



DAYLIGHT, SUNLIGHT & OVERSHADOWING

IMPACT ON NEIGHBOURING
PROPERTIES

Alberton House Manchester

21 June 2022

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Principles of Daylight and Sunlight
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1.0 Executive Summary

We have undertaken a daylight and sunlight assessment for the proposed redevelopment of Alberton House 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 (2011)'.

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
Century Buildings	227/227 (100%)	100/100 (100%)	49/49 (100%)
The Lowry Hotel	84/84 (100%)	84/84 (100%)	-
The Bridge	102/108 (94%)	96/96 (100%)	41/41 (100%)

We have also undertaken an overshadowing assessment of Parsonage Gardens. The BRE Guidelines recommend that at least half (50%) of a garden or amenity area should receive at least 2 hours of sunlight on 21 March or the area which receives 2 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).

Our overshadowing analysis indicates that Parsonage Gardens will receive two hours of direct sun to 38.8% of its area in the baseline scenario, and 34.5% in the proposed scenario. This represents a reduction of 0.89 or 11%. As such, Parsonage Gardens will fully comply with the BRE targets.

Overall, considering the city centre location, the impacts are negligible and wholly acceptable.

2.0 Instructions

GIA have been instructed by Bruntwood to undertake detailed technical assessments to understand the potential daylight and sunlight changes that the proposed redevelopment of Alberton House, Manchester will have upon the surrounding residential properties.

The daylight and sunlight review within this report considers residential properties only as they are recognised by the Building Research Establishment (BRE 2011) as having the highest expectation for natural light when compared to other uses – such as commercial. The criteria suggested within the BRE have been used to understand and compare the existing levels of light, and the light achieved subsequent to the development of the proposed scheme.

3.0 Introduction

The technical analysis that forms the basis of this report has been predicated against the methodologies set out within the Building Research Establishment Guidelines entitled '*Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2011)*'. The guidelines in question are precisely that: guidelines which provide a recommendation to inform site layout and design. They are not mandatory, nor do they form planning policy and their interpretation may be treated flexibly depending on the specifics of each site.

Daylight

The BRE set out various methods for assessing the daylight within the handbook. These are summarised below.

Vertical Sky Component (VSC)

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

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

Average Daylight Factor (ADF)

"If a predominantly daylit appearance is required, then the ADF should be 5% or more if there is no supplementary electric lighting, or 2% or more if supplementary electric lighting is provided. There are additional recommendations for dwellings of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. These additional recommendations are minimum values of ADF which should be attained even if a predominantly daylit appearance is not achievable."

This method of assessment takes into account the total glazed area to the room, the transmittance quality of the glazing proposed, the total area of the room surfaces including ceilings and floors, and the internal average reflectance for the room being assessed. The method also takes into account the Vertical Sky Component and the quantum of reflected light off external surfaces.

This is, therefore, a significantly more detailed method of assessment than the Vertical Sky Component method set out above.

No Sky Line (NSL)

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

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

Summary

For the assessment of daylight within existing surrounding buildings, the BRE Guide recommends that both VSC and NSL analyses are undertaken.

The BRE recommends that the ADF methodology is used for the assessment of potential daylight levels within the proposed development, rather than surrounding existing buildings.

In most urban areas, it is important to recognise that the distribution of daylight within a room may be difficult to achieve, given the built-up nature of the environment. Consequently, most local authorities seek to ensure that there is enough daylight within the proposed development as determined by the Average Daylight Factor calculation. However, the additional recommendations of the BRE and British Standard for residential accommodation, set out above, ought not to be overlooked.

Sunlight

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

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

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

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

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

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

Summary

The summary of sunlight within the guide is as follows:

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

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

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

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 neighboring buildings, if there is a reduction in total APSH which is greater than 4%.

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%+

It is important that the location and nature of the development site and surrounding is considered when determining the significance of any impacts identified. The BRE Guide is very clear that the targets provided are not mandatory. The location of the development could be deemed to be special circumstances in which the planning authority may wish to use different target values. This scope and view should also be followed through to the sensitivity of the surrounding receptors. There should be an expectation that a higher degree of obstruction is inevitable in an area with modern high-rise buildings.

For these reasons, the surrounding receptors may have a lower sensitivity to change in an urban location than those located in sub-urban, less dense areas. Sensitivity classification is assigned on how the proposed receptor is able to accommodate or adapt to the effect of the development. The existing residential receptors surrounding the development site reside in a city centre location where there is an expectation for a higher density of development, and/or were designed in anticipation of future development, and so these receptors are therefore deemed to have a low sensitivity.

The significance of any identified environmental effects is determined by the assessment of their magnitude against their sensitivity. The table below illustrates how the sensitivity of the receptors and the magnitude of any effect combine to confirm significance.

Magnitude	Sensitivity		
	High	Medium	Low
Major	Major Adverse/ Beneficial	Major Adverse/ Beneficial	Moderate-Minor Adverse/Beneficial
Moderate	Moderate Adverse/ Beneficial	Moderate Adverse/ Beneficial	Minor Adverse/ Beneficial
Minor	Minor Adverse/Beneficial	Minor Adverse/ Beneficial	Minor – Negligible
Negligible	Negligible	Negligible	Negligible
Key		Significant in terms of EIA regulations	
		Not significant	

Appendix 01 of this report elaborates on the mechanics of each of the above assessment criteria, explains the appropriateness of their use, and the parameters of each specific recommendation.

4.0 Sources of Information

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

GIA

Site photographs

FIND Maps

OS Map

Vertex Modelling

Baseline model

EPR Architects

IR08-20220523

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 have made reasonable assumptions as to the internal layouts of the rooms behind the fenestration based upon the building form and architecture, unless information was available publicly. 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 proposed development is bound by St Mary's Parsonage to the south, the adjoining Cardinal House to the east, Trinity Bridge and Albert Bridge House to the west, and The River Irwell to the north.

The drawing extract below shows the site:

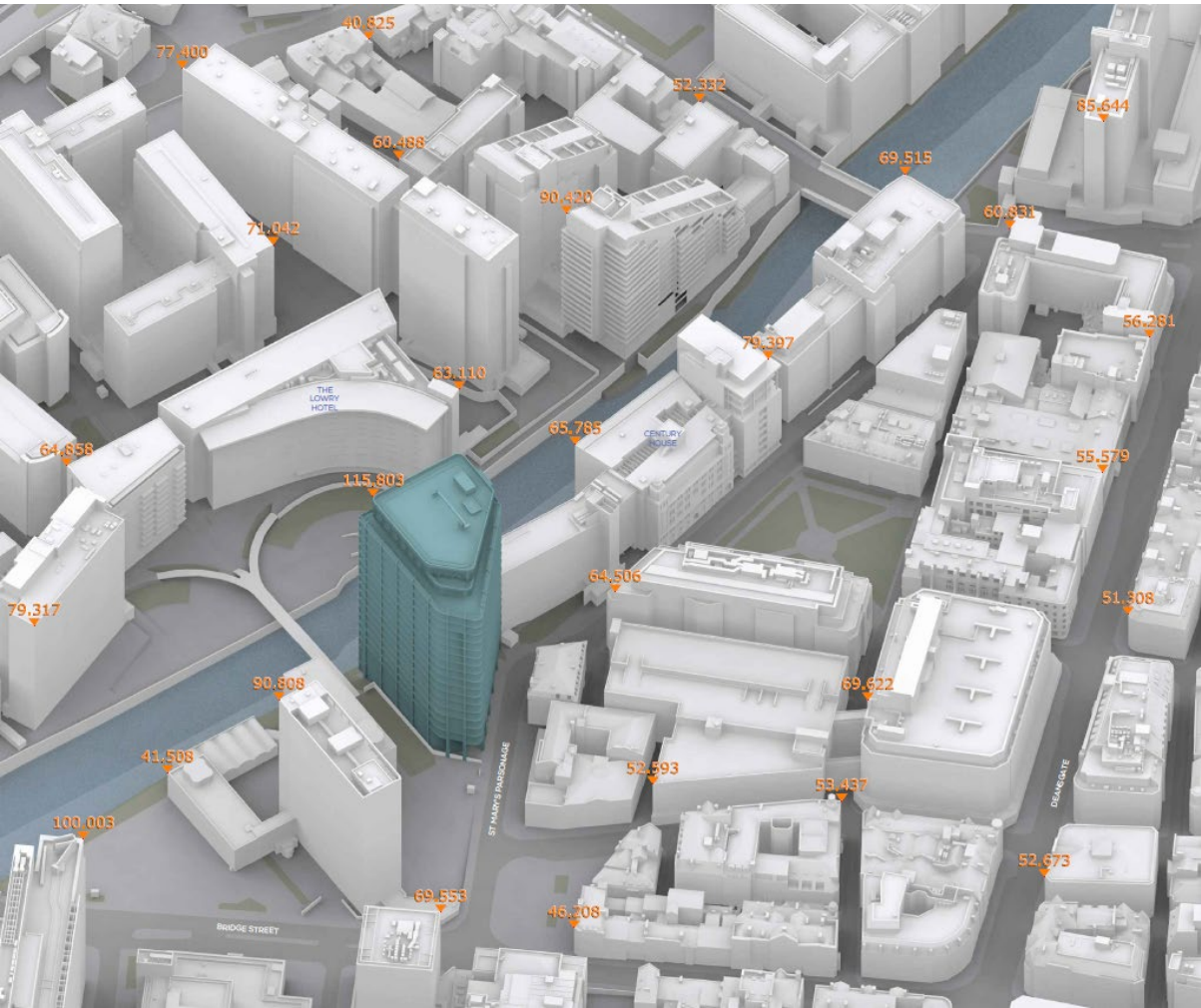


Our understanding of this existing building and the surrounding context is depicted on GIA drawings 1761-REL03-IS02-01, 1761-REL03-IS02-02 and 1761-REL03-IS02-03 within Appendix 02.

7.0 The Proposal

GIA's understanding of the proposed scheme is illustrated in drawings 1761-REL03-IS02-04, 1761-REL03-IS02-05 and 1761-REL03-IS02-06 shown within Appendix 03.

Our analysis of this option is based on the proposed scheme drawings produced by EPR Architects received on 23 May 2022.



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.

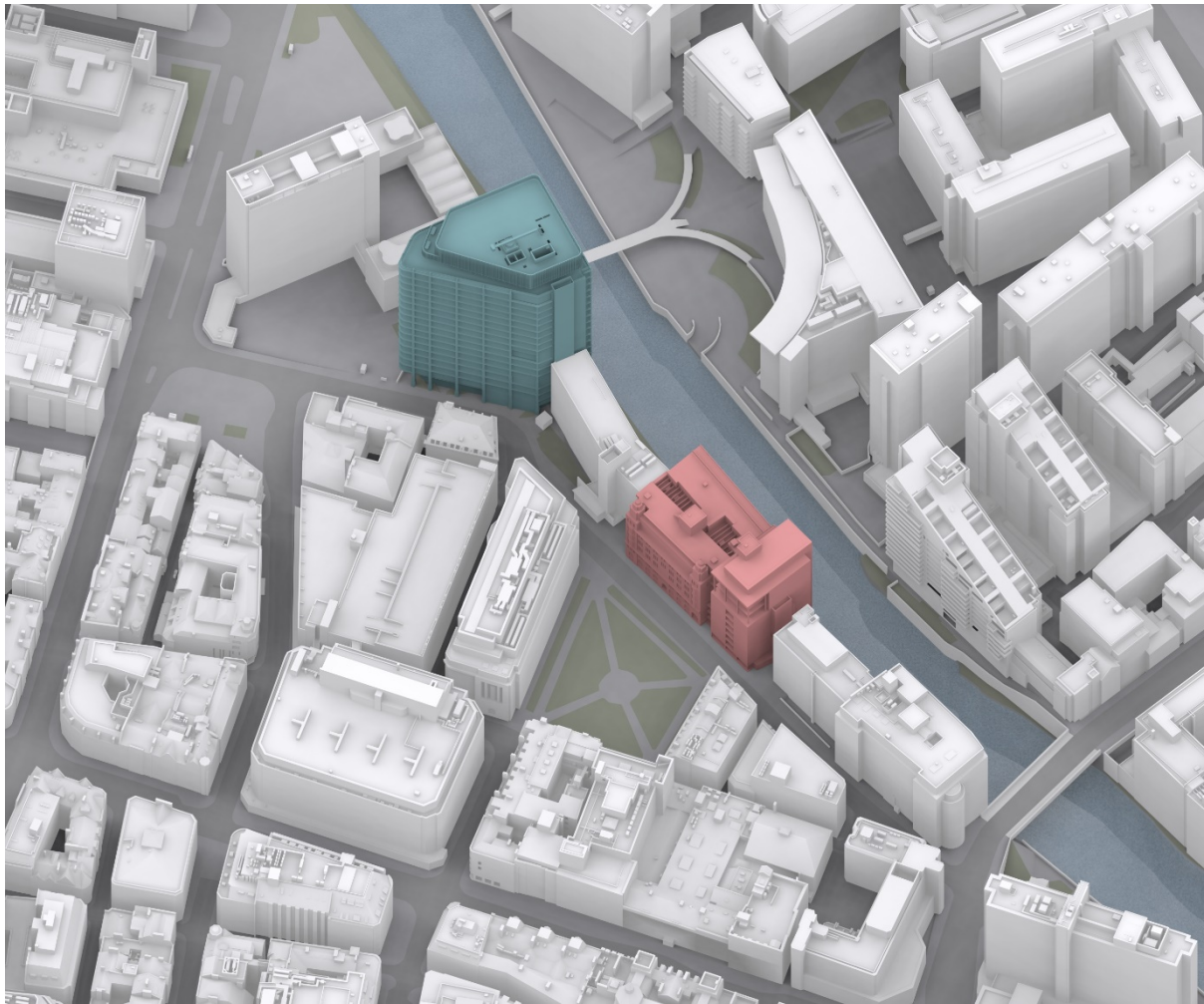
The benchmark condition of the site allows us to calculate the daylight and sunlight conditions within the neighbouring buildings. From this, we can then compare them with the conditions within these properties assuming the current proposed development is in place.

The pertinent residential accommodation, which is relevant for daylight and sunlight assessment, is set out in the table below:

Name/Address of Building	Position in Relation to the Development
Century Buildings	North east
The Lowry Hotel	North
The Bridge	North west

A short commentary of the impacts of the current proposal to each property is listed below:

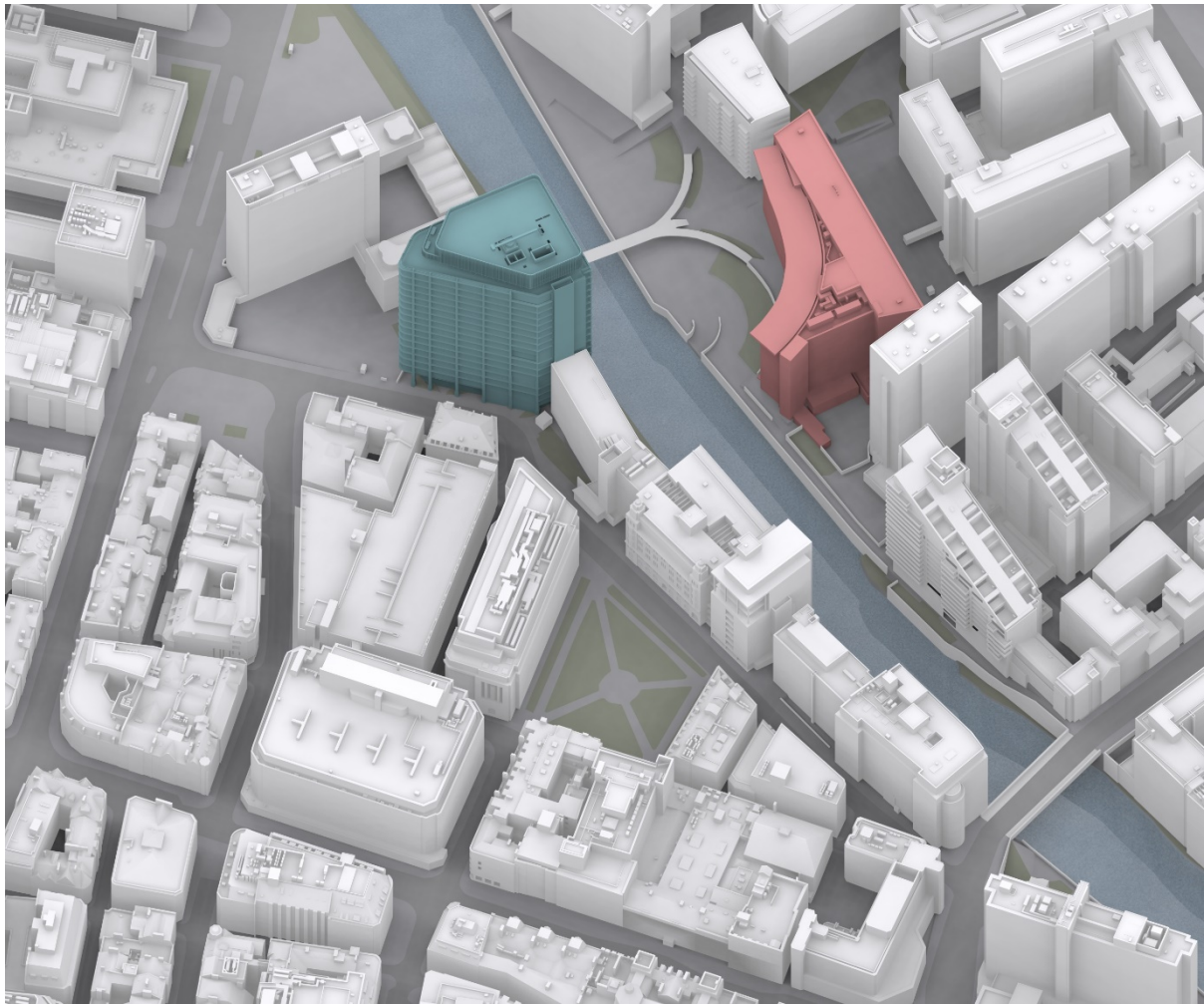
Century Buildings



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
Century Buildings	227/227 (100%)	100/100 (100%)	49/49 (100%)

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

The Lowry Hotel

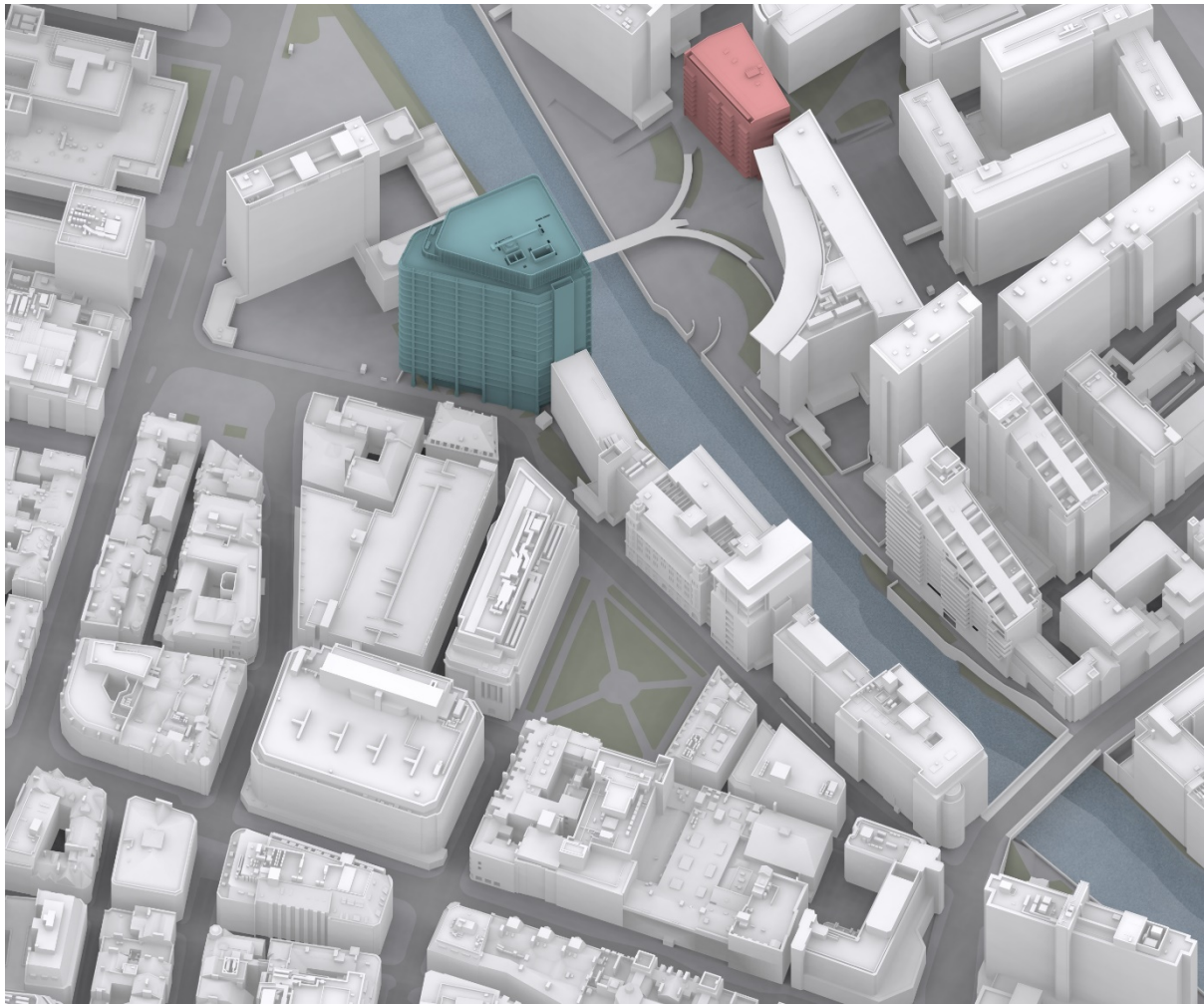


Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
The Lowry Hotel	84/84 (100%)	84/84 (100%)	-

With the proposed development in place, The Lowry Hotel will fully accord with the BRE target criteria for VSC daylight and NSL daylight.

As the assessment of sunlight is only required to living rooms, and there are no living rooms within the hotel, no APSH sunlight assessment is necessary.

The Bridge



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
The Bridge	102/108 (94%)	96/96 (100%)	41/41 (100%)

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

There are six windows on the eleventh floor which will be suffer a minor adverse impact. These windows are set beneath a deep canopy and reveal. This significantly impacts the ability for these windows to receive good daylight, evidenced by very low baseline daylight levels, despite being on the eleventh floor.

The impacts are minor, and as such, they are not considered to be significant.

9.0 Overshadowing Assessment

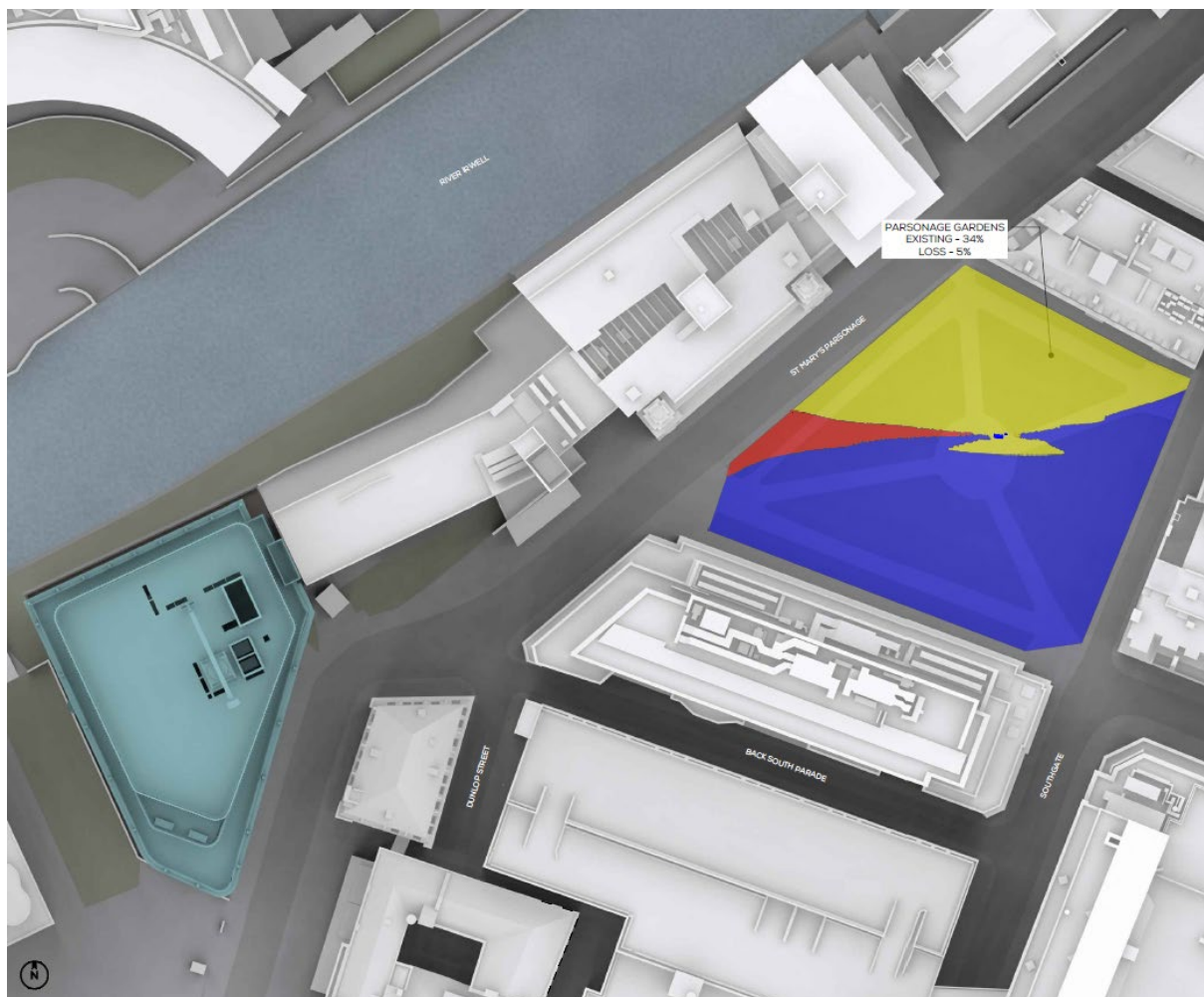
We have undertaken an overshadowing assessment of the levels of direct sunlight received to Parsonage Gardens.

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 2 hours of sunlight on 21 March or the area which receives 2 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 extract below shows the results of the assessment:



Our overshadowing analysis indicates that Parsonage Gardens will receive two hours of direct sun to 38.8% of its area in the baseline scenario, and 34.5% in the proposed scenario. This represents a reduction of 0.89 or 11%. As such, Parsonage Gardens will fully comply with the BRE targets.

10.0 Conclusions

We have undertaken a daylight and sunlight assessment for the proposed redevelopment known as Alberton House, Manchester.

Overall, considering the city centre location, the impacts are negligible and wholly acceptable.

Appendix 01

Principles of Daylight and Sunlight

Principles of Daylight and Sunlight

Background

The quality of amenity and open spaces is often stipulated within planning policy for protection or enhancement and is often a concern for adjoining properties and other interested parties.

Historically the department of environment provided guidance in the issues, and in this country, this role has now been taken on by the building research establishment (BRE), the British standards institutions (BSI) and the chartered institute of building services engineers (CIBSE). Fortunately they have collaborated in many areas, to provide as much unified advice as possible in the form of industry best practice.

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 as well as the creation of proposed dwellings with high levels of daylight and sunlight amenities.

In terms of considering what is material local authorities typically refer to the BRE guidelines and apply their criteria set out within. The guidelines were originally produced out in 1991, but superseded by the BRE guidelines (2011) *site layout planning for daylight and sunlight*.

Where developers are seeking to maximise their development value, it is often in the area of daylight and sunlight issues that they may seek to push the boundaries. Particularly in London, there is a priority on the creation of more housing and thus resulting in the densification of urban areas. Local authorities vary in their attitude of how flexible they can be with the degree of impact on the daylight and sunlight amenity enjoyed by neighbouring owners and it is one factor among many planning aspects considered when determining an application. In city centres where high density is common, the protection of amenity is more challenging and there are many factors that need to be taken into account: each case has to be considered on its own merits.

The BRE Guidelines

The guidelines are typically referred to for daylight and sunlight amenity issues, however they were not intended to be used as an instrument of planning policy. In the introduction of 'Site Layout Planning for Daylight and Sunlight (2011)', section 1.6 (page 1), 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 because 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 an 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".

Again, the paragraph 2.2.3 (page 7) 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".

Principles of Daylight and Sunlight

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 around London, for e.g. The approach to creating alternative criteria is detailed within Appendix F of the BRE.

Measurement and Criteria for Daylight and Sunlight as set out in the BRE Guidelines

The BRE guidelines state that they are;

"intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedroom. Windows to bathrooms, toilets, garages need not be analysed."

They are therefore primarily designed to be used for residential properties however, 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, hostels, small workshop and some offices.

Daylight

In the first instance, if a proposed development falls beneath a 25 degree angle taken from the centre point of the lowest window, then the BRE suggests that no further analysis is required as there will be adequate sky light (i.e. sky visibility). This rule is applied when considering the scope of any assessments.

The BRE guidelines provide two methods for calculating daylight to existing surrounding properties:

- Vertical Sky Component (VSC)
- No Sky Line (NSL) also referred to as daylight distribution

A further method, the Average Daylight Factor (ADF) is provided for calculating daylight within proposed properties. However, it is sometimes applied as a supplementary assessment for existing surrounding properties.

Each method is described below:

Vertical Sky Component

Methodology

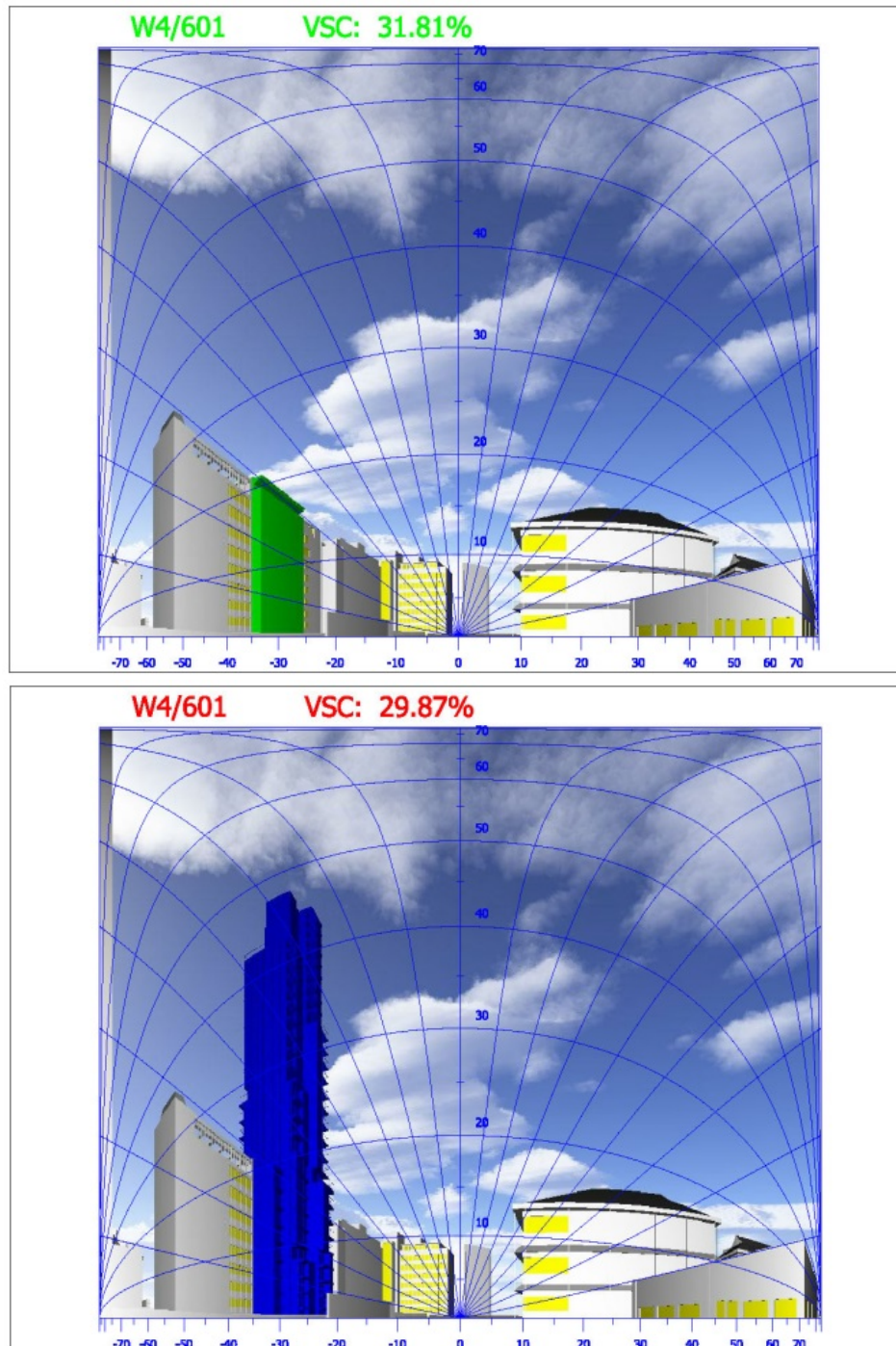
This is defined in the BRE as:-

"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 illuminate on a horizontal plane due to an unobstructed hemisphere of this sky."

This statement means, in practice that if one had a totally unobstructed view of the sky, looking in a single direction, then just under 40% of the complete hemisphere would be visible. The measurement of this vertical sky component is undertaken using two indicators, namely a skylight indicator and a transparent direction finder.

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Alternatively a further method of measuring the VSC, which is easier to understand both in concept and analysis, is often more precise and can deal with more complex instructions, is that of the Waldram diagram.



The point of reference is the same as for the skylight indicator, at the centre of the outward window face. Effectively a snap shot is taken from that point of the sky in front of the window, before and after the obstruction is put in place together with all the relevant obstructions to it, i.e. the buildings.

Principles of Daylight and Sunlight

An unobstructed sky from that point of reference would give a vertical sky component of 39.6%, corresponding to 50% of the hemisphere, and therefore the purpose of the diagram is to discover how much sky remains once obstructions exist in front of that point.

Criteria

The BRE Handbook provides criteria for:

- (a) New Development
- (b) Existing Buildings
- (c) Adjoining Development Land

- (a) New Development

Paragraph 2.1.21 of the BRE states that:

"Obstructions can limit access to light from the sky. This can be checked by measuring or calculating the angle of visible sky 'theta', angle of obstruction or Vertical Sky Component (VSC) at the centre of the lowest window where daylight is required. If VSC is:

- at least 27% ('theta' is greater than 65 degrees, obstruction angle less than 25 degrees) conventional window design will usually give reasonable results.
- between 15% and 27 % ('theta' is between 45 degrees and 65 degrees, obstruction angle between 25 degrees and 45 degrees) special measures (larger windows, changes to room layout) are usually needed to provide adequate daylight.
- between 5% and 15% ('theta' is between 25 degrees and 45 degrees, obstruction angle between 45 degrees and 65 degrees) it is very difficult to provide adequate daylight unless very large windows are used.
- less than 5% ('theta' less than 25 degrees, obstruction angle more than 65 degrees) it is often impossible to achieve reasonable daylight, even if the whole window wall is glazed."

- (b) Existing Buildings

Para 2.2.21 (page 11) of the BRE states:

"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 degree to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if the vertical sky component measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value".

The VSC provide a quick and simple test which looks to give an early indication of the potential for light at the window face. However considered in isolation, it does not, in any fashion, indicate the quality of actual light within a space. It does not take into account the window size, the room size or room use. It helps by indicating that if there is an appreciable amount of sky visible from a given point there will be a reasonable potential for daylighting.

Principles of Daylight and Sunlight

(c) Adjoining Development Land

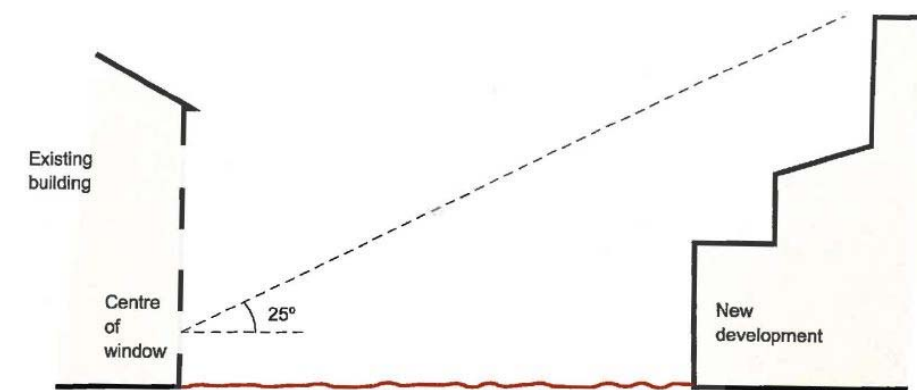
Paragraph 2.3.10 of the BRE guidelines states:

"in broad general terms, a development site next to a proposed new building will retain the potential for good diffuse daylighting provided that on each common boundary:

- (a) no new building, measured in a vertical section perpendicular to the boundary, from a point 1.6m above ground level, subtends an angle of more than 43 degrees to the horizontal;*
- (b) or, if (a) is not satisfied, then all points 16m above the boundary line are within 4m (measured along the boundary) of a point which has a VSC (looking towards the new building(s)) of 17% or more 2m above ground level are within 4m (measured sideways) of a point which has a vertical sky component of 27% or more.*

Alternative VSC criteria as per Appendix F of the BRE guidelines

The 27% VSC target criteria is based upon a sub-urban type environment whereby a 25 degree line was taken from the centre point on a ground floor window as shown below:



However, in city centre locations and urban areas where density levels are increasing, these values may not be considered appropriate. The BRE guidelines provide that *"different targets may be used based on the special requirements of the proposed development or its location"* (paragraph F1).

Appendix F of the BRE suggests several approaches as to how alternative targets may be considered including:

- Consented scheme – use of an extant planning permission to establish alternative benchmark criteria for VSC and APSH. It is not appropriate to treat a permitted scheme in the same manner as an existing building and allow a 20% reduction beyond this. If the levels of daylight and sunlight retained are similar to a previously consented scheme then it follows these levels should be considered acceptable again, notwithstanding other planning considerations.
- Mirror massing – to ensure a development matches the height and proportions of existing buildings, the VSC and APSH targets could be set to those of a mirror image of the same height and size, an equal distance away from the boundary (paragraph F5).
- Consider surrounding context and existing obstruction angles as well as spacing to height ratios.

Principles of Daylight and Sunlight

In addition, due to the requirements for external amenity space within local planning policies, many residential buildings are served by balconies. Balconies can restrict the view of the sky dome whereby even the modest obstruction may result in a large relative impact on the VSC. The BRE guidelines therefore provide that an assessment can be carried out comparing the levels of VSC with and without the balconies in place for both the existing and proposed scenarios, to establish whether it is the presence of the balcony or the size of the new obstruction that is the main factor in the loss of light (paragraph 2.2.11).

No Sky Line

Methodology

The NSL method is a measure of the distribution of daylight at the working plane within a room. The 'working plane' means a horizontal 'desktop' plane 0.85m in height for residential properties. The NSL divides those areas of the working plane which can receive direct sky light from those which cannot. If a significant area of the working plane lies beyond the NSL (i.e. it receives no direct sky light), then the distribution of daylight in the room will be poor and supplementary electric lighting may be required.

It is similar to the VSC approach in that a reduction of 0.8 times in the area of sky visibility at the working plane may be deemed to be noticeable. It is however, very dependent upon knowing the actual room layouts or having a reasonable understanding of the likely layouts.

It is assessed by plotting the area of a room which can see the sky and which cannot, referred to as the NSL contour or daylight distribution contour. The contours assist in helping to understand the way the daylight is distributed within a room and the comparisons of existing and limitations of proposed circumstances within neighbouring properties. Like the VSC method, it relates to the amount of visible sky but does not consider the room use in its criteria, it is simply a test to assess the change in position of the No Sky Line, between the existing and proposed situation. It does take into account the number and size of windows to a room, but does not give any quantitative or qualitative assessment of the light in the rooms, only where sky can or cannot be seen.

Criteria

BS 8206 Part 2 (para 5.7) that the:

"uniformity of daylight is considered to be unsatisfactory if a significant part of the working plane (normally more than 20%) lies behind the no-sky line".

Therefore, it is implied that an NSL of at least 80% would be considered satisfactory in regards to deep rooms which are lit by windows on one side, the BRE Guidelines state (para, 2.2.10):

In regards to the alteration as a result of a proposed development or obstruction the BRE provide that the daylight may be adversely affected if *"the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value."*

Principles of Daylight and Sunlight

Average Daylight Factor

Methodology

The Average Daylight Factor (ADF) is defined within the 2011 BRE Guidelines as:

'a ratio of total daylight flux incident on a reference area to the total area of the reference area, expressed as a percentage of outdoor luminance on a horizontal plane, due to an unobstructed sky of assumed or known luminance distribution'.

Whilst the BRE guidelines provide this measure as a tool to understand daylight within proposed dwellings not existing dwellings, if room layouts are known it can provide a useful supplementary measure of daylight and is often requested by many local authorities.

The ADF method of assessment considers:

- The diffuse visible transmittance of the glazing to the room in question (i.e. how much light gets through the window glass). A transmittance value of 0.8% is assumed for single glazing and 0.65% for double glazed windows;
- The net glazed area of the window in question;
- The total area of the room surfaces (ceiling, walls, floor and windows); and
- The angle of visible sky reaching the window(s) in question

In addition, the ADF method makes allowance for the average reflectance of the internal surfaces of the room and of external obstruction (assumed to be 0.5 unless otherwise stated).

Criteria

The criteria for ADF is taken from the British Standard 8206 part II which gives the following criteria based on the room use:

- Bedroom – 1% ADF
- Living room – 1.5% ADF
- Kitchen – 2% ADF

Where a room has multiple uses such as a living kitchen diner (LKD) or a studio apartment, the highest value is taken so in these cases the required ADF is 2%.

Sunlight

Methodology

The BS 8206 part 2 (section 5.2) states that:

"Provided that the entry of sunlight is properly controlled, it is generally welcome in most buildings in the UK. Dissatisfaction can arise as much from the permanent exclusion of sunlight as from its excess. The provision of sunlight is important in dwellings, particularly during winter months. Sunlight is especially valued in habitable rooms used for long periods during the day."

Principles of Daylight and Sunlight

Sunlight is measured using a sun indicator which contains 100 spots, each representing 1% of Annual Probable Sunlight Hours (APSH). Where no obstruction exists the total APSH would amount to 1486 hours and therefore each spot equates to 14.86 hours of the total annual sunlight hours.

The number of spots is calculated for both the whole year and also during the winter period (21st September to 21st March) prior to an obstruction and after the obstruction is put in place. This provides a percentage of APSH for each of the time periods for each window assessed. The 2011 BRE Guidelines note that:

- *"In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day, but especially in the afternoon."*
- *"all main living rooms of dwellings...should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun"; and*
- *"If the main living room to a dwelling has a main window facing within 90° of due north, but a secondary window facing within 90° of due south, sunlight to the secondary window should be checked."*
- *"...a south facing window will, in general, receive most sunlight, while a north facing one will receive it only on a handful of occasions. East and west facing windows will receive sunlight only at certain times of day".*

When a room has multiple windows, not all may have a southerly orientation however, these windows may contribute to the levels of sunlight within a given room even if by 1-2% APSH. As well as the assessment on a window basis the BRE guidelines provide that an assessment can be undertaken on a room basis.

Whilst the emphasis of the BRE guidelines is in regards to living rooms, it is not always possible to determine the room uses within all of the properties assessed and therefore typically all windows or all rooms with windows facing within 90 degrees of due south and facing the site are assessed.

Criteria

The BRE provide that for existing buildings a window maybe adversely affected if a point at the centre of a window receives:

- Less than 25% of the APSH during the whole year, of which 5% APSH must be in the winter period; and
- Receives less than 0.8 times its former sunlight hours in either time period; and
- Has a reduction in sunlight for the whole year more than 4% APSH.

In terms of the assessment on a room basis the criteria applied is the same.

For proposed buildings the BRE provide (paragraph 3.1.15) that a dwelling or building which has a particular requirement for sunlight will appear reasonably sunlit provided:

- At least one main window faces within 90 degrees of due south; and

Principles of Daylight and Sunlight

- Centre of one main living room window can receive 25% of APSh including 5% APSh in the winter months.

It continues that where groups of dwellings are planned the layout should aim to maximise the number of living rooms that meet the above recommendations.

Overshadowing

As well as daylight and sunlight amenity to neighbouring dwellings, planning policy often refers to the levels of overshadowing to amenity areas such as parks, public squares, playgrounds etc. The BRE guidelines provide two methods of calculation in regards to overshadowing which are as follows:

Sun Hours on Ground

Methodology

This method of overshadowing assessment uses the sun on ground indicator to determine the areas which receive direct sunlight and those which do not. This method applies to both new and existing areas of amenity space. The BRE Guidelines suggest that the Spring Equinox (21st March) is a suitable date for the assessment as this is 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.

Criteria

The BRE guidelines recommend that at least half of an amenity space should receive at least 2 hours of direct sunlight on March 21st. In regards to existing spaces where the existing sunlit area is less than half of the area, the area which receives 2 hours of sunlight should not be reduced by more than 20% (it should retain 0.8 times its former value).

Transient Overshadowing

The BRE guidelines suggest that where large buildings are proposed which may affect a number of gardens or open spaces, it is useful to plot a shadow plan to illustrate the location of shadows at different times of the day and year. For the purpose of this assessment, shadow has been mapped at the following times of the year:

- 21st March (spring equinox)
- 21st June (Summer solstice)
- 21st December (winter solstice)

The September equinox is not assessed as this would provide the same results as those for March 21st.

For each of these dates the overshadowing is calculated at hourly intervals throughout the day however some images may not be present given the early sun set during the winter period.

The BRE guidelines do not provide any criteria for transient overshadowing. Therefore the analysis provides a description of where additional shadow is cast as a result of a development with professional judgement to determine the effect comparing the shadow resulting from the proposed development against that of the existing site.

Principles of Daylight and Sunlight

Light pollution and Solar Glare

Light pollution is defined as any light emitting from artificial sources into spaces where it is not wanted for example from offices into neighbouring residential properties where it could cause a nuisance. The ILP Guidance notes provide details of how to measure light pollution and criteria based on the urban density of the respective area to determine the acceptability of the light levels.

Solar glare is particularly important at pedestrian and road junctions as well as along railway lines where the glare can cause a temporary blinding of drivers or pedestrians. Glare can occur from reflective materials such as glazed areas or metal cladding on the facades. This assessment is therefore undertaken from viewpoints surrounding the site at junctions and positioned at the driver's eye level. Focal points are dictated by the location of signals or oncoming traffic.

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:

- outlook
- sense of enclosure
- privacy
- access to outdoor space e.g. balconies or communal garden/courtyard

Appendix 02

Existing Drawings



SOURCES OF INFORMATION

IR08-20220523-Bruntwood
IR07-20220406-Vertex

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.

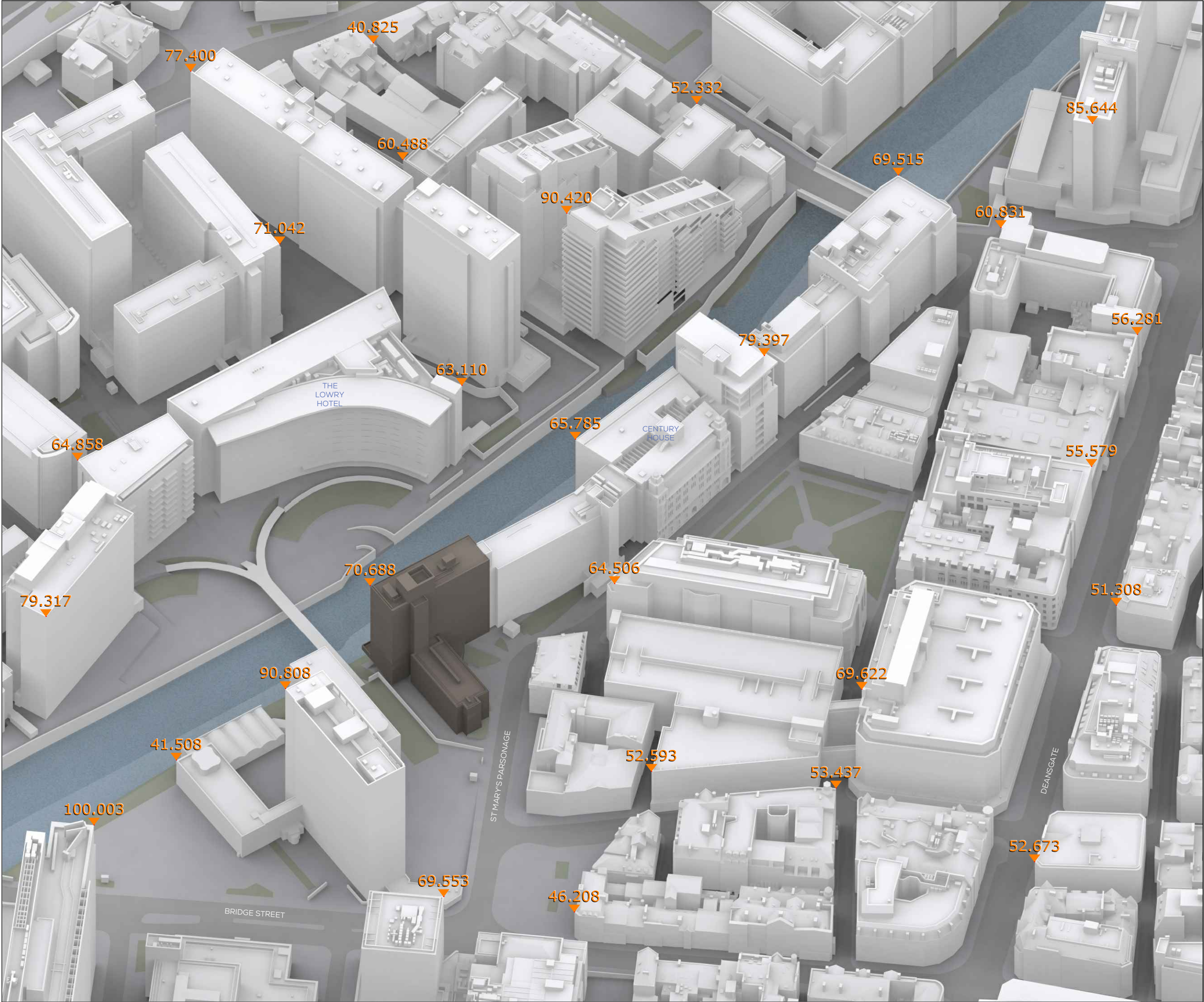
NOTES:
EXISTING SCENARIO SHOWN IN SEPIA

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ALBERTON HOUSE,
MANCHESTER

DRAWING NAME:
PLAN VIEW EXISTING

DWN BY	SCALE	CHK BY	STATUS	DATE
ML	NTS	SP	-	MAY22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
1761	03	02	01	-



SOURCES OF INFORMATION

IR08-20220523-Bruntwood
IR07-20220406-Vertex

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

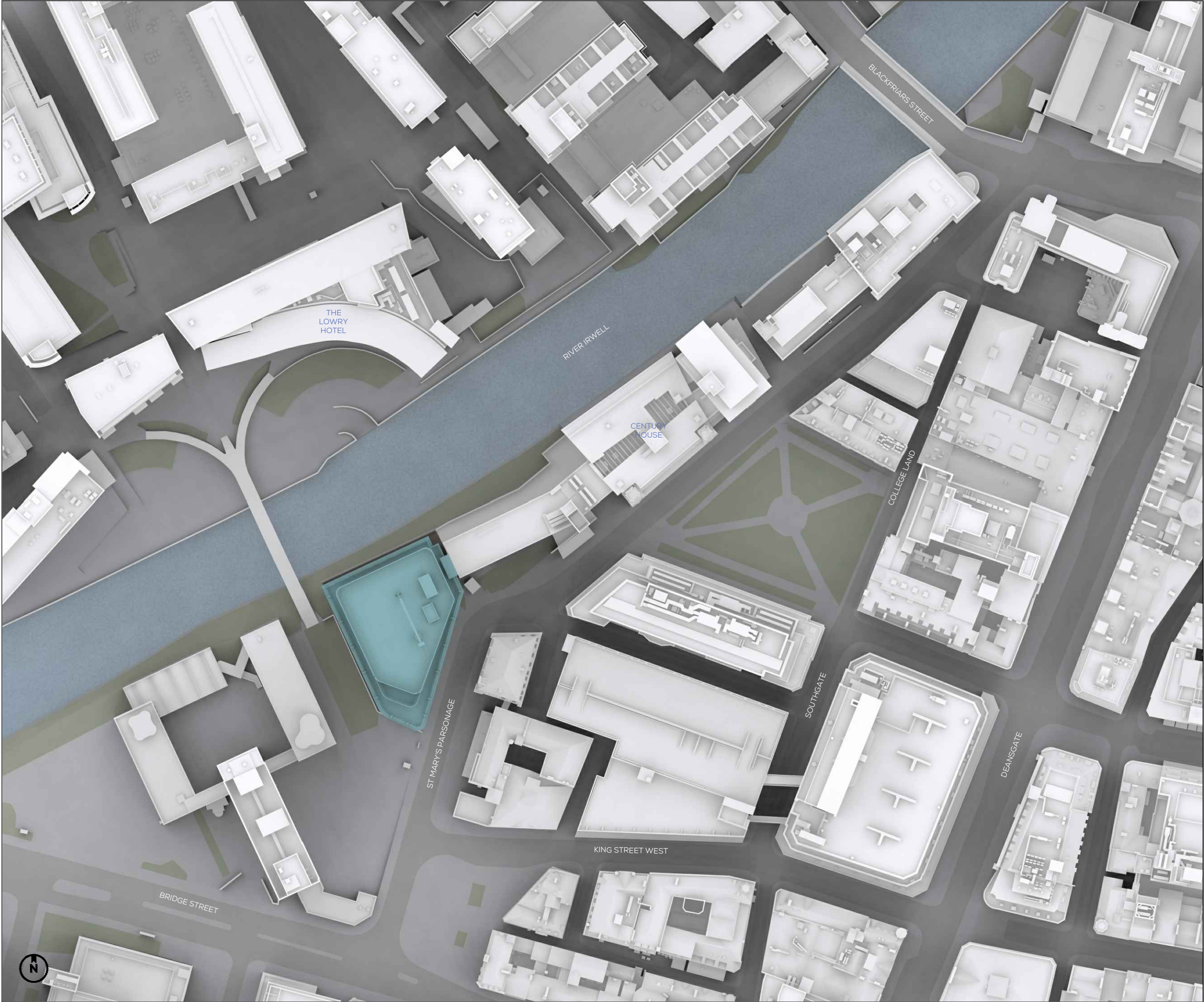
N.B. DO NOT SCALE OFF THIS DRAWING
PROJECT:
ALBERTON HOUSE,
MANCHESTER

DRAWING NAME:
3D VIEW EXISTING

DWN BY	SCALE	CHK BY	STATUS	DATE
ML	NTS	SP	-	MAY22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
1761	03	02	02	-

Appendix 03

Proposed Drawings



SOURCES OF INFORMATION

IR08-20220523-Bruntwood
IR07-20220406-Vertex

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

NOTES:
PROPOSED SCHEME SHOWN IN TEAL

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ALBERTON HOUSE,
MANCHESTER

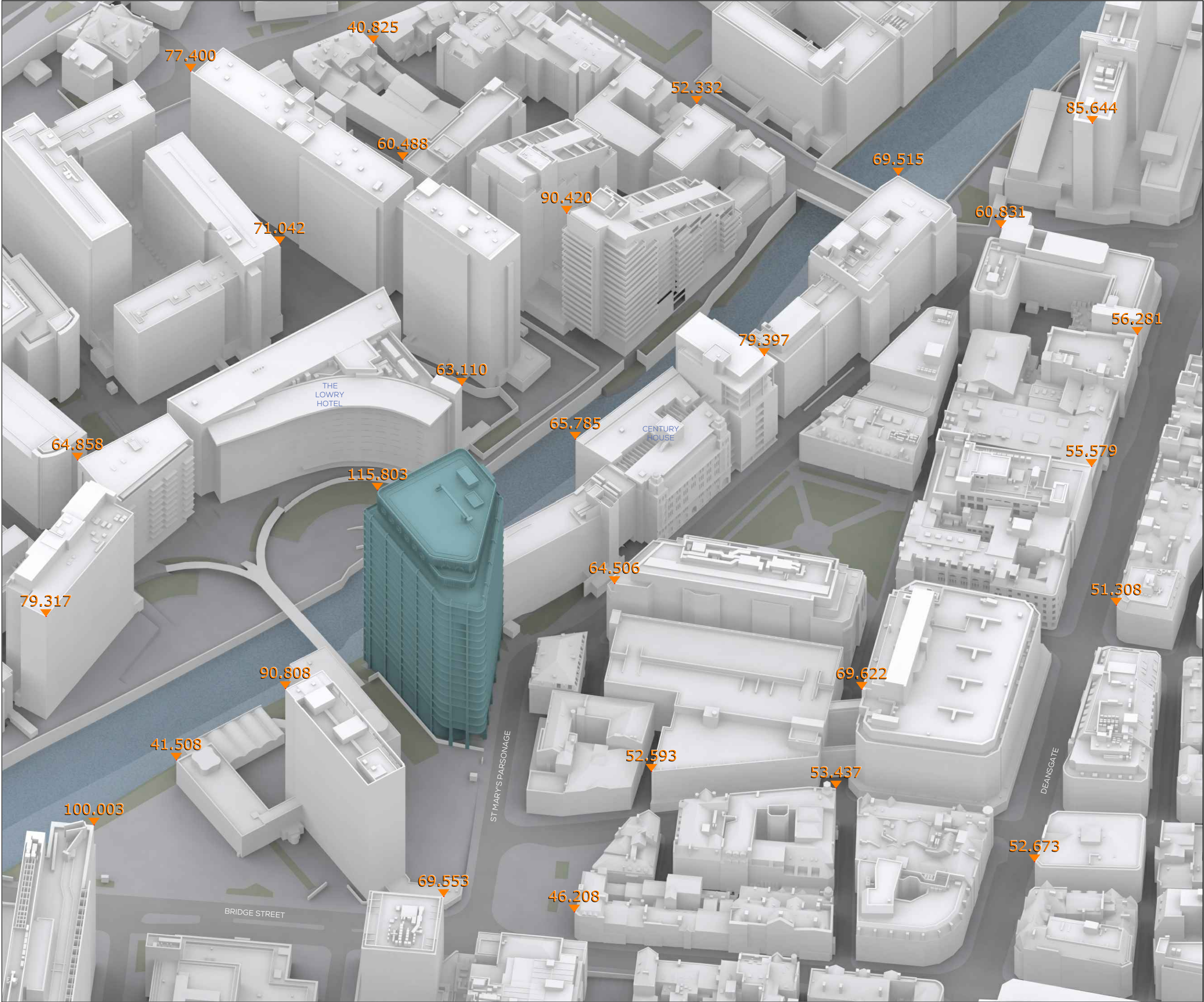
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PLAN VIEW PROPOSED

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ML	NTS	SP	-	MAY22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
1761	03	02	04	-



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SOURCES OF INFORMATION

IR08-20220523-Bruntwood
IR07-20220406-Vertex

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

NOTES:
PROPOSED SCHEME SHOWN IN TEAL

N.B. DO NOT SCALE OFF THIS DRAWING
PROJECT:
ALBERTON HOUSE,
MANCHESTER

DRAWING NAME:
3D VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
ML	NTS	SP	-	MAY22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
1761	03	02	05	-



SOURCES OF INFORMATION

IR08-20220523-Bruntwood
IR07-20220406-Vertex

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

NOTES:
PROPOSED SCHEME SHOWN IN TEAL

N.B. DO NOT SCALE OFF THIS DRAWING
PROJECT:
ALBERTON HOUSE,
MANCHESTER

DRAWING NAME:
3D VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
ML	NTS	SP	-	MAY22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
1761	03	02	06	-

Appendix 04

Results and Window Maps

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: CENTURY BUILDING
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD1

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

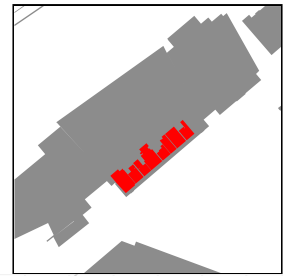


F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
CENTURY BUILDING								
F00	R1	RESIDENTIAL	LKD	34.6	44.1	44.1	0.0	0
F00	R2	RESIDENTIAL	BEDROOM	16.6	63.1	63.1	0.0	0
F00	R3	RESIDENTIAL	BEDROOM	14.7	84.9	84.9	0.0	0
F00	R4	RESIDENTIAL	LKD	33.2	53.7	53.7	0.0	0
F00	R5	RESIDENTIAL	LKD	32.2	97	97	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: CENTURY BUILDING
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD2

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
CENTURY BUILDING								
F01	R1	RESIDENTIAL	LKD	34.6	68.3	68.3	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	16.6	72.5	72.5	0.0	0
F01	R3	RESIDENTIAL	BEDROOM	14.7	76.3	76.3	0.0	0
F01	R4	RESIDENTIAL	LKD	33.2	59.5	59.5	0.0	0
F01	R5	RESIDENTIAL	BEDROOM	12.1	82.7	82.7	0.0	0
F01	R6	RESIDENTIAL	LKD	15.1	93.3	93.3	0.0	0
F01	R7	RESIDENTIAL	LKD	24.2	93.6	93.6	0.0	0
F01	R8	RESIDENTIAL	BEDROOM	16.0	96	96	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: CENTURY BUILDING
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD3

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

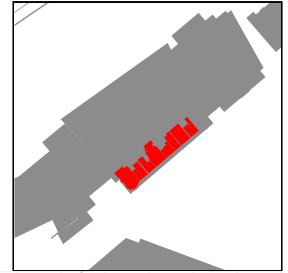


F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
CENTURY BUILDING								
F01	R9	RESIDENTIAL	LKD	29.7	93.1	93.1	0.0	0
F01	R10	RESIDENTIAL	LKD	33.9	93.1	93.1	0.0	0
F01	R11	RESIDENTIAL	BEDROOM	12.9	97.3	97.3	0.0	0
F01	R12	RESIDENTIAL	BEDROOM	18.0	89.2	89.2	0.0	0
F01	R13	RESIDENTIAL	BEDROOM	19.2	99.9	99.9	0.0	0
F01	R14	RESIDENTIAL	LKD	33.4	89.6	89.6	0.0	0
F01	R15	RESIDENTIAL	BEDROOM	13.2	90.9	90.9	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: CENTURY BUILDING
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD4

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

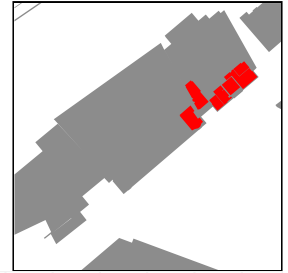


F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
CENTURY BUILDING								
F02	R1	RESIDENTIAL	LKD	36.8	74.4	74.4	0.0	0
F02	R2	RESIDENTIAL	BEDROOM	16.6	90.4	90.4	0.0	0
F02	R3	RESIDENTIAL	BEDROOM	14.7	95.7	95.7	0.0	0
F02	R4	RESIDENTIAL	LKD	33.2	75.1	75.1	0.0	0
F02	R5	RESIDENTIAL	BEDROOM	12.7	94.1	94.1	0.0	0
F02	R6	RESIDENTIAL	LKD	15.1	99.8	99.8	0.0	0
F02	R7	RESIDENTIAL	LKD	24.2	98.3	98.3	0.0	0
F02	R8	RESIDENTIAL	BEDROOM	16.0	98.3	98.3	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: CENTURY BUILDING
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD5

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
CENTURY BUILDING								
F02	R9	RESIDENTIAL	LKD	31.9	95.4	95.4	0.0	0
F02	R10	RESIDENTIAL	LKD	33.9	95.5	95.5	0.0	0
F02	R11	RESIDENTIAL	BEDROOM	12.9	97.2	97.2	0.0	0
F02	R12	RESIDENTIAL	BEDROOM	18.0	89.4	89.4	0.0	0
F02	R13	RESIDENTIAL	BEDROOM	19.2	99.9	99.9	0.0	0
F02	R14	RESIDENTIAL	LKD	33.4	90.4	90.4	0.0	0
F02	R15	RESIDENTIAL	BEDROOM	13.2	92.3	92.3	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: CENTURY BUILDING
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD6

KEY:
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 MAINTAINED LIT AREA
 1 METRE GRID

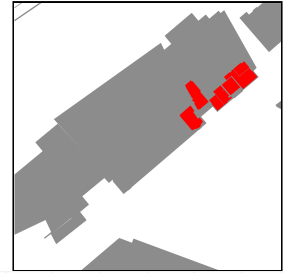


F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
CENTURY BUILDING								
F03	R1	RESIDENTIAL	LKD	36.8	80	80	0.0	0
F03	R2	RESIDENTIAL	BEDROOM	16.6	92.7	92.7	0.0	0
F03	R3	RESIDENTIAL	BEDROOM	14.7	96.3	96.3	0.0	0
F03	R4	RESIDENTIAL	LKD	33.2	82.3	82.3	0.0	0
F03	R5	RESIDENTIAL	BEDROOM	12.7	95.2	95.2	0.0	0
F03	R6	RESIDENTIAL	LKD	15.1	99.9	99.9	0.0	0
F03	R7	RESIDENTIAL	LKD	24.2	98.5	98.5	0.0	0
F03	R8	RESIDENTIAL	BEDROOM	16.0	98.3	98.3	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: CENTURY BUILDING
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD7

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

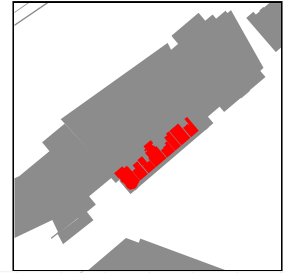


F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
CENTURY BUILDING								
F03	R9	RESIDENTIAL	LKD	31.9	97	97	0.0	0
F03	R10	RESIDENTIAL	LKD	33.9	98.5	98.5	0.0	0
F03	R11	RESIDENTIAL	BEDROOM	12.9	97.2	97.2	0.0	0
F03	R12	RESIDENTIAL	BEDROOM	18.0	89.5	89.5	0.0	0
F03	R13	RESIDENTIAL	BEDROOM	19.2	99.9	99.9	0.0	0
F03	R14	RESIDENTIAL	LKD	33.4	91.9	91.9	0.0	0
F03	R15	RESIDENTIAL	BEDROOM	13.2	93.8	93.8	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: CENTURY BUILDING
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD8

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

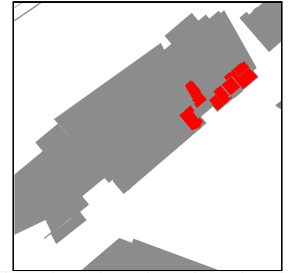


F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
CENTURY BUILDING								
F04	R1	RESIDENTIAL	LKD	36.8	83.9	83.9	0.0	0
F04	R2	RESIDENTIAL	BEDROOM	16.5	91.3	91.3	0.0	0
F04	R3	RESIDENTIAL	BEDROOM	14.7	95.6	95.6	0.0	0
F04	R4	RESIDENTIAL	LKD	33.2	76.4	76.4	0.0	0
F04	R5	RESIDENTIAL	BEDROOM	12.3	90.9	90.9	0.0	0
F04	R6	RESIDENTIAL	LKD	15.1	99.8	99.8	0.0	0
F04	R7	RESIDENTIAL	LKD	24.2	97.5	97.5	0.0	0
F04	R8	RESIDENTIAL	BEDROOM	16.0	97.4	97.4	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: CENTURY BUILDING
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD9

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

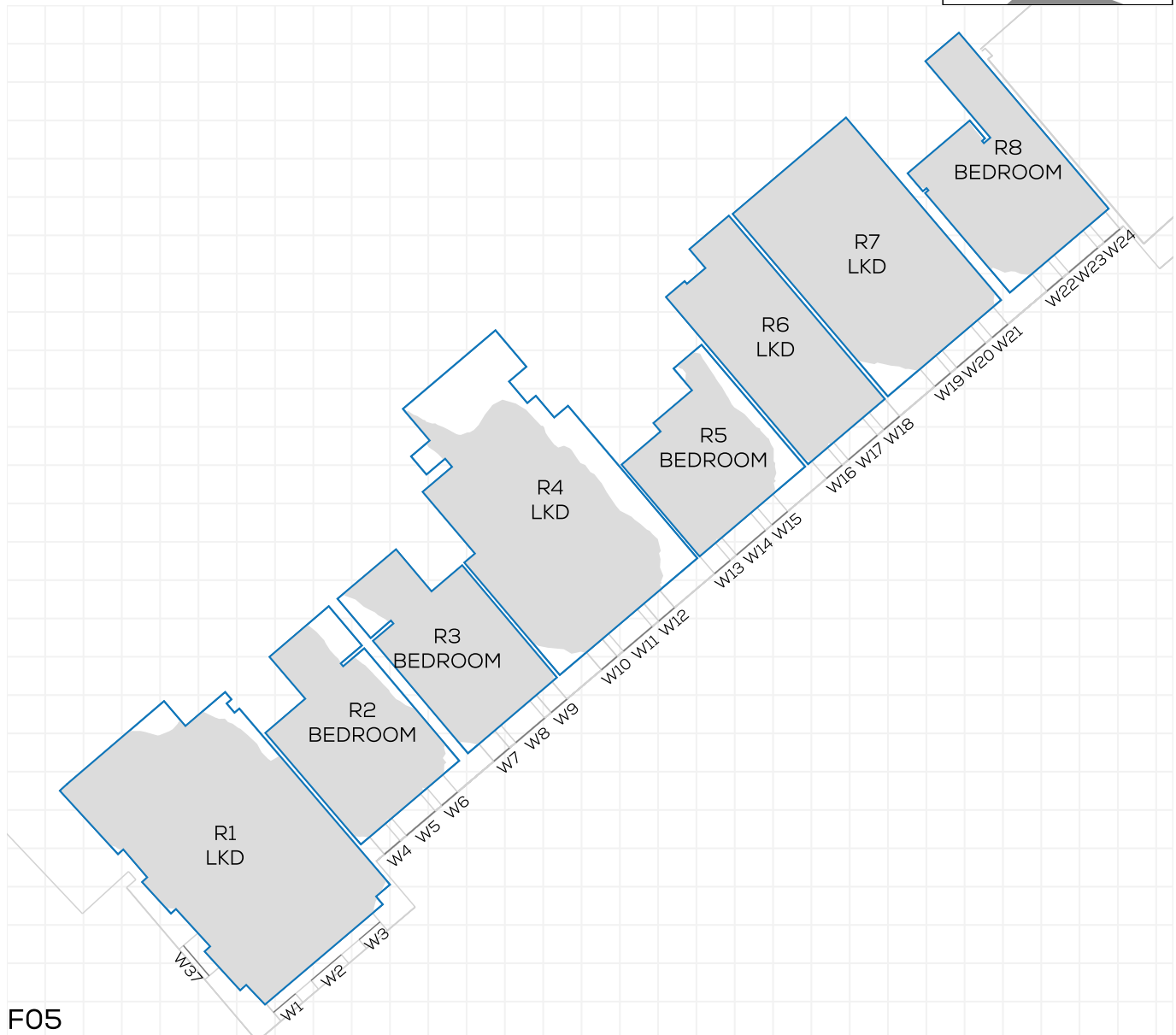


F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
CENTURY BUILDING								
F04	R9	RESIDENTIAL	LKD	31.9	98.2	98.2	0.0	0
F04	R10	RESIDENTIAL	LKD	29.7	99.3	99.3	0.0	0
F04	R11	RESIDENTIAL	BEDROOM	12.9	97.4	97.4	0.0	0
F04	R12	RESIDENTIAL	BEDROOM	18.0	89.5	89.5	0.0	0
F04	R13	RESIDENTIAL	BEDROOM	19.2	99.9	99.9	0.0	0
F04	R14	RESIDENTIAL	LKD	33.4	92.1	92.1	0.0	0
F04	R15	RESIDENTIAL	BEDROOM	13.2	94.3	94.3	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: CENTURY BUILDING
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD10

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
CENTURY BUILDING								
F05	R1	RESIDENTIAL	LKD	35.6	95.8	95.8	0.0	0
F05	R2	RESIDENTIAL	BEDROOM	15.8	89.9	89.9	0.0	0
F05	R3	RESIDENTIAL	BEDROOM	14.5	95.5	95.5	0.0	0
F05	R4	RESIDENTIAL	LKD	33.2	72.6	72.6	0.0	0
F05	R5	RESIDENTIAL	BEDROOM	12.7	87.1	87.1	0.0	0
F05	R6	RESIDENTIAL	LKD	15.7	99.9	99.9	0.0	0
F05	R7	RESIDENTIAL	LKD	24.2	97.2	97.2	0.0	0
F05	R8	RESIDENTIAL	BEDROOM	16.0	97.9	97.9	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: CENTURY BUILDING
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD11

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F05

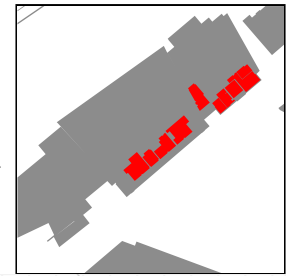
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CENTURY BUILDING								
F05	R9	RESIDENTIAL	LKD	31.5	97.4	97.4	0.0	0
F05	R10	RESIDENTIAL	LKD	29.7	99.3	99.3	0.0	0
F05	R11	RESIDENTIAL	BEDROOM	12.9	97.6	97.6	0.0	0
F05	R12	RESIDENTIAL	BEDROOM	18.0	89.5	89.5	0.0	0
F05	R13	RESIDENTIAL	BEDROOM	19.2	99.9	99.9	0.0	0
F05	R14	RESIDENTIAL	LKD	33.4	92.1	92.1	0.0	0
F05	R15	RESIDENTIAL	BEDROOM	13.2	95	95	0.0	0

NSL CONTOURS



PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: CENTURY BUILDING
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD12

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
CENTURY BUILDING								
F06	R1	RESIDENTIAL	LKD	42.3	98.6	98.6	0.0	0
F06	R2	RESIDENTIAL	LKD	29.7	99.4	99.4	0.0	0
F06	R3	RESIDENTIAL	BEDROOM	12.9	97.6	97.6	0.0	0
F06	R4	RESIDENTIAL	BEDROOM	18.0	89.5	89.5	0.0	0
F06	R5	RESIDENTIAL	BEDROOM	19.2	99.9	99.9	0.0	0
F06	R6	RESIDENTIAL	LKD	33.4	92.2	92.2	0.0	0
F06	R7	RESIDENTIAL	BEDROOM	13.2	97.3	97.3	0.0	0
F06	R8	RESIDENTIAL	BEDROOM	18.1	99.3	99.3	0.0	0
F06	R9	RESIDENTIAL	LKD	30.4	99.9	99.9	0.0	0
F06	R10	RESIDENTIAL	LKD	40.8	92.9	92.9	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: CENTURY BUILDING
DATE: 24/05/2022
SCHEME IR: IR08
DRAWING No.: 1761-REL03-IS03-DD13

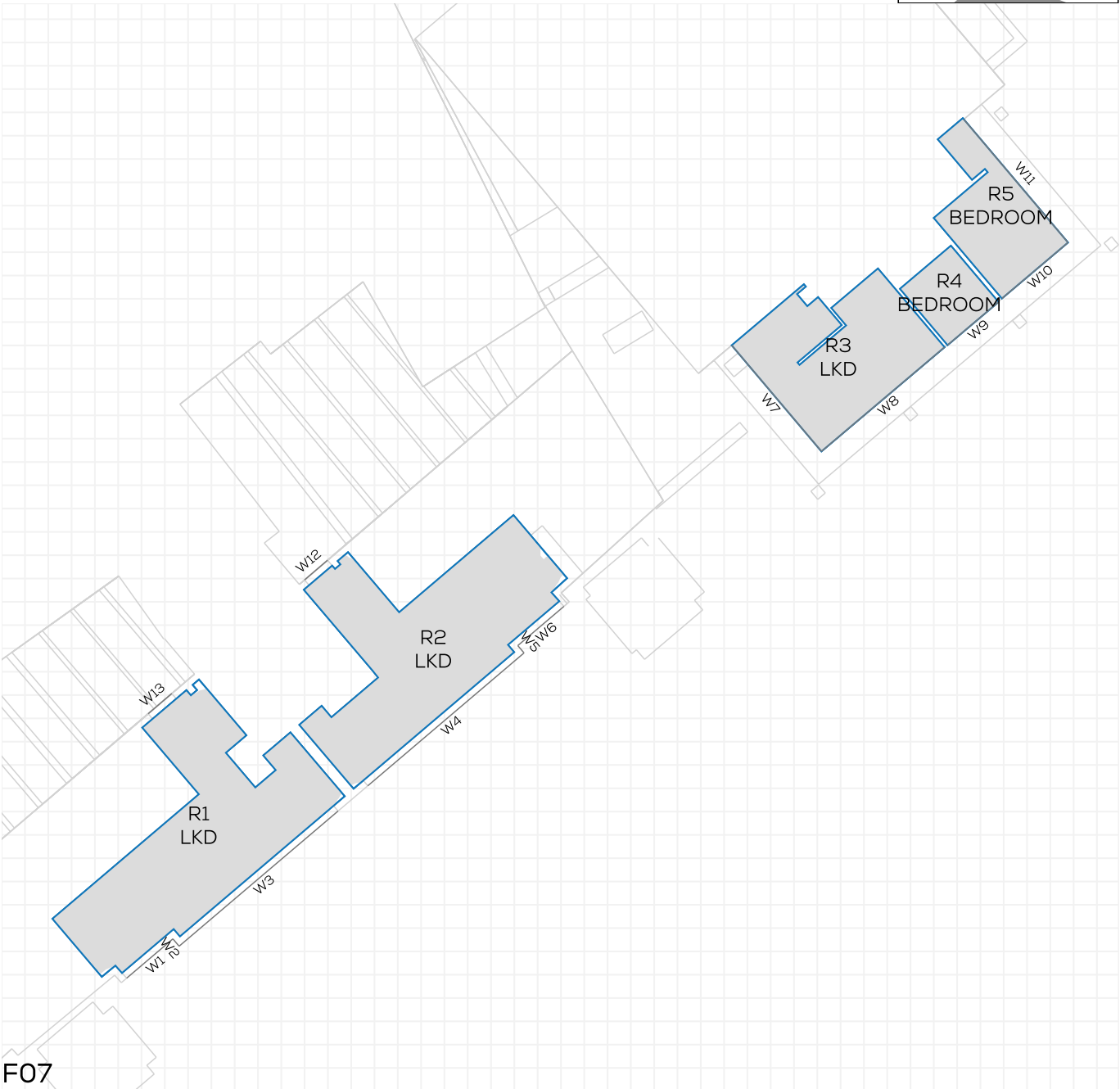
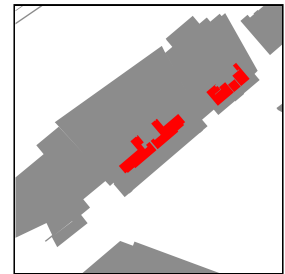
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

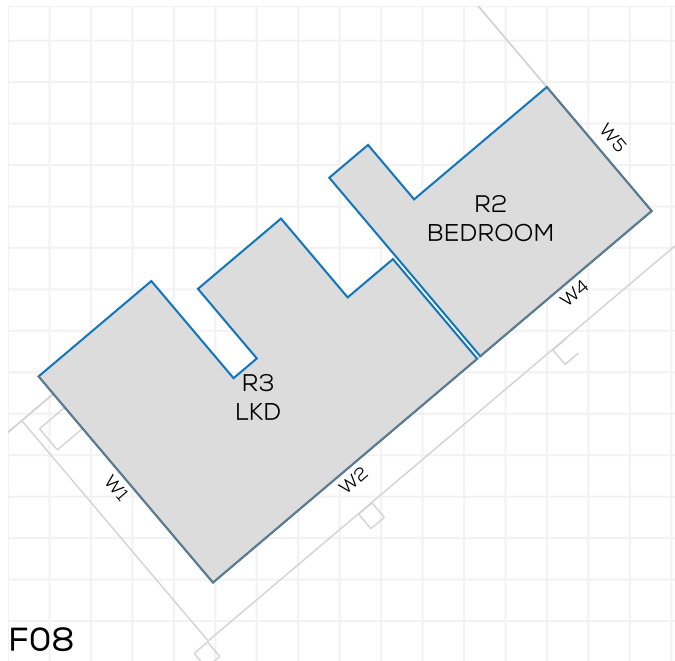
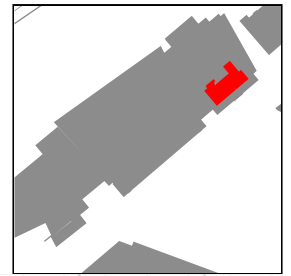
1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
CENTURY BUILDING								
F07	R1	RESIDENTIAL	LKD	60.3	99.5	99.5	0.0	0
F07	R2	RESIDENTIAL	LKD	58.8	99.5	99.5	0.0	0
F07	R3	RESIDENTIAL	LKD	36.1	100	100	0.0	0
F07	R4	RESIDENTIAL	BEDROOM	9.1	100	100	0.0	0
F07	R5	RESIDENTIAL	BEDROOM	20.1	100	100	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: CENTURY BUILDING
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD14

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
CENTURY BUILDING								
F08	R2	RESIDENTIAL	BEDROOM	23.3	100	100	0.0	0
F08	R3	RESIDENTIAL	LKD	45.0	100	100	0.0	0
F09	R1	RESIDENTIAL	LKD	45.0	100	100	0.0	0
F09	R2	RESIDENTIAL	BEDROOM	23.3	100	100	0.0	0
F10	R1	RESIDENTIAL	LKD	72.7	100	100	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER KEY:

REPORT TITLE: EXISTING VS. PROPOSED

ADDRESS: THE LOWRY HOTEL

DATE: 24/05/2022

SCHEME IR: IR08

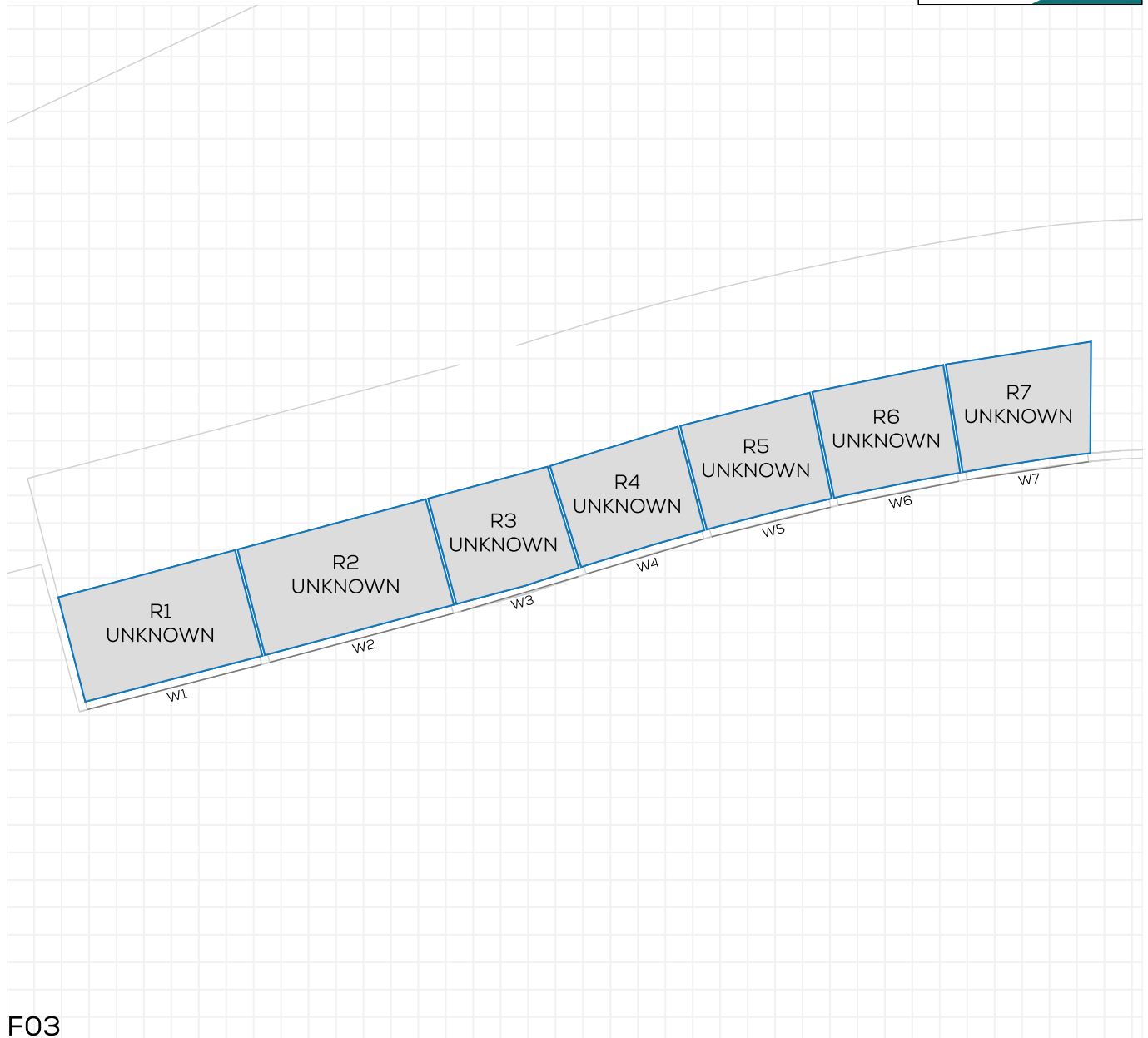
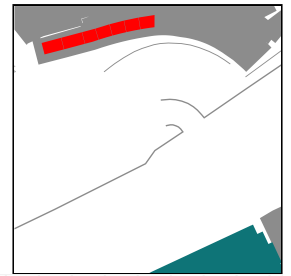
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GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
THE LOWRY HOTEL								
F03	R1	COMMERCIAL	UNKNOWN	26.3	100	100	0.0	0
F03	R2	COMMERCIAL	UNKNOWN	28.2	100	100	0.0	0
F03	R3	COMMERCIAL	UNKNOWN	18.0	100	100	0.0	0
F03	R4	COMMERCIAL	UNKNOWN	18.4	100	100	0.0	0
F03	R5	COMMERCIAL	UNKNOWN	18.6	100	100	0.0	0
F03	R6	COMMERCIAL	UNKNOWN	18.8	100	100	0.0	0
F03	R7	COMMERCIAL	UNKNOWN	19.9	100	100	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: THE LOWRY HOTEL
DATE: 24/05/2022
SCHEME IR: IR08
DRAWING No.: 1761-REL03-IS03-DD16

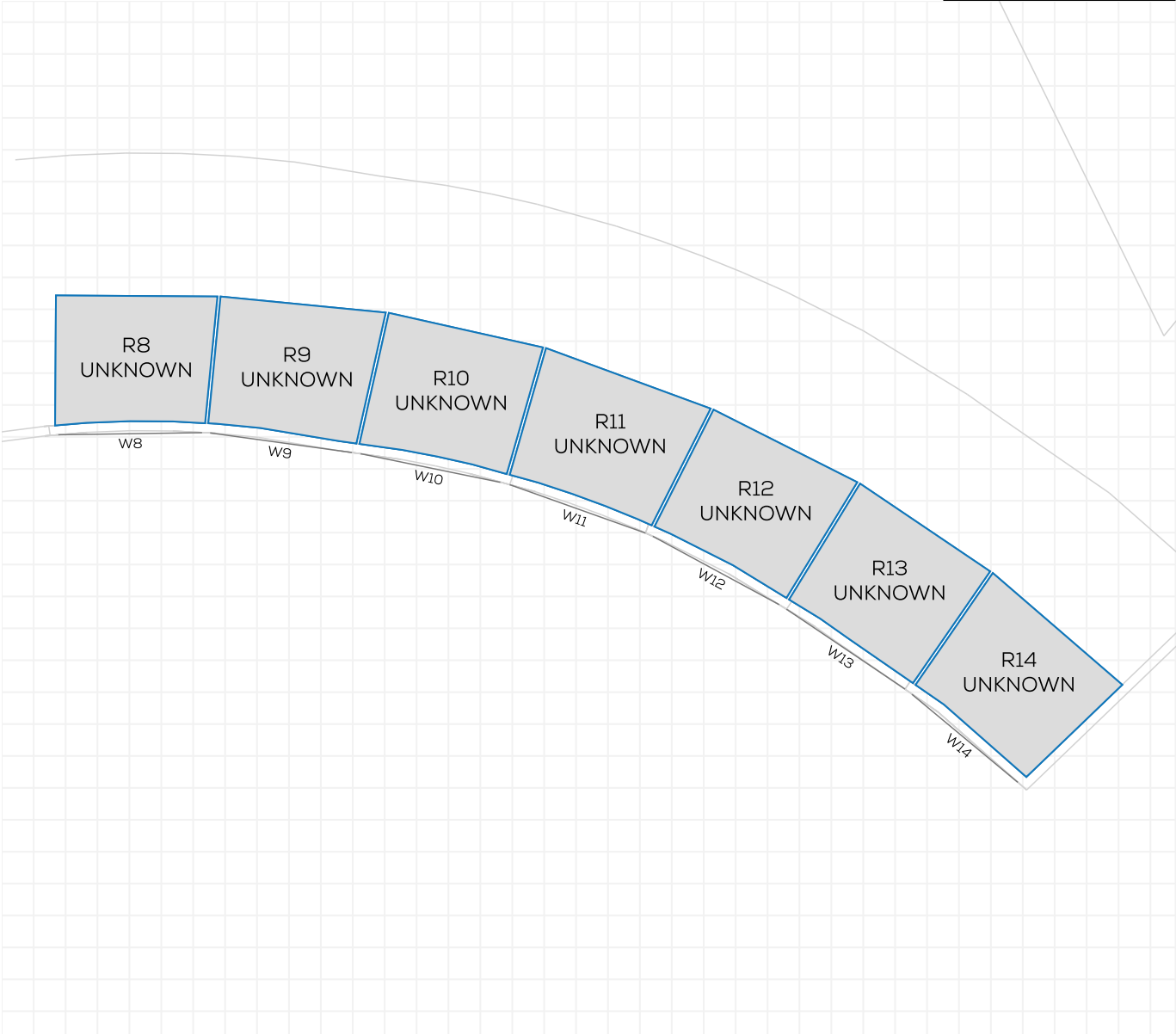
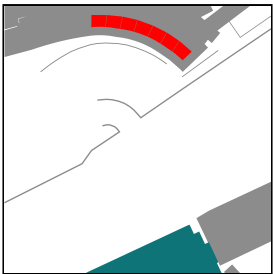
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID

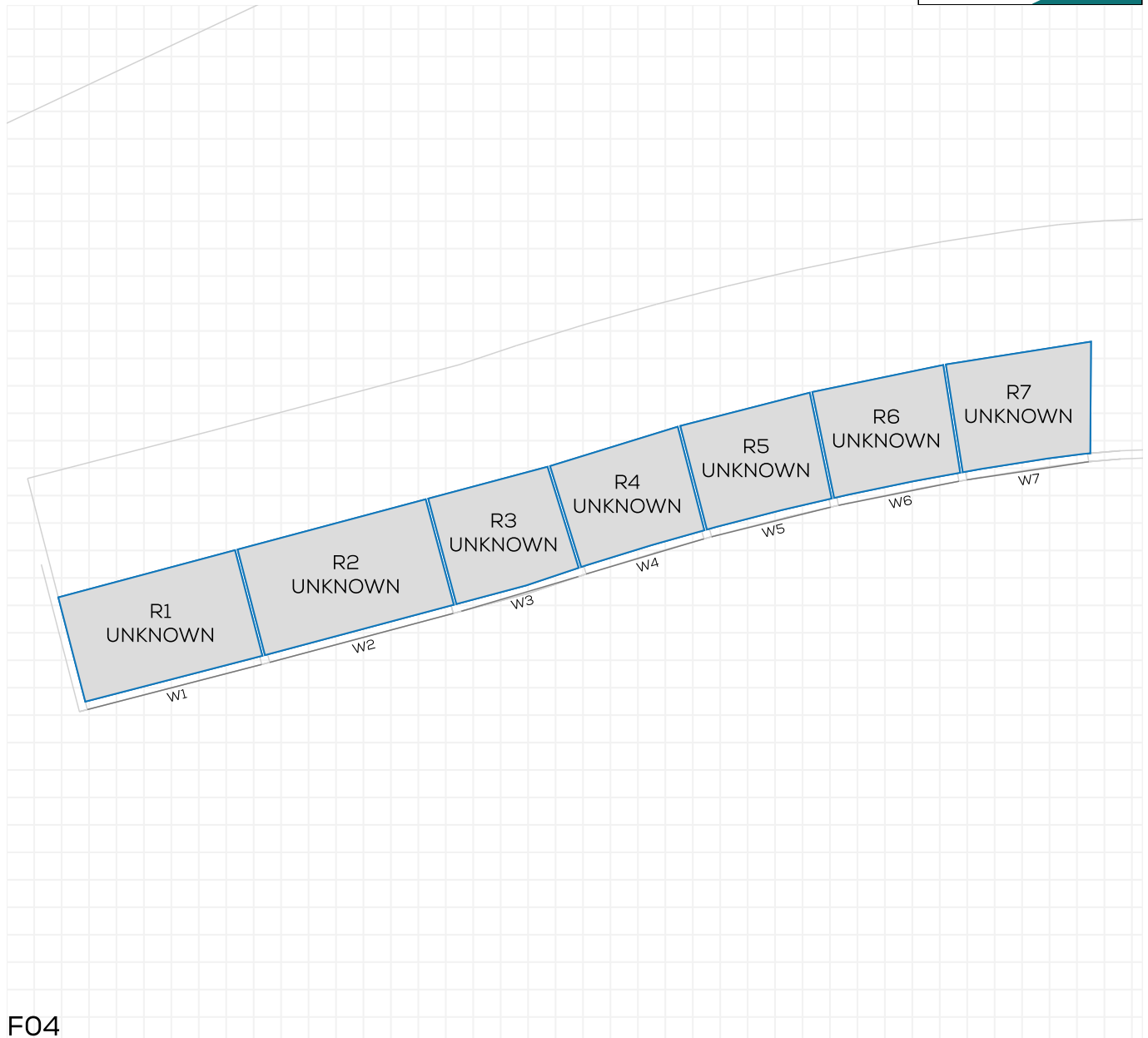
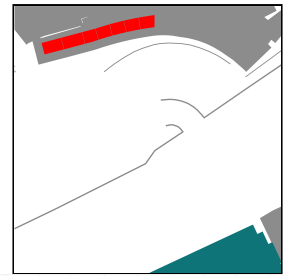


F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
THE LOWRY HOTEL								
F03	R8	COMMERCIAL	UNKNOWN	19.3	100	100	0.0	0
F03	R9	COMMERCIAL	UNKNOWN	20.0	100	100	0.0	0
F03	R10	COMMERCIAL	UNKNOWN	19.8	100	100	0.0	0
F03	R11	COMMERCIAL	UNKNOWN	20.6	100	100	0.0	0
F03	R12	COMMERCIAL	UNKNOWN	20.1	100	100	0.0	0
F03	R13	COMMERCIAL	UNKNOWN	20.3	100	100	0.0	0
F03	R14	COMMERCIAL	UNKNOWN	20.5	100	100	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: THE LOWRY HOTEL
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD17

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
THE LOWRY HOTEL								
F04	R1	COMMERCIAL	UNKNOWN	26.3	100	100	0.0	0
F04	R2	COMMERCIAL	UNKNOWN	28.2	100	100	0.0	0
F04	R3	COMMERCIAL	UNKNOWN	18.0	100	100	0.0	0
F04	R4	COMMERCIAL	UNKNOWN	18.4	100	100	0.0	0
F04	R5	COMMERCIAL	UNKNOWN	18.6	100	100	0.0	0
F04	R6	COMMERCIAL	UNKNOWN	18.8	100	100	0.0	0
F04	R7	COMMERCIAL	UNKNOWN	19.9	100	100	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: THE LOWRY HOTEL
DATE: 24/05/2022
SCHEME IR: IR08
DRAWING No.: 1761-REL03-IS03-DD18

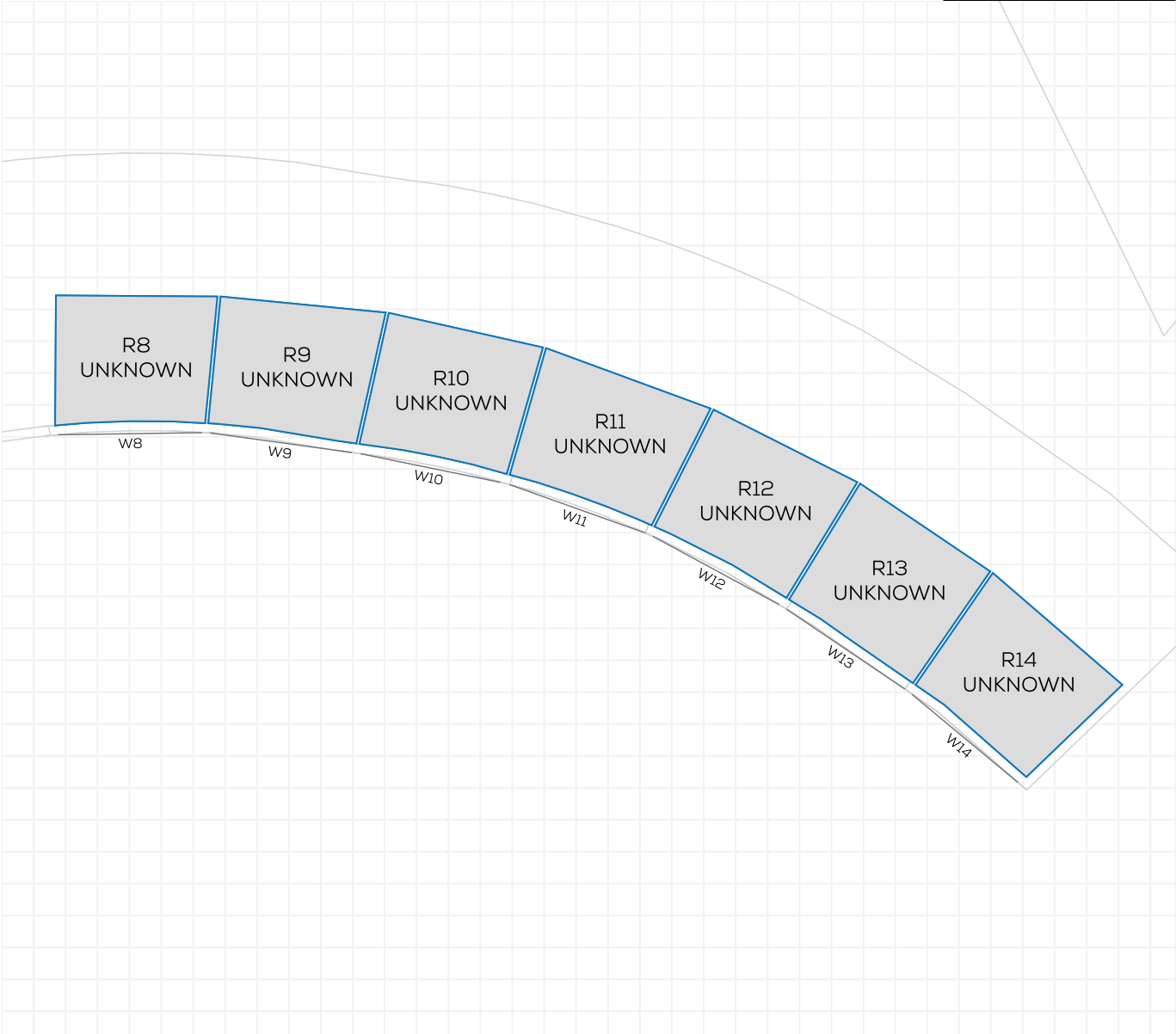
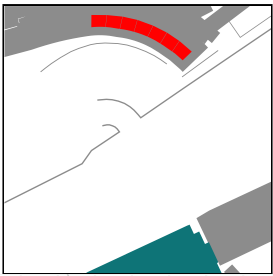
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID

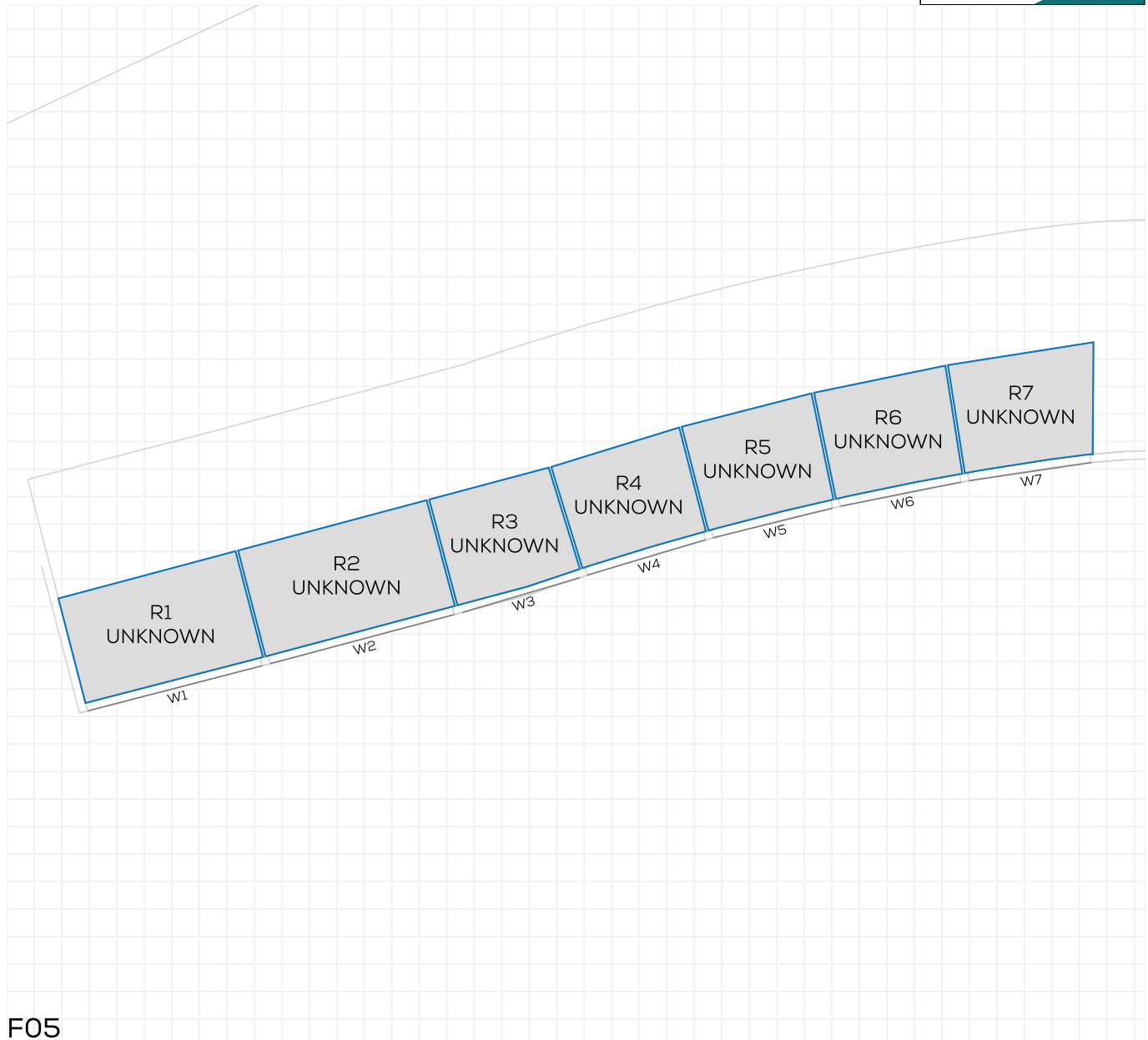
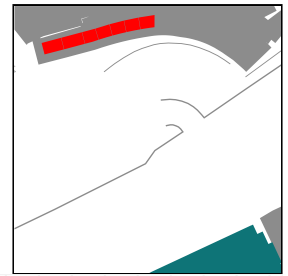


F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
THE LOWRY HOTEL								
F04	R8	COMMERCIAL	UNKNOWN	19.3	100	100	0.0	0
F04	R9	COMMERCIAL	UNKNOWN	20.0	100	100	0.0	0
F04	R10	COMMERCIAL	UNKNOWN	19.8	100	100	0.0	0
F04	R11	COMMERCIAL	UNKNOWN	20.6	100	100	0.0	0
F04	R12	COMMERCIAL	UNKNOWN	20.1	100	100	0.0	0
F04	R13	COMMERCIAL	UNKNOWN	20.3	100	100	0.0	0
F04	R14	COMMERCIAL	UNKNOWN	20.5	100	100	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: THE LOWRY HOTEL
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD19

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
THE LOWRY HOTEL								
F05	R1	COMMERCIAL	UNKNOWN	26.3	100	100	0.0	0
F05	R2	COMMERCIAL	UNKNOWN	28.2	100	100	0.0	0
F05	R3	COMMERCIAL	UNKNOWN	18.0	100	100	0.0	0
F05	R4	COMMERCIAL	UNKNOWN	18.4	100	100	0.0	0
F05	R5	COMMERCIAL	UNKNOWN	18.6	100	100	0.0	0
F05	R6	COMMERCIAL	UNKNOWN	18.8	100	100	0.0	0
F05	R7	COMMERCIAL	UNKNOWN	19.9	100	100	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: THE LOWRY HOTEL
DATE: 24/05/2022
SCHEME IR: IR08
DRAWING No.: 1761-REL03-IS03-DD20

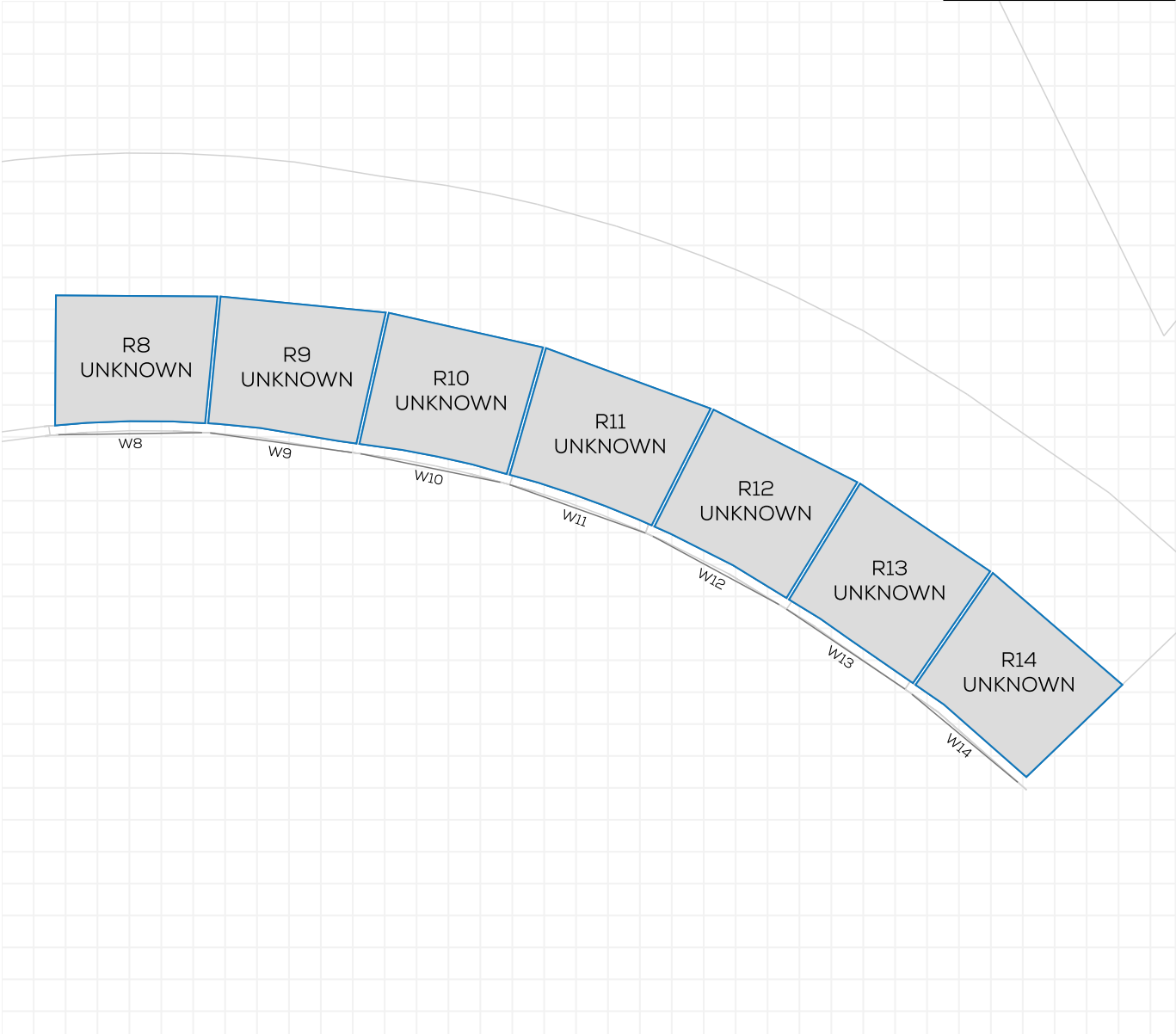
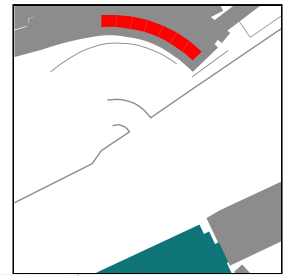
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID

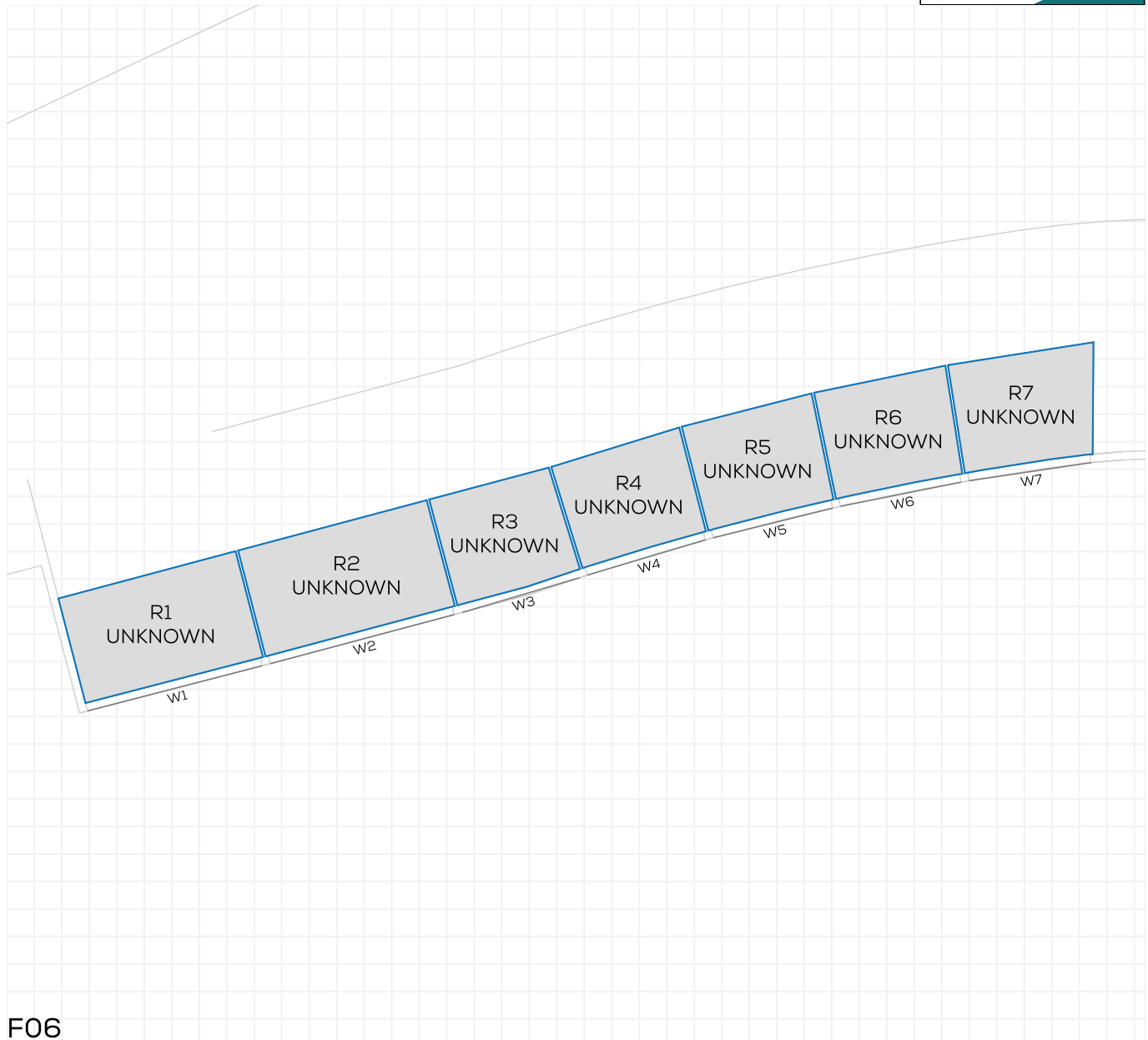
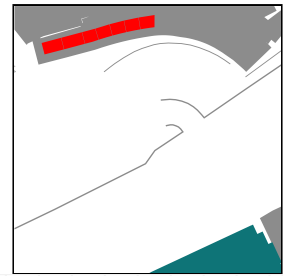


F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
THE LOWRY HOTEL								
F05	R8	COMMERCIAL	UNKNOWN	19.3	100	100	0.0	0
F05	R9	COMMERCIAL	UNKNOWN	20.0	100	100	0.0	0
F05	R10	COMMERCIAL	UNKNOWN	19.8	100	100	0.0	0
F05	R11	COMMERCIAL	UNKNOWN	20.6	100	100	0.0	0
F05	R12	COMMERCIAL	UNKNOWN	20.1	100	100	0.0	0
F05	R13	COMMERCIAL	UNKNOWN	20.3	100	100	0.0	0
F05	R14	COMMERCIAL	UNKNOWN	20.5	100	100	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: THE LOWRY HOTEL
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD21

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



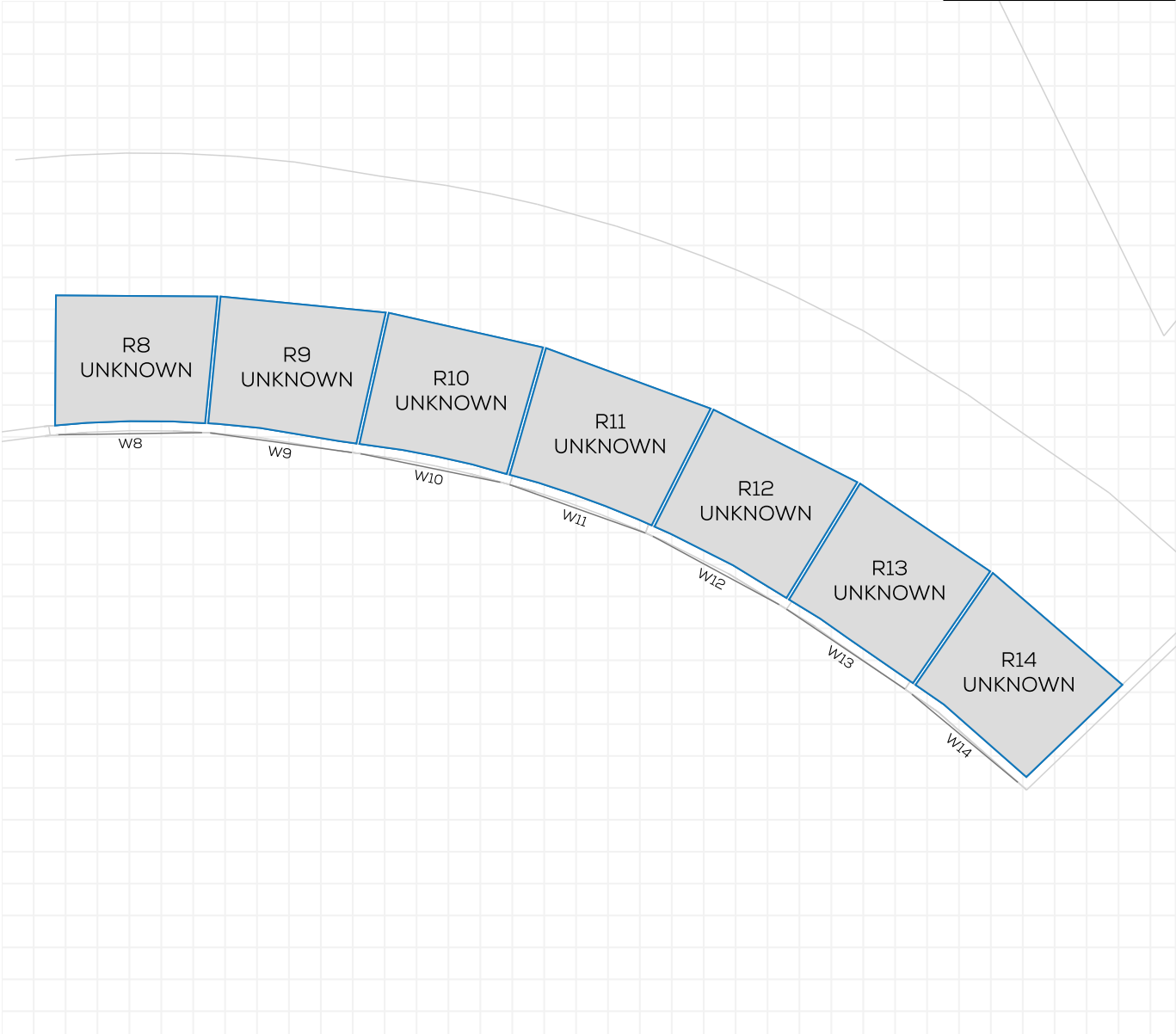
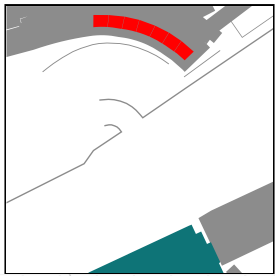
F06

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
THE LOWRY HOTEL								
F06	R1	COMMERCIAL	UNKNOWN	26.3	100	100	0.0	0
F06	R2	COMMERCIAL	UNKNOWN	28.2	100	100	0.0	0
F06	R3	COMMERCIAL	UNKNOWN	18.0	100	100	0.0	0
F06	R4	COMMERCIAL	UNKNOWN	18.4	100	100	0.0	0
F06	R5	COMMERCIAL	UNKNOWN	18.6	100	100	0.0	0
F06	R6	COMMERCIAL	UNKNOWN	18.8	100	100	0.0	0
F06	R7	COMMERCIAL	UNKNOWN	19.9	100	100	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: THE LOWRY HOTEL
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD22

KEY:

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



F06

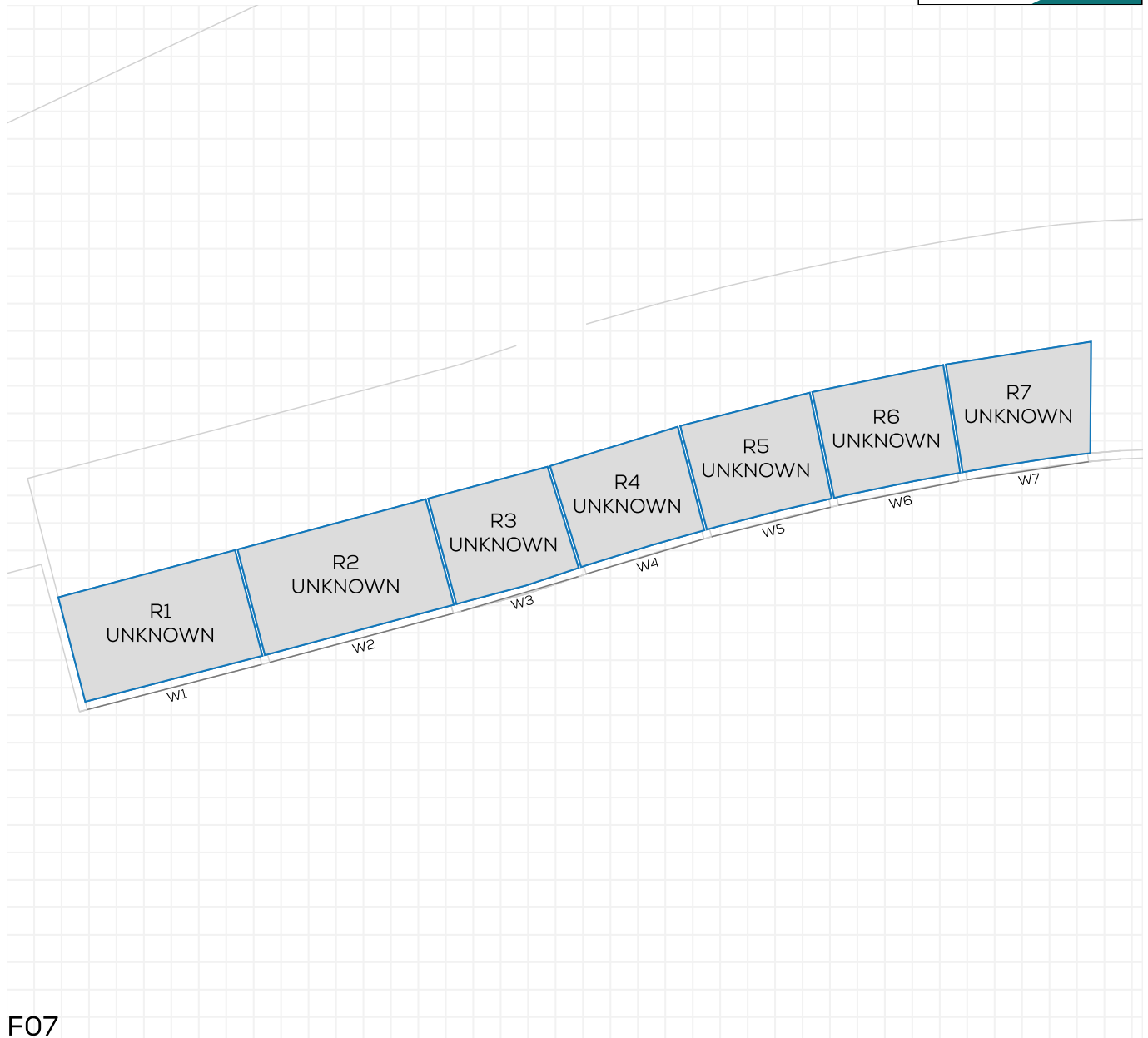
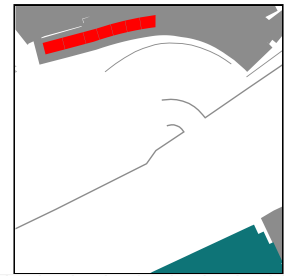
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
THE LOWRY HOTEL								
F06	R8	COMMERCIAL	UNKNOWN	19.3	100	100	0.0	0
F06	R9	COMMERCIAL	UNKNOWN	20.0	100	100	0.0	0
F06	R10	COMMERCIAL	UNKNOWN	19.8	100	100	0.0	0
F06	R11	COMMERCIAL	UNKNOWN	20.6	100	100	0.0	0
F06	R12	COMMERCIAL	UNKNOWN	20.1	100	100	0.0	0
F06	R13	COMMERCIAL	UNKNOWN	20.3	100	100	0.0	0
F06	R14	COMMERCIAL	UNKNOWN	20.5	100	100	0.0	0

NSL CONTOURS



PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: THE LOWRY HOTEL
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD23

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F07

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
THE LOWRY HOTEL								
F07	R1	COMMERCIAL	UNKNOWN	26.3	100	100	0.0	0
F07	R2	COMMERCIAL	UNKNOWN	28.2	100	100	0.0	0
F07	R3	COMMERCIAL	UNKNOWN	18.0	100	100	0.0	0
F07	R4	COMMERCIAL	UNKNOWN	18.4	100	100	0.0	0
F07	R5	COMMERCIAL	UNKNOWN	18.6	100	100	0.0	0
F07	R6	COMMERCIAL	UNKNOWN	18.8	100	100	0.0	0
F07	R7	COMMERCIAL	UNKNOWN	19.9	100	100	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: THE LOWRY HOTEL
DATE: 24/05/2022
SCHEME IR: IR08
DRAWING No.: 1761-REL03-IS03-DD24

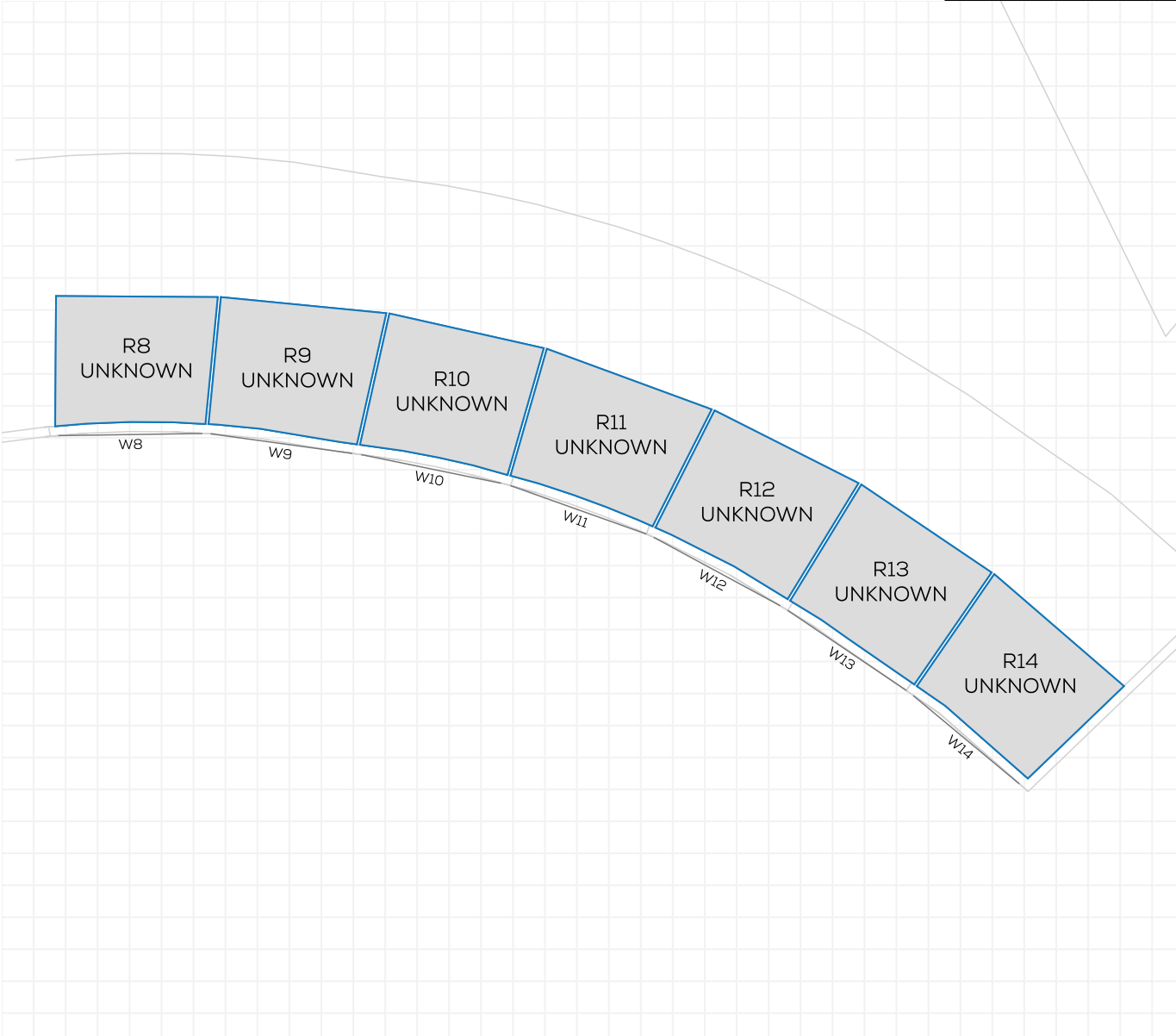
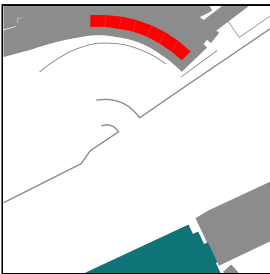
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GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID

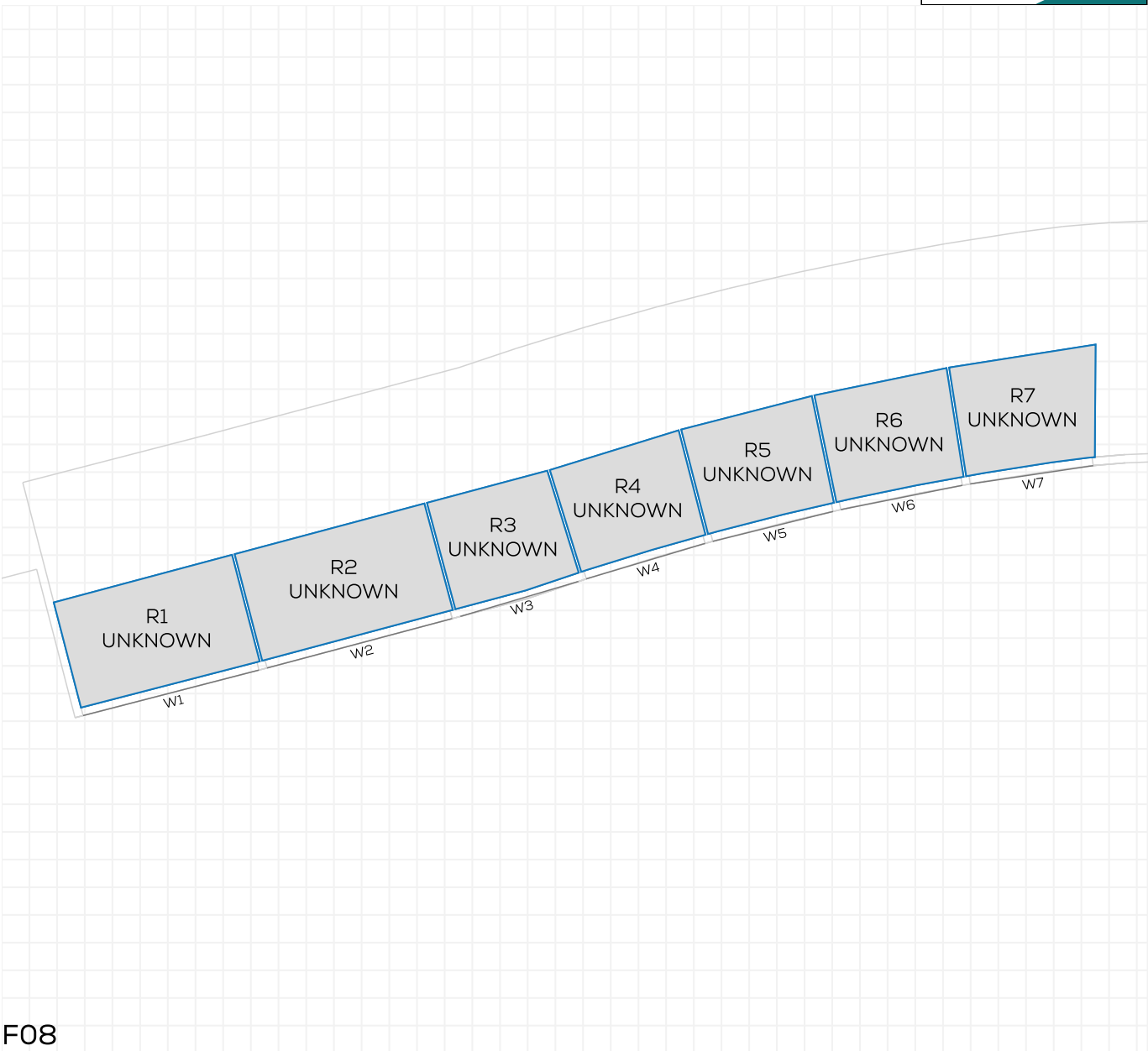
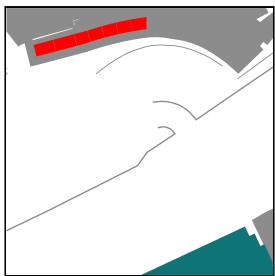


F07

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
THE LOWRY HOTEL								
F07	R8	COMMERCIAL	UNKNOWN	19.3	100	100	0.0	0
F07	R9	COMMERCIAL	UNKNOWN	20.0	100	100	0.0	0
F07	R10	COMMERCIAL	UNKNOWN	19.8	100	100	0.0	0
F07	R11	COMMERCIAL	UNKNOWN	20.6	100	100	0.0	0
F07	R12	COMMERCIAL	UNKNOWN	20.1	100	100	0.0	0
F07	R13	COMMERCIAL	UNKNOWN	20.3	100	100	0.0	0
F07	R14	COMMERCIAL	UNKNOWN	20.5	100	100	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: THE LOWRY HOTEL
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD25

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

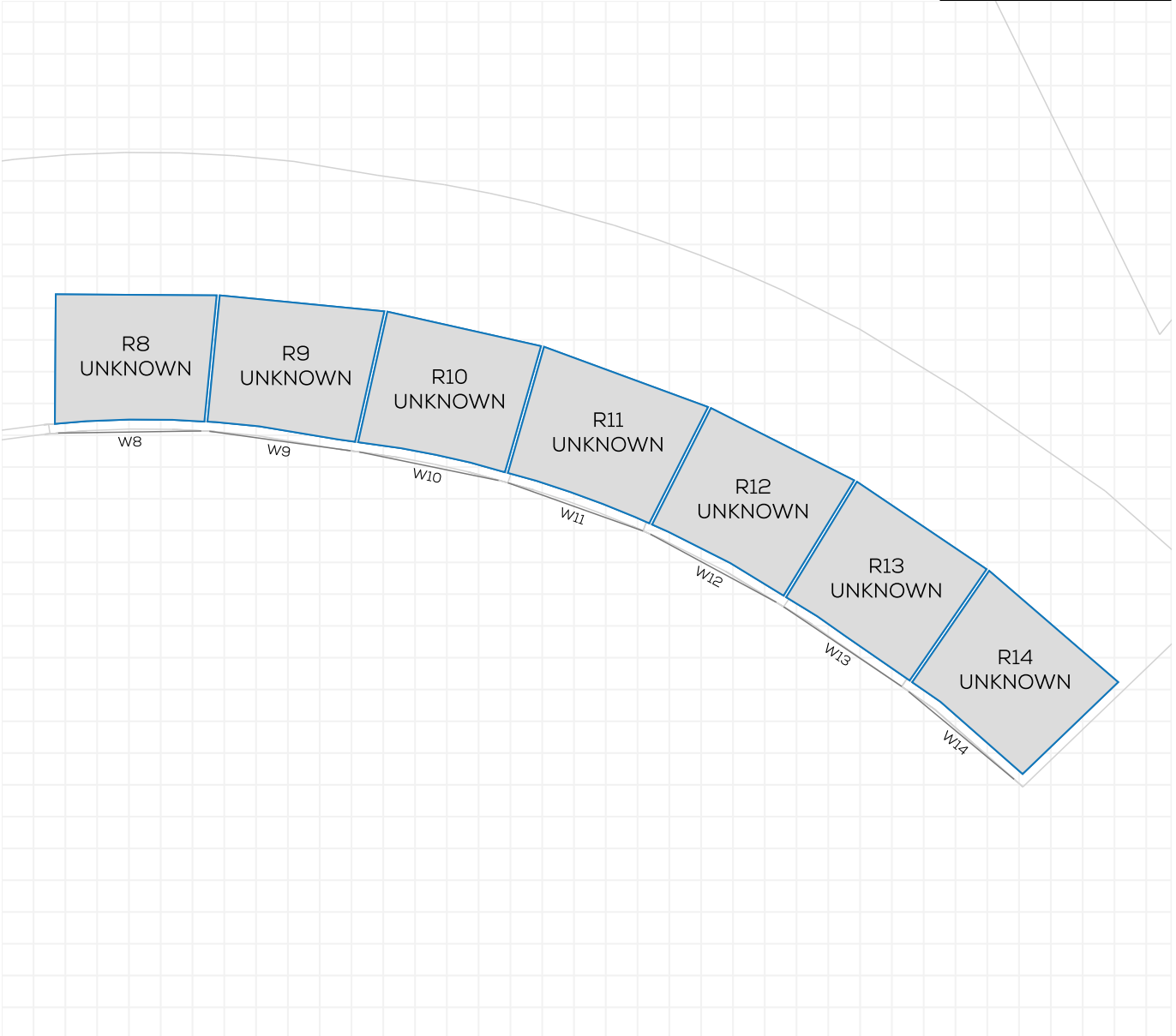
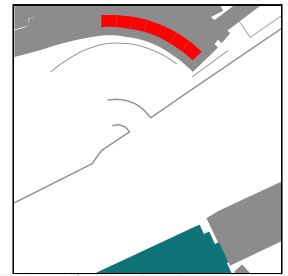


F08

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
THE LOWRY HOTEL								
F08	R1	COMMERCIAL	UNKNOWN	26.3	100	100	0.0	0
F08	R2	COMMERCIAL	UNKNOWN	28.2	100	100	0.0	0
F08	R3	COMMERCIAL	UNKNOWN	18.0	100	100	0.0	0
F08	R4	COMMERCIAL	UNKNOWN	18.4	100	100	0.0	0
F08	R5	COMMERCIAL	UNKNOWN	18.6	100	100	0.0	0
F08	R6	COMMERCIAL	UNKNOWN	18.8	100	100	0.0	0
F08	R7	COMMERCIAL	UNKNOWN	19.9	100	100	0.0	0

PROJECT: 1761 - ALBERTON HOUSE, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: THE LOWRY HOTEL
 DATE: 24/05/2022
 SCHEME IR: IR08
 DRAWING No.: 1761-REL03-IS03-DD26

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F08

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
THE LOWRY HOTEL								
F08	R8	COMMERCIAL	UNKNOWN	19.3	100	100	0.0	0
F08	R9	COMMERCIAL	UNKNOWN	20.0	100	100	0.0	0
F08	R10	COMMERCIAL	UNKNOWN	19.8	100	100	0.0	0
F08	R11	COMMERCIAL	UNKNOWN	20.6	100	100	0.0	0
F08	R12	COMMERCIAL	UNKNOWN	20.1	100	100	0.0	0
F08	R13	COMMERCIAL	UNKNOWN	20.3	100	100	0.0	0
F08	R14	COMMERCIAL	UNKNOWN	20.5	100	100	0.0	0

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS
					%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
CENTURY BUILDING																					
F00	R1	RESIDENTIAL	LKD	W1/F00	17.6	17.6	0	0.0%	YES	44.1	44.1	0.0	0.0%	YES	31	1	31	1	0.0%	0.0%	YES
	R2	RESIDENTIAL	BEDROOM	W2/F00	19	19	0	0.0%	YES	63.1	63.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM	W3/F00	20.1	20.1	0	0.0%	YES	84.9	84.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4 (3)	RESIDENTIAL	LKD	W4/F00	21	21	0	0.0%	YES	53.7	53.7	0.0	0.0%	YES	40	2	40	2	0.0%	0.0%	YES
	R5	RESIDENTIAL	LKD	W7/F00	22.7	22.7	0	0.0%	YES	97	97	0.0	0.0%	YES	46	6	46	6	0.0%	0.0%	YES
			LKD	W8/F00	22.9	22.9	0	0.0%	YES												
F01	R1	RESIDENTIAL	LKD	W1/F01	13.7	13.7	0	0.0%	YES	68.3	68.3	0.0	0.0%	YES	31	1	31	1	0.0%	0.0%	YES
			LKD	W2/F01	14.8	14.8	0	0.0%	YES												
			LKD	W3/F01	14.5	14.5	0	0.0%	YES												
	R2	RESIDENTIAL	BEDROOM	W4/F01	10.3	10.3	0	0.0%	YES	72.5	72.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W5/F01	13.4	13.4	0	0.0%	YES												
			BEDROOM	W6/F01	12.4	12.4	0	0.0%	YES												
	R3	RESIDENTIAL	BEDROOM	W7/F01	11.3	11.3	0	0.0%	YES	76.3	76.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W8/F01	14.4	14.4	0	0.0%	YES												
			BEDROOM	W9/F01	13.4	13.4	0	0.0%	YES												
	R4	RESIDENTIAL	LKD	W10/F01	12.1	12.1	0	0.0%	YES	59.5	59.5	0.0	0.0%	YES	30	4	30	4	0.0%	0.0%	YES
			LKD	W11/F01	15.3	15.3	0	0.0%	YES												
			LKD	W12/F01	14	14	0	0.0%	YES												
	R5	RESIDENTIAL	BEDROOM	W13/F01	20.8	20.8	0	0.0%	YES	82.7	82.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6	RESIDENTIAL	LKD	W14/F01	13	13	0	0.0%	YES	93.3	93.3	0.0	0.0%	YES	33	5	33	5	0.0%	0.0%	YES
			LKD	W15/F01	16.4	16.4	0	0.0%	YES												
			LKD	W16/F01	15	15	0	0.0%	YES												
	R7 (3)	RESIDENTIAL	LKD	W17/F01	13.4	13.4	0	0.0%	YES	93.6	93.6	0.0	0.0%	YES	33	5	33	5	0.0%	0.0%	YES
			LKD	W18/F01	16.9	16.9	0	0.0%	YES												
			LKD	W19/F01	15.4	15.4	0	0.0%	YES												
	R8	RESIDENTIAL	BEDROOM	W20/F01	13.7	13.7	0	0.0%	YES	96	96	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W21/F01	17.4	17.4	0	0.0%	YES												
			BEDROOM	W22/F01	15.7	15.7	0	0.0%	YES												
	R9 (3)	RESIDENTIAL	LKD	W23/F01	24.5	24.5	0	0.0%	YES	93.1	93.1	0.0	0.0%	YES	47	8	47	8	0.0%	0.0%	YES
			LKD	W24/F01	24.5	24.5	0	0.0%	YES												
			LKD	W25/F01	25.1	25.1	0	0.0%	YES												

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS
					%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
CENTURY BUILDING (CONTINUED)																					
	R10	RESIDENTIAL	LKD	W26/F01	7.6	7.6	0	0.0%	YES	93.1	93.1	0.0	0.0%	YES	14	7	14	7	0.0%	0.0%	YES
	R11	RESIDENTIAL	BEDROOM	W27/F01	7.3	7.3	0	0.0%	YES	97.3	97.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W28/F01	26.8	26.8	0	0.0%	YES												
	R12 (3)	RESIDENTIAL	BEDROOM	W29/F01	26.7	26.7	0	0.0%	YES	89.2	89.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R13	RESIDENTIAL	BEDROOM	W30/F01	16.6	16.6	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
	R14	RESIDENTIAL	LKD	W31/F01	24	24	0	0.0%	YES	89.6	89.6	0.0	0.0%	YES	48	10	48	10	0.0%	0.0%	YES
			LKD	W32/F01	15	15	0	0.0%	YES												
	R15	RESIDENTIAL	BEDROOM	W33/F01	13.5	13.5	0	0.0%	YES	90.9	90.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F02	R1	RESIDENTIAL	LKD	W1/F02	18.2	17.7	0.5	2.7%	YES	74.4	74.4	0.0	0.0%	YES	49	4	48	3	2.0%	25.0%	YES
			LKD	W2/F02	22.8	22.8	0	0.0%	YES												
			LKD	W3/F02	26.2	26.2	0	0.0%	YES												
	R2	RESIDENTIAL	BEDROOM	W4/F02	17.4	17.4	0	0.0%	YES	90.4	90.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
				BEDROOM	W5/F02	19.4	19.4	0	0.0%	YES											
			BEDROOM	W6/F02	17.8	17.8	0	0.0%	YES												
	R3	RESIDENTIAL	BEDROOM	W7/F02	18.1	18.1	0	0.0%	YES	95.7	95.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
				BEDROOM	W8/F02	20	20	0	0.0%	YES											
			BEDROOM	W9/F02	18.4	18.4	0	0.0%	YES												
	R4	RESIDENTIAL	LKD	W10/F02	18.6	18.6	0	0.0%	YES	75.1	75.1	0.0	0.0%	YES	36	5	36	5	0.0%	0.0%	YES
				LKD	W11/F02	20.5	20.5	0	0.0%	YES											
			LKD	W12/F02	18.8	18.8	0	0.0%	YES												
	R5	RESIDENTIAL	BEDROOM	W13/F02	27.2	27.2	0	0.0%	YES	94.1	94.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
				BEDROOM	W14/F02	27.3	27.3	0	0.0%	YES											
			BEDROOM	W15/F02	27.4	27.4	0	0.0%	YES												
	R6	RESIDENTIAL	LKD	W16/F02	19.4	19.4	0	0.0%	YES	99.8	99.8	0.0	0.0%	YES	37	6	37	6	0.0%	0.0%	YES
				LKD	W17/F02	21.4	21.4	0	0.0%	YES											
			LKD	W18/F02	19.6	19.6	0	0.0%	YES												
	R7 (3)	RESIDENTIAL	LKD	W19/F02	19.8	19.8	0	0.0%	YES	98.3	98.3	0.0	0.0%	YES	38	6	38	6	0.0%	0.0%	YES
				LKD	W20/F02	21.8	21.8	0	0.0%	YES											
			LKD	W21/F02	19.9	19.9	0	0.0%	YES												
	R8	RESIDENTIAL	BEDROOM	W22/F02	20.1	20.1	0	0.0%	YES	98.3	98.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
				BEDROOM	W23/F02	22.2	22.2	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
CENTURY BUILDING (CONTINUED)																						
			BEDROOM	W24/F02	20.2	20.2	0	0.0%	YES													
	R9	RESIDENTIAL	LKD	W25/F02	23.8	23.7	0.1	0.4%	YES	95.4	95.4	0.0	0.0%	YES	59	11	59	11	0.0%	0.0%	YES	
			LKD	W26/F02	28.5	28.5	0	0.0%	YES													
			LKD	W27/F02	29.1	29.1	0	0.0%	YES													
	R10	RESIDENTIAL	LKD	W28/F02	10.4	10.4	0	0.0%	YES	95.5	95.5	0.0	0.0%	YES	19	8	19	8	0.0%	0.0%	YES	
	R11	RESIDENTIAL	BEDROOM	W29/F02	8	8	0	0.0%	YES	97.2	97.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			BEDROOM	W30/F02	28.9	28.9	0	0.0%	YES													
	R12 (3)	RESIDENTIAL	BEDROOM	W31/F02	28.9	28.9	0	0.0%	YES	89.4	89.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R13	RESIDENTIAL	BEDROOM	W32/F02	19	19	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	
	R14	RESIDENTIAL	LKD	W33/F02	27.9	27.9	0	0.0%	YES	90.4	90.4	0.0	0.0%	YES	56	11	56	11	0.0%	0.0%	YES	
			LKD	W34/F02	17.8	17.8	0	0.0%	YES													
	R15	RESIDENTIAL	BEDROOM	W35/F02	15.5	15.5	0	0.0%	YES	92.3	92.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F03	R1	RESIDENTIAL	LKD	W1/F03	20.4	20	0.4	2.0%	YES	80	80	0.0	0.0%	YES	54	7	53	6	1.9%	14.3%	YES	
			LKD	W2/F03	25.1	25.1	0	0.0%	YES													
			LKD	W3/F03	27.5	27.5	0	0.0%	YES													
	R2	RESIDENTIAL	BEDROOM	W4/F03	18.7	18.7	0	0.0%	YES	92.7	92.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			BEDROOM	W5/F03	20.7	20.7	0	0.0%	YES													
			BEDROOM	W6/F03	19	19	0	0.0%	YES													
	R3	RESIDENTIAL	BEDROOM	W7/F03	19.3	19.3	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	
			BEDROOM	W8/F03	21.3	21.3	0	0.0%	YES													
			BEDROOM	W9/F03	19.5	19.5	0	0.0%	YES													
	R4	RESIDENTIAL	LKD	W10/F03	19.7	19.7	0	0.0%	YES	82.3	82.3	0.0	0.0%	YES	38	7	38	7	0.0%	0.0%	YES	
			LKD	W11/F03	21.7	21.7	0	0.0%	YES													
			LKD	W12/F03	19.9	19.9	0	0.0%	YES													
	R5	RESIDENTIAL	BEDROOM	W13/F03	20.2	20.2	0	0.0%	YES	95.2	95.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			BEDROOM	W14/F03	22.2	22.2	0	0.0%	YES													
			BEDROOM	W15/F03	20.4	20.4	0	0.0%	YES													
	R6	RESIDENTIAL	LKD	W16/F03	20.6	20.6	0	0.0%	YES	99.9	99.9	0.0	0.0%	YES	39	8	39	8	0.0%	0.0%	YES	
			LKD	W17/F03	22.6	22.6	0	0.0%	YES													
			LKD	W18/F03	20.7	20.7	0	0.0%	YES													
	R7 (3)	RESIDENTIAL	LKD	W19/F03	20.9	20.9	0	0.0%	YES	98.5	98.5	0.0	0.0%	YES	41	9	41	9	0.0%	0.0%	YES	

(1) KITCHEN SMALLER THAN 13m2

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

(3) SINGLE ASPECT ROOM DEEPER THAN 5m

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS
					%	%		%	CRITERIA		%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
CENTURY BUILDING (CONTINUED)																					
			LKD	W20/F03	23	23	0	0.0%	YES												
			LKD	W21/F03	21	21	0	0.0%	YES												
	R8	RESIDENTIAL	BEDROOM	W22/F03	21.2	21.2	0	0.0%	YES	98.3	98.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W23/F03	23.4	23.4	0	0.0%	YES												
			BEDROOM	W24/F03	21.3	21.3	0	0.0%	YES												
	R9	RESIDENTIAL	LKD	W25/F03	25.1	24.9	0.2	0.8%	YES	97	97	0.0	0.0%	YES	62	14	62	14	0.0%	0.0%	YES
			LKD	W26/F03	30.1	30.1	0	0.0%	YES												
			LKD	W27/F03	30.6	30.6	0	0.0%	YES												
	R10	RESIDENTIAL	LKD	W28/F03	16.7	16.7	0	0.0%	YES	98.5	98.5	0.0	0.0%	YES	29	9	29	9	0.0%	0.0%	YES
	R11	RESIDENTIAL	BEDROOM	W29/F03	8.8	8.8	0	0.0%	YES	97.2	97.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W30/F03	30.7	30.7	0	0.0%	YES												
	R12 (3)	RESIDENTIAL	BEDROOM	W31/F03	30.9	30.9	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
	R13	RESIDENTIAL	BEDROOM	W32/F03	21	21	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
	R14	RESIDENTIAL	LKD	W33/F03	31.1	31.1	0	0.0%	YES	91.9	91.9	0.0	0.0%	YES	61	15	61	15	0.0%	0.0%	YES
			LKD	W34/F03	20.6	20.6	0	0.0%	YES												
	R15	RESIDENTIAL	BEDROOM	W35/F03	17.6	17.6	0	0.0%	YES	93.8	93.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F04	R1	RESIDENTIAL	LKD	W1/F04	22.1	21.7	0.4	1.8%	YES	83.9	83.9	0.0	0.0%	YES	58	9	57	8	1.7%	11.1%	YES
			LKD	W2/F04	26.7	26.7	0	0.0%	YES												
			LKD	W3/F04	27.4	27.4	0	0.0%	YES												
	R2	RESIDENTIAL	BEDROOM	W4/F04	20.7	20.7	0	0.0%	YES	91.3	91.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W5/F04	21	21	0	0.0%	YES												
	R3	RESIDENTIAL	BEDROOM	W6/F04	21.4	21.4	0	0.0%	YES	95.6	95.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W7/F04	21.6	21.6	0	0.0%	YES												
	R4	RESIDENTIAL	LKD	W8/F04	22	22	0	0.0%	YES	76.4	76.4	0.0	0.0%	YES	44	10	44	10	0.0%	0.0%	YES
			LKD	W9/F04	22.1	22.1	0	0.0%	YES												
	R5	RESIDENTIAL	BEDROOM	W10/F04	22.5	22.5	0	0.0%	YES	90.9	90.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W11/F04	22.7	22.7	0	0.0%	YES												
	R6	RESIDENTIAL	LKD	W12/F04	23	23	0	0.0%	YES	99.8	99.8	0.0	0.0%	YES	45	11	45	11	0.0%	0.0%	YES
			LKD	W13/F04	23.2	23.2	0	0.0%	YES												
	R7 (3)	RESIDENTIAL	LKD	W14/F04	23.4	23.4	0	0.0%	YES	97.5	97.5	0.0	0.0%	YES	46	12	46	12	0.0%	0.0%	YES
			LKD	W15/F04	23.6	23.6	0	0.0%	YES												

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS
					%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
CENTURY BUILDING (CONTINUED)																					
	R8	RESIDENTIAL	BEDROOM	W16/F04	23.9	23.9	0	0.0%	YES	97.4	97.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W17/F04	24	24	0	0.0%	YES												
	R9	RESIDENTIAL	LKD	W18/F04	25.5	25.5	0	0.0%	YES	98.2	98.2	0.0	0.0%	YES	62	16	62	16	0.0%	0.0%	YES
			LKD	W19/F04	31.5	31.5	0	0.0%	YES												
			LKD	W20/F04	31.7	31.7	0	0.0%	YES												
	R10	RESIDENTIAL	LKD	W21/F04	13.5	13.5	0	0.0%	YES	99.3	99.3	0.0	0.0%	YES	28	10	28	10	0.0%	0.0%	YES
	R11	RESIDENTIAL	BEDROOM	W22/F04	10	10	0	0.0%	YES	97.4	97.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W23/F04	32.2	32.2	0	0.0%	YES												
	R12 (3)	RESIDENTIAL	BEDROOM	W24/F04	32.4	32.4	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
	R13	RESIDENTIAL	BEDROOM	W25/F04	22.6	22.6	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
	R14	RESIDENTIAL	LKD	W26/F04	33	33	0	0.0%	YES	92.1	92.1	0.0	0.0%	YES	64	16	64	16	0.0%	0.0%	YES
			LKD	W27/F04	23.3	23.3	0	0.0%	YES												
	R15	RESIDENTIAL	BEDROOM	W28/F04	19.8	19.8	0	0.0%	YES	94.3	94.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F05	R1	RESIDENTIAL	LKD	W1/F05	22.4	22.4	0	0.0%	YES	95.8	95.8	0.0	0.0%	YES	64	11	61	10	4.7%	9.1%	YES
			LKD	W2/F05	24.7	24.7	0	0.0%	YES												
			LKD	W3/F05	22.5	22.5	0	0.0%	YES												
			LKD	W37/F05	20.1	18.1	2	10.0%	YES												
	R2	RESIDENTIAL	BEDROOM	W4/F05	23.3	23.3	0	0.0%	YES	89.9	89.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W5/F05	27.7	27.7	0	0.0%	YES												
			BEDROOM	W6/F05	29.3	29.3	0	0.0%	YES												
	R3	RESIDENTIAL	BEDROOM	W7/F05	30.4	30.4	0	0.0%	YES	95.5	95.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W8/F05	30.8	30.8	0	0.0%	YES												
			BEDROOM	W9/F05	31	31	0	0.0%	YES												
	R4 (3)	RESIDENTIAL	LKD	W10/F05	31.4	31.4	0	0.0%	YES	72.6	72.6	0.0	0.0%	YES	63	13	62	12	16%	7.7%	YES
			LKD	W11/F05	31.6	31.6	0	0.0%	YES												
			LKD	W12/F05	31.7	31.7	0	0.0%	YES												
	R5	RESIDENTIAL	BEDROOM	W13/F05	31.9	31.9	0	0.0%	YES	87.1	87.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W14/F05	32.1	32.1	0	0.0%	YES												
			BEDROOM	W15/F05	32.1	32.1	0	0.0%	YES												
	R6	RESIDENTIAL	LKD	W16/F05	32.3	32.3	0	0.0%	YES	99.9	99.9	0.0	0.0%	YES	66	16	65	15	15%	6.3%	YES
			LKD	W17/F05	32.4	32.4	0	0.0%	YES												

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS
					%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
CENTURY BUILDING (CONTINUED)																					
			LKD	W18/F05	32.5	32.4	0.1	0.3%	YES												
	R7 (3)	RESIDENTIAL	LKD	W19/F05	32.5	32.5	0	0.0%	YES	97.2	97.2	0.0	0.0%	YES	67	18	66	17	15%	5.6%	YES
			LKD	W20/F05	32.6	32.5	0.1	0.3%	YES												
			LKD	W21/F05	32.4	32.3	0.1	0.3%	YES												
	R8	RESIDENTIAL	BEDROOM	W22/F05	30.9	30.9	0	0.0%	YES	97.9	97.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W23/F05	27.9	27.9	0	0.0%	YES												
			BEDROOM	W24/F05	19.5	19.4	0.1	0.5%	YES												
	R9	RESIDENTIAL	LKD	W25/F05	23.4	23.4	0	0.0%	YES	97.4	97.4	0.0	0.0%	YES	56	16	56	16	0.0%	0.0%	YES
			LKD	W26/F05	29.4	29.4	0	0.0%	YES												
			LKD	W27/F05	25	25	0	0.0%	YES												
			LKD	W28/F05	8.8	8.8	0	0.0%	YES												
	R10	RESIDENTIAL	LKD	W29/F05	14.6	14.6	0	0.0%	YES	99.3	99.3	0.0	0.0%	YES	31	12	31	12	0.0%	0.0%	YES
	R11	RESIDENTIAL	BEDROOM	W30/F05	12.2	12.2	0	0.0%	YES	97.6	97.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W31/F05	33.5	33.5	0	0.0%	YES												
	R12 (3)	RESIDENTIAL	BEDROOM	W32/F05	33.7	33.7	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
	R13	RESIDENTIAL	BEDROOM	W33/F05	23.6	23.6	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
	R14	RESIDENTIAL	LKD	W34/F05	34.3	34.3	0	0.0%	YES	92.1	92.1	0.0	0.0%	YES	67	17	67	17	0.0%	0.0%	YES
			LKD	W35/F05	26.5	26.5	0	0.0%	YES												
	R15	RESIDENTIAL	BEDROOM	W36/F05	22.9	22.9	0	0.0%	YES	95	95	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F06	R1 (3)	RESIDENTIAL	LKD	W1/F06	30.1	30.1	0	0.0%	YES	98.6	98.6	0.0	0.0%	YES	63	13	63	13	0.0%	0.0%	YES
			LKD	W2/F06	31.1	31.1	0	0.0%	YES												
			LKD	W3/F06	31.6	31.6	0	0.0%	YES												
			LKD	W4/F06	32	32	0	0.0%	YES												
			LKD	W5/F06	32.2	32.2	0	0.0%	YES												
			LKD	W6/F06	32.4	32.4	0	0.0%	YES												
	R2	RESIDENTIAL	LKD	W22/F06	20.7	20.7	0	0.0%	YES	99.4	99.4	0.0	0.0%	YES	37	12	37	12	0.0%	0.0%	YES
	R3	RESIDENTIAL	BEDROOM	W23/F06	17.7	17.6	0.1	0.6%	YES	97.6	97.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM	W24/F06	34.7	34.7	0	0.0%	YES												
	R4 (3)	RESIDENTIAL	BEDROOM	W25/F06	34.8	34.8	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
	R5	RESIDENTIAL	BEDROOM	W26/F06	26.3	26.3	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
	R6	RESIDENTIAL	LKD	W27/F06	35.4	35.4	0	0.0%	YES	92.2	92.2	0.0	0.0%	YES	72	22	72	22	0.0%	0.0%	YES

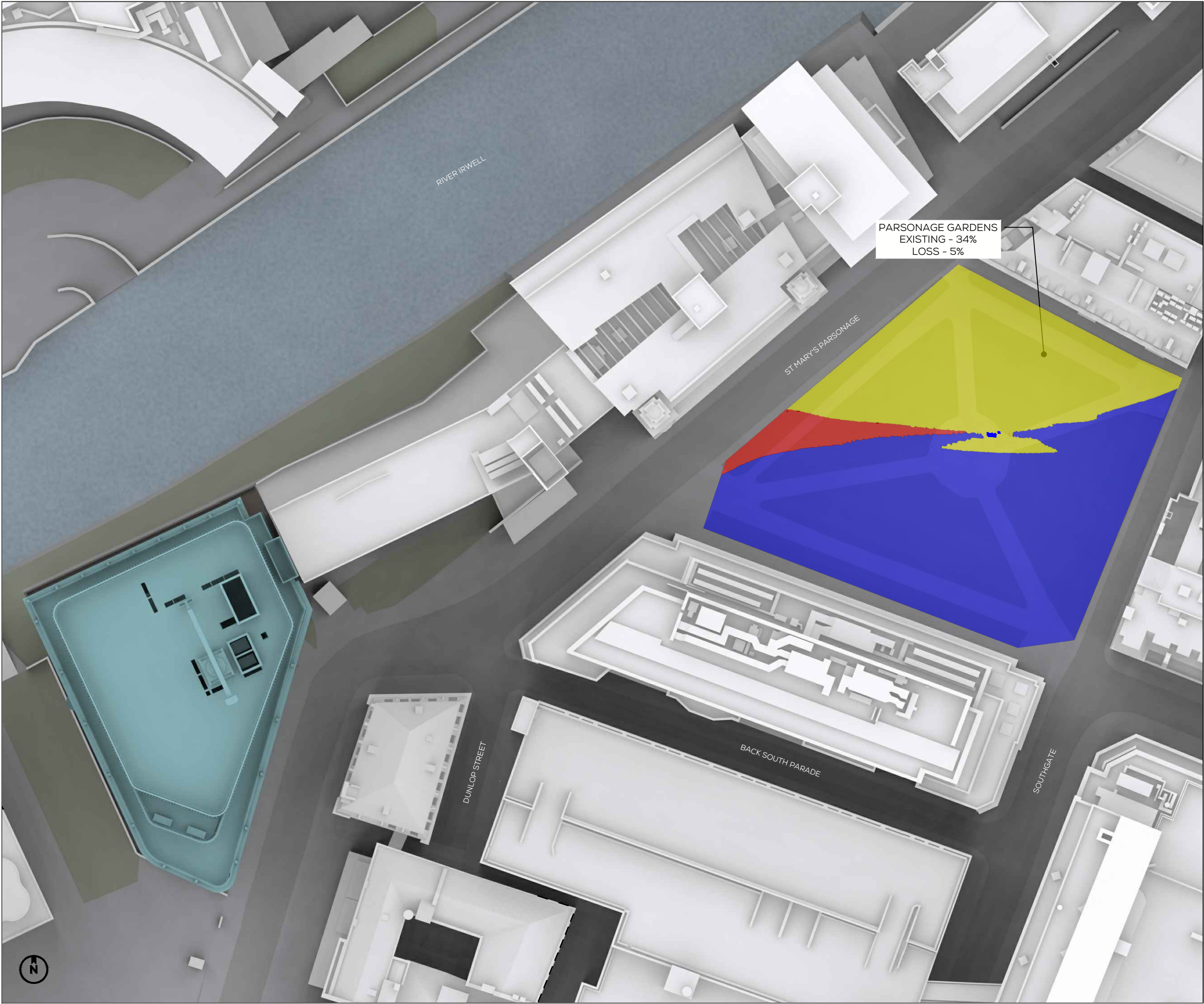
					VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY	ROOM	WINDOW	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS	
		TYPE	USE		%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA	
CENTURY BUILDING (CONTINUED)																						
			LKD	W28/F06	30.6	30.6	0	0.0%	YES													
	R7	RESIDENTIAL	BEDROOM	W29/F06	27.6	27.6	0	0.0%	YES	97.3	97.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R8	RESIDENTIAL	BEDROOM	W7/F06	32.6	32.6	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	
			BEDROOM	W8/F06	32.6	32.6	0	0.0%	YES													
			BEDROOM	W9/F06	32.8	32.8	0	0.0%	YES													
	R9	RESIDENTIAL	LKD	W10/F06	33	33	0	0.0%	YES	99.9	99.9	0.0	0.0%	YES	67	17	66	16	15%	5.9%	YES	
			LKD	W11/F06	33.1	33.1	0	0.0%	YES													
			LKD	W12/F06	33.2	33.2	0	0.0%	YES													
			LKD	W13/F06	33.4	33.4	0	0.0%	YES													
			LKD	W14/F06	33.5	33.5	0	0.0%	YES													
			LKD	W15/F06	33.6	33.6	0	0.0%	YES													
	R10	RESIDENTIAL	LKD	W16/F06	33.7	33.6	0.1	0.3%	YES	92.9	92.9	0.0	0.0%	YES	69	19	68	18	14%	5.3%	YES	
			LKD	W17/F06	33.7	33.7	0	0.0%	YES													
			LKD	W18/F06	33.8	33.7	0.1	0.3%	YES													
			LKD	W19/F06	33.7	33.6	0.1	0.3%	YES													
			LKD	W20/F06	33.3	33.3	0	0.0%	YES													
			LKD	W21/F06	31.7	31.7	0	0.0%	YES													
F07	R1	RESIDENTIAL	LKD	W1/F07	7.5	7.5	0	0.0%	YES	99.5	99.5	0.0	0.0%	YES	38	10	35	9	7.9%	10.0%	YES	
			LKD	W2/F07	0.5	0.4	0.1	20.0%	YES													
			LKD	W3/F07	10.5	10.5	0	0.0%	YES													
			LKD	W13/F07	26.9	26.5	0.4	1.5%	YES													
	R2	RESIDENTIAL	LKD	W4/F07	11.4	11.4	0	0.0%	YES	99.5	99.5	0.0	0.0%	YES	19	12	19	12	0.0%	0.0%	YES	
			LKD	W5/F07	2.3	2.3	0	0.0%	YES													
			LKD	W6/F07	7	7	0	0.0%	YES													
			LKD	W12/F07	17.8	17.8	0	0.0%	YES													
	R3	RESIDENTIAL	LKD	W7/F07	24.8	23.2	1.6	6.5%	YES	100	100	0.0	0.0%	YES	80	21	77	19	3.8%	9.5%	YES	
			LKD	W8/F07	23.3	23.3	0	0.0%	YES													
	R4	RESIDENTIAL	BEDROOM	W9/F07	27.7	27.7	0	0.0%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	RESIDENTIAL	BEDROOM	W10/F07	28.8	28.8	0	0.0%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			BEDROOM	W11/F07	28.4	28.4	0	0.0%	YES													
F08	R2	RESIDENTIAL	BEDROOM	W4/F08	27.2	27.2	0	0.0%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

					VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS	
					%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA	
CENTURY BUILDING (CONTINUED)																						
			BEDROOM	W5/F08	30.7	30.7	0	0.0%	YES													
	R3	RESIDENTIAL	LKD	W1/F08	27.8	25.8	2	7.2%	YES	100	100	0.0	0.0%	YES	85	26	82	23	3.5%	11.5%	YES	
			LKD	W2/F08	24.3	24.3	0	0.0%	YES													
F09	R1	RESIDENTIAL	LKD	W1/F09	23.7	21.7	2	8.4%	YES	100	100	0.0	0.0%	YES	72	26	69	23	4.2%	11.5%	YES	
			LKD	W2/F09	16.5	16.5	0	0.0%	YES													
	R2	RESIDENTIAL	BEDROOM	W3/F09	19.3	19.3	0	0.0%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			BEDROOM	W4/F09	22.8	22.8	0	0.0%	YES													
F10	R1	RESIDENTIAL	LKD	W1/F10	35.1	33.4	1.7	4.8%	YES	100	100	0.0	0.0%	YES	99	29	96	26	3.0%	10.3%	YES	
			LKD	W2/F10	38.2	38.2	0	0.0%	YES													
			LKD	W3/F10 / INC (2)	39	39	0	0.0%	YES													
THE LOWRY HOTEL																						
F03	R1	COMMERCIAL	UNKNOWN	W1/F03	29.8	26.7	3.1	10.4%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	COMMERCIAL	UNKNOWN	W2/F03	29.7	26.4	3.3	11.1%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	COMMERCIAL	UNKNOWN	W3/F03	29.4	25.8	3.6	12.2%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	COMMERCIAL	UNKNOWN	W4/F03	28.9	25.2	3.7	12.8%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	COMMERCIAL	UNKNOWN	W5/F03	28.5	24.8	3.7	13.0%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6	COMMERCIAL	UNKNOWN	W6/F03	28.1	24.3	3.8	13.5%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	COMMERCIAL	UNKNOWN	W7/F03	27.7	23.8	3.9	14.1%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R8	COMMERCIAL	UNKNOWN	W8/F03	27.5	23.7	3.8	13.8%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	COMMERCIAL	UNKNOWN	W9/F03	27.5	23.7	3.8	13.8%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10	COMMERCIAL	UNKNOWN	W10/F03	27.4	23.5	3.9	14.2%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R11	COMMERCIAL	UNKNOWN	W11/F03	27.3	23.5	3.8	13.9%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R12	COMMERCIAL	UNKNOWN	W12/F03	27.3	23.6	3.7	13.6%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R13	COMMERCIAL	UNKNOWN	W13/F03	27.5	23.7	3.8	13.8%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R14	COMMERCIAL	UNKNOWN	W14/F03	27.5	23.8	3.7	13.5%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F04	R1	COMMERCIAL	UNKNOWN	W1/F04	30.4	27.3	3.1	10.2%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	COMMERCIAL	UNKNOWN	W2/F04	30.3	26.9	3.4	11.2%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	COMMERCIAL	UNKNOWN	W3/F04	30	26.4	3.6	12.0%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	COMMERCIAL	UNKNOWN	W4/F04	29.6	25.8	3.8	12.8%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	COMMERCIAL	UNKNOWN	W5/F04	29.2	25.4	3.8	13.0%	YES	100	100	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 TYPE	ROOM USE	WINDOW	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS
					%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
THE LOWRY HOTEL (CONTINUED)																					
	R6	COMMERCIAL	UNKNOWN	W6/F04	28.8	24.9	3.9	13.5%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	COMMERCIAL	UNKNOWN	W7/F04	28.4	24.4	4	14.1%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	COMMERCIAL	UNKNOWN	W8/F04	28.2	24.3	3.9	13.8%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	COMMERCIAL	UNKNOWN	W9/F04	28.2	24.2	4	14.2%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R10	COMMERCIAL	UNKNOWN	W10/F04	28.1	24.1	4	14.2%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R11	COMMERCIAL	UNKNOWN	W11/F04	28.1	24.1	4	14.2%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R12	COMMERCIAL	UNKNOWN	W12/F04	28.1	24.2	3.9	13.9%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R13	COMMERCIAL	UNKNOWN	W13/F04	28.3	24.4	3.9	13.8%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R14	COMMERCIAL	UNKNOWN	W14/F04	28.5	24.5	4	14.0%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F05	R1	COMMERCIAL	UNKNOWN	W1/F05	30.9	27.7	3.2	10.4%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	COMMERCIAL	UNKNOWN	W2/F05	30.8	27.3	3.5	11.4%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	COMMERCIAL	UNKNOWN	W3/F05	30.6	26.8	3.8	12.4%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	COMMERCIAL	UNKNOWN	W4/F05	30.2	26.3	3.9	12.9%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	COMMERCIAL	UNKNOWN	W5/F05	29.8	25.9	3.9	13.1%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6	COMMERCIAL	UNKNOWN	W6/F05	29.5	25.4	4.1	13.9%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	COMMERCIAL	UNKNOWN	W7/F05	29	24.9	4.1	14.1%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	COMMERCIAL	UNKNOWN	W8/F05	28.8	24.7	4.1	14.2%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	COMMERCIAL	UNKNOWN	W9/F05	28.8	24.7	4.1	14.2%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R10	COMMERCIAL	UNKNOWN	W10/F05	28.7	24.6	4.1	14.3%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R11	COMMERCIAL	UNKNOWN	W11/F05	28.7	24.6	4.1	14.3%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R12	COMMERCIAL	UNKNOWN	W12/F05	28.8	24.8	4	13.9%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R13	COMMERCIAL	UNKNOWN	W13/F05	29.1	25	4.1	14.1%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R14	COMMERCIAL	UNKNOWN	W14/F05	29.3	25.2	4.1	14.0%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F06	R1	COMMERCIAL	UNKNOWN	W1/F06	31.1	27.9	3.2	10.3%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	COMMERCIAL	UNKNOWN	W2/F06	31	27.4	3.6	11.6%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	COMMERCIAL	UNKNOWN	W3/F06	30.8	26.9	3.9	12.7%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	COMMERCIAL	UNKNOWN	W4/F06	30.4	26.4	4	13.2%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	COMMERCIAL	UNKNOWN	W5/F06	30.1	26	4.1	13.6%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6	COMMERCIAL	UNKNOWN	W6/F06	29.8	25.6	4.2	14.1%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	COMMERCIAL	UNKNOWN	W7/F06	29.4	25.1	4.3	14.6%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	COMMERCIAL	UNKNOWN	W8/F06	29.1	24.9	4.2	14.4%	YES	100	100	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
THE LOWRY HOTEL (CONTINUED)																						
	R9	COMMERCIAL	UNKNOWN	W9/F06	29.1	24.9	4.2	14.4%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10	COMMERCIAL	UNKNOWN	W10/F06	29.1	24.8	4.3	14.8%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R11	COMMERCIAL	UNKNOWN	W11/F06	29	24.8	4.2	14.5%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R12	COMMERCIAL	UNKNOWN	W12/F06	29.2	25	4.2	14.4%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F07	R13	COMMERCIAL	UNKNOWN	W13/F06	29.6	25.3	4.3	14.5%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R14	COMMERCIAL	UNKNOWN	W14/F06	29.9	25.6	4.3	14.4%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R1	COMMERCIAL	UNKNOWN	W1/F07	30.4	27	3.4	11.2%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	COMMERCIAL	UNKNOWN	W2/F07	30.2	26.5	3.7	12.3%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	COMMERCIAL	UNKNOWN	W3/F07	30.1	26.1	4	13.3%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	COMMERCIAL	UNKNOWN	W4/F07	29.8	25.7	4.1	13.8%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	COMMERCIAL	UNKNOWN	W5/F07	29.5	25.3	4.2	14.2%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6	COMMERCIAL	UNKNOWN	W6/F07	29.2	24.9	4.3	14.7%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	COMMERCIAL	UNKNOWN	W7/F07	28.8	24.5	4.3	14.9%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R8	COMMERCIAL	UNKNOWN	W8/F07	28.6	24.3	4.3	15.0%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	COMMERCIAL	UNKNOWN	W9/F07	28.6	24.3	4.3	15.0%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10	COMMERCIAL	UNKNOWN	W10/F07	28.6	24.2	4.4	15.4%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R11	COMMERCIAL	UNKNOWN	W11/F07	28.5	24.1	4.4	15.4%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F08	R12	COMMERCIAL	UNKNOWN	W12/F07	28.7	24.4	4.3	15.0%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R13	COMMERCIAL	UNKNOWN	W13/F07	29.1	24.7	4.4	15.1%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R14	COMMERCIAL	UNKNOWN	W14/F07	29.6	25.2	4.4	14.9%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R1	COMMERCIAL	UNKNOWN	W1/F08	26	22.6	3.4	13.1%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	COMMERCIAL	UNKNOWN	W2/F08	25.9	22.2	3.7	14.3%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	COMMERCIAL	UNKNOWN	W3/F08	25.8	21.8	4	15.5%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	COMMERCIAL	UNKNOWN	W4/F08	25.6	21.5	4.1	16.0%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	COMMERCIAL	UNKNOWN	W5/F08	25.5	21.2	4.3	16.9%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6	COMMERCIAL	UNKNOWN	W6/F08	25.3	20.9	4.4	17.4%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	COMMERCIAL	UNKNOWN	W7/F08	25	20.6	4.4	17.6%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R8	COMMERCIAL	UNKNOWN	W8/F08	24.8	20.4	4.4	17.7%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	COMMERCIAL	UNKNOWN	W9/F08	24.9	20.5	4.4	17.7%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10	COMMERCIAL	UNKNOWN	W10/F08	24.9	20.5	4.4	17.7%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
R11	COMMERCIAL	UNKNOWN	W11/F08	24.8	20.3	4.5	18.1%	YES	100	100	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 TYPE	ROOM USE	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS	
					%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA	
THE LOWRY HOTEL (CONTINUED)																						
	R12	COMMERCIAL	UNKNOWN	W12/F08	25	20.6	4.4	17.6%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R13	COMMERCIAL	UNKNOWN	W13/F08	25.2	20.7	4.5	17.9%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R14	COMMERCIAL	UNKNOWN	W14/F08	25.9	21.3	4.6	17.8%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	



SOURCES OF INFORMATION

IR08-20220523-Bruntwood
IR07-20220406-Vertex

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- +2 HR AREA LITE
- +2 HR AREA LITE
- +2 HR AREA LITE

NOTES:
PROPOSED SCHEME SHOWN IN TEAL

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
ALBERTON HOUSE,
MANCHESTER

DRAWING NAME:
SHOG ANALYSIS (MAR21)

DWN BY	SCALE	CHK BY	STATUS	DATE
ML	NTS	SP	-	MAY22
PROJ No.	REL No.	IS No.	DWG No.	REV No.
1761	03	04	01	-

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MANCHESTER • LONDON

					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
THE BRIDGE																						
F01	R2	RESIDENTIAL	BEDROOM	W7/F01	28.2	25.2	3	10.6%	YES	94.9	84.8	1.6	10.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3 (3)	RESIDENTIAL	STUDIO-APT	W8/F01	27.9	24.9	3	10.8%	YES	65.9	63.7	1.2	3.4%	YES	55	14	50	13	9.1%	7.1%	YES	
F02	R1	RESIDENTIAL	LKD	W1/F02	16.7	16.7	0	0.0%	YES	97.1	95.1	0.5	2.0%	YES	49	10	45	10	8.2%	0.0%	YES	
			LKD	W2/F02	25.1	21.9	3.2	12.7%	YES													
	R2	RESIDENTIAL	BEDROOM	W3/F02	26.9	23.7	3.2	11.9%	YES	93.5	77.9	1.6	16.7%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	RESIDENTIAL	BEDROOM	W4/F02	27.5	24.3	3.2	11.6%	YES	82.2	82.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM	W5/F02	28.4	25.2	3.2	11.3%	YES	93.1	83.7	1.2	10.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	RESIDENTIAL	BEDROOM	W6/F02	28.8	25.6	3.2	11.1%	YES	94.6	84	1.2	11.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6 (3)	RESIDENTIAL	LKD	W7/F02	29	25.8	3.2	11.0%	YES	85.8	78.4	2.0	8.6%	YES	53	14	49	14	7.5%	0.0%	YES	
	R7 (3)	RESIDENTIAL	LKD	W8/F02	29.2	26	3.2	11.0%	YES	89	82.9	1.6	6.9%	YES	55	15	49	14	10.9%	6.7%	YES	
	R8	RESIDENTIAL	BEDROOM	W9/F02	29.2	26	3.2	11.0%	YES	92.8	80.6	1.4	13.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	RESIDENTIAL	BEDROOM	W10/F02	29.2	26	3.2	11.0%	YES	91.4	80	1.4	12.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10 (3)	RESIDENTIAL	LKD	W11/F02	28.9	25.7	3.2	11.1%	YES	91.3	89.7	0.4	1.7%	YES	57	16	53	14	7.0%	12.5%	YES	
F03	R1	RESIDENTIAL	LKD	W1/F03	18.3	18.3	0	0.0%	YES	97.2	94.9	0.6	2.4%	YES	56	11	52	11	7.1%	0.0%	YES	
			LKD	W2/F03	25.8	22.5	3.3	12.8%	YES													
	R2	RESIDENTIAL	BEDROOM	W3/F03	27.7	24.4	3.3	11.9%	YES	95	78.1	1.7	17.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	RESIDENTIAL	BEDROOM	W4/F03	28.3	25	3.3	11.7%	YES	82.2	82.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM	W5/F03	29.2	25.9	3.3	11.3%	YES	93.8	83.9	1.3	10.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	RESIDENTIAL	BEDROOM	W6/F03	29.6	26.3	3.3	11.1%	YES	95.8	84.1	1.3	12.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6 (3)	RESIDENTIAL	LKD	W7/F03	29.9	26.6	3.3	11.0%	YES	86.9	78.8	2.2	9.3%	YES	54	14	50	14	7.4%	0.0%	YES	
	R7 (3)	RESIDENTIAL	LKD	W8/F03	30	26.7	3.3	11.0%	YES	89.7	83.1	1.7	7.3%	YES	55	15	50	14	9.1%	6.7%	YES	
	R8	RESIDENTIAL	BEDROOM	W9/F03	30.1	26.8	3.3	11.0%	YES	95.6	80.8	1.7	15.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	RESIDENTIAL	BEDROOM	W10/F03	30	26.8	3.2	10.7%	YES	94.4	80.3	1.8	14.9%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10 (3)	RESIDENTIAL	LKD	W11/F03	29.7	26.5	3.2	10.8%	YES	92.5	90.6	0.5	2.1%	YES	57	16	53	14	7.0%	12.5%	YES	
F04	R1	RESIDENTIAL	LKD	W1/F04	19.8	19.8	0	0.0%	YES	98.5	96.6	0.5	2.0%	YES	59	12	56	12	5.1%	0.0%	YES	
			LKD	W2/F04	26.4	23.1	3.3	12.5%	YES													
	R2	RESIDENTIAL	BEDROOM	W3/F04	28.4	25.1	3.3	11.6%	YES	96	78.5	1.8	18.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	RESIDENTIAL	BEDROOM	W4/F04	29	25.7	3.3	11.4%	YES	82.2	82.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM	W5/F04	30	26.7	3.3	11.0%	YES	94.1	84	1.3	10.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	RESIDENTIAL	BEDROOM	W6/F04	30.4	27.1	3.3	10.9%	YES	96.6	84.5	1.4	12.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6 (3)	RESIDENTIAL	LKD	W7/F04	30.7	27.4	3.3	10.7%	YES	88.3	79.1	2.5	10.3%	YES	55	15	50	14	9.1%	6.7%	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	
THE BRIDGE (CONTINUED)																					
	R7 (3)	RESIDENTIAL	LKD	W8/F04	30.9	27.5	3.4	11.0%	YES	90.8	83.3	1.9	8.2%	YES	57	16	51	14	10.5%	12.5%	YES
	R8	RESIDENTIAL	BEDROOM	W9/F04	30.9	27.6	3.3	10.7%	YES	97.9	81.1	1.9	17.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	BEDROOM	W10/F04	30.9	27.6	3.3	10.7%	YES	96.7	80.6	2.0	16.7%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R10 (3)	RESIDENTIAL	LKD	W11/F04	30.5	27.2	3.3	10.8%	YES	93.6	90.9	0.7	2.9%	YES	60	16	56	14	6.7%	12.5%	YES
F05	R1	RESIDENTIAL	LKD	W1/F05	21.5	21.5	0	0.0%	YES	99.5	97.1	0.6	2.4%	YES	64	13	60	12	6.3%	7.7%	YES
			LKD	W2/F05	27	23.7	3.3	12.2%	YES												
	R2	RESIDENTIAL	BEDROOM	W3/F05	29.1	25.7	3.4	11.7%	YES	96.1	78.8	1.8	18.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM	W4/F05	29.7	26.3	3.4	11.4%	YES	82.3	82.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM	W5/F05	30.7	27.4	3.3	10.7%	YES	94.2	84.2	1.3	10.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	BEDROOM	W6/F05	31.2	27.8	3.4	10.9%	YES	96.7	84.6	1.4	12.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6 (3)	RESIDENTIAL	LKD	W7/F05	31.5	28.1	3.4	10.8%	YES	89.9	79.4	2.9	11.7%	YES	58	17	53	16	8.6%	5.9%	YES
	R7 (3)	RESIDENTIAL	LKD	W8/F05	31.7	28.3	3.4	10.7%	YES	92.1	83.5	2.3	9.4%	YES	60	18	54	16	10.0%	11.1%	YES
	R8	RESIDENTIAL	BEDROOM	W9/F05	31.8	28.4	3.4	10.7%	YES	98	81.4	1.9	17.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	BEDROOM	W10/F05	31.7	28.4	3.3	10.4%	YES	96.7	81	1.9	16.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R10 (3)	RESIDENTIAL	LKD	W11/F05	31.3	28	3.3	10.5%	YES	94.8	91.1	1.0	3.9%	YES	61	17	56	14	8.2%	17.6%	YES
F06	R1	RESIDENTIAL	LKD	W1/F06	22.6	22.6	0	0.0%	YES	99.8	97.9	0.5	1.9%	YES	67	14	62	12	7.5%	14.3%	YES
			LKD	W2/F06	27.6	24.3	3.3	12.0%	YES												
	R2	RESIDENTIAL	BEDROOM	W3/F06	29.7	26.3	3.4	11.4%	YES	96.1	79.4	1.7	17.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM	W4/F06	30.4	27	3.4	11.2%	YES	82.3	82.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM	W5/F06	31.5	28.1	3.4	10.8%	YES	94.3	84.6	1.3	10.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	BEDROOM	W6/F06	31.9	28.5	3.4	10.7%	YES	96.7	85.2	1.3	11.9%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6 (3)	RESIDENTIAL	LKD	W7/F06	32.3	28.9	3.4	10.5%	YES	92.2	79.6	3.4	13.6%	YES	59	17	55	16	6.8%	5.9%	YES
	R7 (3)	RESIDENTIAL	LKD	W8/F06	32.5	29.1	3.4	10.5%	YES	94	83.7	2.7	11.0%	YES	61	18	56	16	8.2%	11.1%	YES
	R8	RESIDENTIAL	BEDROOM	W9/F06	32.6	29.2	3.4	10.4%	YES	98.1	81.5	1.9	16.9%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	BEDROOM	W10/F06	32.6	29.2	3.4	10.4%	YES	96.7	81.1	1.9	16.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R10 (3)	RESIDENTIAL	LKD	W11/F06	32.1	28.7	3.4	10.6%	YES	94.9	91.2	1.0	3.9%	YES	62	18	56	14	9.7%	22.2%	YES
F07	R1	RESIDENTIAL	LKD	W1/F07	24.1	24.1	0	0.0%	YES	99.8	97.6	0.6	2.3%	YES	69	14	65	12	5.8%	14.3%	YES
			LKD	W2/F07	28.3	24.9	3.4	12.0%	YES												
	R2	RESIDENTIAL	BEDROOM	W3/F07	30.4	27	3.4	11.2%	YES	96.2	80.1	1.7	16.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM	W4/F07	31	27.6	3.4	11.0%	YES	82.6	82.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM	W5/F07	32.2	28.7	3.5	10.9%	YES	94.4	84.9	1.2	10.0%	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
THE BRIDGE (CONTINUED)																						
	R5	RESIDENTIAL	BEDROOM	W6/F07	32.7	29.2	3.5	10.7%	YES	96.9	86	1.3	11.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6 (3)	RESIDENTIAL	LKD	W7/F07	33.1	29.7	3.4	10.3%	YES	94.8	79.8	4.1	15.9%	YES	62	18	57	16	8.1%	11.1%	YES	
	R7 (3)	RESIDENTIAL	LKD	W8/F07	33.4	29.9	3.5	10.5%	YES	96	83.9	3.2	12.6%	YES	63	18	58	16	7.9%	11.1%	YES	
	R8	RESIDENTIAL	BEDROOM	W9/F07	33.5	30	3.5	10.4%	YES	98.1	81.7	1.9	16.7%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	RESIDENTIAL	BEDROOM	W10/F07	33.5	30	3.5	10.4%	YES	96.8	81.3	1.9	16.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10 (3)	RESIDENTIAL	LKD	W11/F07	33	29.5	3.5	10.6%	YES	94.9	91.2	1.0	3.8%	YES	63	18	58	14	7.9%	22.2%	YES	
F08	R1	RESIDENTIAL	LKD	W1/F08	24.7	24.7	0	0.0%	YES	99.8	98	0.5	1.8%	YES	69	14	65	12	5.8%	14.3%	YES	
			LKD	W2/F08	28.9	25.5	3.4	11.8%	YES													
	R2	RESIDENTIAL	BEDROOM	W3/F08	31.1	27.6	3.5	11.3%	YES	96.5	80.7	1.6	16.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	RESIDENTIAL	BEDROOM	W4/F08	31.7	28.3	3.4	10.7%	YES	82.9	82.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM	W5/F08	32.9	29.4	3.5	10.6%	YES	94.6	85.6	1.2	9.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	RESIDENTIAL	BEDROOM	W6/F08	33.4	29.9	3.5	10.5%	YES	97.1	86.4	1.2	11.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6 (3)	RESIDENTIAL	LKD	W7/F08	33.8	30.4	3.4	10.1%	YES	97.8	79.9	4.9	18.2%	YES	65	19	60	17	7.7%	10.5%	YES	
	R7 (3)	RESIDENTIAL	LKD	W8/F08	34.1	30.6	3.5	10.3%	YES	98.3	84.1	3.7	14.5%	YES	64	19	59	17	7.8%	10.5%	YES	
	R8	RESIDENTIAL	BEDROOM	W9/F08	34.3	30.8	3.5	10.2%	YES	98.1	82.4	1.8	16.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	RESIDENTIAL	BEDROOM	W10/F08	34.4	30.9	3.5	10.2%	YES	96.8	81.6	1.9	15.7%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10 (3)	RESIDENTIAL	LKD	W11/F08	34	30.5	3.5	10.3%	YES	95.3	91.7	1.0	3.8%	YES	67	20	62	16	7.5%	20.0%	YES	
F09	R1	RESIDENTIAL	LKD	W1/F09	26	26	0	0.0%	YES	99.8	97.7	0.6	2.2%	YES	71	15	67	13	5.6%	13.3%	YES	
			LKD	W2/F09	29.5	26.2	3.3	11.2%	YES													
	R2	RESIDENTIAL	BEDROOM	W3/F09	31.7	28.3	3.4	10.7%	YES	96.7	81.4	1.6	15.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	RESIDENTIAL	BEDROOM	W4/F09	32.4	29	3.4	10.5%	YES	83.2	83.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM	W5/F09	33.6	30.1	3.5	10.4%	YES	94.9	86.5	1.1	8.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	RESIDENTIAL	BEDROOM	W6/F09	34.1	30.6	3.5	10.3%	YES	97.4	86.9	1.2	10.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6 (3)	RESIDENTIAL	LKD	W7/F09	34.5	31.1	3.4	9.9%	YES	99.4	80	5.3	19.5%	YES	66	20	61	18	7.6%	10.0%	YES	
	R7 (3)	RESIDENTIAL	LKD	W8/F09	34.8	31.3	3.5	10.1%	YES	99.4	84.1	4.0	15.4%	YES	66	19	61	17	7.6%	10.5%	YES	
	R8	RESIDENTIAL	BEDROOM	W9/F09	35.1	31.5	3.6	10.3%	YES	98.1	82.6	1.8	15.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	RESIDENTIAL	BEDROOM	W10/F09	35.2	31.7	3.5	9.9%	YES	96.8	82	1.8	15.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10 (3)	RESIDENTIAL	LKD	W11/F09	35.1	31.6	3.5	10.0%	YES	97.4	93.8	1.0	3.7%	YES	68	20	63	16	7.4%	20.0%	YES	
F10	R1	RESIDENTIAL	LKD	W1/F10	26	26	0	0.0%	YES	99.8	98.2	0.4	1.7%	YES	73	15	69	13	5.5%	13.3%	YES	
			LKD	W2/F10	30.2	26.9	3.3	10.9%	YES													
	R2	RESIDENTIAL	BEDROOM	W3/F10	32.5	29.1	3.4	10.5%	YES	96.8	81.9	1.5	15.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

					VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS CRITERIA	
					%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER		
THE BRIDGE (CONTINUED)																						
	R3	RESIDENTIAL	BEDROOM	W4/F10	33.1	29.7	3.4	10.3%	YES	83.6	83.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM	W5/F10	34.3	30.9	3.4	9.9%	YES	95.4	87.6	1.0	8.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	RESIDENTIAL	BEDROOM	W6/F10	34.8	31.3	3.5	10.1%	YES	97.6	87.6	1.1	10.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6 (3)	RESIDENTIAL	LKD	W7/F10	35.2	31.7	3.5	9.9%	YES	99.4	80.2	5.2	19.3%	YES	67	20	63	18	6.0%	10.0%	YES	
	R7 (3)	RESIDENTIAL	LKD	W8/F10	35.5	32	3.5	9.9%	YES	99.5	84.3	4.0	15.3%	YES	66	19	62	17	6.1%	10.5%	YES	
	R8	RESIDENTIAL	BEDROOM	W9/F10	35.7	32.2	3.5	9.8%	YES	98.1	83	1.7	15.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	RESIDENTIAL	BEDROOM	W10/F10	35.9	32.4	3.5	9.7%	YES	96.8	82.6	1.8	14.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10 (3)	RESIDENTIAL	LKD	W11/F10	36	32.5	3.5	9.7%	YES	97.5	93.9	1.0	3.7%	YES	70	21	65	17	7.1%	19.0%	YES	
F11	R1	RESIDENTIAL	UNKNOWN	W1/F11	13.4	10.2	3.2	23.9%	NO	72.2	64.5	3.5	10.7%	YES	23	14	19	11	17.4%	21.4%	YES	
			UNKNOWN	W2/F11	14.3	11	3.3	23.1%	NO													
	R2	RESIDENTIAL	UNKNOWN	W3/F11	14.7	11.4	3.3	22.4%	NO	97.3	97.3	0.0	0.0%	YES	25	16	21	13	16.0%	18.8%	YES	
			UNKNOWN	W4/F11	15.1	11.8	3.3	21.9%	NO													
	R3	RESIDENTIAL	UNKNOWN	W5/F11	15.5	12.1	3.4	21.9%	NO	94.8	94.3	0.2	0.5%	YES	28	18	24	15	14.3%	16.7%	YES	
			UNKNOWN	W6/F11	16	12.6	3.4	21.3%	NO													
	R4	RESIDENTIAL	UNKNOWN	W7/F11	19.2	15.7	3.5	18.2%	YES	74	73.1	0.3	1.3%	YES	30	19	25	14	16.7%	26.3%	YES	



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