

**DAYLIGHT AND SUNLIGHT
REPORT (SURROUNDING
PROPERTIES)**

**St. Gabriel's,
Oxford Place,
Manchester**

Client
McLaren Properties Ltd.

Dated
30 June 2022

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Version
Draft 03

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1 INSTRUCTIONS AND BRIEF

- 1.1 This report has been prepared in support of a planning application by McLaren Properties Limited for the redevelopment of St. Gabriel's, Oxford Place, Manchester ('the site' / 'the development'). The report assesses the effect the development will have upon the levels of daylight and sunlight received by the surrounding residential properties.
- 1.2 We have received the following documents and used them in preparing this report:
- 3D Point Cloud Survey Existing Site and Surrounding Context (Modelling Architecture Limited);
 - 3D Model of the Proposed Development (Simpson Haugh Architects);
 - Site Photography (Consil Limited);
 - Planning Records (Manchester City Council ('MCC') Online Planning Database).
- 1.3 Our study has been undertaken by preparing a three-dimensional computer model of the site and surrounding buildings using the above information.

2 THE SITE

- 2.1 The below image illustrates our understanding of the existing buildings occupying the site (shaded green) in relation to the surrounding context. The building shaded pink is an approved scheme on the south side of Hathersage Road which, for completeness, has been included in the baseline assessment model (Ref: 125592/FO/2019):



Drawing Reference: ROL/1/002

- 2.2 A full set of plans and 3D views of the site can be found in Appendix A.

3 THE DEVELOPMENT

- 3.1 The below image illustrates our understanding of the development (shaded blue) in relation to the surrounding context:

[to be updated]

Drawing Reference: ROL/1/005

- 3.2 A full set of plans and 3D views of the development can be found in Appendix A.

4 PLANNING POLICY

4.1 National Policy

- 4.1.1 The revised National Planning Policy Framework ('NPPF') 2021 addresses the need for the flexible application of guidance relating to daylight and sunlight under Section 11 'Making effective use of land'. Paragraph 125(c) under subsection "Achieving appropriate densities" states the following;

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

4.2 Local Policy – MCC

- 4.2.1 Policy DM1 of MCC's Core Strategy "Development Management" states the following regarding daylight and sunlight amenity:

"All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- *Appropriate siting, layout, scale, form, massing, materials and detail.*

- *Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.*
- *Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise...*

5 GUIDANCE

5.1 BRE Report "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" Second Edition (2011) ('the Report')

- 5.1.1 It is important to note that the introduction to the report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict set of rules. It also suggests that it may be appropriate to adopt a flexible approach and alternative target values in dealing with "special circumstances" 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." This is amplified by the following extracts from the introduction (P1, para. 6) and Section 2.2:

"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 because natural lighting is only one of many factors in site layout design..." (P1, para. 1.6)

"In special circumstances the Developer or Planning Authority may wish to use different target values." (P1, para. 1.6)

"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light". (P7 para. 2.2.3)

- 5.1.2 The examples given in the Report can be applied to any part of the country: suburban, urban and rural areas. The inflexible application of the target values given in the Report may make reaching the BRE criteria difficult in a tight, urban environment where there is unlikely to be the same expectation of daylight and sunlight amenity as in a suburban or rural environment.

Daylight

5.1.3 In summary, the BRE Report states that:

"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25 degrees to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- *the vertical sky component ['VSC'] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value;*
- *the area of the working plane (0.85m above floor level in residential properties) in a room which can receive direct skylight ['NSL'] is reduced to less than 0.8 times its former value.*

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

5.1.4 The Report also states that:

"Where room layouts are known, the impact on the daylighting distribution in the existing building can be found by plotting the 'no-sky line' ['NSL'] in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens; bedrooms should also be analysed, although they are less important. In non-domestic buildings each main room where daylight is expected should be investigated."

...Windows to bathrooms, toilets, store rooms, circulation areas and garages need not be analysed."

5.1.5 Guidance has been provided in the Second Edition of the report in relation to existing windows with balconies:

"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 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 area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show

that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.” (2.2.11)

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

- 5.1.6 Further guidance is provided in Appendix F on the types of tests to be applied when considering the loss of light to an existing building. F6 states the following:

“In assessing the loss of light to an existing building, the VSC is generally recommended as the appropriate parameter to use. This is because the VSC depends only on obstruction, and is therefore a measure of the daylit environment as a whole. The average daylight factor (ADF) (Appendix C) also depends on the room and window dimensions, the reflectance of interior surfaces and the type of glass, as well as the obstruction outside. It is an appropriate measure to use in new buildings because most of these factors are within the developer’s control.”

“Use of the ADF for loss of light to existing buildings is not generally recommended. The use of the ADF as a criterion tends to penalise well-daylit existing buildings, because they can take a much bigger and closer obstruction and still remain above the minimum ADFs recommended in BS 8206-2. Because BS 8206-2 quotes a number of recommended ADF values for different qualities of daylight provision, such a reduction in light would still constitute a loss of amenity to the rooms. Conversely if the ADF in an existing building were only just over the recommended minimum, even a tiny reduction in light from a new development would cause it to go below the minimum, restricting what could be built nearby.” (F6 and F7)

Sunlight

- 5.1.7 The BRE Report advises that new development should take care to safeguard access to sunlight for existing buildings and any non-domestic buildings where there is a particular requirement for sunlight. In summary, the report states:

“If a living room of an existing dwelling has a main window facing within 90 degrees of due south, and any part of a new development subtends an angle of more than 25 degrees 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 over the whole year greater than 4% of annual probable sunlight hours”*

5.1.8 The report also states that:

“...It is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within ninety-degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within ninety-degrees of due south anyway.” (3.2.3)

6 ASSESSMENT

6.1 With reference to the Valuation Office Agency (‘VOA’) and research of MCC’s planning portal, the following properties have been identified as either containing residential accommodation or student accommodation and, due to their proximity from the Site have been included within the assessment.

- | | |
|---------------------------------|--|
| 1) 7 Wilmslow Road; | 6) 5-7 Oxford Place; |
| 2) 11 Rusholme Place; | 7) Hulme Hall - Victoria Park Campus; |
| 3) Melrose Apartments; | 8) Burkhardt House - Victoria Park Campus; |
| 4) 155 and 157 Hathersage Road; | 9) 30 Rusholme Place. |
| 5) 151-153 Hathersage Road; | |

6.2 The location of these properties can be identified by virtue of their numerical reference on the below identification drawing (‘the plan’):



Identification Drawing ('the plan')

6.3 By reference to the preliminary 25-degree line test, residential properties further afield are sufficient distance from the Site that they will not be significantly affected by the development.

6.4 The technical analysis results can be found in Appendix B2 and show that all of the windows and rooms assessed would meet the guidelines set out in the BRE Report for both daylight (VSC and NSL where room layouts are known) and sunlight (APSH):

- | | |
|---------------------------------|--|
| 1) 7 Wilmslow Road; | 7) Hulme Hall - Victoria Park Campus; |
| 3) Melrose Apartments; | 8) Burkhardt House - Victoria Park Campus; |
| 4) 155 and 157 Hathersage Road; | 9) 30 Rushmore Place. |
| 5) 151-153 Hathersage Road; | |

6.5 In accordance with the numerical advice set out within the BRE Report guidelines, these properties should not notice a change to their existing levels of daylight and sunlight as a result of the development.

6.6 The remaining properties have been considered in more detail below.

2) 11 Rusholme Place



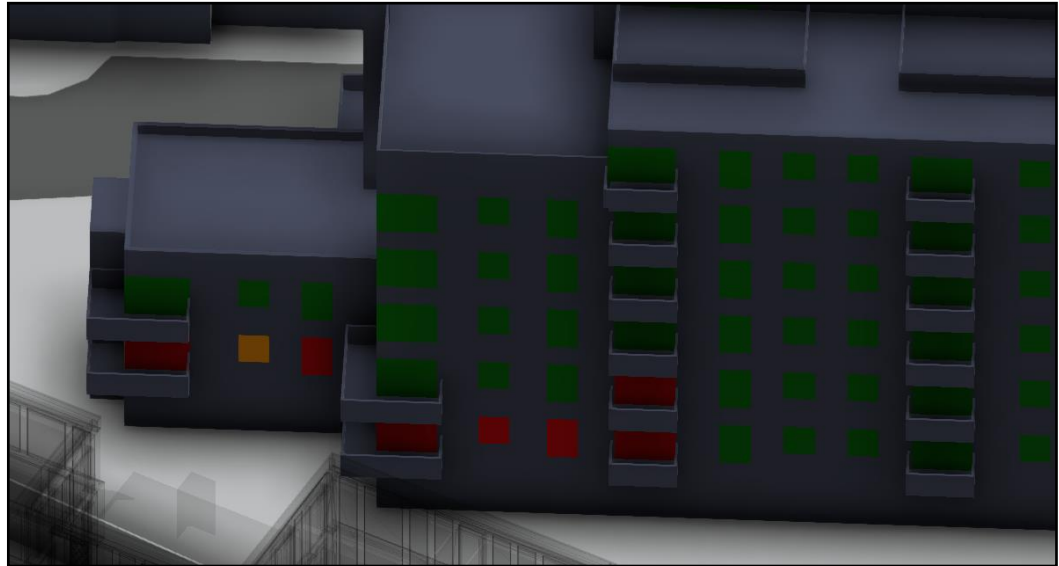
Image: 01

Location: This block of residential apartments is located to the west of the site and referenced '2' on the plan.

6.7 We have sourced layouts for this property via MCC's planning portal which have been implemented into our analysis model. Our analysis considers the potential loss of daylight and sunlight to 101 windows serving 80 habitable rooms.

Daylight

6.8 Of the 101 windows, 91 experience proportional reductions in VSC less than 20% their existing value which the BRE Report guidelines concludes will be unnoticeable. The remaining 9 windows (First/R1/W1-W10 and Second/R6/W10) experience proportional VSC reductions between 21% and 37% their existing value. 5 rooms also experience proportional NSL losses that exceed default BRE Report guidance.



Extract 01 from Analysis Model: showing windows experiencing >20% VSC loss in red

- 6.9 It is apparent that the provision of balconies and windows positioned adjacent to a projecting wing of the building have a factor in the relative loss of light¹. Following the recommendations within the BRE Report, a supplementary test of the proportional VSC and NSL losses has been undertaken without the overhangs in place².
- 6.10 The results of this assessment show the relative losses of light as a result of the development without the overhangs in place have significantly reduced, demonstrating that the overhang was the main factor in the relative loss of light, rather than the development³.
- 6.11 On balance, the daylight losses to this building as a result of the development can be considered acceptable.

Sunlight

- 6.12 All living rooms which have a main window orientated within 90 degrees due south experience changes in APSH that meet default BRE guidance, meaning the occupants will not have an adverse loss of sunlight as a result of the development.

¹ BRE Guidelines, paragraph 2.2.11 & 2.2.12

² BRE Guidelines, paragraph 2.2.11

³ BRE Guidelines, paragraph 2.2.11

6) **5-7 Oxford Place**



Image: 02

Location: This block of residential apartments is located to the east of the site and referenced '5' on the plan.

- 6.1 We have sourced layouts for this property via MCC's planning portal which have been implemented into our analysis model. As of the date of our site visit in March 2022, the property was undergoing refurbishment. It is our understanding the property provides student accommodation. Our analysis considers the potential loss of daylight and sunlight to 12 windows serving 6 rooms; 5 student bedrooms and a kitchen.

Daylight

- 6.2 Of the 6 rooms assessed, the proportional losses in VSC and NSL to 5 are less than 20% the existing level, in compliance with the default BRE guidance. One bedroom (Ground-R1) experiences a VSC loss of 37% and an NSL loss of 35%, which the BRE Guide suggests may be 'noticeable'. Notwithstanding there may be a noticeable change in daylight, which given the transient nature of occupancy of student accommodation is considered to be unlikely in reality, the main window still retains in excess of 21% VSC, which is considered good in an urban location.
- 6.3 On balance, the daylight losses to this building as a result of the development can be considered acceptable.

Sunlight

- 6.4 All rooms which have a main window orientated within 90 degrees due south experience changes in APSH that meet default BRE guidance, meaning the occupants will not have an adverse loss of sunlight as a result of the development.

7 CONCLUSION

- 7.1 The above report and appended technical analysis conclude that the development relates well with the surrounding residential properties and student housing in terms of daylight and sunlight. Of the 431 windows and 330 rooms assessed, 97% of the losses of daylight fall within the default numerical guidance set out in the BRE Report; all of rooms assessed meet the default guidance for sunlight.
- 7.2 The small number of rooms that do not meet the default BRE guidance for daylight amenity largely do so due to the presence of balconies, which are evidence as the main contributor to the relative loss of light as opposed to the development. Nevertheless, the retained daylight levels are considered to be consistent with expectations in an urban environment.
- 7.3 Overall, the development demonstrates a high level of compliance with the guidance set-out in the BRE Report and we fully support the development in terms of daylight and sunlight amenity.

APPENDIX A

DRAWINGS

APPENDIX B

RESULTS SPREADSHEETS

Room / Window Reference Number	Room Use (Assumed?)	Vertical Sky Component (VSC) Results				VSC Meets BRE criteria?	No Sky Line (NSL) Results			NSL Meets BRE criteria?	Average Daylight Factor (ADF) Results				ADF remains below BRE criteria or continues to meet BRE criteria?	Annual Probable Sunlight Hours (APSH) Results (per window)			APSH (per window)	Winter Probable Sunlight Hours (WPSH) Results (per window)			WPSH (per window)	Annual Probable Sunlight Hours (APSH) Results (per room)			APSH (per room)	Winter Probable Sunlight Hours (WPSH) Results (per room)			WPSH (per room)
		Existing VSC (%)	Proposed VSC (%)	Loss	% Loss		Existing Lit Area (%)	Proposed Lit Area (%)	% Loss		Existing ADF (%)	Proposed ADF (%)	Total Loss	% Loss		Existing	Proposed	% Loss		Meets BRE criteria?	Existing	Proposed		% Loss	Meets BRE criteria?	Existing		Proposed	% Loss	Meets BRE criteria?	
7 Winslow Road																															
Ground R1 / W1	Living Room	30.80	30.78	0.02	0	Yes	100	100	0	Yes	-3.00	-3.00	N/A	N/A	N/A	70	70	0	Yes	19	19	0	Yes	72	72	0	Yes	20	20	0	Yes
Ground R1 / W2		33.24	32.83	0.41	1	Yes										53	53	0	Yes	12	12	0	Yes								
Ground R1 / W3		32.05	31.18	0.87	3	Yes										North Facing															
Ground R2 / W4	Bedroom	24.07	23.14	0.93	4	Yes	88	70	20	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
First R1 / W1	Living Room	34.57	34.54	0.02	0	Yes	100	100	0	Yes	-3.00	-3.00	N/A	N/A	N/A	78	78	0	Yes	26	26	0	Yes	78	78	0	Yes	26	26	0	Yes
First R1 / W2		35.57	35.27	0.31	1	Yes										59	59	0	Yes	18	18	0	Yes								
First R1 / W3		33.81	33.22	0.58	2	Yes										North Facing															
First R2 / W4	Bedroom	25.29	24.59	0.70	3	Yes	93	82	12	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
First R3 / W5	Bedroom	31.47	30.65	0.82	3	Yes	58	58	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
First R4 / W6	Bedroom	31.91	31.08	0.83	3	Yes	98	85	13	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
First R5 / W7	Bedroom	31.12	30.29	0.84	3	Yes	61	57	5	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
First R6 / W8	Bedroom	30.62	29.80	0.82	3	Yes	98	93	6	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
First R7 / W9	Bedroom	29.26	28.42	0.84	3	Yes	91	83	8	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
First R8 / W10	Common Room	27.24	26.48	0.76	3	Yes	89	71	20	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Second R1 / W1	Living Room	37.70	37.67	0.03	0	Yes	100	100	0	Yes	-3.00	-3.00	N/A	N/A	N/A	79	79	0	Yes	27	27	0	Yes	81	80	1	Yes	28	28	0	Yes
Second R1 / W2		37.50	37.29	0.21	1	Yes										60	60	0	Yes	19	19	0	Yes								
Second R1 / W3		35.24	34.90	0.34	1	Yes										North Facing															
Second R2 / W4	Bedroom	26.26	25.84	0.43	2	Yes	93	93	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Second R3 / W5	Bedroom	33.01	32.51	0.50	2	Yes	68	68	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Second R4 / W6	Bedroom	33.51	33.01	0.50	1	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Second R5 / W7	Bedroom	32.89	32.38	0.51	2	Yes	74	74	1	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Second R6 / W8	Bedroom	32.53	32.01	0.52	2	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Second R7 / W9	Bedroom	31.53	31.02	0.52	2	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Second R8 / W10	Common Room	29.96	29.45	0.51	2	Yes	100	94	6	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Second R9 / W11	Bedroom	23.99	23.54	0.45	2	Yes	88	87	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Second R10 / W12	Bedroom	25.54	25.16	0.38	1	Yes	75	74	1	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Second R11 / W13	Bedroom	24.53	24.22	0.31	1	Yes	97	94	3	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Third R1 / W1	Living Room	39.21	39.19	0.02	0	Yes	100	100	0	Yes	-3.00	-3.00	N/A	N/A	N/A	84	84	0	Yes	28	28	0	Yes	85	85	0	Yes	28	28	0	Yes
Third R1 / W2		39.20	39.17	0.03	0	Yes										84	84	0	Yes	28	28	0	Yes								
Third R1 / W3		36.53	36.41	0.12	0	Yes										North Facing															
Third R2 / W4	Bedroom	27.55	27.36	0.19	1	Yes	93	93	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Third R3 / W5	Bedroom	34.49	34.26	0.23	1	Yes	81	81	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Third R4 / W6	Bedroom	35.06	34.83	0.23	1	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Third R5 / W7	Bedroom	34.65	34.42	0.24	1	Yes	86	86	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Third R6 / W8	Bedroom	34.36	34.12	0.24	1	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Third R7 / W9	Bedroom	33.53	33.27	0.25	1	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Third R8 / W10	Common Room	32.14	31.87	0.27	1	Yes	100	100	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Third R9 / W11	Bedroom	26.25	25.97	0.28	1	Yes	93	93	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Third R10 / W12	Bedroom	26.12	27.80	0.31	1	Yes	79	79	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Third R11 / W13	Bedroom	27.17	26.90	0.27	1	Yes	97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Fourth R1 / W1	Living Room	39.58	39.57	0.01	0	Yes	100	100	0	Yes	-2.00	-2.00	N/A	N/A	N/A	84	84	0	Yes	28	28	0	Yes	85	85	0	Yes	28	28	0	Yes
Fourth R1 / W2		30.86	30.82	0.04	0	Yes										North Facing															
Fourth R2 / W3	Bedroom	35.71	35.67	0.04	0	Yes	97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Fourth R3 / W4	Bedroom	36.37	36.33	0.03	0	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Fourth R4 / W5	Bedroom	36.18	36.15	0.03	0	Yes	94	94	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Fourth R5 / W6	Bedroom	35.98	35.95	0.03	0	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Fourth R6 / W7	Bedroom	35.38	35.35	0.04	0	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Fourth R7 / W8	Common Room	34.28	34.24	0.04	0	Yes	100	100	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Fourth R8 / W9	Bedroom	29.57	29.53	0.04	0	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Fourth R9 / W10	Bedroom	30.77	30.74	0.04	0	Yes	85	85	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Fourth R10 / W11	Bedroom	29.98	29.95	0.03	0	Yes	97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Fifth R1 / W1	Bedroom	38.23	38.23	0.00	0	Yes	97	97	0	Yes	-2.00	-2.00	N/A	N/A	N/A	74	74	0	Yes	25	25	0	Yes	75	75	0	Yes	25	25	0	Yes
Fifth R1 / W2	Bedroom	36.63	36.62	0.01	0	Yes									North Facing																
Fifth R2 / W3	Bedroom	37.28	37.27	0.01	0	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Fifth R3 / W4	Bedroom	37.23	37.22	0.01	0	Yes	96	96	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Fifth R4 / W5	Bedroom	37.12	37.11	0.01	0	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Fifth R5 / W6	Bedroom	36.82	36.81	0.01	0	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Fifth R6 / W7	Common Room	36.16	36.16	0.00	0	Yes	100	100	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Fifth R7 / W8	Bedroom	31.00	31.00	0.00	0	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Fifth R8 / W9	Bedroom	33.74	33.74	-0.01	0	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Fifth R9 / W10	Bedroom	33.23	33.24	-0.01	0	Yes	97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Sixth R1 / W1	Bedroom	37.66	37.66	0.00	0	Yes	100	100	0	Yes	-3.00	-3.00	N/A	N/A	N/A	80	80	0	Yes	24	24	0	Yes	81	81	0	Yes	24	24	0	Yes
Sixth R1 / W2		38.22	38.22	0.00	0	Yes									North Facing																
Sixth R1 / W3	Bedroom	38.16	38.16	0.00	0	Yes									North Facing																
Sixth R2 / W4	Bedroom	37.66	37.66	0.00	0	Yes	97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Sixth R3 / W5	Bedroom	37.88	37.88	0.00	0	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Sixth R4 / W6	Bedroom	37.68	37.68	0.00	0	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Sixth R5 / W7	Common Room	37.30	37.30	0.00	0	Yes	100	100	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Sixth R6 / W8	Bedroom	33.16	33.16	0.00	0	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Sixth R7 / W9	Bedroom	36.20	36.20	0.00	0	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
Sixth R8 / W10	Bedroom	36.03	36.03	0.00	0	Yes	97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
11 Rushmore Place																															
First R1 / W1	LKD	33.77	30.98	2.78	8	Yes	100	100	0	Yes	-4.00	-4.00	N/A	N/A	N/A	72	61	15	Yes	23	22	4	Yes	72	61	15	Yes	23	22	4	Yes
First R1 / W2		22.41	17.77	4.64	21	No										50	33	34	Yes	20	17	15	Yes								
First R1 / W3		19.81	11.76	7.05	37	No										North Facing															
First R1 / W4	Bedroom	24.44	19.26	5.18	21	No									North Facing																
First R2 / W5	Bedroom	19.97	15.65	4.32	22	No	96	78	18	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing															
First R3 / W6	LKD	16.68	12.39	4.29	26	No	97	59	39	No	-2.00	-2.00	N/A	N/A	N/A	38	30	21	Yes	13	7	46	Yes	38	31	18	Yes	13	7	46	Yes
First R3 / W7	Bedroom	16.16	10.76	5.40	33	No									North Facing																
First R4 / W8	Bedroom	23.96	18.45	5.51	23	No	93	61	34	No	-1.00	-1.00	N/A	N/A	N/A	North Facing															
First R5 / W9	Bedroom	24.14	18.44	5.69	25	No	89	48	48	No	-1.00	-1.00	N/A	N/A	N/A	North Facing															
First R6 / W10	LKD	17.86	12.25	5.70	32</																										

Room / Window Reference Number	Room Use (Assumed?)	Vertical Sky Component (VSC) Results				VSC	No Sky Line (NSL) Results				NSL	Average Daylight Factor (ADF) Results				ADF remains below BRE criteria or continues to meet BRE criteria?	Annual Probable Sunlight Hours (APSH) Results (per window)				APSH (per window)		Winter Probable Sunlight Hours (WPSH) Results (per window)				WPSH (per window)		Annual Probable Sunlight Hours (APSH) Results (per room)				APSH (per room)		Winter Probable Sunlight Hours (WPSH) Results (per room)				WPSH (per room)				
		Existing VSC (%)	Proposed VSC (%)	Loss	% Loss		Meets BRE criteria?	Existing Lit Area (%)	Proposed Lit Area (%)	% Loss		Meets BRE criteria?	Existing ADF (%)	Proposed ADF (%)	Total Loss		% Loss	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?						
First R15 / W19	LKD	17.49	16.55	0.89	5	Yes	77	77	0	Yes	-2.00	-2.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing				North Facing			
First R15 / W20		27.48	27.48	0.00	0	Yes												North Facing				North Facing				North Facing				North Facing				North Facing				North Facing					
Second R1 / W1	LKD	35.48	33.60	1.88	5	Yes	100	100	0	Yes	-4.00	-4.00	N/A	N/A	N/A	75	69	8	Yes	23	23	0	Yes	75	72	4	Yes	23	23	0	Yes												
Second R1 / W2		31.39	28.18	3.21	10	Yes												North Facing				North Facing				North Facing				North Facing				North Facing				North Facing					
Second R1 / W3		30.07	25.37	4.70	16	Yes												North Facing				North Facing				North Facing				North Facing				North Facing				North Facing					
Second R1 / W4		28.24	24.91	3.33	12	Yes												North Facing				North Facing				North Facing				North Facing				North Facing				North Facing					
Second R2 / W5	Bedroom	25.29	22.13	3.16	12	Yes	96	96	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Second R3 / W6	LKD	30.72	27.94	2.78	9	Yes	100	84	16	Yes	-2.00	-2.00	N/A	N/A	N/A	63	59	6	Yes	17	14	18	Yes	63	59	6	Yes	17	14	18	Yes												
Second R3 / W7		27.94	24.05	3.89	14	Yes												North Facing				North Facing				North Facing				North Facing				North Facing				North Facing					
Second R4 / W8	Bedroom	28.13	24.09	4.04	14	Yes	99	82	16	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Second R5 / W9	Bedroom	26.65	22.11	4.54	17	Yes	99	59	40	No	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Second R6 / W10	LKD	20.27	15.83	4.43	22	No	96	49	49	No	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Second R7 / W11	Bedroom	25.49	21.88	3.61	14	Yes	89	87	2	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Second R8 / W12	Bedroom	25.84	22.99	2.85	11	Yes	91	91	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Second R9 / W13	Bedroom	24.35	22.20	2.15	9	Yes	74	74	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Second R10 / W14	LKD	17.15	15.41	1.73	10	Yes	64	64	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Second R11 / W15	Bedroom	22.10	20.80	1.30	6	Yes	53	53	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Second R12 / W16	Bedroom	21.97	20.84	1.13	5	Yes	45	45	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Second R13 / W17	Bedroom	21.11	20.15	0.96	5	Yes	39	39	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Second R14 / W18	Bedroom	20.43	19.63	0.80	4	Yes	55	55	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Second R15 / W19	LKD	18.81	18.12	0.69	4	Yes	79	79	0	Yes	-2.00	-2.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Second R15 / W20		29.23	29.23	0.00	0	Yes												North Facing				North Facing				North Facing				North Facing				North Facing				North Facing					
Third R1 / W1	LKD	36.31	35.09	1.23	3	Yes	100	94	6	Yes	-2.00	-2.00	N/A	N/A	N/A	78	74	5	Yes	24	22	8	Yes	78	75	4	Yes	24	23	4	Yes												
Third R1 / W2		31.13	28.89	2.24	7	Yes												North Facing				North Facing				North Facing				North Facing				North Facing				North Facing					
Third R2 / W3	Bedroom	30.85	28.53	2.32	8	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Third R3 / W4	Bedroom	28.97	26.23	2.74	9	Yes	99	84	15	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Third R4 / W5	LKD	22.52	19.69	2.82	13	Yes	97	62	36	No	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Third R5 / W6	Bedroom	27.65	25.33	2.32	8	Yes	93	93	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Third R6 / W7	Bedroom	27.96	26.18	1.78	6	Yes	96	96	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Third R7 / W8	Bedroom	26.19	24.84	1.35	5	Yes	78	78	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Third R8 / W9	LKD	19.22	18.09	1.12	6	Yes	67	67	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Third R9 / W10	Bedroom	24.17	23.34	0.84	3	Yes	61	61	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Third R10 / W11	Bedroom	23.97	23.23	0.75	3	Yes	50	50	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Third R11 / W12	Bedroom	23.01	22.37	0.64	3	Yes	43	43	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Third R12 / W13	Bedroom	22.24	21.71	0.53	2	Yes	60	60	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Third R13 / W14	LKD	20.40	19.62	0.68	2	Yes	80	80	0	Yes	-2.00	-2.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Third R13 / W15		30.41	30.41	0.00	0	Yes												North Facing				North Facing				North Facing				North Facing				North Facing				North Facing					
Fourth R1 / W1	LKD	37.80	37.80	-0.06	0	Yes	100	100	0	Yes	-2.00	-2.00	N/A	N/A	N/A	79	79	0	Yes	25	25	0	Yes	79	79	0	Yes	25	25	0	Yes												
Fourth R1 / W2		33.87	33.08	0.79	2	Yes												North Facing				North Facing				North Facing				North Facing				North Facing				North Facing					
Fourth R2 / W3	Bedroom	33.22	32.40	0.82	2	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fourth R3 / W4	Bedroom	31.12	30.13	0.99	3	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fourth R4 / W5	LKD	24.58	23.50	1.08	4	Yes	98	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fourth R5 / W6	Bedroom	29.81	28.85	0.96	3	Yes	97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fourth R6 / W7	Bedroom	30.14	29.41	0.72	2	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fourth R7 / W8	Bedroom	28.15	27.61	0.55	2	Yes	85	85	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fourth R8 / W9	LKD	21.37	20.87	0.51	2	Yes	71	71	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fourth R9 / W10	Bedroom	26.42	26.07	0.36	1	Yes	71	71	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fourth R10 / W11	Bedroom	26.26	25.92	0.35	1	Yes	59	59	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fourth R11 / W12	Bedroom	25.25	24.96	0.31	1	Yes	60	60	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fourth R12 / W13	Bedroom	24.41	24.16	0.25	1	Yes	67	67	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fourth R13 / W14	LKD	22.35	22.11	0.24	1	Yes	82	82	0	Yes	-2.00	-2.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fourth R13 / W15		31.83	31.83	0.00	0	Yes												North Facing				North Facing				North Facing				North Facing				North Facing				North Facing					
Fifth R1 / W1	LKD	38.67	38.68	-0.01	0	Yes	100	100	0	Yes	-2.00	-2.00	N/A	N/A	N/A	82	82	0	Yes	26	26	0	Yes	82	82	0	Yes	26	26	0	Yes												
Fifth R1 / W2		35.39	35.39	0.00	0	Yes												North Facing				North Facing				North Facing				North Facing				North Facing				North Facing					
Fifth R2 / W3	LKD	34.84	34.83	0.01	0	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fifth R2 / W4	Bedroom	32.85	32.84	0.01	0	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fifth R4 / W5	LKD	26.24	26.24	0.00	0	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fifth R5 / W6	Bedroom	32.01	32.01	0.00	0	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fifth R6 / W7	Bedroom	32.37	32.37	0.00	0	Yes	100	100	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fifth R7 / W8	Bedroom	30.42	30.41	0.00	0	Yes	94	94	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fifth R8 / W9	LKD	23.82	23.51	0.31	0	Yes	77	77	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fifth R9 / W10	Bedroom	29.01	29.00	0.00	0	Yes	84	84	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fifth R10 / W11	Bedroom	28.72	28.72	0.01	0	Yes	72	72	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing				North Facing				North Facing				North Facing				North Facing				North Facing							
Fifth R11 / W12	Bedroom	27.72	27.71																																								

Room / Window Reference Number	Room Use (Assumed?)	Vertical Sky Component (VSC) Results				VSC	No Sky Line (NSL) Results			NSL	Average Daylight Factor (ADF) Results				ADF remains below BRE criteria or continues to meet BRE criteria?	Annual Probable Sunlight Hours (APSH) Results (per window)			APSH (per window)	Winter Probable Sunlight Hours (WPSH) Results (per window)			WPSH (per window)	Annual Probable Sunlight Hours (APSH) Results (per room)			APSH (per room)	Winter Probable Sunlight Hours (WPSH) Results (per room)			WPSH (per room)								
		Existing VSC (%)	Proposed VSC (%)	Loss	% Loss		Meets BRE criteria?	Existing Lit Area (%)	Proposed Lit Area (%)		% Loss	Meets BRE criteria?	Existing ADF (%)	Proposed ADF (%)		Total Loss	% Loss	Existing		Proposed	% Loss	Meets BRE criteria?		Existing	Proposed	% Loss		Meets BRE criteria?	Existing	Proposed		% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?		
First R1 / W1	Bedroom*	24.97	24.93	0.04	0	Yes	94	94	0	Yes	-2.00	-2.00	N/A	N/A	N/A	North Facing												North Facing											
First R1 / W2		26.91	26.87	0.04	0	Yes				Yes						North Facing												North Facing											
First R2 / W3	Bedroom*	31.90	31.85	0.05	0	Yes	97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing												North Facing											
First R3 / W4	Bedroom*	31.24	31.21	0.02	0	Yes	97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing												North Facing											
159 Hathersage Road																																							
Ground R1 / W1	Bedroom	13.85	12.52	1.32	10	Yes	33	33	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing												North Facing											
Ground R2 / W2	Kitchen	16.54	14.94	1.60	10	Yes	74	74	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing												North Facing											
Ground R3 / W3	LD	32.10	30.37	1.73	5	Yes	98	98	0	Yes	-3.00	-3.00	N/A	N/A	N/A	75	68	9	Yes	24	19	21	Yes	77	70	9	Yes	26	21	19	Yes								
Ground R3 / W4		17.19	16.84	0.26	1	Yes				Yes						34	34	0	Yes	16	16	0	Yes																
Ground R3 / W5		9.24	8.76	0.48	5	Yes				Yes						19	15	21	Yes	18	14	22	Yes																
Ground R4 / W6	LD	16.61	15.57	1.04	6	Yes	98	98	0	Yes	-3.00	-3.00	N/A	N/A	N/A	36	33	8	Yes	18	16	11	Yes	83	79	5	Yes	27	24	11	Yes								
Ground R4 / W7		8.49	7.92	0.58	7	Yes				Yes						15	13	13	Yes	15	13	13	Yes																
Ground R4 / W8		32.49	31.42	1.07	3	Yes				Yes						83	79	5	Yes	27	24	11	Yes																
Ground R5 / W9	Kitchen	25.40	24.79	0.61	2	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	43	42	2	Yes	15	14	7	Yes	43	42	2	Yes	15	14	7	Yes								
Ground R6 / W10	Bedroom	22.71	22.11	0.60	3	Yes	49	49	0	Yes	-1.00	-1.00	N/A	N/A	N/A	43	42	2	Yes	15	14	7	Yes	43	42	2	Yes	15	14	7	Yes								
Ground R7 / W11	LD*	16.83	16.51	0.33	2	Yes	77	77	0	Yes	-1.00	-1.00	N/A	N/A	N/A	34	34	0	Yes	14	14	0	Yes	34	34	0	Yes	14	14	0	Yes								
Ground R8 / W12	Kitchen*	12.34	12.34	0.00	0	Yes	93	93	0	Yes	-1.00	-1.00	N/A	N/A	N/A	22	22	0	Yes	10	10	0	Yes	22	22	0	Yes	10	10	0	Yes								
Ground R9 / W13	Bedroom*	24.94	24.62	0.32	1	Yes	91	91	0	Yes	-1.00	-1.00	N/A	N/A	N/A	49	49	0	Yes	18	18	0	Yes	49	49	0	Yes	18	18	0	Yes								
Ground R11 / W16	Bedroom*	24.62	24.60	0.02	0	Yes	90	90	0	Yes	-1.00	-1.00	N/A	N/A	N/A	47	47	0	Yes	18	18	0	Yes	47	47	0	Yes	18	18	0	Yes								
Ground R12 / W17	Kitchen*	12.76	12.76	0.00	0	Yes	88	88	0	Yes	-1.00	-1.00	N/A	N/A	N/A	22	22	0	Yes	10	10	0	Yes	22	22	0	Yes	10	10	0	Yes								
Ground R13 / W18	LD*	16.53	16.50	0.03	0	Yes	77	77	0	Yes	-1.00	-1.00	N/A	N/A	N/A	33	33	0	Yes	12	12	0	Yes	33	33	0	Yes	12	12	0	Yes								
Ground R14 / W19	Bedroom	21.86	21.58	0.28	1	Yes	50	50	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing												North Facing											
Ground R15 / W20	Kitchen	24.15	23.86	0.29	1	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing												North Facing											
Ground R16 / W21	LD	33.80	32.27	1.53	5	Yes	98	98	0	Yes	-3.00	-3.00	N/A	N/A	N/A	76	73	4	Yes	26	23	12	Yes	79	76	4	Yes	28	25	11	Yes								
Ground R16 / W22		17.88	16.50	1.38	8	Yes				Yes						37	34	8	Yes	19	16	16	Yes																
Ground R16 / W23		10.21	8.57	1.65	16	Yes				Yes						20	18	10	Yes	20	18	10	Yes																
Ground R17 / W24	LD	17.45	16.59	0.86	5	Yes	98	98	0	Yes	-3.00	-3.00	N/A	N/A	N/A	36	34	6	Yes	18	16	11	Yes	84	81	4	Yes	28	25	11	Yes								
Ground R17 / W25		9.74	8.66	1.09	11	Yes				Yes						16	15	6	Yes	16	15	6	Yes																
Ground R17 / W26		33.99	31.84	2.15	6	Yes				Yes						84	81	4	Yes	28	25	11	Yes																
Ground R18 / W27	Kitchen	34.94	33.45	1.40	4	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	49	46	6	Yes	15	12	20	Yes	49	46	6	Yes	15	12	20	Yes								
Ground R19 / W28	Bedroom	33.98	32.78	1.19	4	Yes	96	96	0	Yes	-1.00	-1.00	N/A	N/A	N/A	49	47	4	Yes	15	13	13	Yes	49	47	4	Yes	15	13	13	Yes								
First R1 / W1	Bedroom	15.04	13.97	1.06	7	Yes	34	34	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing												North Facing											
First R2 / W2	Kitchen	17.79	16.49	1.30	7	Yes	75	75	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing												North Facing											
First R3 / W3	LD	34.33	32.79	1.54	4	Yes	98	98	0	Yes	-3.00	-3.00	N/A	N/A	N/A	79	75	5	Yes	27	23	15	Yes	79	76	4	Yes	27	24	11	Yes								
First R3 / W4		19.46	18.98	0.47	2	Yes				Yes						41	39	5	Yes	21	19	10	Yes																
First R3 / W6		12.93	12.37	0.57	4	Yes				Yes						23	21	9	Yes	21	19	10	Yes																
First R4 / W5	LD	18.96	18.20	0.76	4	Yes	98	98	0	Yes	-3.00	-3.00	N/A	N/A	N/A	39	36	0	Yes	18	18	0	Yes	82	80	2	Yes	27	25	7	Yes								
First R4 / W7		12.34	11.48	0.86	7	Yes				Yes						18	17	6	Yes	17	16	6	Yes																
First R4 / W8		34.60	33.63	0.97	3	Yes				Yes						81	79	2	Yes	27	25	7	Yes																
First R5 / W9	Kitchen	27.92	27.35	0.57	2	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	44	43	2	Yes	15	14	7	Yes	44	43	2	Yes	15	14	7	Yes								
First R6 / W10	Bedroom	25.31	24.76	0.55	2	Yes	58	58	0	Yes	-1.00	-1.00	N/A	N/A	N/A	43	42	2	Yes	15	14	7	Yes	43	42	2	Yes	15	14	7	Yes								
First R7 / W11	LD*	18.13	17.82	0.31	2	Yes	78	78	0	Yes	-1.00	-1.00	N/A	N/A	N/A	35	35	0	Yes	15	15	0	Yes	35	35	0	Yes	15	15	0	Yes								
First R8 / W12	Kitchen*	13.70	13.70	0.00	0	Yes	97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A	22	22	0	Yes	10	10	0	Yes	22	22	0	Yes	10	10	0	Yes								
First R9 / W13	Bedroom*	27.38	27.07	0.32	1	Yes	93	93	0	Yes	-1.00	-1.00	N/A	N/A	N/A	53	53	0	Yes	18	18	0	Yes	53	53	0	Yes	18	18	0	Yes								
First R10 / W14	Bedroom*	27.10	27.07	0.03	0	Yes	93	93	0	Yes	-1.00	-1.00	N/A	N/A	N/A	51	51	0	Yes	18	18	0	Yes	51	51	0	Yes	18	18	0	Yes								
First R11 / W15	Kitchen*	14.12	14.12	0.00	0	Yes	91	91	0	Yes	-1.00	-1.00	N/A	N/A	N/A	25	25	0	Yes	11	11	0	Yes	25	25	0	Yes	11	11	0	Yes								
First R12 / W16	LD*	17.83	17.79	0.03	0	Yes	77	77	0	Yes	-1.00	-1.00	N/A	N/A	N/A	33	33	0	Yes	12	12	0	Yes	33	33	0	Yes	12	12	0	Yes								
First R13 / W17	Bedroom	24.25	24.04	0.21	1	Yes	57	57	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing												North Facing											
First R14 / W18	Kitchen	26.45	26.22	0.23	1	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing												North Facing											
First R15 / W19	LD	35.76	34.37	1.39	4	Yes	98	98	0	Yes	-3.00	-3.00	N/A	N/A	N/A	79	78	1	Yes	27	26	4	Yes	80	79	1	Yes	28	27	4	Yes								
First R15 / W21		13.70	12.18	1.52	11	Yes				Yes						24	23	4	Yes	22	21	5	Yes																
First R15 / W20		20.13	18.63	1.50	6	Yes				Yes						41	40	2	Yes	21	20	5	Yes																
First R16 / W22	LD	19.66	18.63	1.03	5	Yes	98	98	0	Yes	-3.00	-3.00	N/A	N/A	N/A	38	36	3	Yes	17	17	6	Yes	84	82	2	Yes	28	26	7	Yes								
First R16 / W21		13.31	12.13	1.18	9	Yes				Yes						19	18	5	Yes	18	17	6	Yes																
First R16 / W24		35.85	33.89	1.95	5	Yes				Yes						83	81	2	Yes	28	26	7	Yes																
First R17 / W25	Kitchen	36.26	35.03	1.23	3	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	51	51	0	Yes	15	15	0	Yes	51	51	0	Yes	15	15	0	Yes								
First R18 / W26	Bedroom	35.59	34.54	1.05	3	Yes	97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A	49	49	0	Yes	15	15	0	Yes	49	49	0	Yes	15	15	0	Yes								
Second R1 / W1	Bedroom	16.49	15.74	0.75	5	Yes	36	36	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing												North Facing											
Second R2 / W2	Kitchen	19.25	18.31	0.94	5	Yes	76	76	0	Yes	-1.00	-1.00	N/A																										

Room / Window Reference Number	Room Use (Assumed?)	Vertical Sky Component (VSC) Results					VSC	No Sky Line (NSL) Results				NSL	Average Daylight Factor (ADF) Results				ADF remains below BRE criteria or continues to meet BRE criteria?	Annual Probable Sunlight Hours (APSH) Results (per window)			APSH (per window)	Winter Probable Sunlight Hours (WPSH) Results (per window)			WPSH (per window)	Annual Probable Sunlight Hours (APSH) Results (per room)			APSH (per room)	Winter Probable Sunlight Hours (WPSH) Results (per room)			WPSH (per room)
		Existing VSC (%)	Proposed VSC (%)	VSC	% Loss	Meets BRE criteria?		Existing Lit Area (%)	Proposed Lit Area (%)	% Loss	Meets BRE criteria?		Existing ADF (%)	Proposed ADF (%)	Total Loss	% Loss		Existing	Proposed	% Loss		Meets BRE criteria?	Existing	Proposed		% Loss	Meets BRE criteria?	Existing		Proposed	% Loss	Meets BRE criteria?	
Third R6 / W10	Bedroom	31.79	31.43	0.36	1	Yes		97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A	48	48	0	Yes	15	15	0	Yes	48	48	0	Yes	15	15	0	Yes	
Third R7 / W11	LD*	22.36	22.15	0.21	1	Yes		86	86	0	Yes	-1.00	-1.00	N/A	N/A	N/A	38	38	0	Yes	15	15	0	Yes	38	38	0	Yes	15	15	0	Yes	
Third R8 / W12	Kitchen*	18.98	18.98	0.00	0	Yes		99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	32	32	0	Yes	12	12	0	Yes	32	32	0	Yes	12	12	0	Yes	
Third R9 / W13	Bedroom*	33.73	33.53	0.20	1	Yes		98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A	71	71	0	Yes	21	21	0	Yes	71	71	0	Yes	21	21	0	Yes	
Third R11 / W15	Bedroom*	33.50	33.46	0.03	0	Yes		98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A	72	72	0	Yes	21	21	0	Yes	72	72	0	Yes	21	21	0	Yes	
Third R12 / W16	Kitchen*	19.50	19.50	0.00	0	Yes		99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	36	36	0	Yes	14	14	0	Yes	36	36	0	Yes	14	14	0	Yes	
Third R13 / W17	LD*	22.10	22.08	0.02	0	Yes		86	86	0	Yes	-1.00	-1.00	N/A	N/A	N/A	41	41	0	Yes	16	16	0	Yes	41	41	0	Yes	16	16	0	Yes	
Third R14 / W18	Bedroom	29.89	29.85	0.05	0	Yes		83	83	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing			North Facing			North Facing			North Facing			North Facing				
Third R15 / W19	Kitchen	31.10	31.06	0.05	0	Yes		99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing			North Facing			North Facing			North Facing			North Facing				
Third R16 / W20	LD	38.60	37.82	0.78	2	Yes		98	98	0	Yes	-3.00	-3.00	N/A	N/A	N/A	83	82	1	Yes	29	28	3	Yes	84	83	1	Yes	30	29	3	Yes	
Third R16 / W21		22.15	21.27	0.88	4	Yes											42	42	0	Yes	23	23	0	Yes									
Third R16 / W22		14.95	14.09	0.87	6	Yes											22	21	5	Yes	21	20	5	Yes									
Third R17 / W23	LD	21.79	21.11	0.68	3	Yes		98	98	0	Yes	-3.00	-3.00	N/A	N/A	N/A	41	40	2	Yes	23	22	4	Yes	86	85	1	Yes	30	29	3	Yes	
Third R17 / W24		14.69	14.04	0.65	4	Yes											20	20	0	Yes	20	20	0	Yes									
Third R17 / W25		38.61	37.56	1.05	3	Yes											85	84	1	Yes	30	29	3	Yes									
Third R18 / W26	Kitchen	38.14	37.45	0.69	2	Yes		99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	49	49	0	Yes	15	15	0	Yes	49	49	0	Yes	15	15	0	Yes	
Third R19 / W27	Bedroom	37.88	37.29	0.59	2	Yes		97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A	49	49	0	Yes	15	15	0	Yes	49	49	0	Yes	15	15	0	Yes	
Fourth R1 / W1	Bedroom	16.95	16.77	0.18	1	Yes		38	38	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing			North Facing			North Facing			North Facing			North Facing				
Fourth R2 / W2	Kitchen	19.53	19.32	0.21	1	Yes		80	80	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing			North Facing			North Facing			North Facing			North Facing				
Fourth R3 / W3	LD	39.11	38.76	0.35	1	Yes		98	98	0	Yes	-3.00	-3.00	N/A	N/A	N/A	89	88	1	Yes	30	29	3	Yes	89	88	1	Yes	30	29	3	Yes	
Fourth R3 / W4		29.43	29.18	0.25	1	Yes											61	61	0	Yes	23	23	0	Yes									
Fourth R3 / W6		28.45	28.23	0.22	1	Yes											58	58	0	Yes	27	27	0	Yes									
Fourth R4 / W5	LD	29.05	28.83	0.23	1	Yes		98	98	0	Yes	-3.00	-3.00	N/A	N/A	N/A	61	60	2	Yes	24	23	4	Yes	89	89	0	Yes	30	30	0	Yes	
Fourth R4 / W7		28.07	27.90	0.17	1	Yes											55	55	0	Yes	25	25	0	Yes									
Fourth R4 / W8		39.22	39.02	0.20	1	Yes											89	89	0	Yes	30	30	0	Yes									
Fourth R5 / W9	Kitchen	32.37	32.19	0.18	1	Yes		99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	41	41	0	Yes	12	12	0	Yes	41	41	0	Yes	12	12	0	Yes	
Fourth R6 / W10	Bedroom	31.64	31.47	0.17	1	Yes		97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A	41	41	0	Yes	12	12	0	Yes	41	41	0	Yes	12	12	0	Yes	
Fourth R7 / W11	LD*	28.50	28.43	0.07	0	Yes		97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A	64	64	0	Yes	20	20	0	Yes	64	64	0	Yes	20	20	0	Yes	
Fourth R8 / W12	Kitchen*	21.17	21.17	0.00	0	Yes		98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A	45	45	0	Yes	14	14	0	Yes	45	45	0	Yes	14	14	0	Yes	
Fourth R9 / W13	Bedroom*	35.97	35.91	0.06	0	Yes		98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A	82	82	0	Yes	25	25	0	Yes	82	82	0	Yes	25	25	0	Yes	
Fourth R11 / W15	Bedroom*	35.90	35.89	0.01	0	Yes		98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A	82	82	0	Yes	26	26	0	Yes	82	82	0	Yes	26	26	0	Yes	
Fourth R12 / W16	Kitchen*	22.24	22.24	0.00	0	Yes		98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A	50	50	0	Yes	16	16	0	Yes	50	50	0	Yes	16	16	0	Yes	
Fourth R13 / W17	LD*	28.43	28.41	0.02	0	Yes		97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A	64	64	0	Yes	20	20	0	Yes	64	64	0	Yes	20	20	0	Yes	
Fourth R14 / W18	Bedroom	29.27	29.27	0.00	0	Yes		89	89	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing			North Facing			North Facing			North Facing			North Facing				
Fourth R15 / W19	Kitchen	29.91	29.91	0.00	0	Yes		99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	North Facing			North Facing			North Facing			North Facing			North Facing				
Fourth R16 / W21	LD	39.39	39.05	0.34	1	Yes		98	98	0	Yes	-3.00	-3.00	N/A	N/A	N/A	89	89	0	Yes	30	30	0	Yes	89	89	0	Yes	30	30	0	Yes	
Fourth R16 / W20		29.28	28.79	0.49	2	Yes											61	61	0	Yes	23	23	0	Yes									
Fourth R16 / W23		28.19	27.78	0.41	1	Yes											58	58	0	Yes	27	27	0	Yes									
Fourth R17 / W22	LD	28.90	28.56	0.34	1	Yes		98	98	0	Yes	-3.00	-3.00	N/A	N/A	N/A	58	58	0	Yes	23	23	0	Yes	89	89	0	Yes	30	30	0	Yes	
Fourth R17 / W24		27.80	27.53	0.27	1	Yes											54	54	0	Yes	25	25	0	Yes									
Fourth R17 / W25		39.41	38.92	0.50	1	Yes											89	89	0	Yes	30	30	0	Yes									
Fourth R18 / W26	Kitchen	35.70	35.33	0.37	1	Yes		99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	42	42	0	Yes	12	12	0	Yes	42	42	0	Yes	12	12	0	Yes	
Fourth R19 / W27	Bedroom	35.58	35.26	0.32	1	Yes		97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A	42	42	0	Yes	12	12	0	Yes	42	42	0	Yes	12	12	0	Yes	
157 Hathursage Road																																	
Ground R1 / W1	Bedroom*	22.12	22.12	0.00	0	Yes		71	71	0	Yes	-1.00	-1.00	N/A	N/A	N/A	48	48	0	Yes	10	10	0	Yes	48	48	0	Yes	10	10	0	Yes	
Ground R2 / W2	Bedroom*	6.79	6.44	0.36	5	Yes		54	46	16	Yes	-1.00	-1.00	N/A	N/A	N/A	11	11	0	Yes	2	2	0	Yes	11	11	0	Yes	2	2	0	Yes	
Ground R3 / W3	Bedroom*	31.65	30.15	1.51	5	Yes		99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A	56	53	5	Yes	20	17	15	Yes	56	53	5	Yes	20	17	15	Yes	
Ground R4 / W4	Bedroom*	36.71	33.24	3.47	9	Yes		95	87	9	Yes	-1.00	-1.00	N/A	N/A	N/A	86	82	5	Yes	28	24	14	Yes	86	82	5	Yes	28	24	14	Yes	
Ground R5 / W5	Bedroom*	34.79	33.21	1.58	5	Yes		98	90	8	Yes	-1.00	-1.00	N/A	N/A	N/A	86	81	6	Yes	28	23	18	Yes	86	81	6	Yes	28	23	18	Yes	
First R1 / W1	Bedroom*	33.72	33.72	0.00	0	Yes		98	98	0	Yes	-2.00	-2.00	N/A	N/A	N/A	80	80	0	Yes	25	25	0	Yes	80	80	0	Yes	25	2			

Room / Window Reference Number	Room Use (Assumed?)	Vertical Sky Component (VSC) Results					VSC	No Sky Line (NSL) Results			NSL	Average Daylight Factor (ADF) Results				ADF remains below BRE criteria or continues to meet BRE criteria?	Annual Probable Sunlight Hours (APSH) Results (per window)				APSH (per window)	Winter Probable Sunlight Hours (WPSH) Results (per window)				WPSH (per window)	Annual Probable Sunlight Hours (APSH) Results (per room)				APSH (per room)	Winter Probable Sunlight Hours (WPSH) Results (per room)				WPSH (per room)
		Existing VSC (%)	Proposed VSC (%)	Loss	% Loss	Meets BRE criteria?		Existing Lit Area (%)	Proposed Lit Area (%)	% Loss		Meets BRE criteria?	Existing ADF (%)	Proposed ADF (%)	Total Loss		% Loss	Existing	Proposed	% Loss		Meets BRE criteria?	Existing	Proposed	% Loss		Meets BRE criteria?	Existing	Proposed	% Loss		Meets BRE criteria?				
Ground R5 / W8		37.60	37.45	0.15	0	Yes										86	83	3	Yes	30	30	0	Yes													
Ground R5 / W9		34.38	34.38	0.00	0	Yes										72	72	0	Yes	28	28	0	Yes													
First R1 / W1	Kitchen	37.53	36.36	1.16	3	Yes	100	99	1	Yes	-2.00	-2.00	N/A	N/A	N/A					North Facing																
First R1 / W2		35.81	26.55	9.26	26	No													North Facing																	
First R4 / W5	Bedroom	30.06	23.05	7.01	23	No	93	93	0	Yes	-2.00	-2.00	N/A	N/A	N/A					North Facing																
First R4 / W6		30.06	23.27	6.78	23	No													North Facing																	
First R5 / W7	Bedroom	20.54	17.33	3.20	16	Yes	98	98	0	Yes	-2.00	-2.00	N/A	N/A	N/A					North Facing																
First R5 / W8		38.80	38.72	0.07	0	Yes										86	85	1	Yes	30	30	0	Yes													
Second R1 / W1	Bedroom	38.24	37.52	0.71	2	Yes	97	97	0	Yes	-2.00	-2.00	N/A	N/A	N/A					North Facing																
Second R1 / W2		32.40	27.41	4.99	15	Yes													North Facing																	
Hulme Hall - Victoria Park Campus																																				
Ground R1 / W1	Bedroom*	36.29	35.31	0.99	3	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Ground R2 / W2	Bedroom*	36.26	35.20	1.06	3	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R1 / W1	Bedroom*	37.22	36.55	0.67	2	Yes	97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R2 / W2	Bedroom*	37.08	36.30	0.78	2	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R3 / W3	Bedroom*	37.11	36.30	0.81	2	Yes	97	97	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R4 / W4	Bedroom*	36.91	36.03	0.88	2	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R5 / W5	Bedroom*	36.86	36.00	0.86	2	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R6 / W6	Bedroom*	36.63	35.78	0.86	2	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R7 / W7	Bedroom*	36.21	35.36	0.85	2	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R8 / W8	Bedroom*	35.59	34.75	0.84	2	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R9 / W9	Bedroom*	32.67	31.82	0.85	3	Yes	99	99	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R10 / W10	Bedroom*	24.37	23.53	0.84	3	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Burkhardt House - Victoria Park Campus																																				
Ground R1 / W1	Kitchen*	32.71	32.29	0.42	1	Yes	95	95	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Ground R2 / W2	LD*	22.76	22.70	0.06	0	Yes	77	77	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Ground R3 / W3	Bedroom*	30.14	29.96	0.18	1	Yes	78	78	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Ground R4 / W4	Bedroom*	30.19	29.90	0.29	1	Yes	78	78	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Ground R5 / W5	Bedroom*	29.01	28.70	0.31	1	Yes	75	75	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Ground R6 / W6	Bedroom*	25.90	25.54	0.36	1	Yes	73	72	1	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Ground R7 / W7	Bedroom*	19.48	19.42	0.06	0	Yes	64	64	1	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Ground R8 / W8	Bedroom*	30.42	29.98	0.44	1	Yes	74	71	3	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Ground R9 / W9	Bedroom*	30.50	30.54	0.06	1	Yes	74	71	4	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Ground R10 / W10	Bedroom*	31.00	30.46	0.55	2	Yes	75	71	5	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Ground R11 / W11	Bedroom*	30.93	30.30	0.63	2	Yes	75	70	6	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Ground R12 / W12	Bedroom*	30.55	29.92	0.63	2	Yes	75	70	7	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Ground R13 / W13	LD*	23.44	22.90	0.54	2	Yes	75	69	21	No	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R1 / W1	Kitchen*	35.18	34.60	0.57	2	Yes	96	96	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R2 / W2	LD*	24.05	23.97	0.08	0	Yes	88	88	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R3 / W3	Bedroom*	32.02	31.84	0.18	1	Yes	86	86	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R4 / W4	Bedroom*	31.87	31.66	0.21	1	Yes	91	91	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R5 / W5	Bedroom*	30.53	30.31	0.22	1	Yes	84	84	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R6 / W6	Bedroom*	27.33	27.10	0.23	1	Yes	87	87	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R7 / W7	Bedroom*	20.18	20.11	0.08	0	Yes	77	77	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R8 / W8	Bedroom*	32.02	31.76	0.26	1	Yes	87	87	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R9 / W9	Bedroom*	32.39	32.09	0.30	1	Yes	84	84	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R10 / W10	Bedroom*	32.29	32.00	0.29	1	Yes	86	86	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R11 / W11	Bedroom*	32.17	31.88	0.29	1	Yes	84	84	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R12 / W12	Bedroom*	31.74	31.46	0.28	1	Yes	84	84	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
First R13 / W13	LD*	24.01	23.81	0.20	1	Yes	78	69	12	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Second R1 / W1	Kitchen*	36.66	36.12	0.54	1	Yes	96	96	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Second R2 / W2	LD*	23.18	23.15	0.03	0	Yes	93	93	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Second R2 / W3	Bedroom*	32.80	32.64	0.16	0	Yes	90	90	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Second R4 / W4	Bedroom*	32.70	32.52	0.17	1	Yes	98	98	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Second R5 / W5	Bedroom*	31.56	31.38	0.18	1	Yes	91	91	0	Yes	-1.00	-1.00	N/A	N/A	N/A					North Facing																
Second R6 / W6	Bedroom*	28.38	28.18	0.19	1	Yes																														