



DAYLIGHT & SUNLIGHT

IMPACT ON NEIGHBOURING
PROPERTIES

**Victoria Park Probation Centre,
Manchester**

09 March 2023

GIA No: 2220

PROJECT DATA:

Client **Britannia Victoria Limited**
Architect **Ollier Smurthwaite Architects**
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Principles of Daylight and Sunlight
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Results and Window Maps

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1.0 Executive Summary

We have undertaken a daylight and sunlight assessment for the proposed redevelopment of Victoria Park Probation Centre, 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 results for each property are summarised in the table below:

Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
7 Merwood Grove	13/13 (100%)	7/7 (100%)	1/1 (100%)
14 Merwood Grove	12/12 (100%)	6/6 (100%)	1/1 (100%)
54 Daisy Bank Road	7/7 (100%)	4/4 (100%)	1/1 (100%)
56 Daisy Bank Road	8/8 (100%)	4/4 (100%)	1/1 (100%)
58 Daisy Bank Road	8/8 (100%)	4/4 (100%)	1/1 (100%)
60 Daisy Bank Road	7/7 (100%)	4/4 (100%)	1/1 (100%)
62 Daisy Bank Road	11/11 (100%)	4/4 (100%)	1/1 (100%)
64 Daisy Bank Road	11/11 (100%)	5/5 (100%)	1/1 (100%)
66 Daisy Bank Road	9/9 (100%)	5/5 (100%)	1/1 (100%)
39 Daisy Bank Road	2/2 (100%)	2/2 (100%)	-
39a Daisy Bank Road	29/29 (100%)	9/9 (100%)	3/3 (100%)
15 Ayton Grove	6/6 (100%)	3/3 (100%)	-
16 Ayton Grove	9/9 (100%)	6/6 (100%)	1/1 (100%)
16 Holbeck Grove	5/5 (100%)	4/4 (100%)	-
52 Longford Place	1/1 (100%)	1/1 (100%)	-
23 Laidon Road	61/61 (100%)	30/30 (100%)	2/2 (100%)
1 Curzon Avenue	20/20 (100%)	8/8 (100%)	1/1 (100%)
2 Curzon Avenue	21/21 (100%)	8/8 (100%)	1/1 (100%)
1 Kedleston Avenue	19/19 (100%)	6/6 (100%)	4/4 (100%)
2 Kedleston Avenue	25/25 (100%)	7/7 (100%)	5/5 (100%)

We have also undertaken an overshadowing analysis to the rear gardens serving the surrounding residential properties. Our overshadowing analysis indicates that 7/7 (100%) of gardens assessed will continue to receive at least two hours of sunlight on 21 March with the proposed development in place.

All of the properties surrounding the site will fully accord with the BRE target criteria for daylight and sunlight with the proposed development in place. The impact to daylight and sunlight is negligible and therefore wholly acceptable.

2.0 Instructions

GIA have been instructed by Britannia Victoria Limited to undertake a detailed technical assessment to understand the potential daylight and sunlight changes that the proposed redevelopment of Victoria Park Probation Centre, Manchester, 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

Daylight and Sunlight

We have undertaken 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 Guide").

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.

The BRE Guide provides two methodologies for daylight assessment to surrounding properties, namely:

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

There is one methodology for sunlight assessment, denoted as Annual Probable Sunlight Hours (APSH).

The methodology for overshadowing assessment is Sun Hours on Ground (SHOG).

The following table provides a summary of the criteria set out within the BRE Guidelines for daylight and sunlight.

Method	BRE Criteria
VSC	A window may be adversely affected if its VSC measured at the centre of the window is less than 27% and less than 0.8 times its former value.
NSL	A room may be adversely affected if the daylight distribution (NSL) is reduced beyond 0.8 times its existing area.
APSH	A window may be adversely affected if a point at the centre of the window receives for the whole year, less than 25% of the APSH including at least 5% of the APSH during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period, and for existing neighbouring buildings, if there is a reduction in total APSH which is greater than 4%.
SHOG	An amenity area may be adversely affected if less than 50% of its area receives less than 2 hours of direct sunlight on 21st March and less than 0.8 times its former value.

For daylight and sunlight, the BRE Guidelines outline the approach within the accompanying Appendix I, in terms of assigning criteria to assess the effects:

"Adverse impacts occur when there is a significant decrease in the amount of skylight and sunlight reaching an existing building where it is required...The assessment of impact will depend on a combination of factors, and there is no simple rule of thumb that can be applied."

"Where the loss of skylight or sunlight fully meets the guidelines, the impact is assessed as negligible or minor adverse. Where the loss of light is well within the guidelines, or only a small number of windows or limited area of open space lose light (within the guidelines), a classification of negligible impact is more appropriate. Where the loss of light is only just within the guidelines and a larger number of windows or open space are affected, a minor adverse impact would be more appropriate, especially if there is a particularly strong requirement for daylight and sunlight in the affected building or open space."

"Where the loss of skylight or sunlight does not meet the guidelines in this book, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:

- Only a small number of windows are affected;*
- The loss of light is only marginally outside the guidelines;*
- An affected room has other sources of skylight or sunlight; and*
- The affected building only has a low level of requirement for skylight or sunlight."*

The classification of major adverse is documented within Paragraph 7 of the BRE Guidelines:

"Factors tending towards a major adverse impact include:

- a large number of windows are affected;*
- the loss of light is substantially outside the guidelines;*
- all the windows in a particular property are affected; and*
- the affected indoor spaces have a particular strong requirement for skylight or sunlight, e.g. a living room in a dwelling".*

Beneficial impacts occur when there is a significant increase in the amount of skylight and sunlight reaching an existing building. Beneficial impacts should be worked out on the same principals as adverse impacts."

The BRE Guidelines do not provide any Guidance on what constitutes a moderate adverse impact.

The initial numerical criteria for determining the magnitude of effect is based on percentage alterations, as follows:

Magnitude of Effect	Percentage Alteration
Negligible	0-20%
Minor	20-29.9%
Moderate	30-39.9%
Major	40%+

When considering the significance of daylight and sunlight effects, professional judgement has been used. Consideration has been given to the proportion of rooms/windows affected, as well as the percentage alterations, absolute changes, retained daylight and sunlight levels and sensitivity of the receptor. This is in addition to any other relevant factors, including mitigating factors such as location and nature of the development, balconies, overhangs or design features which may also affect the determination of assigning the criteria.

4.0 Sources of Information

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

GIA

Site photographs

FIND Maps

OS Map

Vertex Modelling

IR03-20220921

Ollier Smurthwaite Architects

IR05-20230307

Internal Layout Drawings

2 Curzon Avenue

7 Merwood Grove

14 Merwood Grove

15-16 Ayton Grove

16 Holbeck Grove

23 Laindon Road

39 Daisy Bank Road

39a Daisy Bank Road

52 Longford Place

54-60 Daisy Bank Road

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 bound by Daisy Bank Road to the north and Laindon Road to the west. The existing Merwood Grove and Ayton Road are to the east, and the existing Cypress House and Cedar House to the south. The drawing extract below shows the existing site:



Our understanding of this existing building and the surrounding context is depicted on GIA drawings 2220-REL01-IS01-01, 2220-REL01-IS01-02 and 2220-REL01-IS01-03 within Appendix 02.

7.0 The Proposal

GIA's understanding of the proposed scheme is illustrated in drawings 2220-REL02-IS01-04, 2220-REL02-IS01-05 and 2220-REL02-IS01-06 shown within Appendix 03.

Our analysis of this option is based on the proposed scheme drawings produced by Ollier Smurthwaite Architects received on 7 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)
7 Merwood Grove	Residential	East
14 Merwood Grove	Residential	East
54 Daisy Bank Road	Residential	North
56 Daisy Bank Road	Residential	North
58 Daisy Bank Road	Residential	North
60 Daisy Bank Road	Residential	North
62 Daisy Bank Road	Residential	North
64 Daisy Bank Road	Residential	North
66 Daisy Bank Road	Residential	North
39 Daisy Bank Road	Residential	North west
39a Daisy Bank Road	Residential	North East
15 Ayton Grove	Residential	South east
16 Ayton Grove	Residential	South east
16 Holbeck Grove	Residential	South east
52 Longford Place	Residential	South east
23 Laindon Road	Residential	South
1 Curzon Avenue	Residential	West
2 Curzon Avenue	Residential	West
1 Kedleston Avenue	Residential	West
2 Kedleston Avenue	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.

7 Merwood Grove



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
7 Merwood Grove	13/13 (100%)	7/7 (100%)	1/1 (100%)

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

14 Merwood Grove



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
14 Merwood Grove	12/12 (100%)	6/6 (100%)	1/1 (100%)

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

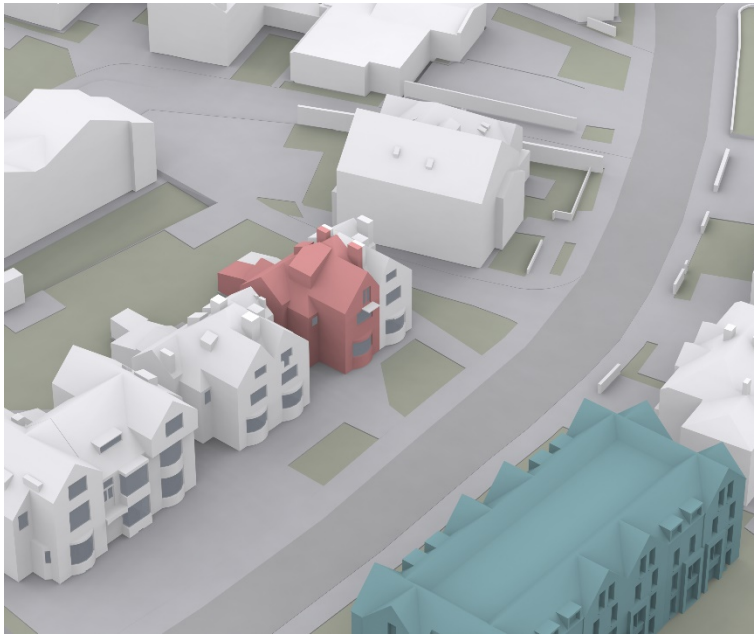
54 Daisy Bank Road



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
54 Daisy Bank Road	7/7 (100%)	4/4 (100%)	1/1 (100%)

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

56 Daisy Bank Road



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
56 Daisy Bank Road	8/8 (100%)	4/4 (100%)	1/1 (100%)

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

58 Daisy Bank Road



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
58 Daisy Bank Road	8/8 (100%)	4/4 (100%)	1/1 (100%)

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

60 Daisy Bank Road



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
60 Daisy Bank Road	7/7 (100%)	4/4 (100%)	1/1 (100%)

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

62 Daisy Bank Road



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
62 Daisy Bank Road	11/11 (100%)	4/4 (100%)	1/1 (100%)

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

64 Daisy Bank Road



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
64 Daisy Bank Road	11/11 (100%)	5/5 (100%)	1/1 (100%)

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

66 Daisy Bank Road



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
66 Daisy Bank Road	9/9 (100%)	5/5 (100%)	1/1 (100%)

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

39 Daisy Bank Road



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
39 Daisy Bank Road	2/2 (100%)	2/2 (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 living rooms that overlook the site and face within 90° of due south, and as such, no sunlight assessment is needed.

39a Daisy Bank Road



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
39a Daisy Bank Road	29/29 (100%)	9/9 (100%)	3/3 (100%)

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

15 Ayton Grove



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
15 Ayton Grove	6/6 (100%)	3/3 (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 living rooms that overlook the site and face within 90° of due south, and as such, no sunlight assessment is needed.

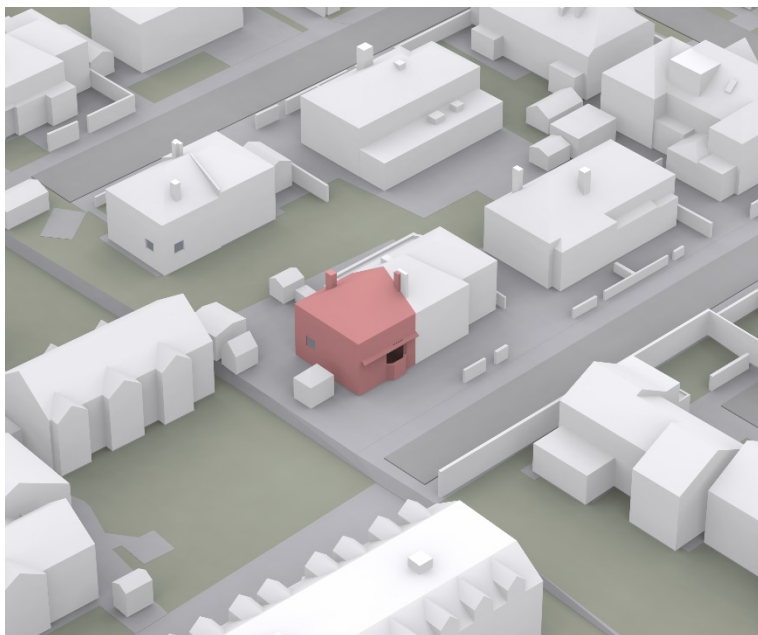
16 Ayton Grove



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
16 Ayton Grove	9/9 (100%)	6/6 (100%)	1/1 (100%)

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

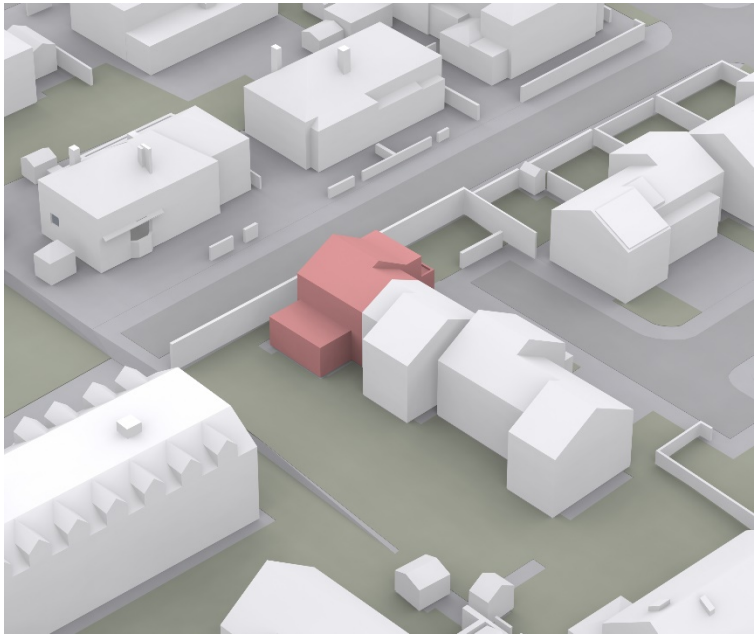
16 Holbeck Grove



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
16 Holbeck Grove	5/5 (100%)	4/4 (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 living rooms that overlook the site and face within 90° of due south, and as such, no sunlight assessment is needed.

52 Longford Place



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
52 Longford Place	1/1 (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 living rooms that overlook the site and face within 90° of due south, and as such, no sunlight assessment is needed.

23 Laindon Road



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
23 Laindon Road	61/61 (100%)	30/30 (100%)	2/2 (100%)

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

1 Curzon Avenue



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
1 Curzon Avenue	20/20 (100%)	8/8 (100%)	1/1 (100%)

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

2 Curzon Avenue



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
2 Curzon Avenue	21/21 (100%)	8/8 (100%)	1/1 (100%)

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

1 Kedleston Avenue



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
1 Kedleston Avenue	19/19 (100%)	6/6 (100%)	4/4 (100%)

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

2 Kedleston Avenue



Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
2 Kedleston Avenue	25/25 (100%)	7/7 (100%)	5/5 (100%)

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

9.0 Overshadowing Assessment

We have undertaken an overshadowing assessment of the levels of direct sunlight received to the gardens serving the residential properties surrounding the site.

The pertinent amenity areas that are relevant for sunlight overshadowing assessment are set out in the table below:

Name/Address of Building	Position in Relation to the Development
7 Merwood Grove	East
14 Merwood Grove	East
15 Ayton Grove	East
16 Ayton Grove	East
16 Holbeck Grove	East
52 Longford Place	South east
39 Daisy Bank Road	North east

The method for assessing overshadowing is the 'sun-on-ground indicator' (SHOG). The assessment applies to both new and existing gardens/amenity areas which are affected by new developments.

The BRE Guidelines suggest that the Spring Equinox (21 March) is a suitable date for the assessment as this is the Spring Equinox and the midpoint of the sun's position throughout the year. Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not.

The BRE Guidelines recommend that at least half (50%) of a garden or amenity area should receive at least two hours of sunlight on 21 March or the area which receives two hours of direct sunlight should not be reduced to less than 0.8 times its former value (i.e. there should be no more than a 20% reduction).

The below table shows the sunlight levels to the surrounding amenity areas in the existing and proposed scenarios:

Name/Address of Building	Existing Percentage Area Receiving 2 Hours Sunlight on 21 March	Proposed Percentage Area Receiving 2 Hours Sunlight on 21 March
7 Merwood Grove	64%	64%
14 Merwood Grove	74%	73%
15 Ayton Grove	81%	81%
16 Ayton Grove	80%	69%
16 Holbeck Grove	43%	43%
52 Longford Place	57%	57%
39 Daisy Bank Road	84%	84%

Our overshadowing analysis indicates that 7/7 (100%) of gardens assessed will continue to receive at least two hours of sunlight on 21 March with the proposed development in place. None are reduced by greater than 20% and all the amenity areas therefore accord with the BRE target criteria for SHOG.

10.0 Conclusions

We have undertaken a daylight and sunlight assessment for the proposed redevelopment of Victoria Probation Centre, 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)'.

Our assessment concludes that the surrounding properties will fully accord with the BRE guide. The overall impact of the scheme on the surrounding residential properties is therefore 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.

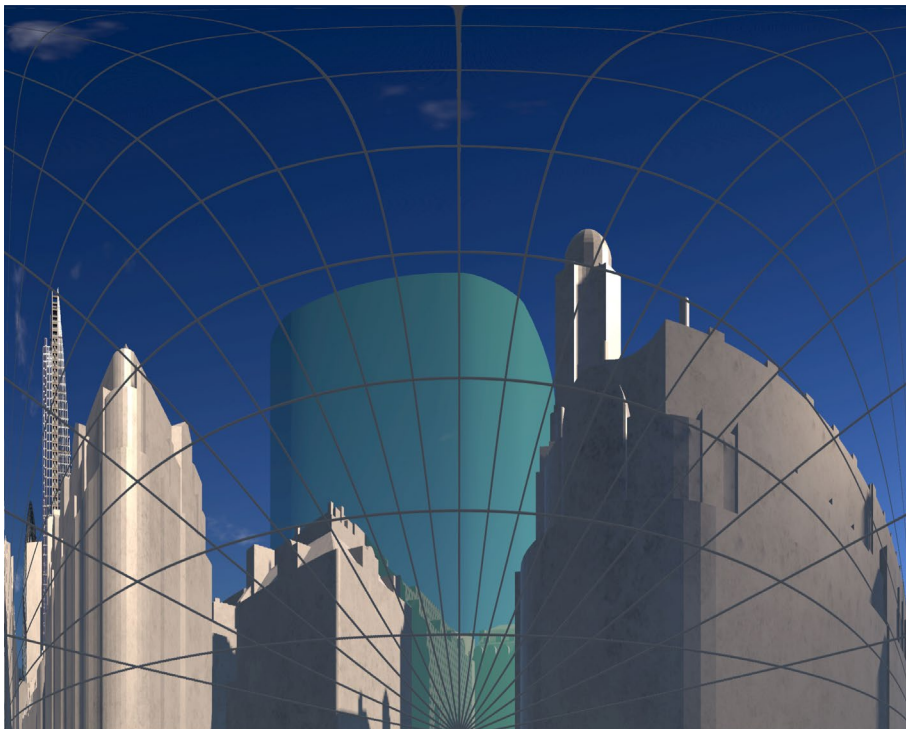


Fig. 01: Waldram diagram

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.

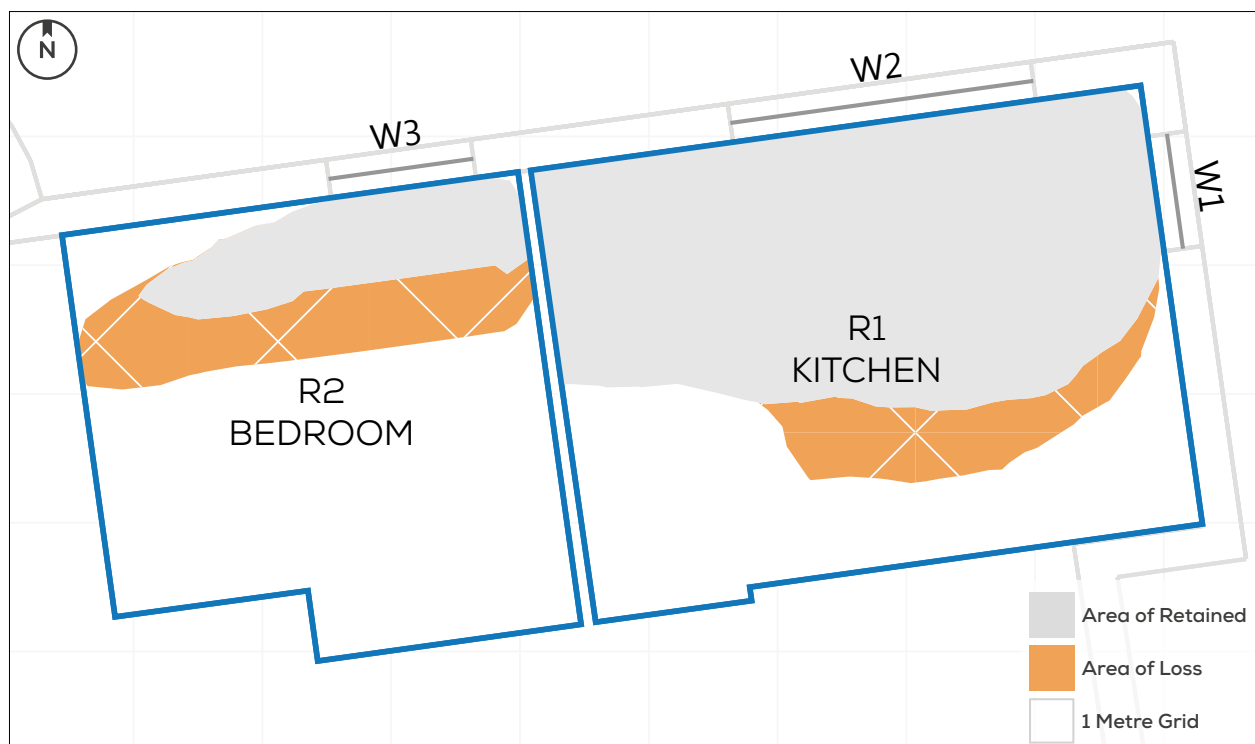


Fig. 02: Example NSL diagram

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.

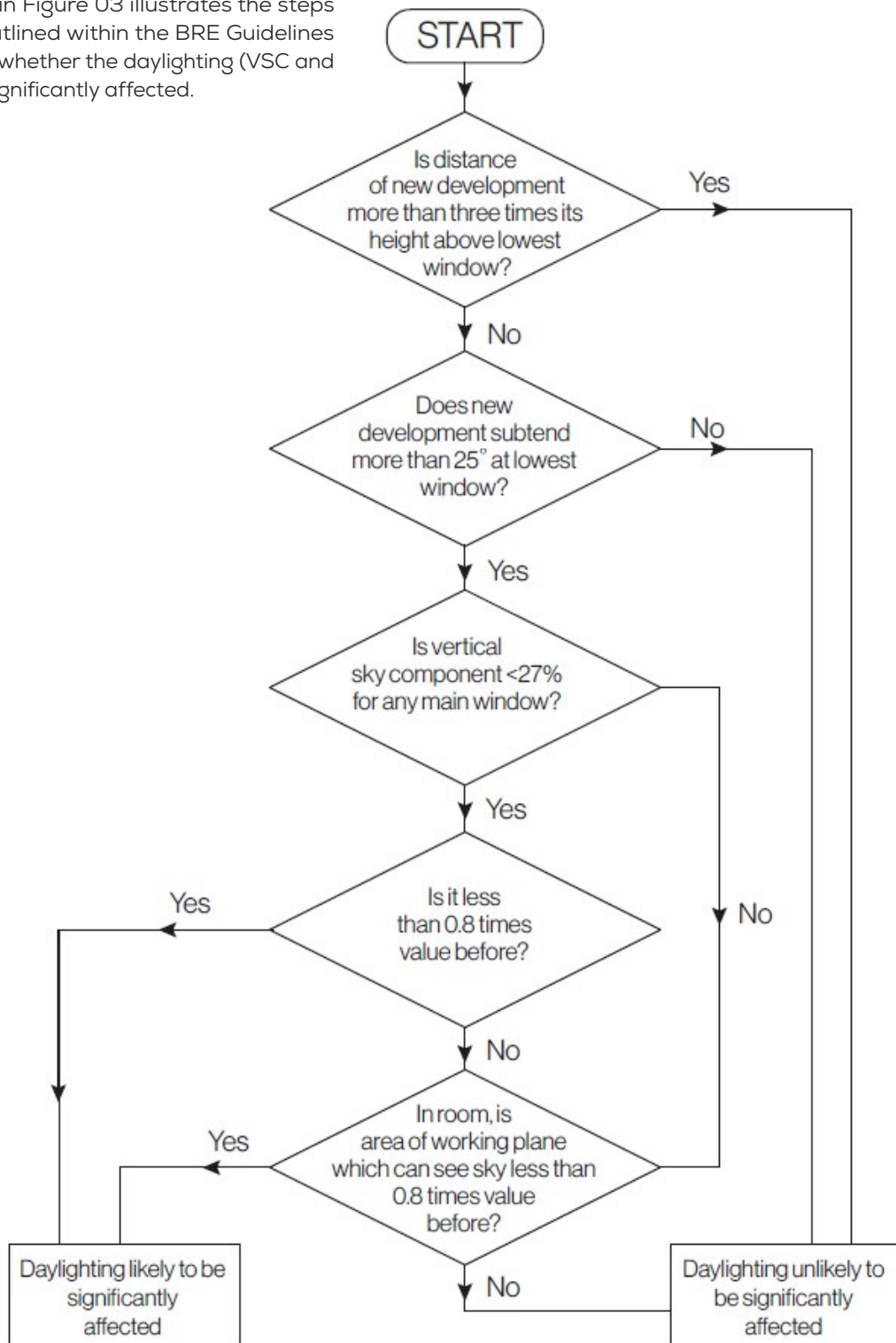


Fig. 03: BRE Decision Chart (Figure 20): diffuse daylight in existing buildings. This does not include an assessment of rights to light issues, which a developer may need to consider separately

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.

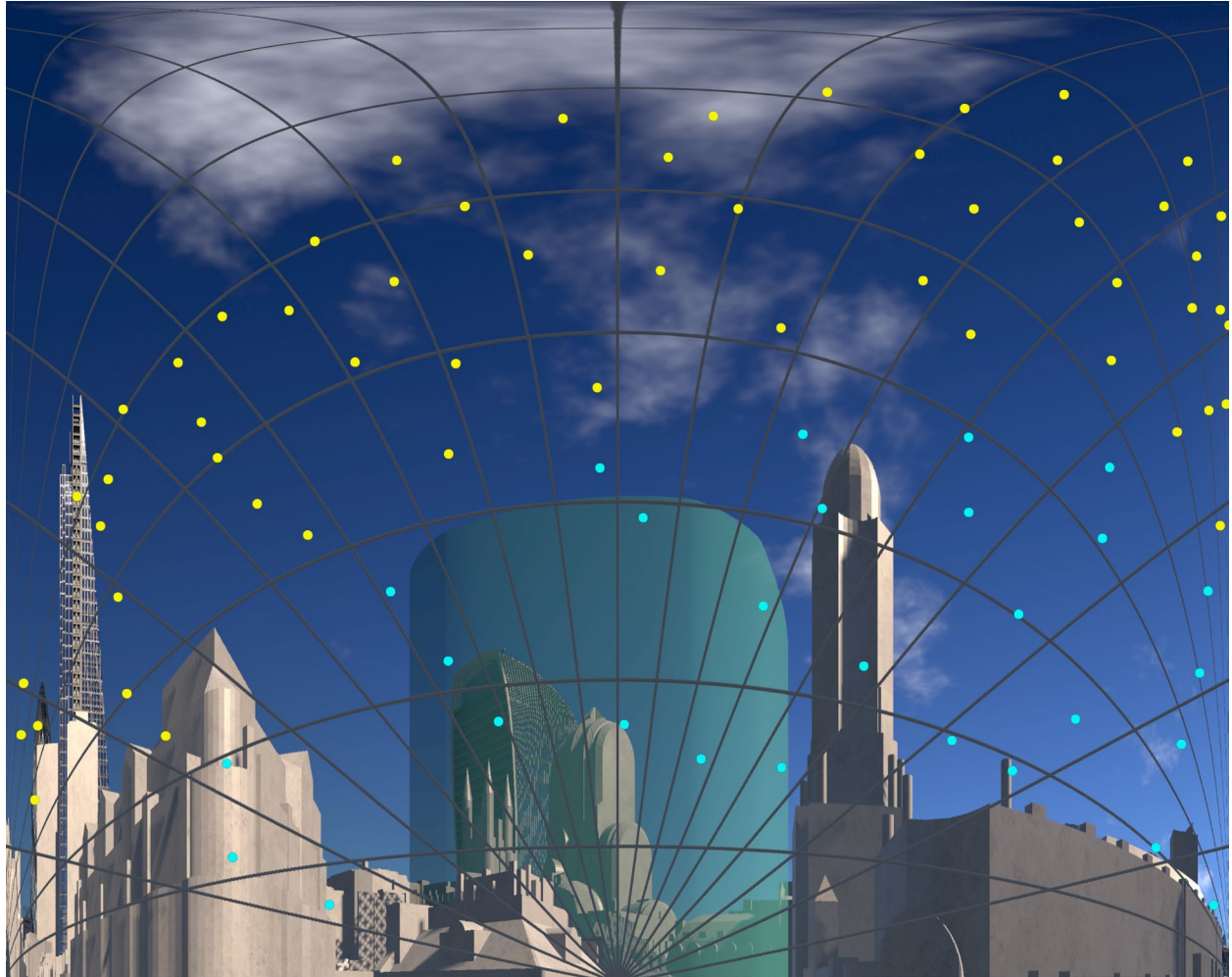


Fig. 04: Waldram diagram

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;

$$\Sigma(Vn \cdot An) / \Sigma An$$

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

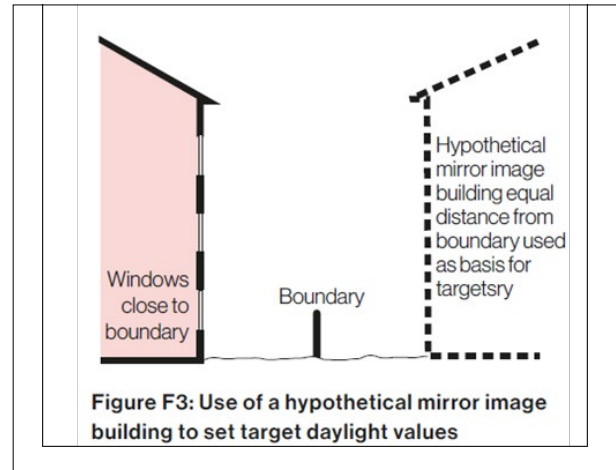


Fig. 05: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 87 Figure F3

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."

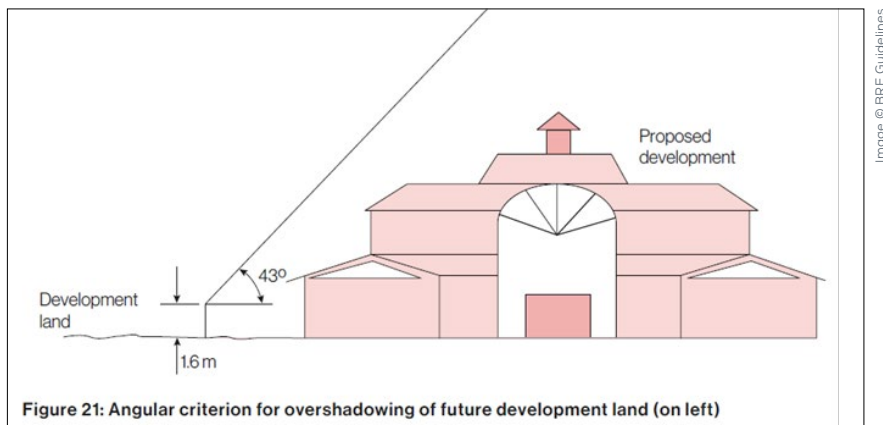


Fig. 06: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 19 Figure 21

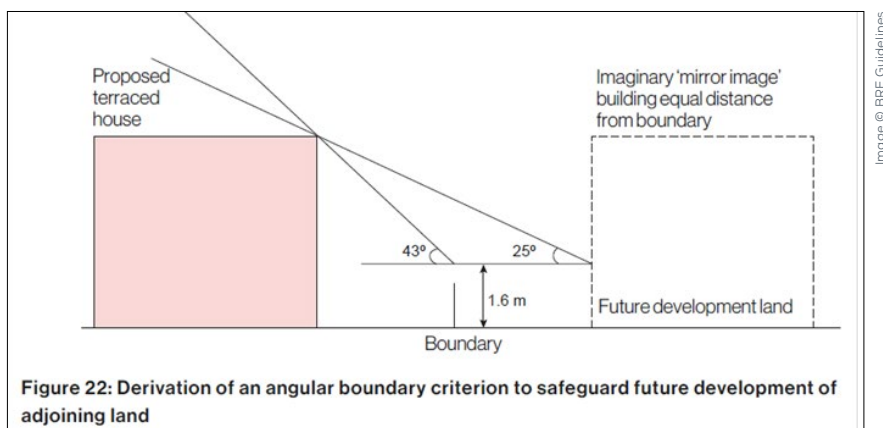


Fig. 07: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 20 Figure 22

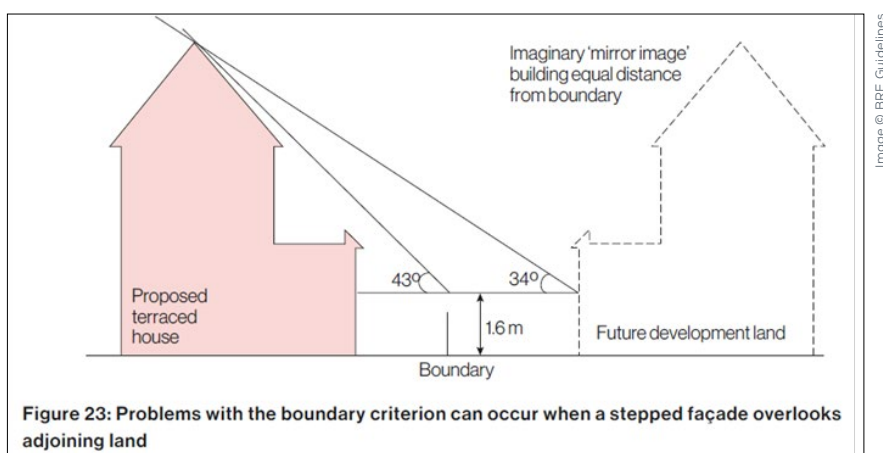


Fig. 08: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 20 Figure 23

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

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.”

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

IR01-20220815
IR02-20220921-Avisiyoung
IR03-20220921-Vertex
IR04-20220921-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:
EXISTING SCENARIO SHOWN IN SEPIA

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
VICTORIA PARK PROBATION CENTRE

DRAWING NAME:
PLAN VIEW EXISTING

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	OCT 2022
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2220	01	01	01	-



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SOURCES OF INFORMATION

IR01-20220815
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IR03-20220921-Vertex
IR04-20220921-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:
EXISTING SCENARIO SHOWN IN SEPIA

N.B. DO NOT SCALE OFF THIS DRAWING
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VICTORIA PARK PROBATION CENTRE

DRAWING NAME:
3D VIEW EXISTING

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	OCT 2022
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2220	01	01	03	-

Appendix 03

Proposed Drawings



SOURCES OF INFORMATION

IR01-20220815
IR02-20220921-Avisiyoung
IR03-20220921-Vertex
IR04-20220921-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

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PROJECT:
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DRAWING NAME:
PLAN VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
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2220	01	01	04	-

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SOURCES OF INFORMATION

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IR02-20220921-Avisionyoung
IR03-20220921-Vertex
IR04-20220921-Research

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NOTES:
PROPOSED SCHEME SHOWN IN TEAL

N.B. DO NOT SCALE OFF THIS DRAWING
PROJECT:
VICTORIA PARK PROBATION CENTRE

DRAWING NAME:
3D VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
SP	NTS	MB	*	MAR23
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2220	01	01	05	-



SOURCES OF INFORMATION

IR01-20220815
IR02-20220921-Avisionyoung
IR03-20220921-Vertex
IR04-20220921-Research

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NOTES:
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DRAWING NAME:
3D VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
SP	NTS	MB	*	MAR23
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2220	01	01	06	-

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Appendix 04

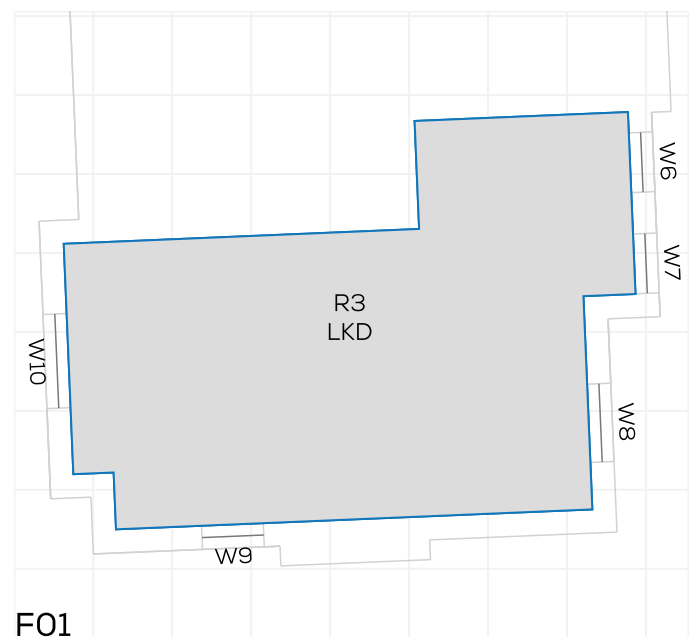
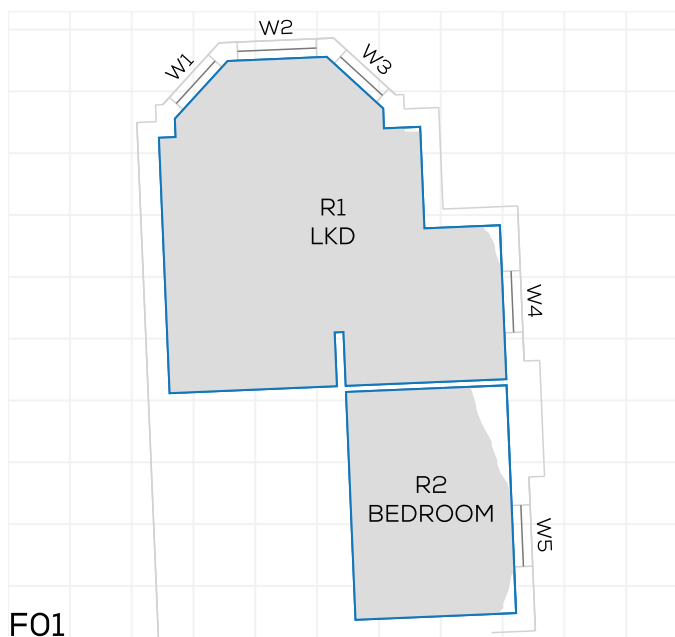
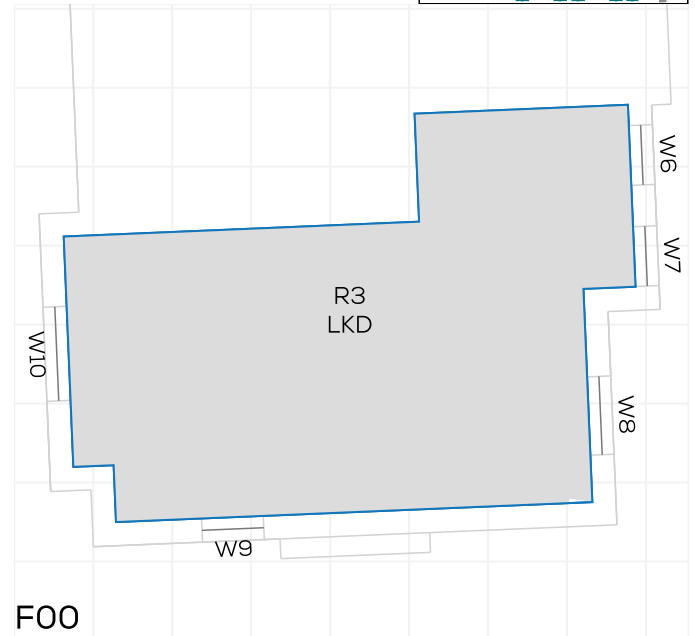
Results and Window Maps

NSL CONTOURS



PROJECT: 2220 - VICTORIA PARK PROBATION CEN
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 ADDRESS: 39A DAISY BANK ROAD
 DATE: 09/03/2023
 SCHEME IR: IR05
 DRAWING No.: 2220-REL03-IS01-NSL1

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
39A DAISY BANK ROAD								
F00	R1	RESIDENTIAL	LKD	23.7	99.6	99.6	0.0	0
F00	R2	RESIDENTIAL	BEDROOM	9.6	93.5	93.5	0.0	0
F00	R3	RESIDENTIAL	LKD	27.8	100	100	0.0	0
F01	R1	RESIDENTIAL	LKD	23.7	99.6	99.6	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	9.6	93.3	93.3	0.0	0
F01	R3	RESIDENTIAL	LKD	27.8	100	100	0.0	0

PROJECT: 2220 - VICTORIA PARK PROBATION CEN
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 39A DAISY BANK ROAD
DATE: 09/03/2023
SCHEME IR: IR05
DRAWING No.: 2220-REL03-IS01-NSL2

KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F02

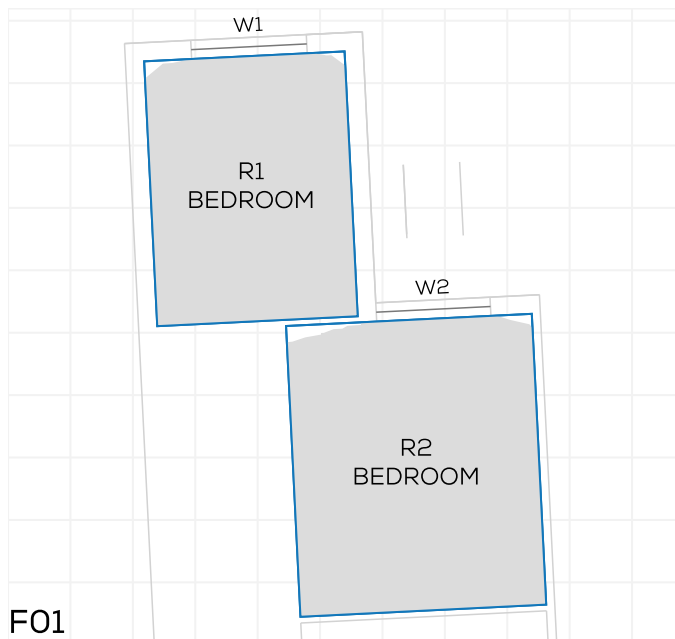
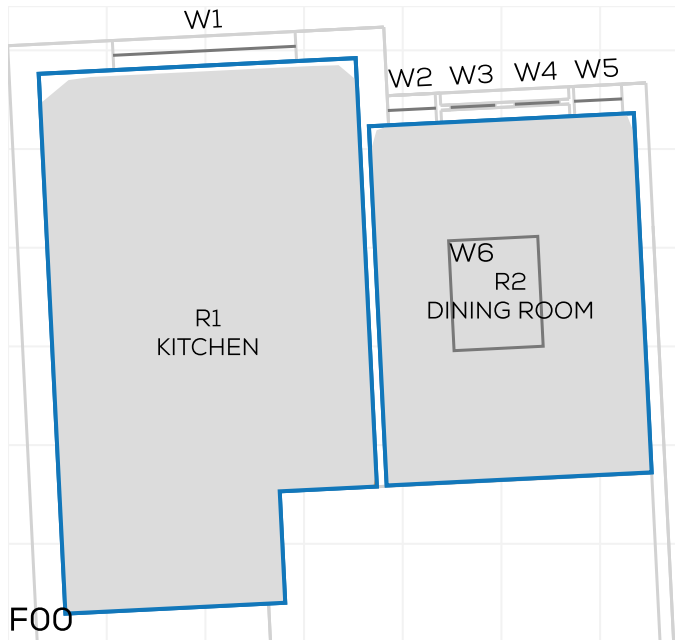
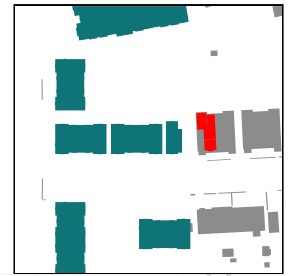
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
39A DAISY BANK ROAD								
F02	R1	RESIDENTIAL	LKD	20.4	94.5	94.5	0.0	0
F02	R2	RESIDENTIAL	BEDROOM	9.6	99.5	99.5	0.0	0
F02	R3	RESIDENTIAL	LKD	27.8	100	100	0.0	0

NSL CONTOURS



PROJECT: 2220 - VICTORIA PARK PROBATION CEN
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 14 MERWOOD GROVE
 DATE: 09/03/2023
 SCHEME IR: IR05
 DRAWING No.: 2220-REL03-IS01-NSL3

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



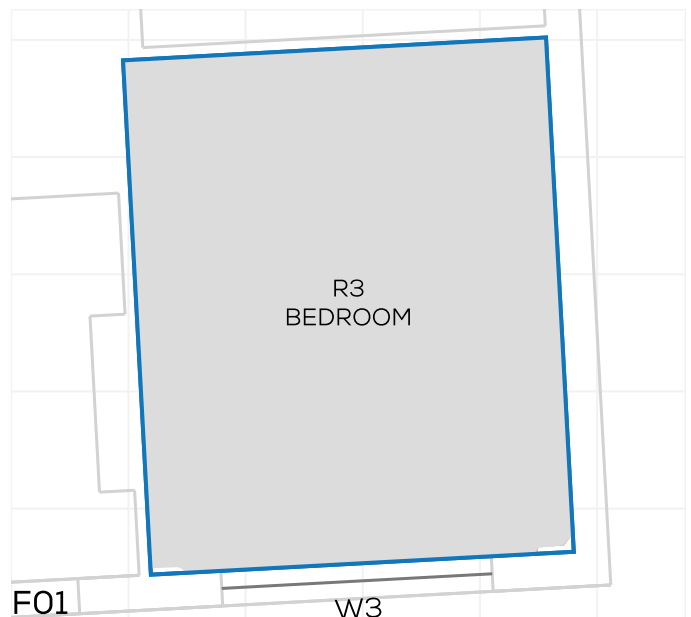
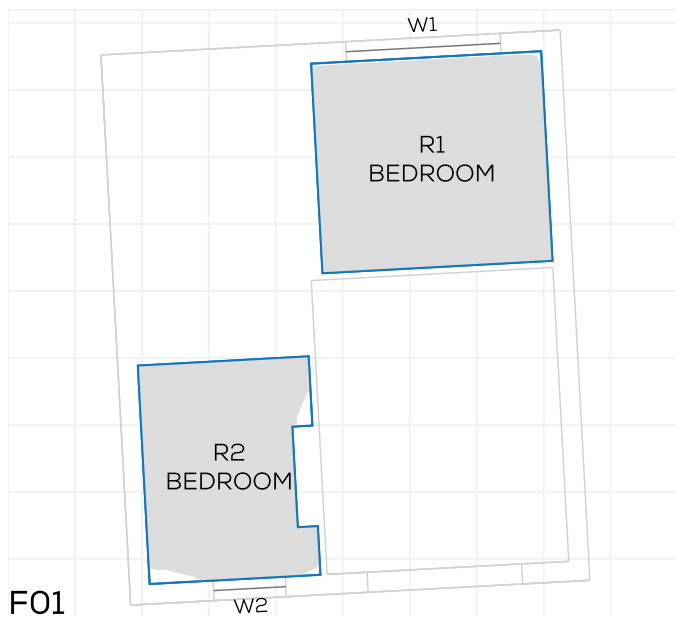
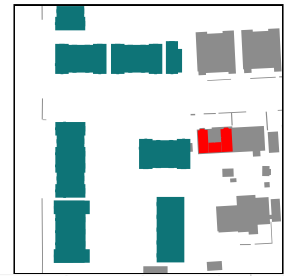
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
14 MERWOOD GROVE								
F00	R1	RESIDENTIAL	KITCHEN	16.5	98.5	98.5	0.0	0
F00	R2	RESIDENTIAL	DINING ROOM	9.8	99.8	99.8	0.0	0
F00	R3	RESIDENTIAL	LIVING ROOM	13.9	99.4	99.4	0.0	0
F01	R1	RESIDENTIAL	BEDROOM	13.7	99.3	99.3	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	18.4	98.8	98.8	0.0	0
F01	R3	RESIDENTIAL	BEDROOM	13.3	98.9	98.9	0.0	0

NSL CONTOURS



PROJECT: 2220 - VICTORIA PARK PROBATION CEN
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 7 MERWOOD GROVE
 DATE: 09/03/2023
 SCHEME IR: IR05
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 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



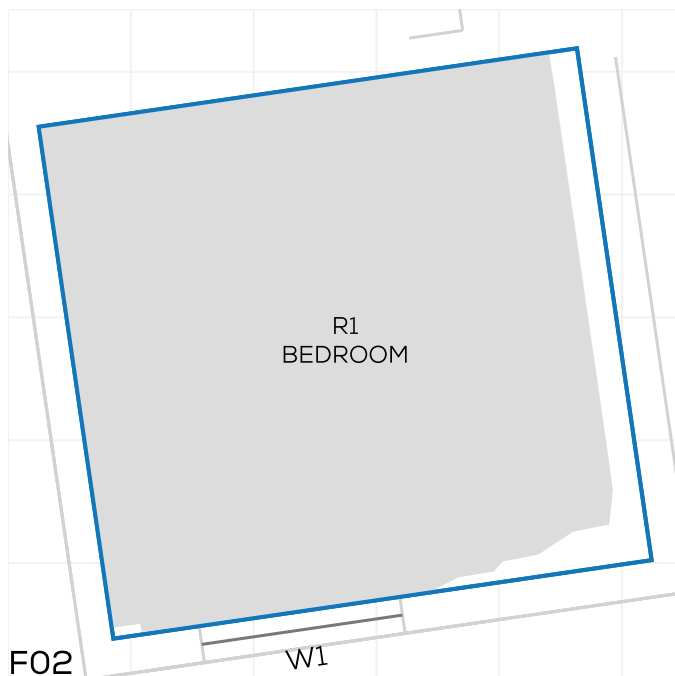
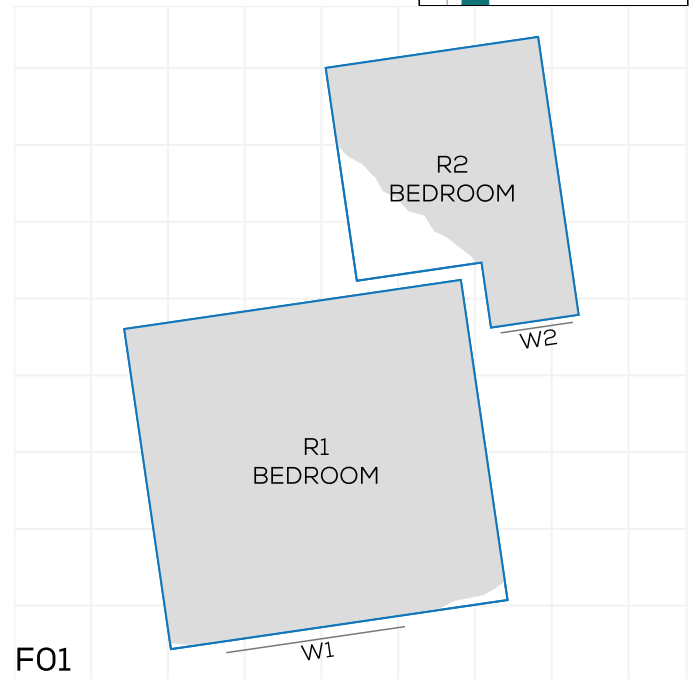
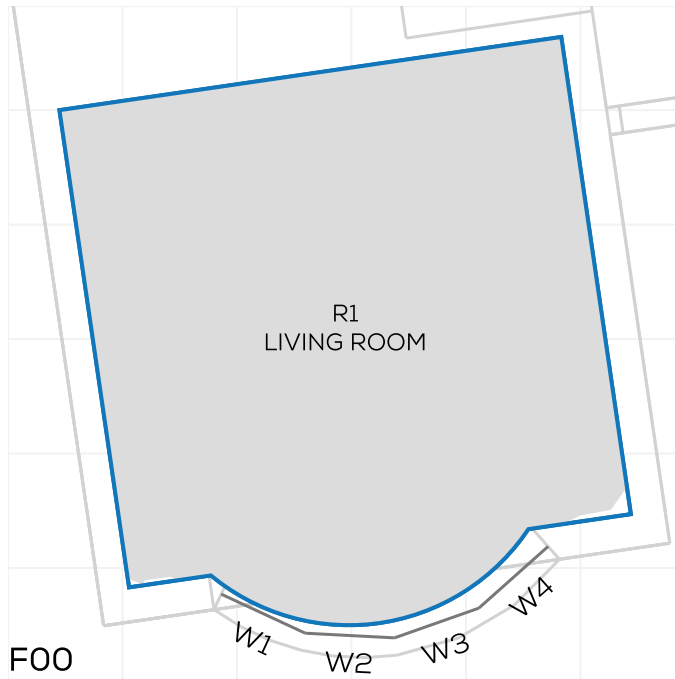
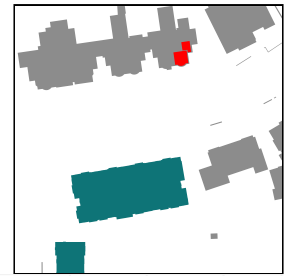
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
7 MERWOOD GROVE								
F00	R1	RESIDENTIAL	LIVING ROOM	25.9	99.9	99.9	0.0	0
F00	R2	RESIDENTIAL	LIVING ROOM	11.0	99.2	99.2	0.0	0
F00	R3	RESIDENTIAL	KITCHEN	13.4	97.7	97.7	0.0	0
F00	R4	RESIDENTIAL	DINING ROOM	17.3	99.7	99.7	0.0	0
F01	R1	RESIDENTIAL	BEDROOM	10.8	98.8	98.8	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	7.9	97.3	97.3	0.0	0
F01	R3	RESIDENTIAL	BEDROOM	15.9	99.8	99.8	0.0	0

NSL CONTOURS



PROJECT: 2220 - VICTORIA PARK PROBATION CEN
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 54 DAISY BANK ROAD
 DATE: 09/03/2023
 SCHEME IR: IR05
 DRAWING No.: 2220-REL03-IS01-NSL5

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



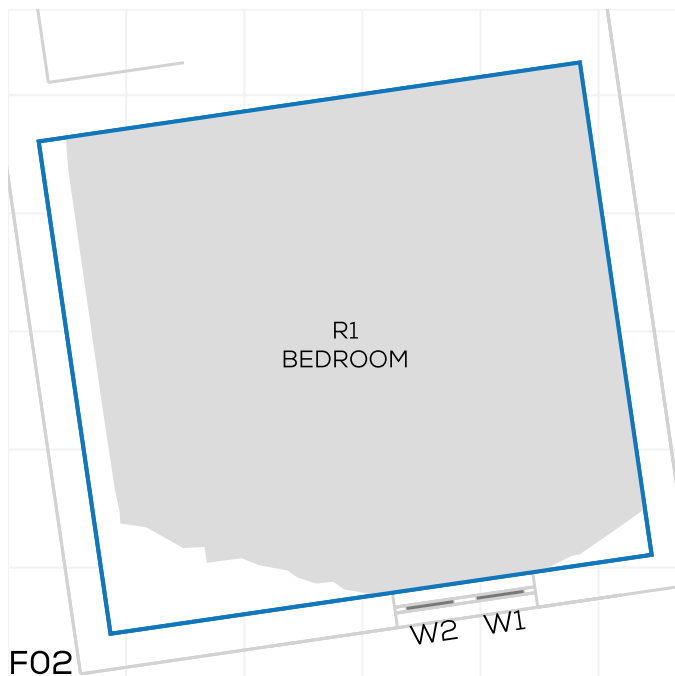
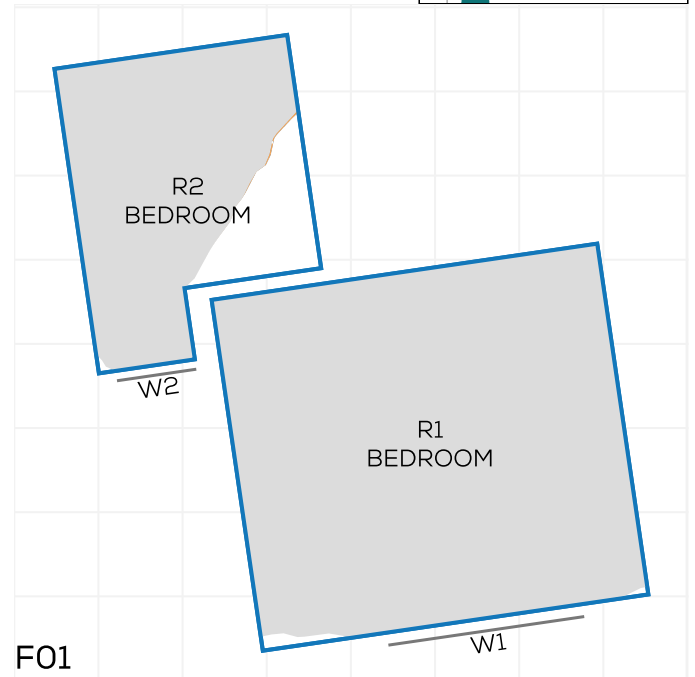
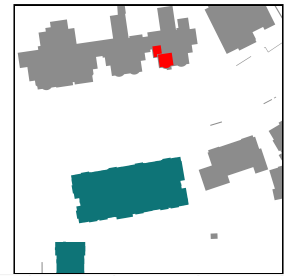
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
54 DAISY BANK ROAD								
F00	R1	RESIDENTIAL	LIVING ROOM	19.9	99.7	99.7	0.0	0
F01	R1	RESIDENTIAL	BEDROOM	18.7	99.2	99.2	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	8.8	84.3	84.3	0.0	0
F02	R1	RESIDENTIAL	BEDROOM	18.7	92.9	92.9	0.0	0

NSL CONTOURS



PROJECT: 2220 - VICTORIA PARK PROBATION CEN
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 56 DAISY BANK ROAD
 DATE: 09/03/2023
 SCHEME IR: IR05
 DRAWING No.: 2220-REL03-IS01-NSL6

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



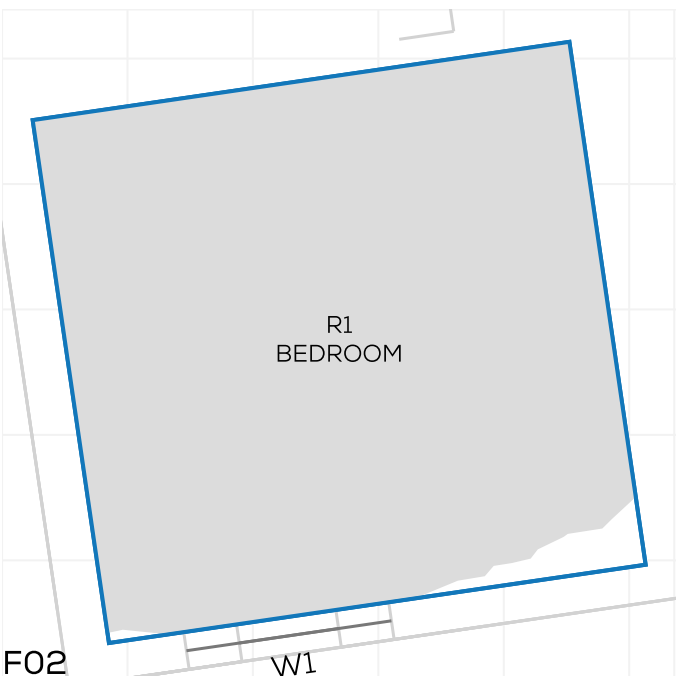
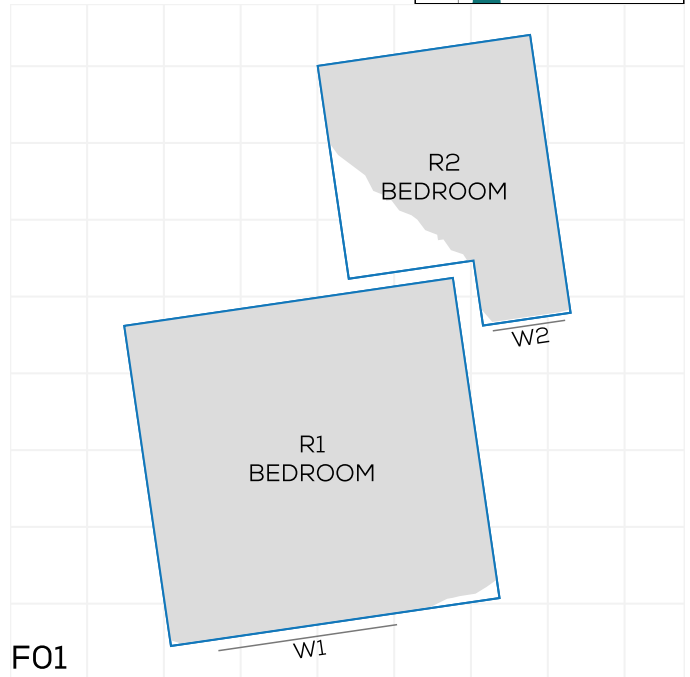
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
56 DAISY BANK ROAD								
F00	R1	RESIDENTIAL	LIVING ROOM	20.7	99.7	99.7	0.0	0
F01	R1	RESIDENTIAL	BEDROOM	19.5	99.1	99.1	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	8.8	82.2	82	0.0	0.2
F02	R1	RESIDENTIAL	BEDROOM	19.5	90	90	0.0	0

NSL CONTOURS



PROJECT: 2220 - VICTORIA PARK PROBATION CEN
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 58 DAISY BANK ROAD
 DATE: 09/03/2023
 SCHEME IR: IR05
 DRAWING No.: 2220-REL03-IS01-NSL7

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



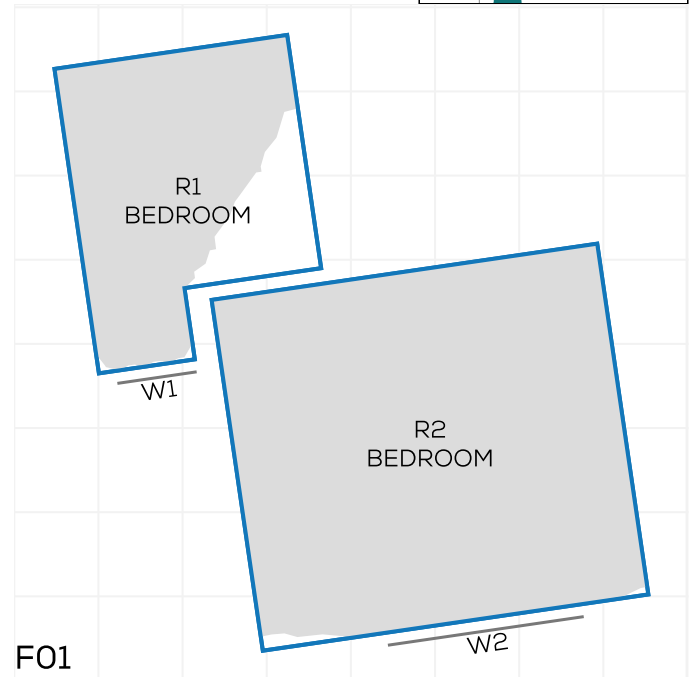
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
58 DAISY BANK ROAD								
F00	R1	RESIDENTIAL	LIVING ROOM	19.4	99.7	99.7	0.0	0
F01	R1	RESIDENTIAL	BEDROOM	18.2	99.2	99.2	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	8.8	84.5	84.5	0.0	0
F02	R1	RESIDENTIAL	BEDROOM	18.2	97.5	97.5	0.0	0

NSL CONTOURS



PROJECT: 2220 - VICTORIA PARK PROBATION CEN
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 60 DAISY BANK ROAD
 DATE: 09/03/2023
 SCHEME IR: IR05
 DRAWING No.: 2220-REL03-IS01-NSL8

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



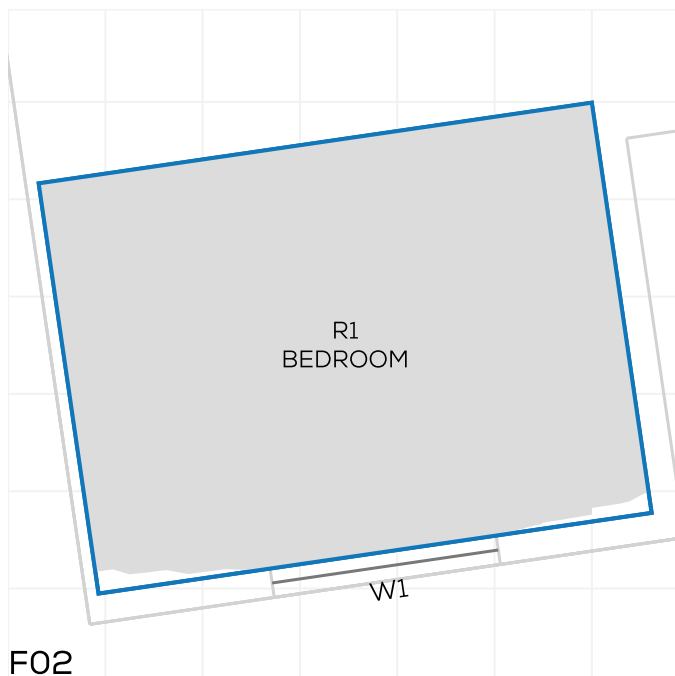
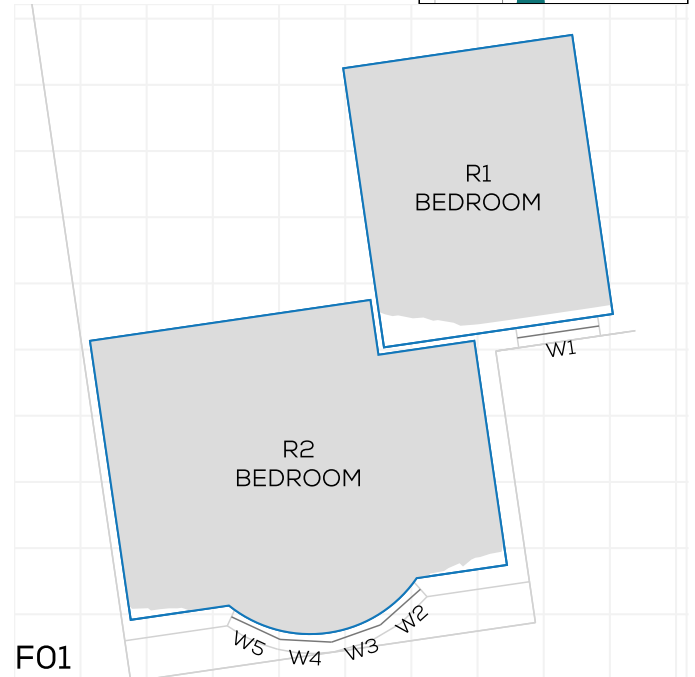
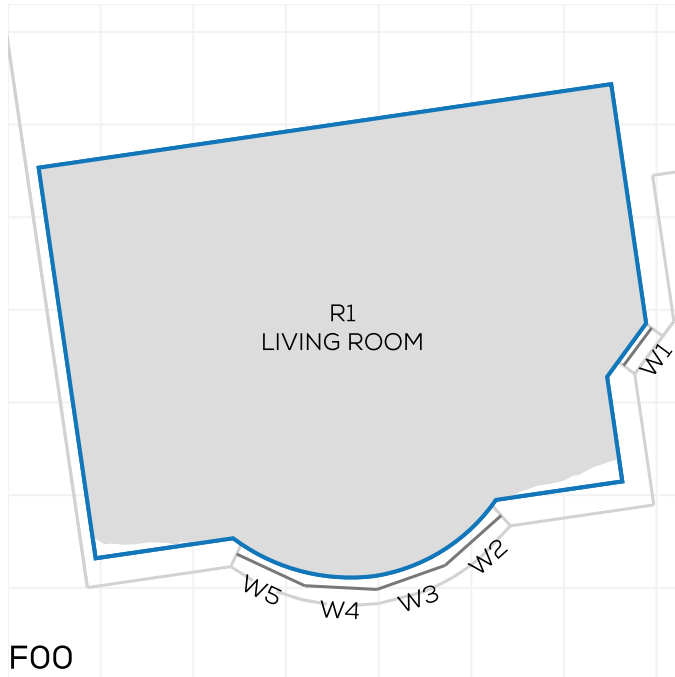
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
60 DAISY BANK ROAD								
F00	R1	RESIDENTIAL	LIVING ROOM	20.7	99.7	99.7	0.0	0
F01	R1	RESIDENTIAL	BEDROOM	8.8	81	81	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	19.5	99.1	99.1	0.0	0
F02	R1	RESIDENTIAL	BEDROOM	19.5	97.5	97.5	0.0	0

NSL CONTOURS



PROJECT: 2220 - VICTORIA PARK PROBATION CEN
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 62 DAISY BANK ROAD
 DATE: 09/03/2023
 SCHEME IR: IR05
 DRAWING No.: 2220-REL03-IS01-NSL9

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



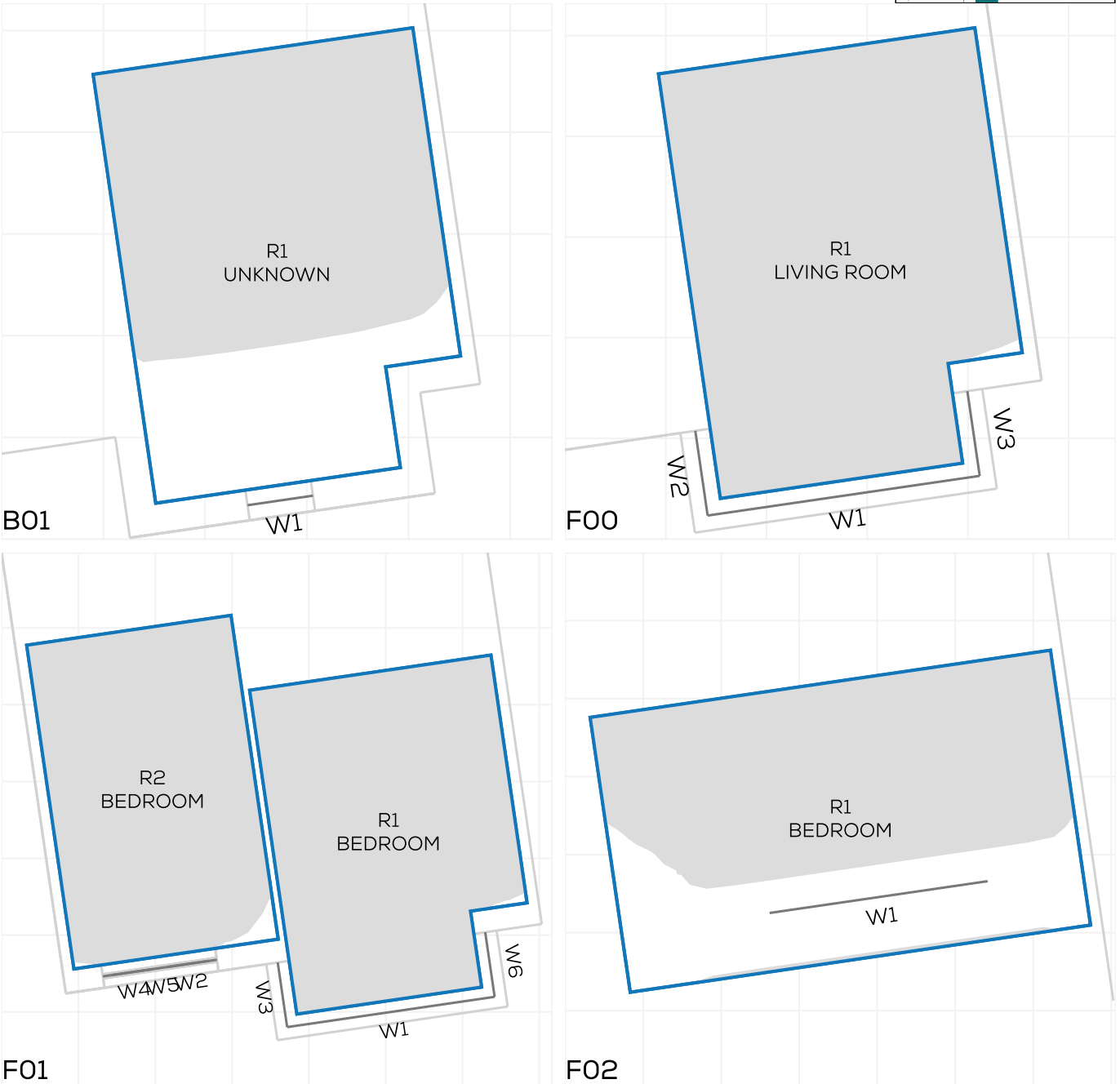
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
62 DAISY BANK ROAD								
F00	R1	RESIDENTIAL	LIVING ROOM	27.1	99.1	99.1	0.0	0
F01	R1	RESIDENTIAL	BEDROOM	14.9	95	95	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	24.5	99	99	0.0	0
F02	R1	RESIDENTIAL	BEDROOM	24.5	98.7	98.7	0.0	0

NSL CONTOURS



PROJECT: 2220 - VICTORIA PARK PROBATION CEN
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 64 DAISY BANK ROAD
 DATE: 09/03/2023
 SCHEME IR: IR05
 DRAWING No.: 2220-REL03-IS01-NSL10

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



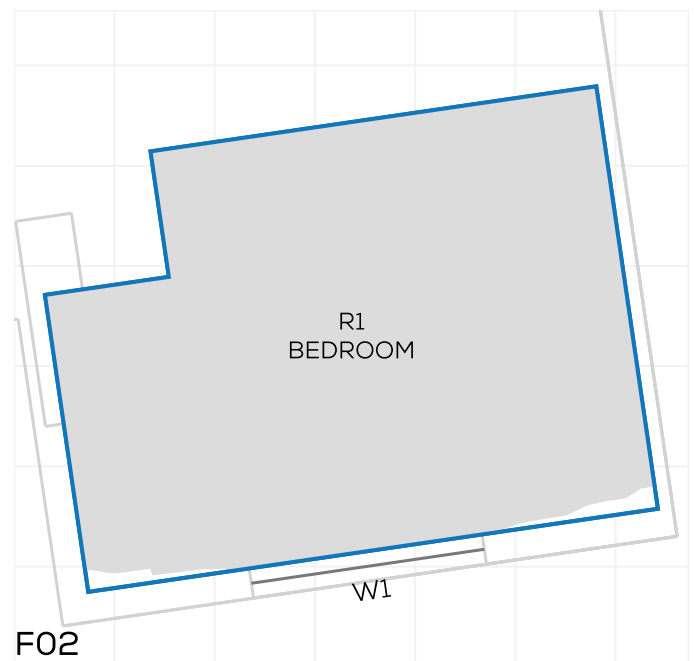
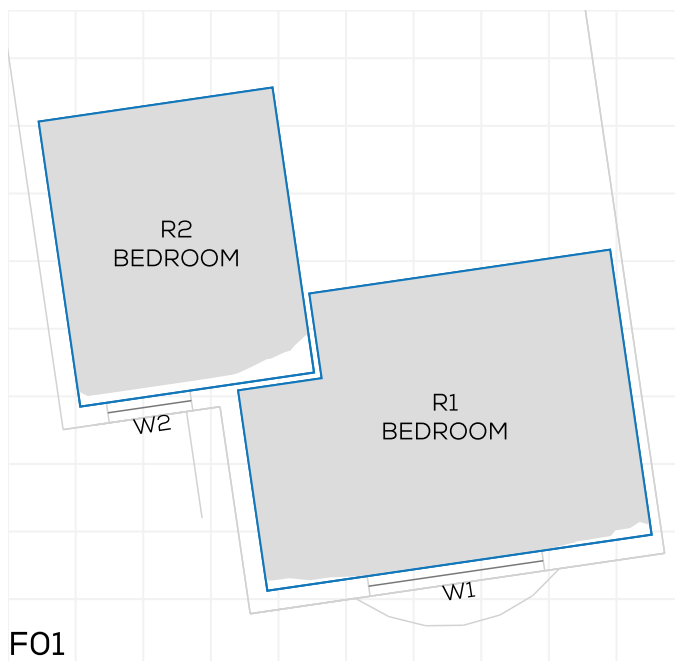
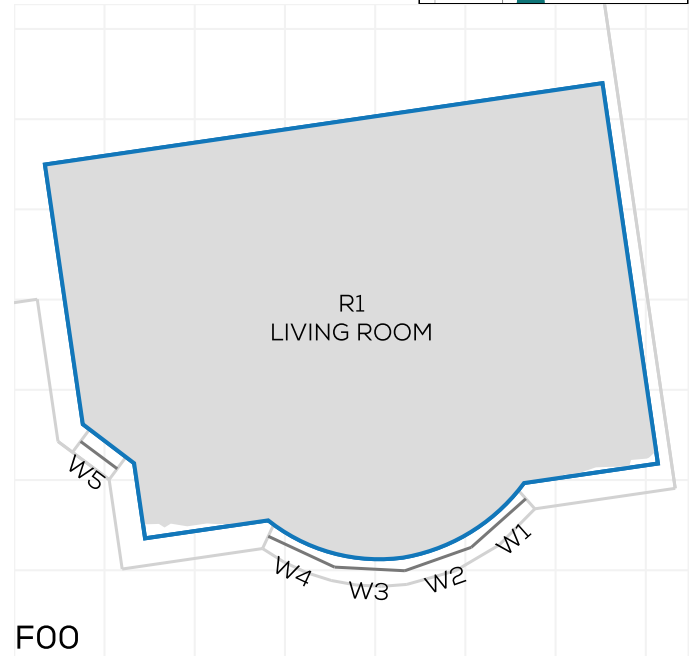
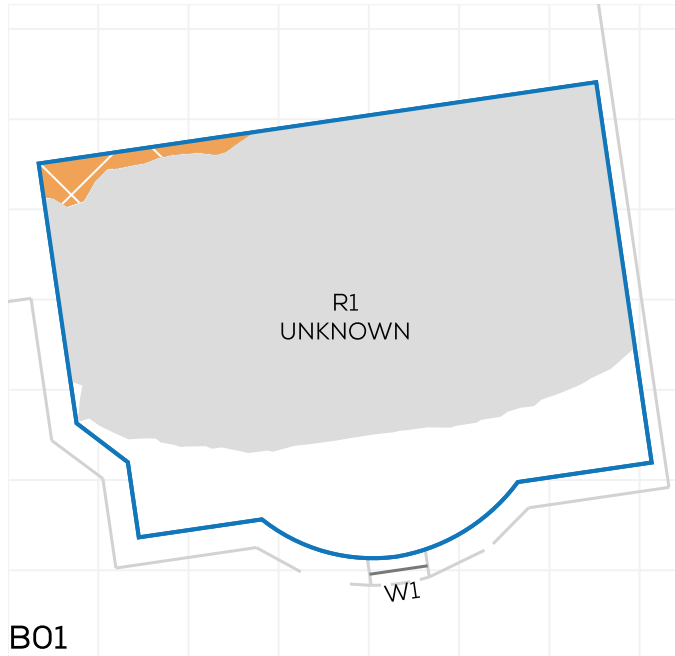
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
64 DAISY BANK ROAD								
B01	R1	RESIDENTIAL	UNKNOWN	12.8	71.1	71.1	0.0	0
F00	R1	RESIDENTIAL	LIVING ROOM	12.8	99.7	99.7	0.0	0
F01	R1	RESIDENTIAL	BEDROOM	12.8	99.7	99.7	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	11.5	98.5	98.5	0.0	0
F02	R1	RESIDENTIAL	BEDROOM	21.2	65.8	65.8	0.0	0

NSL CONTOURS



PROJECT: 2220 - VICTORIA PARK PROBATION CEN
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 66 DAISY BANK ROAD
 DATE: 09/03/2023
 SCHEME IR: IR05
 DRAWING No.: 2220-REL03-IS01-NSL11

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



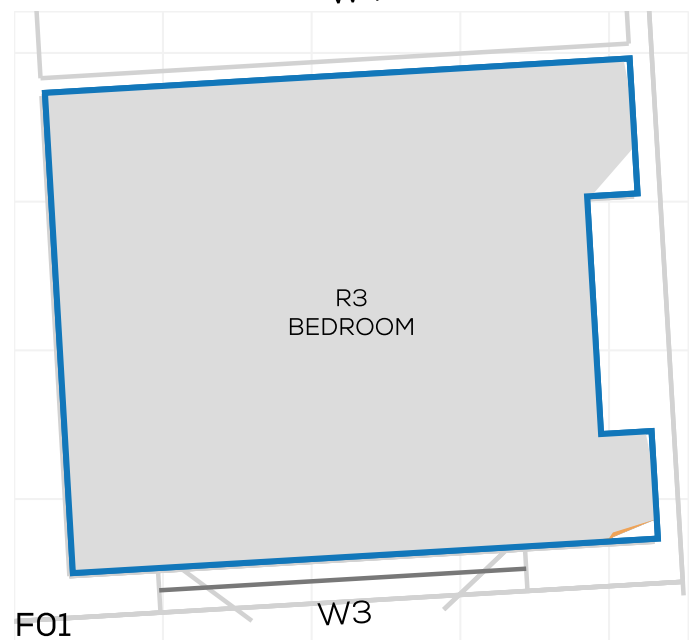
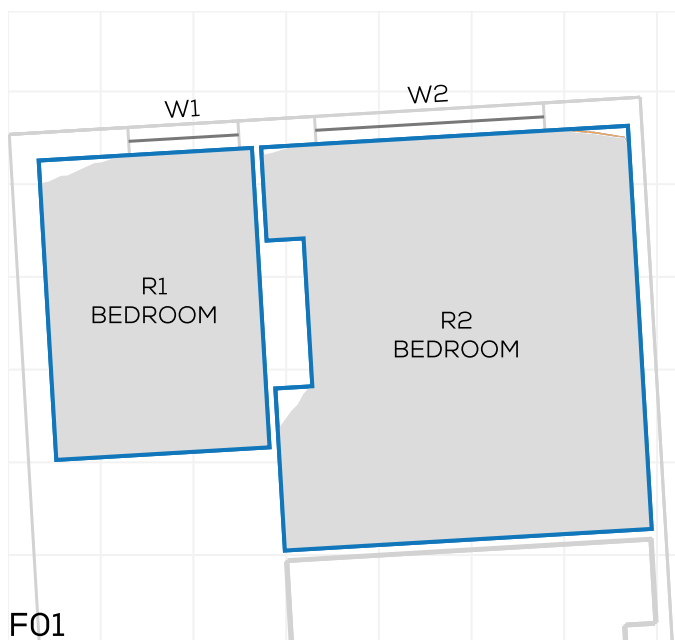
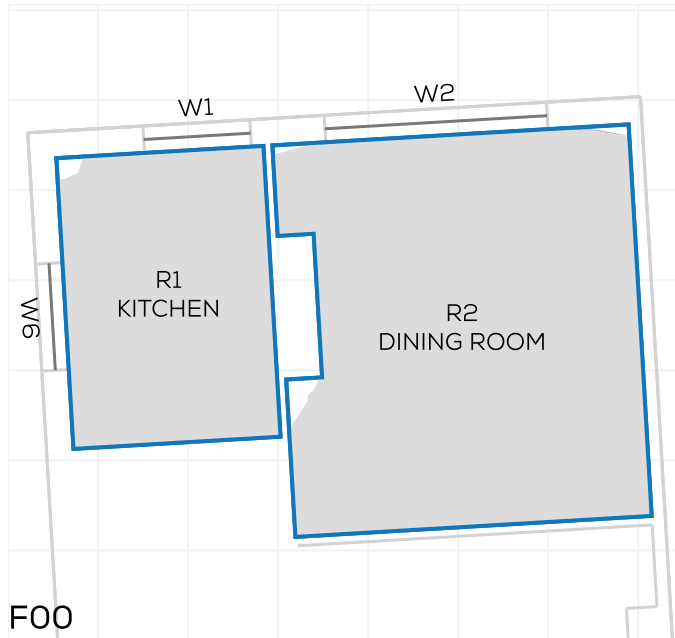
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
66 DAISY BANK ROAD								
B01	R1	RESIDENTIAL	UNKNOWN	27.3	77.2	75.2	0.5	2.6
F00	R1	RESIDENTIAL	LIVING ROOM	27.3	99.5	99.5	0.0	0
F01	R1	RESIDENTIAL	BEDROOM	22.9	98.7	98.7	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	14.9	95.3	95.3	0.0	0
F02	R1	RESIDENTIAL	BEDROOM	22.9	98.6	98.6	0.0	0

NSL CONTOURS



PROJECT: 2220 - VICTORIA PARK PROBATION CEN
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 16 AYTON GROVE
 DATE: 09/03/2023
 SCHEME IR: IR05
 DRAWING No.: 2220-REL03-IS01-NSL12

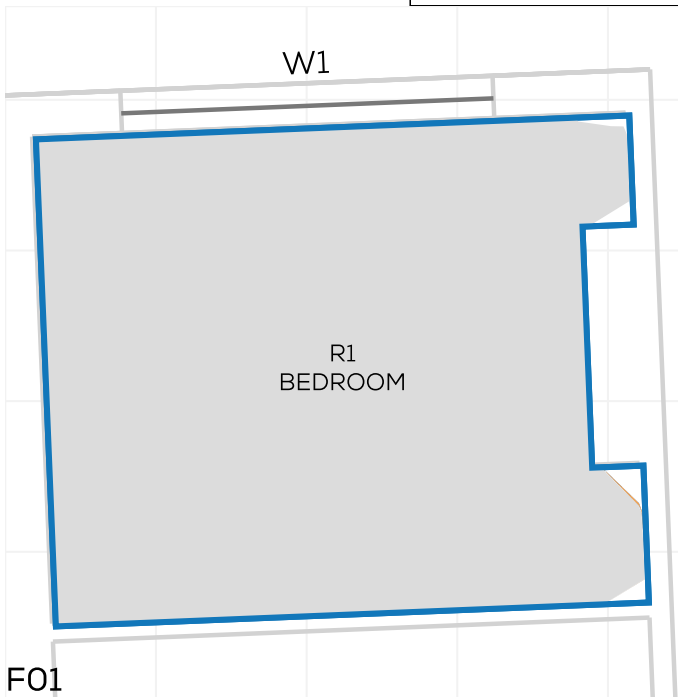
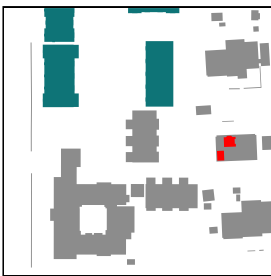
KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
16 AYTON GROVE								
F00	R1	RESIDENTIAL	KITCHEN	7.4	99.2	99.2	0.0	0
F00	R2	RESIDENTIAL	DINING ROOM	16.6	98.9	98.9	0.0	0
F00	R3	RESIDENTIAL	LIVING ROOM	12.9	98.8	98.5	0.0	0.3
F01	R1	RESIDENTIAL	BEDROOM	7.4	98.5	98.5	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	16.6	99.1	99.1	0.0	0.1
F01	R3	RESIDENTIAL	BEDROOM	12.2	99.2	99.1	0.0	0.1

PROJECT: 2220 - VICTORIA PARK PROBATION CEN
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 15 AYTON GROVE
DATE: 09/03/2023
SCHEME IR: IR05
DRAWING No.: 2220-REL03-IS01-NSL13

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
15 AYTON GROVE								
F00	R1	RESIDENTIAL	LIVING ROOM	12.9	99.1	99.1	0.0	0
F00	R2	RESIDENTIAL	KITCHEN	7.4	99.1	99.1	0.0	0
F01	R1	RESIDENTIAL	BEDROOM	12.2	98.8	98.8	0.0	0

PROJECT: 2220 - VICTORIA PARK PROBATION CEN
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 16 HOLBECK GROVE
DATE: 09/03/2023
SCHEME IR: IR05
DRAWING No.: 2220-REL03-IS01-NSL14

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
16 HOLBECK GROVE								
F00	R1	RESIDENTIAL	KITCHEN	7.4	99.2	99.2	0.0	0
F00	R2	RESIDENTIAL	DINING ROOM	16.6	99	99	0.0	0
F01	R1	RESIDENTIAL	BEDROOM	7.4	98.5	98.5	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	16.6	99.1	99.1	0.0	0

PROJECT: 2220 - VICTORIA PARK PROBATION CEN
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 52 LONGFORD PLACE
DATE: 09/03/2023
SCHEME IR: IR05
DRAWING No.: 2220-REL03-IS01-NSL15

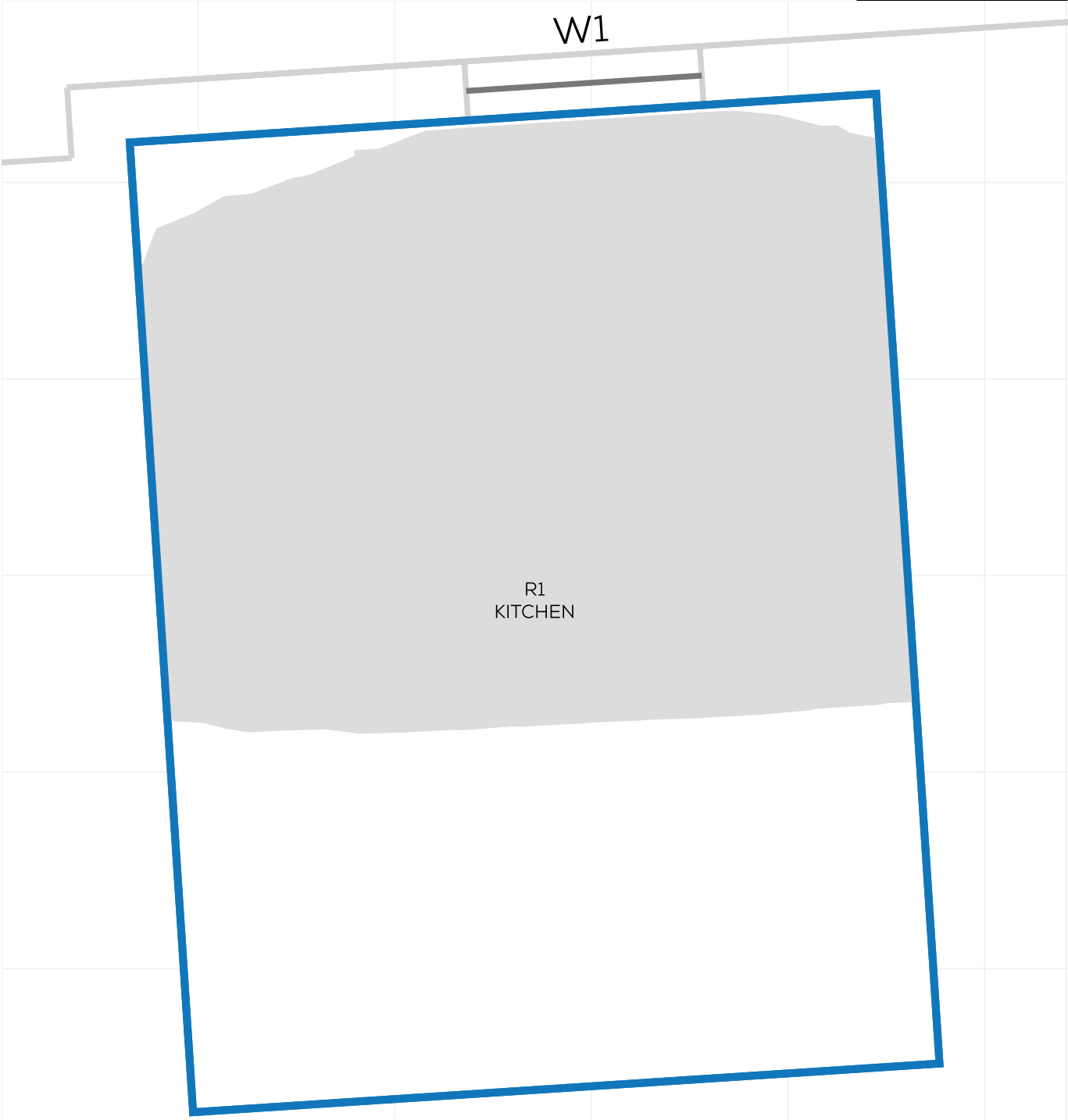
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
52 LONGFORD PLACE								
F00	R1	RESIDENTIAL	KITCHEN	18.8	59.4	59.4	0.0	0

PROJECT: 2220 - VICTORIA PARK PROBATION CEN
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 23 LAINDON ROAD
DATE: 09/03/2023
SCHEME IR: IR05
DRAWING No.: 2220-REL03-IS01-NSL16

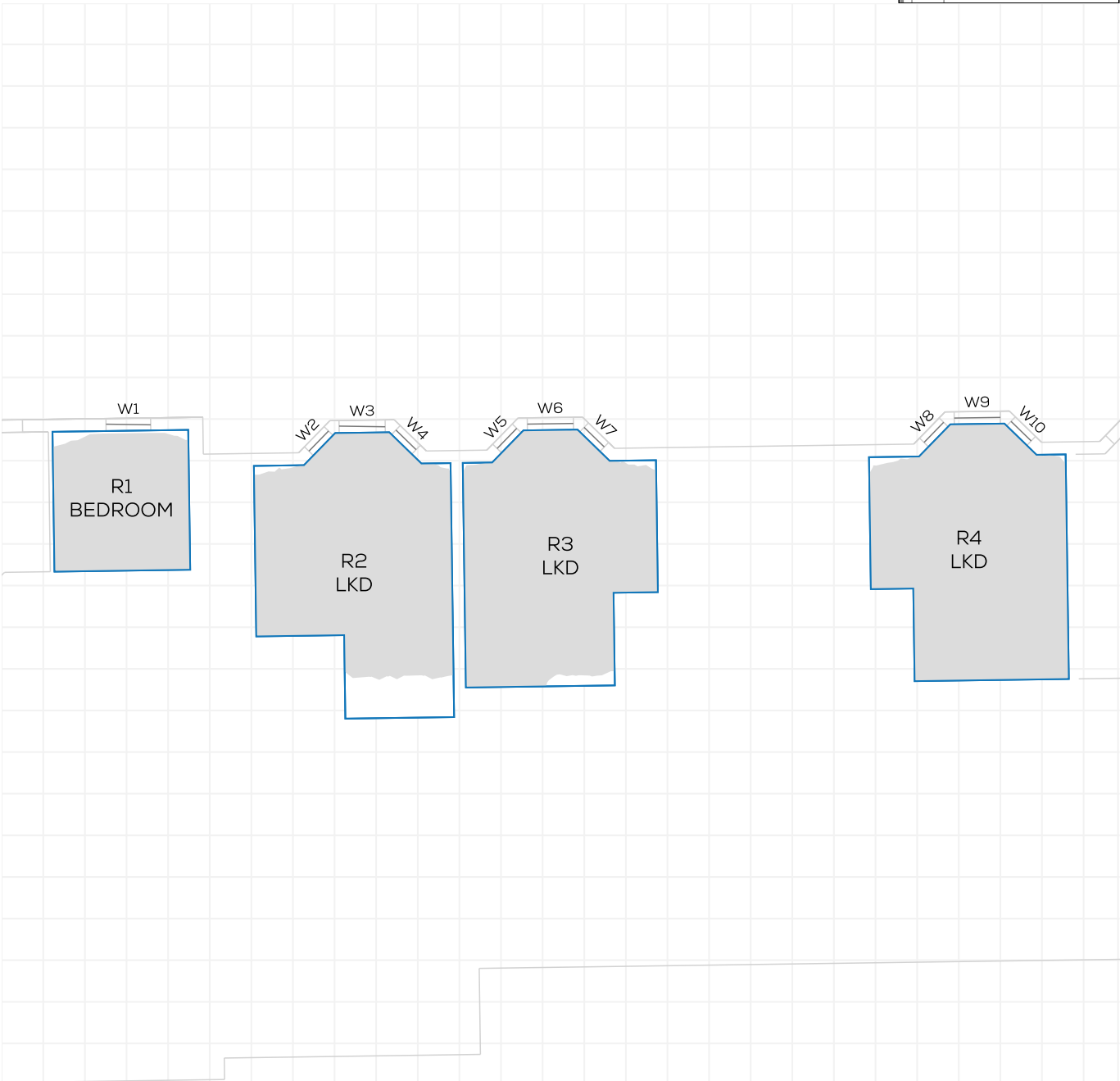
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
23 LAINDON ROAD								
F00	R1	RESIDENTIAL	BEDROOM	11.0	96.3	96.3	0.0	0
F00	R2	RESIDENTIAL	LKD	26.2	89.5	89.5	0.0	0
F00	R3	RESIDENTIAL	LKD	24.3	97.7	97.7	0.0	0
F00	R4	RESIDENTIAL	LKD	24.8	99.3	99.3	0.0	0

PROJECT: 2220 - VICTORIA PARK PROBATION CEN
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 23 LAINDON ROAD
DATE: 09/03/2023
SCHEME IR: IR05
DRAWING No.: 2220-REL03-IS01-NSL17

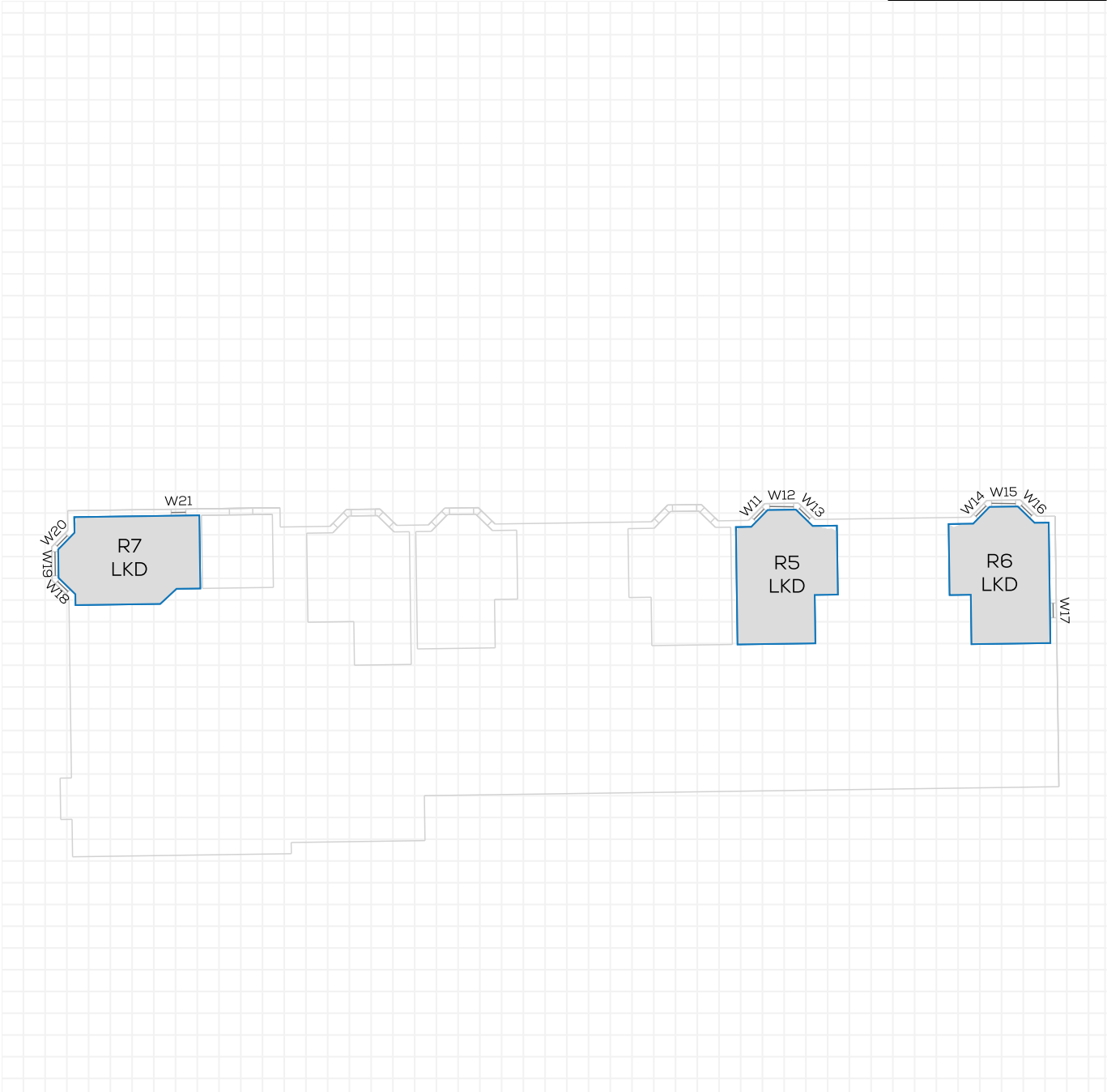
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
23 LAINDON ROAD								
F00	R5	RESIDENTIAL	LKD	24.3	99.4	99.4	0.0	0
F00	R6	RESIDENTIAL	LKD	24.8	99.7	99.7	0.0	0
F00	R7	RESIDENTIAL	LKD	23.8	99.9	99.9	0.0	0

PROJECT: 2220 - VICTORIA PARK PROBATION CEN
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 23 LAINDON ROAD
DATE: 09/03/2023
SCHEME IR: IR05
DRAWING No.: 2220-REL03-IS01-NSL18

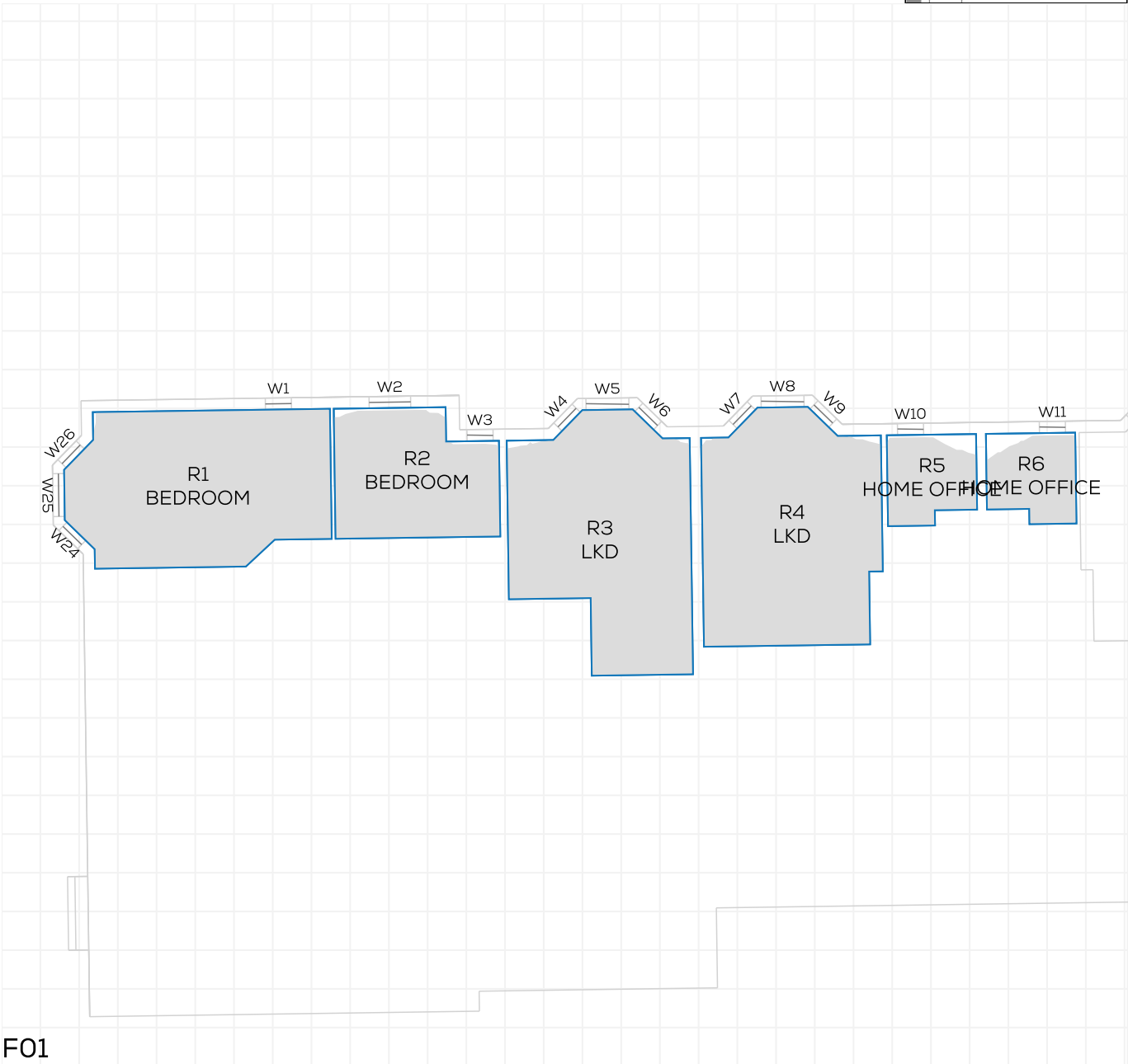
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
23 LAINDON ROAD								
F01	R1	RESIDENTIAL	BEDROOM	25.1	99.9	99.9	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	13.1	97.1	97.1	0.0	0
F01	R3	RESIDENTIAL	LKD	26.2	99.4	99.4	0.0	0
F01	R4	RESIDENTIAL	LKD	26.0	99.5	99.5	0.0	0
F01	R5	RESIDENTIAL	HOME OFFICE	5.0	90.8	90.8	0.0	0
F01	R6	RESIDENTIAL	HOME OFFICE	5.0	90	90	0.0	0

PROJECT: 2220 - VICTORIA PARK PROBATION CEN
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 23 LAINDON ROAD
DATE: 09/03/2023
SCHEME IR: IR05
DRAWING No.: 2220-REL03-IS01-NSL19

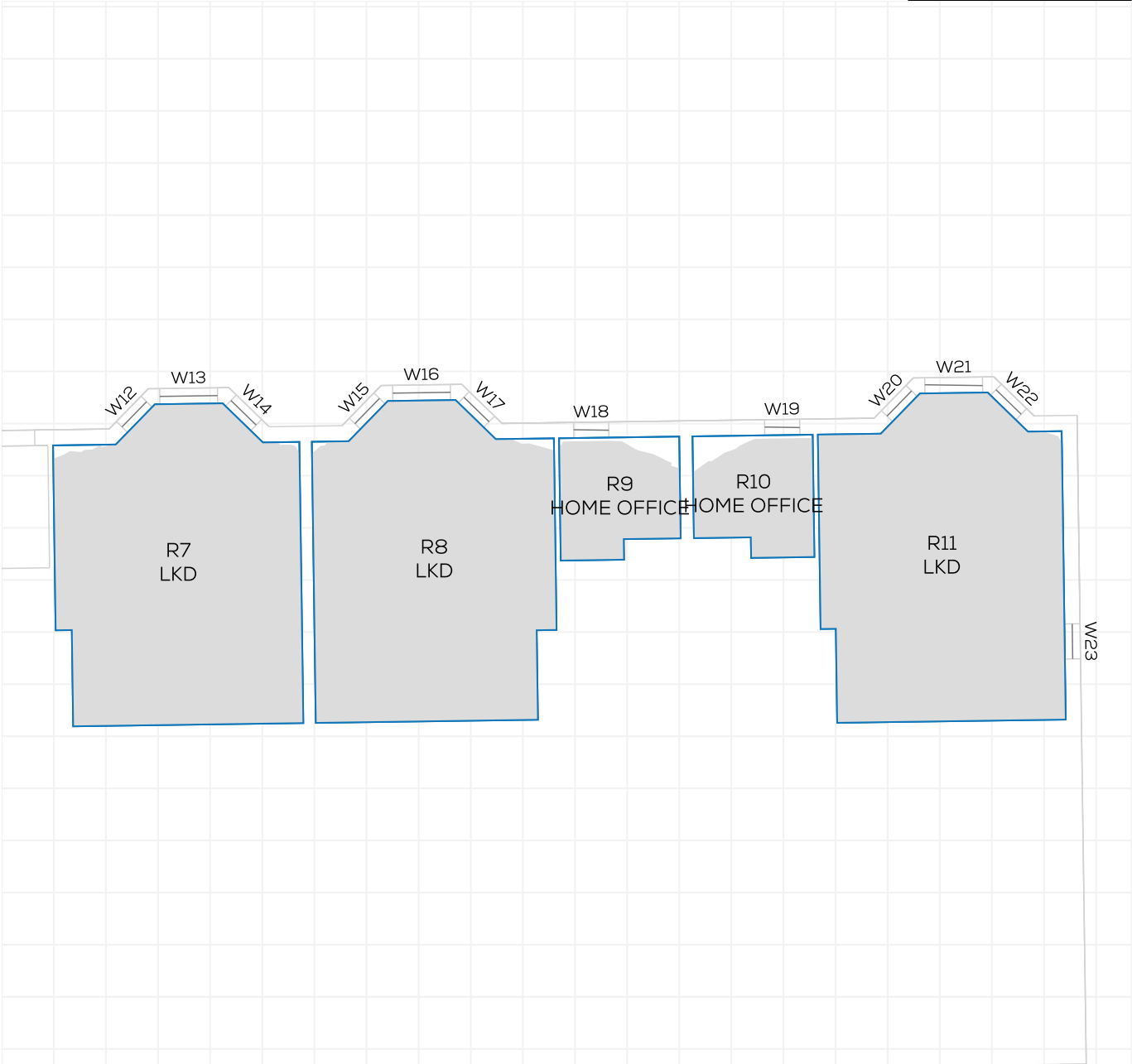
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
23 LAINDON ROAD								
F01	R7	RESIDENTIAL	LKD	26.5	99.4	99.4	0.0	0
F01	R8	RESIDENTIAL	LKD	26.0	99.5	99.5	0.0	0
F01	R9	RESIDENTIAL	HOME OFFICE	5.0	90.9	90.9	0.0	0
F01	R10	RESIDENTIAL	HOME OFFICE	5.0	90.1	90.1	0.0	0
F01	R11	RESIDENTIAL	LKD	26.9	99.9	99.9	0.0	0

PROJECT: 2220 - VICTORIA PARK PROBATION CEN
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 23 LAINDON ROAD
DATE: 09/03/2023
SCHEME IR: IR05
DRAWING No.: 2220-REL03-IS01-NSL20

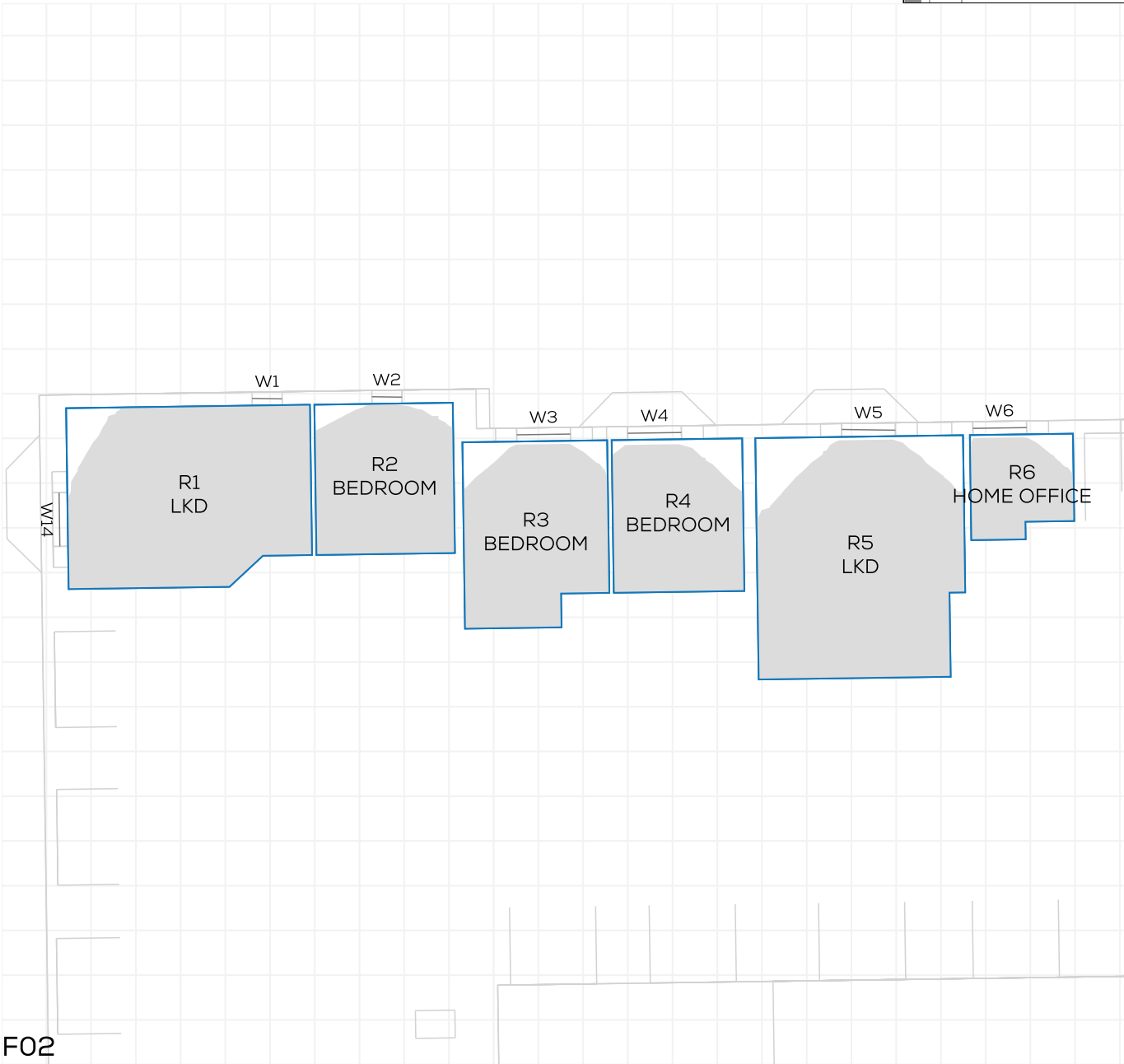
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
23 LAINDON ROAD								
F02	R1	RESIDENTIAL	LKD	21.0	95.3	95.3	0.0	0
F02	R2	RESIDENTIAL	BEDROOM	10.4	93.8	93.8	0.0	0
F02	R3	RESIDENTIAL	BEDROOM	12.7	91.8	91.8	0.0	0
F02	R4	RESIDENTIAL	BEDROOM	10.0	89.6	89.6	0.0	0
F02	R5	RESIDENTIAL	LKD	24.4	88.7	88.7	0.0	0
F02	R6	RESIDENTIAL	HOME OFFICE	5.0	88.9	88.9	0.0	0

PROJECT: 2220 - VICTORIA PARK PROBATION CEN
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 23 LAINDON ROAD
DATE: 09/03/2023
SCHEME IR: IR05
DRAWING No.: 2220-REL03-IS01-NSL21

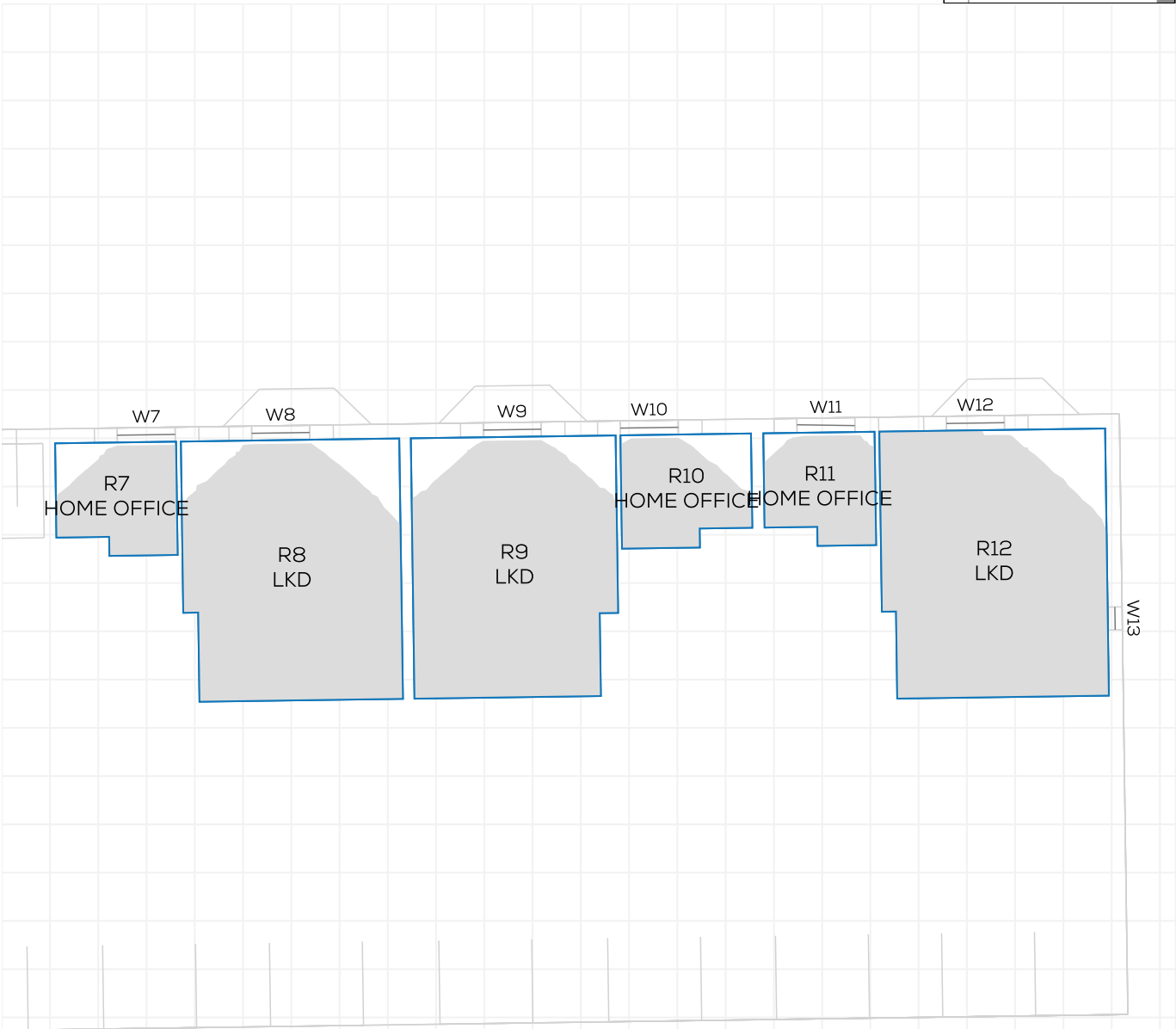
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F02

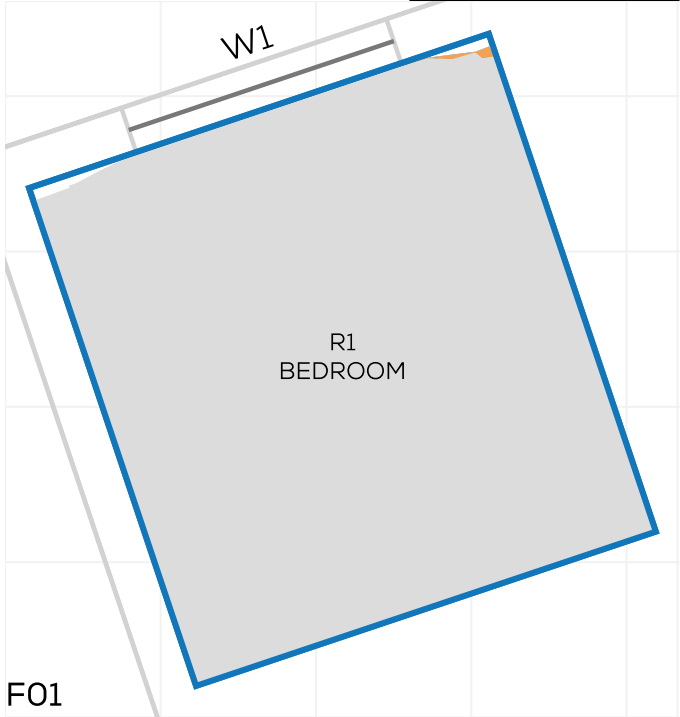
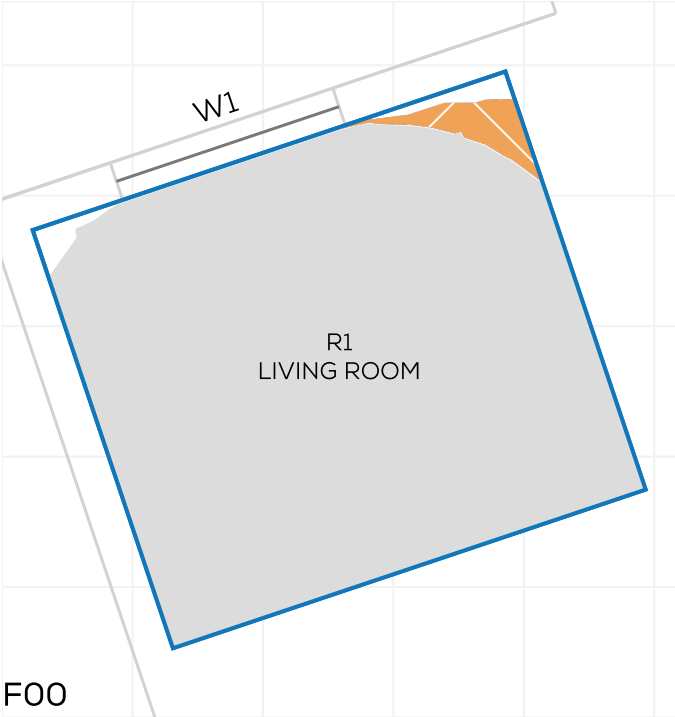
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
23 LAINDON ROAD								
F02	R7	RESIDENTIAL	HOME OFFICE	5.5	85.6	85.6	0.0	0
F02	R8	RESIDENTIAL	LKD	23.8	89.2	89.2	0.0	0
F02	R9	RESIDENTIAL	LKD	22.2	90.5	90.5	0.0	0
F02	R10	RESIDENTIAL	HOME OFFICE	5.9	81.8	81.8	0.0	0
F02	R11	RESIDENTIAL	HOME OFFICE	5.0	92.7	92.7	0.0	0
F02	R12	RESIDENTIAL	LKD	25.4	92.1	92.1	0.0	0

NSL CONTOURS



PROJECT: 2220 - VICTORIA PARK PROBATION CEN
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 39 DAISY BANK ROAD
DATE: 09/03/2023
SCHEME IR: IR05
DRAWING No.: 2220-REL03-IS01-NSL22

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



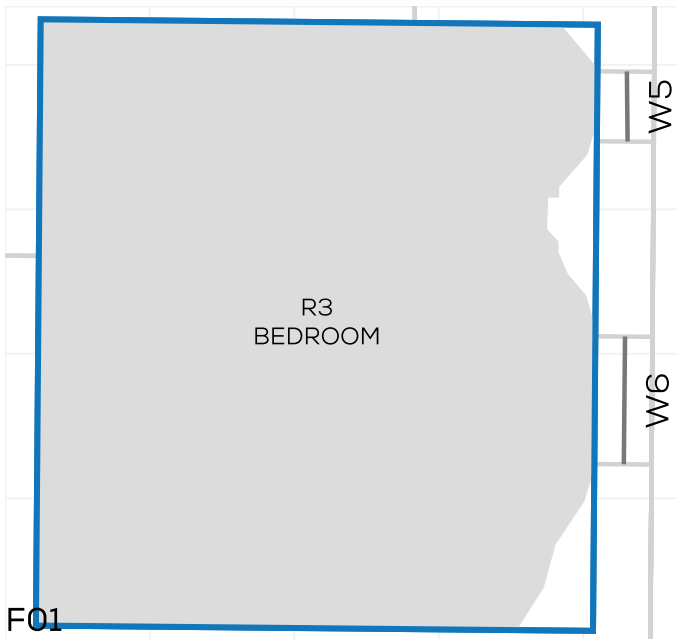
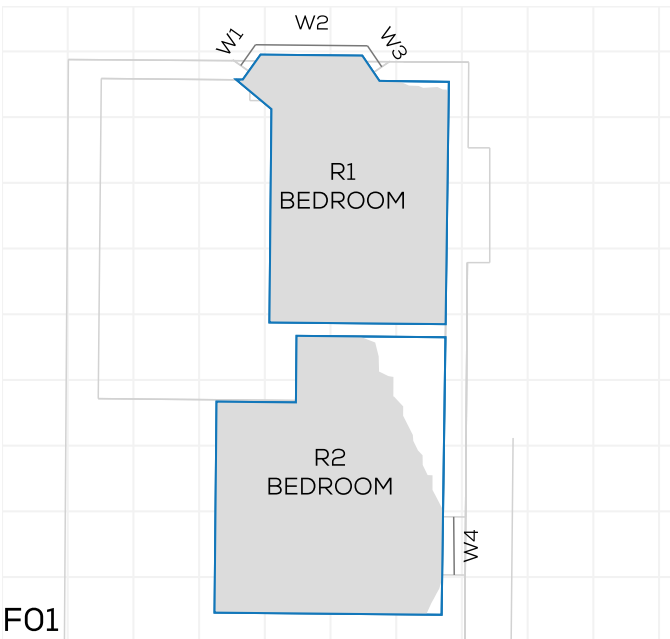
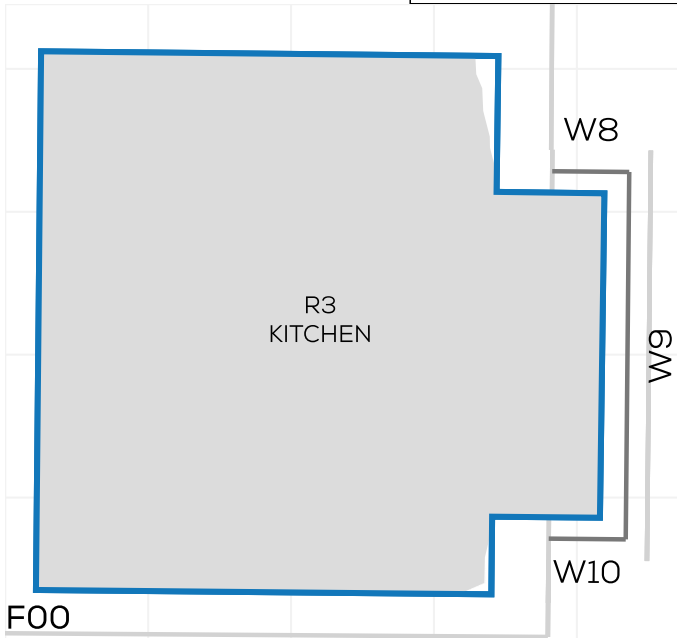
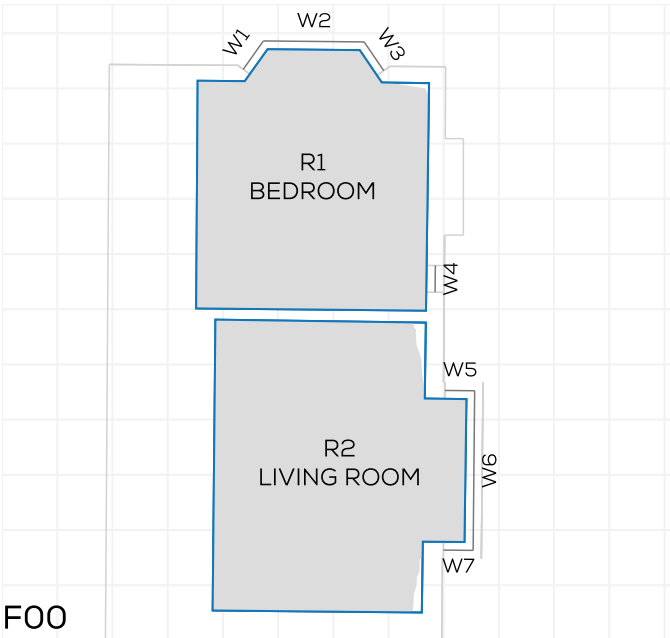
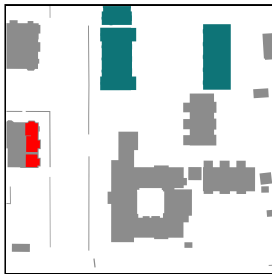
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
39 DAISY BANK ROAD								
F00	R1	RESIDENTIAL	LIVING ROOM	12.9	97.9	95.7	0.3	2.3
F01	R1	RESIDENTIAL	BEDROOM	10.6	99	98.9	0.0	0.1

NSL CONTOURS



PROJECT: 2220 - VICTORIA PARK PROBATION CEN
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 1 CURZON AVENUE
 DATE: 09/03/2023
 SCHEME IR: IR05
 DRAWING No.: 2220-REL03-IS01-NSL23

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
1 CURZON AVENUE								
F00	R1	RESIDENTIAL	BEDROOM	18.4	99.8	99.8	0.0	0
F00	R2	RESIDENTIAL	LIVING ROOM	21.9	98.9	98.9	0.0	0
F00	R3	RESIDENTIAL	KITCHEN	13.7	99.3	99.3	0.0	0
F01	R1	RESIDENTIAL	BEDROOM	10.7	99.4	99.4	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	13.4	88.3	88.3	0.0	0
F01	R3	RESIDENTIAL	BEDROOM	16.2	96.6	96.6	0.0	0

PROJECT: 2220 - VICTORIA PARK PROBATION CEN
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 1 CURZON AVENUE
DATE: 09/03/2023
SCHEME IR: IR05
DRAWING No.: 2220-REL03-IS01-NSL24

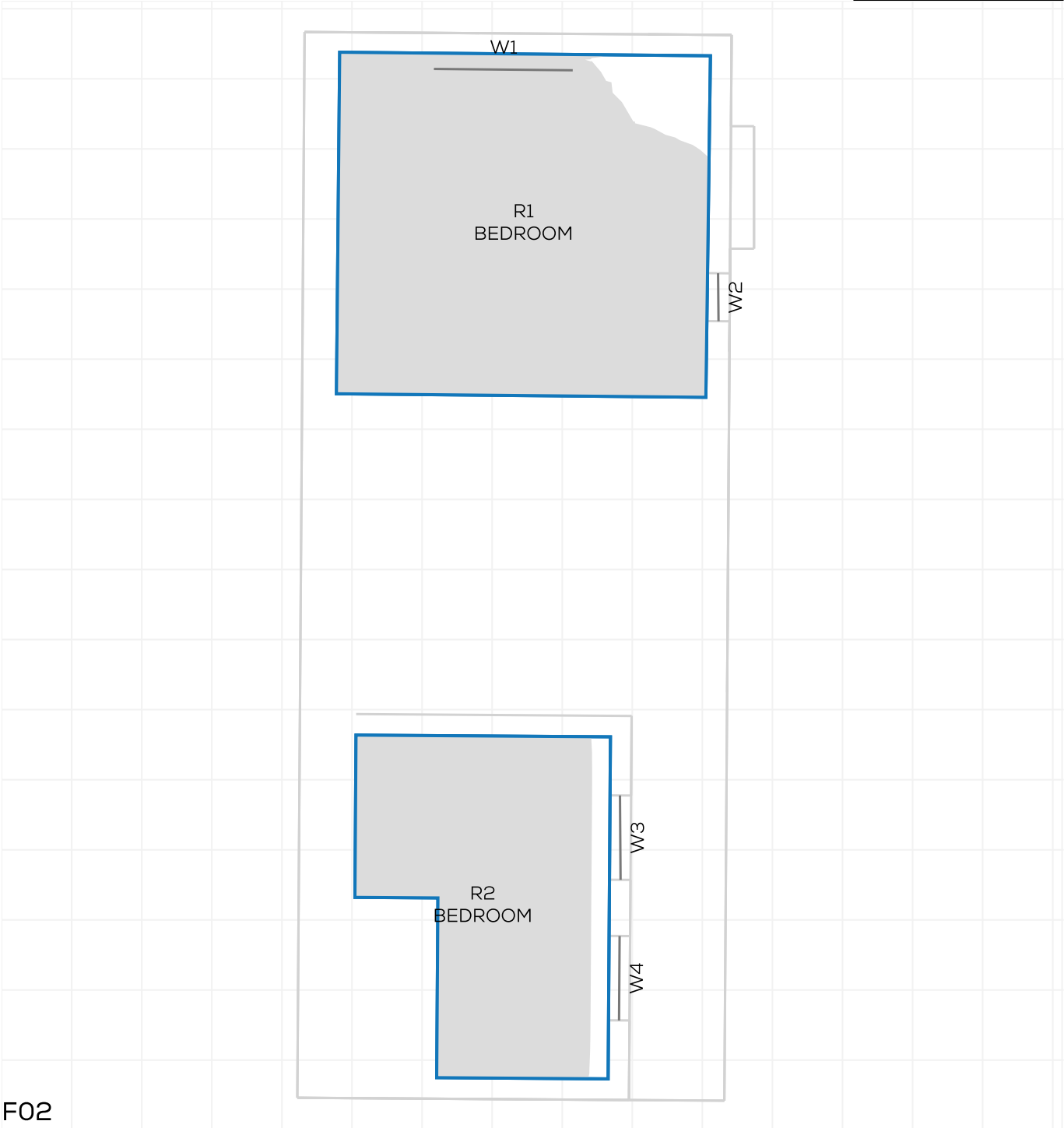
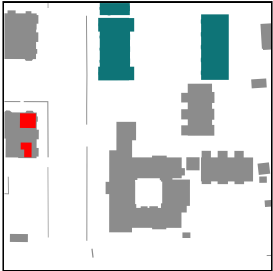
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F02

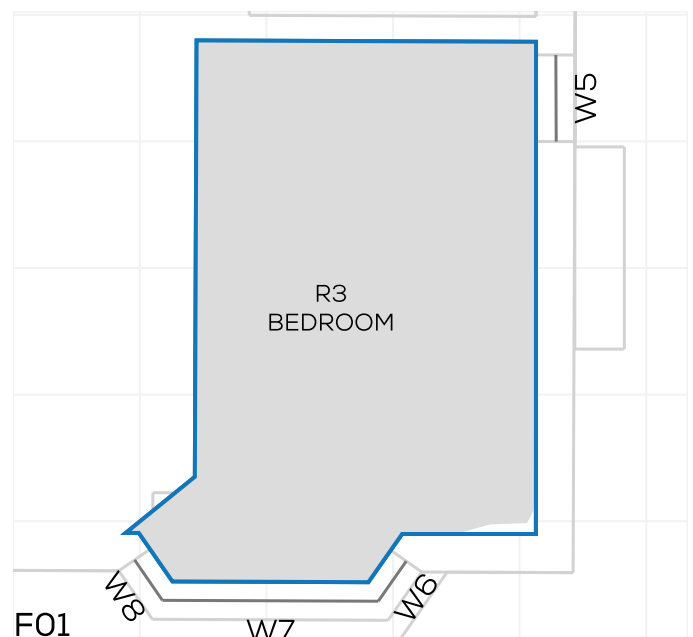
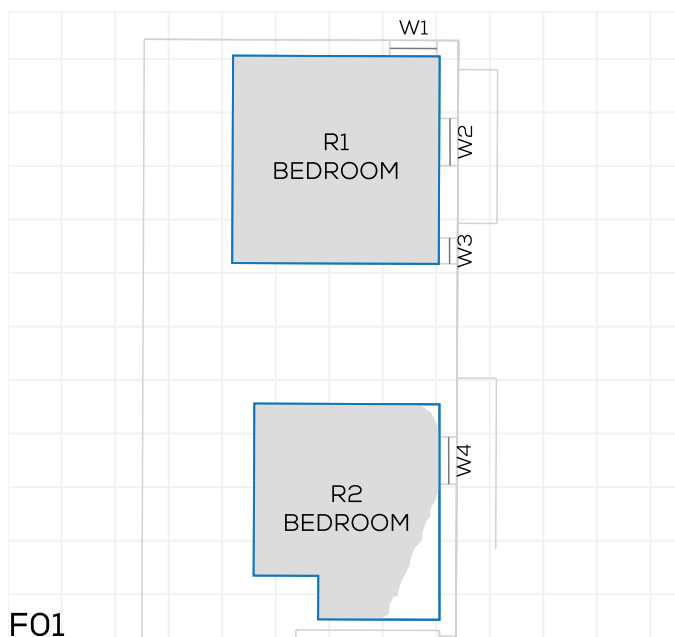
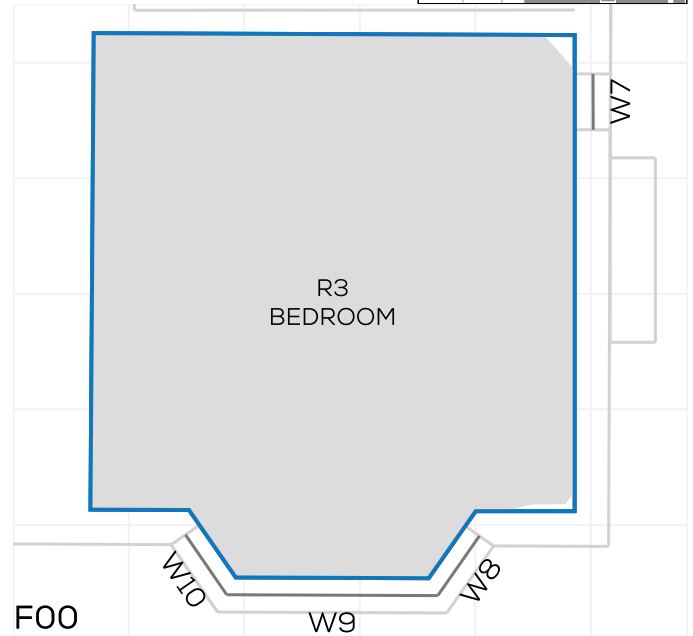
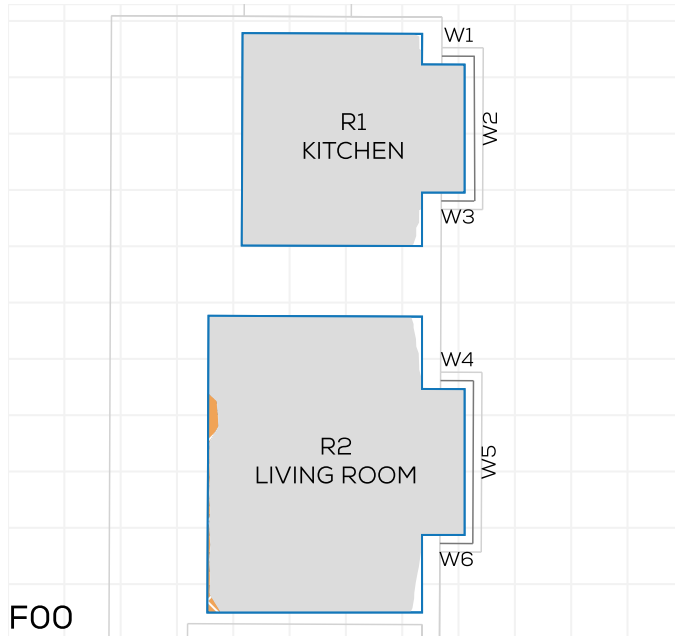
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
1 CURZON AVENUE								
F02	R1	RESIDENTIAL	BEDROOM	25.7	93.9	93.9	0.0	0
F02	R2	RESIDENTIAL	BEDROOM	14.7	91.4	91.4	0.0	0

NSL CONTOURS



PROJECT: 2220 - VICTORIA PARK PROBATION CEN
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 2 CURZON AVENUE
 DATE: 09/03/2023
 SCHEME IR: IR05
 DRAWING No.: 2220-REL03-IS01-NSL25

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2 CURZON AVENUE								
F00	R1	RESIDENTIAL	KITCHEN	13.7	99.5	99.5	0.0	0
F00	R2	RESIDENTIAL	LIVING ROOM	21.9	99	97.8	0.3	1.2
F00	R3	RESIDENTIAL	BEDROOM	18.4	99.6	99.6	0.0	0
F01	R1	RESIDENTIAL	BEDROOM	14.9	100	100	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	13.0	90.1	90.1	0.0	0
F01	R3	RESIDENTIAL	BEDROOM	11.3	99.6	99.6	0.0	0

PROJECT: 2220 - VICTORIA PARK PROBATION CEN
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 2 CURZON AVENUE
DATE: 09/03/2023
SCHEME IR: IR05
DRAWING No.: 2220-REL03-IS01-NSL26

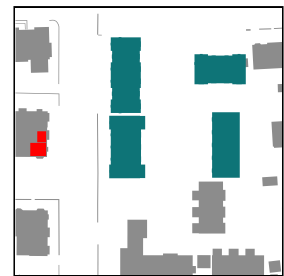
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F02

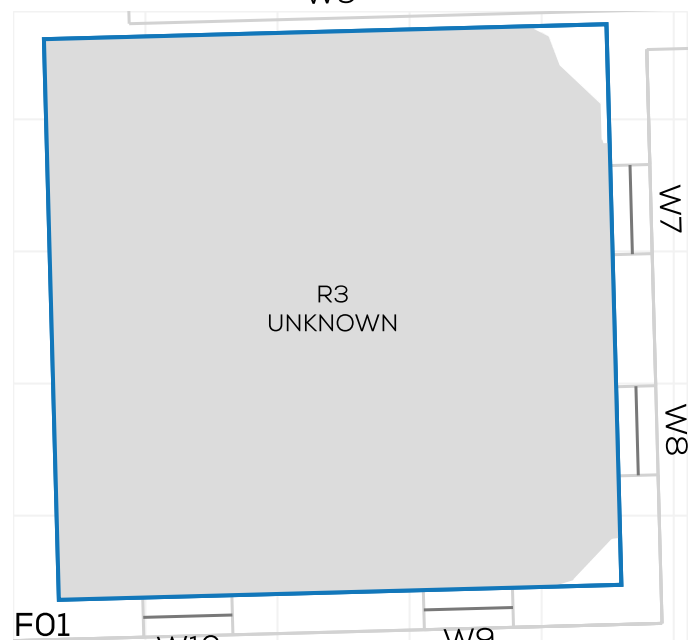
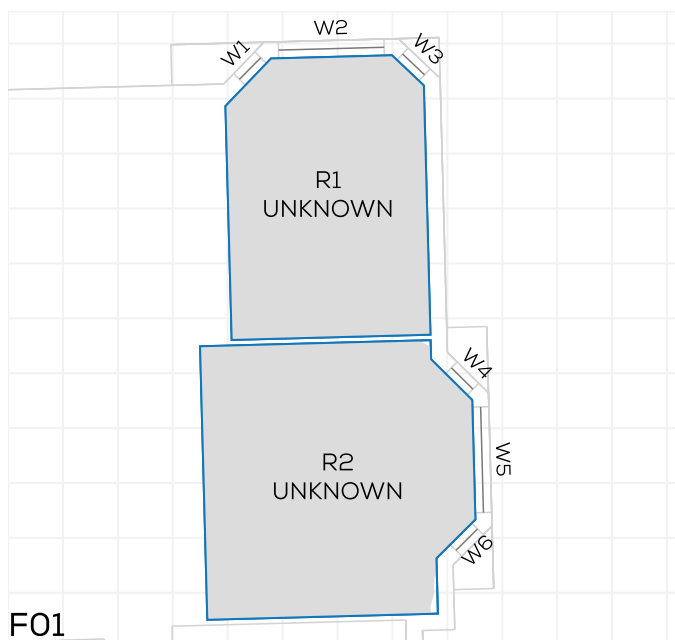
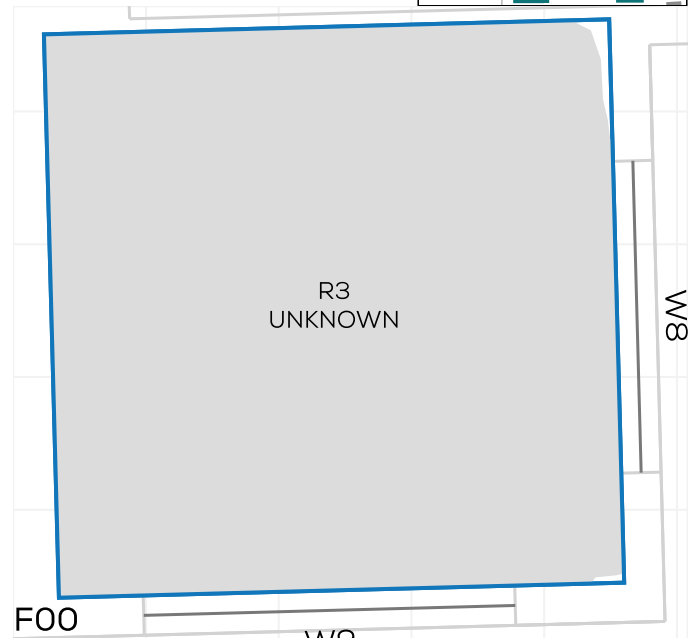
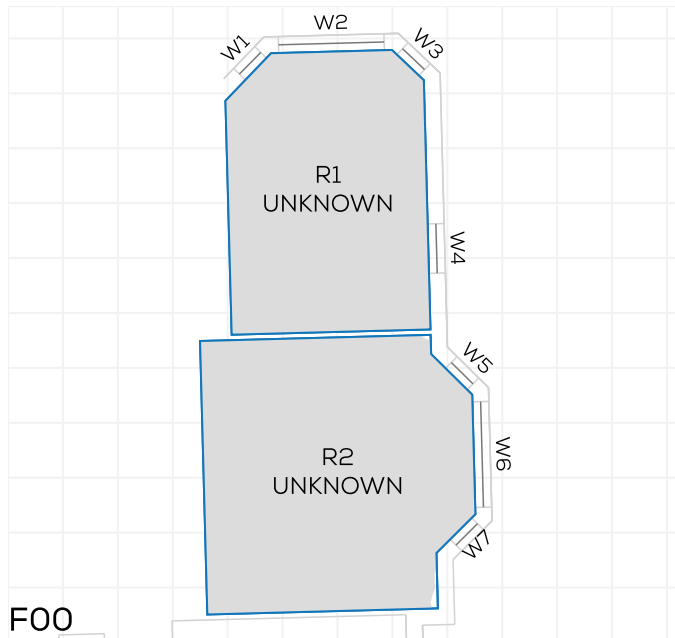
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2 CURZON AVENUE								
F02	R1	RESIDENTIAL	BEDROOM	10.9	81.4	81.4	0.0	0
F02	R2	RESIDENTIAL	BEDROOM	23.1	95.9	95.9	0.0	0

NSL CONTOURS



PROJECT: 2220 - VICTORIA PARK PROBATION CEN
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 1 KEDLESTON AVENUE
 DATE: 09/03/2023
 SCHEME IR: IR05
 DRAWING No.: 2220-REL03-IS01-NSL27

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
1 KEDLESTON AVENUE								
F00	R1	RESIDENTIAL	UNKNOWN	18.0	100	100	0.0	0
F00	R2	RESIDENTIAL	UNKNOWN	23.0	99.7	99.7	0.0	0
F00	R3	RESIDENTIAL	UNKNOWN	18.1	99.5	99.5	0.0	0
F01	R1	RESIDENTIAL	UNKNOWN	18.0	100	100	0.0	0
F01	R2	RESIDENTIAL	UNKNOWN	23.0	99.7	99.7	0.0	0
F01	R3	RESIDENTIAL	UNKNOWN	18.1	98.4	98.4	0.0	0

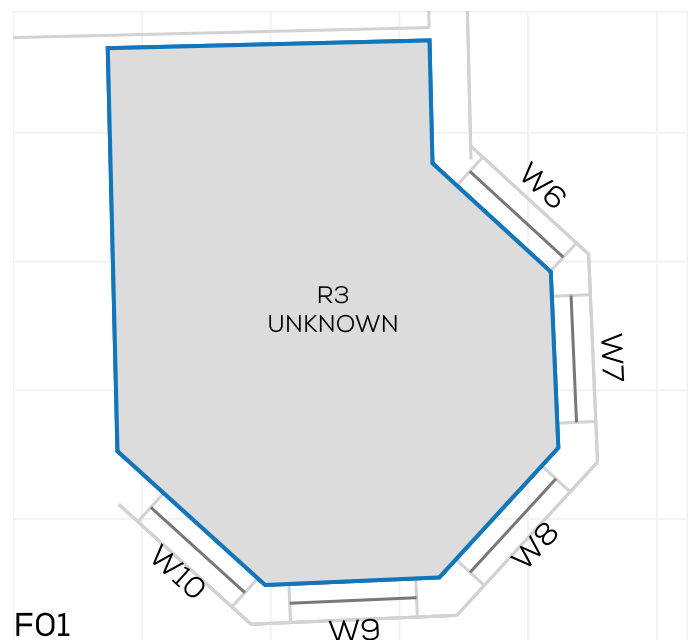
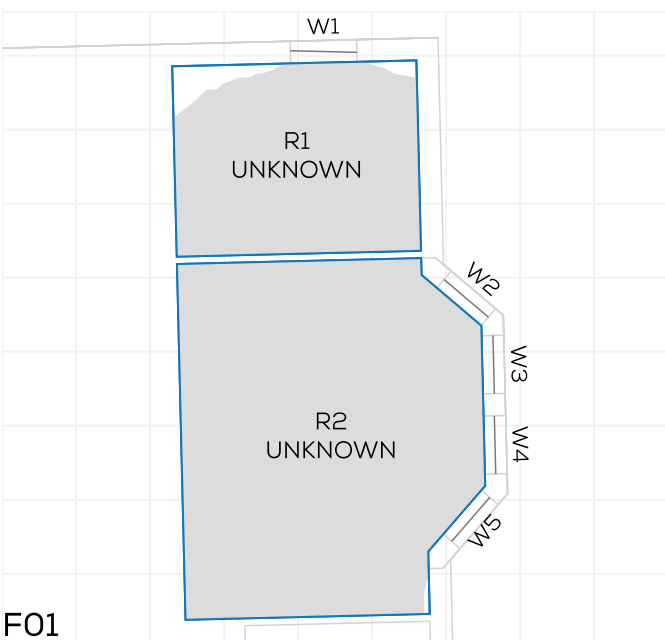
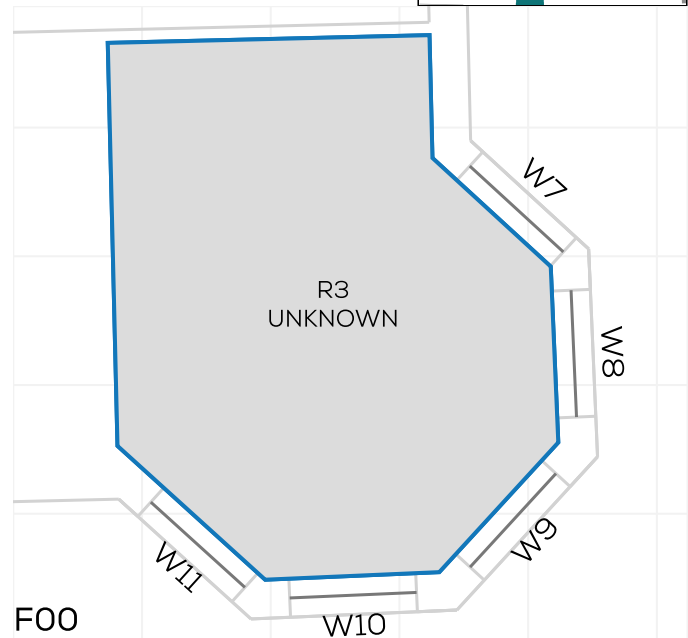
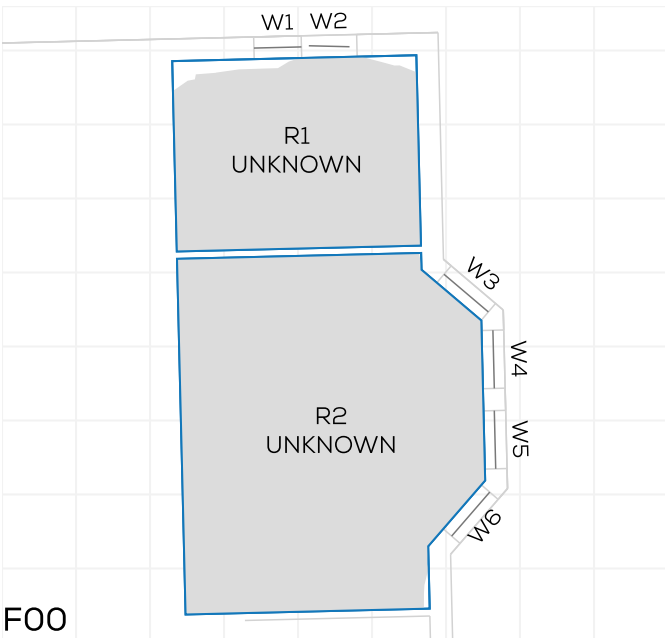
NSL CONTOURS



PROJECT: 2220 - VICTORIA PARK PROBATION CEN
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 2 KEDLESTON AVENUE
 DATE: 09/03/2023
 SCHEME IR: IR05
 DRAWING No.: 2220-REL03-IS01-NSL28

KEY:

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



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2 KEDLESTON AVENUE								
F00	R1	RESIDENTIAL	UNKNOWN	8.5	95.8	95.8	0.0	0
F00	R2	RESIDENTIAL	UNKNOWN	18.2	99.8	99.8	0.0	0
F00	R3	RESIDENTIAL	UNKNOWN	12.0	100	100	0.0	0
F01	R1	RESIDENTIAL	UNKNOWN	8.5	93.8	93.8	0.0	0
F01	R2	RESIDENTIAL	UNKNOWN	18.2	99.8	99.8	0.0	0
F01	R3	RESIDENTIAL	UNKNOWN	12.0	100	100	0.0	0

PROJECT: 2220 - VICTORIA PARK PROBATION CEN
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 2 KEDLESTON AVENUE
DATE: 09/03/2023
SCHEME IR: IR05
DRAWING No.: 2220-REL03-IS01-NSL29

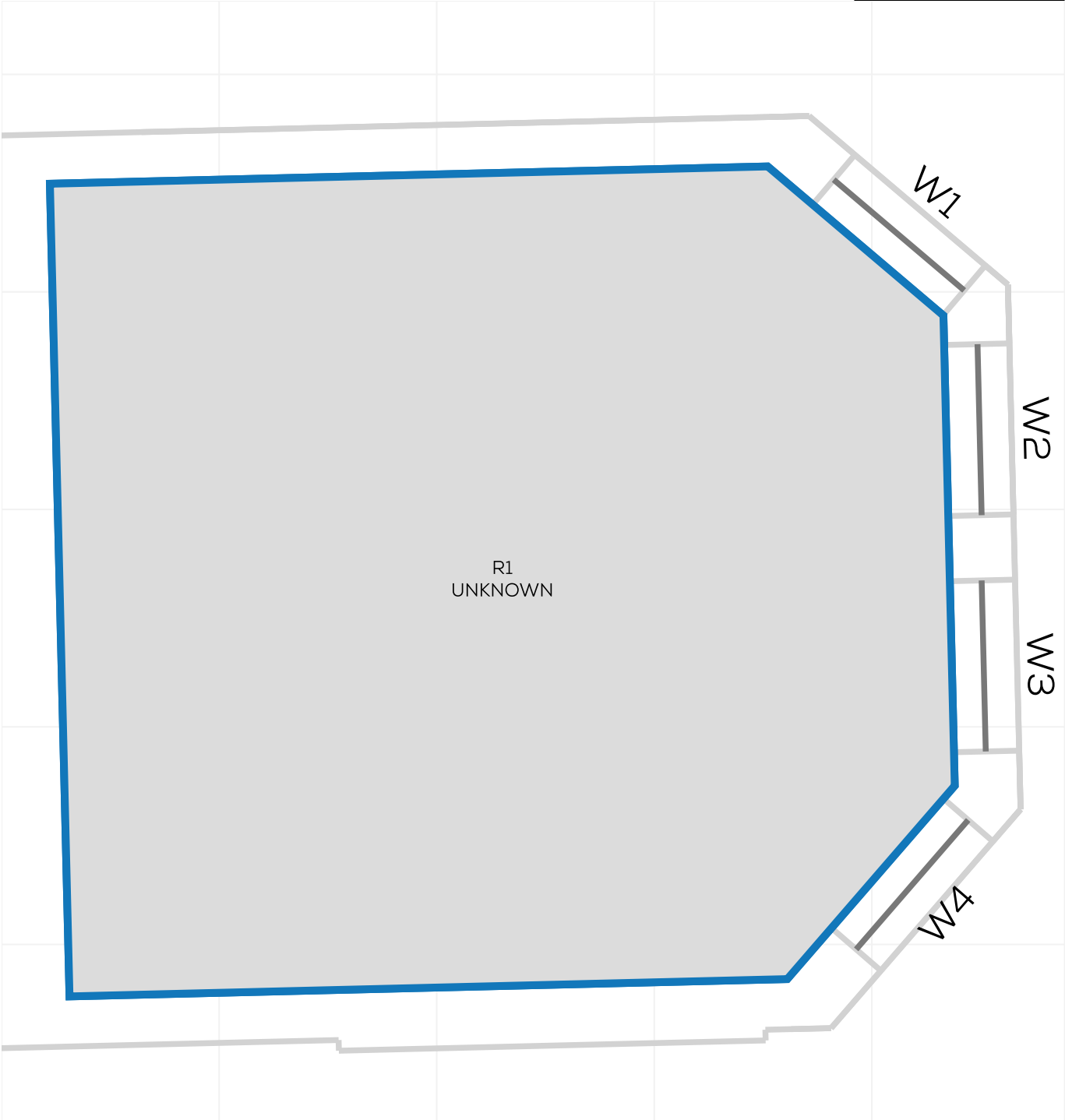
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
F02	R1	RESIDENTIAL	UNKNOWN	14.7	100	100	0.0	0

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS
		TYPE	USE		%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
39A DAISY BANK ROAD																					
F00	R1	RESIDENTIAL	LKD	W1/F00	31.6	31.6	0	0.0%	YES	99.6	99.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W2/F00	35.5	35.5	0	0.0%	YES												
			LKD	W3/F00	34.7	33.2	1.5	4.3%	YES												
			LKD	W4/F00	36.3	31.7	4.6	12.7%	YES												
	R2	RESIDENTIAL	BEDROOM	W5/F00	36.5	31.4	5.1	14.0%	YES	93.5	93.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	LKD	W6/F00	35.7	29.9	5.8	16.2%	YES	100	100	0.0	0.0%	YES	91	24	87	22	4.4%	8.3%	YES
LKD			W7/F00	36.8	30.9	5.9	16.0%	YES													
LKD			W8/F00	35.2	29.4	5.8	16.5%	YES													
LKD			W9/F00	32.7	31.1	1.6	4.9%	YES													
			LKD	W10/F00	27.5	27.5	0	0.0%	YES												
F01	R1	RESIDENTIAL	LKD	W1/F01	35.2	35.2	0	0.0%	YES	99.6	99.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W2/F01	37.5	37.5	0	0.0%	YES												
			LKD	W3/F01	36.6	35.7	0.9	2.5%	YES												
			LKD	W4/F01	37.1	34.4	2.7	7.3%	YES												
	R2	RESIDENTIAL	BEDROOM	W5/F01	37.2	34.3	2.9	7.8%	YES	93.3	93.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	LKD	W6/F01	36.9	33.6	3.3	8.9%	YES	100	100	0.0	0.0%	YES	98	29	94	27	4.1%	6.9%	YES
LKD			W7/F01	38.1	34.7	3.4	8.9%	YES													
LKD			W8/F01	35.6	32.4	3.2	9.0%	YES													
LKD			W9/F01	35.1	34.4	0.7	2.0%	YES													
			LKD	W10/F01	33.4	33.4	0	0.0%	YES												
F02	R1	RESIDENTIAL	LKD	W1/F02	39.1	39.1	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
			LKD	W2/F02 / INC (2)	76.9	76.8	0.1	0.1%	YES												
	R2	RESIDENTIAL	BEDROOM	W3/F02 / INC (2)	76.8	76.8	0	0.0%	YES	99.5	99.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	LKD	W4/F02 / INC (2)	85.2	84.9	0.3	0.4%	YES	100	100	0.0	0.0%	YES	100	29	100	29	0.0%	0.0%	YES
LKD			W5/F02 / INC (2)	86.3	85.9	0.4	0.5%	YES													
LKD			W6/F02 / INC (2)	86.8	86.5	0.3	0.3%	YES													
LKD			W7/F02 / INC (2)	86.8	86.4	0.4	0.5%	YES													
			LKD	W8/F02	35.5	35.3	0.2	0.6%	YES												
			LKD	W9/F02	37.2	37.2	0	0.0%	YES												

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS
		TYPE	USE		%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
14 MERWOOD GROVE																					
F00	R1	RESIDENTIAL	KITCHEN	W1/F00	36.6	34	2.6	7.1%	YES	98.5	98.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	DINING ROOM	W2/F00	23.8	23.1	0.7	2.9%	YES	99.8	99.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			DINING ROOM	W3/F00	32.1	29.9	2.2	6.9%	YES												
			DINING ROOM	W4/F00	34.4	32.1	2.3	6.7%	YES												
			DINING ROOM	W5/F00	35	32.8	2.2	6.3%	YES												
			DINING ROOM	W6/F00 / INC (2)	59.5	59.3	0.2	0.3%	YES												
	R3	RESIDENTIAL	LIVING ROOM	W7/F00	23.7	22.8	0.9	3.8%	YES	99.4	99.4	0.0	0.0%	YES	70	25	68	23	2.9%	8.0%	YES
			LIVING ROOM	W8/F00	30.2	28.5	1.7	5.6%	YES												
			LIVING ROOM	W9/F00	15.4	14.6	0.8	5.2%	YES												
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	37.8	36	1.8	4.8%	YES	99.3	99.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM	W2/F01	28.4	28.3	0.1	0.4%	YES	98.8	98.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM	W3/F01	37.7	36.6	1.1	2.9%	YES	98.9	98.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7 MERWOOD GROVE																					
F00	R1	RESIDENTIAL	LIVING ROOM	W1/F00	33.6	29.8	3.8	11.3%	YES	99.9	99.9	0.0	0.0%	YES	93	24	78	18	16.1%	25.0%	YES
			LIVING ROOM	W2/F00	34.8	32	2.8	8.0%	YES												
			LIVING ROOM	W3/F00	27.9	27.3	0.6	2.2%	YES												
			LIVING ROOM	W7/F00	35.1	29.7	5.4	15.4%	YES												
	R2	RESIDENTIAL	LIVING ROOM	W4/F00	24.7	22.5	2.2	8.9%	YES	99.2	99.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LIVING ROOM	W5/F00	33.5	32	1.5	4.5%	YES												
			LIVING ROOM	W6/F00	22.9	22.9	0	0.0%	YES												
	R3	RESIDENTIAL	KITCHEN	W8/F00	34	30.7	3.3	9.7%	YES	97.7	97.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			KITCHEN	W9/F00	34.3	32.1	2.2	6.4%	YES												
	R4	RESIDENTIAL	DINING ROOM	W10/F00	33.6	32	1.6	4.8%	YES	99.7	99.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	36.5	35.6	0.9	2.5%	YES	98.8	98.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM	W2/F01	37	35.6	1.4	3.8%	YES	97.3	97.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM	W3/F01	36.7	35.7	1	2.7%	YES	99.8	99.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
54 DAISY BANK ROAD																					
F00	R1	RESIDENTIAL	LIVING ROOM	W1/F00	33.3	30.3	3	9.0%	YES	99.7	99.7	0.0	0.0%	YES	87	27	83	23	4.6%	14.8%	YES
			LIVING ROOM	W2/F00	36.1	33.2	2.9	8.0%	YES												

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS
		TYPE	USE		%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
S4 DAISY BANK ROAD (CONTINUED)																					
			LIVING ROOM	W3/F00	36	33.7	2.3	6.4%	YES												
			LIVING ROOM	W4/F00	34	32.6	1.4	4.1%	YES												
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	37.9	36.2	1.7	4.5%	YES	99.2	99.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM	W2/F01	23.1	23.1	0	0.0%	YES	84.3	84.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F02	R1	RESIDENTIAL	BEDROOM	W1/F02	39	37.9	1.1	2.8%	YES	92.9	92.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
S6 DAISY BANK ROAD																					
F00	R1	RESIDENTIAL	LIVING ROOM	W1/F00	32.9	31.1	1.8	5.5%	YES	99.7	99.7	0.0	0.0%	YES	85	28	81	24	4.7%	14.3%	YES
			LIVING ROOM	W2/F00	36.1	33.3	2.8	7.8%	YES												
			LIVING ROOM	W3/F00	36.5	33.2	3.3	9.0%	YES												
			LIVING ROOM	W4/F00	34.5	31.1	3.4	9.9%	YES												
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	27.8	25.8	2	7.2%	YES	99.1	99.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM	W2/F01	21.6	19.5	2.1	9.7%	YES	82.2	82	0.0	0.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F02	R1	RESIDENTIAL	BEDROOM	W1/F02	38.9	37.6	1.3	3.3%	YES	90	90	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W2/F02	38.9	37.6	1.3	3.3%	YES												
S8 DAISY BANK ROAD																					
F00	R1	RESIDENTIAL	LIVING ROOM	W1/F00	34	30.1	3.9	11.5%	YES	99.7	99.7	0.0	0.0%	YES	83	25	77	19	7.2%	24.0%	YES
			LIVING ROOM	W2/F00	36.8	32.4	4.4	12.0%	YES												
			LIVING ROOM	W3/F00	36.7	32.7	4	10.9%	YES												
			LIVING ROOM	W4/F00	34.3	31.3	3	8.7%	YES												
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	38.1	35	3.1	8.1%	YES	99.2	99.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM	W2/F01	21.9	20.8	1.1	5.0%	YES	84.5	84.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F02	R1	RESIDENTIAL	BEDROOM	W1/F02	38.6	36.2	2.4	6.2%	YES	97.5	97.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W2/F02	38.9	36.9	2	5.1%	YES												
60 DAISY BANK ROAD																					
F00	R1	RESIDENTIAL	LIVING ROOM	W1/F00	34	30.2	3.8	11.2%	YES	99.7	99.7	0.0	0.0%	YES	82	25	76	19	7.3%	24.0%	YES
			LIVING ROOM	W2/F00	36.8	32.3	4.5	12.2%	YES												
			LIVING ROOM	W3/F00	36.9	32.5	4.4	11.9%	YES												
			LIVING ROOM	W4/F00	33.8	30.4	3.4	10.1%	YES												

					VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS	
		TYPE	USE		%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA	
60 DAISY BANK ROAD (CONTINUED)																						
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	20.9	19.1	1.8	8.6%	YES	81	81	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	RESIDENTIAL	BEDROOM	W2/F01	38.1	34.9	3.2	8.4%	YES	99.1	99.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F02	R1	RESIDENTIAL	BEDROOM	W1/F02	38.9	36.8	2.1	5.4%	YES	97.5	97.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
62 DAISY BANK ROAD																						
F00	R1	RESIDENTIAL	LIVING ROOM	W1/F00	27.8	25.2	2.6	9.4%	YES	99.1	99.1	0.0	0.0%	YES	84	26	81	23	3.6%	11.5%	YES	
			LIVING ROOM	W2/F00	34.6	30.7	3.9	11.3%	YES													
			LIVING ROOM	W3/F00	37	32.7	4.3	11.6%	YES													
			LIVING ROOM	W4/F00	36.4	32.5	3.9	10.7%	YES													
			LIVING ROOM	W5/F00	31.7	28.8	2.9	9.1%	YES													
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	24.8	22.8	2	8.1%	YES	95	95	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	RESIDENTIAL	BEDROOM	W2/F01	32.2	29.7	2.5	7.8%	YES	99	99	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			BEDROOM	W3/F01	37.8	35.1	2.7	7.1%	YES													
			BEDROOM	W4/F01	37.5	35	2.5	6.7%	YES													
			BEDROOM	W5/F01	30.5	28.7	1.8	5.9%	YES													
F02	R1	RESIDENTIAL	BEDROOM	W1/F02	39.2	37.9	1.3	3.3%	YES	98.7	98.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
64 DAISY BANK ROAD																						
B01	R1	RESIDENTIAL	UNKNOWN	W1/B01	36	31.5	4.5	12.5%	YES	71.1	71.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F00	R1	RESIDENTIAL	LIVING ROOM	W1/F00	37	33.3	3.7	10.0%	YES	99.7	99.7	0.0	0.0%	YES	85	26	81	22	4.7%	15.4%	YES	
			LIVING ROOM	W2/F00	9.6	9.5	0.1	1.0%	YES													
			LIVING ROOM	W3/F00	16.4	15.3	1.1	6.7%	YES													
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	38.3	35.9	2.4	6.3%	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	W3/F01	18.6	18.6	0	0.0%	YES													
			BEDROOM	W6/F01	14.4	13.7	0.7	4.9%	YES													
	R2	RESIDENTIAL	BEDROOM	W2/F01	32.8	30.5	2.3	7.0%	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	W4/F01	32.3	30.1	2.2	6.8%	YES													
			BEDROOM	W5/F01	34.6	32.8	1.8	5.2%	YES													
F02	R1	RESIDENTIAL	BEDROOM	W1/F02	37.2	36.2	1	2.7%	YES	65.8	65.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS
		TYPE	USE		%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
66 DAISY BANK ROAD																					
B01	R1	RESIDENTIAL	UNKNOWN	W1/B01	35.8	32	3.8	10.6%	YES	77.2	75.2	0.5	2.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F00	R1	RESIDENTIAL	LIVING ROOM	W1/F00	34.4	31.1	3.3	9.6%	YES	99.5	99.5	0.0	0.0%	YES	92	26	89	23	3.3%	11.5%	YES
			LIVING ROOM	W2/F00	36.8	33.5	3.3	9.0%	YES												
			LIVING ROOM	W3/F00	36.6	33.9	2.7	7.4%	YES												
			LIVING ROOM	W4/F00	34.4	32.7	1.7	4.9%	YES												
			LIVING ROOM	W5/F00	32.2	31.9	0.3	0.9%	YES												
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	38.1	36.2	1.9	5.0%	YES	98.7	98.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM	W2/F01	26.1	25.7	0.4	1.5%	YES	95.3	95.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F02	R1	RESIDENTIAL	BEDROOM	W1/F02	39.1	38.2	0.9	2.3%	YES	98.6	98.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16 AYTON GROVE																					
F00	R1	RESIDENTIAL	KITCHEN (1)	W1/F00	34.9	32.5	2.4	6.9%	YES	99.2	99.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			KITCHEN (1)	W6/F00	37.2	28.8	8.4	22.6%	YES												
	R2	RESIDENTIAL	DINING ROOM	W2/F00	32	30.1	1.9	5.9%	YES	98.9	98.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	LIVING ROOM	W3/F00	25.4	25.4	0	0.0%	YES	98.8	98.5	0.0	0.3%	YES	81	25	79	25	2.5%	0.0%	YES
			LIVING ROOM	W4/F00	35.1	34.7	0.4	1.1%	YES												
			LIVING ROOM	W5/F00	28.4	26.7	1.7	6.0%	YES												
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	37.3	35.8	1.5	4.0%	YES	98.5	98.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM	W2/F01	37.2	35.9	1.3	3.5%	YES	99.1	99.1	0.0	0.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM	W3/F01	37.4	37.1	0.3	0.8%	YES	99.2	99.1	0.0	0.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15 AYTON GROVE																					
F00	R1	RESIDENTIAL	LIVING ROOM	W1/F00	28.6	26.2	2.4	8.4%	YES	99.1	99.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LIVING ROOM	W2/F00	35.2	33.7	1.5	4.3%	YES												
			LIVING ROOM	W3/F00	27.5	27.3	0.2	0.7%	YES												
	R2	RESIDENTIAL	KITCHEN (1)	W4/F00	34.6	33.6	1	2.9%	YES	99.1	99.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			KITCHEN (1)	W5/F00	33.6	33.6	0	0.0%	YES												
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	37.1	36.1	1	2.7%	YES	98.8	98.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16 HOLBECK GROVE																					
F00	R1	RESIDENTIAL	KITCHEN (1)	W1/F00	33.4	32.9	0.5	1.5%	YES	99.2	99.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS
		TYPE	USE		%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
16 HOLBECK GROVE (CONTINUED)																					
			KITCHEN (1)	W3/F00	33.8	33.7	0.1	0.3%	YES												
	R2	RESIDENTIAL	DINING ROOM	W2/F00	30.9	30.4	0.5	1.6%	YES	99	99	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	36.7	36.4	0.3	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
	R2	RESIDENTIAL	BEDROOM	W2/F01	36.8	36.5	0.3	0.8%	YES	99.1	99.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
52 LONGFORD PLACE																					
F00	R1	RESIDENTIAL	KITCHEN	W1/F00	25.1	25.1	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
23 LAINDON ROAD																					
F00	R1	RESIDENTIAL	BEDROOM	W1/F00	32.6	32.6	0	0.0%	YES	96.3	96.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	LKD	W2/F00	26	26	0	0.0%	YES	89.5	89.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W3/F00	32.4	32.4	0	0.0%	YES												
			LKD	W4/F00	26.9	26.9	0	0.0%	YES												
	R3	RESIDENTIAL	LKD	W5/F00	26.5	26.5	0	0.0%	YES	97.7	97.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W6/F00	32.7	32.7	0	0.0%	YES												
			LKD	W7/F00	29.3	29.3	0	0.0%	YES												
	R4	RESIDENTIAL	LKD	W8/F00	29.2	29.2	0	0.0%	YES	99.3	99.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W9/F00	33.9	33.9	0	0.0%	YES												
			LKD	W10/F00	28.1	28.1	0	0.0%	YES												
	R5	RESIDENTIAL	LKD	W11/F00	27.5	27.5	0	0.0%	YES	99.4	99.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W12/F00	34.3	34.3	0	0.0%	YES												
			LKD	W13/F00	30.1	30.1	0	0.0%	YES												
	R6	RESIDENTIAL	LKD	W14/F00	30.2	30.1	0.1	0.3%	YES	99.7	99.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W15/F00	34.4	34.3	0.1	0.3%	YES												
			LKD	W16/F00	31.8	31.8	0	0.0%	YES												
			LKD	W17/F00	32.2	32.2	0	0.0%	YES												
	R7	RESIDENTIAL	LKD	W18/F00	30.7	30.7	0	0.0%	YES	99.9	99.9	0.0	0.0%	YES	57	15	57	15	0.0%	0.0%	YES
			LKD	W19/F00	34.9	34.9	0	0.0%	YES												
			LKD	W20/F00	33.1	33	0.1	0.3%	YES												
			LKD	W21/F00	32.9	32.9	0	0.0%	YES												
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	36.3	36.3	0	0.0%	YES	99.9	99.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A

					VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS	
		TYPE	USE		%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA	
23 LAINDON ROAD (CONTINUED)																						
			BEDROOM	W24/F01	33.2	33.2	0	0.0%	YES													
			BEDROOM	W25/F01	36.7	36.7	0	0.0%	YES													
			BEDROOM	W26/F01	34.8	34.7	0.1	0.3%	YES													
	R2	RESIDENTIAL	BEDROOM	W2/F01	36.1	36.1	0	0.0%	YES	97.1	97.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			BEDROOM	W3/F01	26.3	26.3	0	0.0%	YES													
	R3	RESIDENTIAL	LKD	W4/F01	29.7	29.7	0	0.0%	YES	99.4	99.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			LKD	W5/F01	36	36	0	0.0%	YES													
			LKD	W6/F01	31	31	0	0.0%	YES													
	R4	RESIDENTIAL	LKD	W7/F01	30.7	30.7	0	0.0%	YES	99.5	99.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			LKD	W8/F01	36.1	36.1	0	0.0%	YES													
			LKD	W9/F01	32.4	32.4	0	0.0%	YES													
	R5	RESIDENTIAL	HOME OFFICE	W10/F01	36.1	36.1	0	0.0%	YES	90.8	90.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6	RESIDENTIAL	HOME OFFICE	W11/F01	36.3	36.2	0.1	0.3%	YES	90	90	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	RESIDENTIAL	LKD	W12/F01	32.4	32.4	0	0.0%	YES	99.4	99.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			LKD	W13/F01	36.7	36.7	0	0.0%	YES													
			LKD	W14/F01	31.3	31.3	0	0.0%	YES													
	R8	RESIDENTIAL	LKD	W15/F01	31.3	31.2	0.1	0.3%	YES	99.5	99.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			LKD	W16/F01	36.9	36.8	0.1	0.3%	YES													
			LKD	W17/F01	32.7	32.6	0.1	0.3%	YES													
	R9	RESIDENTIAL	HOME OFFICE	W18/F01	36.6	36.5	0.1	0.3%	YES	90.9	90.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10	RESIDENTIAL	HOME OFFICE	W19/F01	36.5	36.5	0	0.0%	YES	90.1	90.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R11	RESIDENTIAL	LKD	W20/F01	32.8	32.8	0	0.0%	YES	99.9	99.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			LKD	W21/F01	36.8	36.8	0	0.0%	YES													
			LKD	W22/F01	34.5	34.5	0	0.0%	YES													
			LKD	W23/F01	35.9	35.9	0	0.0%	YES													
F02	R1	RESIDENTIAL	LKD	W1/F02	38.8	38.6	0.2	0.5%	YES	95.3	95.3	0.0	0.0%	YES	60	16	60	16	0.0%	0.0%	YES	
			LKD	W14/F02	38.4	38.4	0	0.0%	YES													
	R2	RESIDENTIAL	BEDROOM	W2/F02	38.8	38.7	0.1	0.3%	YES	93.8	93.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	RESIDENTIAL	BEDROOM	W3/F02	38.6	38.5	0.1	0.3%	YES	91.8	91.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM	W4/F02	38.8	38.7	0.1	0.3%	YES	89.6	89.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5 (3)	RESIDENTIAL	LKD	W5/F02	38.9	38.8	0.1	0.3%	YES	88.7	88.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS
		TYPE	USE		%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
23 LAINDON ROAD (CONTINUED)																					
	R6	RESIDENTIAL	HOME OFFICE	W6/F02	38.9	38.8	0.1	0.3%	YES	88.9	88.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	HOME OFFICE	W7/F02	38.9	38.8	0.1	0.3%	YES	85.6	85.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8 (3)	RESIDENTIAL	LKD	W8/F02	38.9	38.8	0.1	0.3%	YES	89.2	89.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9 (3)	RESIDENTIAL	LKD	W9/F02	38.9	38.8	0.1	0.3%	YES	90.5	90.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R10	RESIDENTIAL	HOME OFFICE	W10/F02	38.9	38.8	0.1	0.3%	YES	81.8	81.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R11	RESIDENTIAL	HOME OFFICE	W11/F02	38.9	38.8	0.1	0.3%	YES	92.7	92.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R12	RESIDENTIAL	LKD	W12/F02	38.9	38.8	0.1	0.3%	YES	92.1	92.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			LKD	W13/F02	38.7	38.7	0	0.0%	YES												
39 DAISY BANK ROAD																					
F00	R1	RESIDENTIAL	LIVING ROOM	W1/F00	28.4	24.5	3.9	13.7%	YES	97.9	95.7	0.3	2.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	34.1	31.1	3	8.8%	YES	99	98.9	0.0	0.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1 CURZON AVENUE																					
F00	R1	RESIDENTIAL	BEDROOM	W1/F00	24.6	24.5	0.1	0.4%	YES	99.8	99.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W2/F00	32.3	30.6	1.7	5.3%	YES												
			BEDROOM	W3/F00	31.1	28.5	2.6	8.4%	YES												
			BEDROOM	W4/F00	34.2	32.6	1.6	4.7%	YES												
	R2	RESIDENTIAL	LIVING ROOM	W5/F00	18.8	17.2	1.6	8.5%	YES	98.9	98.9	0.0	0.0%	YES	48	12	47	12	2.1%	0.0%	YES
			LIVING ROOM	W6/F00	36.2	34.8	1.4	3.9%	YES												
			LIVING ROOM	W7/F00	18.5	18.5	0	0.0%	YES												
	R3	RESIDENTIAL	KITCHEN	W8/F00	18.8	17.5	1.3	6.9%	YES	99.3	99.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			KITCHEN	W9/F00	35.9	34.8	1.1	3.1%	YES												
			KITCHEN	W10/F00	25.9	25.9	0	0.0%	YES												
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	27.4	27.3	0.1	0.4%	YES	99.4	99.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W2/F01	34.6	33.5	1.1	3.2%	YES												
			BEDROOM	W3/F01	31	29.2	1.8	5.8%	YES												
	R2	RESIDENTIAL	BEDROOM	W4/F01	37.5	36.6	0.9	2.4%	YES	88.3	88.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM	W5/F01	37.1	36.4	0.7	1.9%	YES	96.6	96.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W6/F01	37.3	36.6	0.7	1.9%	YES												
F02	R1	RESIDENTIAL	BEDROOM	W1/F02	37.4	37	0.4	1.1%	YES	93.9	93.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS
		TYPE	USE		%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
1 CURZON AVENUE (CONTINUED)																					
			BEDROOM	W2/F02	37.2	36.7	0.5	1.3%	YES												
	R2	RESIDENTIAL	BEDROOM	W3/F02	38.6	38.3	0.3	0.8%	YES	91.4	91.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W4/F02	38.8	38.6	0.2	0.5%	YES												
2 CURZON AVENUE																					
F00	R1	RESIDENTIAL	KITCHEN	W1/F00	25.5	23.6	1.9	7.5%	YES	99.5	99.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			KITCHEN	W2/F00	37.1	30.7	6.4	17.3%	YES												
			KITCHEN	W3/F00	18.4	17.4	1	5.4%	YES												
	R2	RESIDENTIAL	LIVING ROOM	W4/F00	18.7	16.7	2	10.7%	YES	99	97.8	0.3	12%	YES	45	12	39	12	13.3%	0.0%	YES
			LIVING ROOM	W5/F00	37	30.9	6.1	16.5%	YES												
			LIVING ROOM	W6/F00	18	17.4	0.6	3.3%	YES												
	R3	RESIDENTIAL	BEDROOM	W7/F00	32.4	27	5.4	16.7%	YES	99.6	99.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W8/F00	30.7	28.8	1.9	6.2%	YES												
			BEDROOM	W9/F00	31.6	31.5	0.1	0.3%	YES												
			BEDROOM	W10/F00	24.9	24.9	0	0.0%	YES												
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	36	34.8	1.2	3.3%	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	37.7	33.5	4.2	11.1%	YES												
			BEDROOM	W3/F01	37.7	33.5	4.2	11.1%	YES												
	R2	RESIDENTIAL	BEDROOM	W4/F01	38	34	4	10.5%	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	W5/F01	32.3	28.6	3.7	11.5%	YES	99.6	99.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W6/F01	30.8	29.7	1.1	3.6%	YES												
			BEDROOM	W7/F01	34.3	34.2	0.1	0.3%	YES												
			BEDROOM	W8/F01	27.2	27.2	0	0.0%	YES												
F02	R1	RESIDENTIAL	BEDROOM	W1/F02	38.7	36.7	2	5.2%	YES	81.4	81.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM	W2/F02	35	33	2	5.7%	YES	95.9	95.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W3/F02	37.8	37.7	0.1	0.3%	YES												
1 KEDLESTON AVENUE																					
F00	R1	RESIDENTIAL	UNKNOWN	W1/F00	27.8	27.7	0.1	0.4%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			UNKNOWN	W2/F00	33	31.6	1.4	4.2%	YES												
			UNKNOWN	W3/F00	35.6	32.3	3.3	9.3%	YES												

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS
		TYPE	USE		%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
1 KEDLESTON AVENUE (CONTINUED)																					
			UNKNOWN	W4/F00	36.5	31.2	5.3	14.5%	YES												
	R2	RESIDENTIAL	UNKNOWN	W5/F00	32.9	29	3.9	11.9%	YES	99.7	99.7	0.0	0.0%	YES	55	17	48	14	12.7%	17.6%	YES
			UNKNOWN	W6/F00	37.3	31.4	5.9	15.8%	YES												
			UNKNOWN	W7/F00	33.4	28.7	4.7	14.1%	YES												
	R3	RESIDENTIAL	UNKNOWN	W8/F00	36	29.4	6.6	18.3%	YES	99.5	99.5	0.0	0.0%	YES	82	18	75	17	8.5%	5.6%	YES
			UNKNOWN	W9/F00	30.8	29.4	1.4	4.5%	YES												
F01	R1	RESIDENTIAL	UNKNOWN	W1/F01	24.2	24.1	0.1	0.4%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			UNKNOWN	W2/F01	35.6	34.7	0.9	2.5%	YES												
			UNKNOWN	W3/F01	33.9	31.8	2.1	6.2%	YES												
	R2	RESIDENTIAL	UNKNOWN	W4/F01	28.7	26.1	2.6	9.1%	YES	99.7	99.7	0.0	0.0%	YES	54	19	50	17	7.4%	10.5%	YES
			UNKNOWN	W5/F01	38.2	34.3	3.9	10.2%	YES												
			UNKNOWN	W6/F01	29	25.9	3.1	10.7%	YES												
	R3	RESIDENTIAL	UNKNOWN	W7/F01	36.5	32.3	4.2	11.5%	YES	98.4	98.4	0.0	0.0%	YES	89	25	85	23	4.5%	8.0%	YES
			UNKNOWN	W8/F01	37.8	33.6	4.2	11.1%	YES												
			UNKNOWN	W9/F01	35.2	34.2	1	2.8%	YES												
			UNKNOWN	W10/F01	34.7	33.8	0.9	2.6%	YES												
2 KEDLESTON AVENUE																					
F00	R1	RESIDENTIAL	UNKNOWN	W1/F00	30.4	29.1	1.3	4.3%	YES	95.8	95.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			UNKNOWN	W2/F00	30.3	29	1.3	4.3%	YES												
	R2	RESIDENTIAL	UNKNOWN	W3/F00	31.2	27.1	4.1	13.1%	YES	99.8	99.8	0.0	0.0%	YES	46	13	41	11	10.9%	15.4%	YES
			UNKNOWN	W4/F00	37.2	31.2	6	16.1%	YES												
			UNKNOWN	W5/F00	37.1	31.2	5.9	15.9%	YES												
			UNKNOWN	W6/F00	30.9	26.5	4.4	14.2%	YES												
	R3	RESIDENTIAL	UNKNOWN	W7/F00	29.9	25.7	4.2	14.0%	YES	100	100	0.0	0.0%	YES	87	23	81	22	6.9%	4.3%	YES
			UNKNOWN	W8/F00	37.3	31.5	5.8	15.5%	YES												
			UNKNOWN	W9/F00	36.6	32.7	3.9	10.7%	YES												
			UNKNOWN	W10/F00	34.5	33.1	1.4	4.1%	YES												
			UNKNOWN	W11/F00	29.3	29.1	0.2	0.7%	YES												
F01	R1	RESIDENTIAL	UNKNOWN	W1/F01	33.2	32.3	0.9	2.7%	YES	93.8	93.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	UNKNOWN	W2/F01	33.7	31	2.7	8.0%	YES	99.8	99.8	0.0	0.0%	YES	52	13	50	12	3.8%	7.7%	YES

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS
		TYPE	USE		%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
2 KEDLESTON AVENUE (CONTINUED)																					
			UNKNOWN	W3/F01	38.1	34.2	3.9	10.2%	YES												
			UNKNOWN	W4/F01	38	34.2	3.8	10.0%	YES												
			UNKNOWN	W5/F01	33.7	30.9	2.8	8.3%	YES												
	R3	RESIDENTIAL	UNKNOWN	W6/F01	31	28.2	2.8	9.0%	YES	100	100	0.0	0.0%	YES	92	28	89	28	3.3%	0.0%	YES
			UNKNOWN	W7/F01	38.1	34.3	3.8	10.0%	YES												
			UNKNOWN	W8/F01	37.9	35.3	2.6	6.9%	YES												
			UNKNOWN	W9/F01	36.8	35.9	0.9	2.4%	YES												
			UNKNOWN	W10/F01	33.4	33.2	0.2	0.6%	YES												
F02	R1	RESIDENTIAL	UNKNOWN	W1/F02	37.8	36.7	1.1	2.9%	YES	100	100	0.0	0.0%	YES	71	23	71	23	0.0%	0.0%	YES
			UNKNOWN	W2/F02	38.9	37.3	1.6	4.1%	YES												
			UNKNOWN	W3/F02	38.7	37.2	1.5	3.9%	YES												
			UNKNOWN	W4/F02	38.6	37.5	1.1	2.8%	YES												



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