDENTIAL	BEDROOM	7.9	80.9	79	0.2	2.4
F01	R16	RESIDENTIAL	BEDROOM	11.2	72.9	68	0.5	6.7
F01	R17	RESIDENTIAL	BEDROOM	9.6	81.3	77.3	0.4	5
F01	R18	RESIDENTIAL	LKD	25.8	92.5	92.5	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL9

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F02

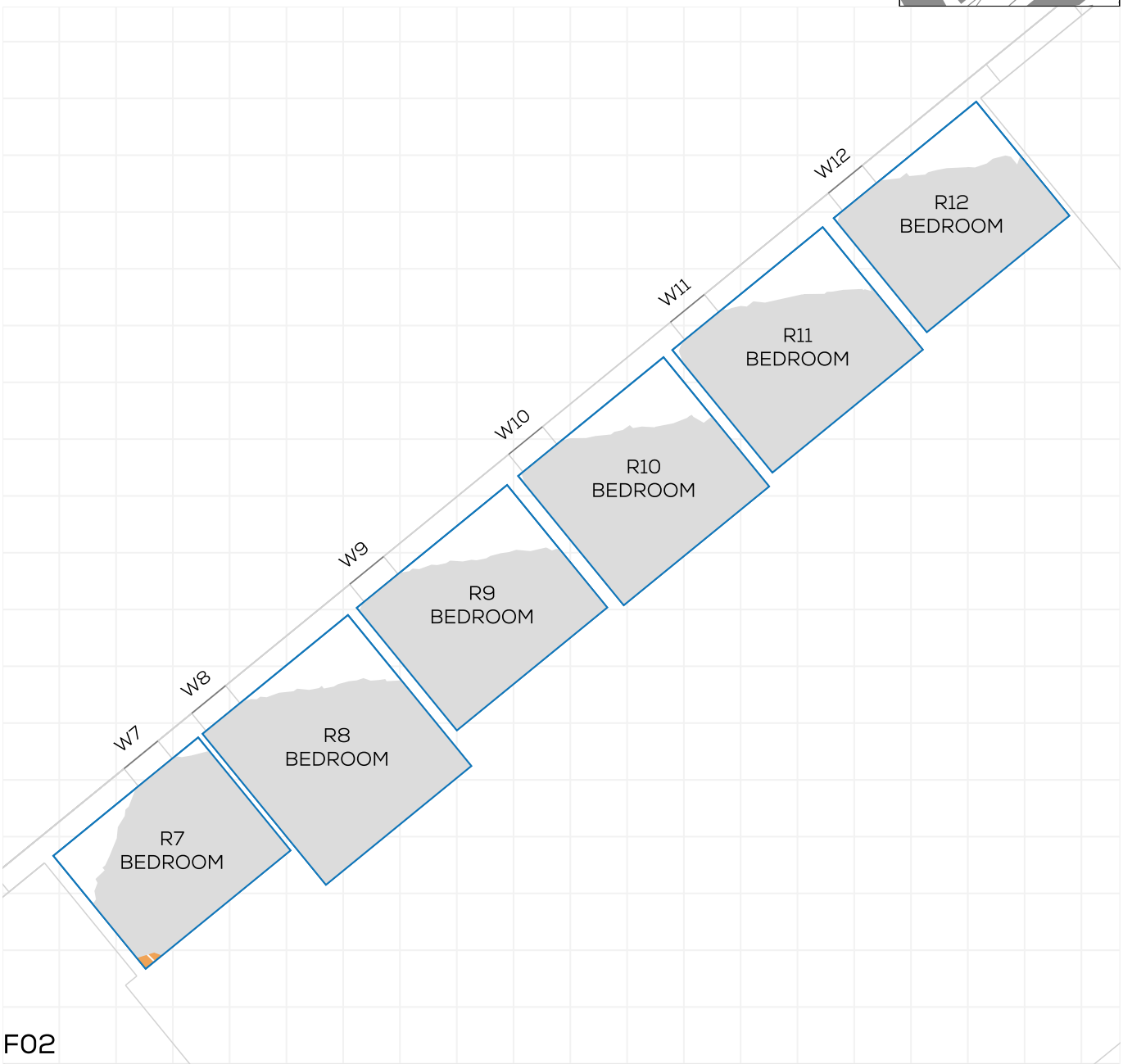
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F02	R1	RESIDENTIAL	LKD	23.3	71.9	68	0.9	5.5
F02	R2	RESIDENTIAL	BEDROOM	10.0	90.1	90.1	0.0	0
F02	R3	RESIDENTIAL	BEDROOM	11.8	89.6	89.6	0.0	0
F02	R4	RESIDENTIAL	BEDROOM	8.3	61.3	61.3	0.0	0
F02	R5	RESIDENTIAL	LKD	21.9	89.7	86.5	0.7	3.6
F02	R6	RESIDENTIAL	LKD	20.6	83.1	75.4	1.6	9.3

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL10

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F02	R7	RESIDENTIAL	BEDROOM	8.5	87.4	86.7	0.1	0.8
F02	R8	RESIDENTIAL	BEDROOM	11.4	85.6	85.6	0.0	0
F02	R9	RESIDENTIAL	BEDROOM	9.5	82.6	82.6	0.0	0
F02	R10	RESIDENTIAL	BEDROOM	9.7	83.8	83.8	0.0	0
F02	R11	RESIDENTIAL	BEDROOM	9.5	83.9	83.9	0.0	0
F02	R12	RESIDENTIAL	BEDROOM	8.4	83.5	83.5	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL11

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F02	R13	RESIDENTIAL	LKD	22.4	76.2	69.2	1.6	9.2
F02	R14	RESIDENTIAL	LKD	19.8	74.1	70.1	0.8	5.3
F02	R15	RESIDENTIAL	BEDROOM	7.9	81	80.7	0.0	0.4
F02	R16	RESIDENTIAL	BEDROOM	11.2	89.7	84.7	0.6	5.6
F02	R17	RESIDENTIAL	BEDROOM	9.6	86.2	84.3	0.2	2.2
F02	R18	RESIDENTIAL	LKD	25.8	92.9	92.9	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL12

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F03

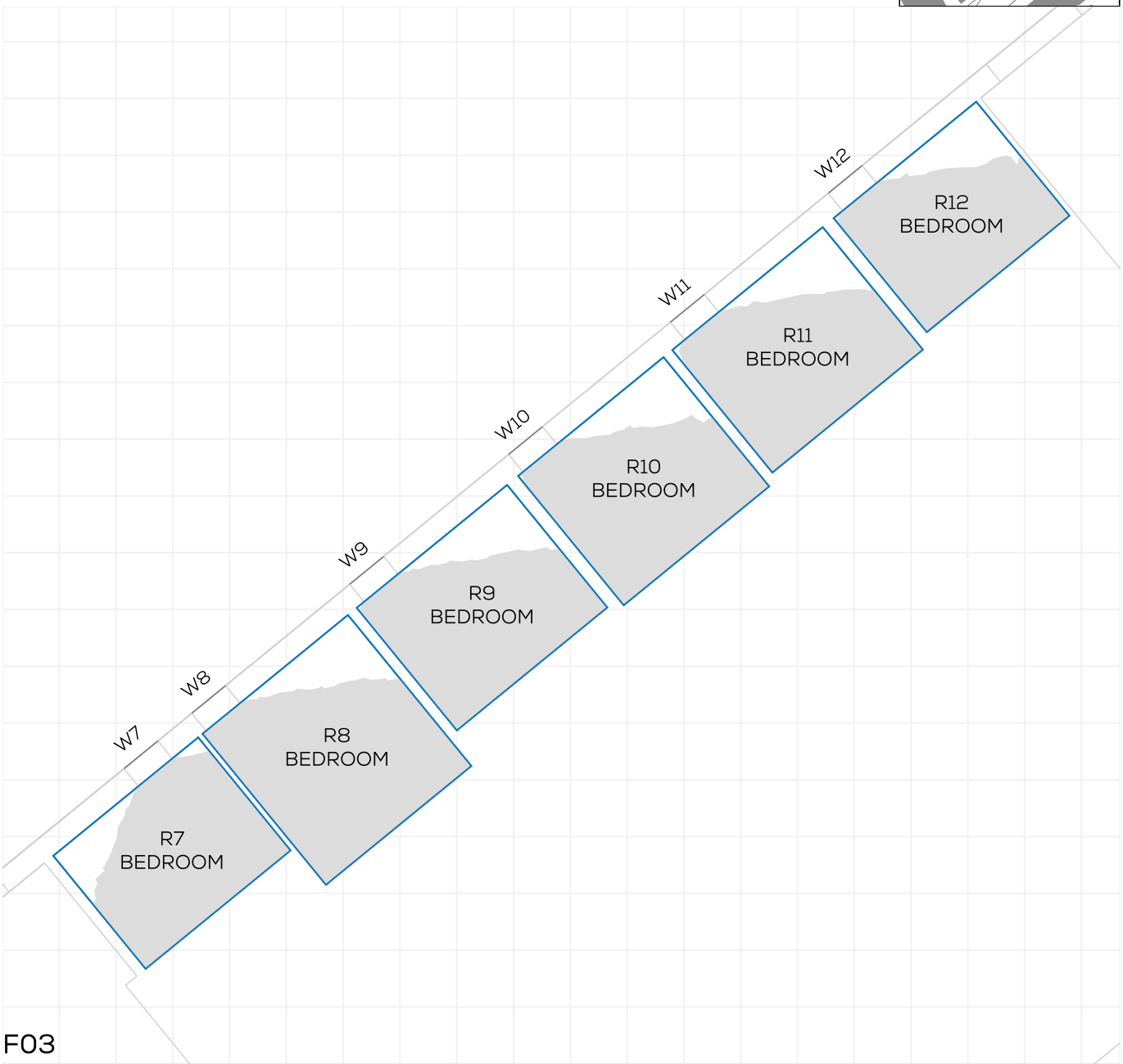
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F03	R1	RESIDENTIAL	LKD	23.3	84.7	75	2.3	11.5
F03	R2	RESIDENTIAL	BEDROOM	10.0	90.2	90.2	0.0	0
F03	R3	RESIDENTIAL	BEDROOM	11.8	89.7	89.7	0.0	0
F03	R4	RESIDENTIAL	BEDROOM	8.3	68.6	68.6	0.0	0
F03	R5	RESIDENTIAL	LKD	21.9	98.5	96.3	0.5	2.2
F03	R6	RESIDENTIAL	LKD	20.6	97.2	88.3	1.8	9.2

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL13

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F03	R7	RESIDENTIAL	BEDROOM	8.5	87.4	87.4	0.0	0
F03	R8	RESIDENTIAL	BEDROOM	11.4	85.8	85.8	0.0	0
F03	R9	RESIDENTIAL	BEDROOM	9.5	82.6	82.6	0.0	0
F03	R10	RESIDENTIAL	BEDROOM	9.7	83.8	83.8	0.0	0
F03	R11	RESIDENTIAL	BEDROOM	9.5	83.9	83.9	0.0	0
F03	R12	RESIDENTIAL	BEDROOM	8.4	83.5	83.5	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL14

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F03	R13	RESIDENTIAL	LKD	22.4	99.1	82.8	3.6	16.4
F03	R14	RESIDENTIAL	LKD	19.8	98.6	80	3.7	18.9
F03	R15	RESIDENTIAL	BEDROOM	7.9	81	81	0.0	0
F03	R16	RESIDENTIAL	BEDROOM	11.2	89.7	86.9	0.3	3.1
F03	R17	RESIDENTIAL	BEDROOM	9.6	86.2	86.2	0.0	0
F03	R18	RESIDENTIAL	LKD	25.8	93.2	93	0.0	0.2

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL15

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F04

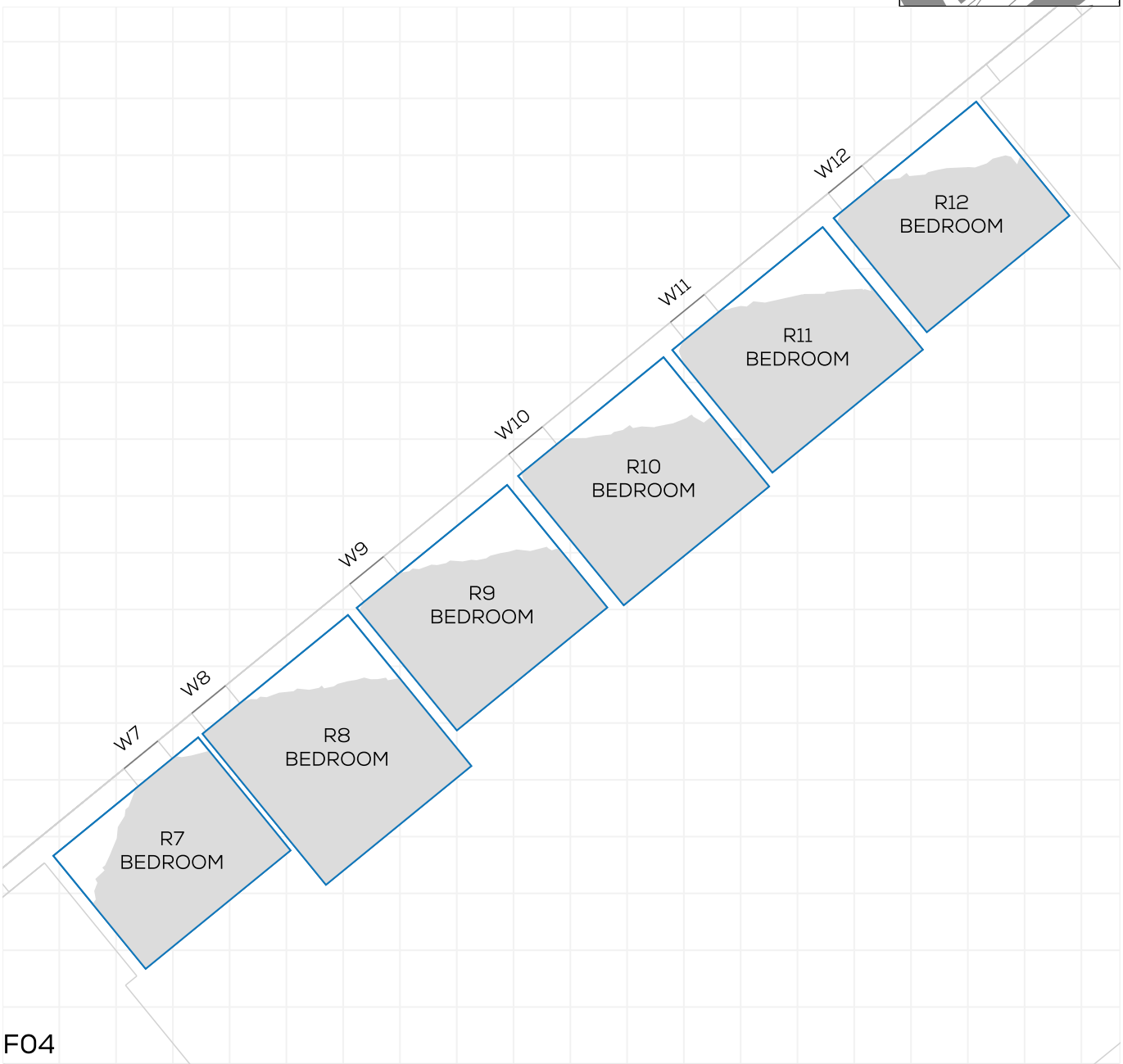
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F04	R1	RESIDENTIAL	LKD	23.3	87.8	82.6	1.2	5.9
F04	R2	RESIDENTIAL	BEDROOM	10.0	90.2	90.2	0.0	0
F04	R3	RESIDENTIAL	BEDROOM	11.8	89.7	89.7	0.0	0
F04	R4	RESIDENTIAL	BEDROOM	8.3	78.4	78.4	0.0	0
F04	R5	RESIDENTIAL	LKD	21.9	98.7	98.7	0.0	0
F04	R6	RESIDENTIAL	LKD	20.6	97.3	96.2	0.2	1.1

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL16

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F04	R7	RESIDENTIAL	BEDROOM	8.5	87.4	87.4	0.0	0
F04	R8	RESIDENTIAL	BEDROOM	11.4	85.8	85.8	0.0	0
F04	R9	RESIDENTIAL	BEDROOM	9.5	82.7	82.7	0.0	0
F04	R10	RESIDENTIAL	BEDROOM	9.7	83.8	83.8	0.0	0
F04	R11	RESIDENTIAL	BEDROOM	9.5	83.9	83.9	0.0	0
F04	R12	RESIDENTIAL	BEDROOM	8.4	83.5	83.5	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL17

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F04	R13	RESIDENTIAL	LKD	22.4	99.1	94.4	1.1	4.7
F04	R14	RESIDENTIAL	LKD	19.8	98.6	89.1	1.9	9.6
F04	R15	RESIDENTIAL	BEDROOM	7.9	81	81	0.0	0
F04	R16	RESIDENTIAL	BEDROOM	11.2	89.7	89.7	0.0	0
F04	R17	RESIDENTIAL	BEDROOM	9.6	86.2	86.2	0.0	0
F04	R18	RESIDENTIAL	LKD	25.8	93.3	93.3	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL18

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F05

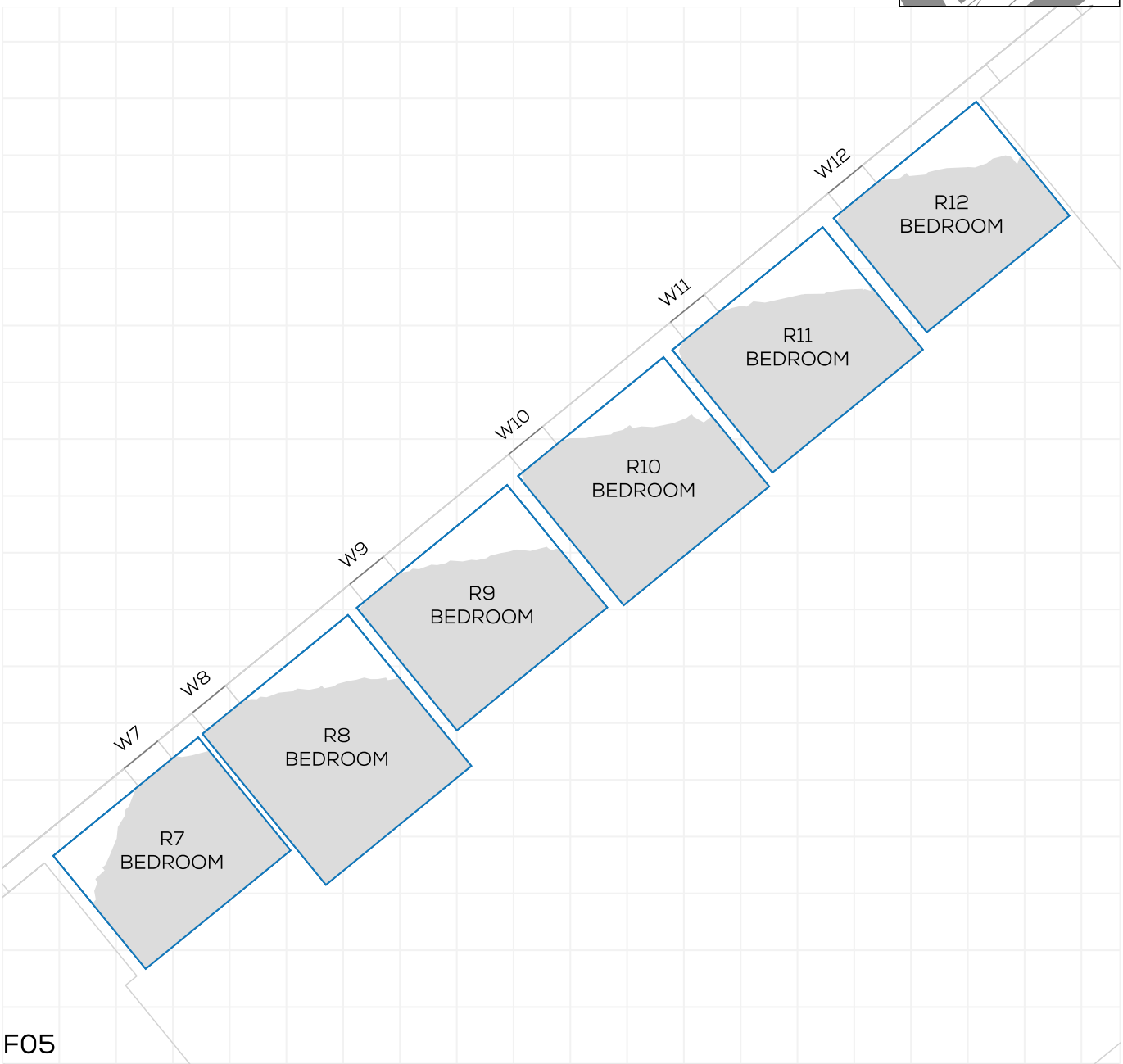
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F05	R1	RESIDENTIAL	LKD	23.3	88.2	87.1	0.3	1.3
F05	R2	RESIDENTIAL	BEDROOM	10.0	90.2	90.2	0.0	0
F05	R3	RESIDENTIAL	BEDROOM	11.8	89.7	89.7	0.0	0
F05	R4	RESIDENTIAL	BEDROOM	8.3	81.7	81.7	0.0	0
F05	R5	RESIDENTIAL	LKD	21.9	98.7	98.7	0.0	0
F05	R6	RESIDENTIAL	LKD	20.6	97.3	97.1	0.0	0.2

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL19

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F05	R7	RESIDENTIAL	BEDROOM	8.5	87.4	87.4	0.0	0
F05	R8	RESIDENTIAL	BEDROOM	11.4	85.8	85.8	0.0	0
F05	R9	RESIDENTIAL	BEDROOM	9.5	82.7	82.7	0.0	0
F05	R10	RESIDENTIAL	BEDROOM	9.7	83.8	83.8	0.0	0
F05	R11	RESIDENTIAL	BEDROOM	9.5	83.9	83.9	0.0	0
F05	R12	RESIDENTIAL	BEDROOM	8.4	83.5	83.5	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL20

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F05	R13	RESIDENTIAL	LKD	22.4	99.1	98.4	0.2	0.7
F05	R14	RESIDENTIAL	LKD	19.8	98.6	94	0.9	4.7
F05	R15	RESIDENTIAL	BEDROOM	7.9	81	81	0.0	0
F05	R16	RESIDENTIAL	BEDROOM	11.2	89.7	89.7	0.0	0
F05	R17	RESIDENTIAL	BEDROOM	9.6	86.2	86.2	0.0	0
F05	R18	RESIDENTIAL	LKD	25.8	93.3	93.3	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL21

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F06

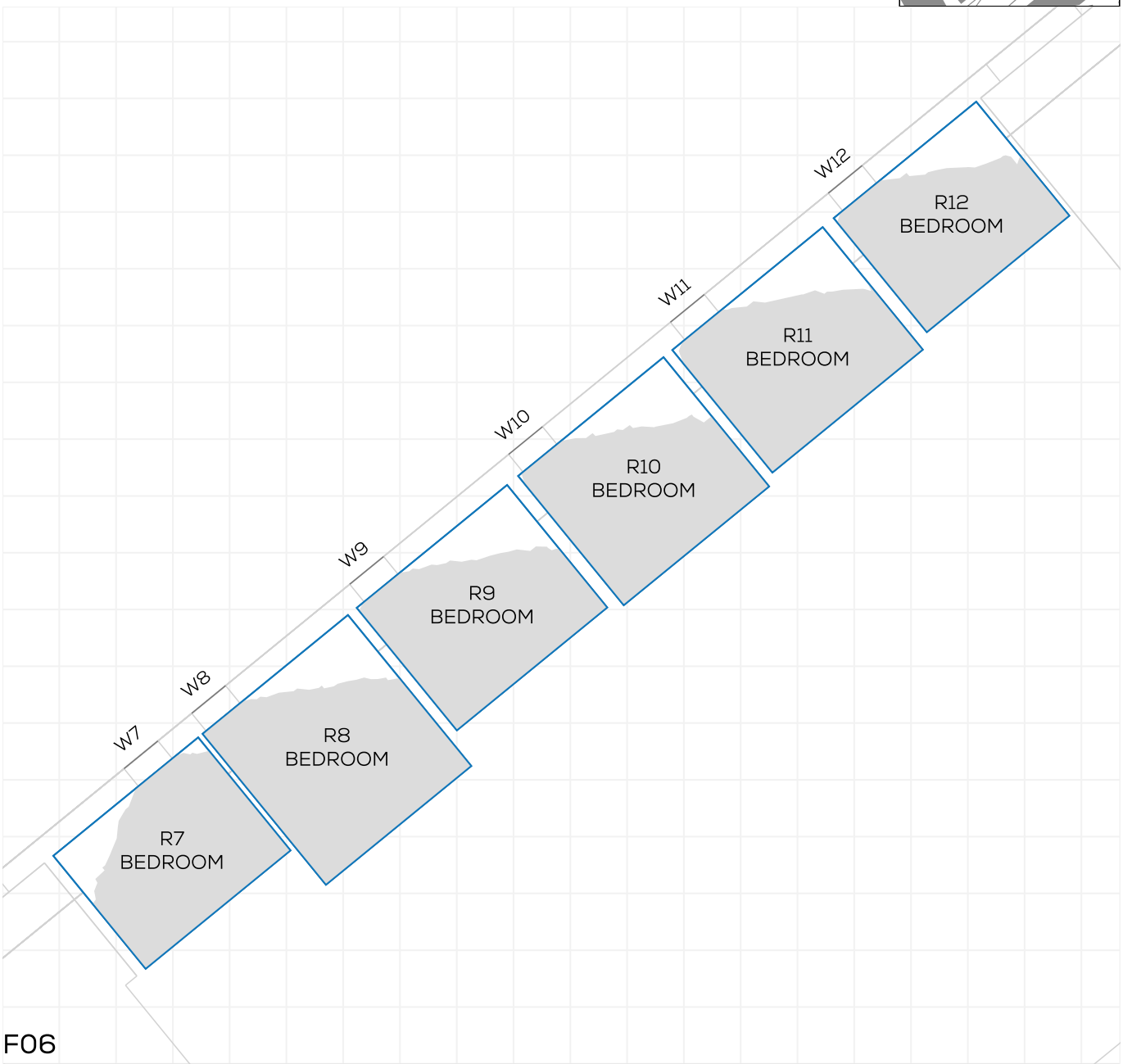
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F06	R1	RESIDENTIAL	LKD	23.3	88.3	88.2	0.0	0.1
F06	R2	RESIDENTIAL	BEDROOM	10.0	90.2	90.2	0.0	0
F06	R3	RESIDENTIAL	BEDROOM	11.8	89.6	89.6	0.0	0
F06	R4	RESIDENTIAL	BEDROOM	8.3	82	82	0.0	0
F06	R5	RESIDENTIAL	LKD	21.9	98.8	98.8	0.0	0
F06	R6	RESIDENTIAL	LKD	20.6	97.2	97.1	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL22

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





F06

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F06	R7	RESIDENTIAL	BEDROOM	8.5	87.7	87.7	0.0	0
F06	R8	RESIDENTIAL	BEDROOM	11.4	85.8	85.8	0.0	0
F06	R9	RESIDENTIAL	BEDROOM	9.5	82.8	82.8	0.0	0
F06	R10	RESIDENTIAL	BEDROOM	9.7	83.9	83.9	0.0	0
F06	R11	RESIDENTIAL	BEDROOM	9.5	84	84	0.0	0
F06	R12	RESIDENTIAL	BEDROOM	8.4	83.5	83.5	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL23

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





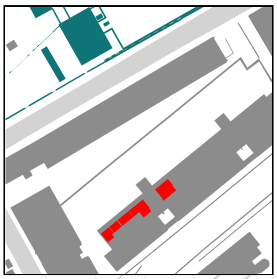
F06

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F06	R13	RESIDENTIAL	LKD	22.4	99.2	99.2	0.0	0
F06	R14	RESIDENTIAL	LKD	19.8	98.7	98.7	0.0	0
F06	R15	RESIDENTIAL	BEDROOM	7.9	81	81	0.0	0
F06	R16	RESIDENTIAL	BEDROOM	11.2	89.7	89.7	0.0	0
F06	R17	RESIDENTIAL	BEDROOM	9.6	86.2	86.2	0.0	0
F06	R18	RESIDENTIAL	LKD	25.8	93.3	93.3	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL24

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





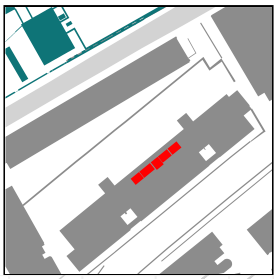
F07

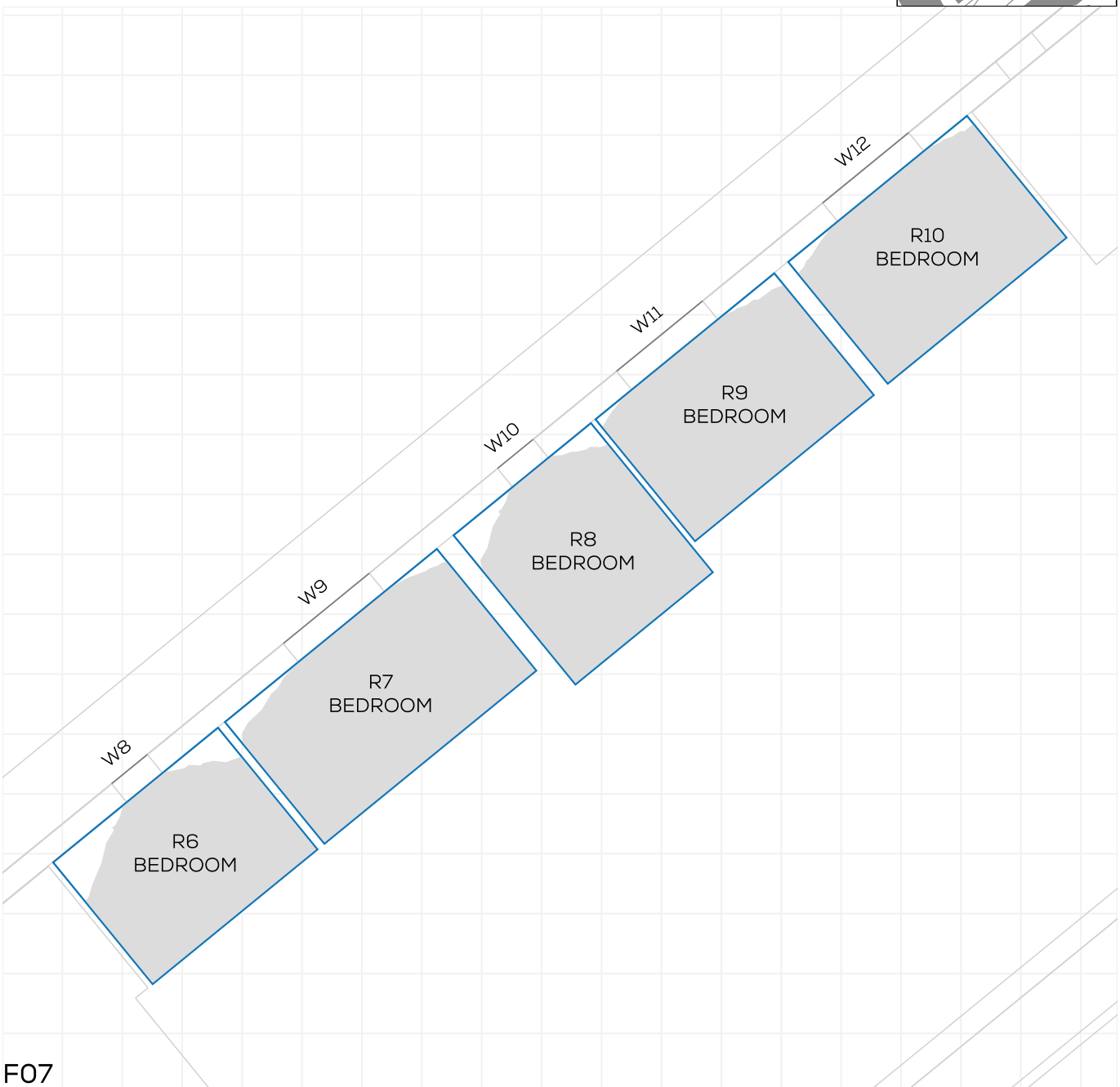
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F07	R1	RESIDENTIAL	BEDROOM	11.9	98.8	98.8	0.0	0
F07	R2	RESIDENTIAL	BEDROOM	8.4	84.4	84.4	0.0	0
F07	R3	RESIDENTIAL	BEDROOM	11.9	95.9	95.9	0.0	0
F07	R4	RESIDENTIAL	LKD	22.9	97.8	97.8	0.0	0
F07	R5	RESIDENTIAL	LKD	25.6	97.9	97.9	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL25

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





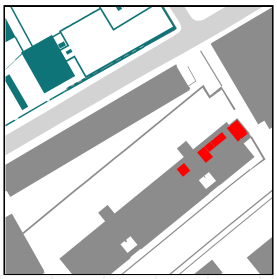
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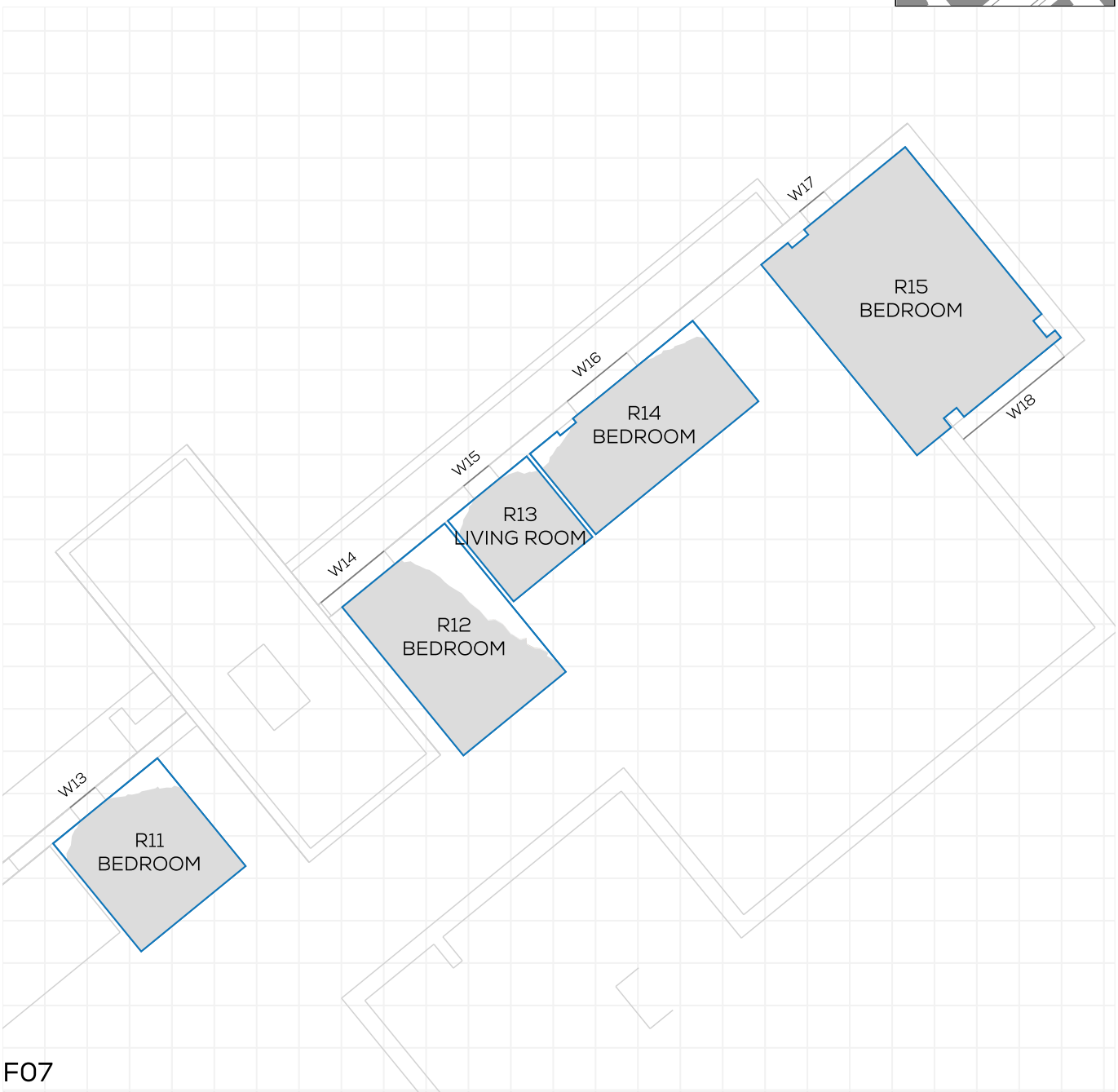
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F07	R6	RESIDENTIAL	BEDROOM	9.3	89.2	89.2	0.0	0
F07	R7	RESIDENTIAL	BEDROOM	12.0	96.8	96.8	0.0	0
F07	R8	RESIDENTIAL	BEDROOM	9.5	93.6	93.6	0.0	0
F07	R9	RESIDENTIAL	BEDROOM	10.1	98.1	98.1	0.0	0
F07	R10	RESIDENTIAL	BEDROOM	10.1	98	98	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL26

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





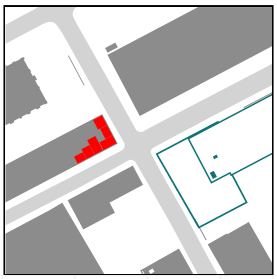
F07

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F07	R11	RESIDENTIAL	BEDROOM	10.5	92.4	92.4	0.0	0
F07	R12	RESIDENTIAL	BEDROOM	14.1	81.2	81.2	0.0	0
F07	R13	RESIDENTIAL	LIVING ROOM	5.9	94.9	94.9	0.0	0
F07	R14	RESIDENTIAL	BEDROOM	12.1	94.7	94.7	0.0	0
F07	R15	RESIDENTIAL	BEDROOM	25.2	100	100	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 22 LOOM STREET
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL27

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





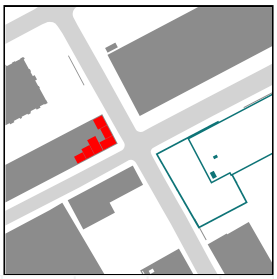
F02

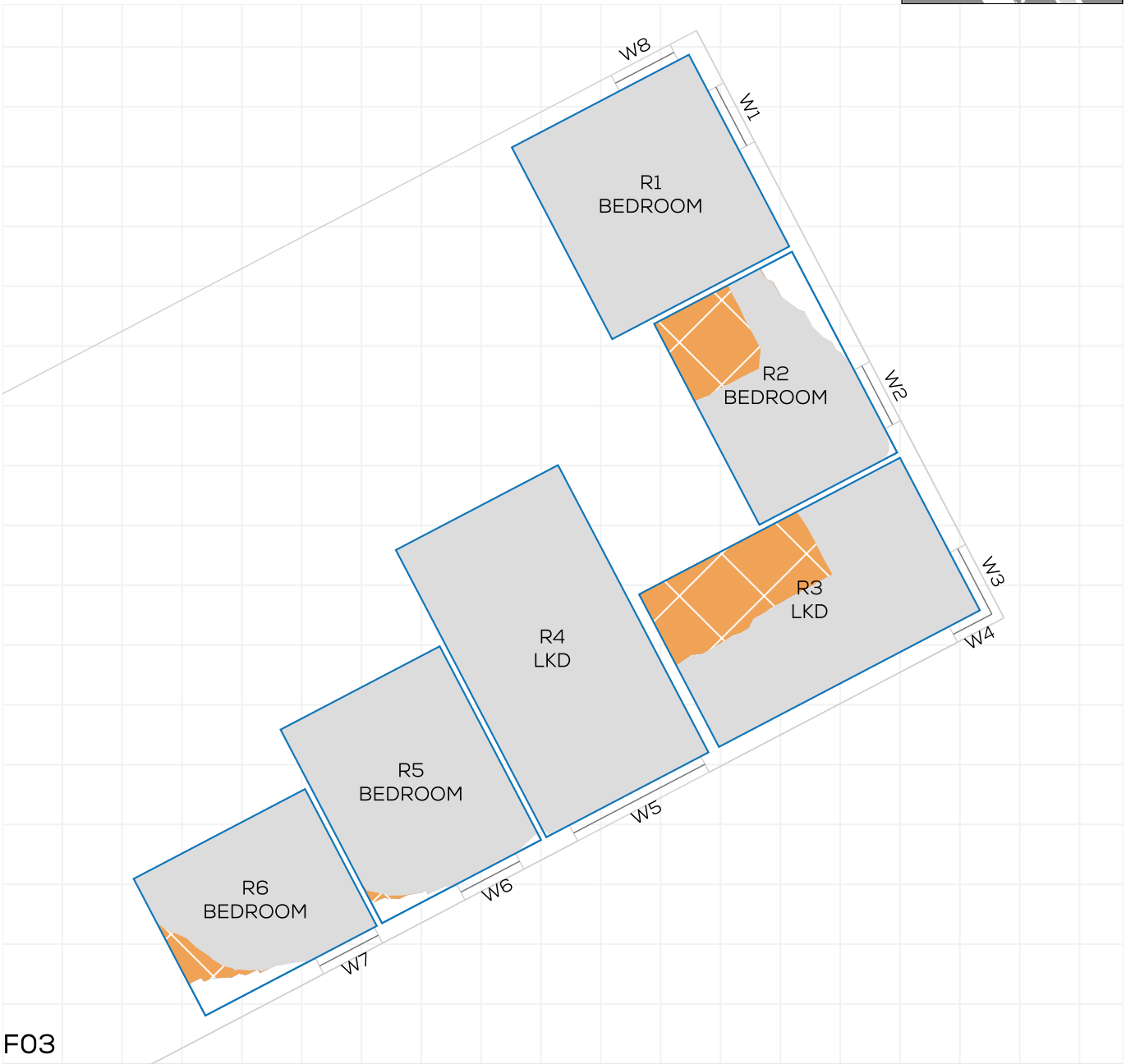
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
22 LOOM STREET								
F02	R1	RESIDENTIAL	BEDROOM	9.8	90.6	90.6	0.0	0
F02	R2	RESIDENTIAL	LKD	14.2	79.3	69.4	1.4	12.5
F02	R3	RESIDENTIAL	LKD	16.6	99.8	99.8	0.0	0
F02	R4	RESIDENTIAL	BEDROOM	11.0	97.5	95.7	0.2	1.9
F02	R5	RESIDENTIAL	BEDROOM	8.3	95.7	93.3	0.2	2.5
F02	R6	RESIDENTIAL	BEDROOM	12.1	95.5	95.5	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 22 LOOM STREET
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL28

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





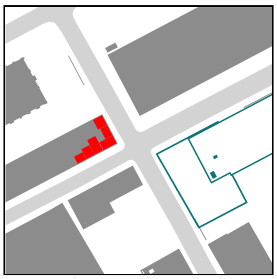
F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
22 LOOM STREET								
F03	R1	RESIDENTIAL	BEDROOM	12.1	100	100	0.0	0
F03	R2	RESIDENTIAL	BEDROOM	9.8	92.9	72.3	2.0	22.1
F03	R3	RESIDENTIAL	LKD	14.2	100	72.7	3.9	27.3
F03	R4	RESIDENTIAL	LKD	16.6	99.9	99.9	0.0	0
F03	R5	RESIDENTIAL	BEDROOM	11.0	97.5	96.9	0.1	0.7
F03	R6	RESIDENTIAL	BEDROOM	8.3	93.1	86.9	0.5	6.7

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 22 LOOM STREET
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL29

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





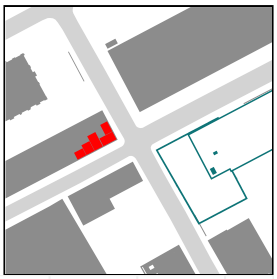
F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
22 LOOM STREET								
F04	R1	RESIDENTIAL	BEDROOM	12.1	100	95.7	0.5	4.3
F04	R2	RESIDENTIAL	BEDROOM	9.8	95.1	88.4	0.7	7.1
F04	R3	RESIDENTIAL	LKD	14.2	100	100	0.0	0
F04	R4	RESIDENTIAL	LKD	16.6	99.9	99.9	0.0	0
F04	R5	RESIDENTIAL	BEDROOM	11.0	98	98	0.0	0
F04	R6	RESIDENTIAL	BEDROOM	8.3	96.1	95.9	0.0	0.2

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 22 LOOM STREET
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL30

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





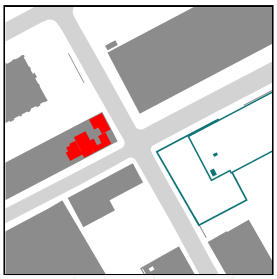
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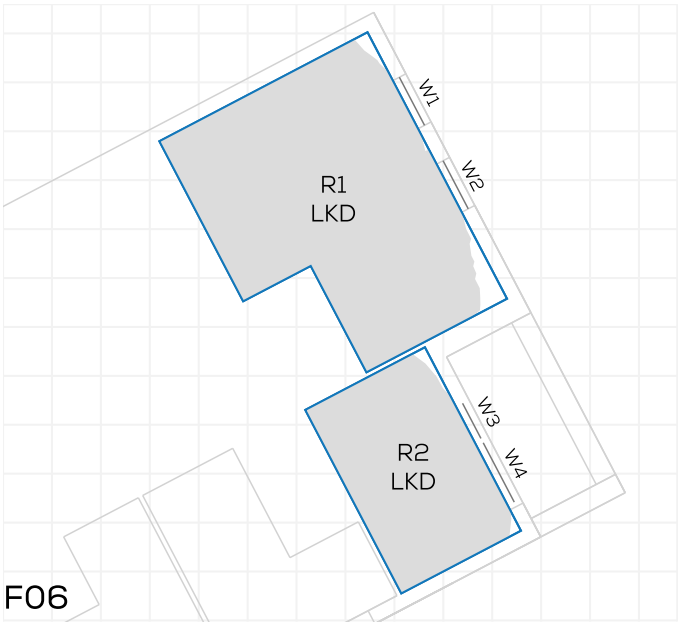
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
22 LOOM STREET								
F05	R1	RESIDENTIAL	BEDROOM	9.8	94.6	90.3	0.4	4.6
F05	R2	RESIDENTIAL	LKD	14.2	100	100	0.0	0
F05	R3	RESIDENTIAL	LKD	16.6	99.9	99.9	0.0	0
F05	R4	RESIDENTIAL	BEDROOM	11.0	97.5	97.4	0.0	0.1
F05	R5	RESIDENTIAL	BEDROOM	8.3	95.4	95.2	0.0	0.1

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 22 LOOM STREET
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL31

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID

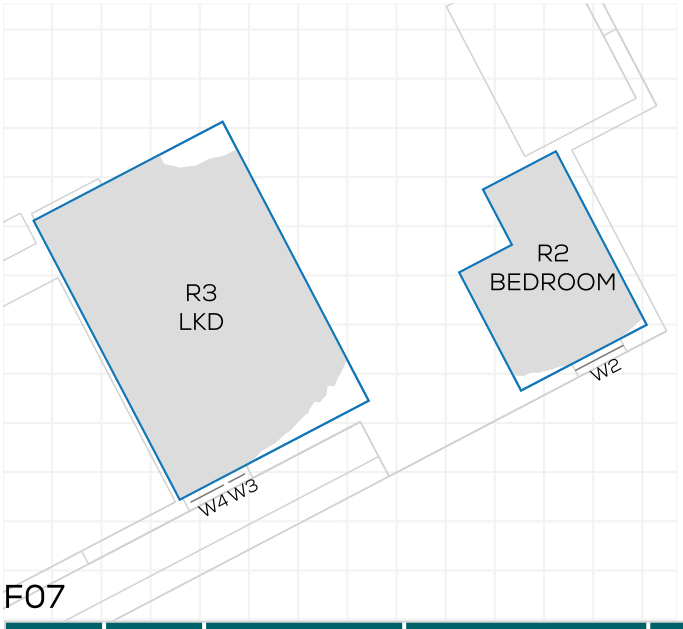




F06



F06



F07



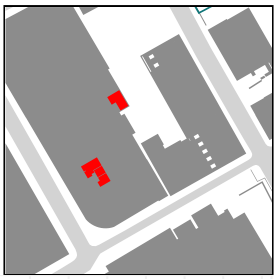
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FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
22 LOOM STREET								
F06	R1	RESIDENTIAL	LKD	25.7	97.3	97.3	0.0	0
F06	R2	RESIDENTIAL	LKD	11.7	98.5	98.5	0.0	0
F06	R3	RESIDENTIAL	BEDROOM	11.5	99.6	99.6	0.0	0
F06	R4	RESIDENTIAL	BEDROOM	12.2	95	94.9	0.0	0.1
F07	R2	RESIDENTIAL	BEDROOM	9.9	97.8	97.8	0.0	0
F07	R3	RESIDENTIAL	LKD	27.8	93.8	93.8	0.0	0
F07	R4	RESIDENTIAL	LKD	21.4	98.6	98.6	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 47 BENGAL STREET
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL32

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





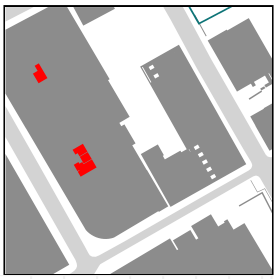
F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
47 BENGAL STREET								
F01	R1	RESIDENTIAL	LKD	23.1	50.7	49.1	0.4	3.2
F01	R2	RESIDENTIAL	LKD	22.5	50.1	50.1	0.0	0
F01	R3	RESIDENTIAL	BEDROOM	8.1	79.1	79.1	0.0	0
F01	R4	RESIDENTIAL	BEDROOM	11.0	59.4	59.4	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 47 BENGAL STREET
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL33

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





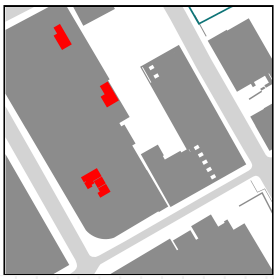
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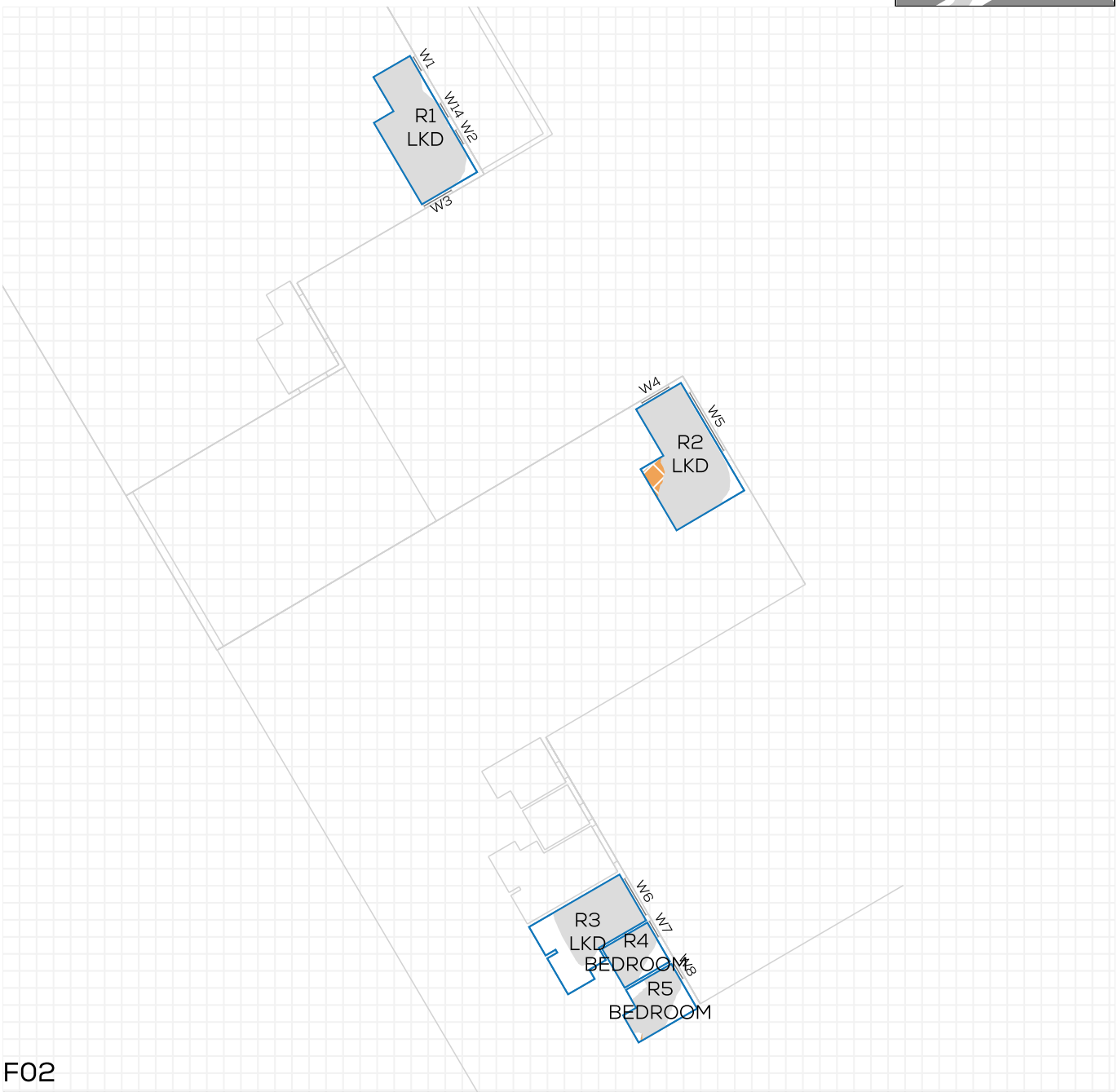
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
47 BENGAL STREET								
F01	R5	RESIDENTIAL	LKD	22.5	49.7	49.7	0.0	0
F01	R6	RESIDENTIAL	BEDROOM	8.1	78.8	78.8	0.0	0
F01	R7	RESIDENTIAL	BEDROOM	11.0	66.3	66.3	0.0	0
F01	R8	RESIDENTIAL	BEDROOM	15.9	76.8	76.6	0.0	0.2

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 47 BENGAL STREET
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL34

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





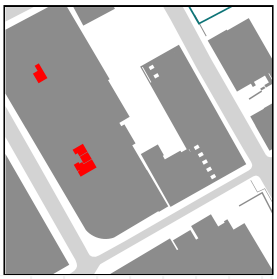
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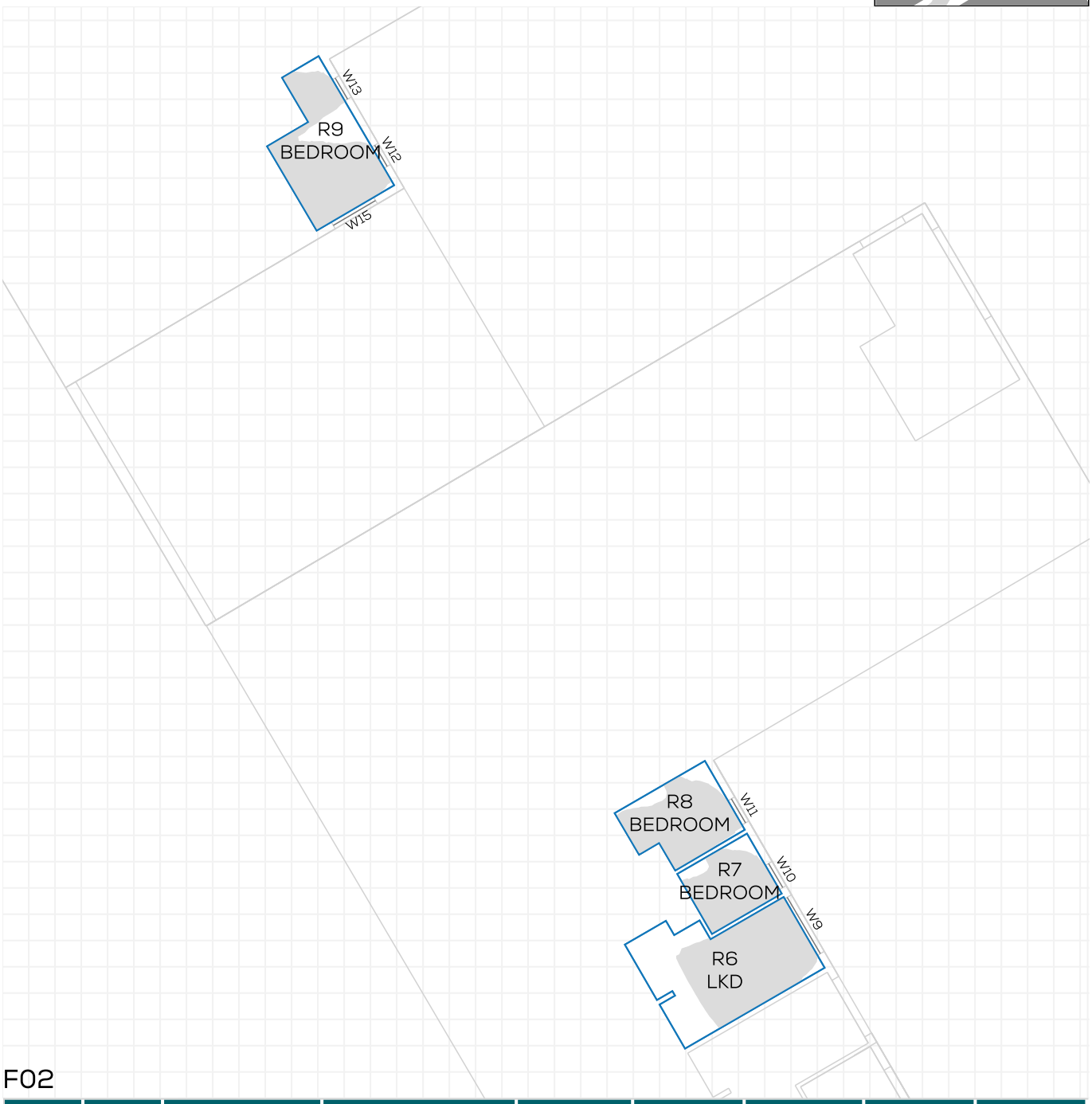
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
47 BENGAL STREET								
F02	R1	RESIDENTIAL	LKD	26.7	96	96	0.0	0
F02	R2	RESIDENTIAL	LKD	28.8	94.7	89.3	1.5	5.6
F02	R3	RESIDENTIAL	LKD	22.5	66.9	66.9	0.0	0.1
F02	R4	RESIDENTIAL	BEDROOM	8.1	79.9	79.9	0.0	0
F02	R5	RESIDENTIAL	BEDROOM	11.0	73.8	73.4	0.0	0.5

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 47 BENGAL STREET
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL35

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





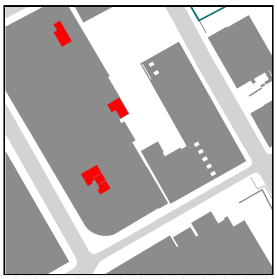
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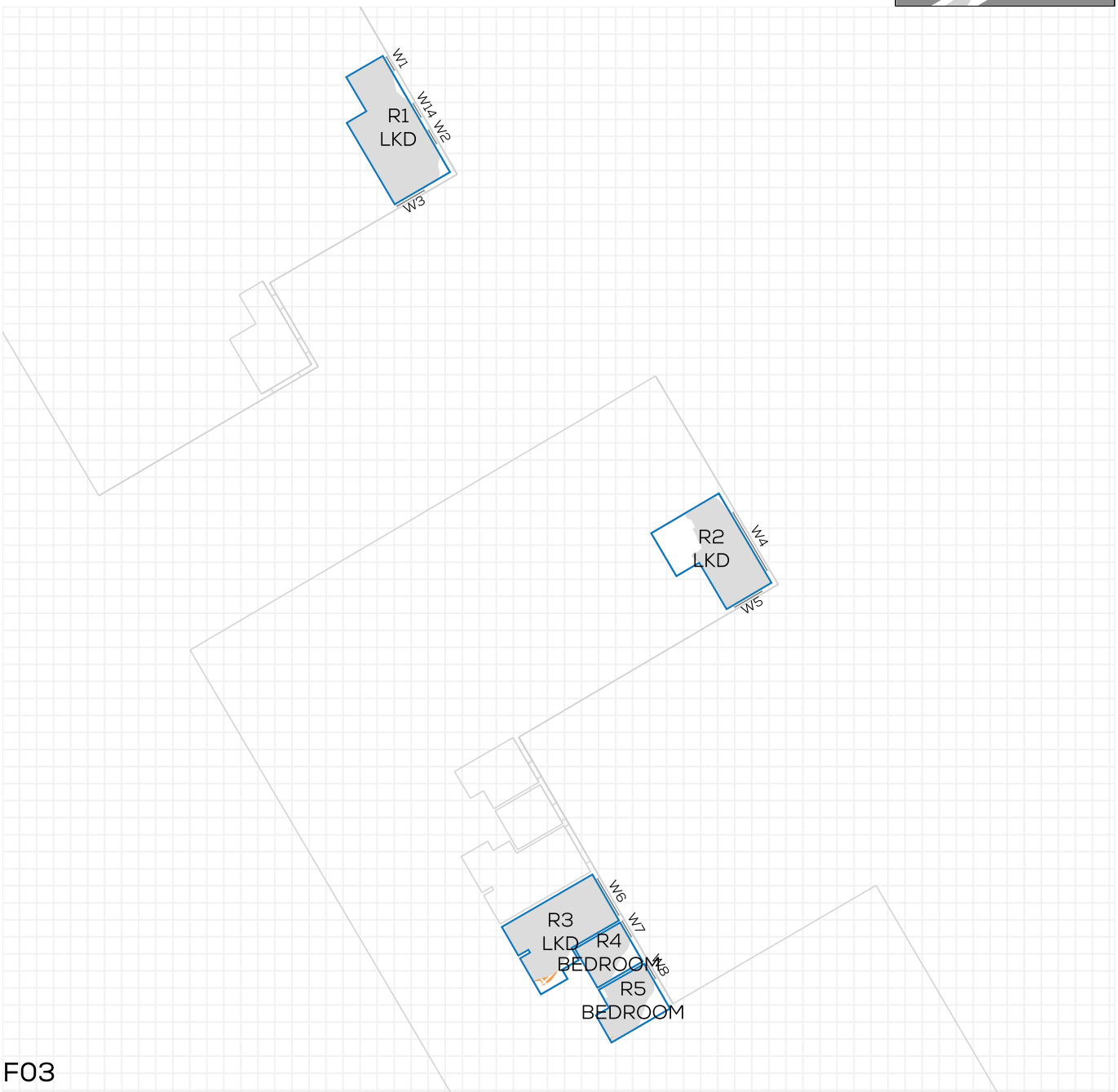
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
47 BENGAL STREET								
F02	R6	RESIDENTIAL	LKD	22.5	65.4	65.4	0.0	0
F02	R7	RESIDENTIAL	BEDROOM	8.1	86.9	86.9	0.0	0
F02	R8	RESIDENTIAL	BEDROOM	11.0	86.1	86.1	0.0	0
F02	R9	RESIDENTIAL	BEDROOM	15.9	82.8	82.7	0.0	0.1

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 47 BENGAL STREET
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL36

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





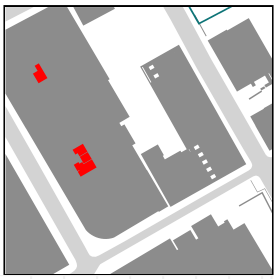
F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
47 BENGAL STREET								
F03	R1	RESIDENTIAL	LKD	26.7	96.7	96.7	0.0	0
F03	R2	RESIDENTIAL	LKD	23.1	73.1	73.1	0.0	0
F03	R3	RESIDENTIAL	LKD	22.5	92.8	91.1	0.4	1.8
F03	R4	RESIDENTIAL	BEDROOM	8.1	80.6	80.6	0.0	0
F03	R5	RESIDENTIAL	BEDROOM	11.0	80.2	79.9	0.0	0.3

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 47 BENGAL STREET
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL37

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





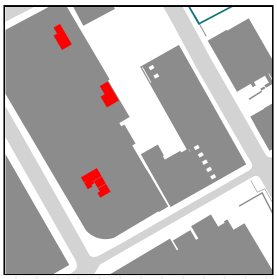
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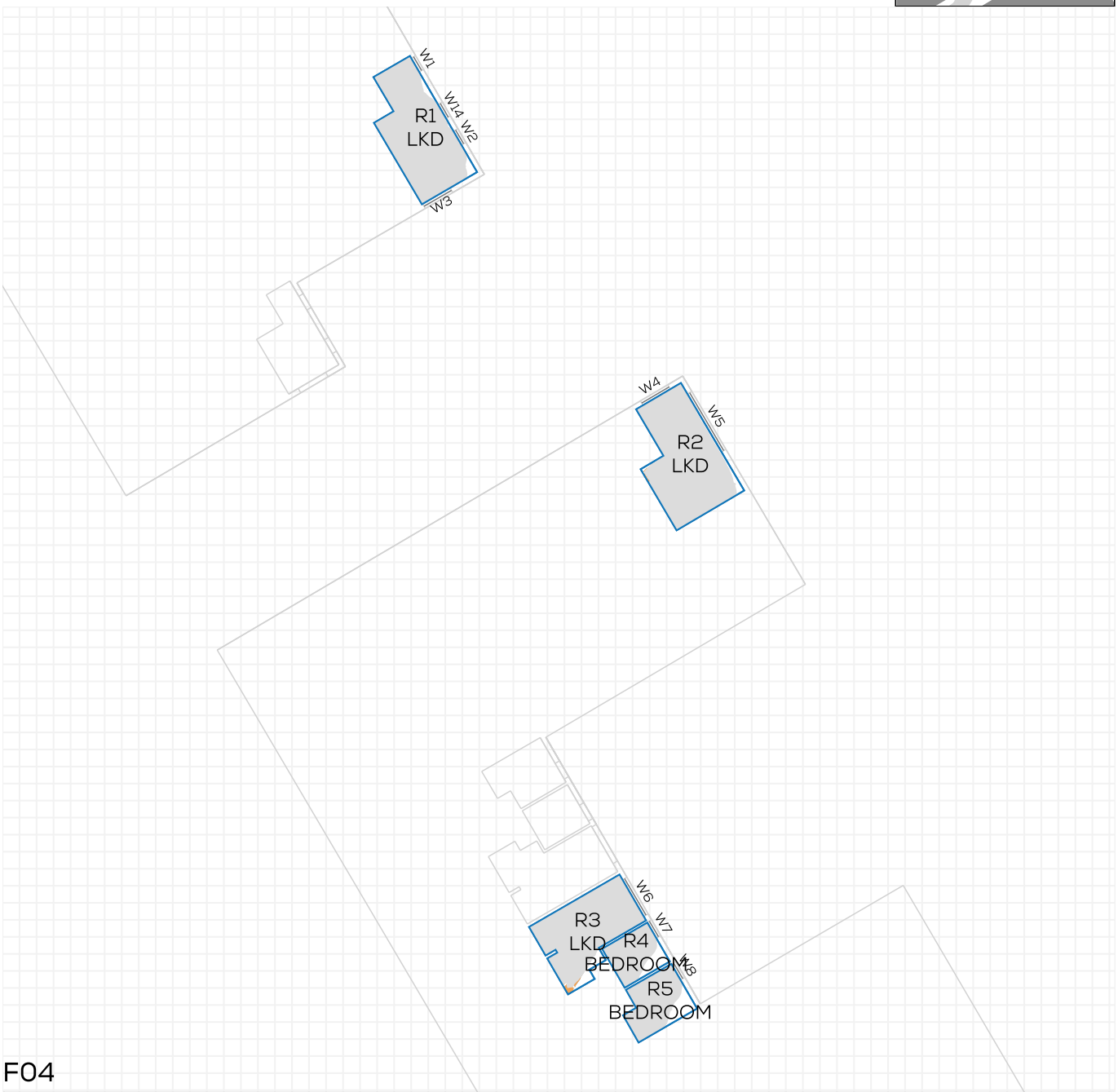
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
47 BENGAL STREET								
F03	R6	RESIDENTIAL	LKD	22.5	87.7	87.7	0.0	0
F03	R7	RESIDENTIAL	BEDROOM	8.1	95.5	95.5	0.0	0
F03	R8	RESIDENTIAL	BEDROOM	11.0	94.5	94.5	0.0	0
F03	R9	RESIDENTIAL	BEDROOM	15.9	83.7	83.7	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 47 BENGAL STREET
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL38

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





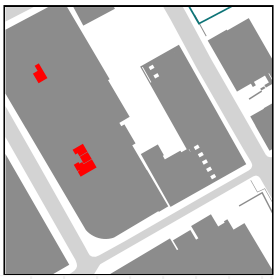
F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
47 BENGAL STREET								
F04	R1	RESIDENTIAL	LKD	26.7	96.9	96.9	0.0	0
F04	R2	RESIDENTIAL	LKD	28.8	97	96.7	0.1	0.3
F04	R3	RESIDENTIAL	LKD	22.5	94.9	93.6	0.3	1.4
F04	R4	RESIDENTIAL	BEDROOM	8.1	81.7	81.7	0.0	0
F04	R5	RESIDENTIAL	BEDROOM	11.0	83.4	83.4	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 47 BENGAL STREET
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL39

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





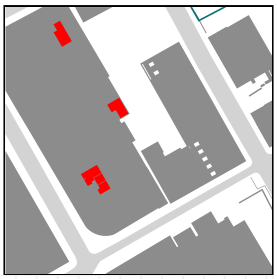
F04

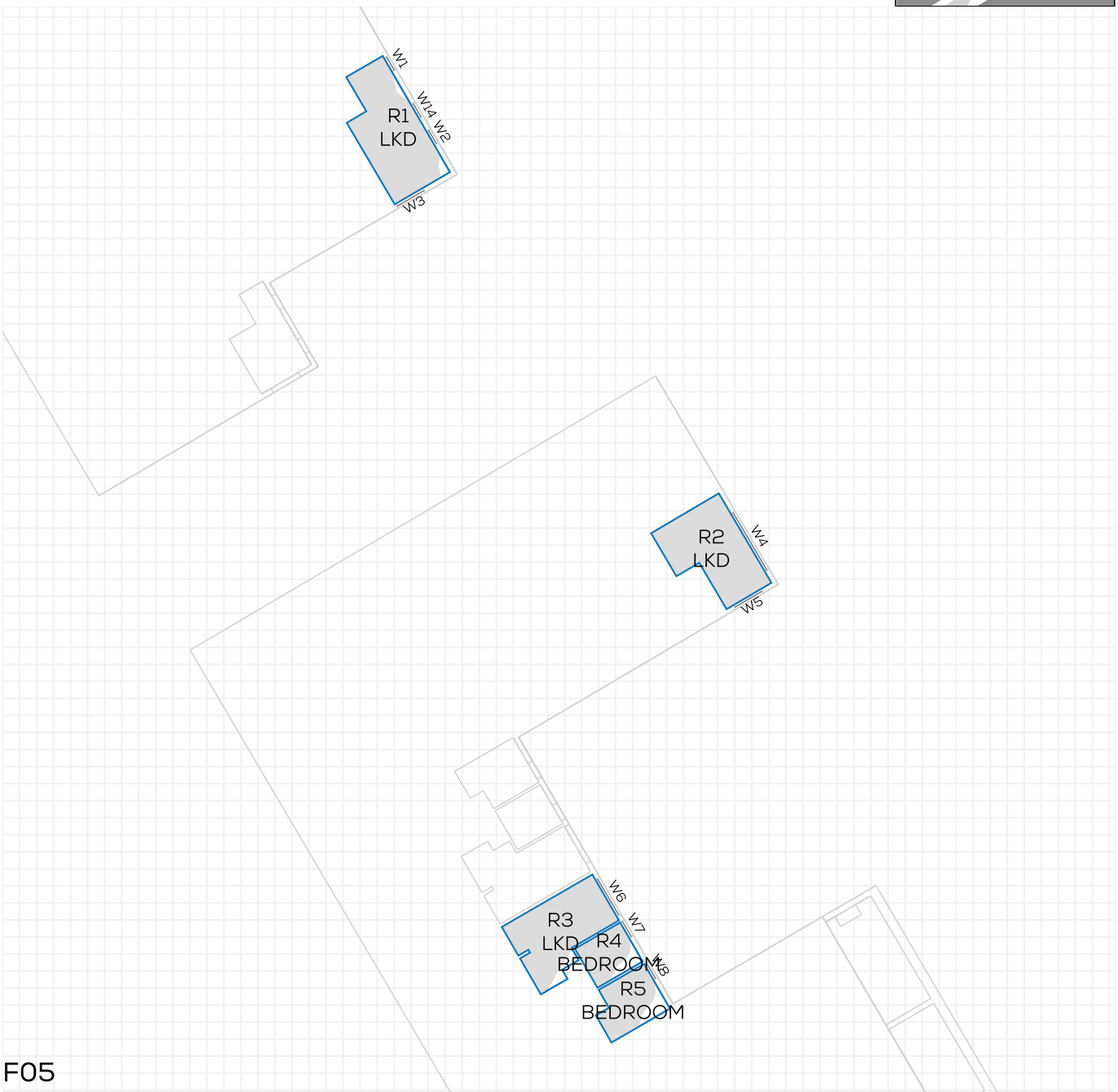
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
47 BENGAL STREET								
F04	R6	RESIDENTIAL	LKD	22.5	94	94	0.0	0
F04	R7	RESIDENTIAL	BEDROOM	8.1	96.1	96.1	0.0	0
F04	R8	RESIDENTIAL	BEDROOM	11.0	95.2	95.2	0.0	0
F04	R9	RESIDENTIAL	BEDROOM	15.9	85.4	85.4	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 47 BENGAL STREET
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL40

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





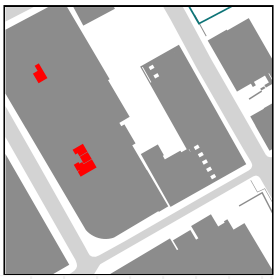
F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
47 BENGAL STREET								
F05	R1	RESIDENTIAL	LKD	26.7	96.9	96.9	0.0	0
F05	R2	RESIDENTIAL	LKD	23.1	100	100	0.0	0
F05	R3	RESIDENTIAL	LKD	22.5	95.1	94.8	0.1	0.3
F05	R4	RESIDENTIAL	BEDROOM	8.1	84	84	0.0	0
F05	R5	RESIDENTIAL	BEDROOM	11.0	85.1	85.1	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 47 BENGAL STREET
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL41

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





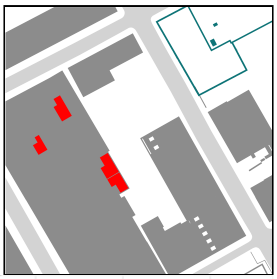
F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
47 BENGAL STREET								
F05	R6	RESIDENTIAL	LKD	22.5	96.1	96.1	0.0	0
F05	R7	RESIDENTIAL	BEDROOM	8.1	96.2	96.2	0.0	0
F05	R8	RESIDENTIAL	BEDROOM	11.0	95.5	95.5	0.0	0
F05	R9	RESIDENTIAL	BEDROOM	15.9	87.4	87.4	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 47 BENGAL STREET
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL42

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

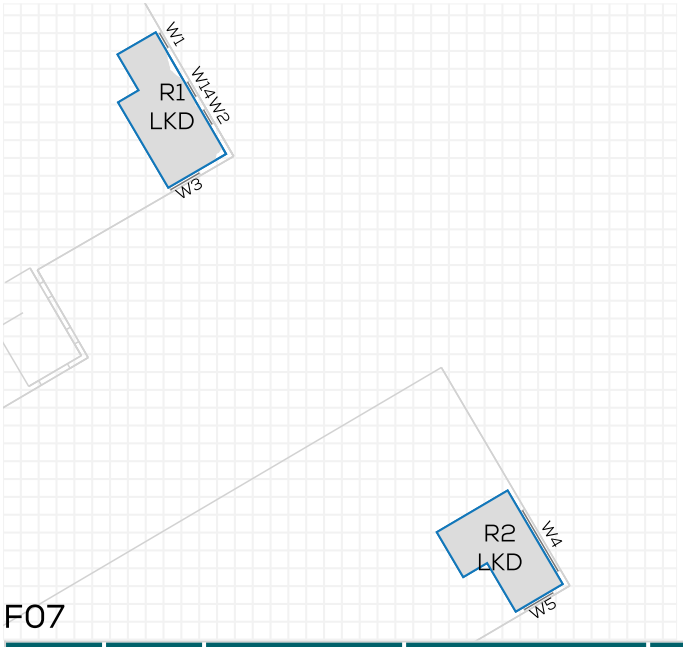




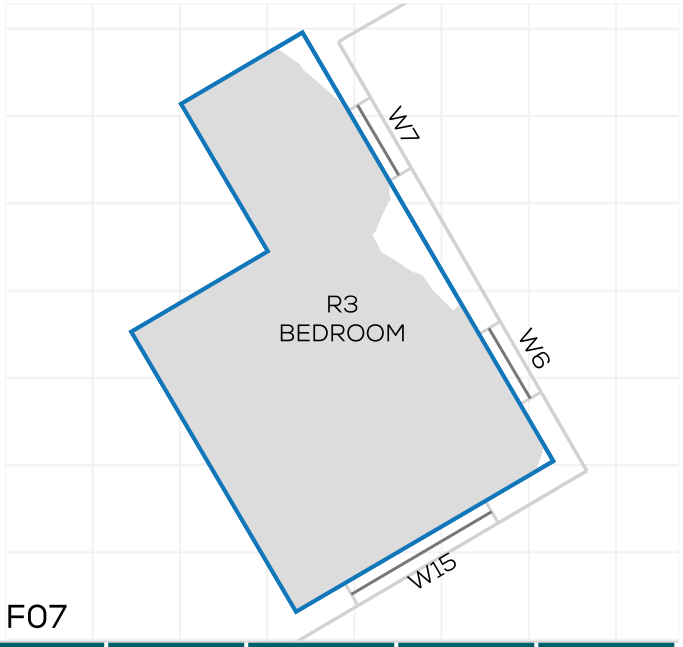
F06



F06



F07



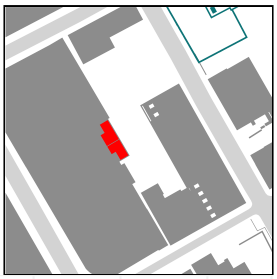
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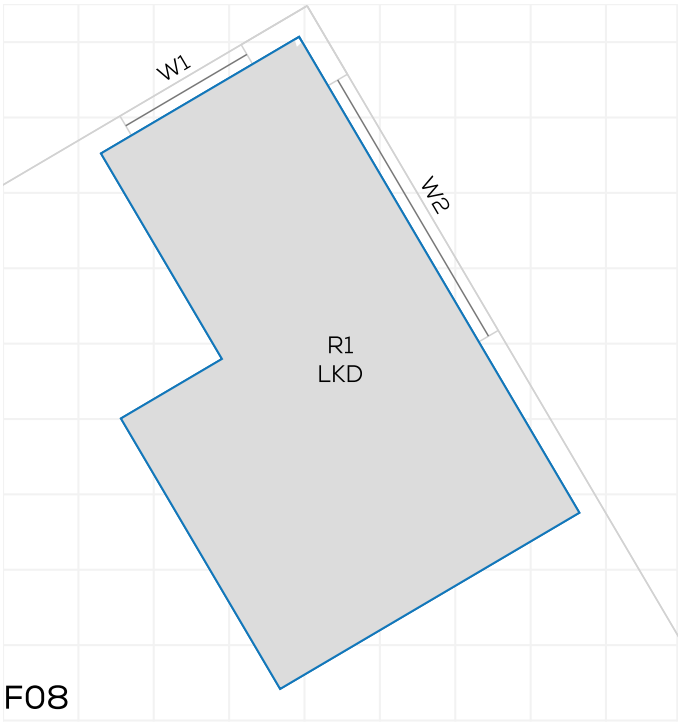
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
47 BENGAL STREET								
F06	R1	RESIDENTIAL	LKD	26.7	97.3	97.3	0.0	0
F06	R2	RESIDENTIAL	LKD	28.8	99	99	0.0	0
F06	R3	RESIDENTIAL	BEDROOM	15.9	91.5	91.5	0.0	0
F07	R1	RESIDENTIAL	LKD	26.7	97.9	97.9	0.0	0
F07	R2	RESIDENTIAL	LKD	23.1	100	100	0.0	0
F07	R3	RESIDENTIAL	BEDROOM	15.9	96	96	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 47 BENGAL STREET
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL43

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F08



F09

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
47 BENGAL STREET								
F08	R1	RESIDENTIAL	LKD	28.8	100	100	0.0	0
F09	R1	RESIDENTIAL	LKD	23.1	100	100	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 97 JERSEY STREET
DATE: 28/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS03-NSL44

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
97 JERSEY STREET								
F01	R1	RESIDENTIAL	KITCHEN	13.5	88.1	83	0.7	5.8

Appendix 05

Cumulative Assessment

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
ELIZA YARD																					
F01	R1	RESIDENTIAL	LKD	W1/F01	15.5	0.5	15	96.8%	NO	99.1	71.2	7.0	28.2%	NO	33	11	1	0	97.0%	100.0%	NO
			LKD	W2/F01	34.9	26.3	8.6	24.6%	NO												
			LKD	W28/F01	13.8	0.3	13.5	97.8%	NO												
			LKD	W29/F01	15.9	0.4	15.5	97.5%	NO												
	R2	RESIDENTIAL	BEDROOM	W3/F01	16.7	15.2	1.5	9.0%	YES	30.6	28	0.3	8.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	LKD	W4/F01	5.6	5	0.6	10.7%	YES	83.3	83.2	0.0	0.0%	YES	15	0	14	0	6.7%	0.0%	YES
			LKD	W5/F01	6.9	4.9	2	29.0%	NO												
			LKD	W6/F01	7.5	5.5	2	26.7%	NO												
			LKD	W9/F01	36.2	35.2	1	2.8%	YES												
	R4	RESIDENTIAL	BEDROOM	W7/F01	14.9	13.7	1.2	8.1%	YES	60.9	44.2	3.4	27.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W8/F01	14.3	13.2	1.1	7.7%	YES												
	R5	RESIDENTIAL	LKD	W10/F01	33	33	0	0.0%	YES	99	86.6	3.1	12.5%	YES	93	25	78	24	16.1%	4.0%	YES
			LKD	W11/F01	15.1	5	10.1	66.9%	NO												
			LKD	W12/F01	15.1	5.5	9.6	63.6%	NO												
			LKD	W13/F01	12.7	5.2	7.5	59.1%	NO												
	R6	RESIDENTIAL	BEDROOM	W14/F01	34.7	11.2	23.5	67.7%	NO	84.9	20.8	6.9	75.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W15/F01	35	9.6	25.4	72.6%	NO	96.4	22.7	11.1	76.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W16/F01	35	9.2	25.8	73.7%	NO												
	R8	RESIDENTIAL	BEDROOM	W17/F01	35.2	7.3	27.9	79.3%	NO	95.6	6.4	12.2	93.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W18/F01	35.3	7	28.3	80.2%	NO												
	R9 (3)	RESIDENTIAL	LKD	W19/F01	35.2	6.4	28.8	81.8%	NO	97.5	4	24.2	95.9%	NO	63	21	20	7	68.3%	66.7%	NO
			LKD	W20/F01	35.2	6.2	29	82.4%	NO												
	R10 (3)	RESIDENTIAL	LKD	W21/F01	35.4	5.4	30	84.7%	NO	97.8	2.5	24.6	97.5%	NO	62	20	16	5	74.2%	75.0%	NO
			LKD	W22/F01	35.4	5.3	30.1	85.0%	NO												
	R11	RESIDENTIAL	BEDROOM	W23/F01	35.6	5.3	30.3	85.1%	NO	95.7	4	12.5	95.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W24/F01	35.6	5.2	30.4	85.4%	NO												
	R12	RESIDENTIAL	BEDROOM	W25/F01	35.7	4.9	30.8	86.3%	NO	96.8	0.7	14.5	99.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W26/F01	35.8	4.8	31	86.6%	NO												
	R13	RESIDENTIAL	BEDROOM	W27/F01	35.7	4.5	31.2	87.4%	NO	84.8	0.6	9.0	99.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F02	R1	RESIDENTIAL	LKD	W1/F02	16	0.5	15.5	96.9%	NO	99.1	71.5	7.0	27.9%	NO	34	11	1	0	97.1%	100.0%	NO
			LKD	W2/F02	38.8	30.2	8.6	22.2%	YES												

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
ELIZA YARD (CONTINUED)																					
			LKD	W28/F02	14.3	0.3	14	97.9%	NO												
			LKD	W29/F02	16.4	0.4	16	97.6%	NO												
	R2	RESIDENTIAL	BEDROOM	W3/F02	18.4	17	1.4	7.6%	YES	34.9	33.6	0.2	4.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	LKD	W4/F02	6.9	6.3	0.6	8.7%	YES	84.4	84.4	0.0	0.0%	YES	18	0	17	0	5.6%	0.0%	YES
			LKD	W5/F02	8.1	6.3	1.8	22.2%	NO												
			LKD	W6/F02	8.7	7	1.7	19.5%	YES												
			LKD	W9/F02	38.7	37.8	0.9	2.3%	YES												
	R4	RESIDENTIAL	BEDROOM	W7/F02	16.3	15.2	1.1	6.7%	YES	63.6	49.3	2.9	22.6%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W8/F02	15.6	14.6	1	6.4%	YES												
	R5	RESIDENTIAL	LKD	W10/F02	35.5	35.5	0	0.0%	YES	99.1	86.7	3.1	12.5%	YES	95	27	81	26	14.7%	3.7%	YES
			LKD	W11/F02	15.7	5.6	10.1	64.3%	NO												
			LKD	W12/F02	15.8	6.3	9.5	60.1%	NO												
			LKD	W13/F02	13.4	6.1	7.3	54.5%	NO												
	R6	RESIDENTIAL	BEDROOM	W14/F02	35.7	14	21.7	60.8%	NO	84.9	26.5	6.3	68.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W15/F02	35.9	12.6	23.3	64.9%	NO	96.4	27.4	10.4	71.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W16/F02	36	12.1	23.9	66.4%	NO												
	R8	RESIDENTIAL	BEDROOM	W17/F02	36.1	9.7	26.4	73.1%	NO	95.6	11.7	11.5	87.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W18/F02	36.2	9.3	26.9	74.3%	NO												
	R9 (3)	RESIDENTIAL	LKD	W19/F02	36.1	8.3	27.8	77.0%	NO	97.5	8.4	23.0	91.3%	NO	65	23	25	10	61.5%	56.5%	YES
			LKD	W20/F02	36.1	8	28.1	77.8%	NO												
	R10 (3)	RESIDENTIAL	LKD	W21/F02	36.3	6.9	29.4	81.0%	NO	97.7	3.9	24.3	96.1%	NO	64	22	22	9	65.6%	59.1%	NO
			LKD	W22/F02	36.3	6.8	29.5	81.3%	NO												
	R11	RESIDENTIAL	BEDROOM	W23/F02	36.4	6.8	29.6	81.3%	NO	95.8	8.8	11.9	90.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W24/F02	36.4	6.7	29.7	81.6%	NO												
	R12	RESIDENTIAL	BEDROOM	W25/F02	36.5	6.2	30.3	83.0%	NO	96.8	2.2	14.2	97.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W26/F02	36.6	6.2	30.4	83.1%	NO												
	R13	RESIDENTIAL	BEDROOM	W27/F02	36.5	5.8	30.7	84.1%	NO	84.7	2.1	8.9	97.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F03	R1	RESIDENTIAL	LKD	W1/F03	16.5	0.6	15.9	96.4%	NO	99.1	72	6.8	27.4%	NO	36	13	1	0	97.2%	100.0%	NO
			LKD	W2/F03	39.1	31	8.1	20.7%	YES												
			LKD	W28/F03	14.6	0.3	14.3	97.9%	NO												
			LKD	W29/F03	16.9	0.4	16.5	97.6%	NO												

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
ELIZA YARD (CONTINUED)																					
	R2	RESIDENTIAL	BEDROOM	W3/F03	20.4	19.2	1.2	5.9%	YES	43.3	42.8	0.1	1.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	LKD	W4/F03	8.4	7.9	0.5	6.0%	YES	86.1	86.1	0.0	0.0%	YES	21	0	20	0	4.8%	0.0%	YES
			LKD	W5/F03	9.6	8	1.6	16.7%	YES												
			LKD	W6/F03	10.2	8.7	1.5	14.7%	YES												
			LKD	W9/F03	38.9	38.1	0.8	2.1%	YES												
	R4	RESIDENTIAL	BEDROOM	W7/F03	17.9	17	0.9	5.0%	YES	68.6	57.9	2.1	15.7%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W8/F03	17	16.1	0.9	5.3%	YES												
	R5	RESIDENTIAL	LKD	W10/F03	36.8	36.8	0	0.0%	YES	99.1	88.9	2.6	10.3%	YES	98	30	85	28	13.3%	6.7%	YES
			LKD	W11/F03	16.2	7.9	8.3	51.2%	NO												
			LKD	W12/F03	16.3	8.8	7.5	46.0%	NO												
			LKD	W13/F03	14	8.8	5.2	37.1%	NO												
	R6	RESIDENTIAL	BEDROOM	W14/F03	36.6	18.4	18.2	49.7%	NO	84.8	46.1	4.2	45.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W15/F03	36.8	17.3	19.5	53.0%	NO	96.5	45.3	7.7	53.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W16/F03	36.8	16.7	20.1	54.6%	NO												
	R8	RESIDENTIAL	BEDROOM	W17/F03	36.9	13.3	23.6	64.0%	NO	95.7	21	10.2	78.1%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W18/F03	37	12.6	24.4	65.9%	NO												
	R9 (3)	RESIDENTIAL	LKD	W19/F03	36.9	11.2	25.7	69.6%	NO	97.5	17.3	20.7	82.2%	NO	65	23	28	12	56.9%	47.8%	YES
			LKD	W20/F03	36.9	10.7	26.2	71.0%	NO												
	R10 (3)	RESIDENTIAL	LKD	W21/F03	37	9.2	27.8	75.1%	NO	97.8	5	24.0	94.9%	NO	65	23	24	11	63.1%	52.2%	NO
			LKD	W22/F03	37	9	28	75.7%	NO												
	R11	RESIDENTIAL	BEDROOM	W23/F03	37.2	9	28.2	75.8%	NO	95.7	13	11.3	86.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W24/F03	37.2	8.8	28.4	76.3%	NO												
	R12	RESIDENTIAL	BEDROOM	W25/F03	37.3	8.3	29	77.7%	NO	96.8	5.4	13.8	94.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W26/F03	37.3	8.2	29.1	78.0%	NO												
	R13	RESIDENTIAL	BEDROOM	W27/F03	37.2	7.6	29.6	79.6%	NO	84.8	3.9	8.7	95.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F04	R1	RESIDENTIAL	LKD	W1/F04	16.9	0.7	16.2	95.9%	NO	99.1	72.9	6.6	26.5%	NO	36	13	3	0	91.7%	100.0%	NO
			LKD	W2/F04	39.3	31.9	7.4	18.8%	YES												
			LKD	W28/F04	15	0.3	14.7	98.0%	NO												
			LKD	W29/F04	17.3	0.4	16.9	97.7%	NO												
	R2	RESIDENTIAL	BEDROOM	W3/F04	23	22	1	4.3%	YES	60	59.8	0.0	0.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	LKD	W4/F04	10.2	9.8	0.4	3.9%	YES	86.6	86.6	0.0	0.0%	YES	23	2	22	2	4.3%	0.0%	YES

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
ELIZA YARD (CONTINUED)																					
			LKD	W5/F04	11.5	10.1	1.4	12.2%	YES												
			LKD	W6/F04	11.9	10.5	1.4	11.8%	YES												
			LKD	W9/F04	39.1	38.4	0.7	1.8%	YES												
	R4	RESIDENTIAL	BEDROOM	W7/F04	20	19.2	0.8	4.0%	YES	78.3	73	1.1	6.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W8/F04	18.8	18	0.8	4.3%	YES												
	R5	RESIDENTIAL	LKD	W10/F04	37.7	37.7	0	0.0%	YES	99.1	97.2	0.5	1.8%	YES	98	30	89	28	9.2%	6.7%	YES
			LKD	W11/F04	16.7	10.8	5.9	35.3%	NO												
			LKD	W12/F04	16.9	12	4.9	29.0%	NO												
			LKD	W13/F04	14.5	12.1	2.4	16.6%	YES												
	R6	RESIDENTIAL	BEDROOM	W14/F04	37.4	24.6	12.8	34.2%	NO	84.9	69.4	1.7	18.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W15/F04	37.6	23.7	13.9	37.0%	NO	96.4	96.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W16/F04	37.6	23.1	14.5	38.6%	NO												
	R8	RESIDENTIAL	BEDROOM	W17/F04	37.7	18.1	19.6	52.0%	NO	95.6	29.4	9.1	69.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W18/F04	37.7	17.2	20.5	54.4%	NO												
	R9 (3)	RESIDENTIAL	LKD	W19/F04	37.7	15.1	22.6	59.9%	NO	97.5	25.5	18.6	73.8%	NO	65	23	34	17	47.7%	26.1%	YES
			LKD	W20/F04	37.7	14.5	23.2	61.5%	NO												
	R10 (3)	RESIDENTIAL	LKD	W21/F04	37.7	12.4	25.3	67.1%	NO	97.8	7.9	23.2	91.9%	NO	65	23	28	12	56.9%	47.8%	YES
			LKD	W22/F04	37.8	12.1	25.7	68.0%	NO												
	R11	RESIDENTIAL	BEDROOM	W23/F04	37.9	12.2	25.7	67.8%	NO	95.7	17	10.8	82.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W24/F04	37.9	12	25.9	68.3%	NO												
	R12	RESIDENTIAL	BEDROOM	W25/F04	37.9	11.4	26.5	69.9%	NO	96.8	9.9	13.1	89.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W26/F04	37.9	11.3	26.6	70.2%	NO												
	R13	RESIDENTIAL	BEDROOM	W27/F04	37.9	10.5	27.4	72.3%	NO	84.9	9.5	8.1	88.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F05	R1	RESIDENTIAL	LKD	W1/F05	17.3	2.3	15	86.7%	NO	99.2	75.5	5.9	23.8%	NO	36	13	8	1	77.8%	92.3%	NO
			LKD	W2/F05	39.5	33	6.5	16.5%	YES												
			LKD	W28/F05	15.3	1.3	14	91.5%	NO												
			LKD	W29/F05	17.6	1.8	15.8	89.8%	NO												
	R2	RESIDENTIAL	BEDROOM	W3/F05	26.7	25.8	0.9	3.4%	YES	84.7	84.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	LKD	W4/F05	12.4	12.1	0.3	2.4%	YES	90.2	90.2	0.0	0.0%	YES	27	5	26	5	3.7%	0.0%	YES
			LKD	W5/F05	13.8	12.6	1.2	8.7%	YES												
			LKD	W6/F05	13.6	12.5	1.1	8.1%	YES												

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
ELIZA YARD (CONTINUED)																					
			LKD	W9/F05	39.2	38.7	0.5	1.3%	YES												
	R4	RESIDENTIAL	BEDROOM	W7/F05	23.1	22.4	0.7	3.0%	YES	90.1	89.9	0.0	0.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W8/F05	21.3	20.7	0.6	2.8%	YES												
	R5	RESIDENTIAL	LKD	W10/F05	38.5	38.5	0	0.0%	YES	99.1	98.3	0.2	0.8%	YES	98	30	92	30	6.1%	0.0%	YES
			LKD	W11/F05	17.1	13.3	3.8	22.2%	NO												
			LKD	W12/F05	17.4	14.6	2.8	16.1%	YES												
			LKD	W13/F05	15	14.3	0.7	4.7%	YES												
	R6	RESIDENTIAL	BEDROOM	W14/F05	38.2	30	8.2	21.5%	YES	84.9	76.6	0.9	9.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W15/F05	38.3	28.6	9.7	25.3%	YES	96.4	96.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W16/F05	38.3	28	10.3	26.9%	YES												
	R8	RESIDENTIAL	BEDROOM	W17/F05	38.4	22.8	15.6	40.6%	NO	95.6	37.6	7.9	60.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W18/F05	38.4	21.8	16.6	43.2%	NO												
	R9 (3)	RESIDENTIAL	LKD	W19/F05	38.3	19.6	18.7	48.8%	NO	97.5	28.6	17.8	70.7%	NO	66	24	38	17	42.4%	29.2%	YES
			LKD	W20/F05	38.3	19	19.3	50.4%	NO												
	R10 (3)	RESIDENTIAL	LKD	W21/F05	38.4	16.9	21.5	56.0%	NO	97.8	14.4	21.5	85.2%	NO	66	24	32	12	51.5%	50.0%	YES
			LKD	W22/F05	38.4	16.6	21.8	56.8%	NO												
	R11	RESIDENTIAL	BEDROOM	W23/F05	38.5	17	21.5	55.8%	NO	95.7	26.4	9.5	72.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W24/F05	38.5	16.9	21.6	56.1%	NO												
	R12	RESIDENTIAL	BEDROOM	W25/F05	38.5	16.2	22.3	57.9%	NO	96.8	19.6	11.6	79.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W26/F05	38.5	16.1	22.4	58.2%	NO												
	R13	RESIDENTIAL	BEDROOM	W27/F05	38.4	14.9	23.5	61.2%	NO	84.9	23.6	6.6	72.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F06	R1	RESIDENTIAL	LKD	W1/F06	17.6	6.8	10.8	61.4%	NO	99.1	92.3	1.8	6.9%	YES	36	13	18	4	50.0%	69.2%	NO
			LKD	W2/F06	39.5	34.3	5.2	13.2%	YES												
			LKD	W28/F06	15.5	4.5	11	71.0%	NO												
			LKD	W29/F06	17.9	5.9	12	67.0%	NO												
	R2	RESIDENTIAL	BEDROOM	W3/F06	31.4	30.7	0.7	2.2%	YES	87.9	87.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	LKD	W4/F06	14.8	14.5	0.3	2.0%	YES	99.9	99.9	0.0	0.0%	YES	31	9	30	9	3.2%	0.0%	YES
			LKD	W5/F06	15.9	14.9	1	6.3%	YES												
			LKD	W6/F06	15.2	14.3	0.9	5.9%	YES												
			LKD	W9/F06	39.3	38.9	0.4	1.0%	YES												
	R4	RESIDENTIAL	BEDROOM	W7/F06	29.1	28.6	0.5	1.7%	YES	90.5	90.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
ELIZA YARD (CONTINUED)																					
			BEDROOM	W8/F06	26.6	26.1	0.5	1.9%	YES												
	R5	RESIDENTIAL	LKD	W10/F06	39.1	39.1	0	0.0%	YES	99.1	99	0.0	0.0%	YES	98	30	93	30	5.1%	0.0%	YES
			LKD	W11/F06	17.5	15.1	2.4	13.7%	YES												
			LKD	W12/F06	17.8	16.1	1.7	9.6%	YES												
			LKD	W13/F06	15.4	15	0.4	2.6%	YES												
	R6	RESIDENTIAL	BEDROOM	W14/F06	38.8	33.3	5.5	14.2%	YES	84.9	84.8	0.0	0.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W15/F06	38.9	32.5	6.4	16.5%	YES	96.5	96.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W16/F06	38.9	32	6.9	17.7%	YES												
	R8	RESIDENTIAL	BEDROOM	W17/F06	38.9	28.3	10.6	27.2%	YES	96.4	55.3	6.6	42.6%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W18/F06	38.9	27.7	11.2	28.8%	YES												
	R9 (3)	RESIDENTIAL	LKD	W19/F06	38.9	25.6	13.3	34.2%	NO	89.6	39.3	15.1	56.1%	NO	66	24	47	17	28.8%	29.2%	YES
			LKD	W20/F06	38.9	25.2	13.7	35.2%	NO												
	R10	RESIDENTIAL	BEDROOM	W21/F06	38.9	23.7	15.2	39.1%	NO	96.9	60.6	4.3	37.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W22/F06	38.9	23.5	15.4	39.6%	NO												
	R11	RESIDENTIAL	BEDROOM	W23/F06	38.9	24.3	14.6	37.5%	NO	98.3	47.6	7.7	51.6%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W24/F06	38.9	24.1	14.8	38.0%	NO												
	R12	RESIDENTIAL	BEDROOM	W25/F06	39	23.4	15.6	40.0%	NO	91.8	45.1	7.4	50.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W26/F06	39	23.3	15.7	40.3%	NO												
	R13	RESIDENTIAL	BEDROOM	W27/F06	38.9	21.7	17.2	44.2%	NO	86.8	49.5	4.7	43.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F07	R1	RESIDENTIAL	LKD	W1/F07	17.9	12.4	5.5	30.7%	NO	99.1	99.1	0.0	0.0%	YES	36	13	27	10	25.0%	23.1%	YES
			LKD	W2/F07	39.6	35.7	3.9	9.8%	YES												
			LKD	W28/F07	15.8	9	6.8	43.0%	NO												
			LKD	W29/F07	18.2	11.3	6.9	37.9%	NO												
	R2	RESIDENTIAL	BEDROOM	W3/F07	35.6	35	0.6	1.7%	YES	88.1	88.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	LKD	W4/F07	17	16.8	0.2	1.2%	YES	99.9	99.9	0.0	0.0%	YES	35	13	34	12	2.9%	7.7%	YES
			LKD	W5/F07	17.9	17.1	0.8	4.5%	YES												
			LKD	W6/F07	16.7	16	0.7	4.2%	YES												
			LKD	W9/F07	39.4	39	0.4	1.0%	YES												
	R4	RESIDENTIAL	BEDROOM	W7/F07	35.1	34.6	0.5	1.4%	YES	90.5	90.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W8/F07	34.6	34.1	0.5	1.4%	YES												
	R5	RESIDENTIAL	LKD	W10/F07	39.3	39.3	0	0.0%	YES	99.1	99.1	0.0	0.0%	YES	98	30	98	30	0.0%	0.0%	YES

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	MEETS CRITERIA	EX. %	PR. %	LOSS SQM	LOSS %	MEETS CRITERIA	EX.		PR.		LOSS %		MEETS CRITERIA
															ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	
ELIZA YARD (CONTINUED)																					
			LKD	W11/F07	17.8	16.8	1	5.6%	YES												
			LKD	W12/F07	18.2	17.5	0.7	3.8%	YES												
			LKD	W13/F07	15.7	15.6	0.1	0.6%	YES												
	R6	RESIDENTIAL	BEDROOM	W14/F07	39.2	36.8	2.4	6.1%	YES	84.8	84.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W15/F07	39.3	36.7	2.6	6.6%	YES	96.4	96.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W16/F07	39.3	36.6	2.7	6.9%	YES												
	R8	RESIDENTIAL	BEDROOM	W17/F07	39.3	35.1	4.2	10.7%	YES	96.3	96.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W18/F07	39.3	34.9	4.4	11.2%	YES												
	R9 (3)	RESIDENTIAL	LKD	W19/F07	39.2	33.4	5.8	14.8%	YES	89.6	89.2	0.1	0.4%	YES	66	24	60	20	9.1%	16.7%	YES
			LKD	W20/F07	39.2	33.2	6	15.3%	YES												
	R10	RESIDENTIAL	BEDROOM	W21/F07	39.3	32.3	7	17.8%	YES	96.8	96.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W22/F07	39.3	32.2	7.1	18.1%	YES												
	R11	RESIDENTIAL	BEDROOM	W23/F07	39.3	33.1	6.2	15.8%	YES	98.2	98.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W24/F07	39.3	33	6.3	16.0%	YES												
	R12	RESIDENTIAL	BEDROOM	W25/F07	39.3	32.3	7	17.8%	YES	91.8	86.9	0.8	5.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W26/F07	39.3	32.1	7.2	18.3%	YES												
	R13	RESIDENTIAL	BEDROOM	W27/F07	39.3	30.3	9	22.9%	YES	86.8	86.6	0.0	0.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(1) KITCHEN SMALLER THAN 13m2

(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)

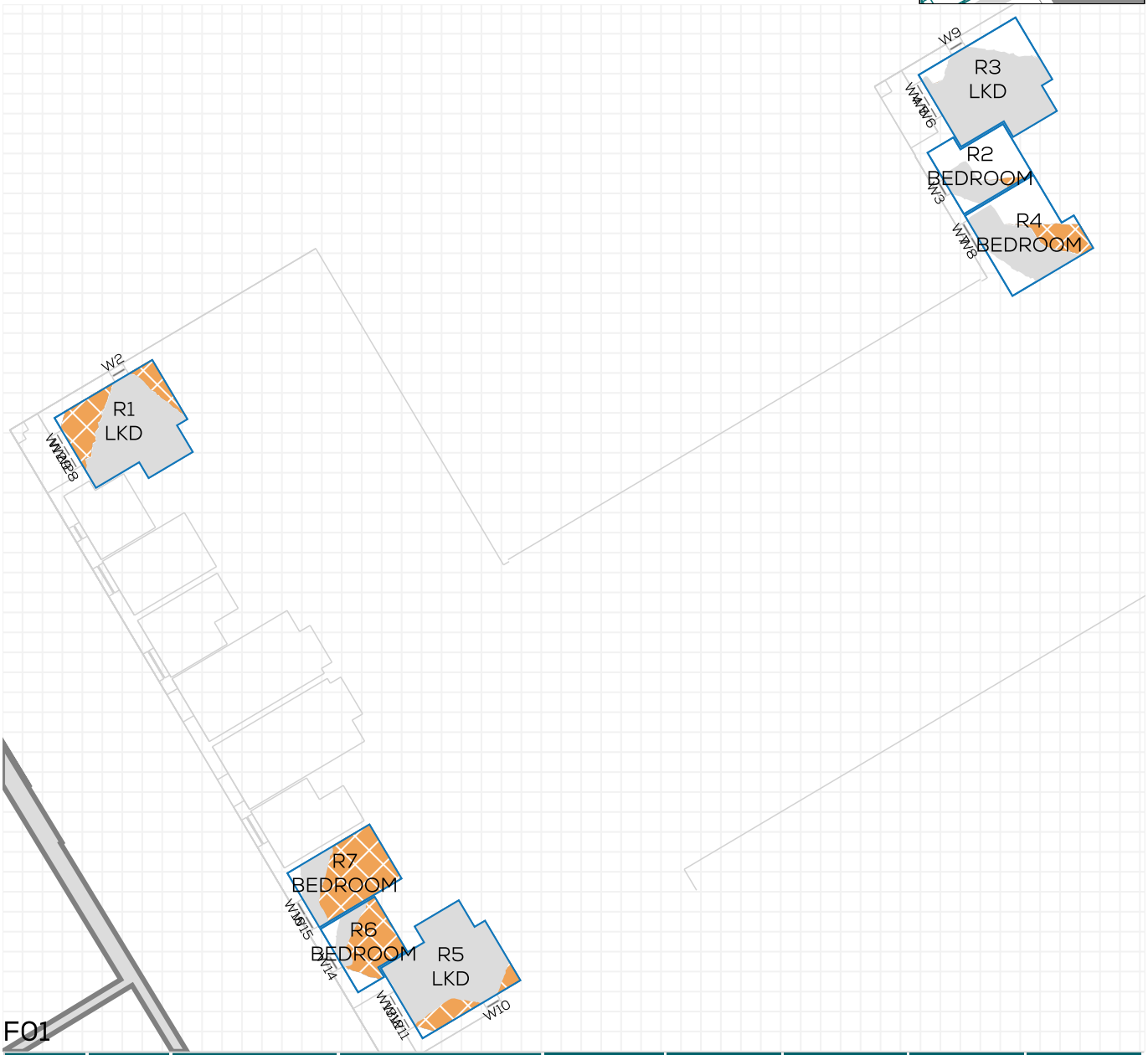
(3) SINGLE ASPECT ROOM DEEPER THAN 5m

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ELIZA YARD
DATE: 24/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS01-NSL20

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





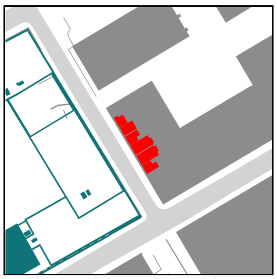
F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ELIZA YARD								
F01	R1	RESIDENTIAL	LKD	25.2	99.1	71.2	7.0	28.2
F01	R2	RESIDENTIAL	BEDROOM	12.5	30.6	28	0.3	8.5
F01	R3	RESIDENTIAL	LKD	25.6	83.3	83.2	0.0	0
F01	R4	RESIDENTIAL	BEDROOM	20.0	60.9	44.2	3.4	27.5
F01	R5	RESIDENTIAL	LKD	25.3	99	86.6	3.1	12.5
F01	R6	RESIDENTIAL	BEDROOM	10.7	84.9	20.8	6.9	75.5
F01	R7	RESIDENTIAL	BEDROOM	15.1	96.4	22.7	11.1	76.4

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ELIZA YARD
DATE: 24/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS01-NSL21

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F01

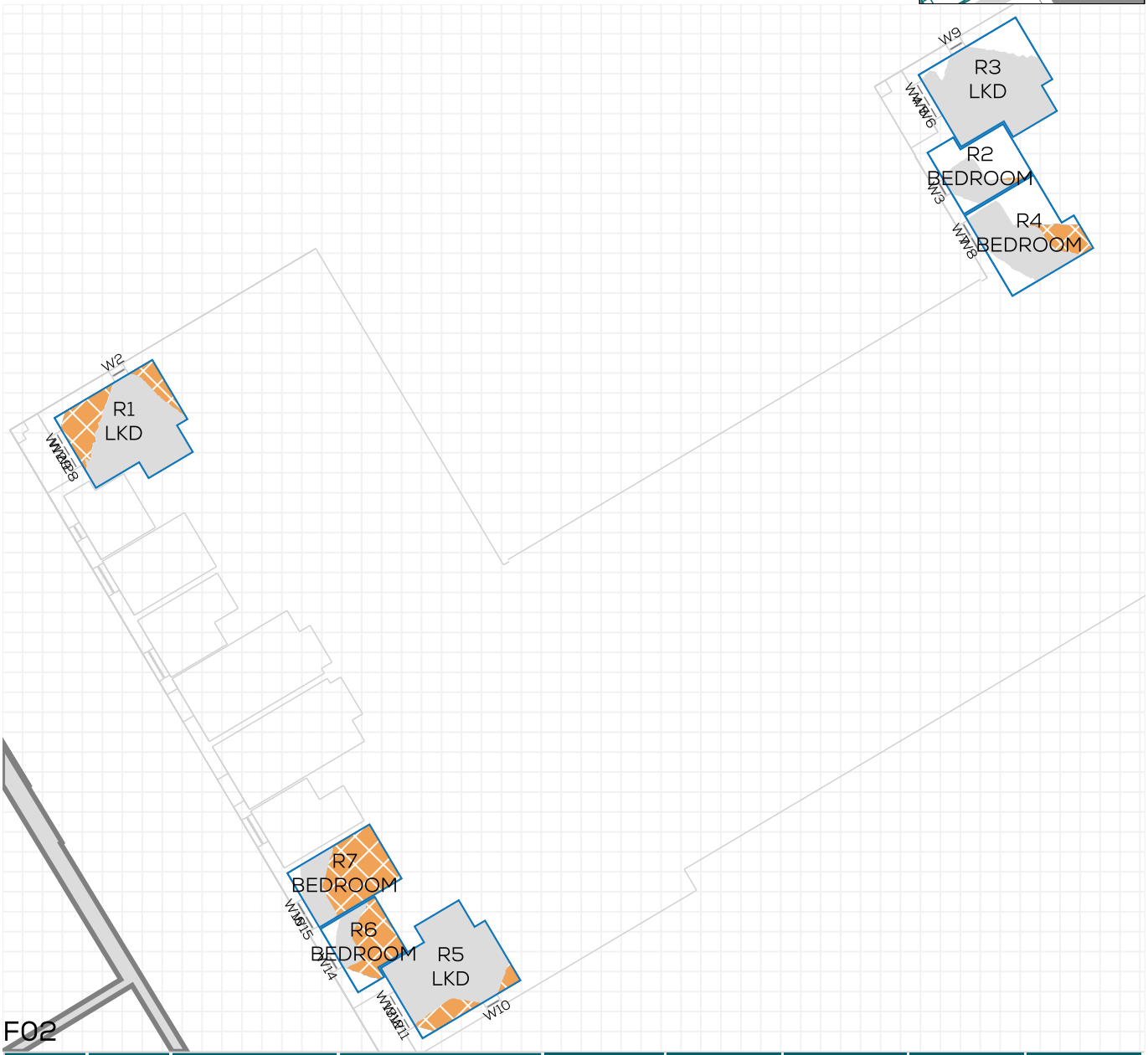
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ELIZA YARD								
F01	R8	RESIDENTIAL	BEDROOM	13.7	95.6	6.4	12.2	93.3
F01	R9	RESIDENTIAL	LKD	25.8	97.5	4	24.2	95.9
F01	R10	RESIDENTIAL	LKD	25.8	97.8	2.5	24.6	97.5
F01	R11	RESIDENTIAL	BEDROOM	13.7	95.7	4	12.5	95.8
F01	R12	RESIDENTIAL	BEDROOM	15.1	96.8	0.7	14.5	99.3
F01	R13	RESIDENTIAL	BEDROOM	10.7	84.8	0.6	9.0	99.3

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ELIZA YARD
DATE: 24/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS01-NSL22

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



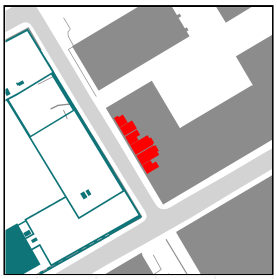


FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ELIZA YARD								
F02	R1	RESIDENTIAL	LKD	25.2	99.1	71.5	7.0	27.9
F02	R2	RESIDENTIAL	BEDROOM	12.5	34.9	33.6	0.2	4
F02	R3	RESIDENTIAL	LKD	25.6	84.4	84.4	0.0	0
F02	R4	RESIDENTIAL	BEDROOM	20.0	63.6	49.3	2.9	22.6
F02	R5	RESIDENTIAL	LKD	25.3	99.1	86.7	3.1	12.5
F02	R6	RESIDENTIAL	BEDROOM	10.7	84.9	26.5	6.3	68.7
F02	R7	RESIDENTIAL	BEDROOM	15.1	96.4	27.4	10.4	71.5

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ELIZA YARD
DATE: 24/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS01-NSL23

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F02

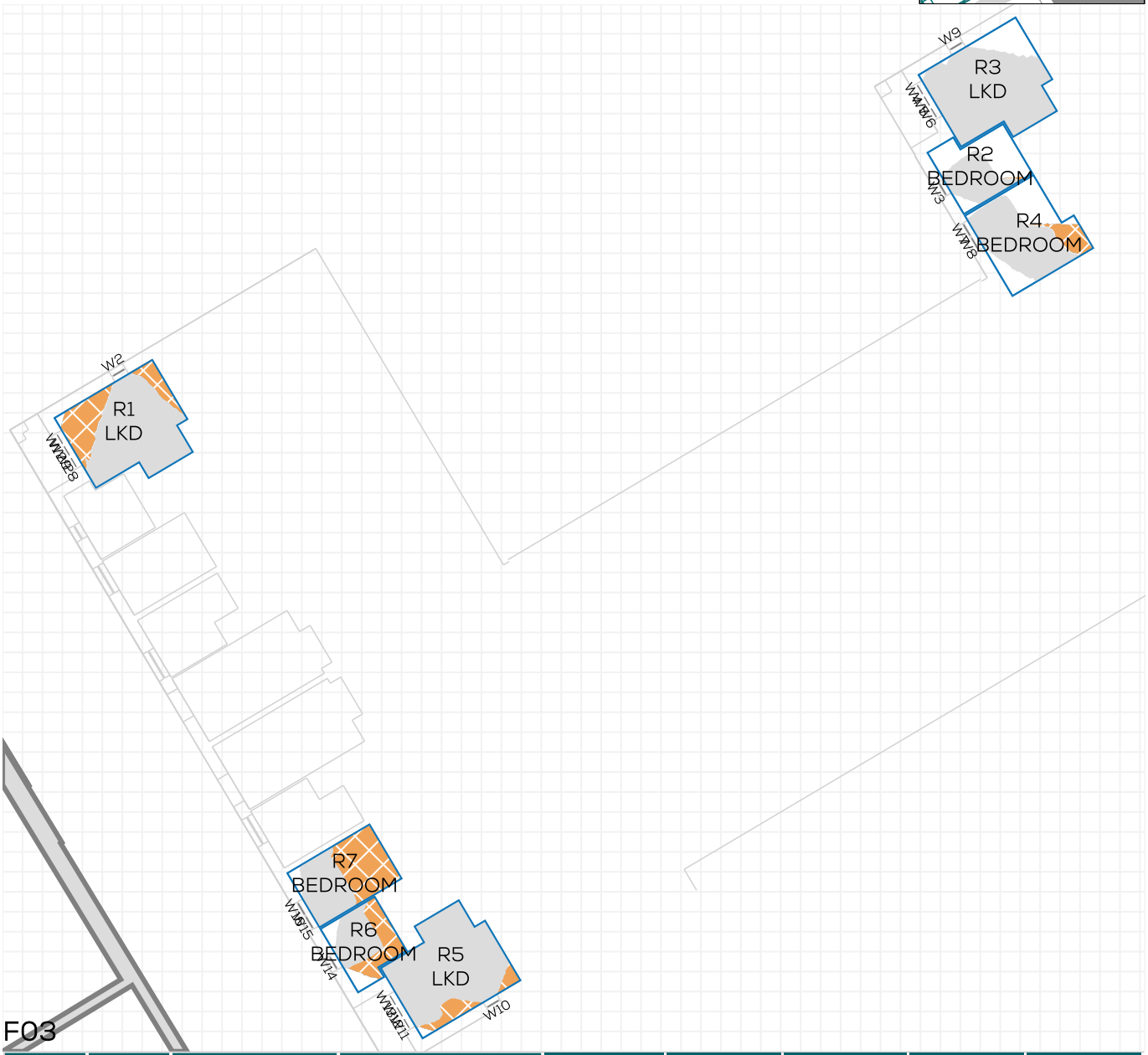
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ELIZA YARD								
F02	R8	RESIDENTIAL	BEDROOM	13.7	95.6	11.7	11.5	87.7
F02	R9	RESIDENTIAL	LKD	25.8	97.5	8.4	23.0	91.3
F02	R10	RESIDENTIAL	LKD	25.8	97.7	3.9	24.3	96.1
F02	R11	RESIDENTIAL	BEDROOM	13.7	95.8	8.8	11.9	90.8
F02	R12	RESIDENTIAL	BEDROOM	15.1	96.8	2.2	14.2	97.7
F02	R13	RESIDENTIAL	BEDROOM	10.7	84.7	2.1	8.9	97.5

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ELIZA YARD
DATE: 24/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS01-NSL24

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



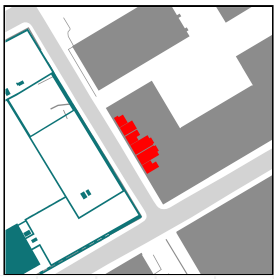


FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ELIZA YARD								
F03	R1	RESIDENTIAL	LKD	25.2	99.1	72	6.8	27.4
F03	R2	RESIDENTIAL	BEDROOM	12.5	43.3	42.8	0.1	1.2
F03	R3	RESIDENTIAL	LKD	25.6	86.1	86.1	0.0	0
F03	R4	RESIDENTIAL	BEDROOM	20.0	68.6	57.9	2.1	15.7
F03	R5	RESIDENTIAL	LKD	25.3	99.1	88.9	2.6	10.3
F03	R6	RESIDENTIAL	BEDROOM	10.7	84.8	46.1	4.2	45.7
F03	R7	RESIDENTIAL	BEDROOM	15.1	96.5	45.3	7.7	53

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ELIZA YARD
DATE: 24/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS01-NSL25

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





F03

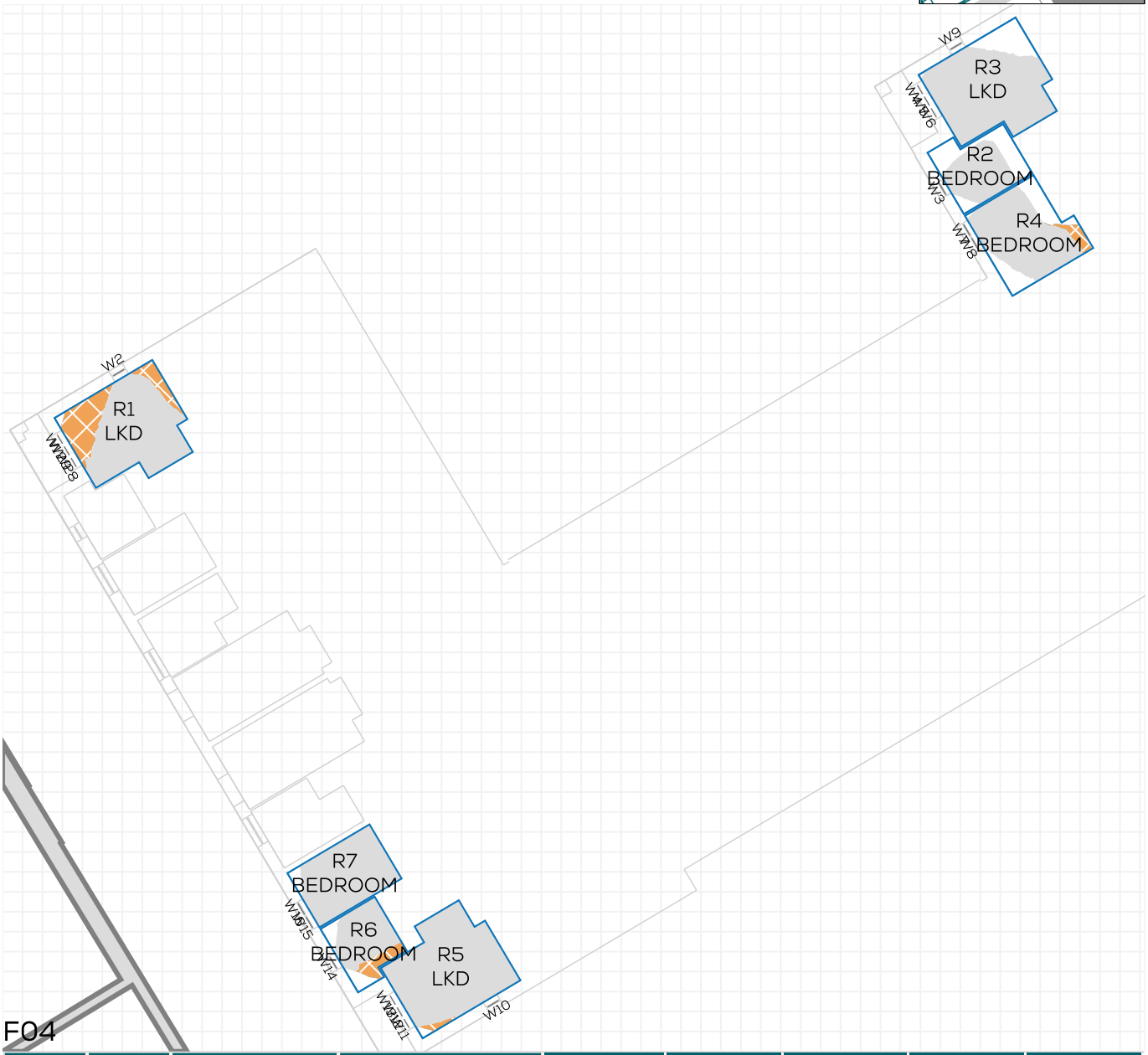
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ELIZA YARD								
F03	R8	RESIDENTIAL	BEDROOM	13.7	95.7	21	10.2	78.1
F03	R9	RESIDENTIAL	LKD	25.8	97.5	17.3	20.7	82.2
F03	R10	RESIDENTIAL	LKD	25.8	97.8	5	24.0	94.9
F03	R11	RESIDENTIAL	BEDROOM	13.7	95.7	13	11.3	86.4
F03	R12	RESIDENTIAL	BEDROOM	15.1	96.8	5.4	13.8	94.4
F03	R13	RESIDENTIAL	BEDROOM	10.7	84.8	3.9	8.7	95.4

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ELIZA YARD
DATE: 24/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS01-NSL26

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





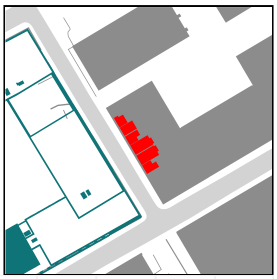
F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ELIZA YARD								
F04	R1	RESIDENTIAL	LKD	25.2	99.1	72.9	6.6	26.5
F04	R2	RESIDENTIAL	BEDROOM	12.5	60	59.8	0.0	0.3
F04	R3	RESIDENTIAL	LKD	25.6	86.6	86.6	0.0	0
F04	R4	RESIDENTIAL	BEDROOM	20.0	78.3	73	1.1	6.8
F04	R5	RESIDENTIAL	LKD	25.3	99.1	97.2	0.5	1.8
F04	R6	RESIDENTIAL	BEDROOM	10.7	84.9	69.4	1.7	18.3
F04	R7	RESIDENTIAL	BEDROOM	15.1	96.4	96.4	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ELIZA YARD
DATE: 24/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS01-NSL27

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





F04

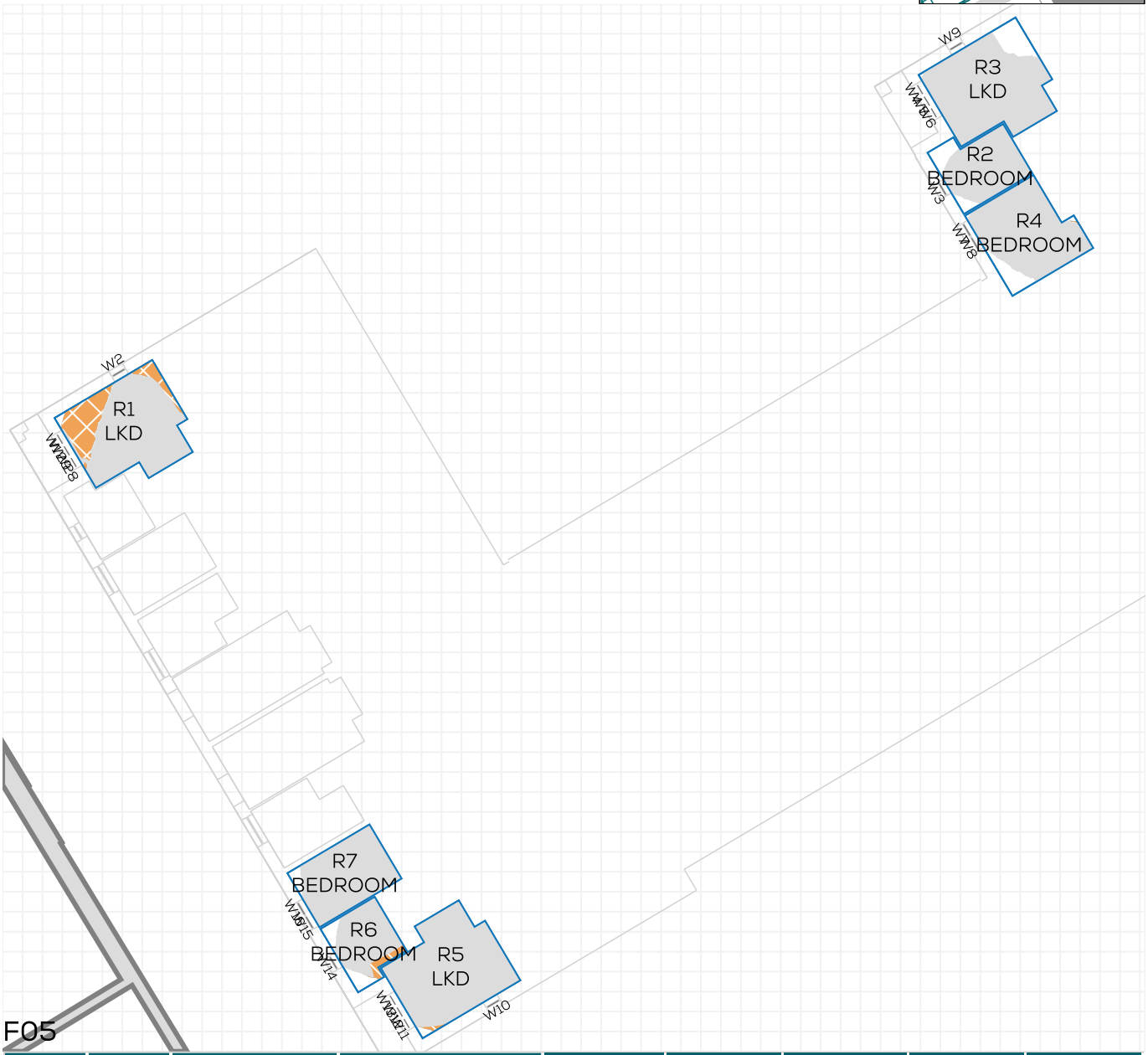
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ELIZA YARD								
F04	R8	RESIDENTIAL	BEDROOM	13.7	95.6	29.4	9.1	69.3
F04	R9	RESIDENTIAL	LKD	25.8	97.5	25.5	18.6	73.8
F04	R10	RESIDENTIAL	LKD	25.8	97.8	7.9	23.2	91.9
F04	R11	RESIDENTIAL	BEDROOM	13.7	95.7	17	10.8	82.2
F04	R12	RESIDENTIAL	BEDROOM	15.1	96.8	9.9	13.1	89.8
F04	R13	RESIDENTIAL	BEDROOM	10.7	84.9	9.5	8.1	88.8

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ELIZA YARD
DATE: 24/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS01-NSL28

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





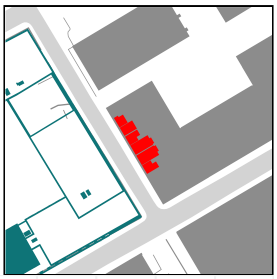
F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ELIZA YARD								
F05	R1	RESIDENTIAL	LKD	25.2	99.2	75.5	5.9	23.8
F05	R2	RESIDENTIAL	BEDROOM	12.5	84.7	84.7	0.0	0
F05	R3	RESIDENTIAL	LKD	25.6	90.2	90.2	0.0	0
F05	R4	RESIDENTIAL	BEDROOM	20.0	90.1	89.9	0.0	0.2
F05	R5	RESIDENTIAL	LKD	25.3	99.1	98.3	0.2	0.8
F05	R6	RESIDENTIAL	BEDROOM	10.7	84.9	76.6	0.9	9.8
F05	R7	RESIDENTIAL	BEDROOM	15.1	96.4	96.4	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ELIZA YARD
DATE: 24/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS01-NSL29

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





F05

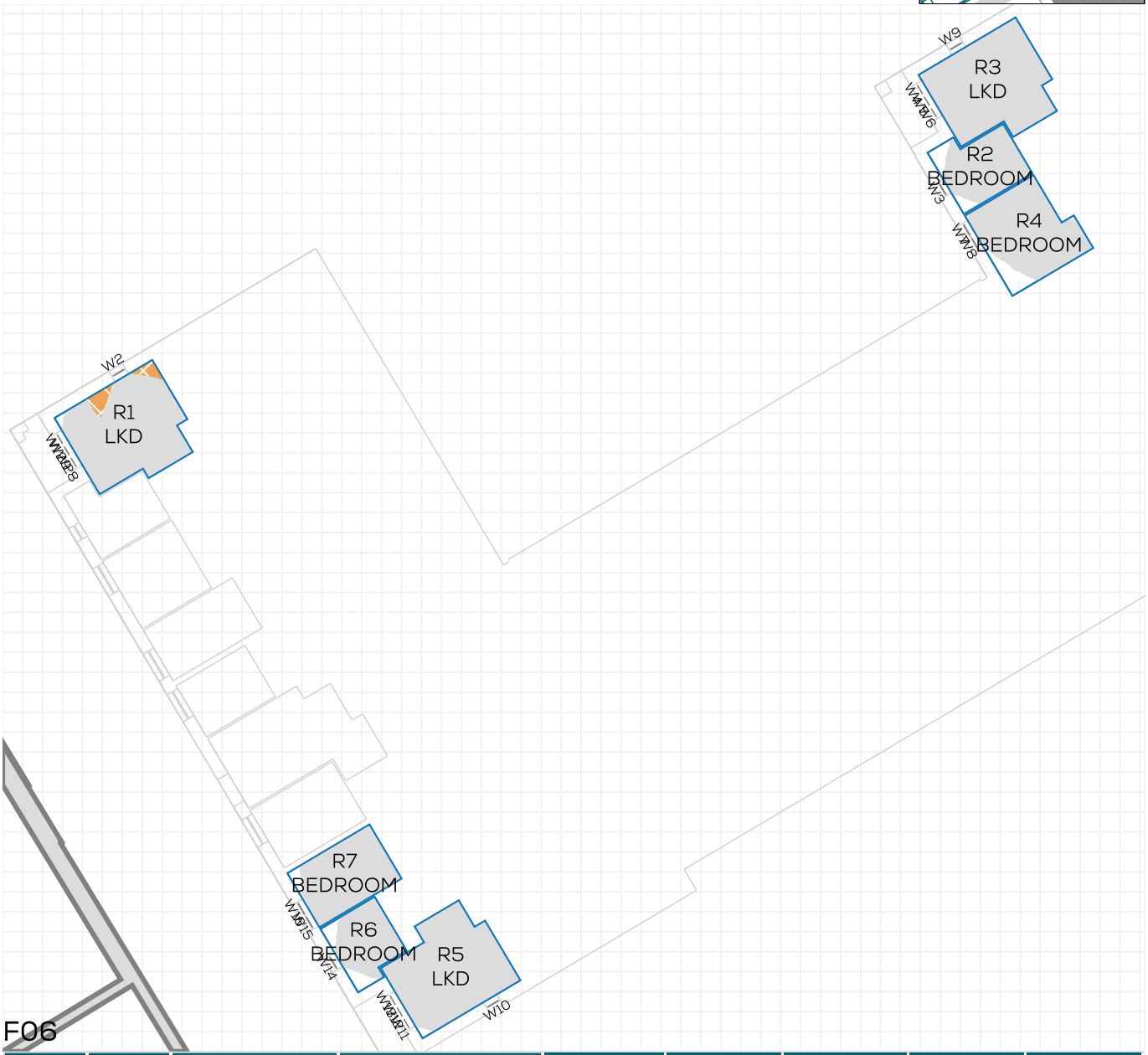
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ELIZA YARD								
F05	R8	RESIDENTIAL	BEDROOM	13.7	95.6	37.6	7.9	60.7
F05	R9	RESIDENTIAL	LKD	25.8	97.5	28.6	17.8	70.7
F05	R10	RESIDENTIAL	LKD	25.8	97.8	14.4	21.5	85.2
F05	R11	RESIDENTIAL	BEDROOM	13.7	95.7	26.4	9.5	72.4
F05	R12	RESIDENTIAL	BEDROOM	15.1	96.8	19.6	11.6	79.8
F05	R13	RESIDENTIAL	BEDROOM	10.7	84.9	23.6	6.6	72.2

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ELIZA YARD
DATE: 24/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS01-NSL30

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F06

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ELIZA YARD								
F06	R1	RESIDENTIAL	LKD	26.1	99.1	92.3	1.8	6.9
F06	R2	RESIDENTIAL	BEDROOM	12.5	87.9	87.9	0.0	0
F06	R3	RESIDENTIAL	LKD	25.6	99.9	99.9	0.0	0
F06	R4	RESIDENTIAL	BEDROOM	20.0	90.5	90.5	0.0	0
F06	R5	RESIDENTIAL	LKD	25.3	99.1	99	0.0	0
F06	R6	RESIDENTIAL	BEDROOM	10.7	84.9	84.8	0.0	0.1
F06	R7	RESIDENTIAL	BEDROOM	15.1	96.5	96.5	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ELIZA YARD
DATE: 24/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS01-NSL31

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





F06

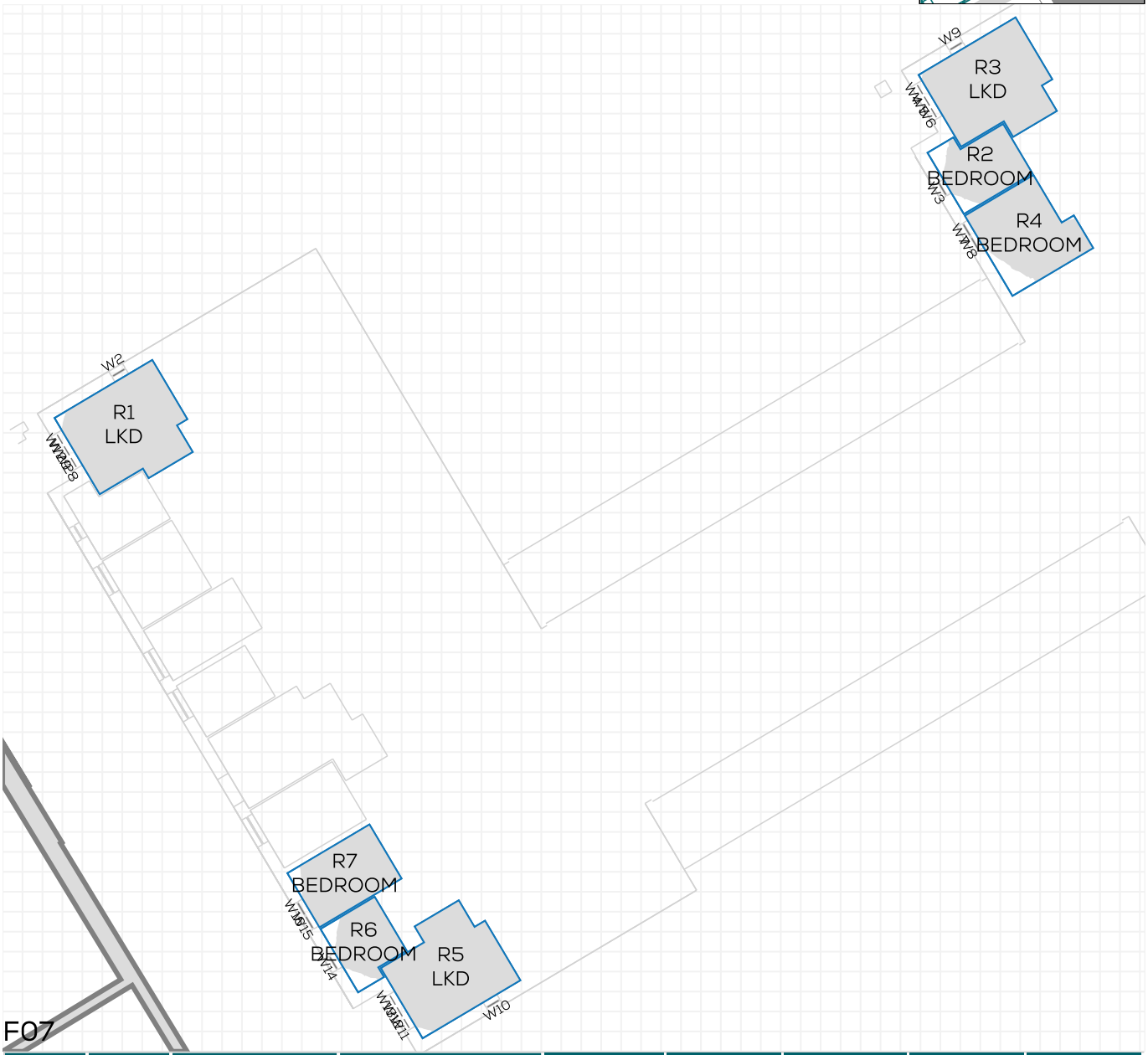
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ELIZA YARD								
F06	R8	RESIDENTIAL	BEDROOM	16.1	96.4	55.3	6.6	42.6
F06	R9	RESIDENTIAL	LKD	29.9	89.6	39.3	15.1	56.1
F06	R10	RESIDENTIAL	BEDROOM	11.9	96.9	60.6	4.3	37.4
F06	R11	RESIDENTIAL	BEDROOM	15.2	98.3	47.6	7.7	51.6
F06	R12	RESIDENTIAL	BEDROOM	15.9	91.8	45.1	7.4	50.8
F06	R13	RESIDENTIAL	BEDROOM	12.5	86.8	49.5	4.7	43

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ELIZA YARD
DATE: 24/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS01-NSL32

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ELIZA YARD								
F07	R1	RESIDENTIAL	LKD	26.1	99.1	99.1	0.0	0
F07	R2	RESIDENTIAL	BEDROOM	12.5	88.1	88.1	0.0	0
F07	R3	RESIDENTIAL	LKD	25.6	99.9	99.9	0.0	0
F07	R4	RESIDENTIAL	BEDROOM	20.0	90.5	90.5	0.0	0
F07	R5	RESIDENTIAL	LKD	25.3	99.1	99.1	0.0	0
F07	R6	RESIDENTIAL	BEDROOM	10.7	84.8	84.8	0.0	0
F07	R7	RESIDENTIAL	BEDROOM	15.1	96.4	96.4	0.0	0

NSL CONTOURS

PROJECT: 2307 - PHOENIX IRONWORKS, MANCHE
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ELIZA YARD
DATE: 24/03/2023
SCHEME IR: IR03
DRAWING No.: 2307-REL01-IS01-NSL33

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





F07

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ELIZA YARD								
F07	R8	RESIDENTIAL	BEDROOM	16.1	96.3	96.3	0.0	0
F07	R9	RESIDENTIAL	LKD	29.9	89.6	89.2	0.1	0.4
F07	R10	RESIDENTIAL	BEDROOM	11.9	96.8	96.8	0.0	0
F07	R11	RESIDENTIAL	BEDROOM	15.2	98.2	98.2	0.0	0
F07	R12	RESIDENTIAL	BEDROOM	15.9	91.8	86.9	0.8	5.4
F07	R13	RESIDENTIAL	BEDROOM	12.5	86.8	86.6	0.0	0.2



SOURCES OF INFORMATION

IR03-20231603-CRTKL
IR04-20230322-Vertex
IR05-20230322-Research

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
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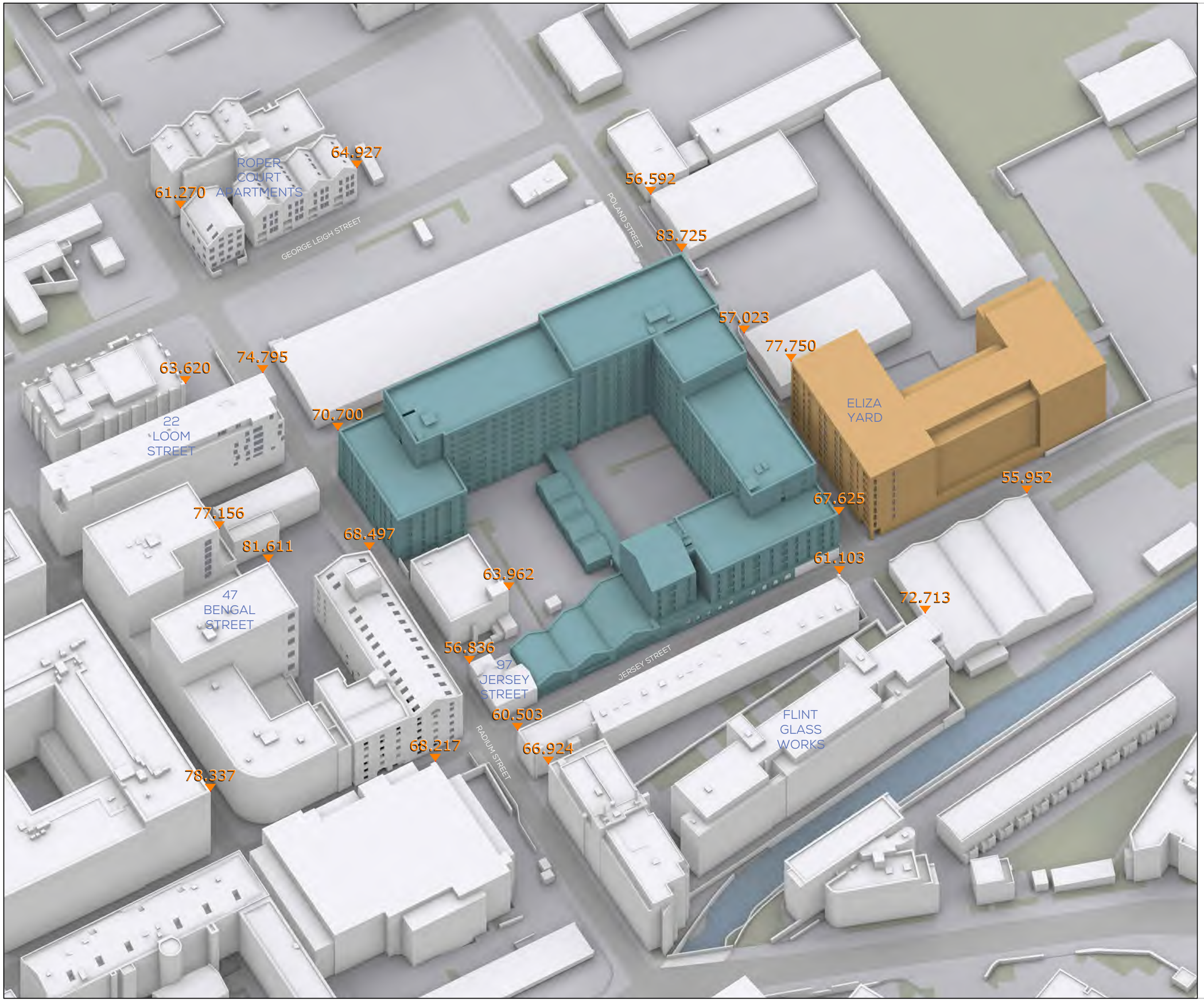
N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
PHOENIX IRONWORKS, MANCHESTER

DRAWING NAME:
PLAN VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	MAR23
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2307	01	01	04	-

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SOURCES OF INFORMATION

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IR05-20230322-Research

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NOTES:
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PROJECT:
PHOENIX IRONWORKS, MANCHESTER

DRAWING NAME:
3D VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	MAR23
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2307	01	01	05	-

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IR05-20230322-Research

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NOTES:
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PROJECT:
PHOENIX IRONWORKS,
MANCHESTER

DRAWING NAME:
3D VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	MAR23
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2307	01	01	06	-

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