

APPENDIX B - Standard Survey Limitations

- 1.1 Our understanding of the existing site and surrounding properties, including their fenestration, was established from the survey information, a 3d model of the site and surrounding area created from photogrammetric survey and site photographs. Planning records for the neighbouring properties and site photographs have been used to supplement this information.
- 1.2 Beech House and Hazel House originally received planning permission in July 2007 (application ref. PLAN/2006/1237); an extension of time to begin development was then granted in July 2010 (application ref. PLAN/2010/0514); before an application for Minor-Material Amendments (application ref. PLAN/2013/0659) was permitted in September 2013. We have used the floor plans submitted with these applications to inform our analysis.
- 1.3 No planning records are available online for Elm View, and similarly no estate agent particulars were available. We have therefore made best estimates regarding the internal arrangements of Elm View.
- 1.4 In calculating ADF values, with reference to Appendix C of the BRE Report, a maintenance factor of 8 % (appropriate for urban residential properties) has been allowed. We have assumed light internal finishes within the properties give the following reflectance values: floors 0.4 (light wood or cream carpet), ceilings 0.85 (white paint), internal walls 0.81 (pale cream paint).