



LAND NORTH AND SOUTH OF GOLDSWORTH ROAD, WOKING GU21 6JT

DAYLIGHT & SUNLIGHT STATEMENT OF COMMON GROUND

Appeal Reference: APP/A3655/W/21/3276474

Signed on behalf of Goldsworth Road Development LLP By Gordon Ingram	Signed on behalf of Woking Borough Council By Paul Hearmon
	
Date: 30/11/2021	Date: 30/11/2021

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1.0 INTRODUCTION

1.1 This Statement of Common Ground ('SoCG') is agreed by Goldsworth Road Development LLP ('the Appellant') and Woking Borough Council ('the Council') in relation to an appeal ('the Appeal') against the refusal of planning application reference PLAN/2020/0568 ('the Planning Application') by the Council on 21st January 2021.

1.2 The Planning Application sought permission for:

"Demolition of all existing buildings and redevelopment of the site for a phased mixed-use scheme, comprising 929 residential units (Class C3), communal residential and operational spaces, commercial uses (Classes A1/A2/A3/A4/B1/D1/D2) at ground floor and homeless shelter (sui generis) within 5 blocks of varying heights of between 9 and 37 storeys (plus rooftop amenity) to the north and south sides of the site together with soft and hard landscaping including public realm works, highway alterations to Goldsworth Road, car parking, cycle parking, bin storage, ancillary facilities and plant (Environmental Statement submitted)" ('the Proposed Development').

1.3 The site address for the Proposed Development is land to the north and south of Goldsworth Road, Woking, GU21 6JT ('the Site').

1.4 This Statement of Common Ground has been produced by Gordon Ingram (on behalf of the Appellant) and Paul Hearmon (on behalf of the Council). The purpose of this Statement is to set out information about the Proposed Development in relation to daylight and sunlight matters upon which the parties are agreed and are in dispute.

1.5 The Council and the Appellant intend to narrow as many issues as possible in relation to daylight and sunlight prior to the commencement of the Inquiry. In this regard, this Statement of Common Ground supplements the overarching Statement of Common Ground (the "Overarching SoCG") agreed between the Appellant and the Council.

2.0 SITE AND SURROUNDINGS

- 2.1 A detailed description of the Site and surrounding area is enclosed within the Overarching SoCG and not repeated herein.

Planning History

- 2.2 On 18th October 2016, the Planning Committee, in line with an officer recommendation, and following months of negotiation and consideration, formally resolved to grant planning permission to redevelop part of the Site for:

PLAN/2016/0742 - Demolition and clearance of the site and erection of a phased development comprising 560 residential units, 10,582 sqm of offices, 843 sqm of retail and gym use (A1-A4 and D2) with 395 parking spaces, public realm improvements and highway works to Goldsworth Road. Block A to comprise ground plus 34 storeys, Block B comprising ground plus 25 and 20 storeys, and Block C comprising ground plus 17, 14 and 10 storeys. – Resolution to grant October 2016 ('the RTG Scheme').

- 2.3 The resolution was subject to the prior completion of a Legal Agreement. The Legal Agreement has not been completed so a formal decision notice has not been issued. Notwithstanding this, the 2016 Scheme and its process toward resolution to grant are material considerations in the determination of the Appeal.

- 2.4 GIA and Right of Light Consulting were not involved in the above application.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 A detailed description of the Site and surrounding area is enclosed within the Overarching SoCG and not repeated herein. The Planning Application was submitted in June 2020 and formally amended in November 2020 to account for a reduction in height of the tallest tower from 41 storeys to 37 storeys, to match the height of the RTG Scheme.

4.0 RELEVANT PLANNING POLICY

4.1 The relevant planning policy and guidance documents to be reviewed in the consideration of the impact of the Proposed Development on daylight and sunlight to neighbouring residential properties are:

National Planning Policy Framework (July 2021) (CD-0.1.1);

National Planning Practice Guidance (updated October 2019) (CD-0.1.2);

Woking Core Strategy (October 2012) (CD-1.1.1);

Woking Proposals Map Insets (October 2016) (CD-1.1.2);

Site Allocations DPD (October 2021) (CD-1.1.7);

Outlook, Amenity, Privacy and Daylight SPD (2008) (CD-1.1.8); and

Building Research Establishment Guidelines 2011.

5.0 MATTERS AGREED BETWEEN THE PARTIES

5.01 The following matters are agreed between the Council and the Appellant as follows:

5.1 Submitted Plans and Application Documents

5.1.1 The plans and documents listed in the Overarching SoCG have been submitted in relation to the Planning Application and are those to which this Appeal relates.

5.1.2 It is agreed that the daylight and sunlight results differ between the originally submitted ES Chapter (CD-4.1.7) and the Proof of Evidence of Gordon Ingram (CD.12.2.4). The reason for this is twofold - firstly, due to the revisions to the Proposed Development during the course of the Planning Application and secondly, due to updates to the model for the Appeal which were undertaken by GIA to ensure it provided the highest and most up to date level of accuracy for the technical assessments set out within the Appellant's evidence.

5.1.3 It is agreed that the Proof of Evidence of Paul Hearmon was based on the results of the originally submitted ES Chapter (CD-4.1.7).

5.1.4 The updated results within Gordon Ingram's Proof of Evidence, Rebuttal and this Statement of Common Ground (Appendix 1) are deemed accurate and agreed between both parties.

5.2 Amenity within the Site

5.2.1 Gordon Ingram is of the opinion that the overall daylight and sunlight amenity within the Proposed Development (residential units and open spaces) is acceptable. Paul Hearmon was not asked to consider daylight and sunlight amenity within the Proposed Development as part of his proof of evidence. It is agreed that this does not form part of the Council's case.

5.3 Overshadowing Impacts

5.3.1 It is agreed that overshadowing to neighbouring amenity spaces arising from the Proposed Development is acceptable.

5.4 Two Staged Approach

5.4.1 It is agreed that the case of *Rainbird v The Council of the London Borough of Tower Hamlets* [2018] EWHC 657 (Admin) ("Rainbird") (CD-15.1.2) does not specifically refer to a two-stage process for assessing daylight and sunlight impacts

on neighbouring properties. However, it is agreed that the BRE guidelines should be applied flexibly in the context of planning policy and the location of the site. We agree that a two-stage process as referred to in Gordon Ingram's proof of evidence is a reasonable approach to this.

5.4.2 At stage one the question to ask is whether there is harm, and at stage two it is necessary to consider whether any harm is acceptable in its particular context. In order to answer the stage one question, the BRE Guidelines can be applied. In answering the stage two question, wider policy, contextual and amenity considerations are to be taken into account in arriving at a balanced judgement.

5.4.3 It is agreed that this approach has been used to assess impacts in daylight and sunlight amenity in a number of recent appeal decisions, including:

Enterprise House, 21 Buckle Street (PINS Ref: APP/E5900/W/17/3191757) – p.4 para 15

Graphite Square (PINS Refs: APP/N5660/W/18/3211223 & APP/N5660/W/19/3225761) – p.4 para 18

Hertford Gasworks (PINS Ref: APP/J1915/W/19/3234842) - p.10 para 53

Stage 1 Considerations

5.4.4 It is agreed between both parties that to understand changes in daylight and sunlight condition arising from the Proposed Development, it is industry practice to consider the methodology and criteria set out in the BRE Guidelines (CD-0.1.4).

5.4.5 It is agreed that in the opening pages of the BRE Guidelines (CD-0.1.4), the document states that the guidelines are designed to help, not constrain the designer; are not mandatory, or an instrument of planning policy; and should be interpreted flexibly¹.

5.4.6 It is agreed that the following points which are referenced within the BRE Guidelines (CD-0.1.4) can be used to assess whether a noticeable change in daylight and sunlight will occur in neighbouring properties:

Vertical Sky Component (VSC)

5.4.7 As outlined in the BRE Guidelines, if the VSC would be "*both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice*

¹ Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 1 para 1.6

the reduction in the amount of skylight”²

- 5.4.8 The BRE Guidelines state that a retained VSC of above 27% will *“usually give reasonable results”*; residual VSC of between 15-27% is *“special measures (larger windows, changes to room layout) are usually needed to provide adequate daylight”*; and residual levels of between 5-15% make it *“very difficult to provide adequate daylight unless very large windows are used”*. The guidelines further state that below 5% retained VSC makes it *“often impossible to achieve reasonable daylight, even if the whole window wall is glazed”³*.

Daylight Distribution / No Sky Line (NSL)

- 5.4.9 It is agreed that the BRE Guidelines states that if a development would result in the no sky line moving so the area of the existing room which receives direct skylight is *“reduced to less than 0.8 times its former value this will be noticeable to the occupants, and more of the room will appear poorly lit”⁴*.
- 5.4.10 The BRE Guidelines state that areas beyond the no sky line, *“since they receive no direct daylight, usually look dark and gloomy compared with the rest of the room, however bright it is outside.”*

Annual Probable Sun Hours (APSH)

- 5.4.11 It is agreed that windows oriented within 90-degrees of due north will have a lesser expectation for sunlight amenity.
- 5.4.12 It is agreed that a room should receive enough sunlight if the window serving it *“can receive more than one quarter of Annual Probable Sunlight Hours [25%], including at least 5% of APSH in the winter months between 21 September and 21 March”⁵*.
- 5.4.13 It is agreed that a noticeable loss of sunlight will occur if *“the available sunlight hours are both less than the amount above and less than 0.8 times their former value, either over the whole year or just during the winter months (21 September - 21 March)”⁶*.

² Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 7 para 2.2.7

³ Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 6 para 2.2.1

⁴ Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 8 para 2.2.9

⁵ Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 17

⁶ Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 17

Stage 2 Considerations

- 5.4.14 When considering whether any harm is acceptable in its particular context, it is agreed that the below is relevant in relation to the Proposed Development:

National Planning Policy

- 5.4.15 It is agreed that the National Planning Policy Framework, at paragraph 123(c), states that in circumstances where they would otherwise inhibit making efficient use of land, daylight and sunlight policies may be considered flexibly as long as the resulting scheme would provide acceptable living standards.
- 5.4.16 More recently, the Government's Planning Practice Guidance was updated and refers to daylight and sunlight. Paragraph 6 of the NPPG (Ref ID: 66-006-20190722) states that local planning authorities need to consider whether proposed development would have an unreasonable impact on daylight and sunlight levels enjoyed by neighbouring occupiers, as well as whether daylight and sunlight within the development itself will provide satisfactory living conditions for future occupants. It is agreed between both parties that the question asked is whether the impact would be "unreasonable".
- 5.4.17 Paragraph 7 (Ref ID: 66-007-20190722) considers whether living standards are "acceptable", and recognises that acceptability will depend to some extent on context. It is agreed that the NPPG update endorses a contextual approach when considering whether living standards are "acceptable".

Local Planning Policy

- 5.5 It is agreed that planning policy is one of the determinants of acceptability of impacts to daylight and sunlight amenity, specifically Policy CS21 (Design) of the Woking Core Strategy 2012 (CD-1.1.1) which states that "*Proposals for new development should...achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of...daylight or sunlight*".
- 5.5.1 It is agreed that the Council's strategy is to direct development towards Woking Town Centre wherein "significant change" is anticipated by reference to Policy CS1 and "high density development" is anticipated by reference to Policies CS1 and CS2.

Resolution to Grant Scheme

5.5.2 It is agreed that the Resolution to Grant ('RTG') scheme is relevant in that it confirms the nature of the Council's expectation for high density development on the part of the Site to which the RTG scheme relates. We agree that the site is in a transformational part of the town.

Local Context

5.5.3 It is agreed that at some point in the future, the Council may seek to utilise CPO powers to demolish or alter the following properties to accommodate road widening on Victoria Way:

- 1 & 1a Guildford Road;
- 2 Guildford Road;
- 11-13 Goldsworth Road; and
- Victoria House.

5.5.4 It is agreed that the Council have not given clear timescales for any works to begin to these properties under the provisions of the CPO and any works will be subject to the use of CPO powers being granted.

Mitigating factors identified within the BRE Guidelines

5.5.5 It is agreed that the following contextual points which are referenced within the BRE Guidelines (CD-0.1.4) are some of the relevant considerations when assessing changes in daylight and sunlight to neighbouring properties:

- o *Vertical Sky Component (VSC)*

5.5.6 It is agreed between both parties that the VSC assessment does not take account detailed matters such as window size, room use, room size, number of windows, material reflectance values, glazing transmittance values or dual-aspect rooms.

- o *Daylight Distribution / No Sky Line (NSL)*

5.5.7 It is agreed that the NSL assessment considers the number and size of windows serving a room however, there is no qualitative assessment of the light in the room, only where sky can or cannot be seen.

5.5.8 It is agreed that both an adequate VSC and NSL are needed to achieve adequate daylight.

5.5.9 It is agreed that changes in daylight distribution (NSL) to a bedroom is less important in accordance with the BRE Guidelines.⁷

5.5.10 It is agreed that the BRE Guidelines state that *"if an existing building contains rooms lit from one side only and greater than 5m deep, then a greater movement of the no sky line may be unavoidable."*⁸

- *Multiple windows*

5.5.11 As outlined within the BRE Guidelines, the VSC value is calculated for each window; however, *"If a room has two or more windows of equal size, the mean of their VSC's may be taken."*⁹

5.5.12 The BRE provide a methodology to calculate ASPH in relation to the room and window:

*"If a room has multiple windows on the same walls or adjacent walls, the highest value of ASPH should be taken. If a room has two windows on opposite walls, the ASPH due to each can be added together."*¹⁰

- *Kitchens and Bedrooms*

5.5.13 It is agreed that the BRE Guidelines discourage non-daylit internal kitchens *"wherever possible, especially if the kitchen is used as a dining area too. If the layout means that a small internal galley-type kitchen is inevitable, it should be linked to a well daylit living room"*.¹¹

5.5.14 However, it is also agreed that sunlight to kitchens and bedrooms is considered less important in the BRE Guidelines:

"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".¹²

7 Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 7 para 2.2.8

8 Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 8 para 2.2.10

9 Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 7 para 2.2.6

10 Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 16 para 3.1.12

11 Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 4 para 2.1.14

12 Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 16 para 3.2.3

- o *No-Balconies Assessment*

5.5.15 It is agreed that existing windows with balconies above them typically receive and expect less daylight. One way to determine whether the existing balcony contributes to the restricted daylight received by a window would be to carry out an additional assessment suggested by the BRE Guidelines.

"Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place."¹³

5.6 Impacts to Neighbouring Daylight and Sunlight Amenity

5.6.1 We agree that the most important areas to focus on are in respect of daylight only at the following buildings:

Victoria House;
11-13 Goldsworth Road; and
Victoria Square Development.

5.6.2 We agree that the Council's Statement of Case in relation to Victoria Square specifically referred to sunlight.

5.6.3 Whilst it is evident from our proofs of evidence that there is some disagreement over the extent of daylight impacts at the buildings listed at paragraph 5.6.1, we agree that the impacts in overall terms are significantly less for those buildings listed below which therefore could be deemed acceptable. We agree that if it is found that the impacts on daylight to the buildings listed in paragraph 5.6.1 are found not to be "significantly harmful", it should automatically follow that the impacts on the following buildings are also not "significantly harmful":

1 - 2 Guildford Road;
Nankeville Court;
Olympian Heights;
Greenwood House;

13 (Littlefair, P. (2011). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice p 8, para 2.2.11)

Birchwood Court;
1-5 Church Street West (Welcome Church);
9-11 Church Street West (Church Gate); and
15-19 Church Street West (Premier House).

5.6.4 We agree that despite some areas of non-compliance with the BRE recommendations, the Proposed Development's impacts on sunlight is not "significantly harmful".

5.6.5 It is agreed that the 2018 Prior Approval (Ref: PLAN/2018/0176) at 21-25 Church Street West was not implemented and completed in accordance with the conditions attached thereto and has now expired. It is agreed that the lawful use of the property remains as an office and it is no longer relevant for assessment of daylight and sunlight impacts.

5.6.6 It is agreed that the results of the "with balconies" assessment on Victoria Square confirm that a high proportion of the habitable rooms would be left with less daylight than the accepted minimum ADF values. It is agreed that the results of the "no balconies" assessment on Victoria Square confirm that when the balconies are removed i.e. all rooms would have an ADF value of 1.5% or more thereby meeting or exceeding the industry accepted minimum ADF value for a living room.

5.7 Victoria House

5.7.1 We agree that the data shows that the ranges of retained levels of VSC for the following rooms are as follows:

Living Room 9.7% to 18.8%

Kitchen 5.6% to 18.4%

Bedroom 9% to 19.3%

5.7.2 The above figures include windows which comply with the BRE Guidelines in respect of VSC.

5.7.3 We agree that the data shows that the ranges of percentage losses of VSC for the following rooms are as follows:

Living Room 36.1% to 66.6%

Kitchen 1.8% to 58%

Bedroom 5.9% to 70.5%

5.7.4 We agree that the data shows that the ranges of retained levels of NSL for the following rooms are as follows:

Living Room 71.7% to 98.2%

Kitchen 71.9% to 89.8%

Bedroom 27.9% to 98.7%

5.7.5 The above figures include rooms which comply with the BRE Guidelines in respect of NSL.

5.7.6 We agree that the data shows that the ranges of percentage losses of NSL for the following rooms are as follows:

Living Room 1.5% to 27.9%

Kitchen 0.4% to 26.5%

Bedroom -0.7% to 71.7%

5.8 11-13 Goldsworth Road

5.8.1 We agree that the data shows that the ranges of retained levels of VSC for the following rooms are as follows:

Living/Dining Room 9% to 10.4%

Kitchen 7.4% to 7.8%

Bedroom to 6.8% to 21.3%

5.8.2 The above figures include windows which comply with the BRE Guidelines in respect of VSC.

5.8.3 We agree that the data shows that the ranges of percentage losses of VSC for the following rooms are as follows:

Living/Dining 66.6% to 70.9%

Kitchen 42.2% to 70.6%

Bedroom 7.4% to 73.1%

5.8.4 We agree that the data shows that the ranges of retained levels of NSL for the

following rooms are as follows:

Living/Dining 61.9% to 80.6%

Kitchen 69.7% to 69.9%

Bedroom 4.32% to 98%

5.8.5 The above figures include rooms which comply with the BRE Guidelines in respect of NSL.

5.8.6 We agree that the data shows that the ranges of percentage losses of NSL for the following rooms are as follows:

Living/Dining 18.9% to 36.3%

Kitchen -163.4% to 29.9%

Bedroom 0.5% to 38%

5.9 Victoria Square Development

5.9.1 We agree that the data shows that the ranges of retained levels of ADF (with the balconies included) for the following rooms are as follows:

Living/Kitchen/Dining & Studio Apartment 0.5% to 4.6%

Bedroom 0.6% to 3%

5.9.2 We agree that the data shows that the ranges of retained levels of ADF (with the balconies excluded) for the following rooms are as follows:

Living/Kitchen/Dining & Studio Apartment 1.5% to 6.8%

Bedroom 1.7% to 3.5%

5.9.3 We agree that the Council's Statement of Case in relation to Victoria Square specifically referred to sunlight however, with daylight now being introduced by the Council as a point of dispute, we have considered the VSC values to this property.

5.9.4 We agree that the data shows that the ranges of retained levels of VSC (with the balconies included) for the following rooms are as follows:

Living/Kitchen/Dining & Studio Apartment 5.8% to 38.9%

Bedroom 8.3% to 19.8%

5.9.5 The above figures include windows which comply with the BRE Guidelines in respect of VSC.

5.9.6 We agree that the data shows that the ranges of retained levels of VSC (with the balconies excluded) for the following rooms are as follows:

Living/Kitchen/Dining & Studio Apartment 19% to 38.9%

Bedroom 20.3% to 39.5%

5.9.7 We agree that with the balconies excluded, only two windows will fall short of the 21.6% VSC which the Inspector on Hertford Gasworks (APP: APP/J1915/W/19/3234842) (CD-15.1.1) considered to be a reasonable starting position for VSC. The two which fall short are in excess of 19% VSC.

6.0 MATTERS OF DISPUTE BETWEEN THE PARTIES

6.01 Gordon Ingram is of the opinion that comparable schemes in the immediate area have been considered acceptable to the Council and derive a similar (and in some instances a lower) level of daylight and sunlight amenity than the results from the Proposed Development. Paul Hearmon is neither able to agree or disagree with this as he has not sought to compare the results from the Proposed Development with those from other nearby schemes.

6.02 It is not agreed that the Stage 2 contextual considerations in this case justify the level of harm to daylight amenity within the properties below as a result of the Proposed Development.

6.1 Impacts to Neighbouring Daylight Amenity

6.1.1 The parties dispute the extent to which the Proposed Development will cause a "*significant harmful impact*" to the daylight amenity within 11-13 Goldsworth Road, Victoria House & Victoria Square. Paul Hearmon is of the opinion that there will be a "*significant harmful impact*" and Gordon Ingram is of the opinion that there will not be.

6.1.2 Paul Hearmon is of the opinion that the Proposed Development will not leave the aforementioned properties with an acceptable living standard. Gordon Ingram is of the opinion that the aforementioned properties will be left with an acceptable living standard.

Appendix 01 – Victoria Square VSC Results

- Existing v Proposed
- No Balconies v Proposed

Existing v Proposed

FLOOR	ROOM	ROOM USE	WINDOW	EX.	PR.	LOSS	%
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VICTORIA SQUARE DEVELOPMENT

F02	R5 2	LKD	w5/F02	21.2	10	11.2	52.8%
	R6 2	BEDROOM	w6/F02	19.4	8.3	11.1	57.2%
	R7 1	STUDIO-APT	w7/F02	19.7	8.7	11	55.8%
		STUDIO-APT	w8 / F02	33.2	31.6	1.6	4.8%
F03	R1 6	BEDROOM	w1/F03	17.1	6.2	10.9	63.7%
	R2 6	LKD	w2/F03	19	8	11	57.9%
	R3 5	BEDROOM	w3/F03	18.9	7.7	11.2	59.3%
	R4 5	LKD	w4/F03	17.2	6.5	10.7	62.2%
	R5 4	LKD	w5/F03	17.2	5.8	11.4	66.3%
	R6 4	BEDROOM	w6/F03	19.2	7.8	11.4	59.4%
	R7 3	STUDIO-APT	w7/F03	19.3	8	11.3	58.5%
		STUDIO-APT	w8 / F03	33.8	32.1	1.7	5.0%
F04	R1 10	BEDROOM	w1/F04	17.5	6.6	10.9	62.3%
	R2 10	LKD	w2/F04	19.6	8.6	11	56.1%
	R3 9	BEDROOM	w3/F04	19.5	8.3	11.2	57.4%
	R4 9	LKD	w4/F04	17.7	7	10.7	60.5%
	R5 8	LKD	w5/F04	17.5	6.1	11.4	65.1%
	R6 8	BEDROOM	w6/F04	19.7	8.2	11.5	58.4%
	R7 7	STUDIO-APT	w7/F04	19.7	8.4	11.3	57.4%
		STUDIO-APT	w8 / F04	34.3	32.6	1.7	5.0%
F05	R1	BEDROOM	w1/F05	17.9	6.9	11	61.5%
	R2	LKD	w2/F05	19.9	8.9	11	55.3%
	R3	BEDROOM	w3/F05	19.8	8.6	11.2	56.6%
	R4	LKD	w4/F05	18	7.3	10.7	59.4%
	R5 6	LKD	w5/F05	17.8	6.4	11.4	64.0%
	R6 6	BEDROOM	w6/F05	20	8.6	11.4	57.0%
	R7 5	STUDIO-APT	w7/F05	20	8.8	11.2	56.0%
		STUDIO-APT	w8 / F05	34.7	33	1.7	4.9%
F06	R1 14	LKD	w1/F06	19.5	19	0.5	2.6%
		LKD	w2/F06	20.1	9.2	10.9	54.2%
	R2 13	BEDROOM	w3/F06	20	9	11	55.0%
	R3 13	LKD	w4/F06	18.2	7.7	10.5	57.7%
	R4 12	LKD	w5/F06	17.9	6.7	11.2	62.6%
	R5 12	BEDROOM	w6/F06	20.2	9	11.2	55.4%
	R6 11	STUDIO-APT	w7/F06	20.3	9.2	11.1	54.7%
		STUDIO-APT	w8 / F06	35	33.4	1.6	4.6%
F07	R1 18	LKD	w1/F07	20.9	20.5	0.4	1.9%
		LKD	w2/F07	20.3	9.7	10.6	52.2%
	R2 17	BEDROOM	w3/F07	20.3	9.4	10.9	53.7%
	R3 17	LKD	w4/F07	18.4	8.1	10.3	56.0%
	R4 16	LKD	w5/F07	18	7	11	61.1%
	R5 16	BEDROOM	w6/F07	20.4	9.4	11	53.9%
	R6 15	STUDIO-APT	w7/F07	20.5	9.6	10.9	53.2%
		STUDIO-APT	w8 / F07	35.4	33.8	1.6	4.5%
F08	R1 22	LKD	w1/F08	23.5	23.1	0.4	1.7%
		LKD	w2/F08	20.5	10.1	10.4	50.7%
	R2 21	BEDROOM	w3/F08	20.5	9.9	10.6	51.7%
	R3 21	LKD	w4/F08	18.5	8.4	10.1	54.6%
	R4 20	LKD	w5/F08	18.1	7.3	10.8	59.7%

FLOOR	ROOM	ROOM USE	WINDOW	EX.	PR.	LOSS	%
	R5 20	BEDROOM	w6/F08	20.6	9.8	10.8	52.4%
	R6 19	STUDIO-APT	w7/F08	20.6	10	10.6	51.5%
		STUDIO-APT	w8 / F08	35.7	34.1	16	4.5%
F09	R1 26	LKD	w1/F09	25.5	25.1	0.4	1.6%
		LKD	w2/F09	20.6	10.5	10.1	49.0%
	R2 25	BEDROOM	w3/F09	20.6	10.2	10.4	50.5%
	R3 25	LKD	w4/F09	18.6	8.8	9.8	52.7%
	R4 24	LKD	w5/F09	18.2	7.6	10.6	58.2%
	R5 24	BEDROOM	w6/F09	20.6	10.1	10.5	51.0%
	R6 23	STUDIO-APT	w7/F09	20.7	10.3	10.4	50.2%
		STUDIO-APT	w8 / F09	36	34.5	15	4.2%
F10	R1 30	LKD	w1/F10	26	25.6	0.4	1.5%
		LKD	w2/F10	20.7	10.8	9.9	47.8%
	R2 29	BEDROOM	w3/F10	20.6	10.5	10.1	49.0%
	R3 29	LKD	w4/F10	18.6	9	9.6	51.6%
	R4 28	LKD	w5/F10	18.2	7.9	10.3	56.6%
	R5 28	BEDROOM	w6/F10	20.7	10.4	10.3	49.8%
	R6 27	STUDIO-APT	w7/F10	20.8	10.6	10.2	49.0%
		STUDIO-APT	w8 / F10	36.3	34.7	16	4.4%
F11	R1 34	LKD	w1/F11	26.3	25.9	0.4	1.5%
		LKD	w2/F11	20.7	11.1	9.6	46.4%
	R2 33	BEDROOM	w3/F11	20.6	10.9	9.7	47.1%
	R3 33	LKD	w4/F11	18.6	9.3	9.3	50.0%
	R4 32	LKD	w5/F11	18.3	8.3	10	54.6%
	R5 32	BEDROOM	w6/F11	20.7	10.7	10	48.3%
	R6 31	STUDIO-APT	w7/F11	20.8	10.8	10	48.1%
		STUDIO-APT	w8 / F11	36.5	35	15	4.1%
F12	R2 38	LKD	w4/F12	26.6	26.3	0.3	1.1%
		LKD	w5/F12	20.7	11.4	9.3	44.9%
	R3 37	BEDROOM	w6/F12	20.7	11.2	9.5	45.9%
	R4 37	LKD	w7/F12	18.6	9.6	9	48.4%
	R5 36	LKD	w8 / F12	18.3	8.6	9.7	53.0%
	R6 36	BEDROOM	w9/F12	20.7	11	9.7	46.9%
	R7 35	STUDIO-APT	w10/ F12	20.8	11.1	9.7	46.6%
		STUDIO-APT	w11/ F12	36.7	35.3	14	3.8%
F13	R2 42	LKD	w4/F13	27	26.7	0.3	1.1%
		LKD	w5/F13	20.7	11.8	8.9	43.0%
	R3 41	BEDROOM	w6/F13	20.7	11.5	9.2	44.4%
	R4 41	LKD	w7/F13	18.6	10	8.6	46.2%
	R5 40	LKD	w8 / F13	18.3	8.9	9.4	51.4%
	R6 40	BEDROOM	w9/F13	20.7	11.3	9.4	45.4%
	R7 39	STUDIO-APT	w10/ F13	20.8	11.4	9.4	45.2%
		STUDIO-APT	w11/ F13	36.9	35.5	14	3.8%
F14	R2 47	LKD	W4/F14	27.5	27.2	0.3	1.1%
		LKD	W5/F14	20.7	12.1	8.6	41.5%
	R3 46	BEDROOM	W6/F14	20.7	11.9	8.8	42.5%
	R4 46	LKD	W7/F14	18.6	10.3	8.3	44.6%
	R5 45	LKD	W8 / F14	18.4	9.2	9.2	50.0%
	R6 45	BEDROOM	W9 / F14	20.7	11.5	9.2	44.4%
	R7 44	STUDIO-APT	W10/ F14	20.8	11.7	9.1	43.8%

FLOOR	ROOM	ROOM USE	WINDOW	EX.	PR.	LOSS	%
		STUDIO-APT	W11/F14	37.1	35.7	1.4	3.8%
F15	R1 52	LKD	W1/F15	28	27.7	0.3	1.1%
		LKD	W2/F15	20.7	12.5	8.2	39.6%
	R2 51	BEDROOM	W3/F15	20.7	12.2	8.5	41.1%
	R3 51	LKD	W4/F15	18.6	10.6	8	43.0%
	R4 50	LKD	W5/F15	18.4	9.5	8.9	48.4%
	R5 50	BEDROOM	W6/F15	20.7	11.8	8.9	43.0%
	R6 49	STUDIO-APT	W7/F15	20.8	11.9	8.9	42.8%
		STUDIO-APT	W8 / F15	37.3	35.9	1.4	3.8%
F16	R1 56	LKD	W1/F16	28.5	28.2	0.3	1.1%
		LKD	W2/F16	20.7	12.9	7.8	37.7%
	R2 55	BEDROOM	W3/F16	20.7	12.6	8.1	39.1%
	R3 55	LKD	W4/F16	18.6	11	7.6	40.9%
	R4 54	LKD	W5/F16	18.4	9.9	8.5	46.2%
	R5 54	BEDROOM	W6/F16	20.7	12.2	8.5	41.1%
	R6 53	STUDIO-APT	W7/F16	20.8	12.2	8.6	41.3%
		STUDIO-APT	W8 / F16	37.4	36.1	1.3	3.5%
F17	R1 60	LKD	W1/F17	29.1	28.8	0.3	1.0%
		LKD	W2/F17	20.7	13.3	7.4	35.7%
	R2 59	BEDROOM	W3/F17	20.7	13	7.7	37.2%
	R3 59	LKD	W4/F17	18.6	11.4	7.2	38.7%
	R4 58	LKD	W5/F17	18.4	10.3	8.1	44.0%
	R5 58	BEDROOM	W6/F17	20.7	12.5	8.2	39.6%
	R6 57	STUDIO-APT	W7/F17	20.8	12.6	8.2	39.4%
		STUDIO-APT	W8 / F17	37.6	36.3	1.3	3.5%
F18	R1 64	LKD	W1/F18	29.7	29.5	0.2	0.7%
		LKD	W2/F18	20.7	13.7	7	33.8%
	R2 63	BEDROOM	W3/F18	20.7	13.5	7.2	34.8%
	R3 63	LKD	W4/F18	18.6	11.8	6.8	36.6%
	R4 62	LKD	W5/F18	18.4	10.7	7.7	41.8%
	R5 62	BEDROOM	W6/F18	20.7	12.9	7.8	37.7%
	R6 61	STUDIO-APT	W7/F18	20.8	13	7.8	37.5%
		STUDIO-APT	W8 / F18	37.7	36.4	1.3	3.4%
F19	R1 68	LKD	W1/F19	30.4	30.2	0.2	0.7%
		LKD	W2/F19	20.7	14.2	6.5	31.4%
	R2 67	BEDROOM	W3/F19	20.7	13.9	6.8	32.9%
	R3 67	LKD	W4/F19	18.6	12.3	6.3	33.9%
	R4 66	LKD	W5/F19	18.4	11.2	7.2	39.1%
	R5 66	BEDROOM	W6/F19	20.7	13.4	7.3	35.3%
	R6 65	STUDIO-APT	W7/F19	20.8	13.4	7.4	35.6%
		STUDIO-APT	W8 / F19	37.8	36.6	1.2	3.2%
F20	R1 72	LKD	W1/F20	31.2	31	0.2	0.6%
		LKD	W2/F20	20.7	14.8	5.9	28.5%
	R2 71	BEDROOM	W3/F20	20.7	14.5	6.2	30.0%
	R3 71	LKD	W4/F20	18.6	12.8	5.8	31.2%
	R4 70	LKD	W5/F20	18.5	11.7	6.8	36.8%
	R5 70	BEDROOM	W6/F20	20.7	13.9	6.8	32.9%
	R6 69	STUDIO-APT	W7/F20	20.8	13.9	6.9	33.2%
		STUDIO-APT	W8 / F20	37.9	36.8	1.1	2.9%
F21	R1 76	LKD	W1/F21	32	31.8	0.2	0.6%

FLOOR	ROOM	ROOM USE	WINDOW	EX.	PR.	LOSS	%
		LKD	W2/F21	20.8	15.3	5.5	26.4%
	R2 75	BEDROOM	W3/F21	20.7	15	5.7	27.5%
	R3 75	LKD	W4/F21	18.6	13.3	5.3	28.5%
	R4 74	LKD	W5/F21	18.5	12.3	6.2	33.5%
	R5 74	BEDROOM	W6/F21	20.7	14.4	6.3	30.4%
	R6 73	STUDIO-APT	W7/F21	20.8	14.4	6.4	30.8%
		STUDIO-APT	W8 / F21	38	36.9	1.1	2.9%
F22	R1 70	LKD	W1/F22	32.8	32.7	0.1	0.3%
		LKD	W2/F22	20.8	15.8	5	24.0%
	R2 69	BEDROOM	W3/F22	20.7	15.5	5.2	25.1%
	R3 69	LKD	W4/F22	18.6	13.8	4.8	25.8%
	R4 68	LKD	W5/F22	18.5	12.8	5.7	30.8%
	R5 68	BEDROOM	W6/F22	20.7	14.9	5.8	28.0%
	R6 67	STUDIO-APT	W7/F22	20.8	14.9	5.9	28.4%
		STUDIO-APT	W8 / F22	38.1	37.1	1	2.6%
F23	R1 74	LKD	W1/F23	33.7	33.6	0.1	0.3%
		LKD	W2/F23	20.8	16.3	4.5	21.6%
	R2 73	BEDROOM	W3/F23	20.7	16	4.7	22.7%
	R3 73	LKD	W4/F23	18.6	14.3	4.3	23.1%
	R4 72	LKD	W5/F23	18.5	13.3	5.2	28.1%
	R5 72	BEDROOM	W6/F23	20.7	15.4	5.3	25.6%
	R6 71	STUDIO-APT	W7/F23	20.8	15.4	5.4	26.0%
		STUDIO-APT	W8 / F23	38.2	37.3	0.9	2.4%
F24	R1 78	LKD	W1/F24	34.7	34.6	0.1	0.3%
		LKD	W2/F24	20.8	16.8	4	19.2%
	R2 77	BEDROOM	W3/F24	20.7	16.6	4.1	19.8%
	R3 77	LKD	W4/F24	18.6	14.7	3.9	21.0%
	R4 76	LKD	W5/F24	18.5	13.8	4.7	25.4%
	R5 76	BEDROOM	W6/F24	20.7	16	4.7	22.7%
	R6 75	STUDIO-APT	W7/F24	20.8	15.9	4.9	23.6%
		STUDIO-APT	W8 / F24	38.3	37.4	0.9	2.3%
F25	R1 82	LKD	W1/F25	35.6	35.5	0.1	0.3%
		LKD	W2/F25	20.8	17.3	3.5	16.8%
	R2 81	BEDROOM	W3/F25	20.7	17.1	3.6	17.4%
	R3 81	LKD	W4/F25	18.6	15.2	3.4	18.3%
	R4 80	LKD	W5/F25	18.5	14.3	4.2	22.7%
	R5 80	BEDROOM	W6/F25	20.7	16.5	4.2	20.3%
	R6 79	STUDIO-APT	W7/F25	20.8	16.4	4.4	21.2%
		STUDIO-APT	W8 / F25	38.4	37.6	0.8	2.1%
F26	R1 86	LKD	W1/F26	36.6	36.5	0.1	0.3%
		LKD	W2/F26	20.8	17.8	3	14.4%
	R2 85	BEDROOM	W3/F26	20.7	17.6	3.1	15.0%
	R3 85	LKD	W4/F26	18.6	15.7	2.9	15.6%
	R4 84	LKD	W5/F26	18.5	14.8	3.7	20.0%
	R5 84	BEDROOM	W6/F26	20.8	17	3.8	18.3%
	R6 83	STUDIO-APT	W7/F26	20.8	16.9	3.9	18.8%
		STUDIO-APT	W8 / F26	38.5	37.8	0.7	1.8%
F27	R1 90	LKD	W1/F27	37.5	37.5	0	0.0%
		LKD	W2/F27	20.8	18.3	2.5	12.0%
	R2 89	BEDROOM	W3/F27	20.7	18	2.7	13.0%

FLOOR	ROOM	ROOM USE	WINDOW	EX.	PR.	LOSS	%
	R3 89	LKD	W4/F27	18.6	16.1	2.5	13.4%
	R4 88	LKD	W5/F27	18.5	15.3	3.2	17.3%
	R5 88	BEDROOM	W6/F27	20.8	17.5	3.3	15.9%
	R6 87	STUDIO-APT	W7/F27	20.9	17.4	3.5	16.7%
		STUDIO-APT	W8 / F27	38.6	37.9	0.7	1.8%
F28	R1 92	LKD	W1/F28	18.5	15.8	2.7	14.6%
	R2 92	BEDROOM	W2/F28	20.8	18	2.8	13.5%
	R3 91	STUDIO-APT	W3/F28	20.9	18	2.9	13.9%
		STUDIO-APT	W4/F28	38.7	38.1	0.6	1.6%
F29	R1 94	LKD	W1/F29	18.5	16.2	2.3	12.4%
	R2 94	BEDROOM	W2/F29	20.8	18.4	2.4	11.5%
	R3 93	STUDIO-APT	W3/F29	20.9	18.4	2.5	12.0%
		STUDIO-APT	W4/F29	38.8	38.3	0.5	1.3%
F30	R1 96	LKD	W1/F30	18.5	16.6	1.9	10.3%
	R2 96	BEDROOM	W2/F30	20.8	18.8	2	9.6%
	R3 95	STUDIO-APT	W3/F30	20.9	18.8	2.1	10.0%
		STUDIO-APT	W4/F30	38.9	38.4	0.5	1.3%
F31	R1 98	LKD	W1/F31	18.5	16.9	1.6	8.6%
	R2 98	BEDROOM	W2/F31	20.8	19.1	1.7	8.2%
	R3 97	STUDIO-APT	W3/F31	20.9	19.1	1.8	8.6%
		STUDIO-APT	W4/F31	39	38.6	0.4	1.0%
F32	R1 100	LKD	W1/F32	18.5	17.2	1.3	7.0%
	R2 100	BEDROOM	W2/F32	20.8	19.5	1.3	6.3%
	R3 99	STUDIO-APT	W3/F32	20.9	19.5	1.4	6.7%
		STUDIO-APT	W4/F32	39.1	38.8	0.3	0.8%
F33	R1 102	LKD	W1/F33	18.6	17.6	1	5.4%
	R2 102	BEDROOM	W2/F33	20.8	19.8	1	4.8%
	R3 101	STUDIO-APT	W3/F33	20.9	19.8	1.1	5.3%
		STUDIO-APT	W4/F33	39.2	38.9	0.3	0.8%

No Balconies v Proposed

FLOOR	ROOM	ROOM USE	WINDOW	EX.	PR.	LOSS	%
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VICTORIA SQUARE DEVELOPMENT

F02	R5 2	LKD	w5/F02	36	22.5	13.5	37.5%
	R6 2	BEDROOM	w6/F02	35.4	21.8	13.6	38.4%
	R7 1	STUDIO-APT	w7/F02	35.8	22.5	13.3	37.2%
		STUDIO-APT	w8 / F02	33.2	31.6	16	4.8%
F03	R1 6	BEDROOM	w1/F03	36.3	23.3	13	35.8%
	R2 6	LKD	w2/F03	34.7	21.6	13.1	37.8%
	R3 5	BEDROOM	w3/F03	34.5	21.2	13.3	38.6%
	R4 5	LKD	w4/F03	36.4	23	13.4	36.8%
	R5 4	LKD	w5/F03	36.5	22.9	13.6	37.3%
	R6 4	BEDROOM	w6/F03	34.8	21.2	13.6	39.1%
	R7 3	STUDIO-APT	w7/F03	36	22.5	13.5	37.5%
		STUDIO-APT	w8 / F03	33.8	32.2	16	4.7%
F04	R1 10	BEDROOM	w1/F04	36.8	24	12.8	34.8%
	R2 10	LKD	w2/F04	35.2	22.3	12.9	36.6%
	R3 9	BEDROOM	w3/F04	35	21.8	13.2	37.7%
	R4 9	LKD	w4/F04	37	23.6	13.4	36.2%
	R5 8	LKD	w5/F04	37	23.5	13.5	36.5%
	R6 8	BEDROOM	w6/F04	35.3	21.7	13.6	38.5%
	R7 7	STUDIO-APT	w7/F04	36.5	23.1	13.4	36.7%
		STUDIO-APT	w8 / F04	34.3	32.6	17	5.0%
F05	R1	BEDROOM	w1/F05	37.3	24.6	12.7	34.0%
	R2	LKD	w2/F05	35.5	22.8	12.7	35.8%
	R3	BEDROOM	w3/F05	35.3	22.3	13	36.8%
	R4	LKD	w4/F05	37.4	24.2	13.2	35.3%
	R5 6	LKD	w5/F05	37.5	24.2	13.3	35.5%
	R6 6	BEDROOM	w6/F05	35.6	22.3	13.3	37.4%
	R7 5	STUDIO-APT	w7/F05	37	23.8	13.2	35.7%
		STUDIO-APT	w8 / F05	34.7	33.1	16	4.6%
F06	R1 14	LKD	w1/F06	19.5	19	0.5	2.6%
		LKD	w2/F06	37.2	24.8	12.4	33.3%
	R2 13	BEDROOM	w3/F06	35.6	22.9	12.7	35.7%
	R3 13	LKD	w4/F06	37.6	24.9	12.7	33.8%
	R4 12	LKD	w5/F06	37.7	24.8	12.9	34.2%
	R5 12	BEDROOM	w6/F06	35.9	22.9	13	36.2%
	R6 11	STUDIO-APT	w7/F06	37.3	24.5	12.8	34.3%
		STUDIO-APT	w8 / F06	35.1	33.5	16	4.6%
F07	R1 18	LKD	w1/F07	20.9	20.5	0.4	1.9%
		LKD	w2/F07	37.4	25.4	12	32.1%
	R2 17	BEDROOM	w3/F07	35.8	23.5	12.3	34.4%
	R3 17	LKD	w4/F07	37.9	25.5	12.4	32.7%
	R4 16	LKD	w5/F07	37.9	25.3	12.6	33.2%
	R5 16	BEDROOM	w6/F07	36	23.4	12.6	35.0%
	R6 15	STUDIO-APT	w7/F07	37.5	25	12.5	33.3%
		STUDIO-APT	w8 / F07	35.4	33.8	16	4.5%
F08	R1 22	LKD	w1/F08	23.5	23.1	0.4	1.7%
		LKD	w2/F08	37.7	26	11.7	31.0%
	R2 21	BEDROOM	w3/F08	36	24.1	11.9	33.1%
	R3 21	LKD	w4/F08	38.1	26.1	12	31.5%
	R4 20	LKD	w5/F08	38.1	25.9	12.2	32.0%

FLOOR	ROOM	ROOM USE	WINDOW	EX.	PR.	LOSS	%
	R5 20	BEDROOM	w6/F08	36.2	24	12.2	33.7%
	R6 19	STUDIO-APT	w7/F08	37.7	25.6	12.1	32.1%
		STUDIO-APT	w8 / F08	35.7	34.2	15	4.2%
F09	R1 26	LKD	w1/F09	25.5	25.1	0.4	1.6%
		LKD	w2/F09	37.8	26.5	11.3	29.9%
	R2 25	BEDROOM	w3/F09	36.1	24.6	11.5	31.9%
	R3 25	LKD	w4/F09	38.2	26.6	11.6	30.4%
	R4 24	LKD	w5/F09	38.2	26.4	11.8	30.9%
	R5 24	BEDROOM	w6/F09	36.3	24.4	11.9	32.8%
	R6 23	STUDIO-APT	w7/F09	37.8	26	11.8	31.2%
		STUDIO-APT	w8 / F09	36	34.5	15	4.2%
F10	R1 30	LKD	w1/F10	26	25.6	0.4	1.5%
		LKD	w2/F10	37.8	27	10.8	28.6%
	R2 29	BEDROOM	w3/F10	36.2	25.1	11.1	30.7%
	R3 29	LKD	w4/F10	38.2	27	11.2	29.3%
	R4 28	LKD	w5/F10	38.3	26.9	11.4	29.8%
	R5 28	BEDROOM	w6/F10	36.3	24.9	11.4	31.4%
	R6 27	STUDIO-APT	w7/F10	37.9	26.5	11.4	30.1%
		STUDIO-APT	w8 / F10	36.3	34.8	15	4.1%
F11	R1 34	LKD	w1/F11	26.3	25.9	0.4	1.5%
		LKD	w2/F11	37.8	27.4	10.4	27.5%
	R2 33	BEDROOM	w3/F11	36.2	25.6	10.6	29.3%
	R3 33	LKD	w4/F11	38.3	27.5	10.8	28.2%
	R4 32	LKD	w5/F11	38.3	27.3	11	28.7%
	R5 32	BEDROOM	w6/F11	36.3	25.3	11	30.3%
	R6 31	STUDIO-APT	w7/F11	37.9	26.9	11	29.0%
		STUDIO-APT	w8 / F11	36.5	35	15	4.1%
F12	R1	BEDROOM	w1/F12	39.5	39.5	0	0.0%
		BEDROOM	w2/F12	39.5	34.7	4.8	12.2%
		BEDROOM	w3/F12	39.5	34.3	5.2	13.2%
	R2 38	LKD	w4/F12	26.6	26.3	0.3	1.1%
		LKD	w5/F12	37.8	27.9	9.9	26.2%
	R3 37	BEDROOM	w6/F12	36.2	26	10.2	28.2%
	R4 37	LKD	w7/F12	38.3	28	10.3	26.9%
	R5 36	LKD	w8 / F12	38.4	27.8	10.6	27.6%
	R6 36	BEDROOM	w9/F12	36.3	25.7	10.6	29.2%
	R7 35	STUDIO-APT	w10/ F12	37.9	27.4	10.5	27.7%
		STUDIO-APT	w11/F12	36.7	35.3	1.4	3.8%
F13	R1 43	BEDROOM	w1/F13	39.5	39.5	0	0.0%
		BEDROOM	w2/F13	39.5	35	4.5	11.4%
		BEDROOM	w3/F13	39.5	34.7	4.8	12.2%
	R2 42	LKD	w4/F13	27	26.7	0.3	1.1%
		LKD	w5/F13	37.8	28.4	9.4	24.9%
	R3 41	BEDROOM	w6/F13	36.2	26.5	9.7	26.8%
	R4 41	LKD	w7/F13	38.3	28.5	9.8	25.6%
	R5 40	LKD	w8 / F13	38.4	28.3	10.1	26.3%
	R6 40	BEDROOM	w9/F13	36.3	26.2	10.1	27.8%
	R7 39	STUDIO-APT	w10/ F13	38	27.8	10.2	26.8%
		STUDIO-APT	w11/F13	36.9	35.5	1.4	3.8%
F14	R1 48	BEDROOM	w1/F14	39.5	39.5	0	0.0%

FLOOR	ROOM	ROOM USE	WINDOW	EX.	PR.	LOSS	%
		BEDROOM	w2/F14	39.5	35.3	4.2	10.6%
		BEDROOM	w3/F14	39.5	35	4.5	11.4%
	R2 47	LKD	W4/F14	27.5	27.2	0.3	1.1%
		LKD	W5/F14	37.9	28.8	9.1	24.0%
	R3 46	BEDROOM	W6/F14	36.3	27	9.3	25.6%
	R4 46	LKD	W7/F14	38.3	29	9.3	24.3%
	R5 45	LKD	W8 / F14	38.4	28.8	9.6	25.0%
	R6 45	BEDROOM	W9 / F14	36.4	26.6	9.8	26.9%
	R7 44	STUDIO-APT	W10/ F14	38	28.3	9.7	25.5%
		STUDIO-APT	W11/ F14	37.1	35.7	14	3.8%
F15	R1 52	LKD	W1/F15	28	27.7	0.3	1.1%
		LKD	W2/F15	37.9	29.3	8.6	22.7%
	R2 51	BEDROOM	W3/F15	36.3	27.5	8.8	24.2%
	R3 51	LKD	W4/F15	38.3	29.4	8.9	23.2%
	R4 50	LKD	W5/F15	38.4	29.2	9.2	24.0%
	R5 50	BEDROOM	W6/F15	36.4	27.1	9.3	25.5%
	R6 49	STUDIO-APT	W7/F15	38	28.7	9.3	24.5%
		STUDIO-APT	W8 / F15	37.3	35.9	14	3.8%
F16	R1 56	LKD	W1/F16	28.5	28.2	0.3	1.1%
		LKD	W2/F16	37.9	29.8	8.1	21.4%
	R2 55	BEDROOM	W3/F16	36.3	28	8.3	22.9%
	R3 55	LKD	W4/F16	38.4	29.9	8.5	22.1%
	R4 54	LKD	W5/F16	38.5	29.7	8.8	22.9%
	R5 54	BEDROOM	W6/F16	36.4	27.5	8.9	24.5%
	R6 53	STUDIO-APT	W7/F16	38.1	29.2	8.9	23.4%
		STUDIO-APT	W8 / F16	37.4	36.1	13	3.5%
F17	R1 60	LKD	W1/F17	29.1	28.8	0.3	1.0%
		LKD	W2/F17	37.9	30.3	7.6	20.1%
	R2 59	BEDROOM	W3/F17	36.3	28.5	7.8	21.5%
	R3 59	LKD	W4/F17	38.4	30.5	7.9	20.6%
	R4 58	LKD	W5/F17	38.5	30.2	8.3	21.6%
	R5 58	BEDROOM	W6/F17	36.4	28	8.4	23.1%
	R6 57	STUDIO-APT	W7/F17	38.1	29.7	8.4	22.0%
		STUDIO-APT	W8 / F17	37.6	36.3	13	3.5%
F18	R1 64	LKD	W1/F18	29.7	29.5	0.2	0.7%
		LKD	W2/F18	37.9	30.8	7.1	18.7%
	R2 63	BEDROOM	W3/F18	36.3	29	7.3	20.1%
	R3 63	LKD	W4/F18	38.4	31	7.4	19.3%
	R4 62	LKD	W5/F18	38.5	30.7	7.8	20.3%
	R5 62	BEDROOM	W6/F18	36.4	28.5	7.9	21.7%
	R6 61	STUDIO-APT	W7/F18	38.1	30.2	7.9	20.7%
		STUDIO-APT	W8 / F18	37.7	36.4	13	3.4%
F19	R1 68	LKD	W1/F19	30.4	30.2	0.2	0.7%
		LKD	W2/F19	37.9	31.4	6.5	17.2%
	R2 67	BEDROOM	W3/F19	36.3	29.5	6.8	18.7%
	R3 67	LKD	W4/F19	38.4	31.5	6.9	18.0%
	R4 66	LKD	W5/F19	38.5	31.2	7.3	19.0%
	R5 66	BEDROOM	W6/F19	36.4	29	7.4	20.3%
	R6 65	STUDIO-APT	W7/F19	38.1	30.7	7.4	19.4%
		STUDIO-APT	W8 / F19	37.8	36.6	12	3.2%

FLOOR	ROOM	ROOM USE	WINDOW	EX.	PR.	LOSS	%
F20	R1 72	LKD	W1/F20	31.2	31	0.2	0.6%
		LKD	W2/F20	37.9	31.9	6	15.8%
	R2 71	BEDROOM	W3/F20	36.3	30.1	6.2	17.1%
	R3 71	LKD	W4/F20	38.4	32	6.4	16.7%
	R4 70	LKD	W5/F20	38.5	31.8	6.7	17.4%
	R5 70	BEDROOM	W6/F20	36.4	29.5	6.9	19.0%
	R6 69	STUDIO-APT	W7/F20	38.1	31.2	6.9	18.1%
		STUDIO-APT	W8 / F20	37.9	36.8	1.1	2.9%
F21	R1 76	LKD	W1/F21	32	31.8	0.2	0.6%
		LKD	W2/F21	37.9	32.4	5.5	14.5%
	R2 75	BEDROOM	W3/F21	36.3	30.6	5.7	15.7%
	R3 75	LKD	W4/F21	38.4	32.6	5.8	15.1%
	R4 74	LKD	W5/F21	38.5	32.3	6.2	16.1%
	R5 74	BEDROOM	W6/F21	36.4	30.1	6.3	17.3%
	R6 73	STUDIO-APT	W7/F21	38.1	31.7	6.4	16.8%
		STUDIO-APT	W8 / F21	38	36.9	1.1	2.9%
F22	R1 70	LKD	W1/F22	32.8	32.7	0.1	0.3%
		LKD	W2/F22	37.8	32.9	4.9	13.0%
	R2 69	BEDROOM	W3/F22	36.3	31.1	5.2	14.3%
	R3 69	LKD	W4/F22	38.4	33.1	5.3	13.8%
	R4 68	LKD	W5/F22	38.5	32.8	5.7	14.8%
	R5 68	BEDROOM	W6/F22	36.4	30.6	5.8	15.9%
	R6 67	STUDIO-APT	W7/F22	38.1	32.2	5.9	15.5%
		STUDIO-APT	W8 / F22	38.1	37.1	1	2.6%
F23	R1 74	LKD	W1/F23	33.7	33.6	0.1	0.3%
		LKD	W2/F23	37.8	33.4	4.4	11.6%
	R2 73	BEDROOM	W3/F23	36.3	31.6	4.7	12.9%
	R3 73	LKD	W4/F23	38.4	33.6	4.8	12.5%
	R4 72	LKD	W5/F23	38.5	33.3	5.2	13.5%
	R5 72	BEDROOM	W6/F23	36.4	31.1	5.3	14.6%
	R6 71	STUDIO-APT	W7/F23	38.1	32.7	5.4	14.2%
		STUDIO-APT	W8 / F23	38.2	37.3	0.9	2.4%
F24	R1 78	LKD	W1/F24	34.7	34.6	0.1	0.3%
		LKD	W2/F24	37.9	33.9	4	10.6%
	R2 77	BEDROOM	W3/F24	36.3	32.2	4.1	11.3%
	R3 77	LKD	W4/F24	38.4	34.1	4.3	11.2%
	R4 76	LKD	W5/F24	38.5	33.8	4.7	12.2%
	R5 76	BEDROOM	W6/F24	36.4	31.6	4.8	13.2%
	R6 75	STUDIO-APT	W7/F24	38.1	33.2	4.9	12.9%
		STUDIO-APT	W8 / F24	38.3	37.4	0.9	2.3%
F25	R1 82	LKD	W1/F25	35.6	35.5	0.1	0.3%
		LKD	W2/F25	37.9	34.5	3.4	9.0%
	R2 81	BEDROOM	W3/F25	36.4	32.7	3.7	10.2%
	R3 81	LKD	W4/F25	38.5	34.7	3.8	9.9%
	R4 80	LKD	W5/F25	38.5	34.4	4.1	10.6%
	R5 80	BEDROOM	W6/F25	36.4	32.1	4.3	11.8%
	R6 79	STUDIO-APT	W7/F25	38.1	33.7	4.4	11.5%
		STUDIO-APT	W8 / F25	38.4	37.6	0.8	2.1%
F26	R1 86	LKD	W1/F26	36.6	36.5	0.1	0.3%
		LKD	W2/F26	38.1	35.1	3	7.9%

FLOOR	ROOM	ROOM USE	WINDOW	EX.	PR.	LOSS	%
	R2 85	BEDROOM	W3/F26	36.5	33.4	3.1	8.5%
	R3 85	LKD	W4/F26	38.6	35.4	3.2	8.3%
	R4 84	LKD	W5/F26	38.5	34.9	3.6	9.4%
	R5 84	BEDROOM	W6/F26	36.4	32.6	3.8	10.4%
	R6 83	STUDIO-APT	W7/F26	38.1	34.2	3.9	10.2%
		STUDIO-APT	W8 / F26	38.5	37.8	0.7	1.8%
F27	R1 90	LKD	W1/F27	37.5	37.5	0	0.0%
		LKD	W2/F27	38.8	36.3	2.5	6.4%
	R2 89	BEDROOM	W3/F27	37.7	35	2.7	7.2%
	R3 89	LKD	W4/F27	39	36.2	2.8	7.2%
	R4 88	LKD	W5/F27	38.5	35.4	3.1	8.1%
	R5 88	BEDROOM	W6/F27	36.4	33.1	3.3	9.1%
	R6 87	STUDIO-APT	W7/F27	38.1	34.7	3.4	8.9%
		STUDIO-APT	W8 / F27	38.6	37.9	0.7	1.8%
F28	R1 92	LKD	W1/F28	38.5	35.9	2.6	6.8%
	R2 92	BEDROOM	W2/F28	36.4	33.6	2.8	7.7%
	R3 91	STUDIO-APT	W3/F28	38.1	35.2	2.9	7.6%
		STUDIO-APT	W4/F28	38.7	38.1	0.6	1.6%
F29	R1 94	LKD	W1/F29	38.6	36.3	2.3	6.0%
	R2 94	BEDROOM	W2/F29	36.4	34	2.4	6.6%
	R3 93	STUDIO-APT	W3/F29	38.2	35.7	2.5	6.5%
		STUDIO-APT	W4/F29	38.8	38.3	0.5	1.3%
F30	R1 96	LKD	W1/F30	38.6	36.6	2	5.2%
	R2 96	BEDROOM	W2/F30	36.4	34.4	2	5.5%
	R3 95	STUDIO-APT	W3/F30	38.2	36	2.2	5.8%
		STUDIO-APT	W4/F30	38.9	38.4	0.5	1.3%
F31	R1 98	LKD	W1/F31	38.6	37	1.6	4.1%
	R2 98	BEDROOM	W2/F31	36.4	34.8	1.6	4.4%
	R3 97	STUDIO-APT	W3/F31	38.2	36.5	1.7	4.5%
		STUDIO-APT	W4/F31	39	38.6	0.4	1.0%
F32	R1 100	LKD	W1/F32	38.8	37.5	1.3	3.4%
	R2 100	BEDROOM	W2/F32	36.6	35.2	1.4	3.8%
	R3 99	STUDIO-APT	W3/F32	38.4	37	1.4	3.6%
		STUDIO-APT	W4/F32	39.1	38.8	0.3	0.8%
F33	R1 102	LKD	W1/F33	39.1	38.1	1	2.6%
	R2 102	BEDROOM	W2/F33	37.7	36.7	1	2.7%
	R3 101	STUDIO-APT	W3/F33	39	37.9	1.1	2.8%
		STUDIO-APT	W4/F33	39.2	38.9	0.3	0.8%