



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

**DAYLIGHT & SUNLIGHT
PROOF OF EVIDENCE**

REBUTTAL

Gordon Ingram

Goldsworth Road Development LLP

19 November 2021

Planning Appeal Reference:

APP/A3655/W/21/3276474

Planning Application Reference:

PLAN/2020/0568

PROJECT DATA:

Client **Goldsworth Road Development LLP**
Architect **JTP Architects**
Project Title **Land North and South of Goldsworth Road, Woking GU21 6JT**
Project Number **15563**

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Report Title **Daylight & Sunlight Proof of Evidence: Rebuttal**
Dated **19 November 2021**
Prepared by **Gordon Ingram**

Gordon Ingram MRICS

This document has been prepared by Gordon Ingram as evidence for the Public Inquiry at Land North and South of Goldsworth Road, Woking GU21 6JT.

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(PREPARED BY RIGHT OF LIGHT CONSULTING)



Fig. 01: CGI illustration of the proposed Goldsworth Road, Woking development designed by JTP Architects

1 INTRODUCTION

- 1.1 This rebuttal has been prepared by Gordon Robert Ingram of GIA (Gordon Ingram Associates) in response to the Proof of Evidence prepared by Paul Hearmon, dated 2nd November 2021.
- 1.2 Within this rebuttal I have addressed certain points raised within Mr Hearmon's evidence and outlined a number of key considerations in relation to the arguments he has presented. These include:
 - A Application of the Rainbird judgement;
 - B Updates to the original assessment;
 - C Scope of evidence by Mr Hearmon; and
 - D Application of the BRE Guidelines.
- 1.3 This rebuttal responds only to particular key points made in Mr Hearmon's evidence. Issues not addressed in this rebuttal are not necessarily accepted. Regard should therefore be had to my submitted Proof of Evidence, upon which I continue to rely.
- 1.4 I have also had a constructive meeting with Mr Hearmon which will lead to a daylight and sunlight Statement of Common Ground ('SoCG') which will reduce the issues between us and will hopefully assist the Inspector. When this SoCG is completed some of this rebuttal will be overtaken by areas of agreement.

A UPDATES TO THE BASELINE

A.1 As I have outlined in my proof, the case of *Rainbird v The Council of the London Borough of Tower Hamlets* [2018] EWHC 657 (Admin) (“Rainbird”) (CD-15.1.2) confirms that a two-stage process should be followed when assessing daylight and sunlight impacts on neighbouring properties. 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.

A.2 In answering the stage two question, wider amenity considerations are to be taken into account in arriving at a balanced judgement. This has been confirmed as the correct approach to assessing impacts in a number of recent appeal decisions.

A.3 The following planning appeal decisions refer to the Rainbird judgement and the application of planning policy:

“A recent Court judgment has clarified that this should be a two-stage process. In essence, first, as a matter of calculation, whether there would be a material deterioration in conditions and second, as a matter of judgement, whether that deterioration would be acceptable in the particular circumstances of the case.”¹

“That is borne out by the way in which the Courts have approached the way in which loss of sunlight and daylight as a result of development should be dealt with. We are told that this should be a two-stage process: first, as a matter of calculation, whether there would be a material deterioration in conditions; and second, as a matter of judgment, whether that deterioration would be acceptable in the particular circumstances of the case.”²

“An important consideration is that the Council did not adopt a two-stage test in assessing the daylight and sunlight implications of the scheme, although the Council’s witness accepted that this was the appropriate approach as set out in case law and appeal decisions. The correct approach is firstly to calculate whether there would be a material deterioration in conditions, using the BRE guidance. But after that there has to be consideration of policy and wider amenity issues (including policy to make effective use of land). It is this second stage which the Council initially failed to address, and the fact that the Council initially did not adopt this approach casts some doubt on their evidence.”³

A.4 Taking the third extract above, the Inspector considered the Council’s evidence for the Hertford Gasworks appeal to fall short as it did not consider the second part of the two-stage process stipulated in the court judgement.

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

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

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

STAGE 1 CONSIDERATIONS

- A.5 In his evidence, Mr Hearmon has only considered the Proposed Development by reference to the first stage i.e. the application of the BRE Guidelines. He has not considered *“whether the deterioration would be acceptable in the particular circumstances of the case”*. He has not therefore considered the essential second part of the two-stage process.
- A.6 It is clear to me that Mr Hearmon’s evidence is limited. It provides no evidence of the acceptability of the impacts in context as required, but simply a technical analysis as against the nationally relevant guidance.

STAGE 2 CONSIDERATIONS

- A.7 In answering the stage two question, wider amenity and other planning considerations are to be taken into account in arriving at a balanced judgement. This includes but is not limited to the following considerations listed below:

Relevant Policies on Daylight & Sunlight

- A.8 Mr Hearmon does not consider the national and local policy and guidance relating to daylight and sunlight matters. At paragraph 3.3.2 of his evidence, one reference is made to the NPPF which states that local authorities should refuse planning applications that fail to make efficient use of land and that a flexible approach should be taken when applying policies or guidance relating to daylight and sunlight.
- A.9 In his evidence, Mr Hearmon does not consider the wider aspirations within national and local policy documents for growth and strategic development on sites such as this. He focuses on the application of the numerical criteria within the BRE Guidelines as opposed to the provisions of the development plan and the application of its policies to determine the acceptability of the impact on residential amenity.
- A.10 Mr Hearmon does not refer to the Site’s location within the defined Woking Town Centre, the fact that the site is earmarked for development with the Site Allocations DPD or that it is identified as a site that would be unlocked by the HIF funding received by the Council. These are important contextual factors when considering appropriate daylight values within the area to which Mr Hearmon has not had regard and as to which he makes limited or no comment.
- A.11 As established in my Proof, Policy CS21 is the Council’s policy that I have considered in establishing whether the Proposed Development would cause a *“significant harmful impact in terms of loss of...daylight or sunlight”* in neighbouring properties. This is not considered as part of Mr Hearmon’s evidence.

Appendix F of the BRE Guidelines

- A.12 While Mr Hearmon’s evidence is focused around the application of the BRE Guidelines, there are further considerations provided at Appendix F of that document which appear to have been overlooked but which are central to understanding alternative target values which may appropriately be used by a developer or local authority based on the particular requirements of a development or its location.

- A.13 This relates to the hypothetical example provided at Figure F1 within Appendix F of a narrow mews i.e. an urban location where higher obstruction angles (40-degrees) and lower VSC values (18%) would be considered acceptable. The BRE document also makes reference to the particular needs of Town Centres to be built to higher densities and the consequent requirement of flexibility in such circumstances. These are but examples of how context is relevant in the consideration of appropriate alternative VSC values. This is not considered by Mr Hearmon.

Local Context

- A.14 As above, Mr Hearmon gives no consideration to comparable schemes in the immediate area which 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.
- A.15 The consideration of context is now enshrined within national guidance on daylight and sunlight. Mr Hearmon has ignored national and local policy and the recognition that context is a material consideration in determining acceptable living conditions.

Resolution to Grant

- A.16 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 Site and in this part of Woking and the consequences of this to the acceptability of daylight and sunlight impacts in this transformational part of the town.
- A.17 It is evidence of the fact that the Council envisages the efficient use of the Site and anticipates and expects reductions in daylight and sunlight amenity to neighbouring properties. There is no reference to this in Mr Hearmon's evidence.

B UPDATES TO THE ORIGINAL ASSESSMENT

- B.1 Mr Hearmon's evidence is based on the Daylight and Sunlight Chapter and supporting technical results contained within the Environmental Statement submitted with the original planning application documents in June 2020 (the "June ES"). During the course of the planning application in November 2020, the Proposed Development was, following consultation with officers, amended to reduce the height of the tallest building to match that of the RTG Scheme.
- B.2 The revised plans and supporting documentation were submitted to the Council on 13th November 2020 with the description of development being amended to that now being considered at this appeal. With the November 2020 update, a Statement of Conformity was submitted by GIA with the ES Addendum confirming that the reduced scheme would not give rise to impacts over and beyond those outlined in the June ES. But, the lower scheme (and other alterations affected by the amendments) would have a different impact from the one used by Mr Hearmon.
- B.3 Given the passage of time since the original technical assessments were undertaken for the June 2020 planning submission, changes have occurred to the baseline which has resulted in updates to the surrounding context model. These were undertaken to ensure the model was up to date for the appeal and provide the highest and most up to date level of accuracy for the technical assessments.

UPDATES TO MODEL

- B.4 The implications of these updates on the evidence of Mr Hearmon is detailed below:

Birchwood Court

- B.5 At paragraph 2.2.26, Mr Hearmon refers to windows in Birchwood Court which experience a loss of 100% VSC with retained VSC values of 0% as noted in the results included in the June ES. As part of the review of the context model, Birchwood Court was updated to improve the accuracy of the model. The windows in question are small slat windows positioned above balcony doors as shown in Figure 02. They form part of the balcony door opening.



Fig. 02: Street View image of Birchwood Court

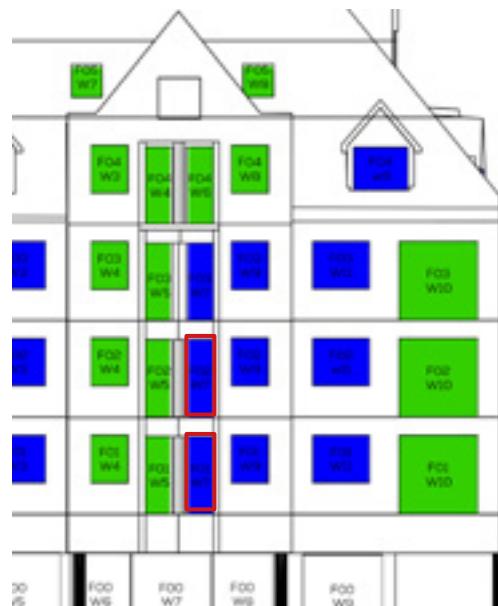


Fig. 03: Window Map

- B.6 The balcony door windows were remodelled as a single aperture to give a more accurate representation of the existing and proposed VSC values.
- B.7 Having re-run the technical assessment on the Proposed Development for the purposes of the appeal, there are no windows or rooms in Birchwood Court (or any other property) which will experience 100% loss of VSC, NSL or APSH by reason of the Proposed Development.

21-25 Church Street West

- B.8 The June ES considered the daylight and sunlight impact to 21-25 Church Street West which is located to the north of the Site. The reason for this is that at the time Prior Approval (Ref: PLAN/2018/0176) had been granted for the conversion of the office accommodation to 19 apartments.
- B.9 However, the Prior Approval was not implemented and completed in accordance with the conditions attached thereto and has now expired. The lawful use of the property remains as an office. As such, it is no longer relevant for assessment of daylight and sunlight impacts. Notwithstanding the above, the property has been assessed as if it were a residential use by Mr Hearmon within his evidence.

PROPERTIES EARMARKED FOR DEMOLITION

1&1a and 2 Guildford Road

- B.10 Prior Notification to demolish this property along with adjoining properties at 3-11 Guildford Road was approved in December 2020 (Ref: PLAN/2020/1017). The Prior Notification was applied for by the Council. In the application documents, the Council outline the justification for the demolition as follows:

[The Council] has been successful in securing a significant grant from the Government's Housing Infrastructure Fund to complete the acquisition of The Triangle site, undertake major highway improvement works within the town centre and widen the Victoria Arch bridge. Clearance of The Triangle is a key step in the delivery of the wider project which will include the removal of the one-way gyratory system and introduction of a two-way dual carriageway, shared pedestrian and cycle paths and crossing points for pedestrians and cyclists. Traffic flow will be further improved via the widening of the Victoria Arch railway bridge. The overall aim of the improvements is to remove restrictions to support growth and enable the delivery of housing to meet the needs of Woking.

- B.11 The demolition of this property is for the purposes of extending the road infrastructure. It is currently scaffolded with ground floor windows covered with timber hoarding as a security measure.
- B.12 In September 2021, Ardent Management Limited (on behalf of the Council) issued a Section 16 Notice (the "Notice")(Appendix 12 to my Proof) to establish the details of the parties with an interest in the land and properties which will be affected by the proposed highway enhancement scheme. The Notice identifies properties within the project area which includes 1-2 Guildford Road. This is recent evidence of the Council's clear intention to demolish the buildings which fall within the highway enhancement areas.
- B.13 Mr Hearmon has not considered or been made aware of the wealth of evidence in the public domain relating the intended demolition of these properties. He has instead recommended that the impact classification of 1&1a Guildford Road be increased from minor negative as stated in the June ES to moderate negative. Evidence is clearly available to demonstrate that the property is unlikely to be occupied again as residential accommodation.

Victoria House

- B.14 In February 2021, the Council refused planning permission for the conversion of Victoria House to provide one-bed apartments (Ref: PLAN/2020/0790). Among the concerns raised by officers was that the site fell within the potential Compulsory Purchase Order (CPO) area related to the Housing Infrastructure Fund (HIF) scheme. The Delegated Report for the planning application states:

The plan of the potential CPO area (in the public domain) appears to indicate that the subject building would need to be demolished/altered to accommodate a widened Victoria Way as part of the HIF scheme. Therefore, the application may also provide prejudicial to the HIF scheme however it is not considered that any potential interaction with the HIF scheme is capable of forming a potentially defensible, and sustainable, ground for refusal at the present time.

- B.15 It is clear that the Council are intent on either demolishing or altering the property to accommodate road widening on Victoria Way. As such, it is reasonable to assume that the property is unlikely to be occupied as permanent residential accommodation and any impact arising from the Proposed Development is temporary.
- B.16 As outlined at paragraph B.12 above, the site also forms part of one of the sites which have been identified in the Notice, this is recent evidence of the Council's clear intention to demolish or alter the building in the future.
- B.17 Within paragraph 6.10.11 of my Proof, I have set out how the Council considered planning application (Ref: PLAN/2020/0790) in light of Policy UA11 of the Site Allocations DPD by seeking to avoid developments which would prejudice the delivery of the allocation.
- B.18 As with the Guildford Road properties, Mr Hearmon has not considered or made reference to the Council's recent decisions in relation to the future of Victoria House which sit within the public domain. He has instead recommended that the impact classification of this property is increased from moderate negative as stated in the June ES to major negative, even though evidence is available to demonstrate that the Council are safeguarding the site for redevelopment in order to accommodate the planned highway and infrastructure works and wider site allocation.

11-13 Goldsworth Road

- B.19 As with the Victoria House, the property at 11-13 Goldsworth Road also forms part of one of the sites identified in the Notice. As above, Mr Hearmon has not had regard to the Council's clear intention to demolish or alter the building in the future to accommodate road widening works.
- B.20 In light of the comments made by officers in respect of the planning application for the conversion of Victoria House (see above), it is clear that the Council do not anticipate that this property will remain in situ given that it is also earmarked for demolition or alteration as part of the road widening works required to facilitate the HIF. Mr Hearmon has not acknowledged this and instead recommended that the impact classification is increased from moderate adverse as per the June ES to major adverse.

C SCOPE OF EVIDENCE

NEW ISSUES RAISED BY MR HEARMON

- c.1 The Council issued their Statement of Case (CD-10.1.2) to the Planning Inspectorate and Appellant on 5th August 2021. At paragraph 6.5, the Council lists the properties which it considers to be “detrimentally” impacted by the Proposed Development. With a view to further narrowing the areas of dispute, the Council has indicated whether the impacts are to either daylight or sunlight or both.
- c.2 In response to this and with a view to streamlining the evidence and assisting the inquiry on daylight and sunlight matters, my proof of evidence has reasonably focused on the specific issue taken by the Council on each property. The technical results for daylight and sunlight for all properties are enclosed within Appendices 04-07.
- c.3 This approach was also reflected in all versions of the draft Statement of Common Ground which was in circulation prior to the Council and Appellant’s evidence being exchanged
- c.4 Notwithstanding the above, in his proof of evidence, Mr Hearmon has now introduced new issues over and above those outlined in the Appellant’s Statement of Case. There has been no application to amend the Statement of Case. Mr Hearmon raises the following issues which have never before been raised as an issue by the Council:
- **Daylight impacts to the Victoria Square development;**
 - **Sunlight impacts to Victoria House and 11-13 Goldsworth Road; and**
 - **Overshadowing impacts to surrounding amenity areas.**
- c.5 Whilst these go beyond the Council’s Statement of Case, I have responded in turn to the additional allegations of harm listed above.

Daylight Impacts to the Victoria Square Development

- c.6 The Victoria Square development is currently under construction and therefore the appropriate daylight metric to consider is ADF as the proposed units are unoccupied. The development includes private amenity space in the form of balconies which are accessed by both the LKD and bedrooms such that the windows serving both habitable rooms will have an overhang which restricts the receipt of daylight. The studio apartments are all dual aspect with a secondary unobstructed window.
- c.7 Of the 177 rooms tested, 106 will meet or exceed the minimum ADF value for that specific room use (Stage 1). The remaining 86 rooms do not meet their minimum ADF albeit the majority fall short in the existing scenario. I have considered these rooms further against the Stage 2 considerations.
- c.8 The provision of an alternative form of amenity via the balconies means that daylight is restricted to the windows located beneath them – this is evidenced by the existing ADF values which confirm that many of the rooms already fall short of their minimum target.
- c.9 The impact of the balcony on sunlight values is evident in my proof of evidence at Section 6.12 which demonstrates that without the balconies in place, all rooms would meet the BRE’s targets for annual sunlight. Three rooms will fall short of the winter sunlight target but are compliant for annual sunlight.

- c.10 To give an appreciation of the impact of the balconies on the receipt of daylight, I have undertaken a hypothetical “no-balconies” assessment. The results are enclosed at Appendix O1 and show that 131 rooms will meet or exceed the minimum daylight value. The remaining 46 rooms are LKDs with values of between 1.5-1.9% ADF, which meets or exceeds the ADF commonly considered the minimum ADF for shared kitchen and living spaces given that kitchens (which attract the highest minimum ADF value of 2%) are generally located furthest from the window area at the rear of the room.
- c.11 In consideration of the above factors, although for a limited number of rooms the nationally applicable BRE Guidelines are not met in relation to daylight, I consider that future occupants would continue to receive “adequate” access to daylight.

Sunlight Impacts to Victoria House and 11-13 Goldsworth Road

Victoria House

- c.12 In the existing scenario, the windows serving Victoria House will have APSH values ranging from 50% up to 75%. This is against a target of 25% as outlined in the BRE Guidelines. In terms of winter sunlight, windows have values ranging from 9% up to 22% against a 5% target. This is an uncharacteristically high level of sunlight for an urban area.
- c.13 In the proposed scenario, nine of the 20 rooms will fall short of either the annual or winter sunlight target. One room will meet the annual sunlight target but only fall short of the winter sunlight target.
- c.14 The remaining eight rooms are identified as kitchens and bedrooms which will have retained APSH values of between 15-22% APSH.
- c.15 The BRE Guidelines outline at paragraph 3.1.2 that when considering sunlight “it is viewed as less important in bedrooms and in kitchens”.
- c.16 In consideration of the above, although for some rooms the nationally applicable BRE Guidelines are not met in relation sunlight, I do not consider that the impacts to the sunlight amenity of Victoria House would be significantly harmful.

11-13 Goldsworth Road

- c.17 In the proposed scenario, two of the eight rooms relevant for sunlight assessment will fall short of either the annual or winter sunlight target. Of the remaining six rooms, four serve a living room / diner (LD) while the other two are a bedroom and a kitchen.
- c.18 The LDs will retain APSH levels of between 17% and 23% APSH. Two of the LDs will meet the winter sunlight target while the remaining two will retain 4% winter sunlight against a 5% target. A similar level of sunlight currently exists in main living spaces in Victoria House and Guildford Road which are unaffected by the Proposed Development.
- c.19 The bedroom and kitchen will retain APSH values of 5% and 7% with winter sunlight levels reduced to 0% and 1% respectively. The BRE Guidelines outline at paragraph 3.1.2 that when considering sunlight “it is viewed as less important in bedrooms and in kitchens”.

Overshadowing impacts to surrounding amenity areas

c.20 Despite not being raised as an issue in the Council's Statement of Case, Mr Hearmon confirms at paragraph 2.4.1 of his evidence that he has reviewed the full overshadowing assessment for the Proposed Development, including the transient shadow images. He is in agreement with the Appellant that the overshadowing effect on the amenity spaces at 5 to 29 (odds) Oak's Road, 17 to 29 & 30 to 36 Vale Farm Road and the Millennium Place playground is Negligible.

D APPROPRIATE APPLICATION OF BRE GUIDELINES

- D.1 In his assessment of the technical analysis submitted with the June ES, Mr Hearmon makes the following observations in his conclusion:
1. *“Due to the high number of neighbouring properties that do not comply with the BRE recommendations, and due to the margin by which many of the neighbouring properties fall short of the recommendations, I am of the opinion that the appeal proposal would cause significant harm to the daylight and sunlight amenity of neighbouring properties.” (paragraph 3.3.1)*
 2. *“Due to the many instances of very low retained levels of daylight and sunlight, I am of the opinion that the appeal proposal would leave neighbouring properties with an unacceptable living standard.” (paragraph 3.3.3)*
- D.2 It appears that Mr Hearmon is inconsistent in his approach in that he has challenged a level of impact and retained values which his firm, Right of Light Consulting (“RoL Consulting”), have supported elsewhere.
- D.3 I refer to daylight and sunlight reports prepared by RoL Consulting in relation to developments at Edward Edwards House (dated October 2020) and New Road Triangle (March 2021) which are appended to this rebuttal at Appendix 02 and 03.
- D.4 Both reports illustrate that there are significant impacts to neighbouring properties abutting the developments (which are in line with those arising from the Proposed Development). Notwithstanding this, RoL Consulting considered the loss of light to the rooms in properties neighbouring both developments to be acceptable.
- D.5 I have listed below some examples of the impacts to the properties neighbouring the Edward Edwards House development which, in light of Mr Hearmon’s assessment of the Proposed Development, would cause “significant harm”.

FLOOR	WINDOW	ROOM USE	EXISTING VSC (%)	PROPOSED VSC (%)	PERCENTAGE REDUCTION
2 Nicholson Street					
F00	3	Dining / Kitchen	22.1%	2.9%	87%
	4	Dining / Kitchen	23.4%	3.2%	86%
F01	8	Bedroom	23.6%	2.1%	91%
4 Nicholson Street					
F00	11	Kitchen	24.8%	3.4%	85%
	12	Kitchen	25.6%	4.1%	84%
F01	19	Bedroom	25.4%	2.9%	89%
6 Nicholson Street					
F00	26	Domestic	2.1%	0.0%	100%
F01	29	Domestic	27.4%	5.7%	79%
F01	30	Domestic	28.1%	6.2%	78%
8 Nicholson Street					
F00	35	Domestic	26.2%	5.2%	80%

FLOOR	WINDOW	ROOM USE	EXISTING VSC (%)	PROPOSED VSC (%)	PERCENTAGE REDUCTION
F00	36	Domestic	26.4%	5.6%	79%
F01	38	Domestic	28.9%	7.5%	74%
10 Nicholson Street					
F00	43	Domestic	26.7%	6.2%	77%
F00	44	Domestic	26.8%	6.7%	75%
F01	51	Domestic	29.2%	8.2%	72%
F02	53	Domestic	30.1%	8.9%	70%
12 Brinton Walk					
F00	115	Domestic	11.5%	2.7%	77%
F00	116	Domestic	6.6%	1.4%	79%
F00	118	Domestic	2.6%	0.0%	100%
Quadrant House					
F01	978	Domestic	28.1%	9.0%	68%
F01	979	Domestic	30.3%	11.1%	63%
F01	980	Domestic	29.9%	11.2%	63%
F02	986	Domestic	29.1%	9.6%	67%
F02	987	Domestic	31.3%	11.8%	62%
F02	988	Domestic	30.9%	11.9%	61%
F03	994	Domestic	30.2%	10.2%	66%

d.6 Similarly, I have listed below some examples of the impacts to the properties neighbouring the New Road Triangle development:

FLOOR	WINDOW	ROOM USE	EXISTING VSC (%)	PROPOSED VSC (%)	PERCENTAGE REDUCTION
Fairview New Homes					
F00	152	LKD	26.0%	11.4%	56%
F01	168	LKD	20.5%	8.9%	57%
F01	169	LKD	20.1%	8.0%	60%
F01	170	LKD	20.7%	8.3%	60%
F02	189	LKD	20.7%	9.4%	55%
F02	190	LKD	21.0%	9.0%	57%
F02	191	LKD	21.0%	8.8%	58%
F03	218	LKD	20.7%	9.8%	53%
F03	219	LKD	21.0%	9.4%	55%
F03	220	LKD	21.1%	9.3%	56%
F04	247	LKD	20.8%	10.2%	51%
F04	248	LKD	21.2%	10.1%	52%
F04	249	LKD	21.2%	9.8%	54%

d.7 Despite identifying significant adverse impacts arising from the Proposed Development, Right of Light Consulting has considered similar impacts to and retained levels of daylight and sunlight acceptable in main habitable rooms which neighbouring developments he has supported.

- D.8 Elsewhere in his evidence (paragraph 2.2.39), Mr Hearmon challenges the justification provided in the 2020 ES that parts of the Site are low rise and therefore the impacts to neighbouring properties will be greater as a result of the high level of daylight in the existing scenario which is uncharacteristic of an urban environment.

"The Environmental Statement acknowledges the "Major Negative" effect but attributes this to the rooms currently overlooking the "low-level massing in the site". Whilst the current massing is indeed built to a lower level than the current proposal, this does not in my opinion negate the significant impact the proposed development would have."

- D.9 In a similar vein, at paragraph 4.2.2 of the Edward Edwards House Report, RoL Consulting recognise that:

"The windows which fall short of the BRE VSC recommendations at the Rochester Estate are all north facing and face directly towards the proposed development site, which is currently very low rise. For residential properties within a city centre, urban location, this is unusual and therefore a greater relative change in the light achievable is to be expected as a result of the proposed development."

- D.10 Again at paragraph 4.2.2 of the New Road Triangle report, RoL Consulting recognise that in that case, the site is "currently undeveloped" and "has been earmarked for significant redevelopment which will provide much needed housing for the area". The report then acknowledges that:

"As a result, the existing light levels are exceptionally high, particularly in the context of an urban location. In this situation, a larger than normal change should be justifiable"

- D.11 Of course, these comments are made in relation to a different site and a different context. But the principles embodied in these approaches are applicable here too in my opinion, having regard to the development plan strategy for this area and these sites, the previous resolution to grant on this site and the relationships already found acceptable in the adjacent developments by the Council. For all of these reasons, I would also argue that a similar level of change in daylight and sunlight amenity would be expected within Woking Town Centre.

2 CONCLUSION

- 2.1 It is clear from the information I have presented that the evidence by Mr Hearmon falls short of undertaking a comprehensive assessment of the impact of the Proposed Development on daylight and sunlight amenity. Mr Hearmon fails to apply the two staged approach as required by the Courts; fails to examine national and local policy and highly relevant contextual considerations such as existing daylight and values which exist in the area alongside the resolution to grant scheme.
- 2.2 Only when all of the above matters are taken in to account can a conclusion be drawn on whether the Proposed Development gives rise to significant harmful impacts as outlined in policy CS21.
- 2.3 I have considered these matters in detail in my evidence and it remains my view that the Proposed Development is acceptable in its own right for this particular location.

3 APPENDICES

APPENDIX 01
VICTORIA SQUARE "NO BALCONIES" ASSESSMENT

FLAT REF.	FLOOR	ROOM	ROOM USE	ROOM AREA (SQM)	TARGET	EXISTING	PROPOSED
VICTORIA SQUARE DEVELOPMENT							
2	F02	R5	LKD	21.8	2	2.2	1.5
		R6	Bedroom	14.7	1	2.8	2
1	F02	R7	Studio-Apt	32.6	2	5.5	4.5
6	F03	R1	Bedroom	20.5	1	2.4	1.7
		R2	LKD	20	2	2.4	1.7
5	F03	R3	Bedroom	16.9	1	2.6	1.8
		R4	LKD	18.8	2	2.6	1.8
4	F03	R5	LKD	21.8	2	2.2	1.5
		R6	Bedroom	14.7	1	2.8	1.9
3	F03	R7	Studio-Apt	32.6	2	5.5	4.5
10	F04	R1	Bedroom	20.5	1	2.4	1.7
		R2	LKD	20	2	2.4	1.7
9	F04	R3	Bedroom	16.9	1	2.6	1.8
		R4	LKD	18.8	2	2.6	1.9
8	F04	R5	LKD	21.8	2	2.2	1.6
		R6	Bedroom	14.7	1	2.8	2
7	F04	R7	Studio-Apt	32.6	2	5.6	4.5
	F05	R1	Bedroom	20.5	1	2.4	1.7
		R2	LKD	20	2	2.4	1.7
		R3	Bedroom	16.9	1	2.6	1.9
		R4	LKD	18.8	2	2.7	1.9
6	F05	R5	LKD	21.8	2	2.2	1.6
		R6	Bedroom	14.7	1	2.9	2
5	F05	R7	Studio-Apt	32.6	2	5.7	4.6
14	F06	R1	LKD	25.5	2	5.8	4.7
13	F06	R2	Bedroom	12	1	3.5	2.5
		R3	LKD	24.6	2	2.1	1.5
12	F06	R4	LKD	21.8	2	2.3	1.6
		R5	Bedroom	14.7	1	2.9	2
11	F06	R6	Studio-Apt	32.6	2	5.7	4.7
18	F07	R1	LKD	25.5	2	6	4.8
17	F07	R2	Bedroom	12	1	3.5	2.6
		R3	LKD	24.6	2	2.1	1.5
16	F07	R4	LKD	21.8	2	2.3	1.6
		R5	Bedroom	14.7	1	2.9	2.1
15	F07	R6	Studio-Apt	32.6	2	5.8	4.7
22	F08	R1	LKD	25.5	2	6.1	5
21	F08	R2	Bedroom	12	1	3.6	2.6
		R3	LKD	24.6	2	2.1	1.5
20	F08	R4	LKD	21.8	2	2.3	1.7
		R5	Bedroom	14.7	1	2.9	2.1
19	F08	R6	Studio-Apt	32.6	2	5.8	4.8
26	F09	R1	LKD	25.5	2	6.2	5.1
25	F09	R2	Bedroom	12	1	3.6	2.6
		R3	LKD	24.6	2	2.1	1.6
24	F09	R4	LKD	21.8	2	2.3	1.7
		R5	Bedroom	14.7	1	2.9	2.1
23	F09	R6	Studio-Apt	32.6	2	5.8	4.9
30	F10	R1	LKD	25.5	2	6.2	5.2
29	F10	R2	Bedroom	12	1	3.6	2.7
		R3	LKD	24.6	2	2.1	1.6

FLAT REF.	FLOOR	ROOM	ROOM USE	ROOM AREA (SQM)	TARGET	EXISTING	PROPOSED
28	F10	R4	LKD	21.8	2	2.3	1.7
		R5	Bedroom	14.7	1	2.9	2.2
27	F10	R6	Studio-Apt	32.6	2	5.9	4.9
34	F11	R1	LKD	25.5	2	6.3	5.2
33	F11	R2	Bedroom	12	1	3.6	2.7
		R3	LKD	24.6	2	2.1	1.6
32	F11	R4	LKD	21.8	2	2.3	1.7
		R5	Bedroom	14.7	1	2.9	2.2
31	F11	R6	Studio-Apt	32.6	2	5.9	5
	F12	R1	Bedroom	21.6	1	3.3	2.9
38	F12	R2	LKD	25.5	2	6.3	5.3
37	F12	R3	Bedroom	12	1	3.6	2.7
		R4	LKD	24.6	2	2.1	1.6
36	F12	R5	LKD	21.8	2	2.3	1.7
		R6	Bedroom	14.7	1	2.9	2.2
35	F12	R7	Studio-Apt	32.6	2	5.9	5
43	F13	R1	Bedroom	21.6	1	3.3	3
42	F13	R2	LKD	25.5	2	6.3	5.4
41	F13	R3	Bedroom	12	1	3.6	2.8
		R4	LKD	24.6	2	2.1	1.6
40	F13	R5	LKD	21.8	2	2.3	1.8
		R6	Bedroom	14.7	1	2.9	2.2
39	F13	R7	Studio-Apt	32.6	2	5.9	5
48	F14	R1	Bedroom	21.6	1	3.3	3
47	F14	R2	LKD	25.5	2	6.3	5.4
46	F14	R3	Bedroom	12	1	3.6	2.8
		R4	LKD	24.6	2	2.1	1.7
45	F14	R5	LKD	21.8	2	2.3	1.8
		R6	Bedroom	14.7	1	2.9	2.3
44	F14	R7	Studio-Apt	32.6	2	5.9	5
52	F15	R1	LKD	25.5	2	6.4	5.5
51	F15	R2	Bedroom	12	1	3.6	2.9
		R3	LKD	24.6	2	2.1	1.7
50	F15	R4	LKD	21.8	2	2.3	1.8
		R5	Bedroom	14.7	1	2.9	2.3
49	F15	R6	Studio-Apt	32.6	2	5.9	5.1
56	F16	R1	LKD	25.5	2	6.4	5.6
55	F16	R2	Bedroom	12	1	3.6	2.9
		R3	LKD	24.6	2	2.1	1.7
54	F16	R4	LKD	21.8	2	2.3	1.8
		R5	Bedroom	14.7	1	2.9	2.3
53	F16	R6	Studio-Apt	32.6	2	5.9	5.2
60	F17	R1	LKD	25.5	2	6.4	5.6
59	F17	R2	Bedroom	12	1	3.6	2.9
		R3	LKD	24.6	2	2.1	1.7
58	F17	R4	LKD	21.8	2	2.3	1.9
		R5	Bedroom	14.7	1	2.9	2.4
57	F17	R6	Studio-Apt	32.6	2	5.9	5.2
64	F18	R1	LKD	25.5	2	6.5	5.7
63	F18	R2	Bedroom	12	1	3.6	3
		R3	LKD	24.6	2	2.1	1.7
62	F18	R4	LKD	21.8	2	2.3	1.9

FLAT REF.	FLOOR	ROOM	ROOM USE	ROOM AREA (SQM)	TARGET	EXISTING	PROPOSED
		R5	Bedroom	14.7	1	2.9	2.4
61	F18	R6	Studio-Apt	32.6	2	6	5.3
68	F19	R1	LKD	25.5	2	6.5	5.8
67	F19	R2	Bedroom	12	1	3.6	3
		R3	LKD	24.6	2	2.1	1.8
66	F19	R4	LKD	21.8	2	2.3	1.9
		R5	Bedroom	14.7	1	2.9	2.4
65	F19	R6	Studio-Apt	32.6	2	6	5.3
72	F20	R1	LKD	25.5	2	6.5	5.9
71	F20	R2	Bedroom	12	1	3.6	3.1
		R3	LKD	24.6	2	2.1	1.8
70	F20	R4	LKD	21.8	2	2.3	1.9
		R5	Bedroom	14.7	1	2.9	2.5
69	F20	R6	Studio-Apt	32.6	2	6	5.4
76	F21	R1	LKD	25.5	2	6.6	6
75	F21	R2	Bedroom	12	1	3.6	3.1
		R3	LKD	24.6	2	2.1	1.8
74	F21	R4	LKD	21.8	2	2.3	2
		R5	Bedroom	14.7	1	2.9	2.5
73	F21	R6	Studio-Apt	32.6	2	6	5.4
70	F22	R1	LKD	25.5	2	6.6	6.1
69	F22	R2	Bedroom	12	1	3.6	3.1
		R3	LKD	24.6	2	2.1	1.8
68	F22	R4	LKD	21.8	2	2.3	2
		R5	Bedroom	14.7	1	2.9	2.5
67	F22	R6	Studio-Apt	32.6	2	6	5.4
74	F23	R1	LKD	25.5	2	6.7	6.2
73	F23	R2	Bedroom	12	1	3.6	3.2
		R3	LKD	24.6	2	2.1	1.9
72	F23	R4	LKD	21.8	2	2.3	2
		R5	Bedroom	14.7	1	2.9	2.5
71	F23	R6	Studio-Apt	32.6	2	6	5.5
78	F24	R1	LKD	25.5	2	6.7	6.3
77	F24	R2	Bedroom	12	1	3.6	3.2
		R3	LKD	24.6	2	2.1	1.9
76	F24	R4	LKD	21.8	2	2.3	2
		R5	Bedroom	14.7	1	2.9	2.6
75	F24	R6	Studio-Apt	32.6	2	6	5.5
82	F25	R1	LKD	25.5	2	6.8	6.4
81	F25	R2	Bedroom	12	1	3.6	3.3
		R3	LKD	24.6	2	2.1	1.9
80	F25	R4	LKD	21.8	2	2.3	2.1
		R5	Bedroom	14.7	1	2.9	2.6
79	F25	R6	Studio-Apt	32.6	2	6	5.5
86	F26	R1	LKD	25.5	2	6.9	6.6
85	F26	R2	Bedroom	12	1	3.6	3.3
		R3	LKD	24.6	2	2.1	1.9
84	F26	R4	LKD	21.8	2	2.3	2.1
		R5	Bedroom	14.7	1	2.9	2.7
83	F26	R6	Studio-Apt	32.6	2	6	5.7
90	F27	R1	LKD	25.5	2	7	6.8
89	F27	R2	Bedroom	12	1	3.8	3.5

FLAT REF.	FLOOR	ROOM	ROOM USE	ROOM AREA (SQM)	TARGET	EXISTING	PROPOSED
		R3	LKD	24.6	2	2.1	2
88	F27	R4	LKD	21.8	2	2.3	2.1
		R5	Bedroom	14.7	1	2.9	2.7
87	F27	R6	Studio-Apt	32.6	2	6	5.7
92	F28	R1	LKD	21.8	2	2.3	2.1
		R2	Bedroom	14.7	1	2.9	2.7
91	F28	R3	Studio-Apt	32.6	2	6	5.8
94	F29	R1	LKD	21.8	2	2.3	2.2
		R2	Bedroom	14.7	1	2.9	2.7
93	F29	R3	Studio-Apt	32.6	2	6	5.8
96	F30	R1	LKD	21.8	2	2.3	2.2
		R2	Bedroom	14.7	1	2.9	2.8
95	F30	R3	Studio-Apt	32.6	2	6	5.8
98	F31	R1	LKD	21.8	2	2.3	2.2
		R2	Bedroom	14.7	1	2.9	2.8
97	F31	R3	Studio-Apt	32.6	2	6	5.9
100	F32	R1	LKD	21.8	2	2.3	2.2
		R2	Bedroom	14.7	1	2.9	2.8
99	F32	R3	Studio-Apt	32.6	2	6.1	5.9
102	F33	R1	LKD	21.8	2	2.3	2.3
		R2	Bedroom	14.7	1	3	3
101	F33	R3	Studio-Apt	32.6	2	6.2	6

APPENDIX 02
**DAYLIGHT AND SUNLIGHT REPORT PREPARED BY
RIGHTS OF LIGHT CONSULTING**

216-220 Blackfriars Road

Daylight and Sunlight Assessment

Right of Light Consulting
28.10.20



Edward
Edwards'
House



**SOUTHWARK
CHARITIES**
UNITED TO SERVE

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APPENDICES

APPENDIX 1 WINDOW & GARDEN KEY

APPENDIX 2 DAYLIGHT AND SUNLIGHT RESULTS

APPENDIX 3 OVERSHADOWING TO GARDENS AND OPEN SPACES

APPENDIX 4 ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS

1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Edwards Edwards Development Co Ltd to undertake a daylight and sunlight study of the proposed development at 216 to 230 Blackfriars Road, London SE1 8NL.
- 1.1.2 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011.
- 1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties. For the purpose of the study, we have considered the closest and most sensitive properties to the development site. From our external observations, we note that 42 to 44 Dolben Street, 6 Chancel Street, the Railway Arches, 33 Bear Lane, Conoco House, 32 to 40, 41 to 45, 46 to 49, 203 to 208, 209 to 215 & 240 Blackfriars Road, appear to be wholly non-domestic buildings which in our opinion do not have a requirement for daylight or sunlight. Therefore, even though a number of the rooms/windows do not pass the numerical tests, this does not amount to non-compliance with the BRE requirements. We have therefore not included these results in the discussions below. From our external observations the properties at The Rochester Estate, 45 Dolben Street, 4 & 8 Chancel Street, 31 Dolben Street, 31 & 36 Bear Lane, 1 to 26 Friars Close, Quadrant House & 235 Blackfriars Road appear to be (or we have assumed) wholly (or in part) domestic properties. These properties are referenced below if they have windows that have not met the relevant BRE recommendations.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Where room layouts are not known the daylight distribution test has not been undertaken.
- 1.1.5 The results confirm that the proposed development does not fully comply with the BRE numerical recommendations. However, in an urban location, areas of non-compliance with the BRE guidelines are not uncommon. In the case of 216 to 230 Blackfriars Road, the development site currently comprises a low-rise two to three

storey building. In situations where neighbouring windows are largely unobstructed, it is usually impractical to produce schemes which achieve full compliance with the BRE recommendations. This is because windows with an open outlook have a much higher baseline light level than would normally be expected. This is especially relevant in urban locations, where neighbouring windows are normally restricted and typically achieve much lower levels of daylight and sunlight. Given these factors, to achieve compliance with the BRE recommendations would severely limit the development potential of the site. We have carried out additional calculations assessing reductions in height of the proposed development both by removing 5 storeys and then a subsequent reduction of 10 storeys. The results of these calculations still result in similar shortfalls against the BRE recommendations for the most impacted properties at The Rochester Estate and Quadrant House. These exercises illustrate that it is not viable to amend the massing in order to alleviate the significant impact on these properties. Given this, we would therefore expect the London Borough of Southwark to recognise that a greater percentage reduction as a result of the proposed development is to be expected.

- 1.1.6 The BRE guide explains that the numerical targets should be interpreted flexibly, since natural lighting is only one of many factors in site layout design. Whilst it is acknowledged that the proposal would have some impact on the adjacent neighbouring residential properties, given the urban setting of the proposal and the mitigating factors set out in section 4 of this report, we would expect Southwark to balance daylight and sunlight considerations for this high density, City Centre site, (as we would have expected for other recent planning permissions in the area), against all other material planning considerations when deciding whether to grant planning permission.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Fathom Architects

200611_0084	Site Location	Rev -
200611_0084_Model	Architects 3D Model	Rev -

Point2 Surveyors

P621/T/01	Topographic Survey Sheet 1	Rev -
P621/T/02	Topographic Survey Sheet 2	Rev -
P621/T/03	Topographic Survey Sheet 3	Rev -
P621/T/04	Topographic Survey Sheet 4	Rev -
P621/T/05	Topographic Survey Sheet 5	Rev -
P621/T/06	Topographic Survey Sheet 6	Rev -
P621/T/07	Topographic Survey Sheet 7	Rev -
P621/T/08	Topographic Survey Sheet 8	Rev -
P621/T/09	Topographic Survey Sheet 9	Rev -
P621/T/10	Topographic Survey Sheet 10	Rev -
P621/T/11	Topographic Survey Sheet 11	Rev -
P621/T/12	Topographic Survey Sheet 12	Rev -

Allies and Morrison LLP

19022	Site Plan_ Existing	Rev -
19022	Site Plan_ Proposed	Rev -

Murphy Surveys Global Consulting Surveyors

MSL29477-UT-All-01	All	Rev B
MSL29477-UT-Comms-01	Comms	Rev B
MSL29477-UT-Drainage-01	Drainage	Rev B
MSL29477-UT-Electric-01	Electric	Rev B
MSL29477-UT-Gas-01	Gas	Rev B
MSL29477-UT-Topo-01	Topo	Rev B
MSL29477-UT-Ukn&GPR-01	Ukn&GPR	Rev B
MSL29477-UT-Water-01	Water	Rev B

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

2 Nicholson Street:
01

Existing and Proposed Plans and Elevations Test applied using the existing plan	Rev -
Extension to Lower Ground Floor Plan & Elevation As Proposed	Rev -

209 to 215 Blackfriars Road:
0/6650/18-01

Existing Ground Floor Plan	Rev -
----------------------------	-------

240 Blackfriars Road:

P130	GA Plan Basement Floor	Rev P07
P100	GA Plan Ground Floor	Rev P06
P090	Proposed Site Plan	Rev P05
P133	GA Plan Mezzanine Floor	Rev P02
P101	GA Plan First Floor	Rev P03
P125	GA Plan Roof Plan	Rev P04
M200	Site Plan	Rev -
	Ground Floor Mechanical Services Layout	Rev D
60620-OKT-V1-4/5-DR-1-0101	Proposed Layout 4th & 5th Floor	Rev P13

31 Bear Lane:

P_000	Proposed Ground / First Floor Plan	Rev E
P_001	Proposed Second/ Third Floor Plan	Rev D
P_002	Proposed Fourth / Fifth Floor Plan	Rev C
P_003	Proposed Roof Plan	Rev C

31 Dolben Street:

DS Z_01	Existing Plan As Built B1/Office Use	Rev -
DS Z_02	Proposed Plan Chang of Use to A1	Rev -

32 to 40 Blackfriars Road:

P0102	Proposed Ground Floor Plan	Rev D
P0104	Proposed Mezzanine Floor Plan	Rev C
P0116	Proposed 12th Floor Plan	Rev D
P0118	Proposed 14th Floor Plan (Skybar)	Rev C
P0119	Proposed Roof Plan	Rev C

41 to 45 Blackfriars Road:

Elevations Site Plan	Rev D
----------------------	-------

46 to 49 Blackfriars Road:
CA/A 101

Ground Floor Plan

Rev T

8 Chancel Street:
383-1-101
383-1-123

Existing Ground Floor Plan
Proposed Sections and Bay Study

Rev B
Rev A

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4 Nicholson Street:

Floor Plan

Rev -

3 METHODOLOGY OF THE STUDY

3.1 Local Planning Policy

3.1.1 We understand that the Local Authority take the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011. A new European standard BS EN 17037 'Daylight in Buildings' was published in May 2019. An update to the BRE guide to take into account the European standard is not anticipated until sometime in 2020. It is not yet clear, how and to what extent, the European recommendations will be adopted by the BRE and Local Authorities.

3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:

3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

3.2 National Planning Policy Framework

3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:

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

3.3 Daylight to Windows

- 3.3.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.3.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
- 3.3.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:
- 3.3.4 "The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity."
- 3.3.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

- 3.3.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.
- 3.3.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. The BRE guide does not define the term 'main window'. However, in our opinion, where a room has

multiple windows, the largest window is usually taken as the main window and the smaller window(s) as secondary. Although we generally follow the practice of testing all windows, including secondary windows, our interpretation of the BRE guide is that the Vertical Sky Component targets do not apply to secondary windows.

Test 2 Daylight Distribution

- 3.3.8 The distribution of daylight within a room can be calculated by plotting the 'no sky line'. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, 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.
- 3.3.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. Therefore, we are of the opinion that application of the test is not a requirement of the BRE guide where room layouts are not known. We don't endorse the practice of applying the test based on assumed room layouts, because the test is very sensitive to the size and layout of the room and the results are likely to be misleading. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.4 Sunlight availability to Windows

- 3.4.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.
- 3.4.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have

tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.5 Overshadowing to Gardens and Open Spaces

3.5.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

3.5.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this study.

3.5.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this study. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

- 4.1.1 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this study. Appendix 2 lists the detailed numerical daylight and sunlight test results.
- 4.1.2 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties. For the purpose of the study, we have considered the closest and most sensitive properties to the development site. From our external observations, we note that 42 to 44 Dolben Street, 6 Chancel Street, the Railway Arches, 33 Bear Lane, Conoco House, 32 to 40, 41 to 45, 46 to 49, 203 to 208, 209 to 215 & 240 Blackfriars Road, appear to be wholly non-domestic buildings which in our opinion do not have a requirement for daylight or sunlight. Therefore, even though a number of the rooms / windows do not pass the numerical tests, this does not amount to non-compliance with the BRE requirements. We have therefore not included these results in the discussions below.
- 4.1.3 The summary below therefore focuses on the properties which we understand to include residential premises, and also have windows that fall short of the BRE recommendations. If a property is not mentioned in one of the sections below, then it follows that the windows will either meet the BRE recommendations or it does not have a requirement for daylight and sunlight as per 4.1.2 above. With regard to the daylight distribution test, as per our methodology in paragraph 3.3.9 of this report, we have only undertaken this test (and commented on properties), where room layouts are known.

4.2 Daylight to Windows

Vertical Sky Component (VSC)

- 4.2.1 In order to provide a clear summary of the results we have categorised the impact of the development into groups of properties (where shortfalls occur). These are those at the north of the site; Quadrant House, those to the east of the site; 1 to 26 Friars Close, 45 Dolben Street & 4 Chancel Street, and those to the south of the site; The

Rochester Estate properties. The relevant mitigating factors are set out under each section.

Properties to the South

The Rochester Estate: Nicholson Street, Brinton Walk and Rotherham Walk

- 4.2.2 The Rochester Estate is comprised of 9 properties on Nicholson Street, 14 properties on Brinton Walk and 17 properties on Rotherham Walk. Many of the windows at the properties in this estate experience a significant impact as a result of the proposed development, with those at Nicholson Street experiencing the most noticeable change, given their proximity to the proposal. The windows which fall short of the BRE VSC recommendations at the Rochester Estate are all north facing and face directly towards the proposed development site, which is currently very low rise. For residential properties within a city centre, urban location, this is unusual and therefore a greater relative change in the light achievable is to be expected as a result of the proposed development. The results are summarised below:
- 4.2.3 2 to 18 Nicholson Street (even numbers). Of the 94 windows tested, 48 windows meet the BRE recommendations for VSC. The remaining 46 windows which have a requirement for daylight fall short of the same. However, a number of these windows have been identified as kitchens and bedrooms which are considered as less important under the BRE guide. Furthermore, the south facing windows and gardens to the rear of the properties on Nicholson Street are completely unaffected by the proposal to the north. Therefore, although there will be a significant reduction in daylight to the windows at the front of the properties, the proposal will not have any impact on the daylight and sunlight the main living areas receive. Given that the occupants of these properties are more likely to spend their time and enjoy the daylight / sunlight to the rear of their properties, the impact of the proposal is likely to be less noticeable.
- 4.2.4 1 to 14 Brinton Walk. Of the 151 windows tested, 89 meet the BRE VSC recommendations. Understandably, this is a higher pass rate % than the Nicholson Street properties, given the increased distance from the proposal. Again, the properties are orientated such that the main living spaces are to the rear, so the

daylight and sunlight received by these south-facing windows is completely unaffected by the proposal.

4.2.5 1 to 17 Rotherham Walk. We have tested 182 windows and the results show that 146 meet the BRE recommendations. This means that only 20% of the windows at Rotherham Walk fall short of the same, and, as with the other Rochester Estate properties, these windows are all located towards the front of the properties, leaving the main living spaces and gardens to the rear of the properties unaffected. Out of the windows which do fall short, the vast majority (27 out of 36) fall only slightly short of their recommendation, achieving before / after ratios greater than 0.7 against the target of 0.8.

4.2.6 Further consideration and mitigating factors for these properties is set out in Daylight Summary section below.

Properties to the East

1 to 26 Friars Close

The windows that fall short of the VSC recommendations at this property are already hampered by a projecting wing and/or overhang. The BRE guide acknowledges that where a window has an overhang or projecting wings on one or both sides of it, a larger relative reduction in VSC may be unavoidable, as the building itself contributes to its poor daylighting. The BRE guide explains that one way to demonstrate this is to test the windows without these existing obstructions in place. This additional calculation has been undertaken (results presented in Appendix 4) and all of the windows surpass the BRE criteria on this basis. This demonstrates that the proposed development amounts to a modest obstruction to this property and it is therefore the wings/overhangs which are the main factor in the loss of light. In our opinion, by satisfying the additional tests with the wings/overhangs removed, the proposed development meets the BRE daylight requirements when considering the impact on this property.

45 Dolben Street

- 4.2.7 Only one isolated window at this property (window 322) falls short of the VSC recommendations. However, the window experiences a borderline before/after ratio of 0.79 against the BRE recommendation of 0.8.

4 Chancel Street

- 4.2.8 A number of windows at this property fall short of the BRE VSC recommendations. However, the ranges are between 0.69 & 0.77 against the BRE 0.8 recommendation.

Properties to the North

Quadrant House

- 4.2.9 This property experiences significant VSC shortfalls similar to those at the Nicholson Street properties. Given the windows which fall short are directly opposite those front-facing windows at The Rochester Estate, exactly the same applies in that the windows currently face an extremely low-rise building, and therefore a greater relative change in daylight is to be expected as a result of the proposed development. Furthermore, we understand the main living rooms for the flats within Quadrant House are located on the south east corner of the building and are served by additional windows on the east elevation, which are unaffected by the proposed development. The impact on the daylight within these rooms is therefore made less significant.

Daylight Distribution

- 4.2.10 We have only undertaken this test on properties where room layouts are known. Of those tested, all habitable rooms meet the daylight distribution recommendations, with the exception of four rooms at the Nicholson Street properties.

4.3 Daylight to Windows – Summary

- 4.3.1 The results set out above highlight that the proposed development does create areas of non-compliance with the daylight recommendations set out in the BRE Guide. There are however mitigating factors to mention which are expanded upon below.

-
- 4.3.2 Firstly, in our opinion, it is unlikely to be practical to produce a scheme which achieves full compliance with the BRE recommendations. As has already been discussed, this is mainly due to the existing development site being occupied by a relatively low-rise building. In this situation, it means that the baseline light levels for the neighbouring properties are higher than would normally be expected in an urban location, so a greater percentage reduction is to be expected as a result of a proposed development.
- 4.3.3 It should also be noted, that where known, we have listed the use class of the rooms in our results. Where a room use is not known (or a reasonable assumption cannot be made), we have treated the property as domestic. In reality, it is likely to be the case that many windows are either secondary to the main window in a room, non-habitable, or even non-domestic where there may not be a requirement for daylight. In addition, (but relevant to the use of the rooms), whilst under the BRE guide a universal test is applied to all room types, the guide explains that daylight in bedrooms is less important than in other habitable rooms such as kitchens and living rooms. For the shortfalls that occur to the neighbouring properties, and especially in relation to the Rochester Estate properties, we note that the main living spaces are to the rear of the properties and remain unaffected by the proposed development. In addition, a number of the rooms appear to be multi aspect where more than one window serves the room. We would therefore expect the Southwark to apply a greater degree of flexibility to these rooms given their use.
- 4.3.4 Finally, and has already been touched upon, the location of the site is also relevant. As the BRE Guidelines were written with a suburban context in mind they should be interpreted flexibly. The BRE Guidelines state *“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.”* We are of the opinion that this principle applies to this scheme given the fact that the proposed development is similar in height and proportions to the relatively new building at 240 Blackfriars Road. The BRE Guidelines also state *“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.”* We would anticipate that the local authority will therefore balance daylight and sunlight

considerations against all other material planning considerations when deciding whether to grant planning permission.

4.4 Sunlight to Windows

4.4.1 Out of the total 901 windows tested for direct sunlight, only 36 habitable room (or unknown) windows do not meet the sunlight recommendations. This is a high level of compliance given the urban context of the site. In addition, it is important to note that the mitigating factors mentioned above in connection with daylight apply equally to direct sunlight. Furthermore, since we have not had access to any the neighbouring properties, in many instances we are not able to confirm room uses. However, in our opinion, the direct sunlight hours targets stated in the BRE guide are only intended to be applied to main living room windows. This is because the BRE guide states that kitchens and bedrooms are less important. From our external observations, it seems unlikely that all of the windows which fall short serve main living rooms.

4.4.2 In addition to the above, and specifically in relation to 1 to 26 Friars Close where the majority of the sunlight shortfalls occur, the alternative wing/balcony calculations can be applied to check the levels of sunlight achieved by the windows assuming these did not exist (see VSC section above). All windows at 1 to 26 Friars Close would meet the sunlight recommendations with the obstructions removed and the results are included in Appendix 4. Finally, in urban locations it is very often not possible to achieve recommended levels of direct sunlight – particularly during the winter months. The net effect of these factors is that it is impractical to avoid the minor transgression of the BRE recommendations in this instance.

4.5 Overshadowing to Gardens and Open Spaces

4.5.1 All gardens and open spaces tested meet the BRE recommendations.

4.6 Conclusion

4.6.1 The results confirm that the proposed development does not fully comply with the BRE numerical recommendations. However, in an urban location, areas of non-compliance with the BRE guidelines are not uncommon. In the case of 216 to 230 Blackfriars Road, the development site currently comprises of a low-rise two storey building. In situations where neighbouring windows are largely unobstructed, it is usually impractical to produce schemes which achieve full compliance with the BRE

recommendations. This is because windows with an open outlook have a much higher baseline light level than would normally be expected. This is especially relevant in urban locations, where neighbouring windows are normally restricted and typically achieve much lower levels of daylight and sunlight. Given these factors, to achieve compliance with the BRE recommendations, would severely limit the development potential of the site. We would therefore expect the London Borough of Southwark to recognise that a greater percentage reduction as a result of the proposed development is to be expected.

- 4.6.2 The BRE guide explains that the numerical targets should be interpreted flexibly, since natural lighting is only one of many factors in site layout design. Whilst it is acknowledged that the proposal would have some impact on the adjacent neighbouring residential properties, given the urban setting of the proposal and the mitigating factors set out in section 4 of this report, we would expect Southwark to balance daylight and sunlight considerations for this high density, City Centre site, (as we would have expected for other recent planning permissions in the area) against all other material planning considerations when deciding whether to grant planning permission.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The study is limited to assessing daylight, sunlight and overshadowing to neighbouring properties as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The study is based on the information listed in section 2 of this report and a site visit undertaken in 2019. We have not had access to neighbouring properties.
- 5.1.4 This study does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 The impact on solar panels is a material planning consideration. However, the BRE guide does not provide assessment criteria for this. The assessment of impact on any neighbouring solar panels is therefore beyond the scope of this report.
- 5.1.6 We have undertaken the study following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.
- 5.1.7 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY



240 Blackfriars Road

235 Blackfriars Road

Burrell Street

Quadrant House

Conoco House

Proposed Development

6
7
8
9
10

1 to 26 Friars Close

Treveris Street

Bear Lane

Prices Street

Southwark Street

Colombo Street

32 to 40 Blackfriars Road

Blackfriars Road

41 to 45 Blackfriars Road

Meymott Street

46 to 49 Blackfriars Road

Nicholson Street

209 to 215 Blackfriars Road

2 4 6 8 10 12 14 16 18

Brinton Walk

14 13 12 11 10 9 8 7 6 5 4 3 2 1

203 to 208 Blackfriars Road

Rotherham Walk

17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

Chancel Street

Railway Arch 11 and 12 Chancel Street

8 Chancel Street
6 Chancel Street
4 Chancel Street

45 Dolben Street 42 to 44 Dolben Street

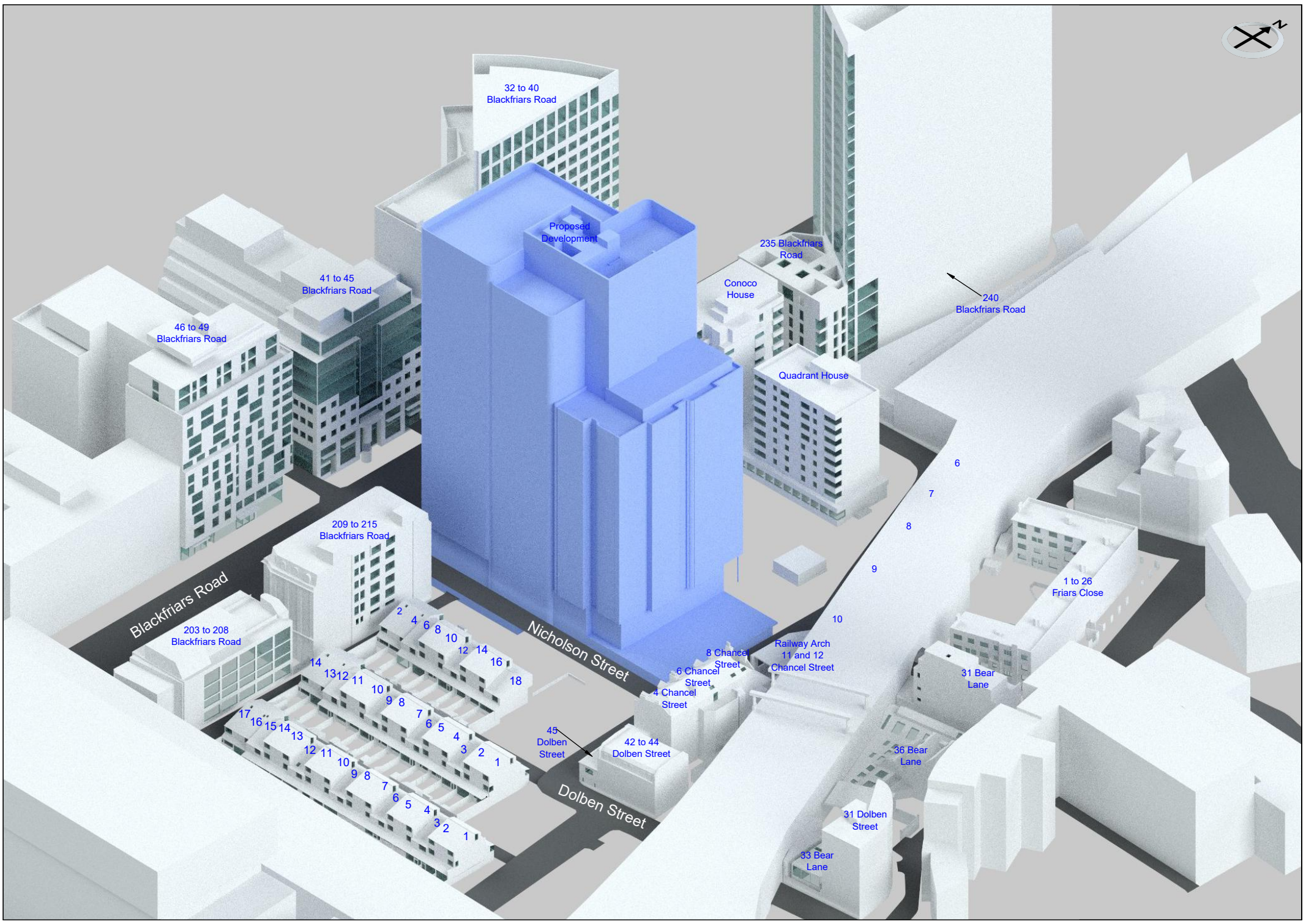
Dolben Street

31 Bear Lane

36 Bear Lane

33 Bear Lane

31 Dolben Street



32 to 40
Blackfriars Road

Proposed
Development

235 Blackfriars
Road

Conoco
House

240
Blackfriars Road

46 to 49
Blackfriars Road

41 to 45
Blackfriars Road

Quadrant House

209 to 215
Blackfriars Road

Blackfriars Road

203 to 208
Blackfriars Road

Nicholson Street

1 to 26
Friars Close

8 Chancel
Street

Railway Arch
11 and 12
Chancel Street

31 Bear
Lane

6 Chancel
Street

4 Chancel
Street

45
Dolben Street

42 to 44
Dolben Street

36 Bear
Lane

Dolben Street

31 Dolben
Street

33 Bear
Lane

17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
14 13 12 11 10 9 8 7 6 5 4 3 2 1
10 9 8 7 6 5 4 3 2 1
10 9 8 7 6 5 4 3 2 1
10 9 8 7 6 5 4 3 2 1



240 Blackfriars Road

Proposed Development

1 to 26 Friars Close

31 Bear Lane

235 Blackfriars Road

Quadrant House

Railway Arch
11 and 12
Chancel Street

36 Bear Lane

31 Dolben Street

Conoco House

33 Bear Lane

32 to 40 Blackfriars Road

8 Chancel Street

6 Chancel Street

4 Chancel Street

42 to 44 Dolben Street

41 to 45 Blackfriars Road

Chancel Street

45 Dolben Street

Nicholson Street

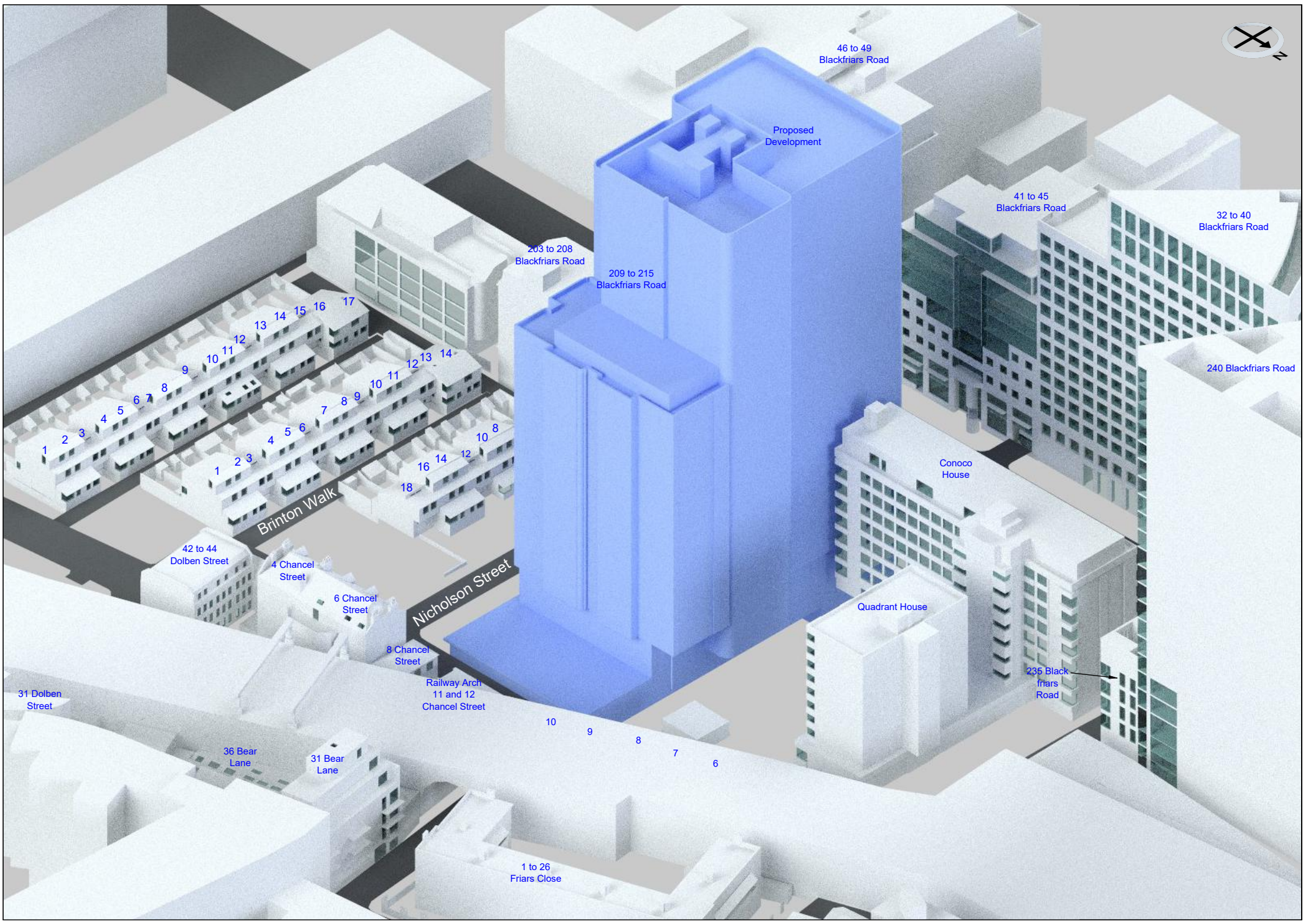
Dolben Street

46 to 49 Blackfriars Road

209 to 215 Blackfriars Road

203 to 208 Blackfriars Road

14 16 18
6 8 10 12
11 10 9
13 12
16 15 14 13 12
17
14 16 18
2 1
4 3
8 7 6 5 4 3 2 1
11 10 9 8 7 6 5 4 3 2 1



46 to 49
Blackfriars Road

Proposed
Development

41 to 45
Blackfriars Road

32 to 40
Blackfriars Road

203 to 208
Blackfriars Road

209 to 215
Blackfriars Road

240 Blackfriars Road

Conoco
House

Quadrant House

235 Black
friars
Road

Nicholson Street

Brinton Walk

42 to 44
Dolben Street

4 Chancel
Street

6 Chancel
Street

8 Chancel
Street

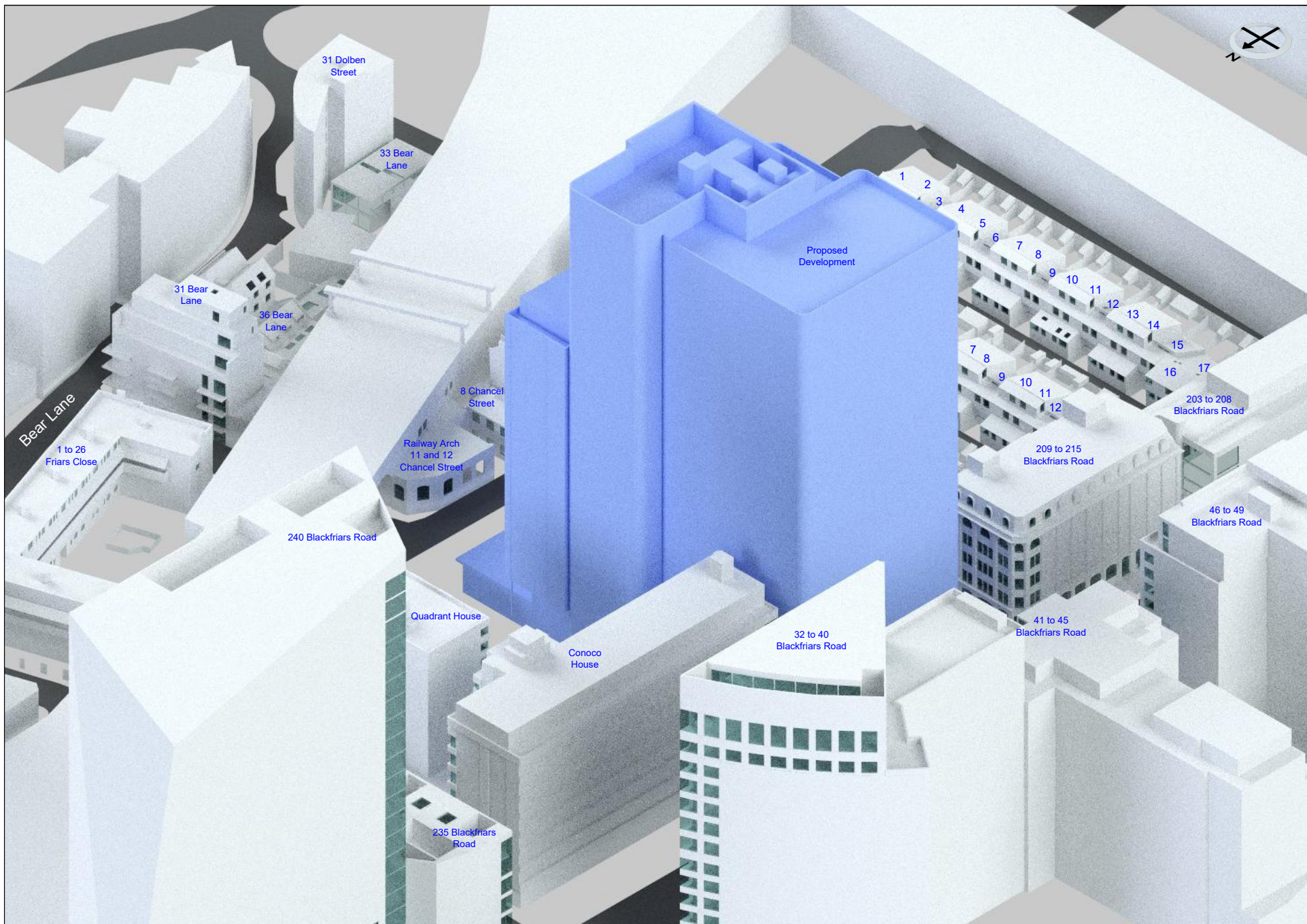
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11 and 12
Chancel Street

31 Dolben
Street

36 Bear
Lane

31 Bear
Lane

1 to 26
Friars Close



31 Dolben Street

33 Bear Lane

31 Bear Lane

36 Bear Lane

Bear Lane

1 to 26 Friars Close

240 Blackfriars Road

8 Chancel Street

Railway Arch 11 and 12 Chancel Street

Proposed Development

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
 7 8 9 10 11 12 16 17

203 to 208 Blackfriars Road

209 to 215 Blackfriars Road

46 to 49 Blackfriars Road

Quadrant House

Conoco House

32 to 40 Blackfriars Road

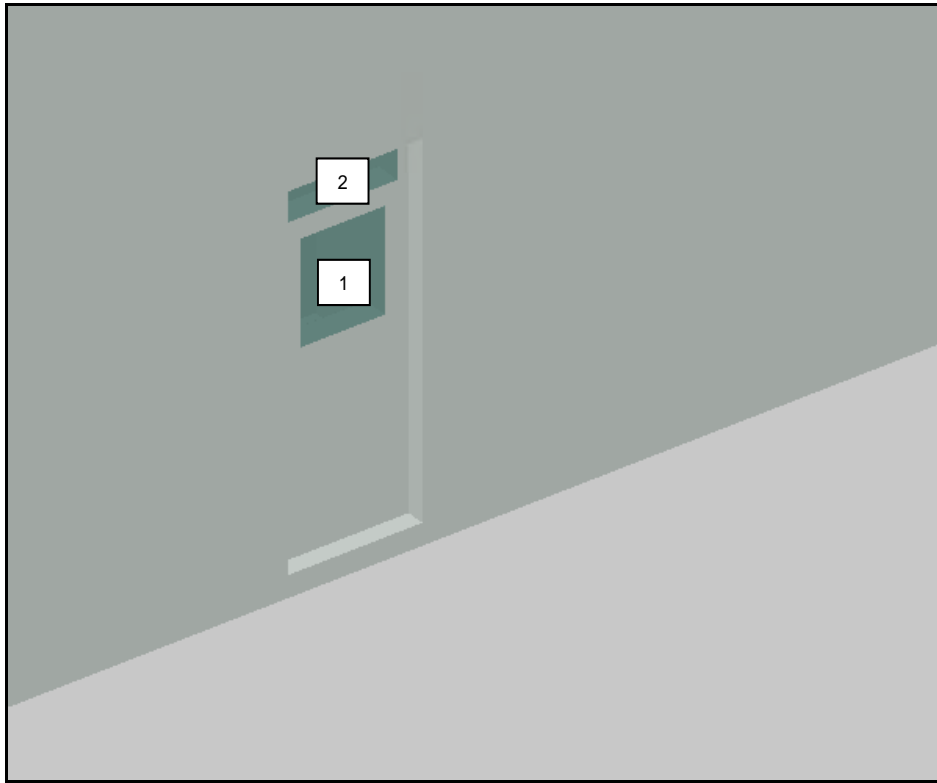
41 to 45 Blackfriars Road

235 Blackfriars Road

Blackfriars Road

Colombo Street

Neighbouring Windows



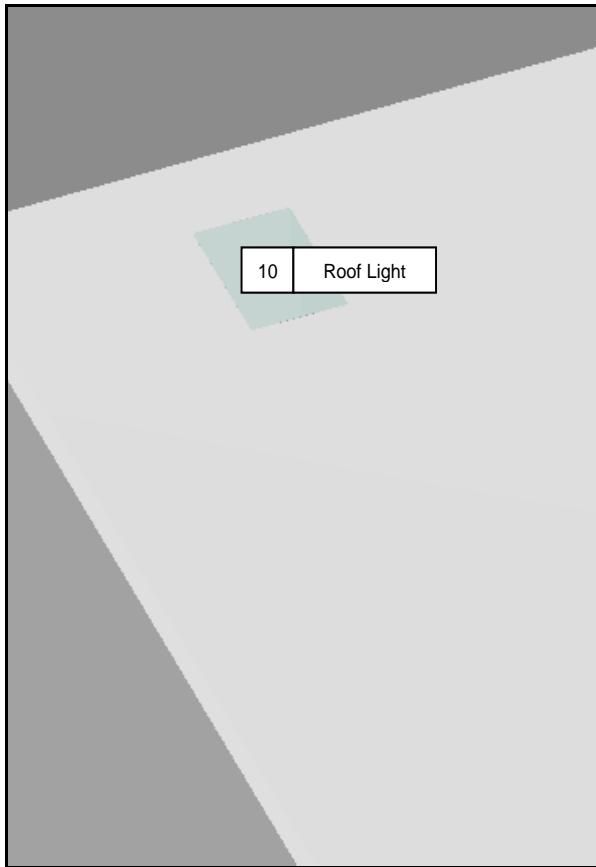
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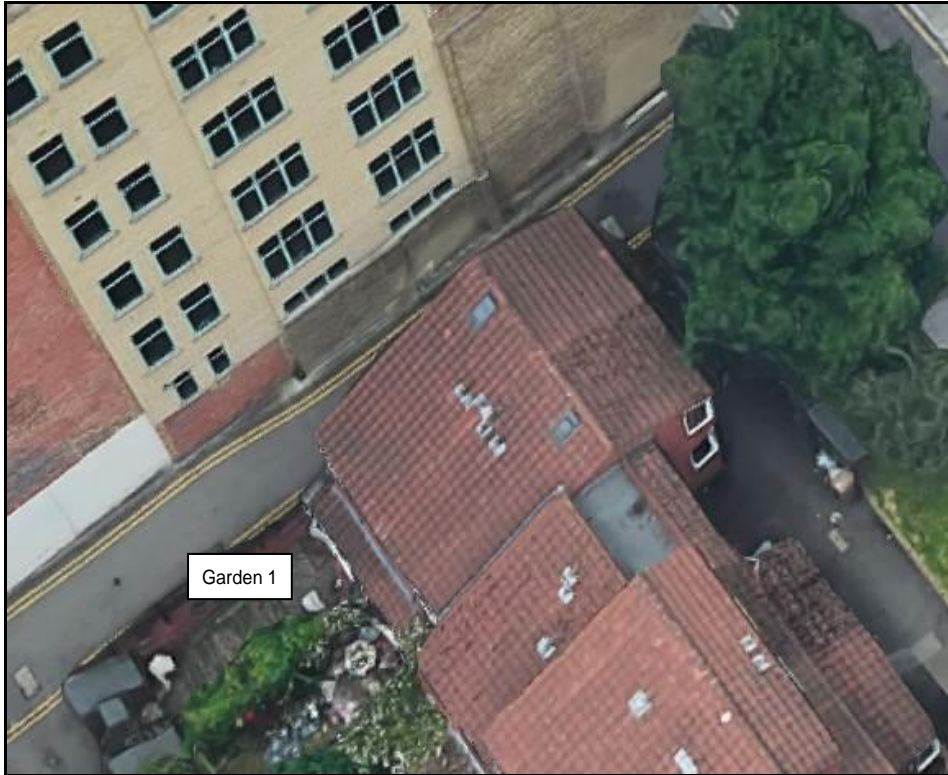
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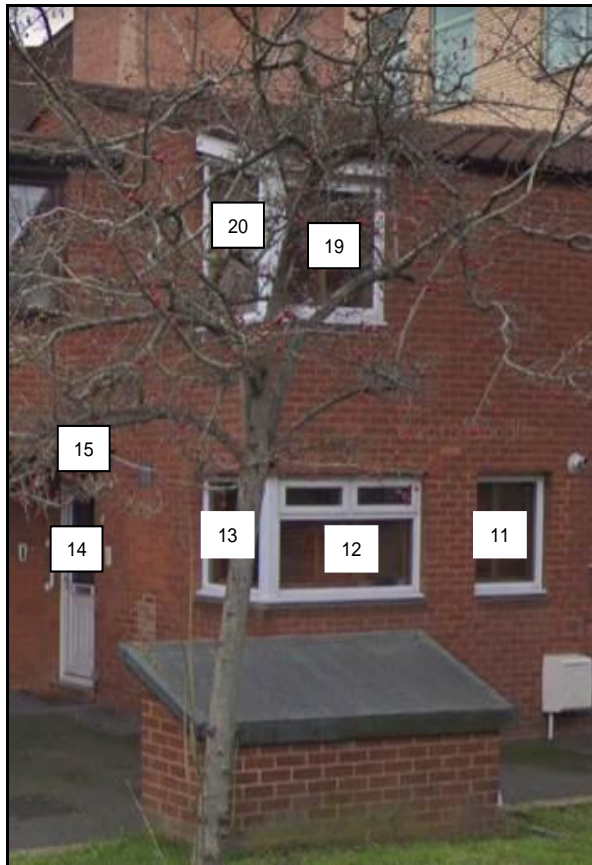
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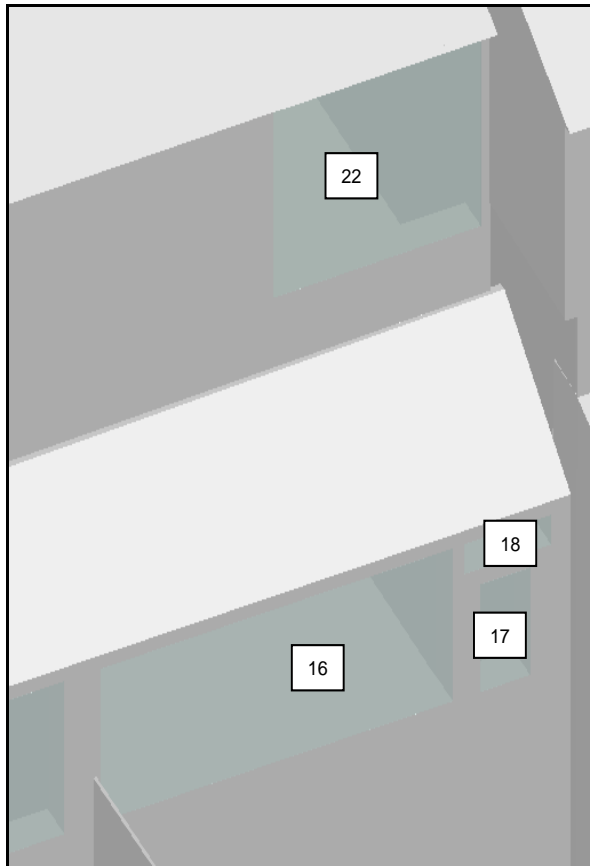
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2 Nicholson Street



4 Nicholson Street



4 Nicholson Street



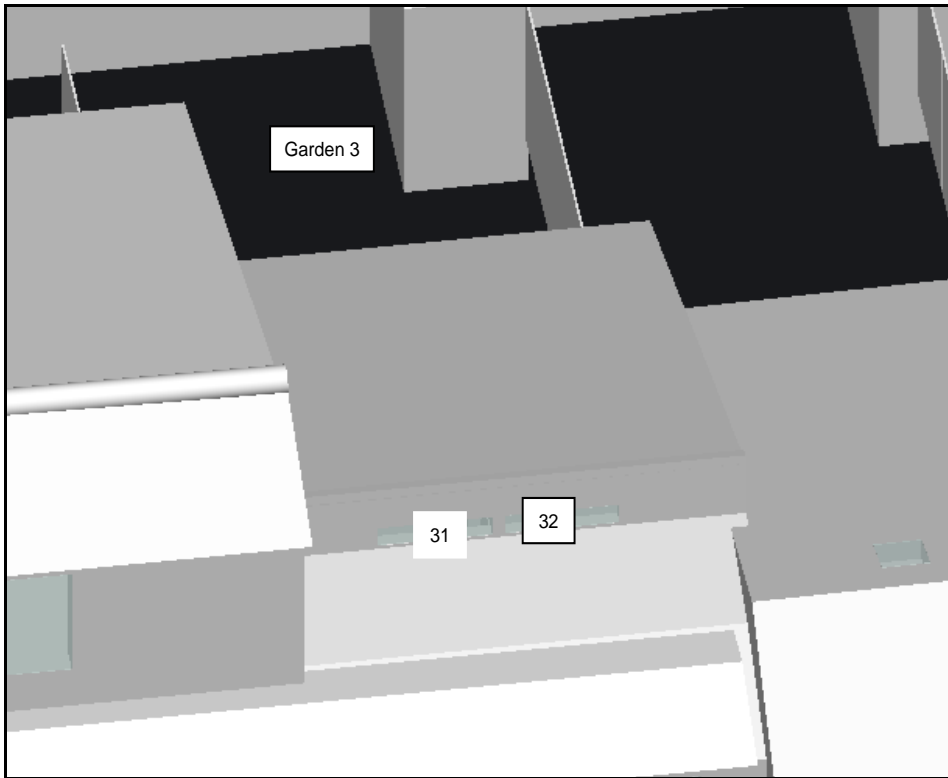
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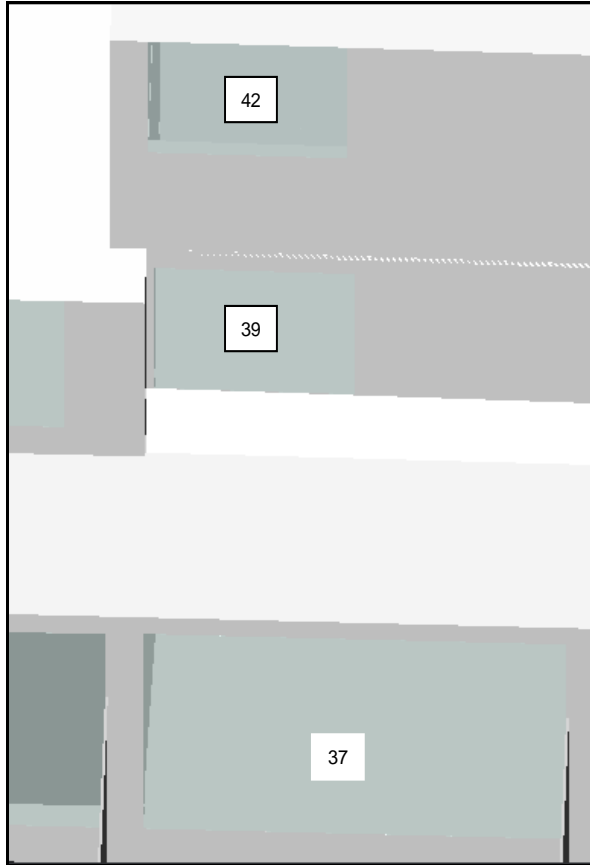
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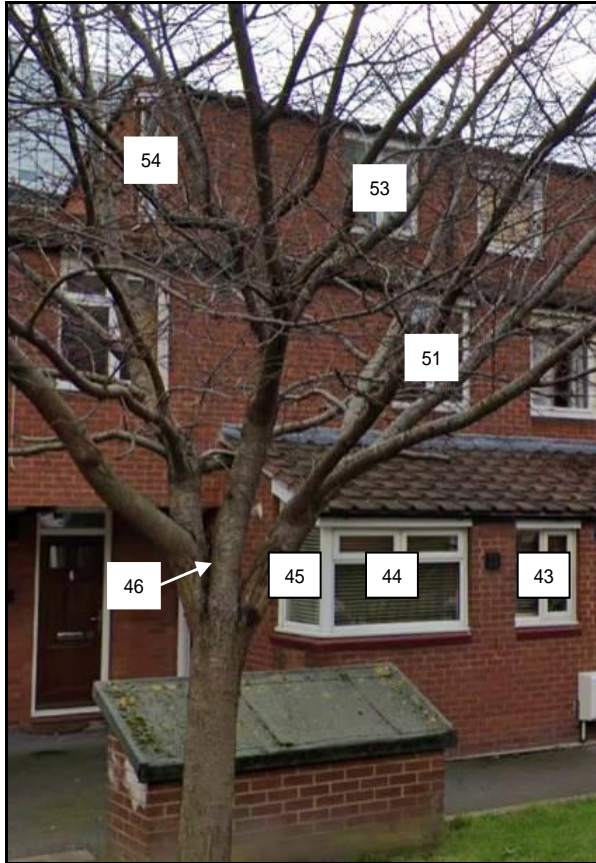
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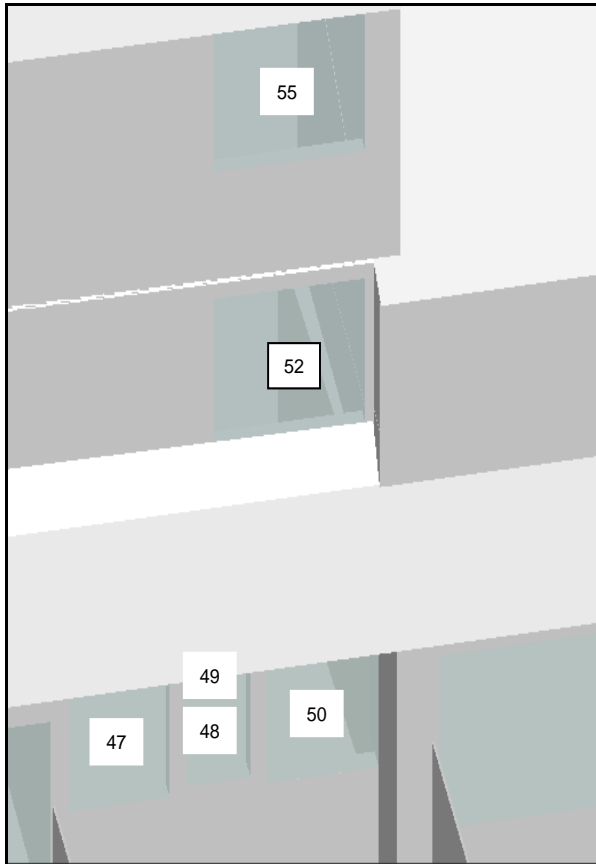
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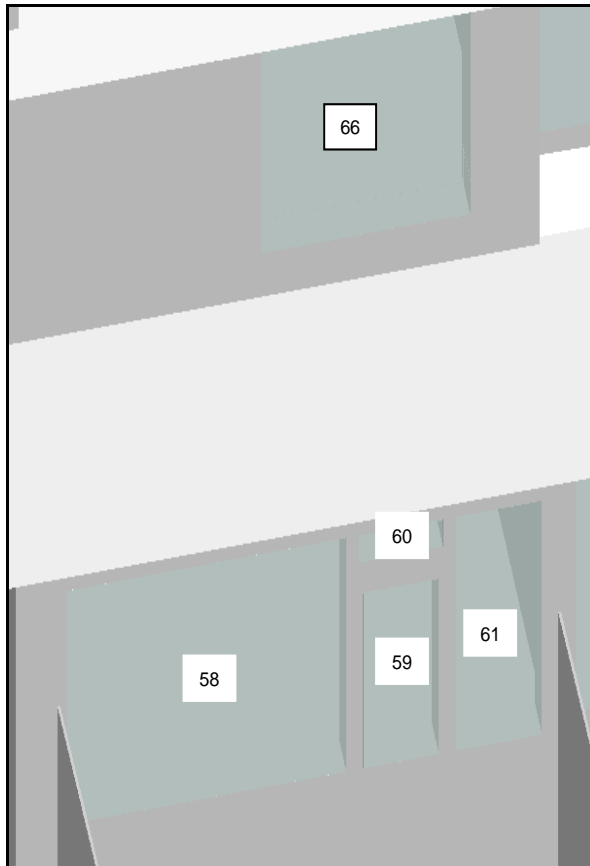
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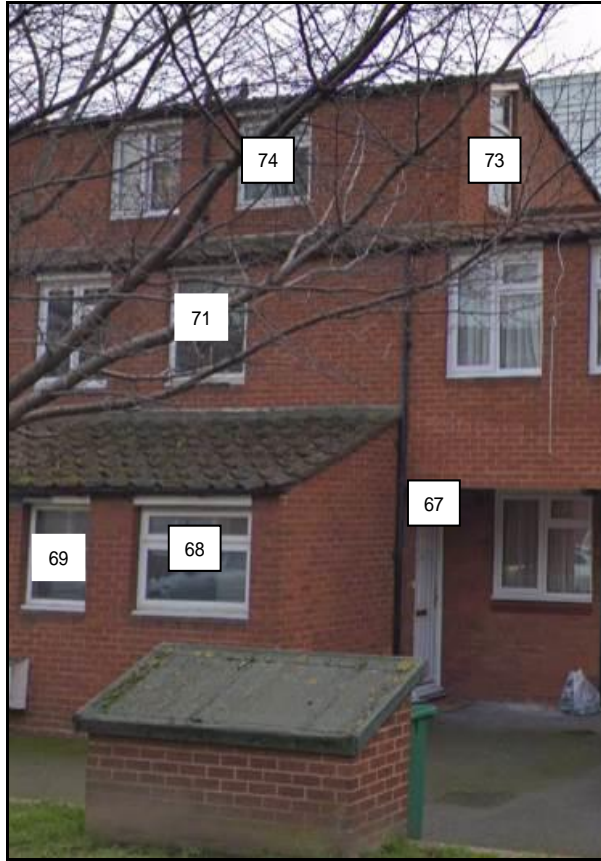
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12 Nicholson Street



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14 Nicholson Street



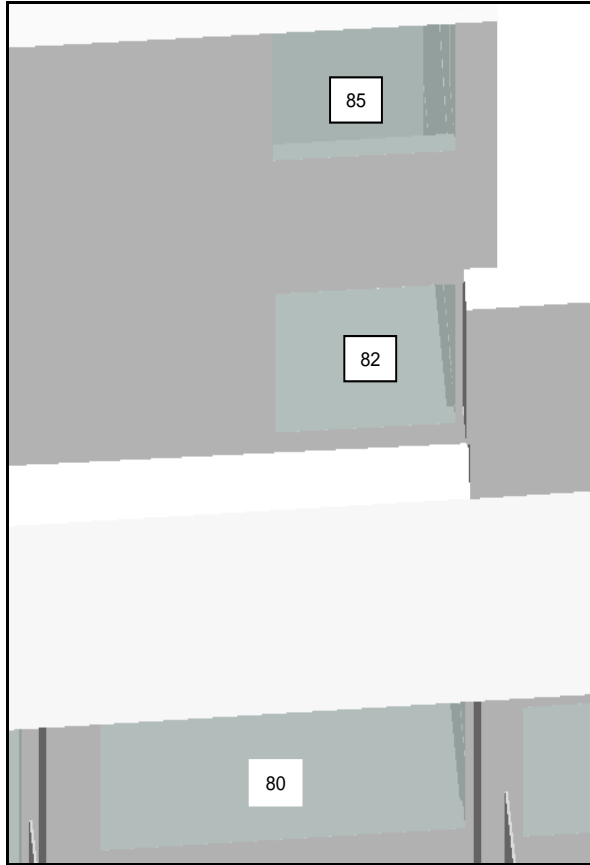
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14 Nicholson Street



16 Nicholson Street



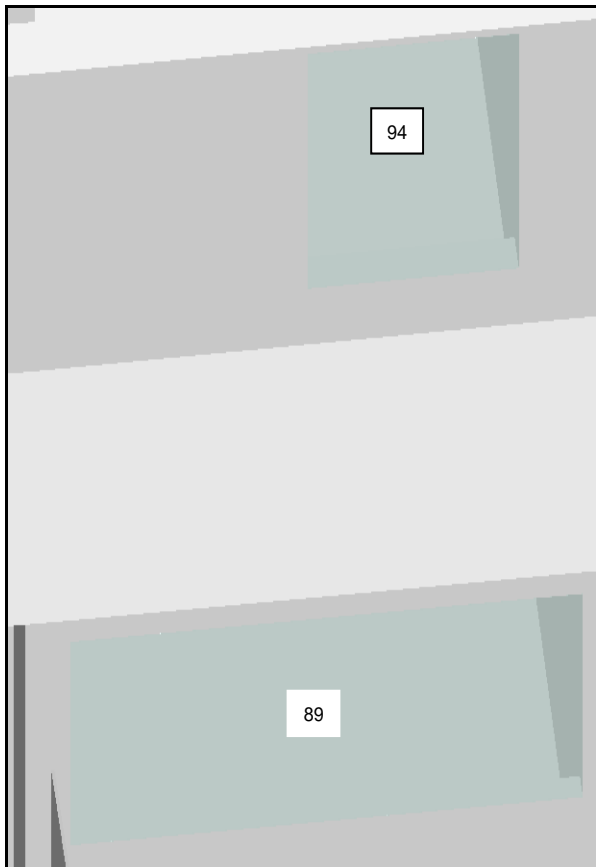
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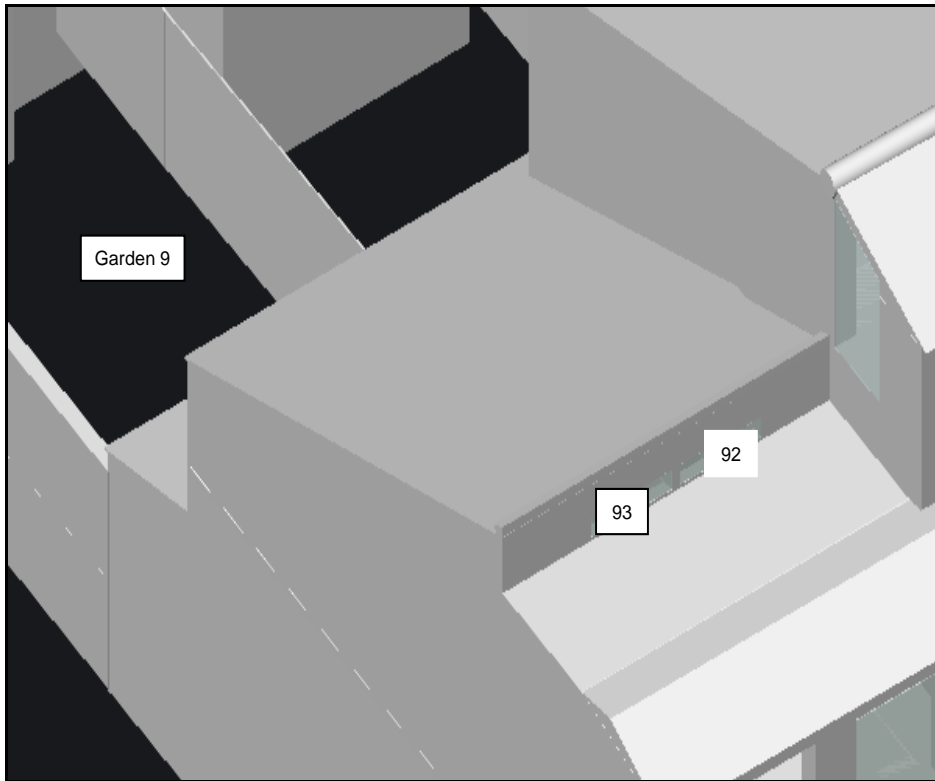
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18 Nicholson Street



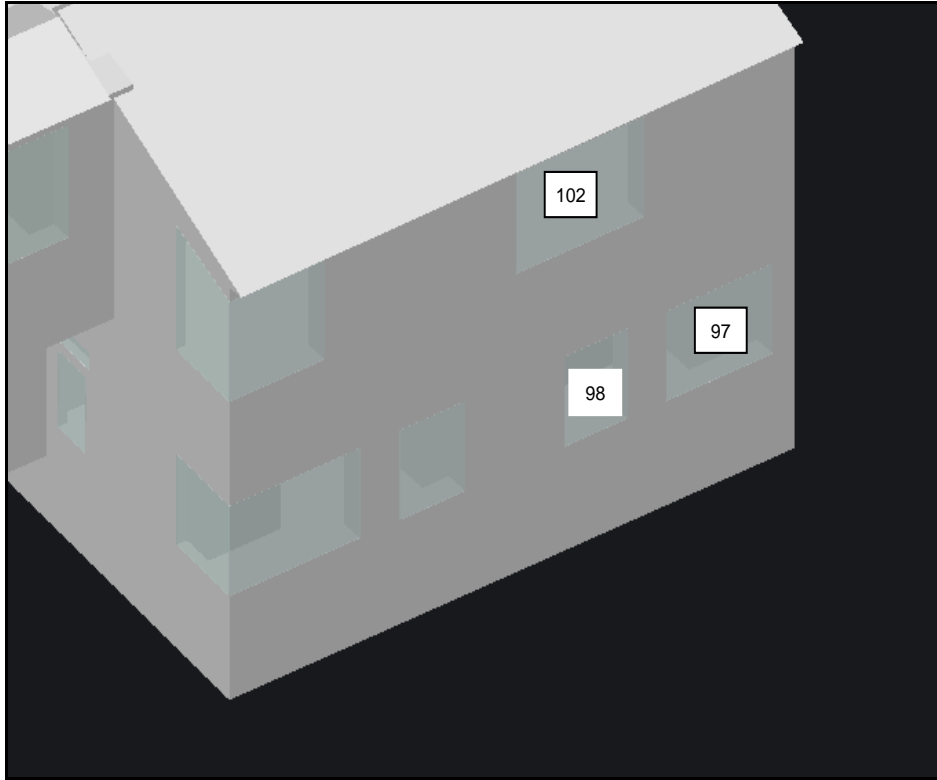
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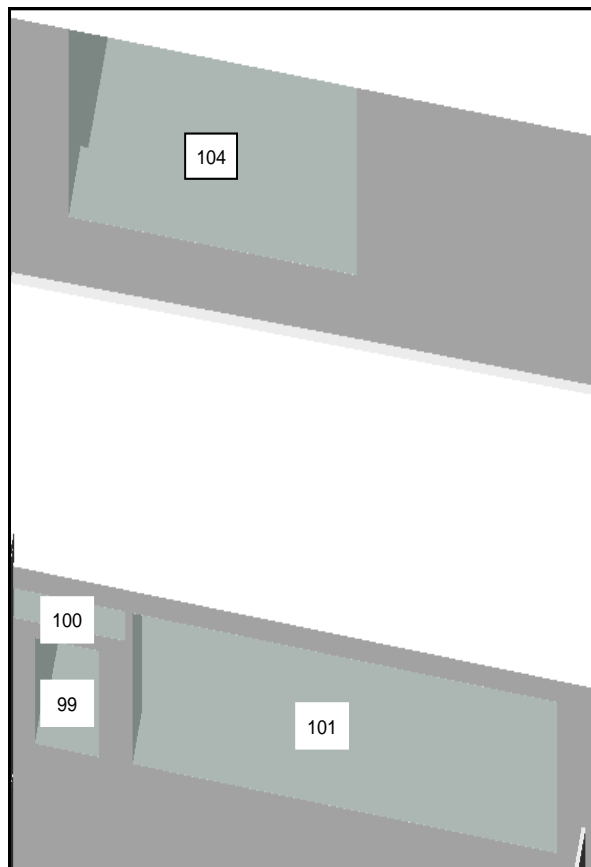
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14 Brinton Walk



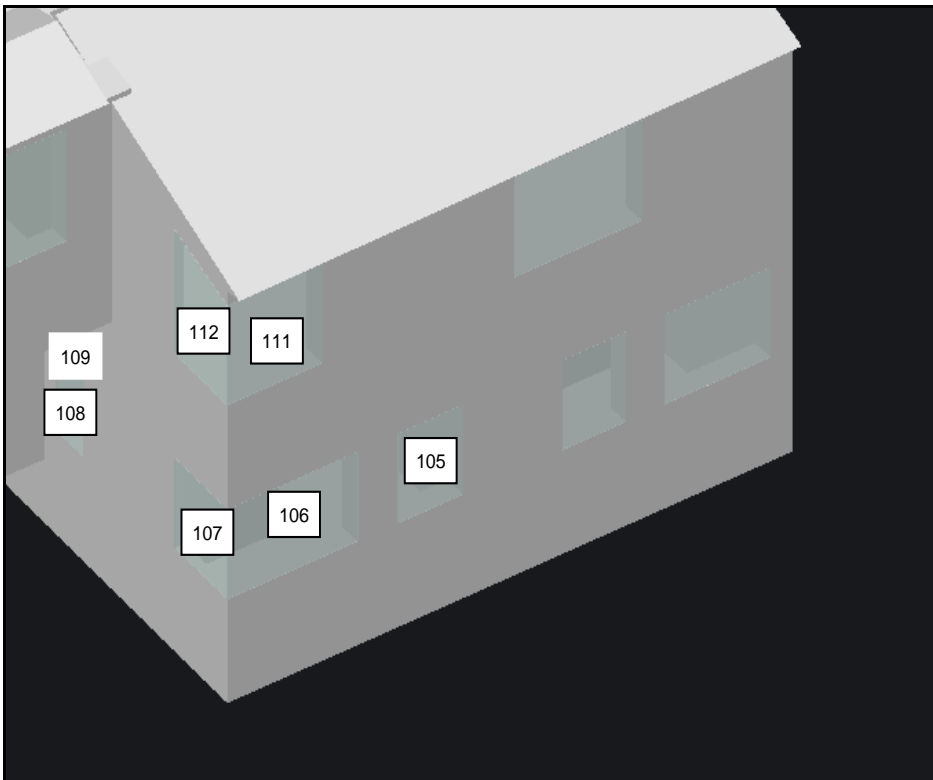
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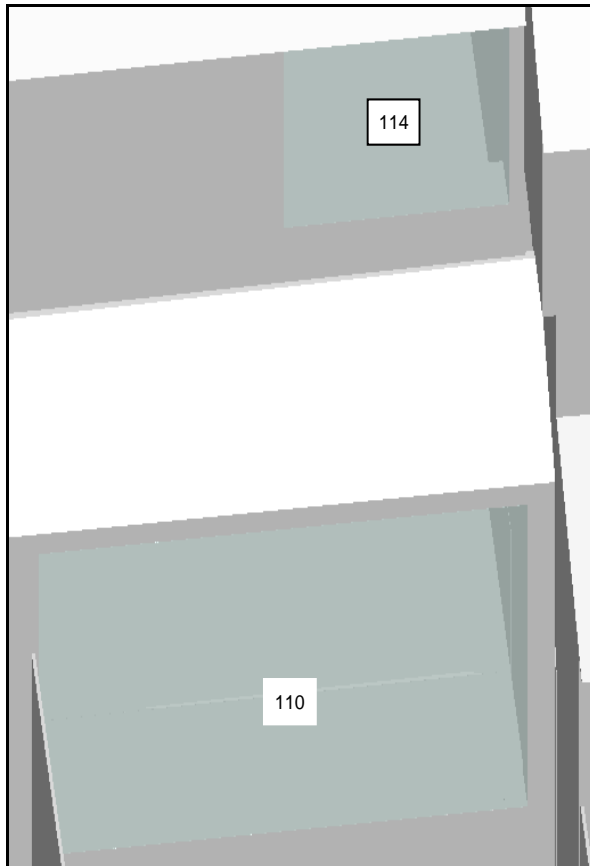
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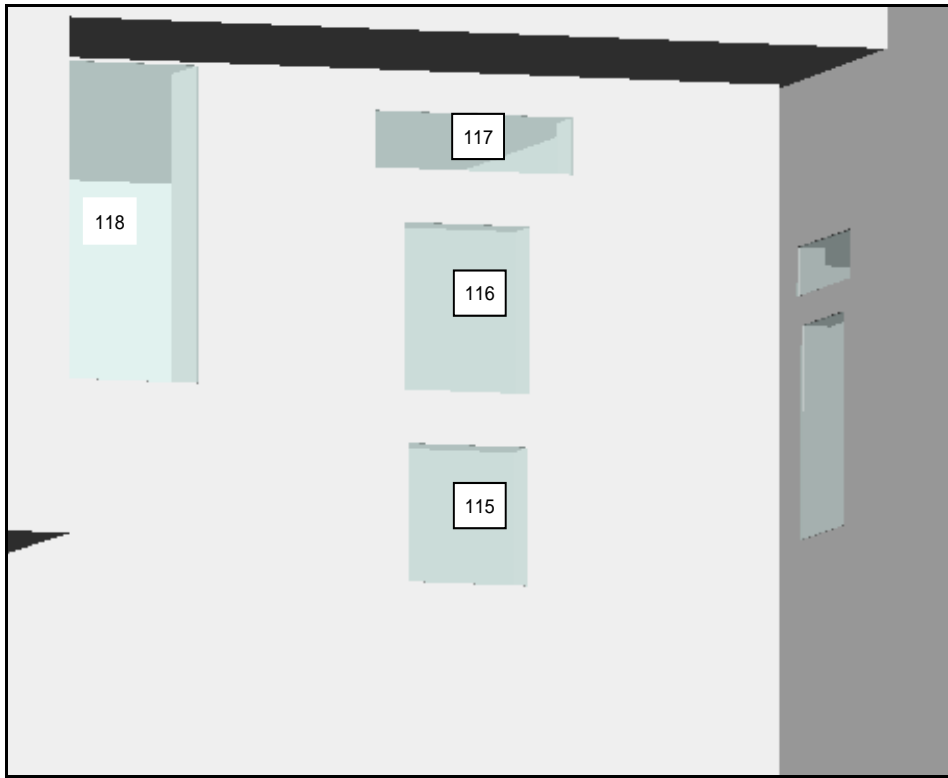
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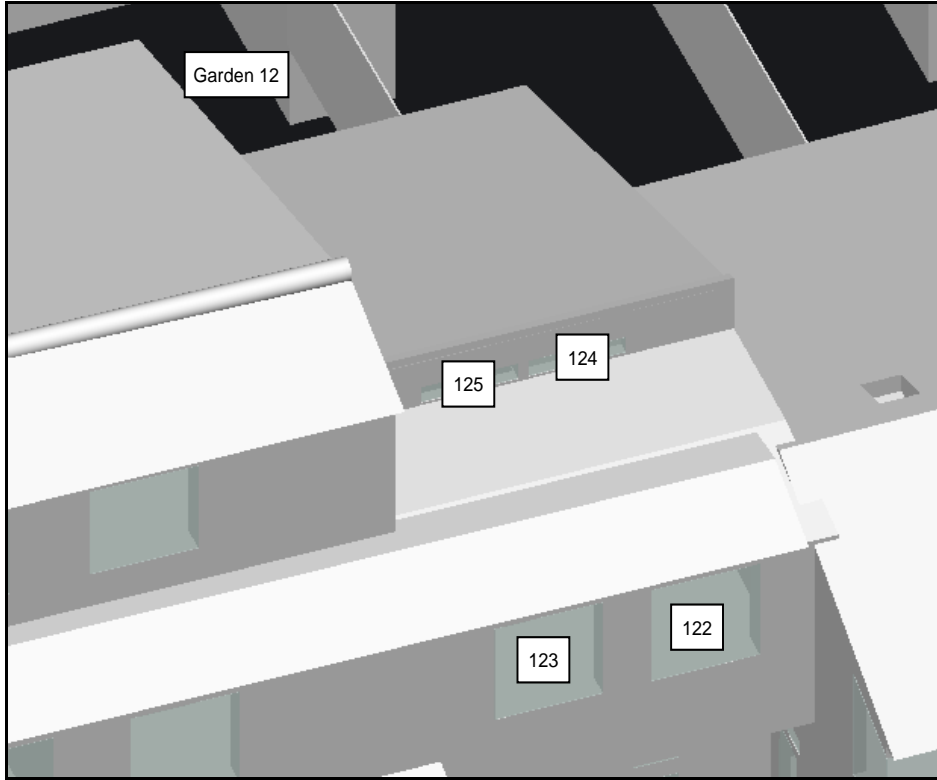
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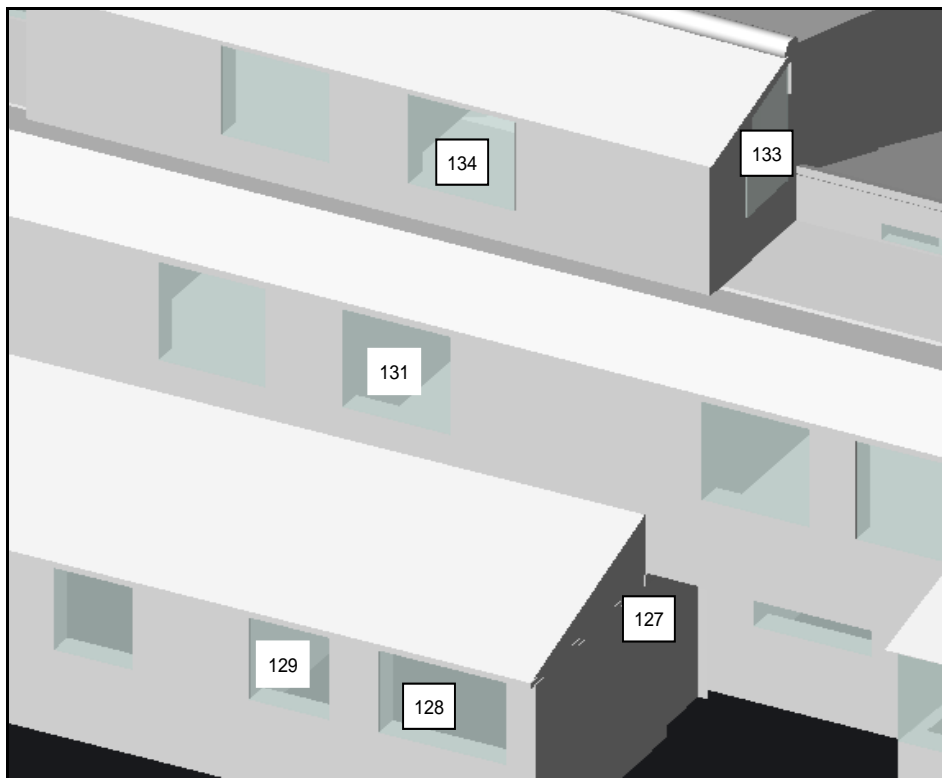
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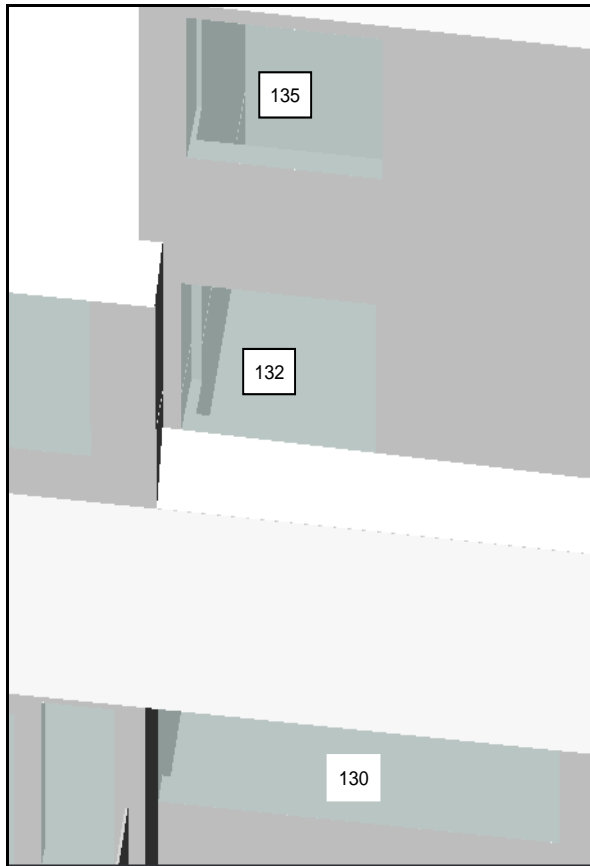
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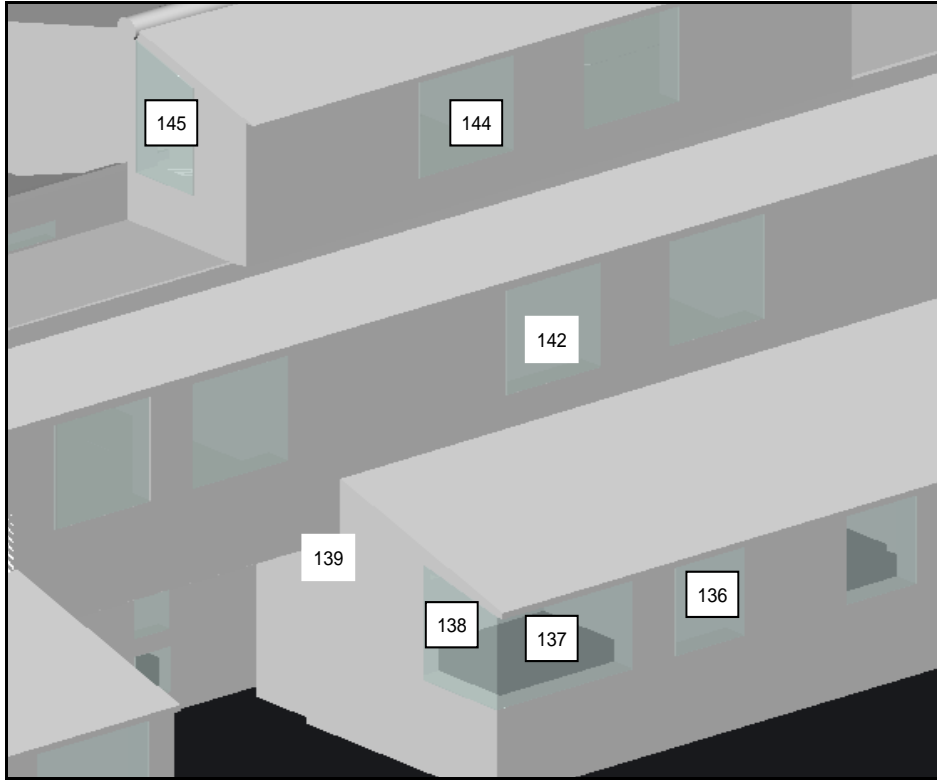
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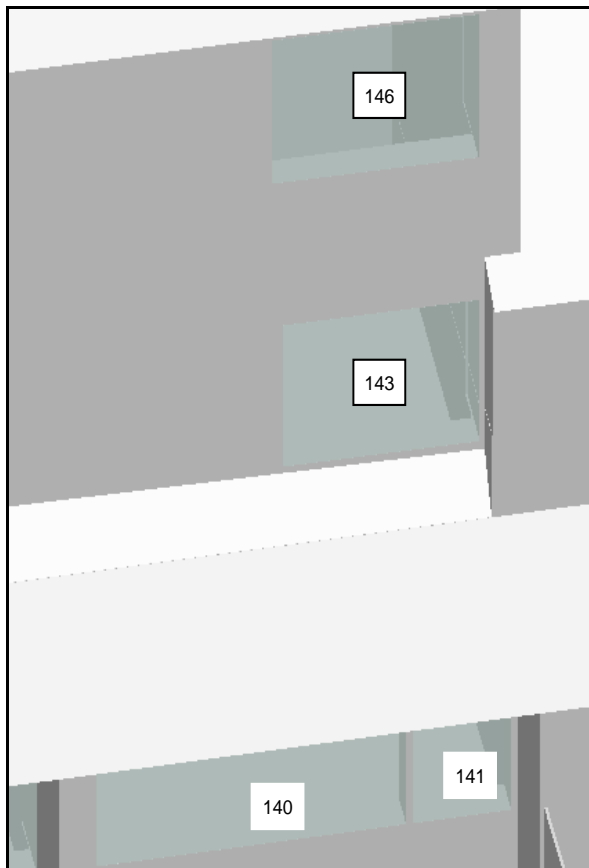
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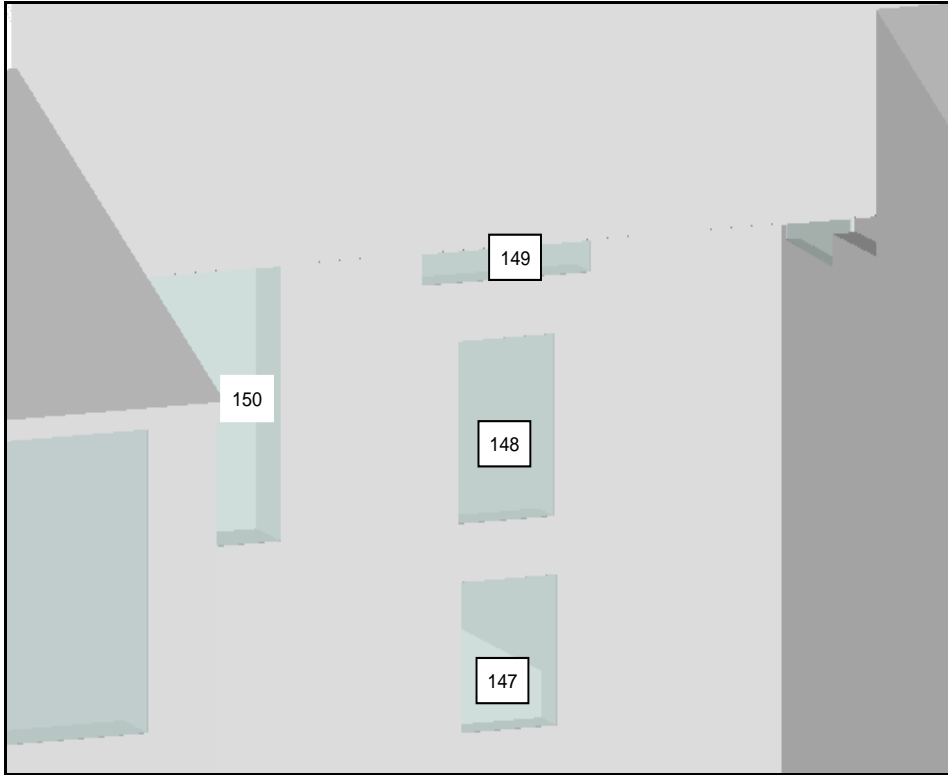
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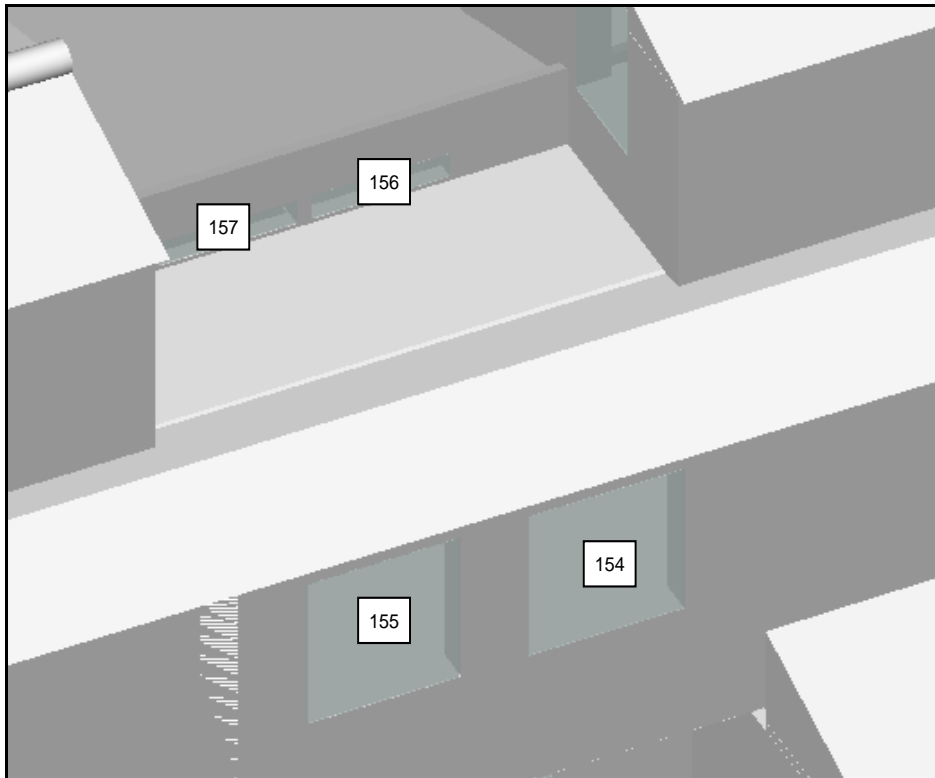
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9 Brinton Walk



9 Brinton Walk



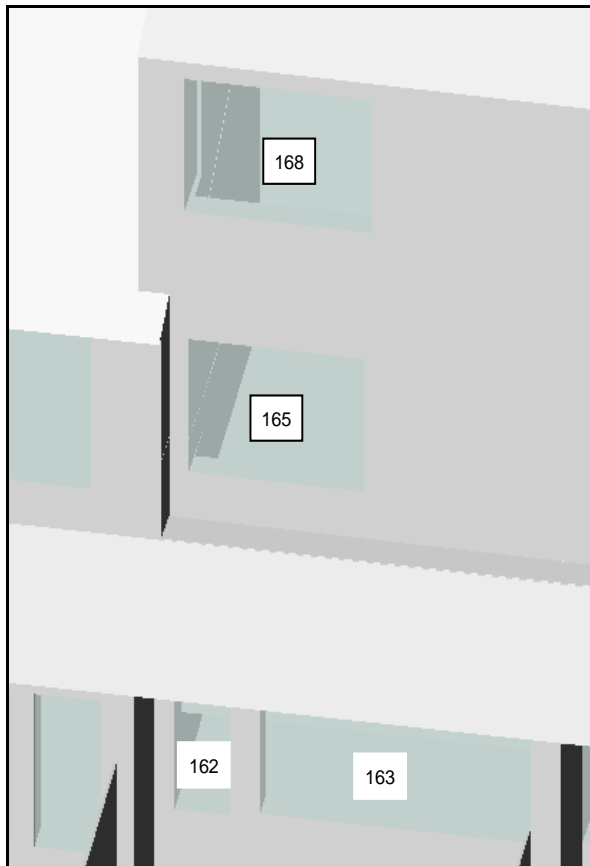
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8 Brinton Walk



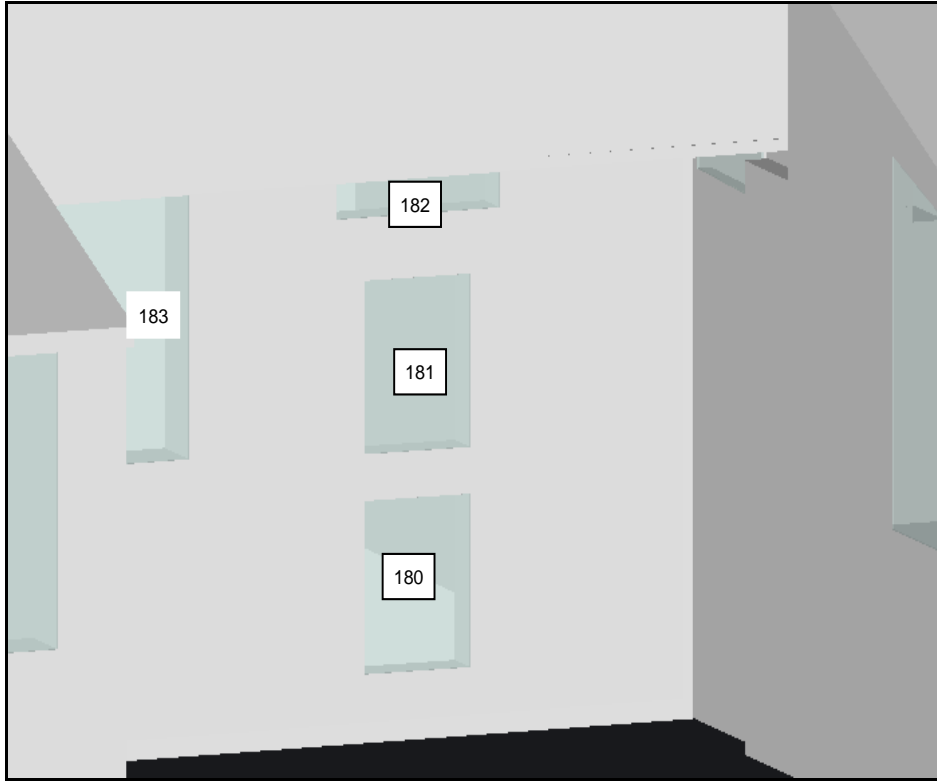
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7 Brinton Walk



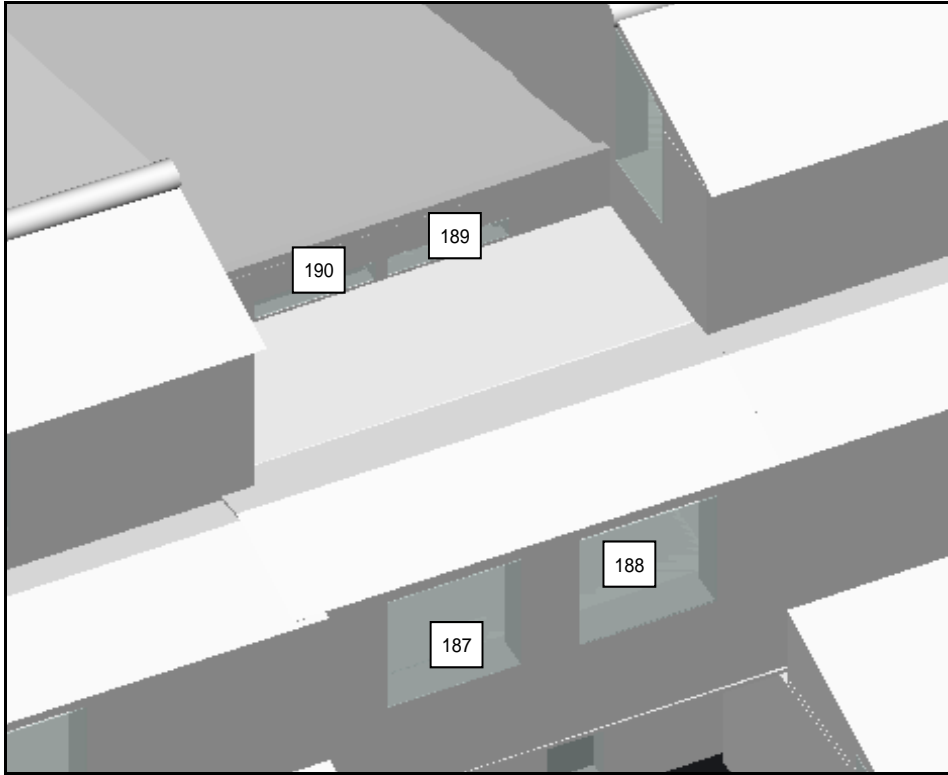
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6 Brinton Walk



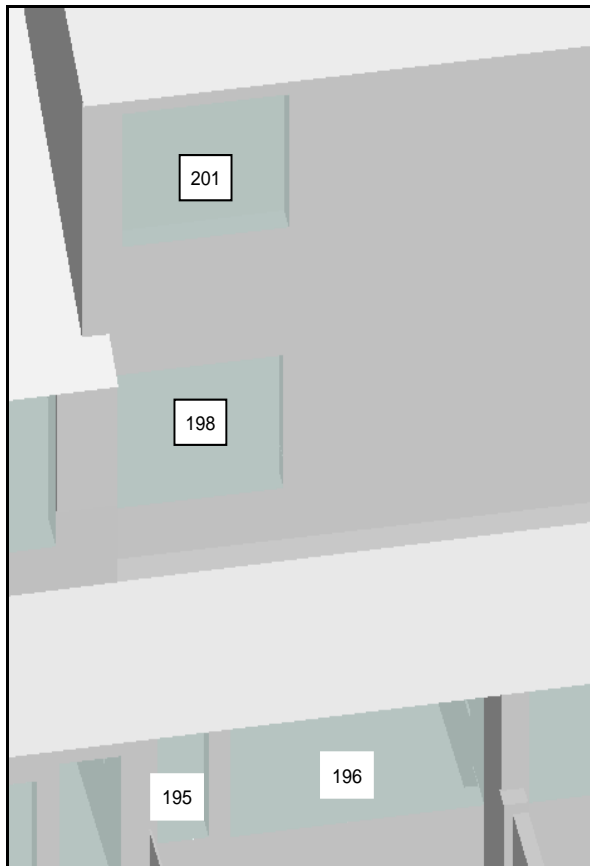
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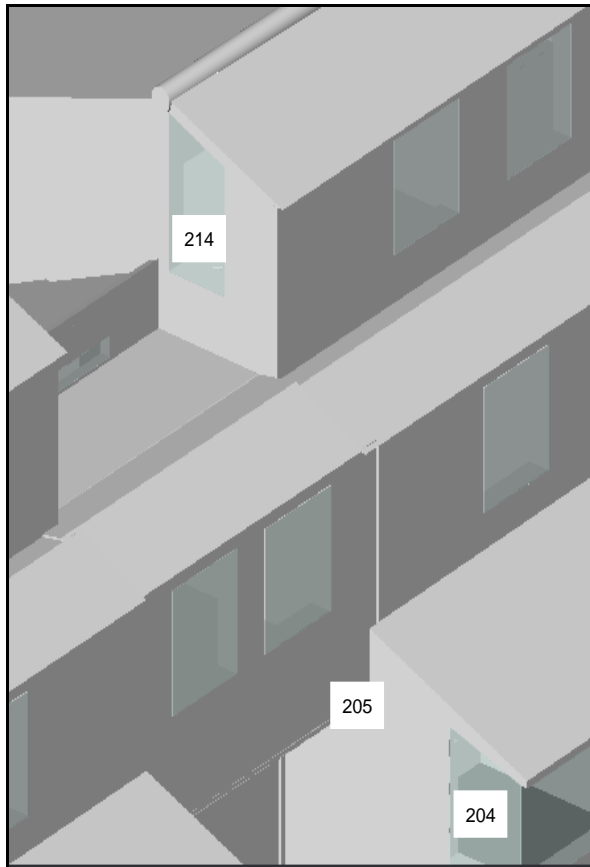
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4 Brinton Walk



4 Brinton Walk



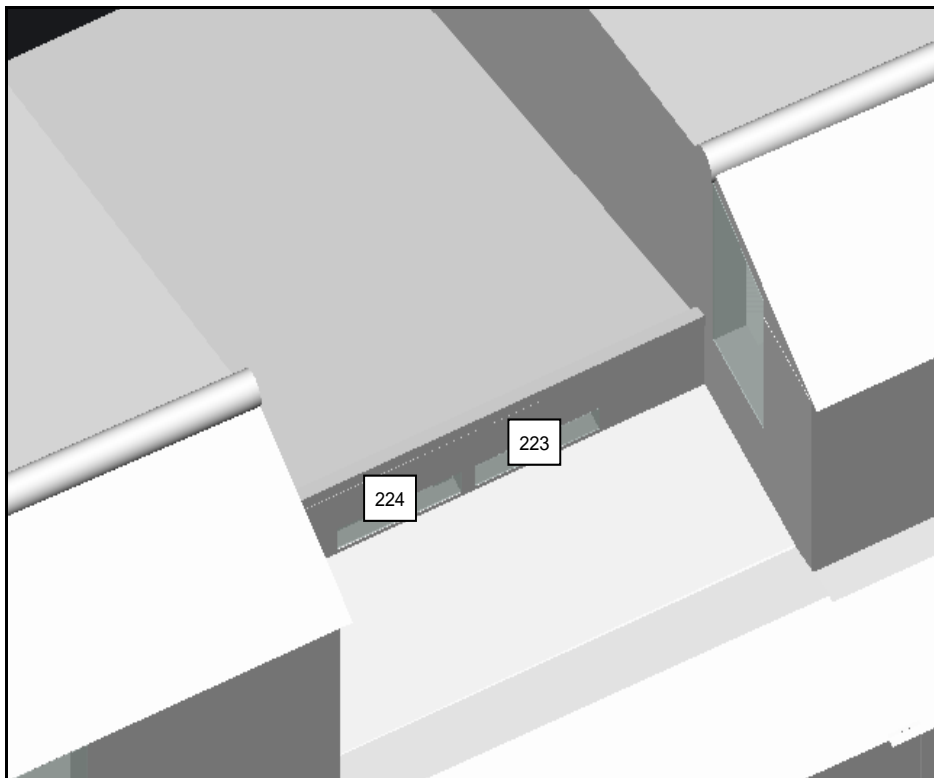
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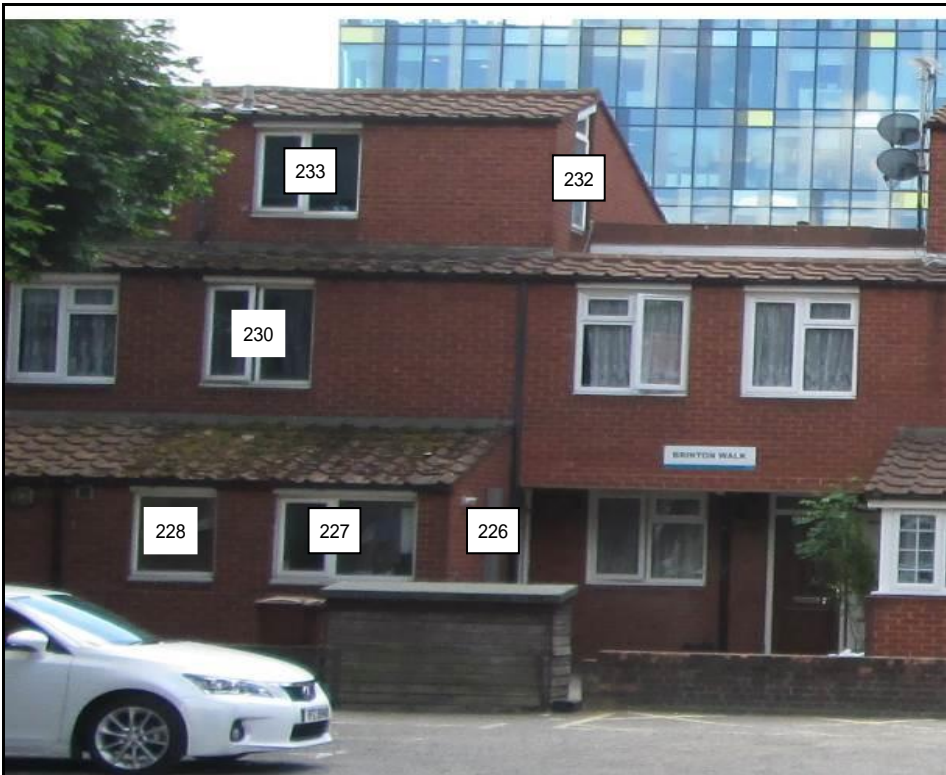
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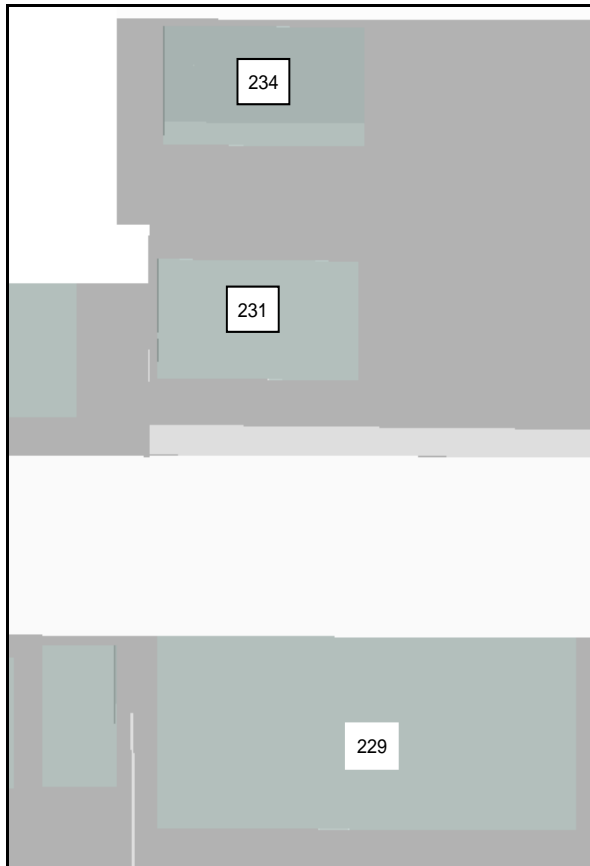
3 Brinton Walk



3 Brinton Walk



2 Brinton Walk



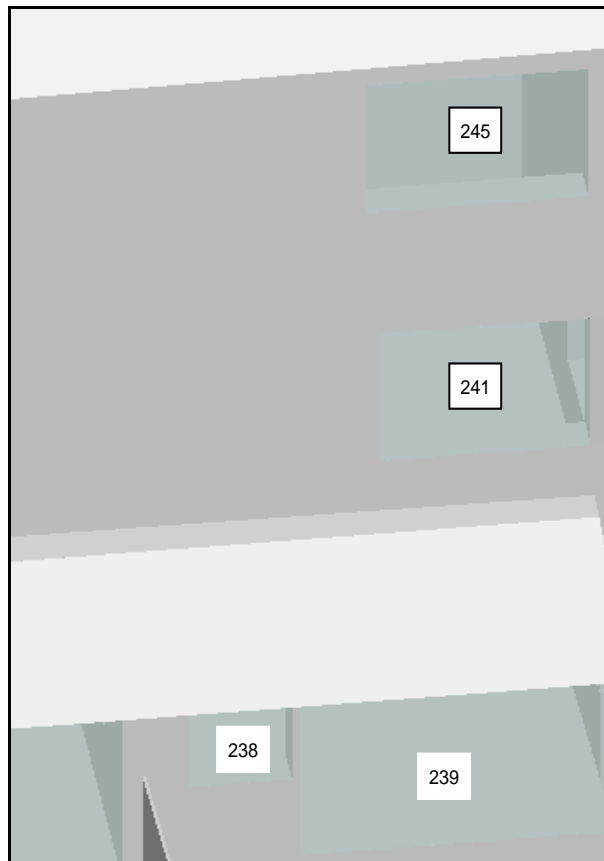
2 Brinton Walk



2 Brinton Walk



1 Brinton Walk



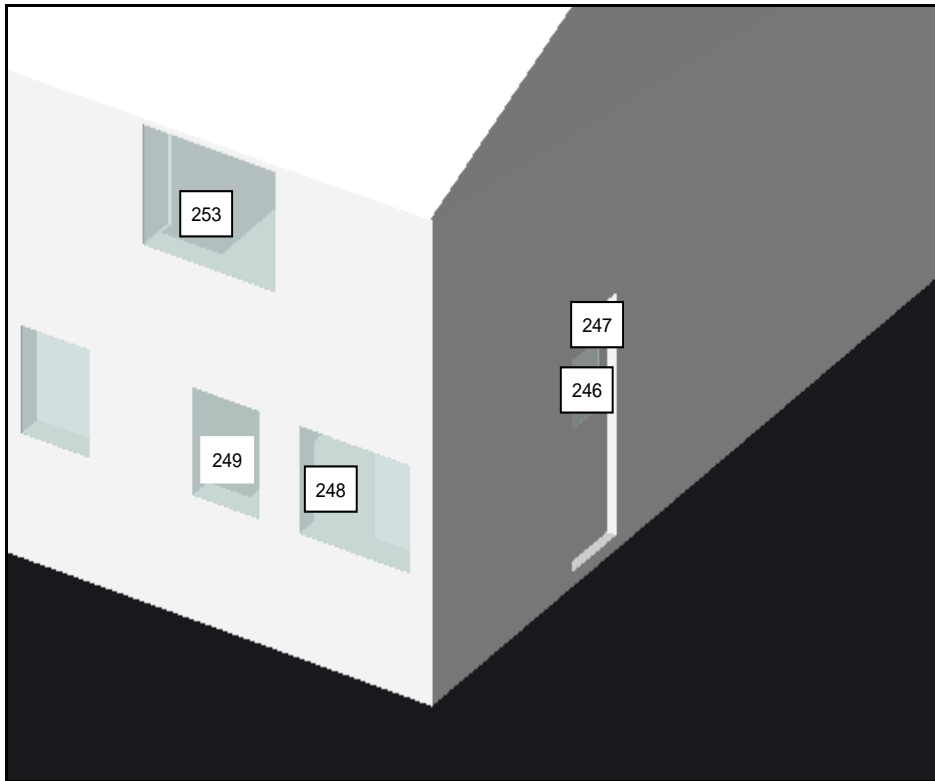
1 Brinton Walk



1 Brinton Walk



1 Brinton Walk



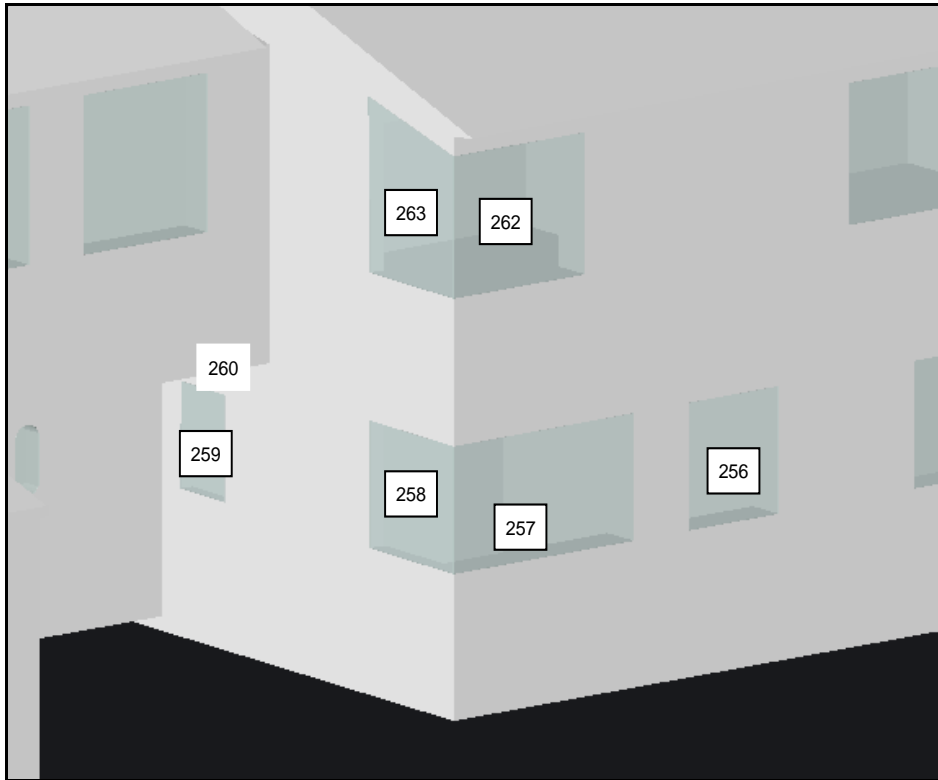
17 Rotherham Walk



17 Rotherham Walk



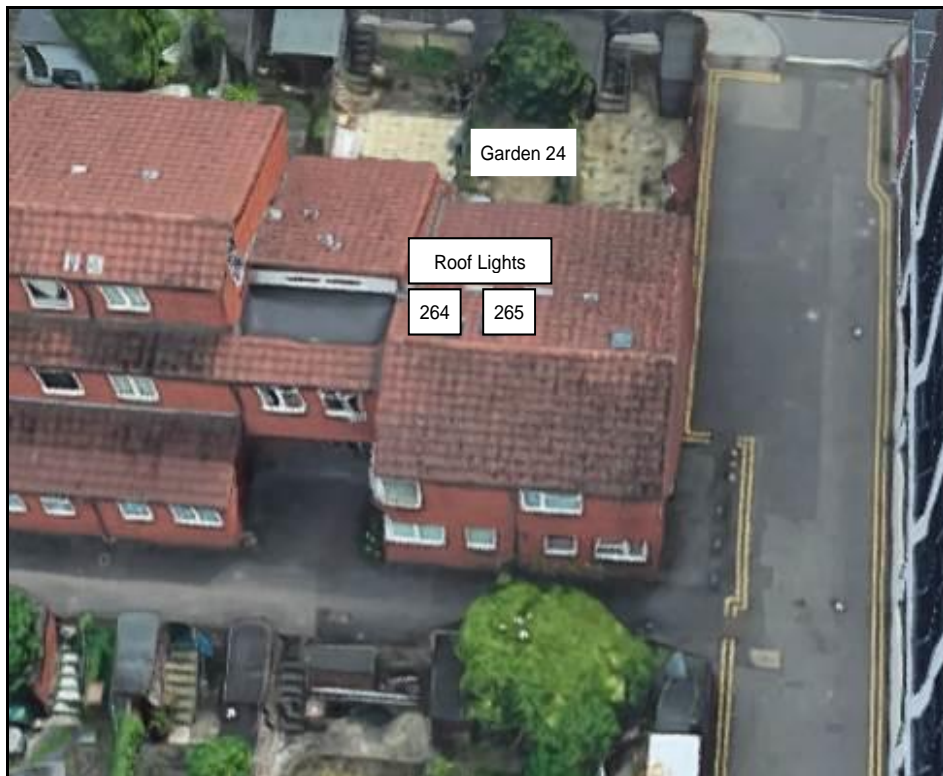
17 Rotherham Walk



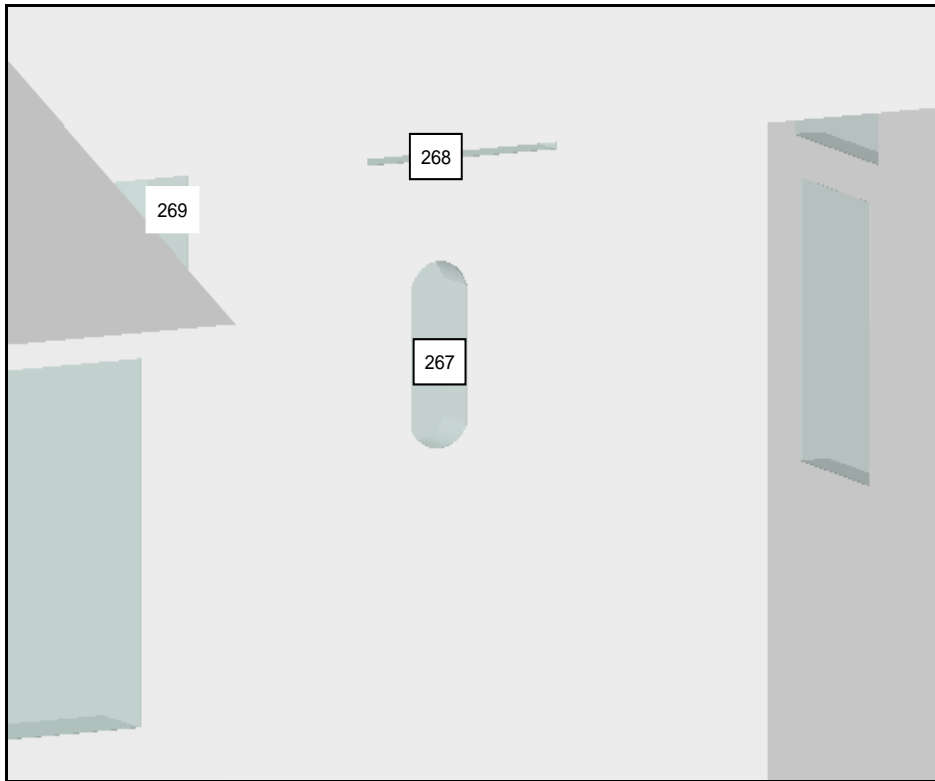
16 Rotherham Walk



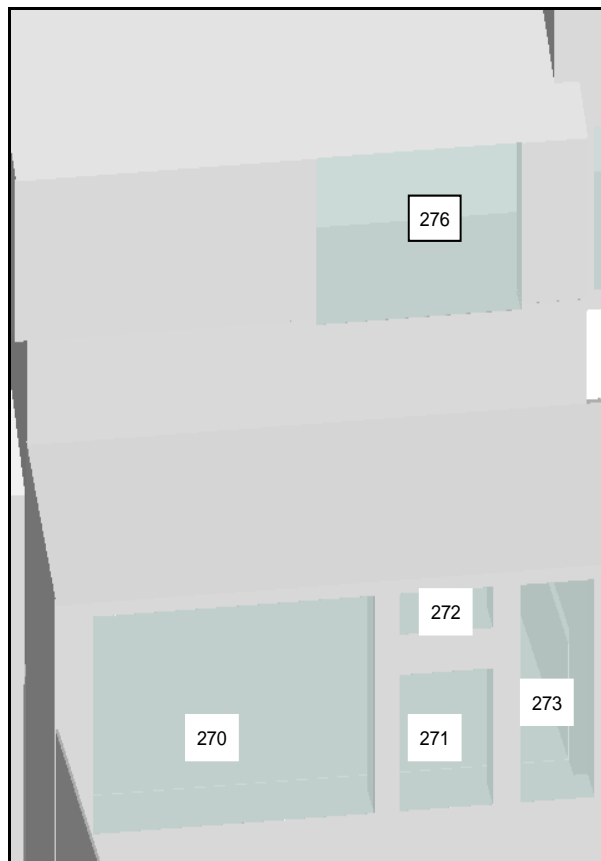
16 Rotherham Walk



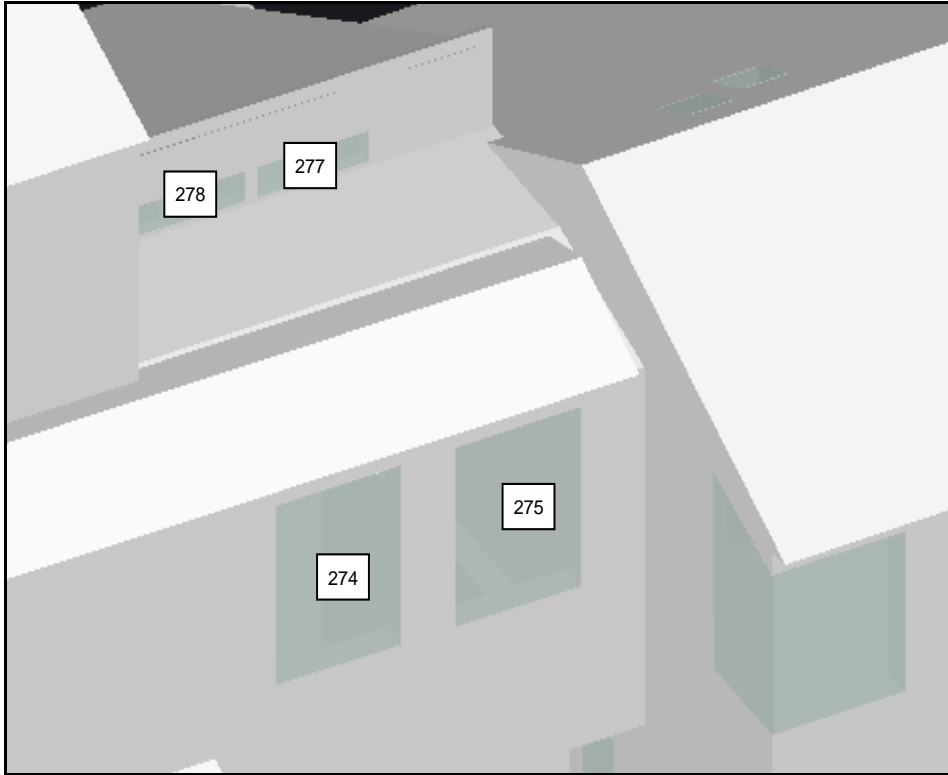
16 Rotherham Walk



15 Rotherham Walk



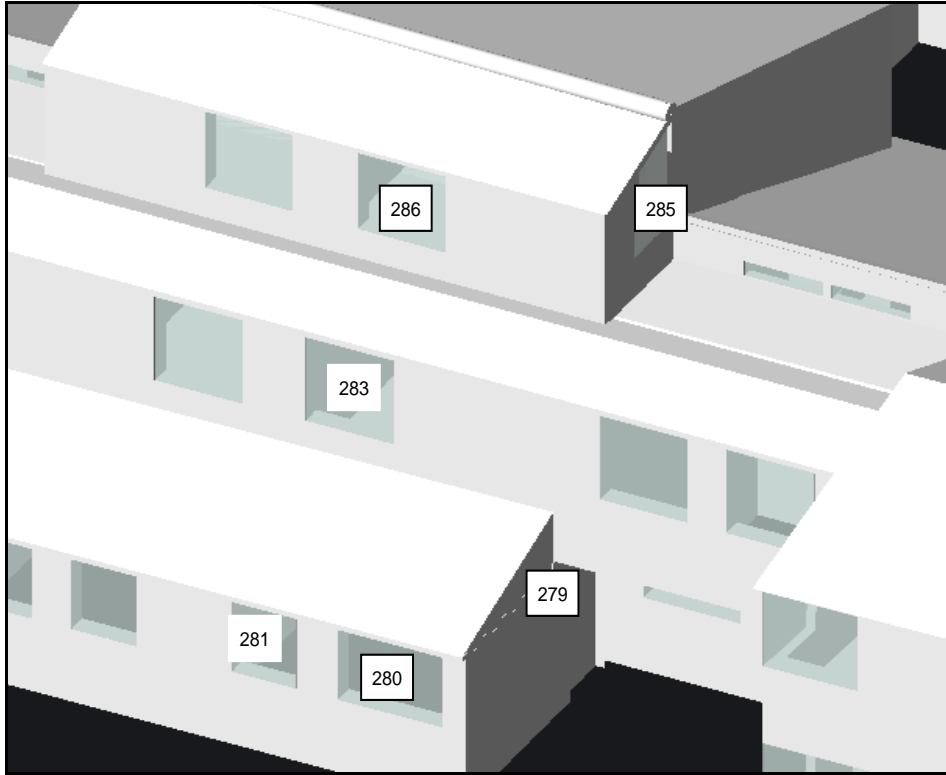
15 Rotherham Walk



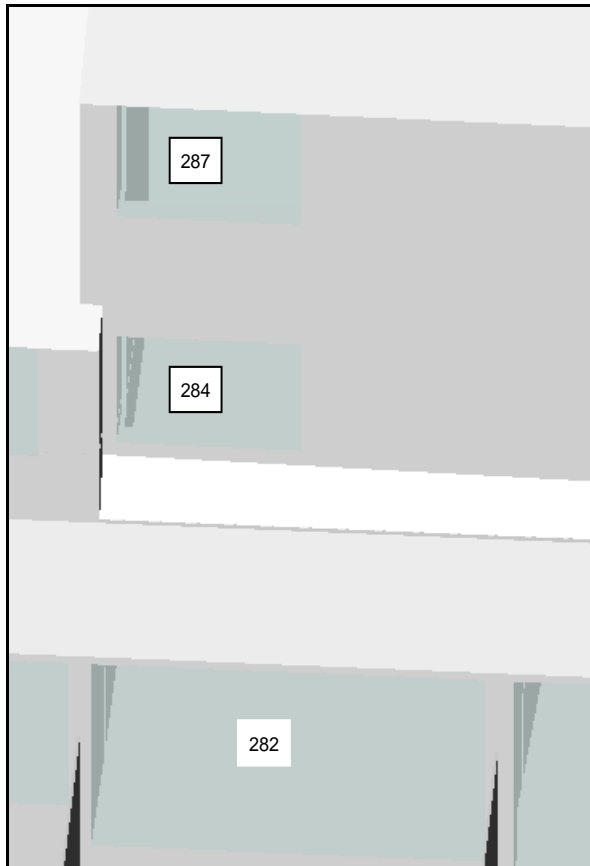
15 Rotherham Walk



15 Rotherham Walk



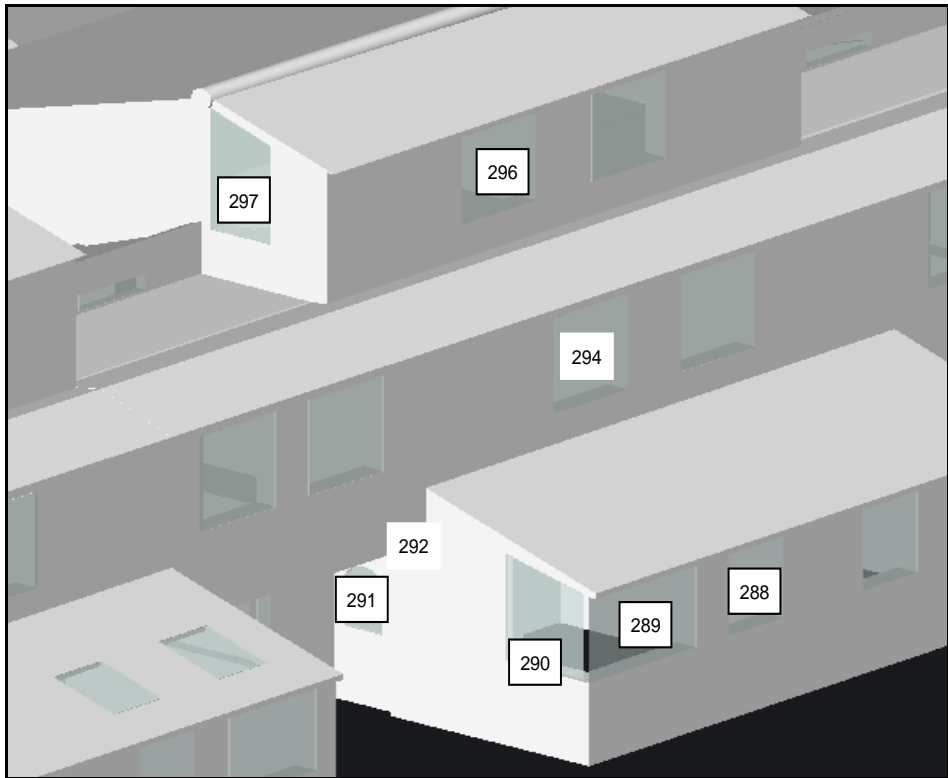
14 Rotherham Walk



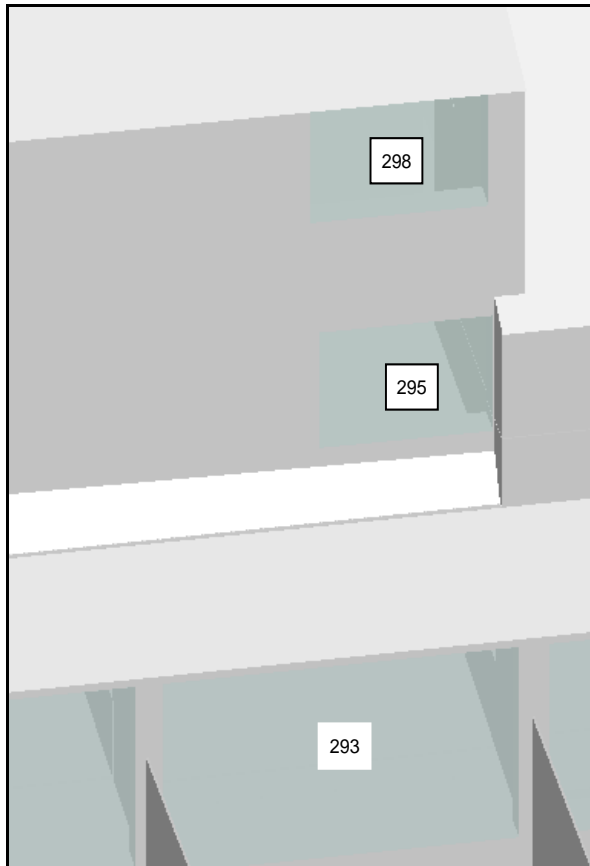
14 Rotherham Walk



14 Rotherham Walk



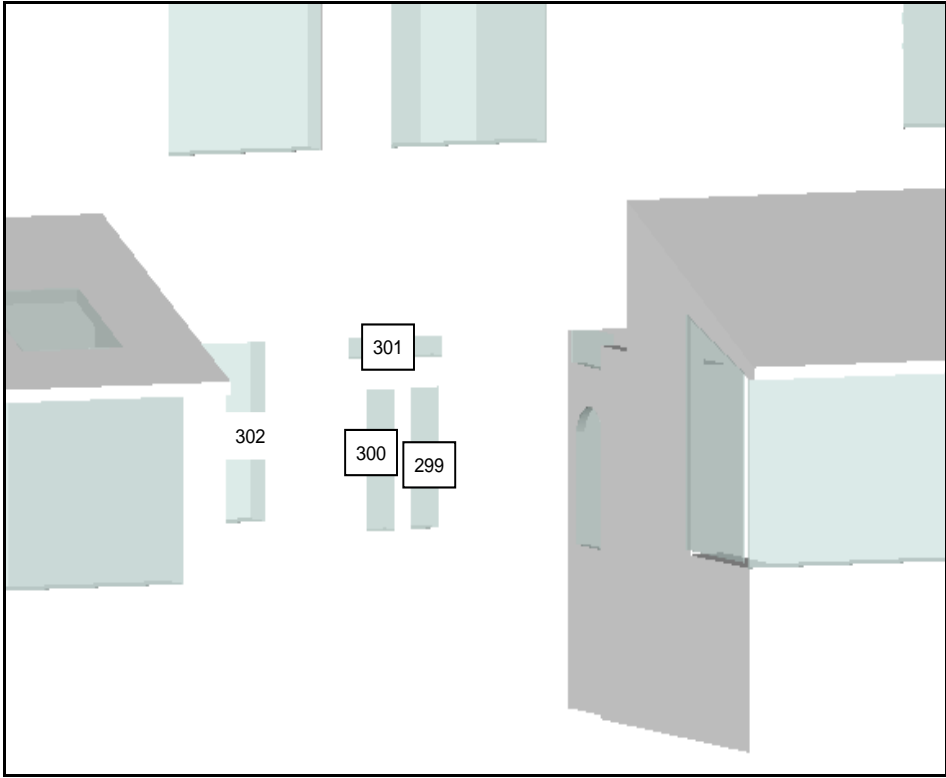
13 Rotherham Walk



13 Rotherham Walk



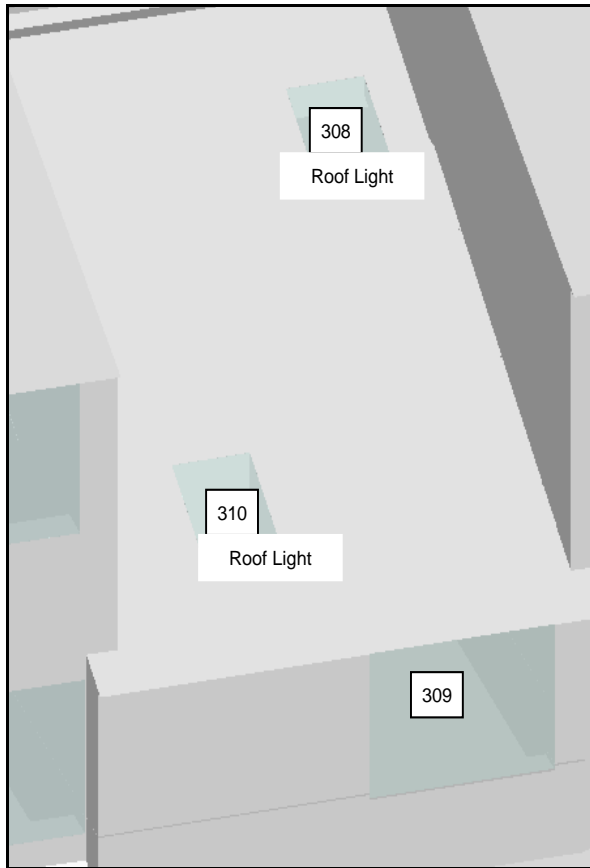
13 Rotherham Walk



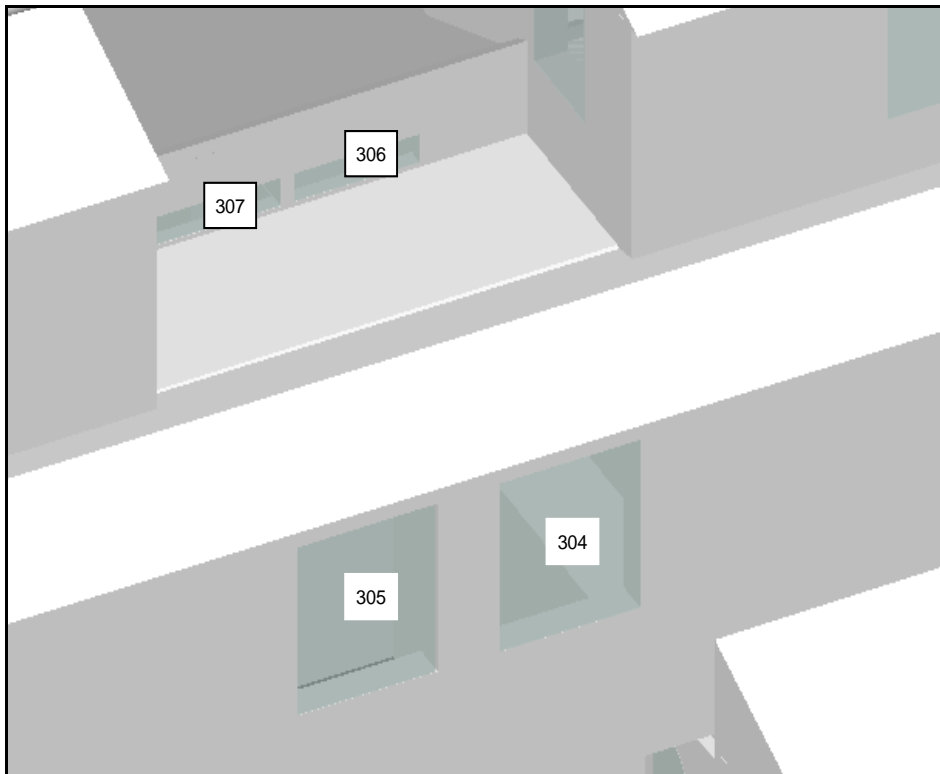
12 Rotherham Walk



12 Rotherham Walk



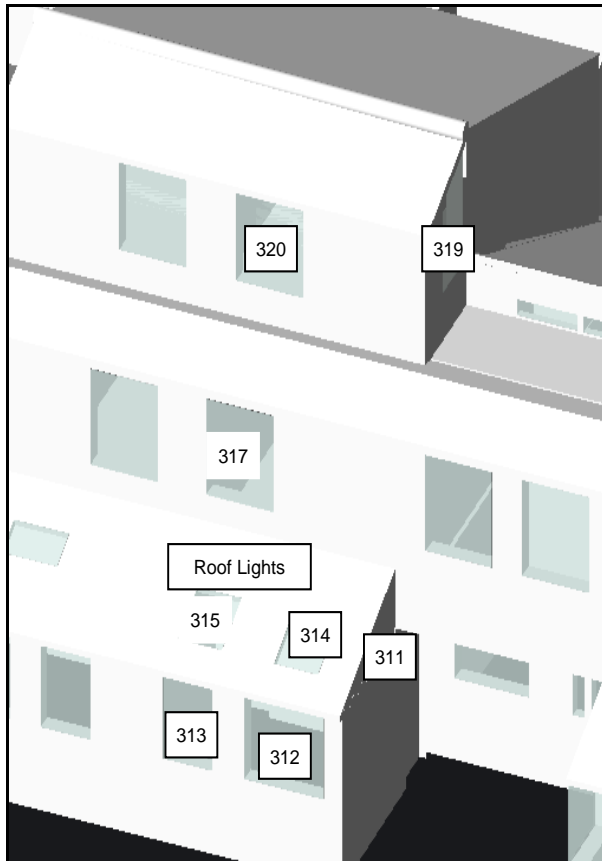
12 Rotherham Walk



12 Rotherham Walk



12 Rotherham Walk



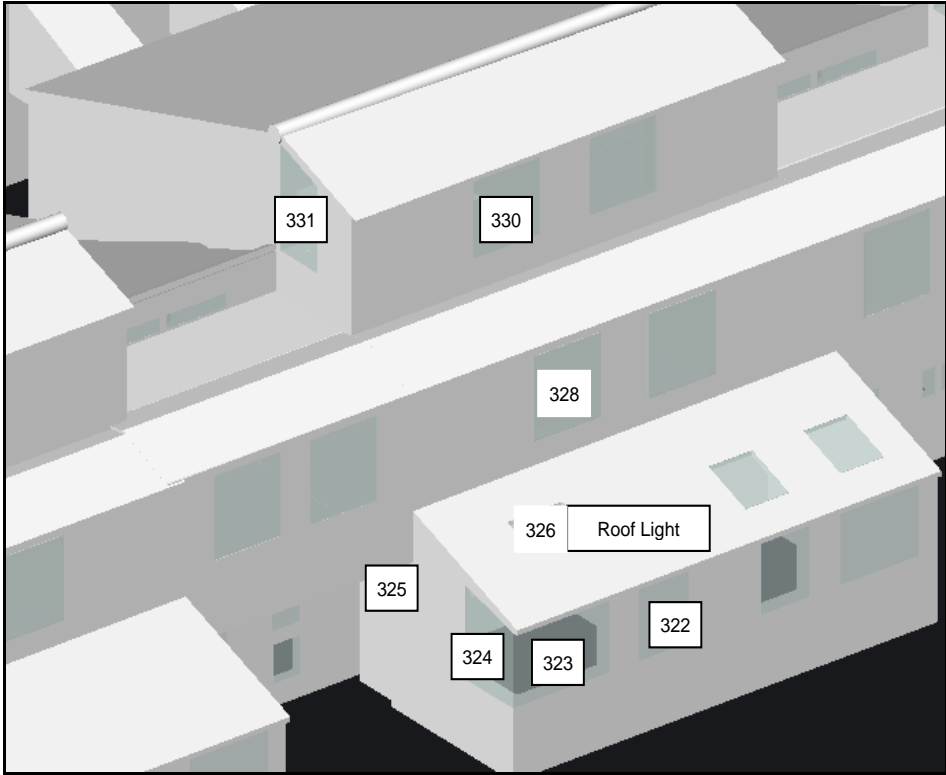
11 Rotherham Walk



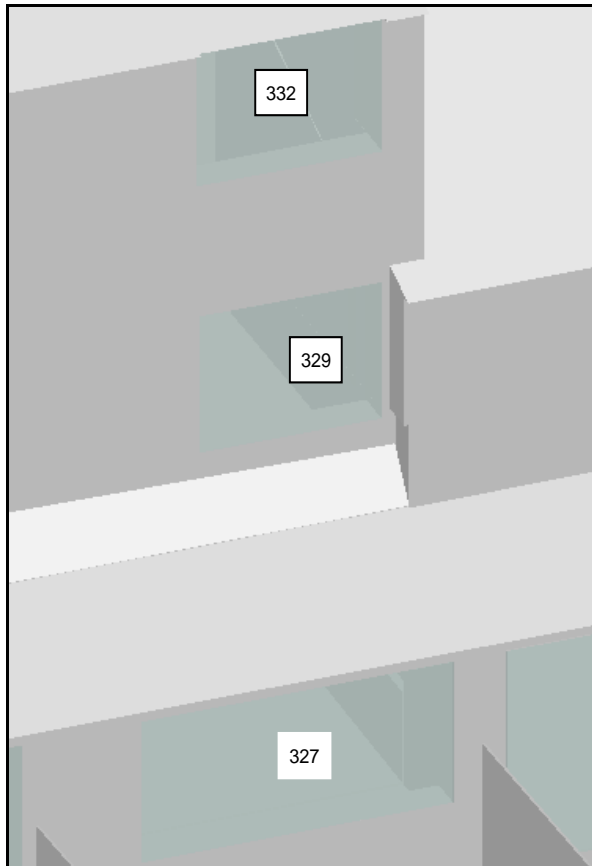
11 Rotherham Walk



11 Rotherham Walk



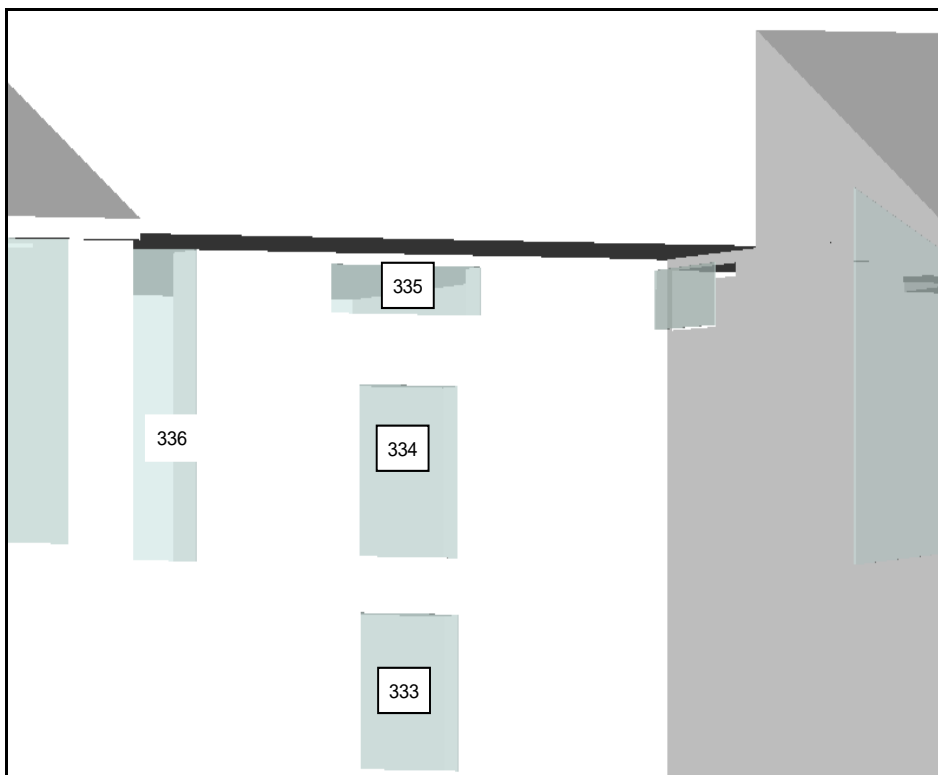
10 Rotherham Walk



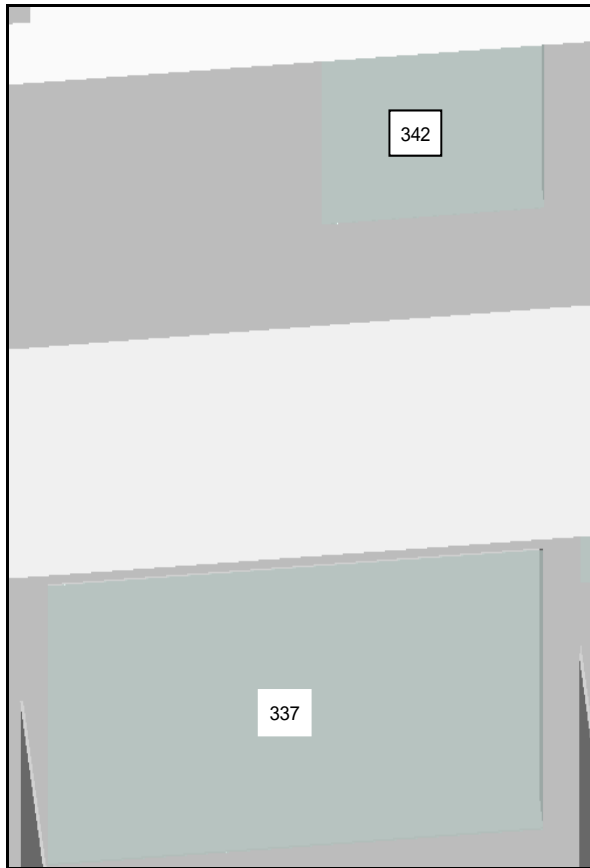
10 Rotherham Walk



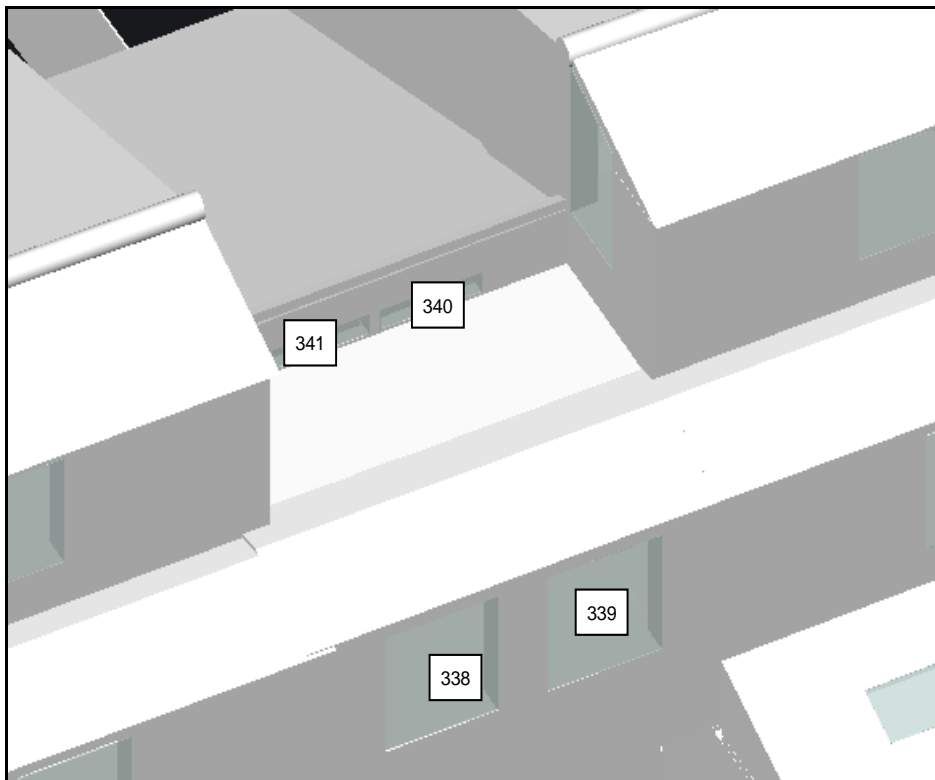
10 Rotherham Walk



9 Rotherham Walk



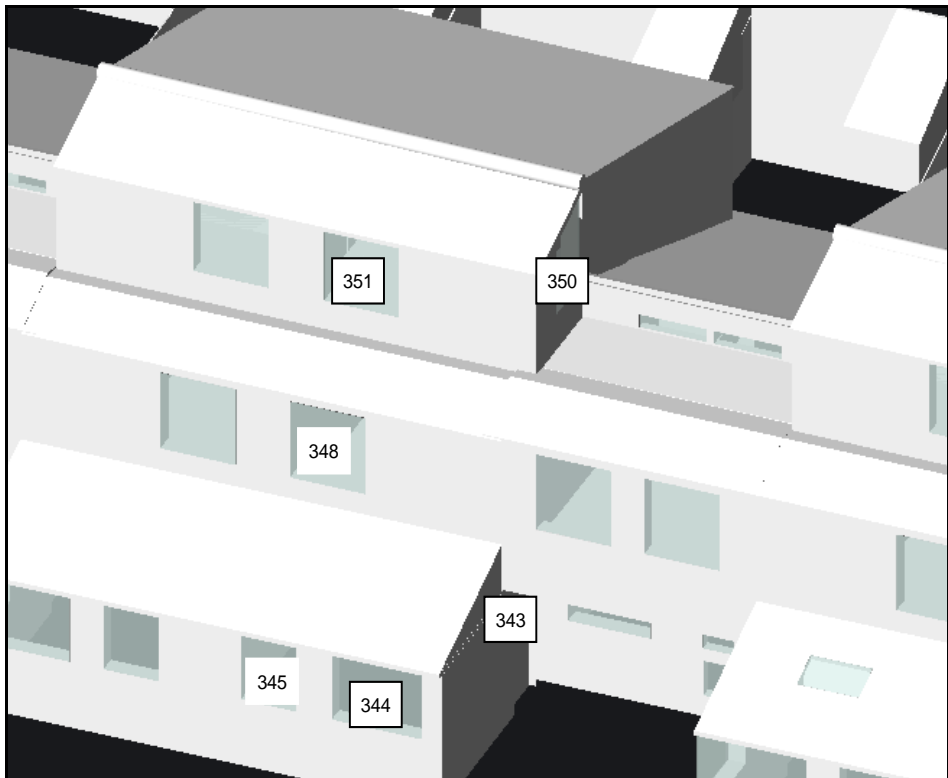
9 Rotherham Walk



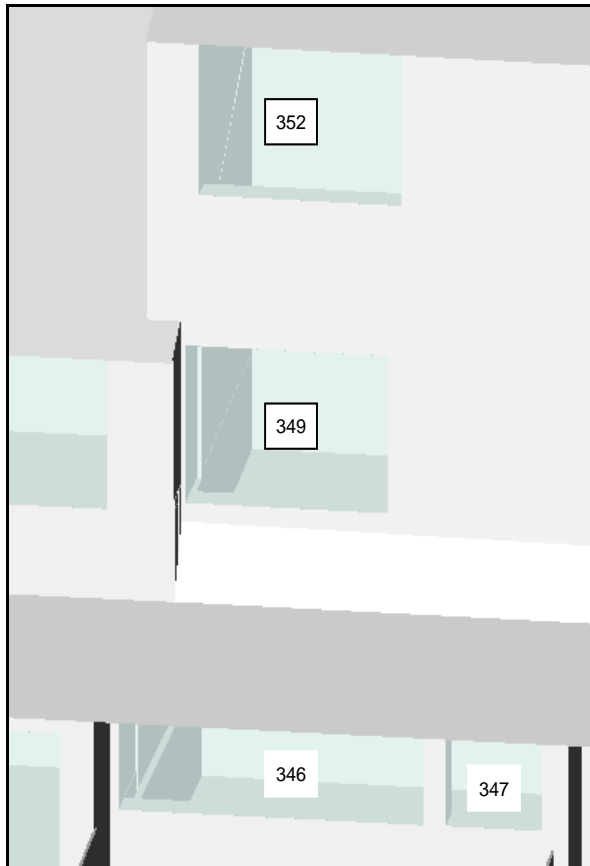
9 Rotherham Walk



9 Rotherham Walk



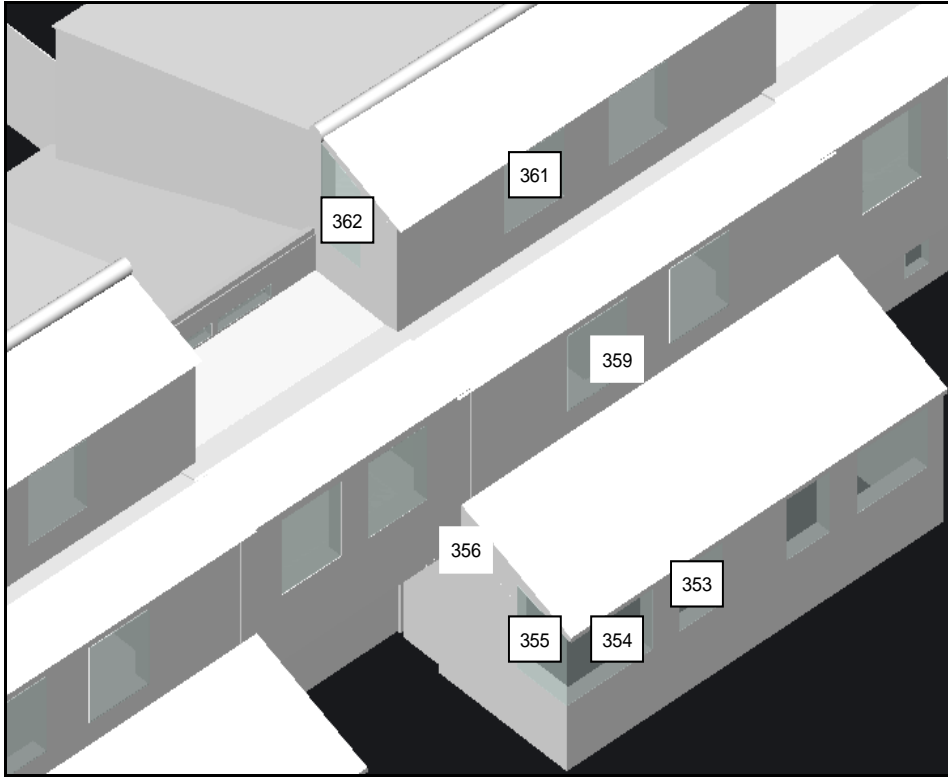
8 Rotherham Walk



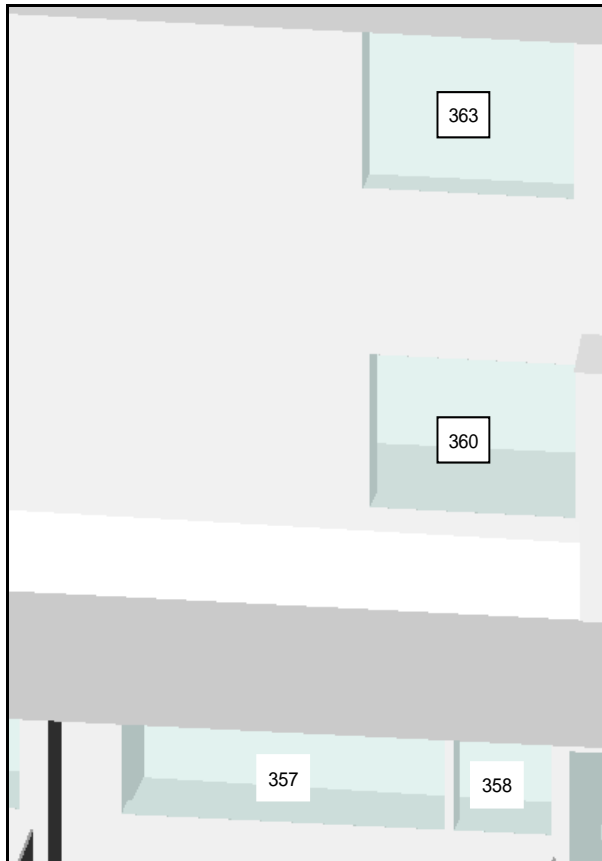
8 Rotherham Walk



8 Rotherham Walk



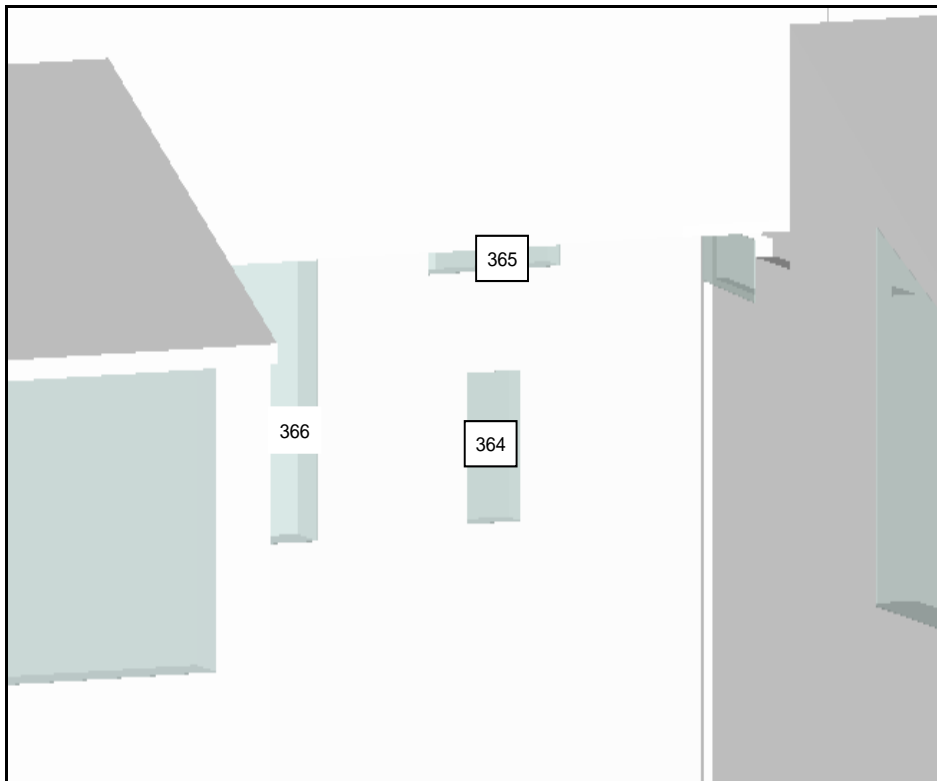
7 Rotherham Walk



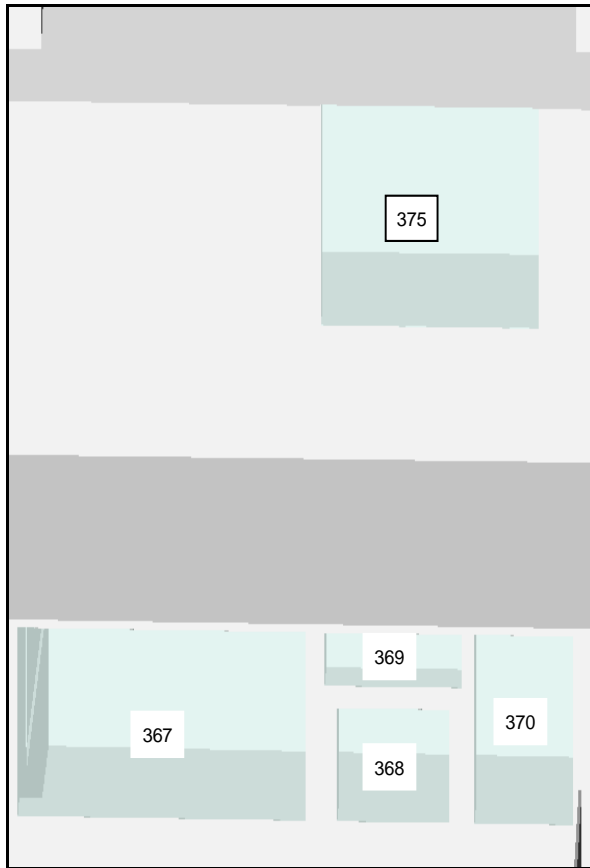
7 Rotherham Walk



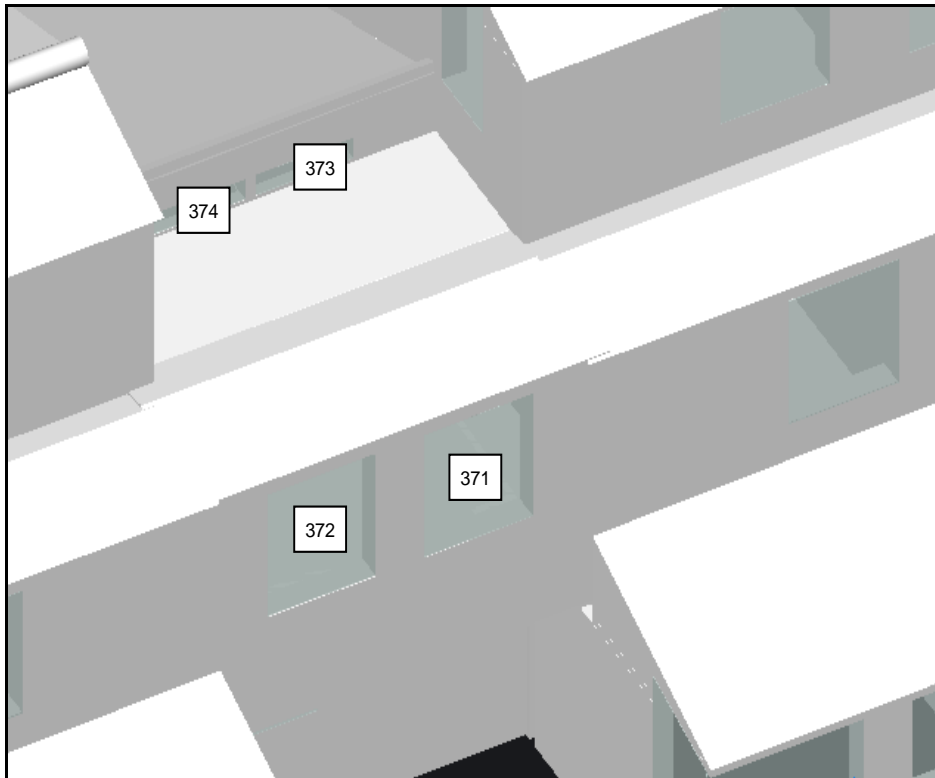
7 Rotherham Walk



6 Rotherham Walk



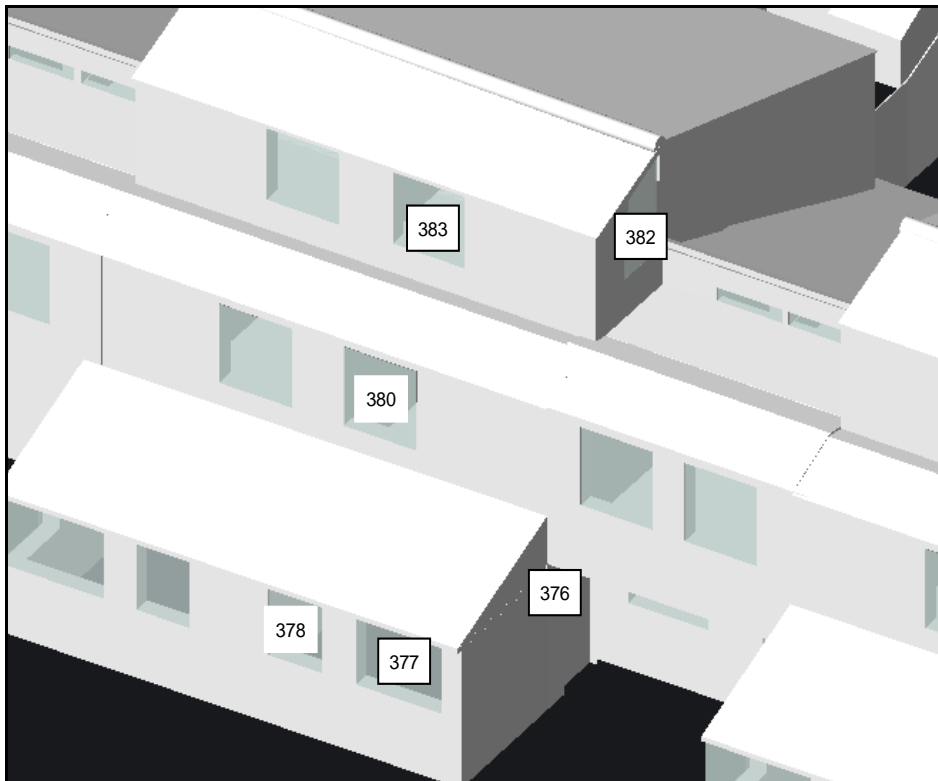
6 Rotherham Walk



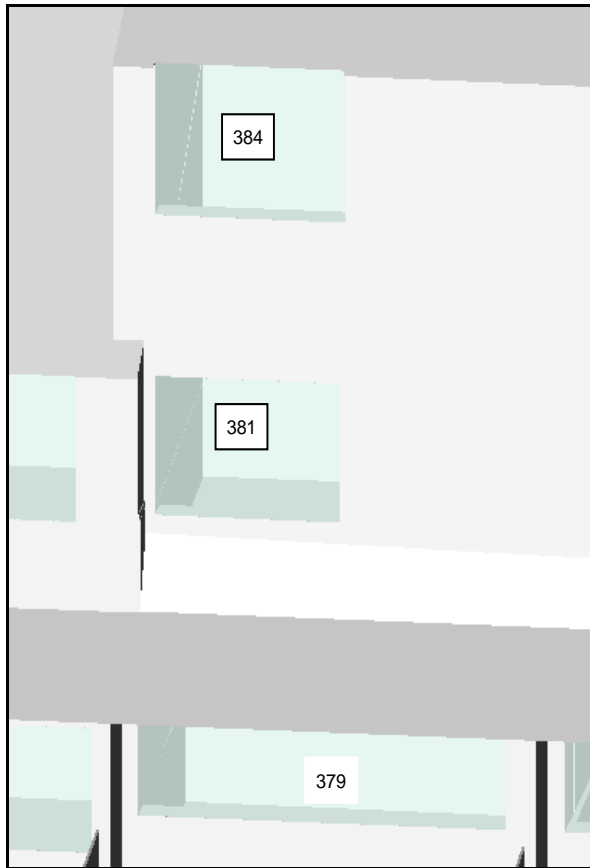
6 Rotherham Walk



6 Rotherham Walk



5 Rotherham Walk



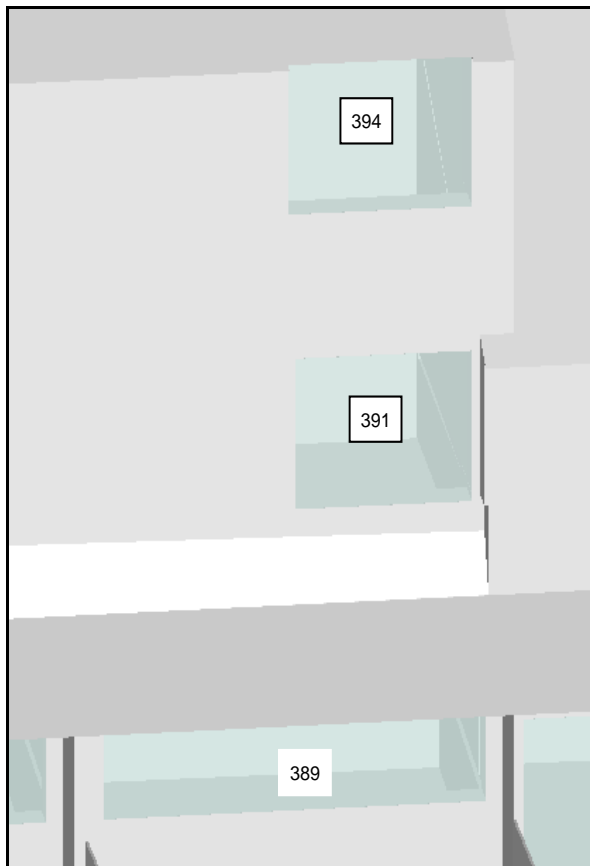
5 Rotherham Walk



5 Rotherham Walk



4 Rotherham Walk



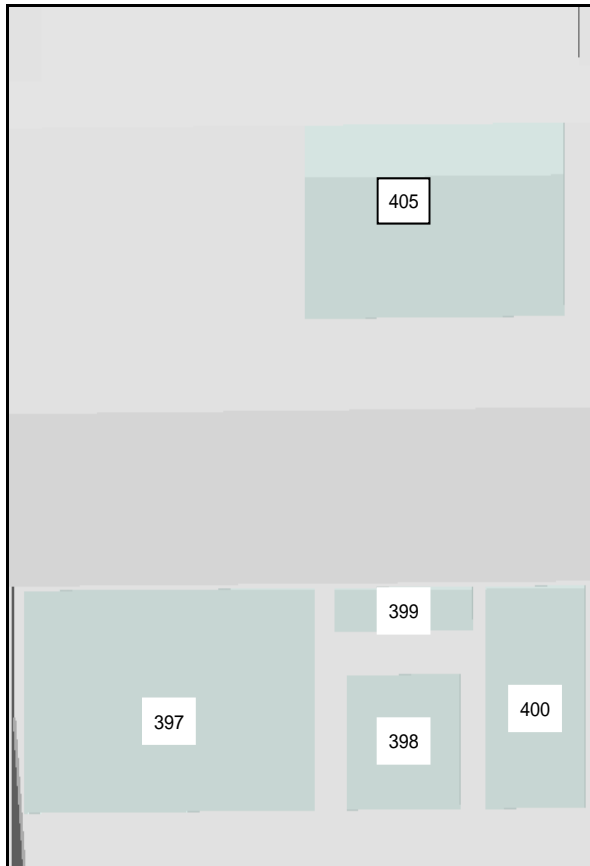
4 Rotherham Walk



4 Rotherham Walk



3 Rotherham Walk



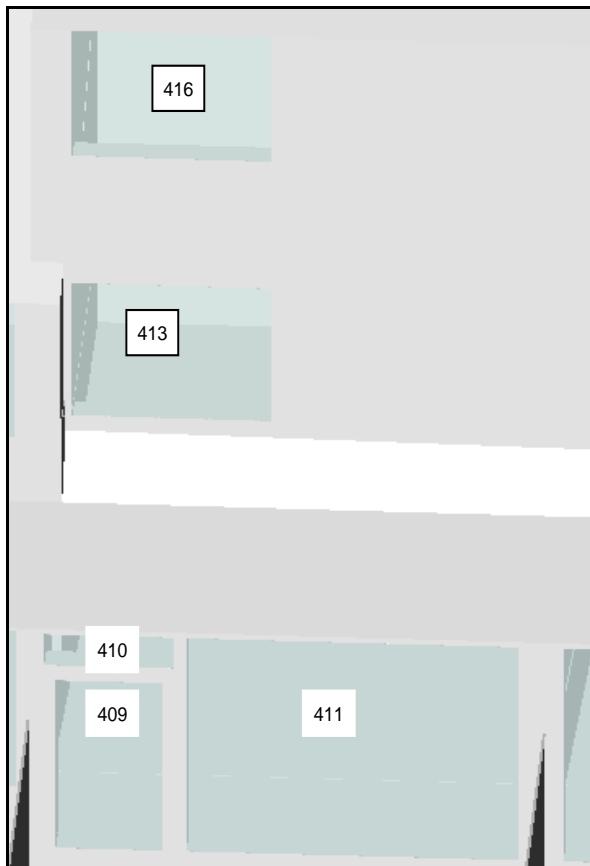
3 Rotherham Walk



3 Rotherham Walk



2 Rotherham Walk



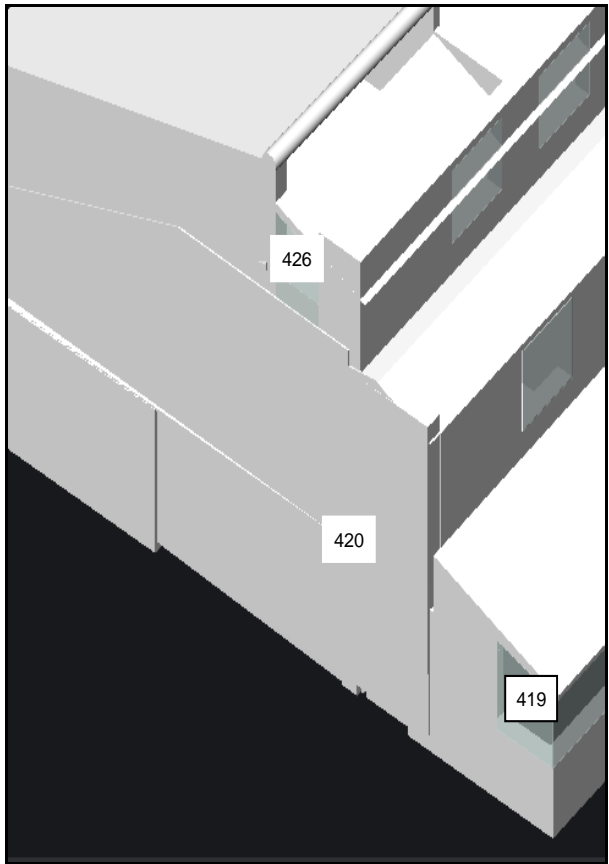
2 Rotherham Walk



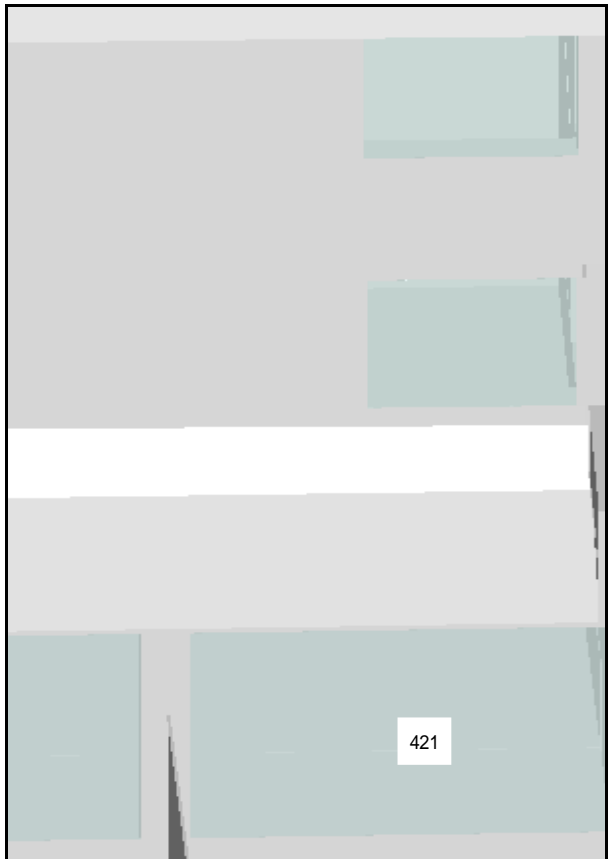
2 Rotherham Walk



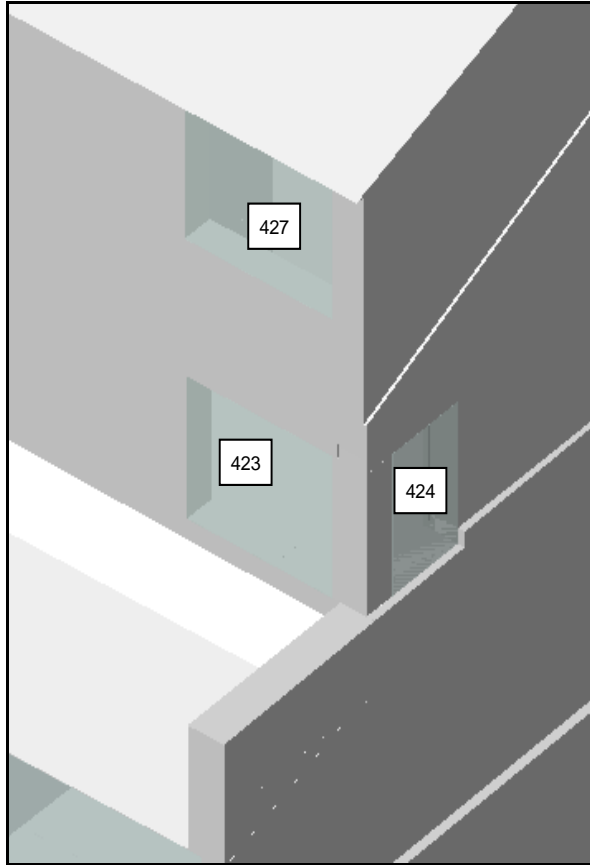
1 Rotherham Walk



1 Rotherham Walk



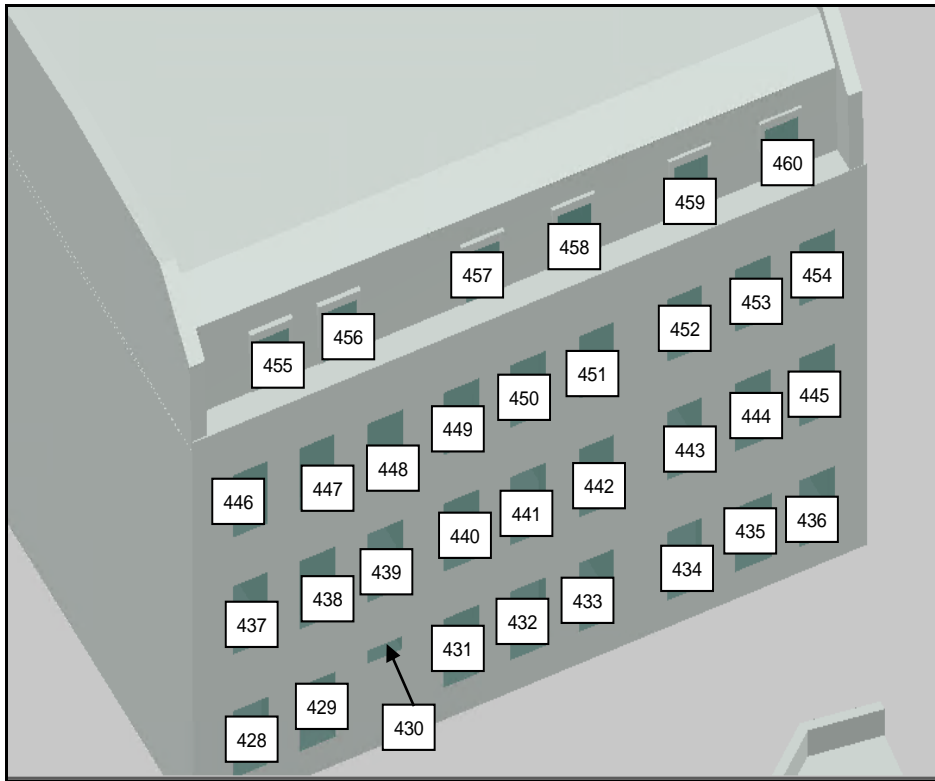
1 Rotherham Walk



1 Rotherham Walk



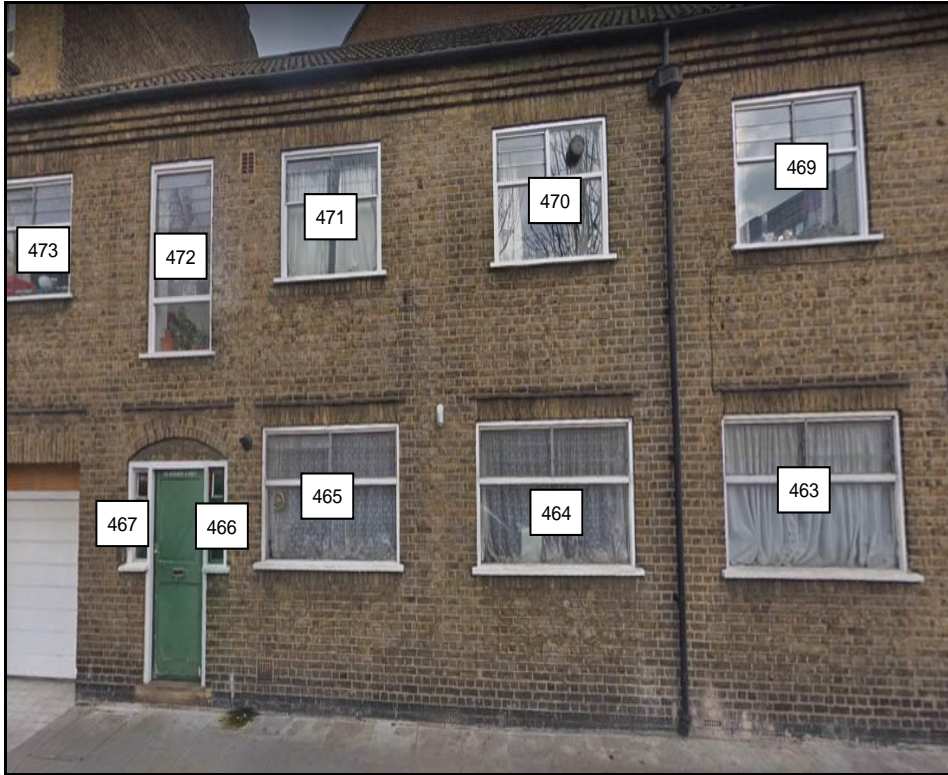
1 Rotherham Walk



42 to 44 Dolben Street



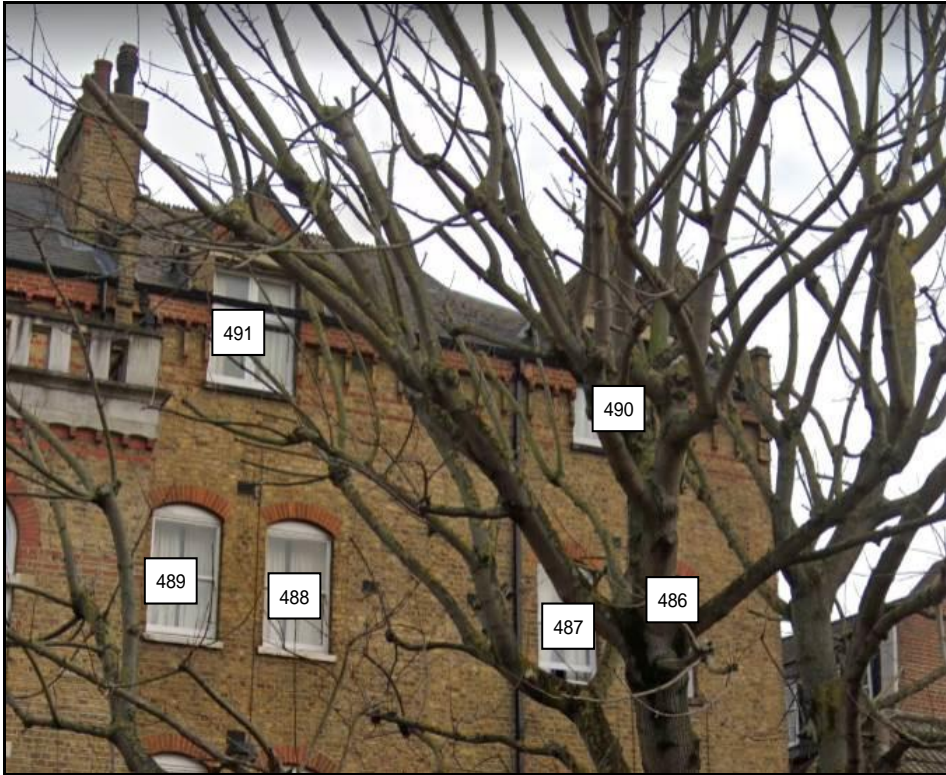
45 Dolben Street



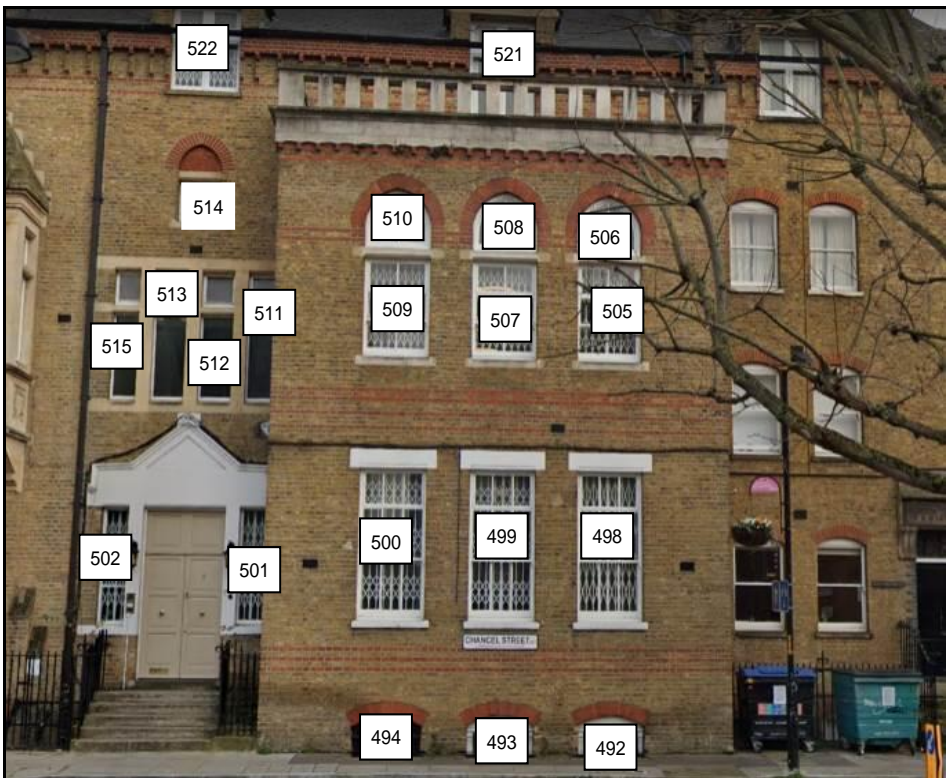
45 Dolben Street



4 Chancel Street



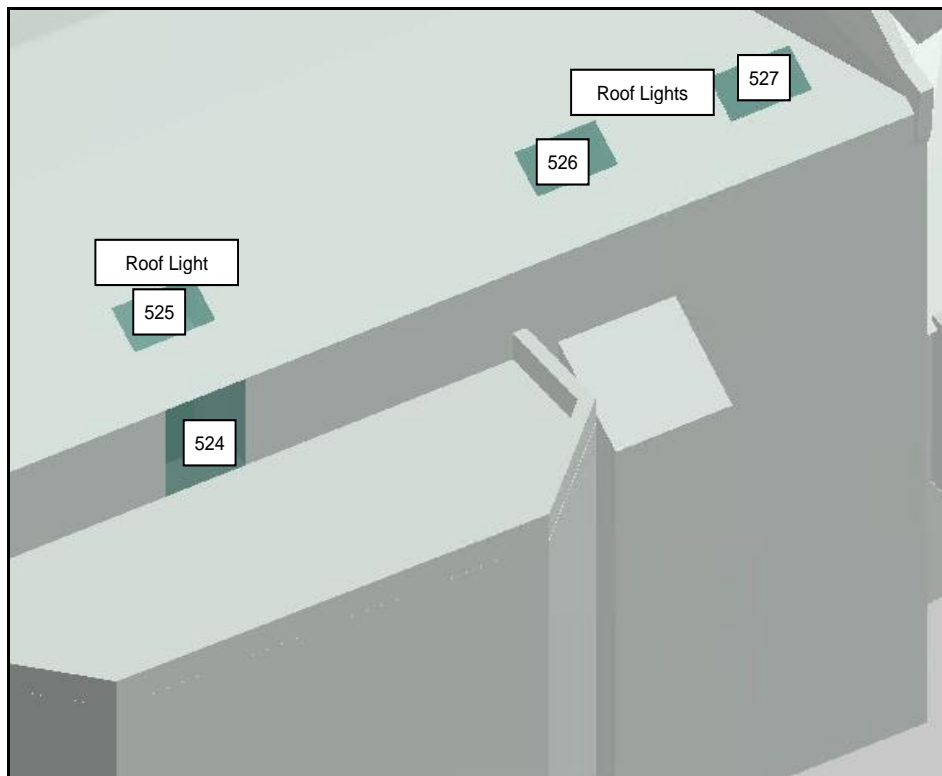
4 Chancel Street



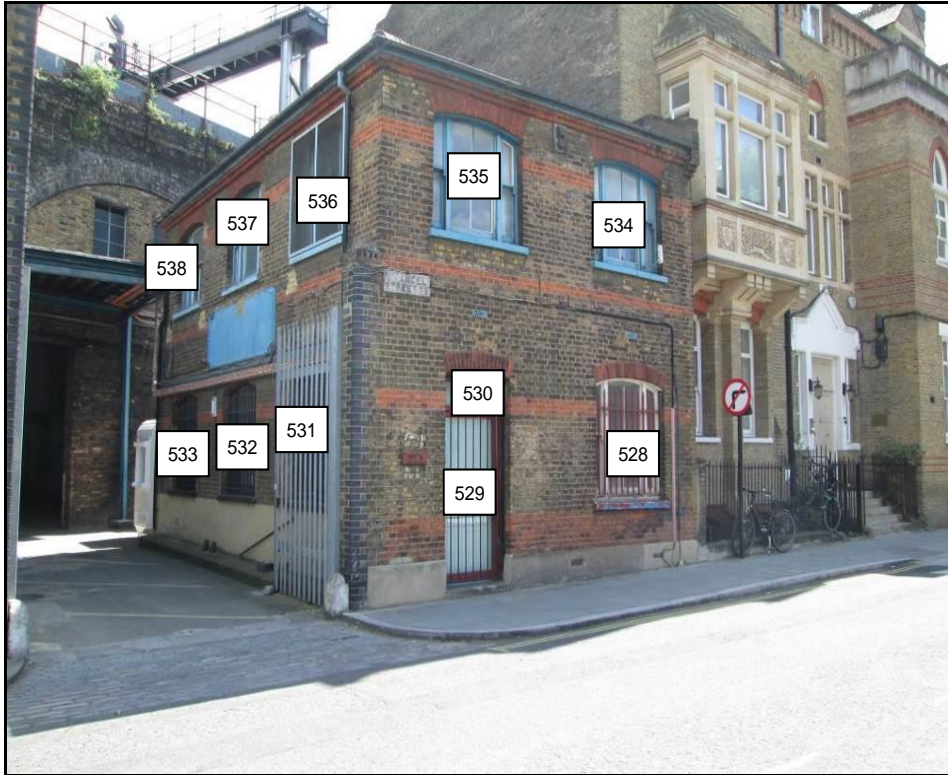
6 Chancel Street



6 Chancel Street



6 Chancel Street



8 Chancel Street



Railway Arch 11 and 12 Chancel Street



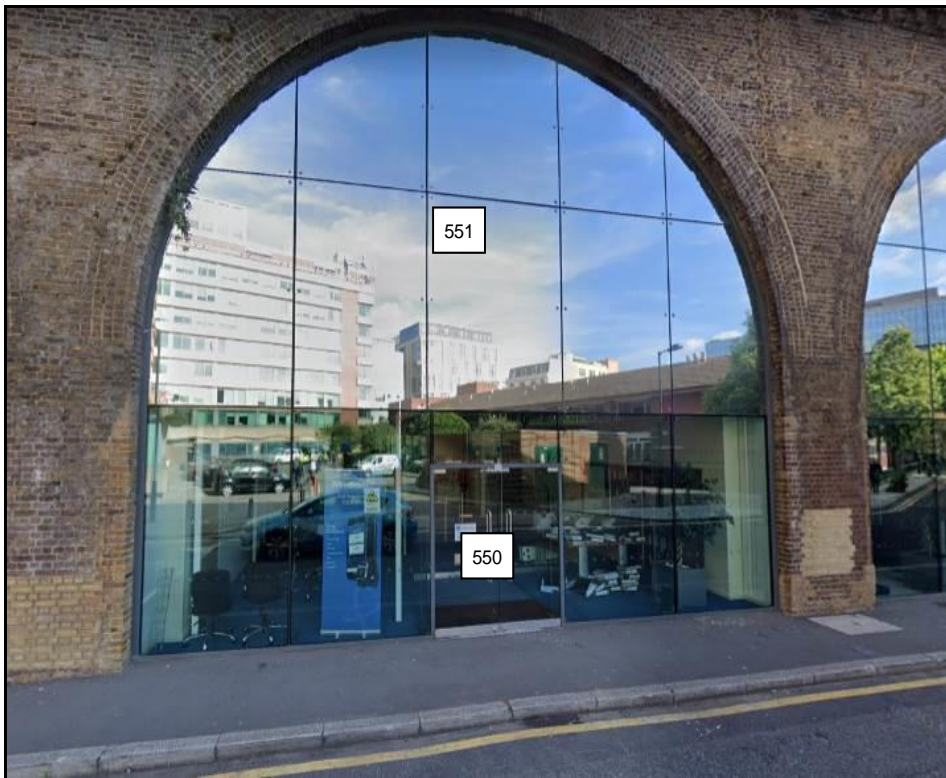
Railway Arch 11 and 12 Chancel Street



Railway Arch 10 Chancel Street



Railway Arch 9 Chancel Street



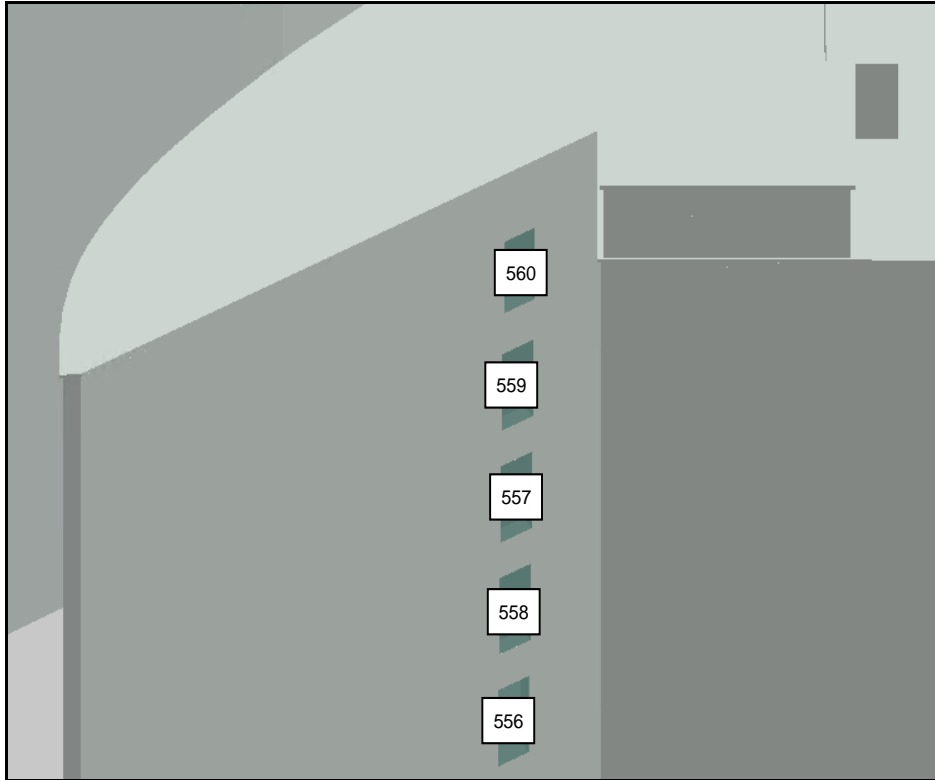
Railway Arch 8 Chancel Street



Railway Arch 7 Chancel Street



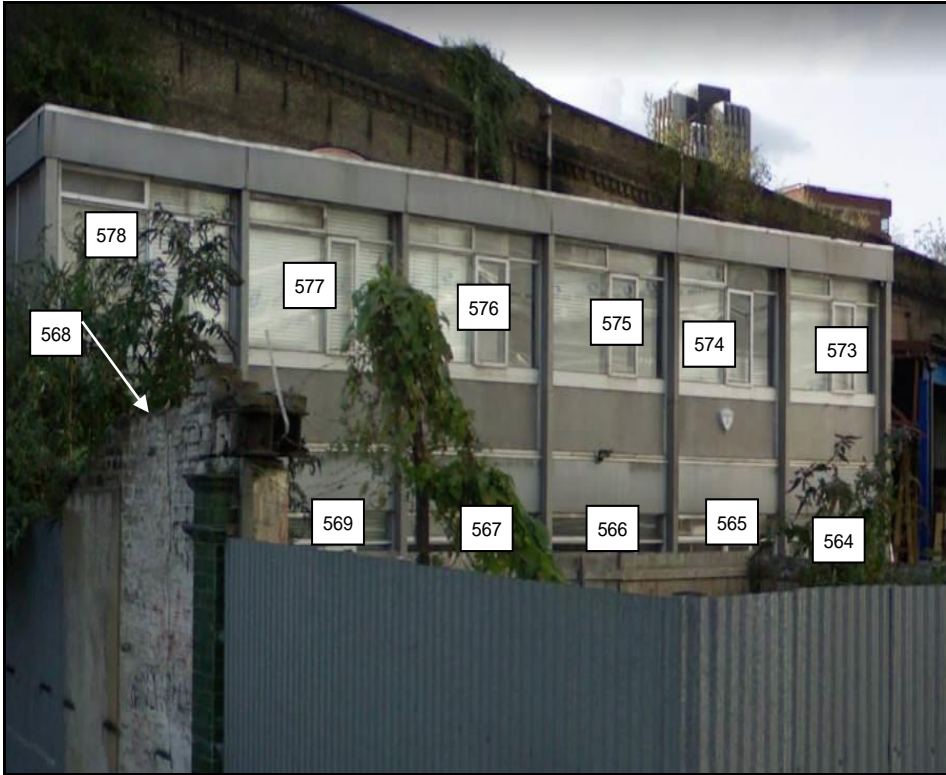
Railway Arch 6 Chancel Street



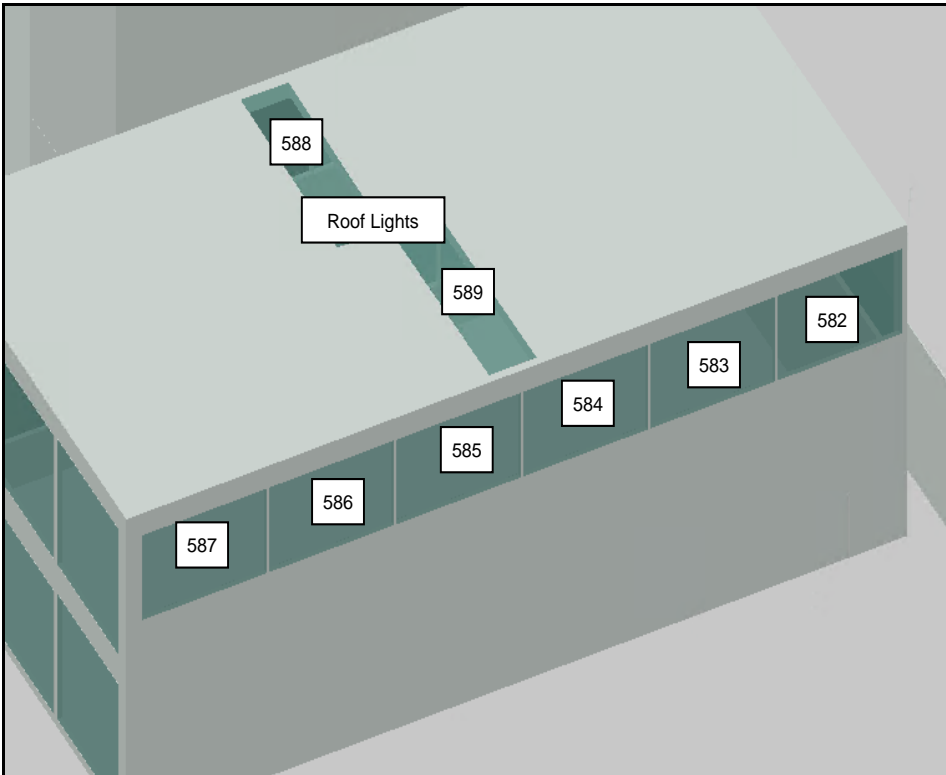
31 Dolben Street



33 Bear Lane



33 Bear Lane



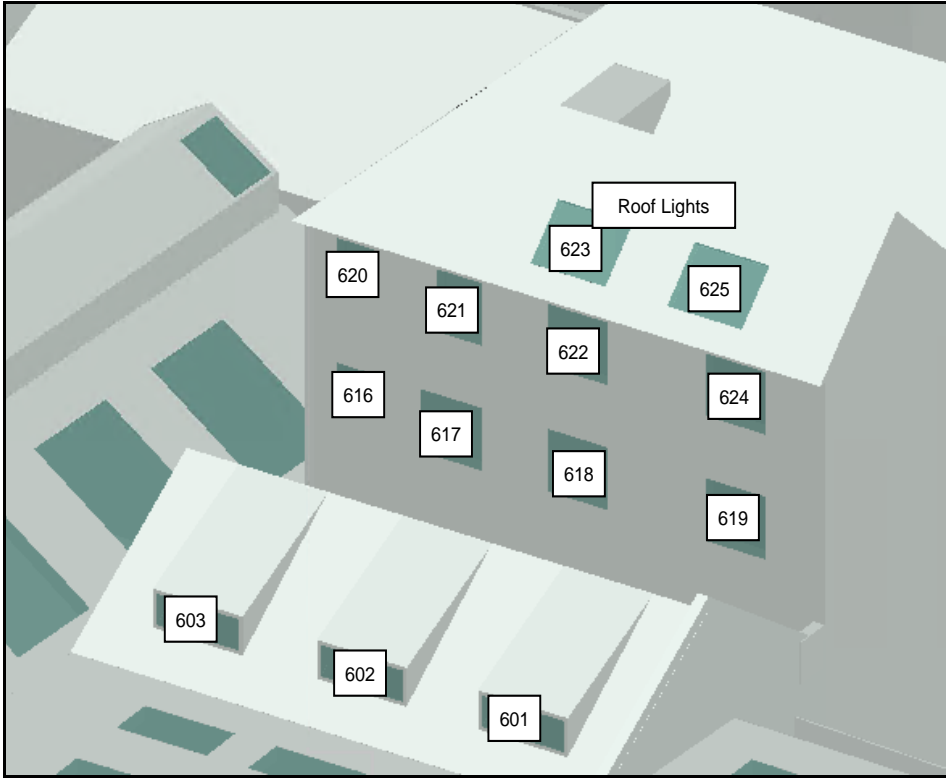
33 Bear Lane



33 Bear Lane



36 Bear Lane



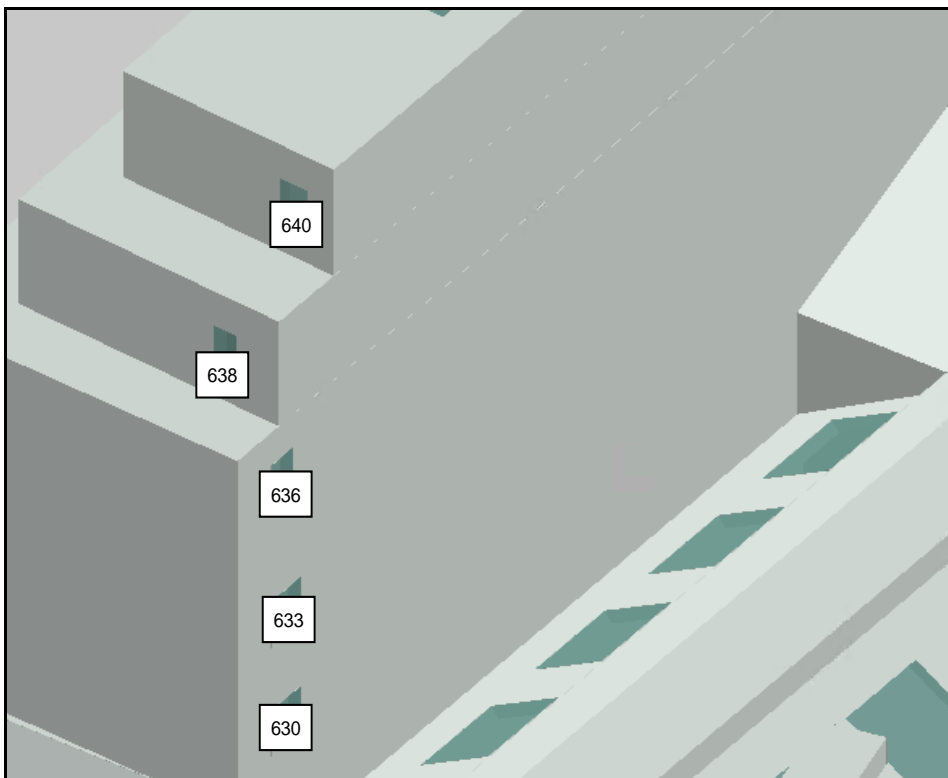
36 Bear Lane



36 Bear Lane



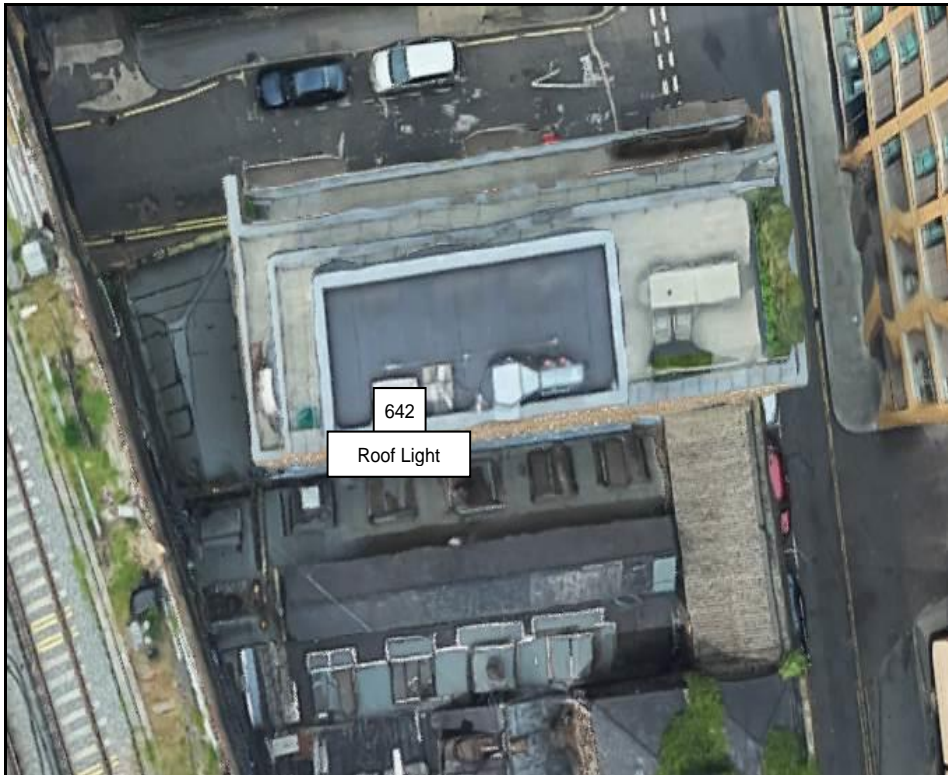
31 Bear Lane



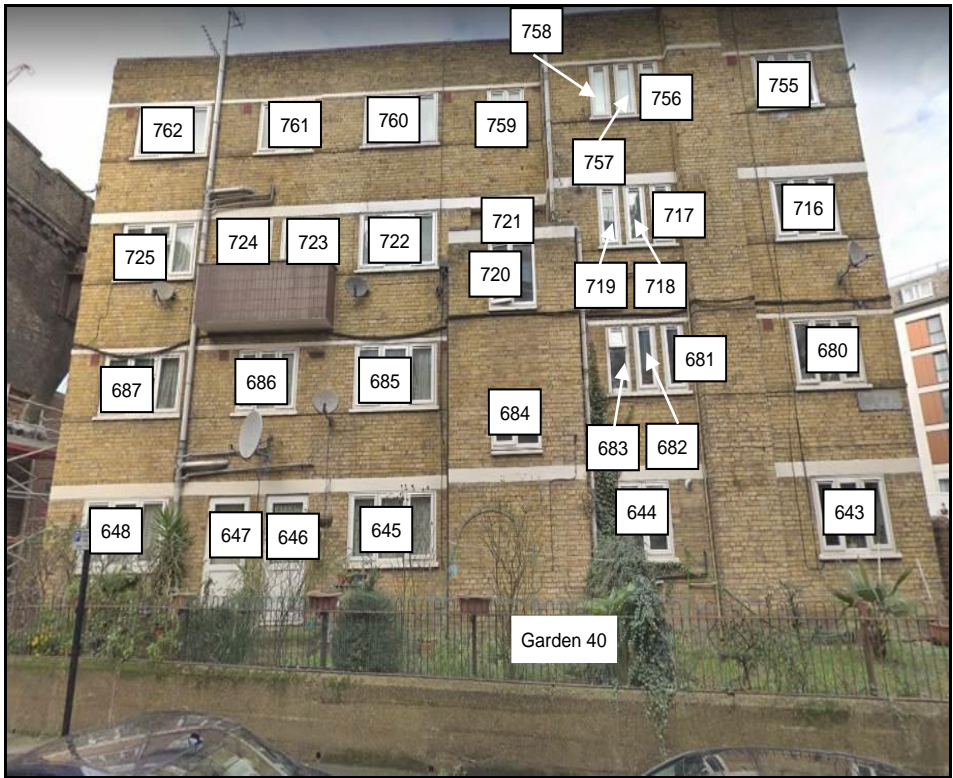
31 Bear Lane



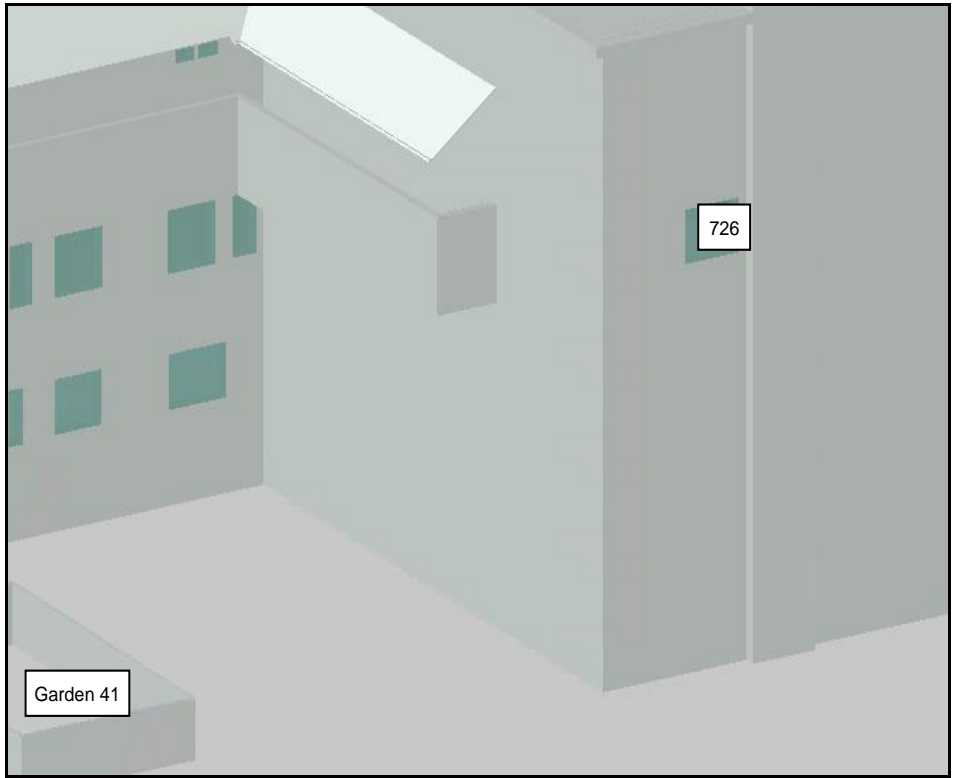
31 Bear Lane



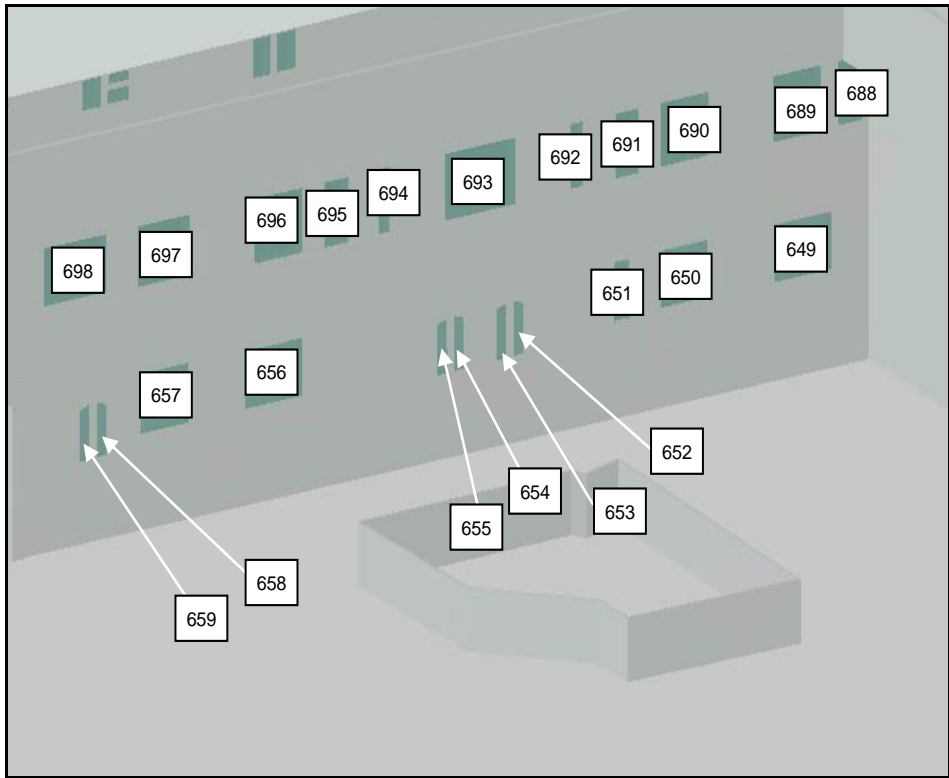
31 Bear Lane



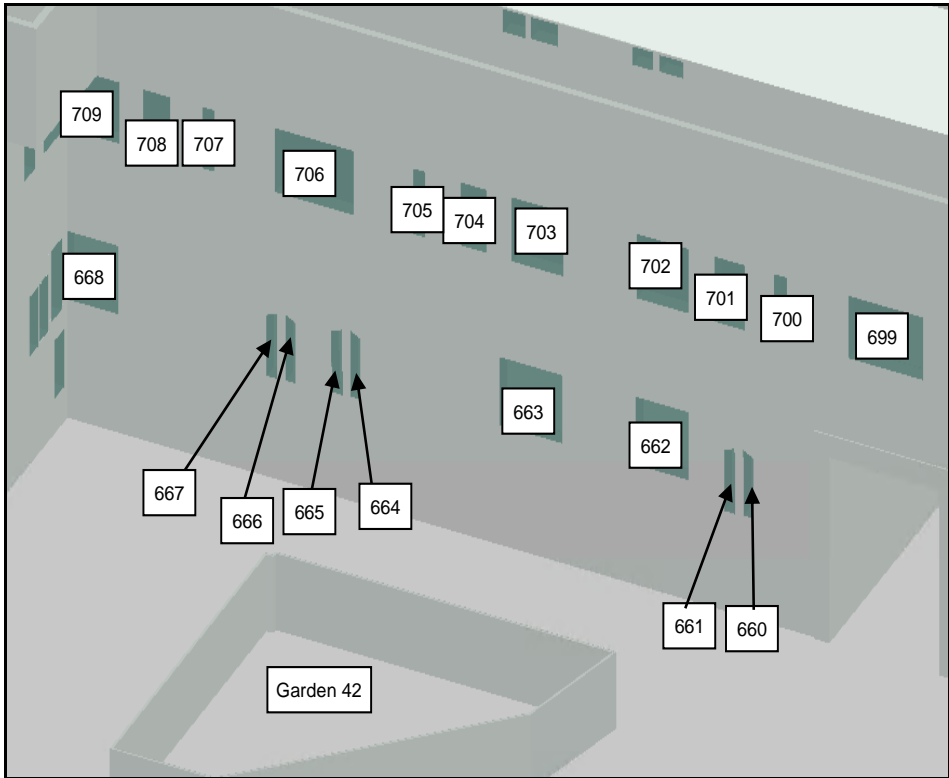
1 to 26 Friars Close



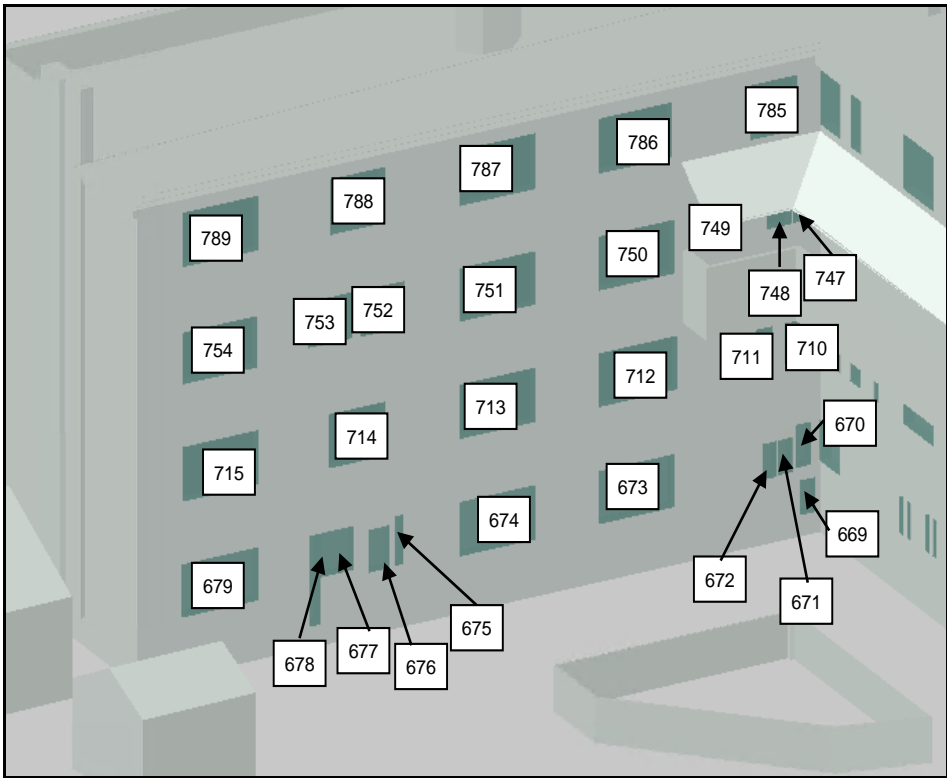
1 to 26 Friars Close



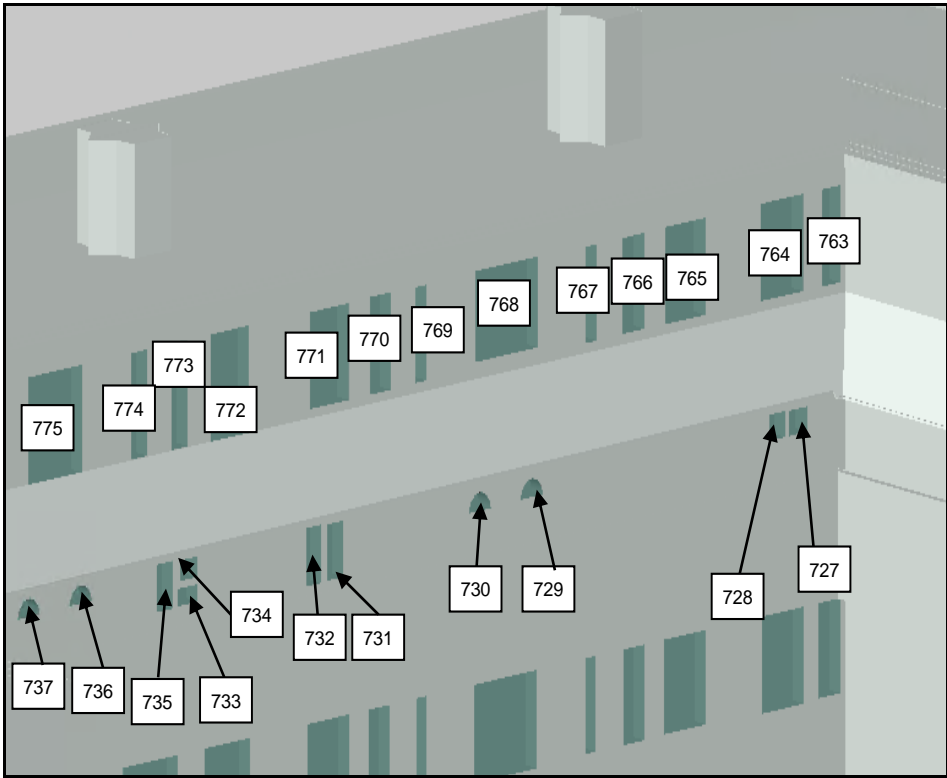
1 to 26 Friars Close



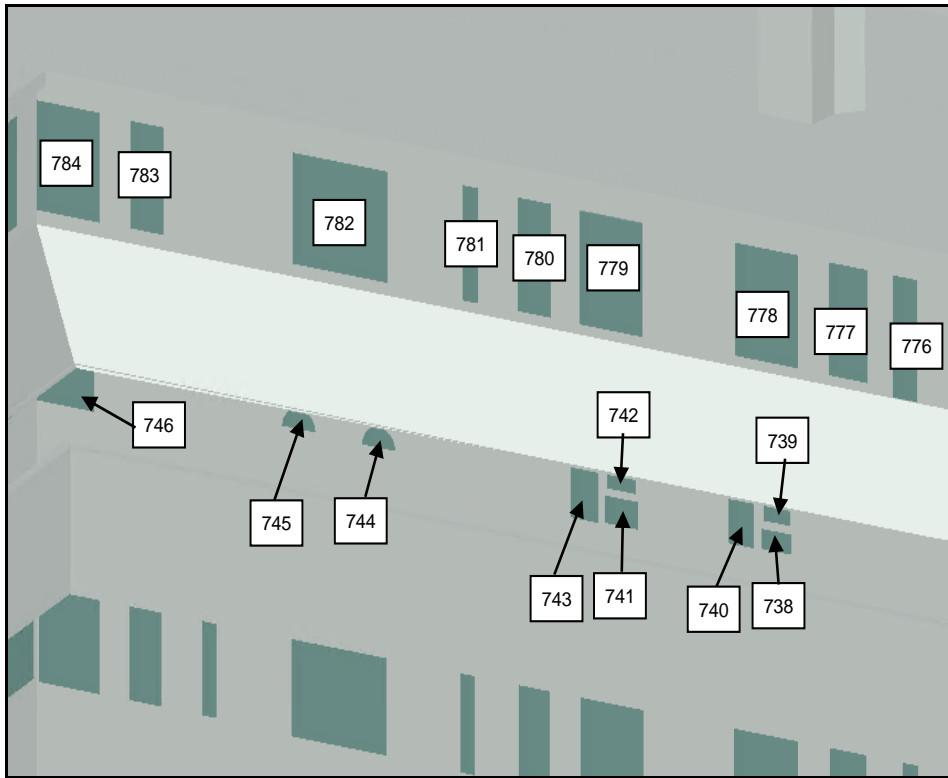
1 to 26 Friars Close



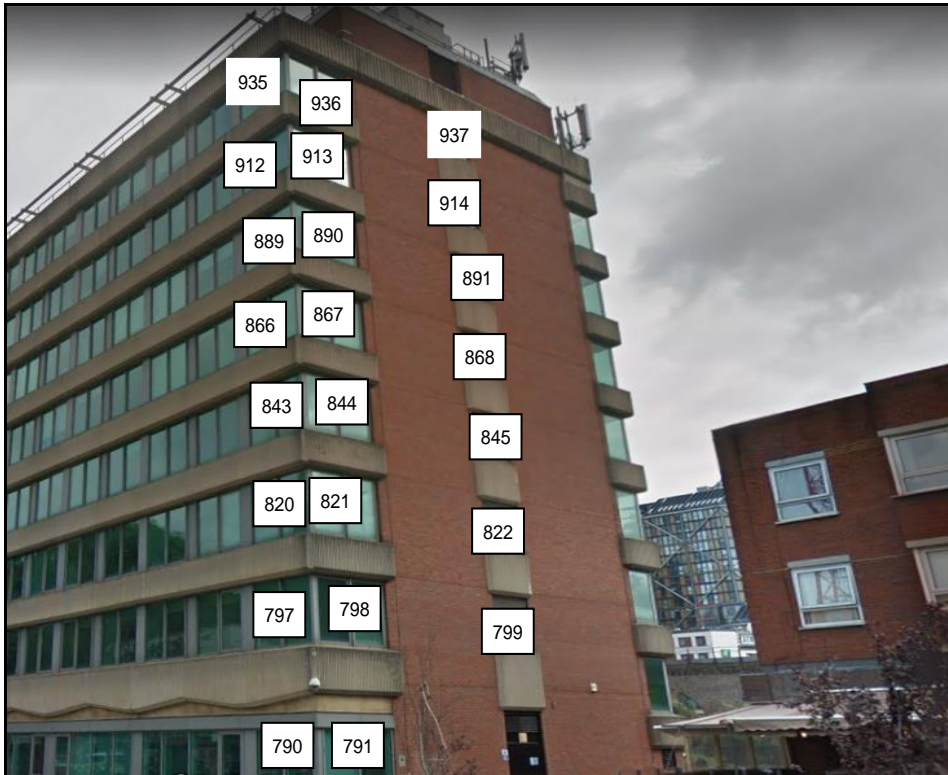
1 to 26 Friars Close



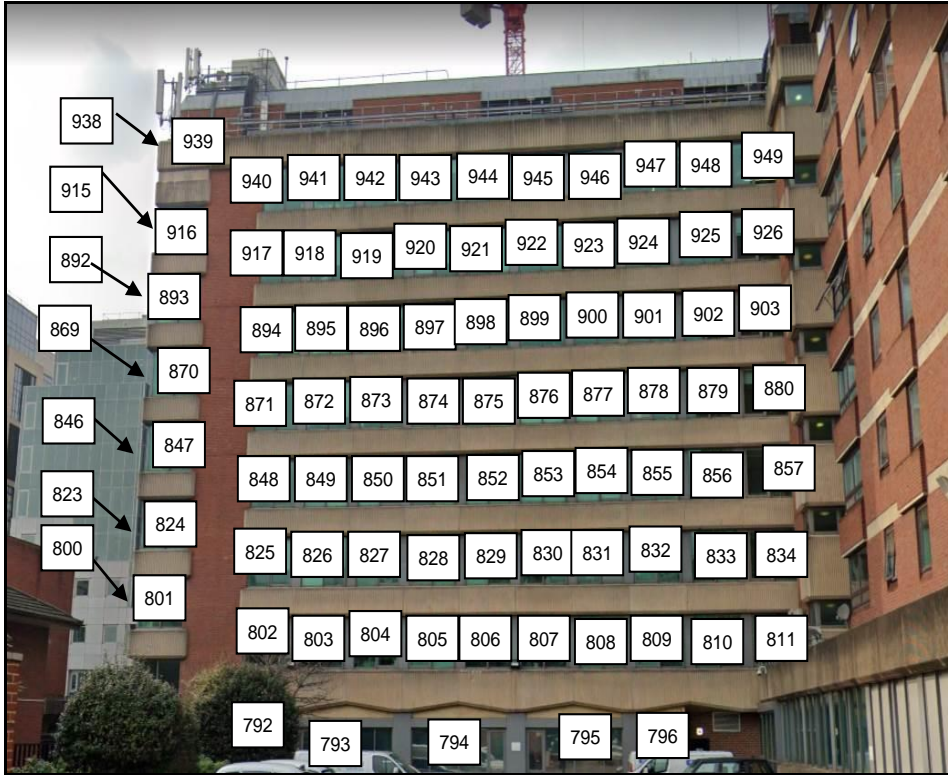
1 to 26 Friars Close



1 to 26 Friars Close



Conoco House



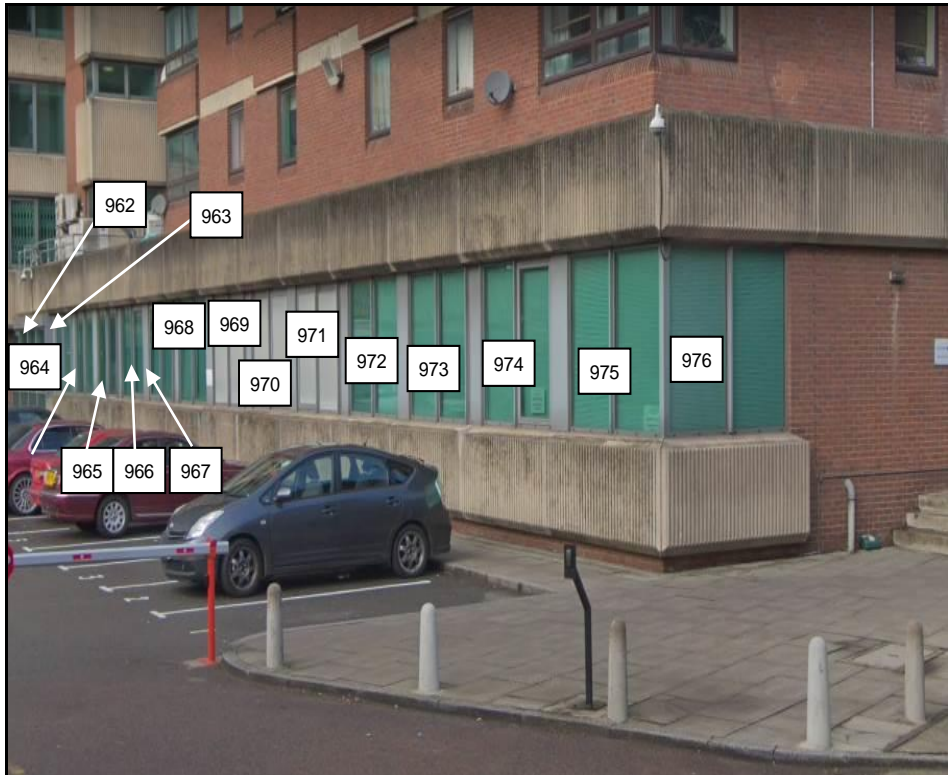
Conoco House



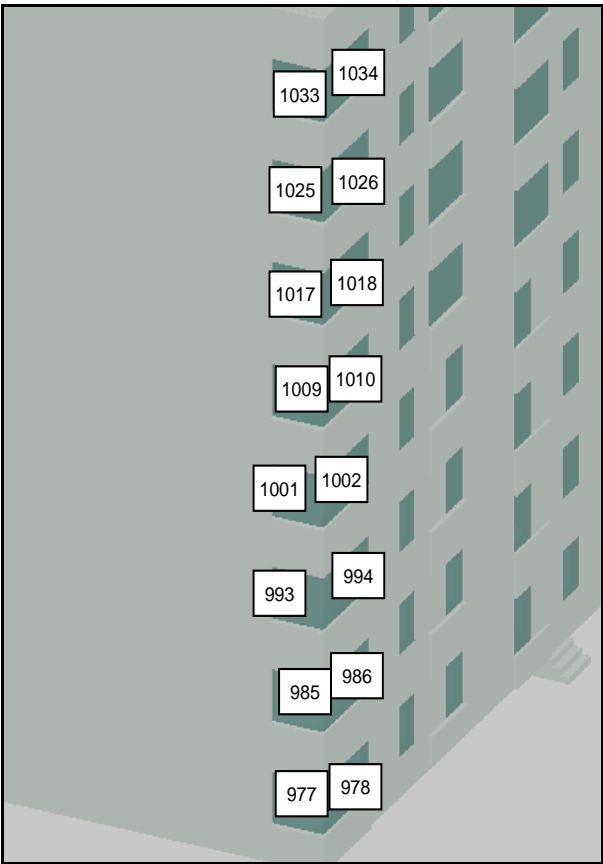
Conoco House



Conoco House



Quadrant House



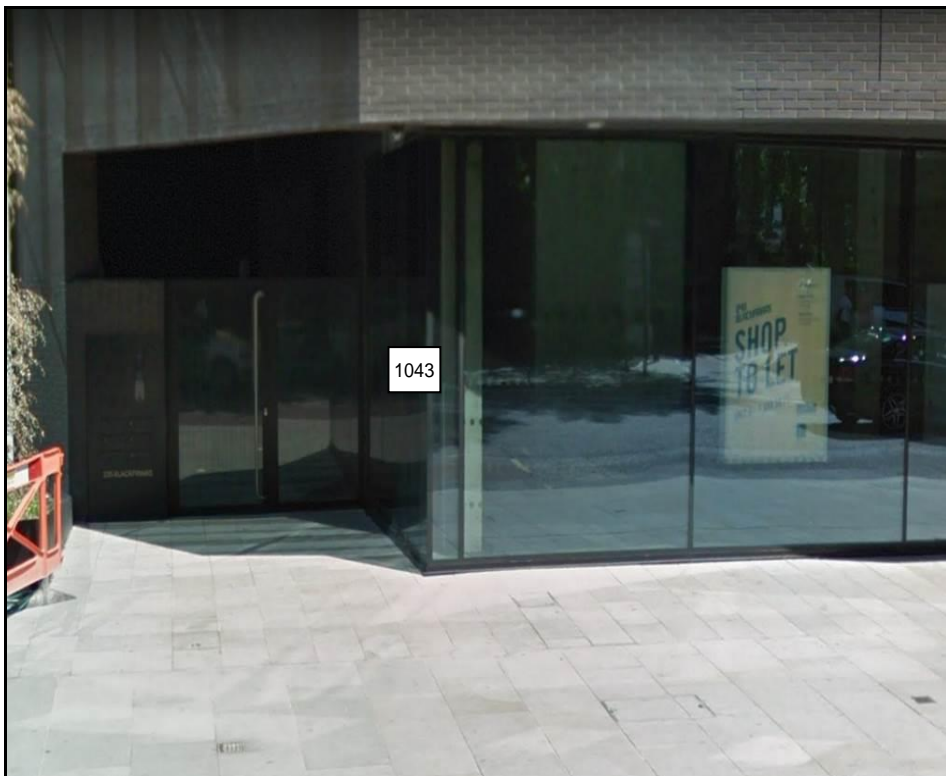
Quadrant House



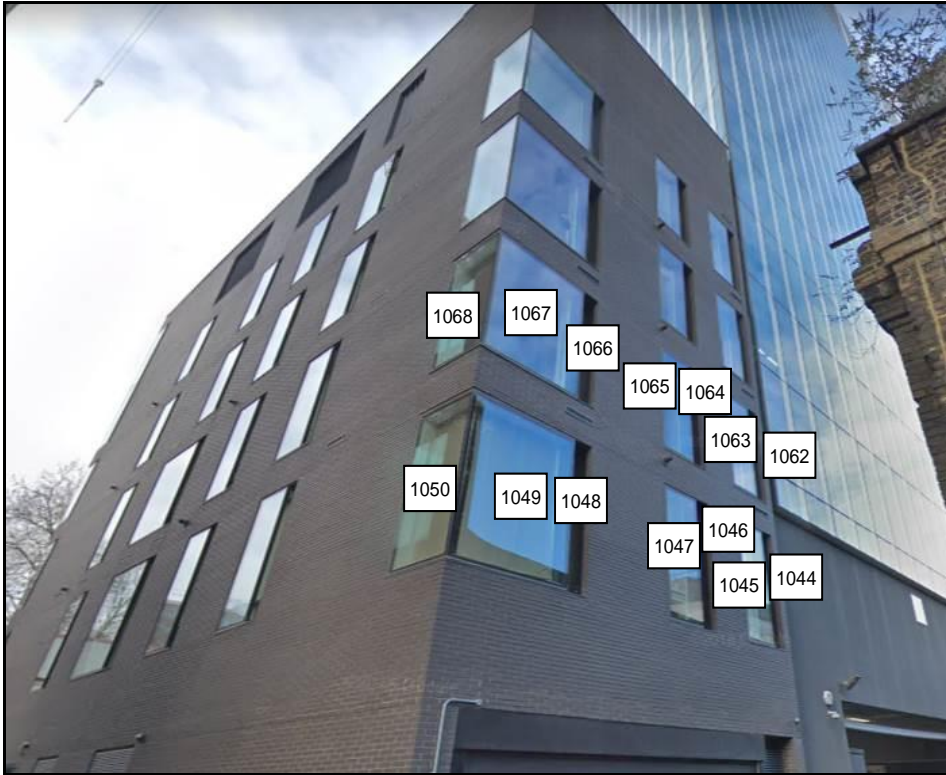
Quadrant House



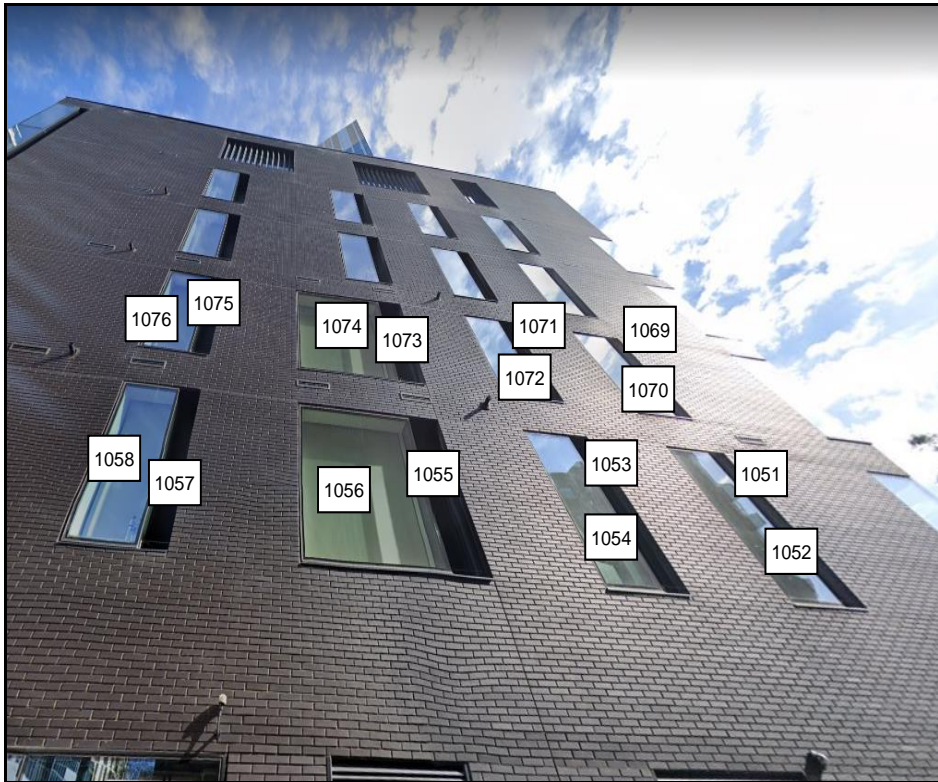
235 Blackfriars Road



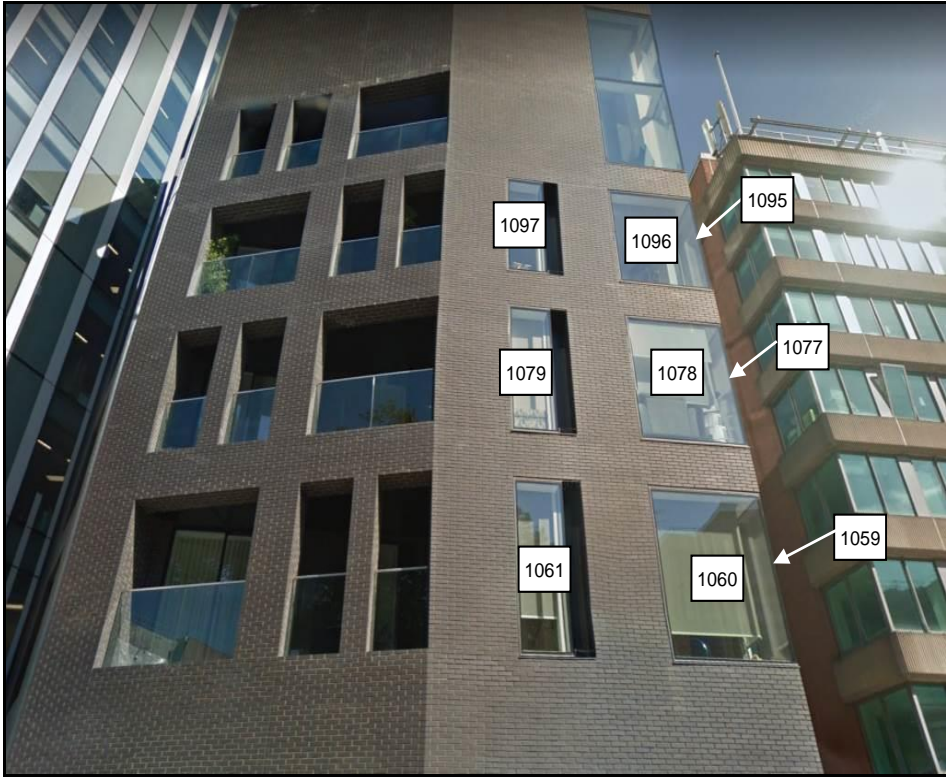
235 Blackfriars Road



235 Blackfriars Road



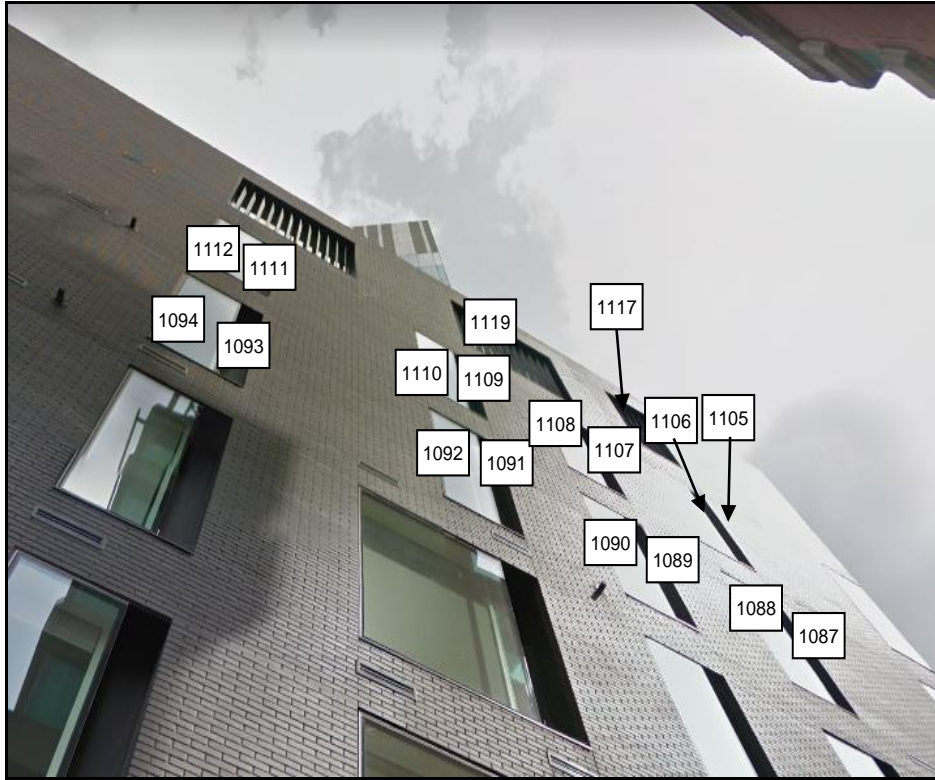
235 Blackfriars Road



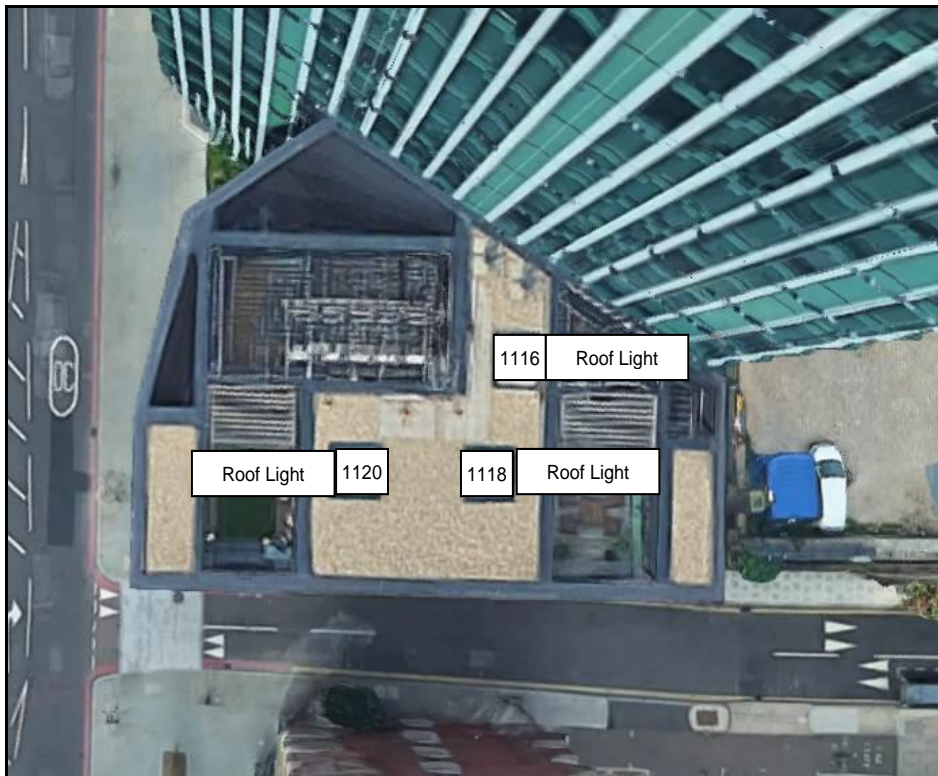
235 Blackfriars Road



235 Blackfriars Road



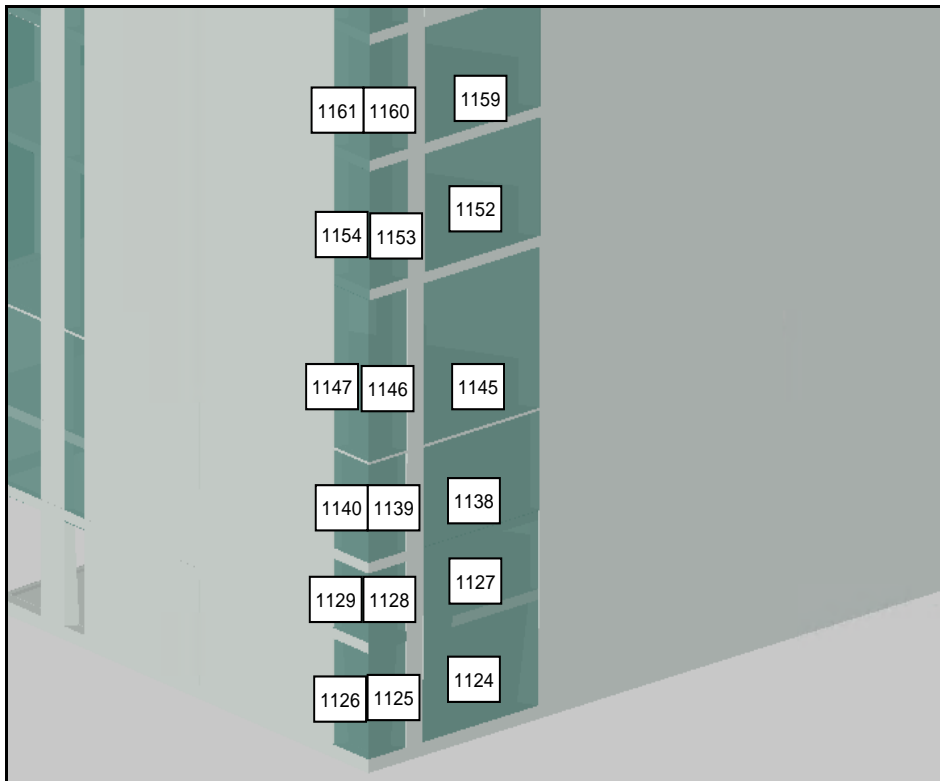
235 Blackfriars Road



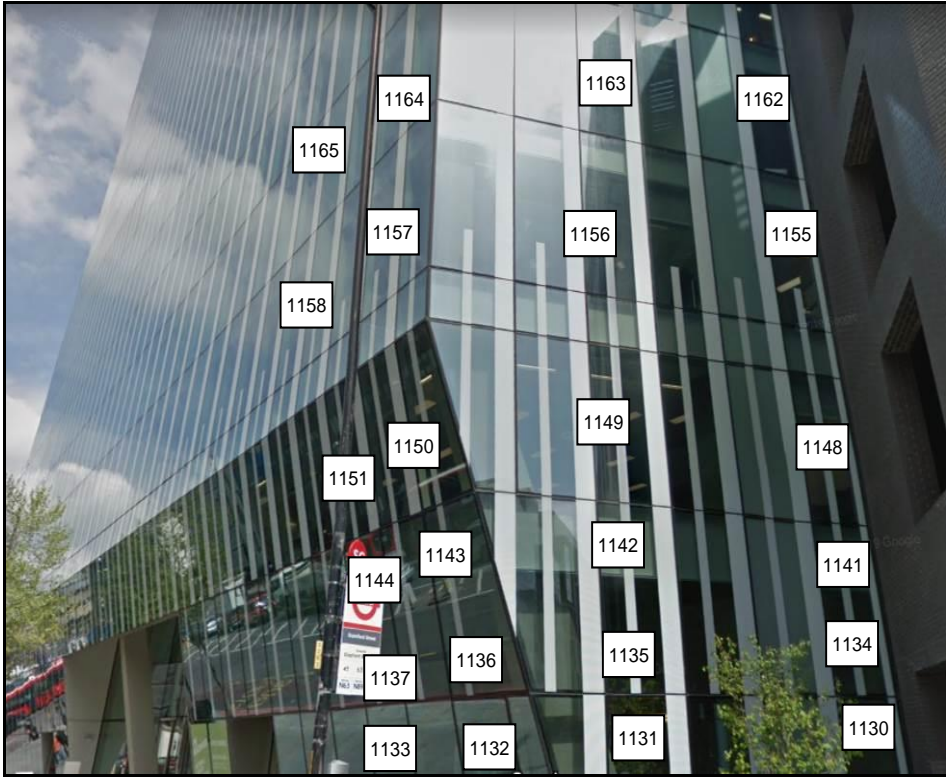
235 Blackfriars Road



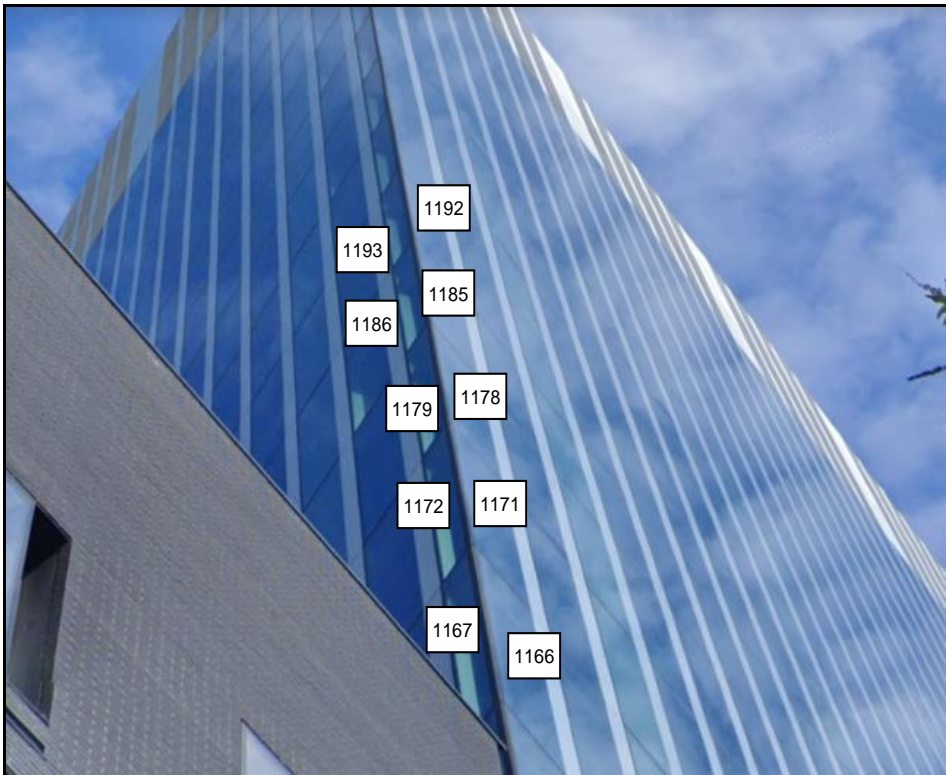
235 Blackfriars Road



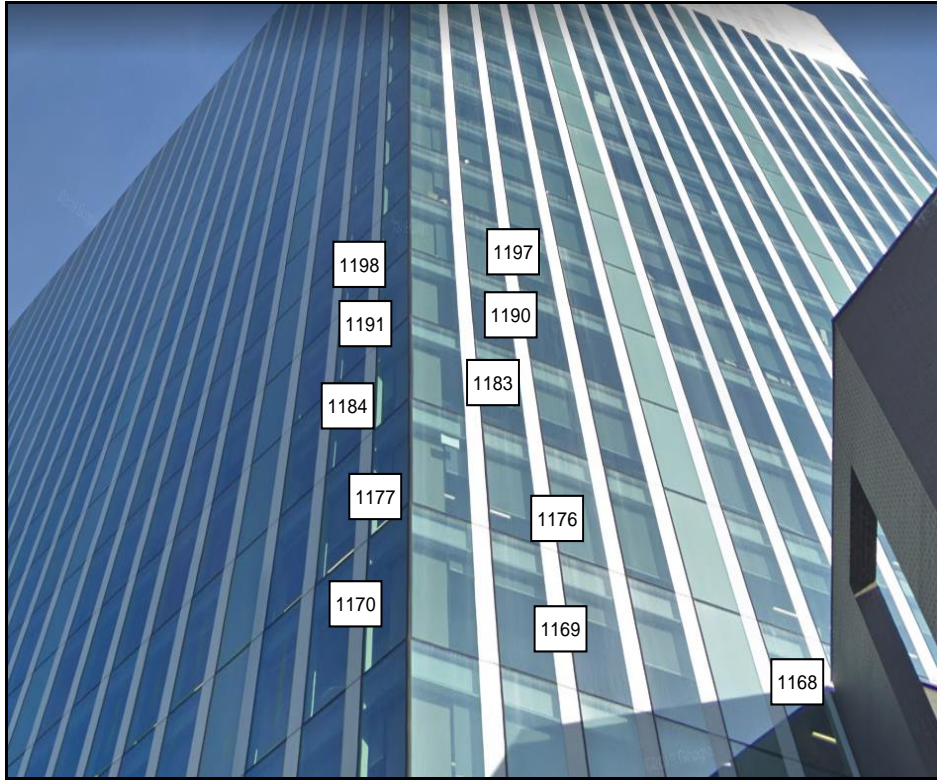
240 Blackfriars Road



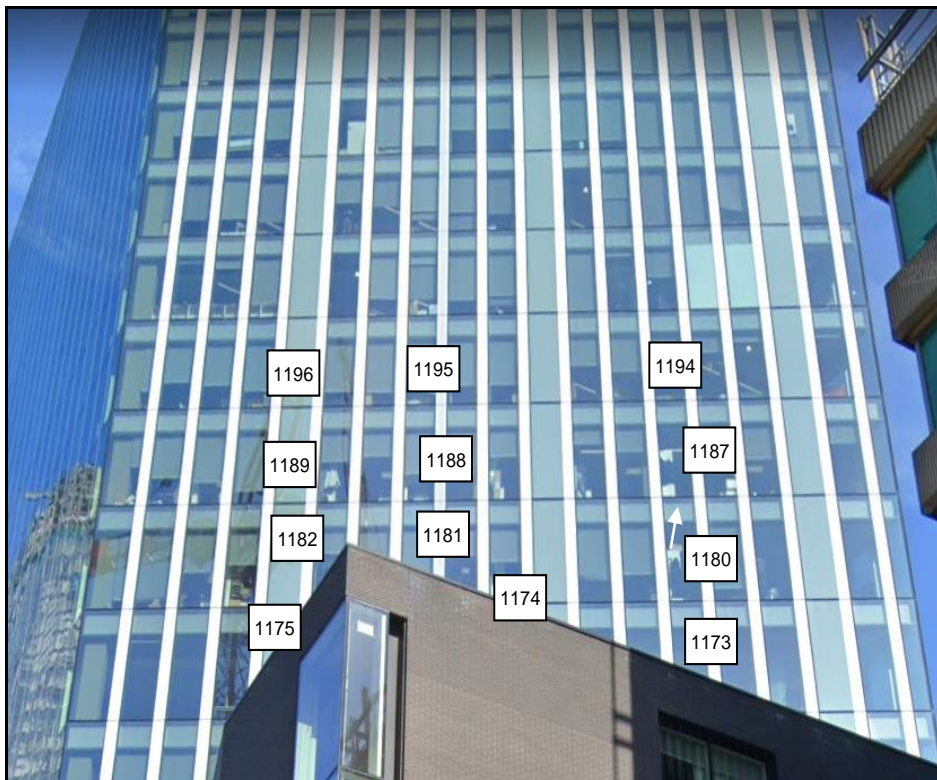
240 Blackfriars Road



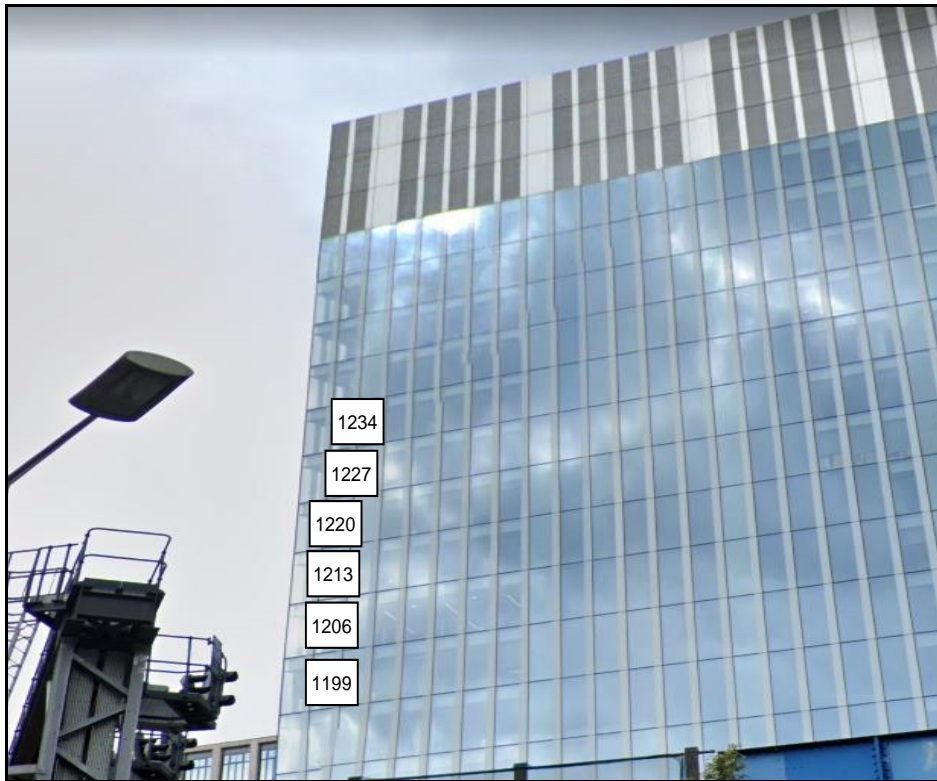
240 Blackfriars Road



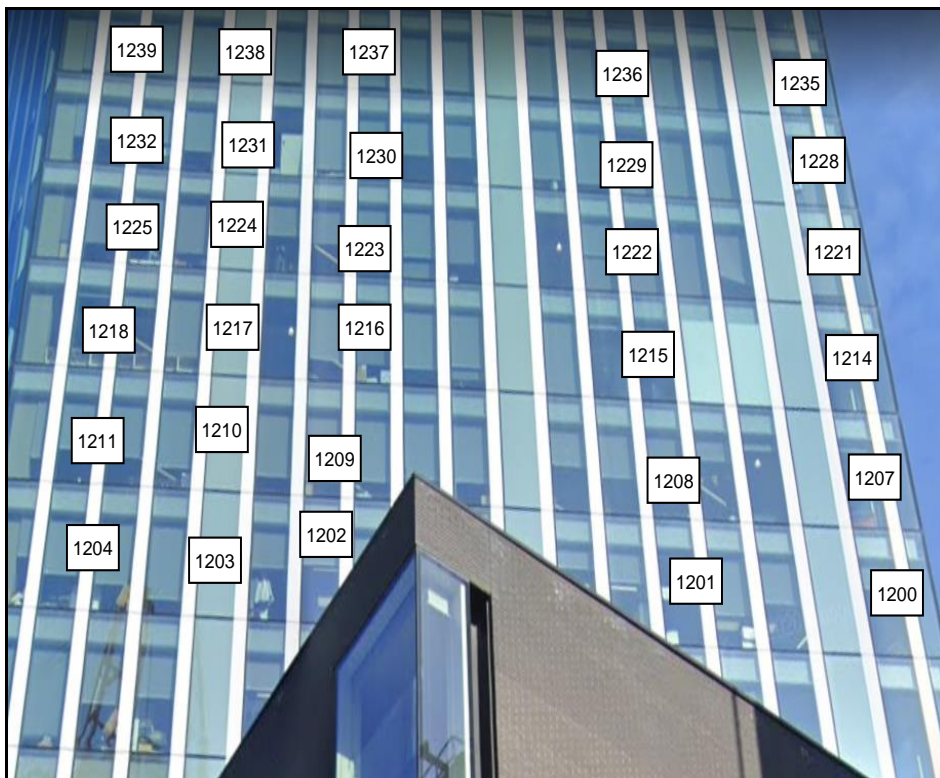
240 Blackfriars Road



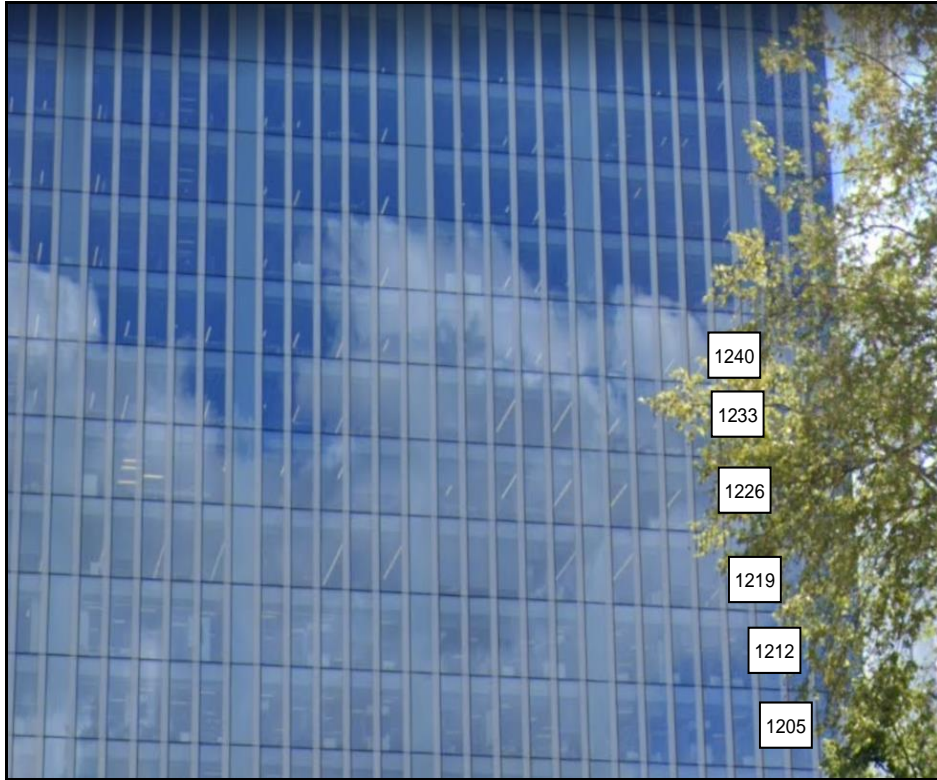
240 Blackfriars Road



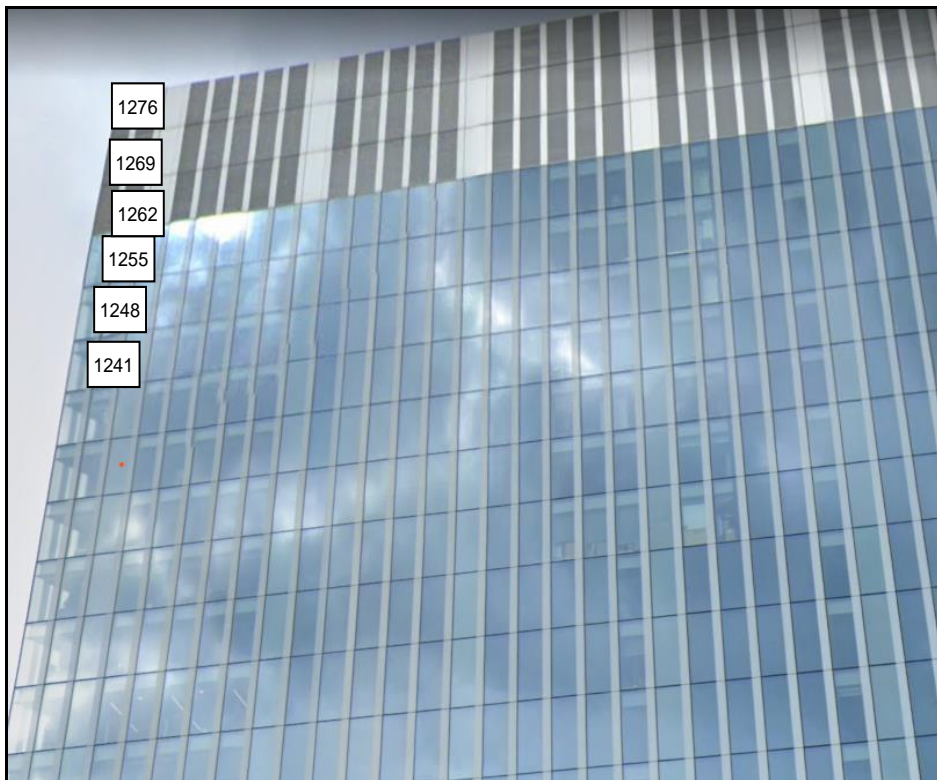
235 Blackfriars Road



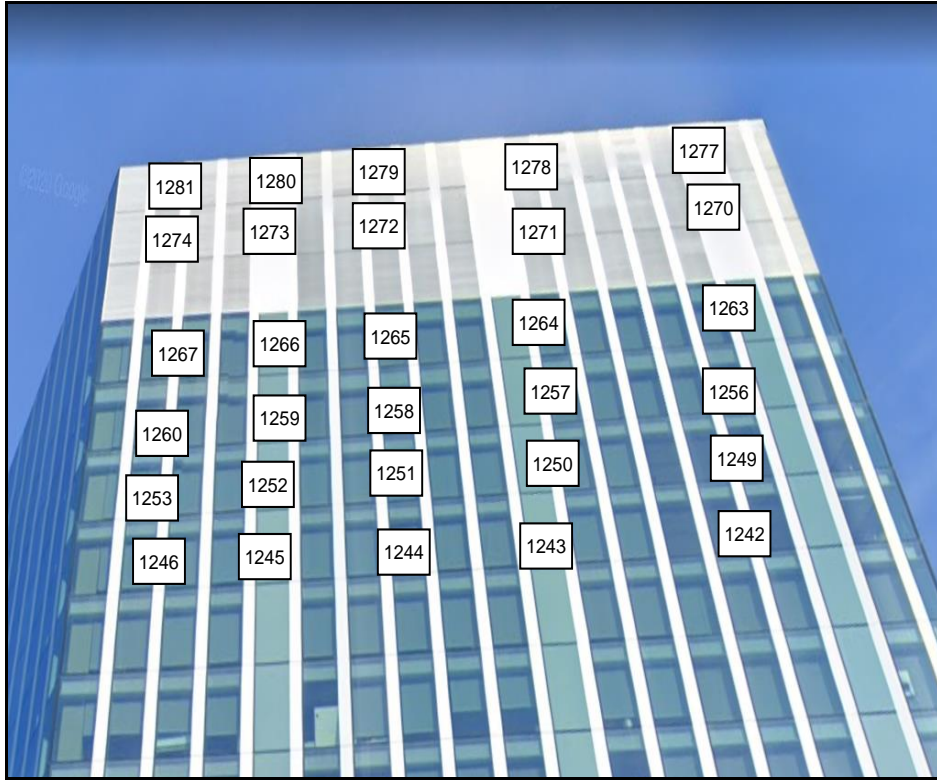
235 Blackfriars Road



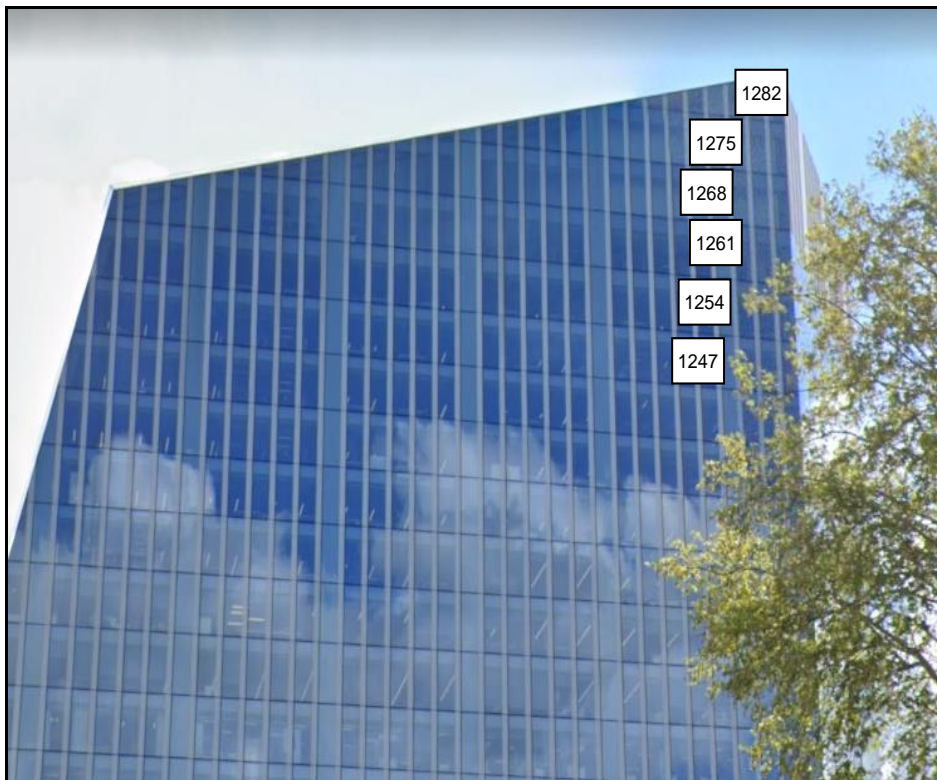
235 Blackfriars Road



235 Blackfriars Road



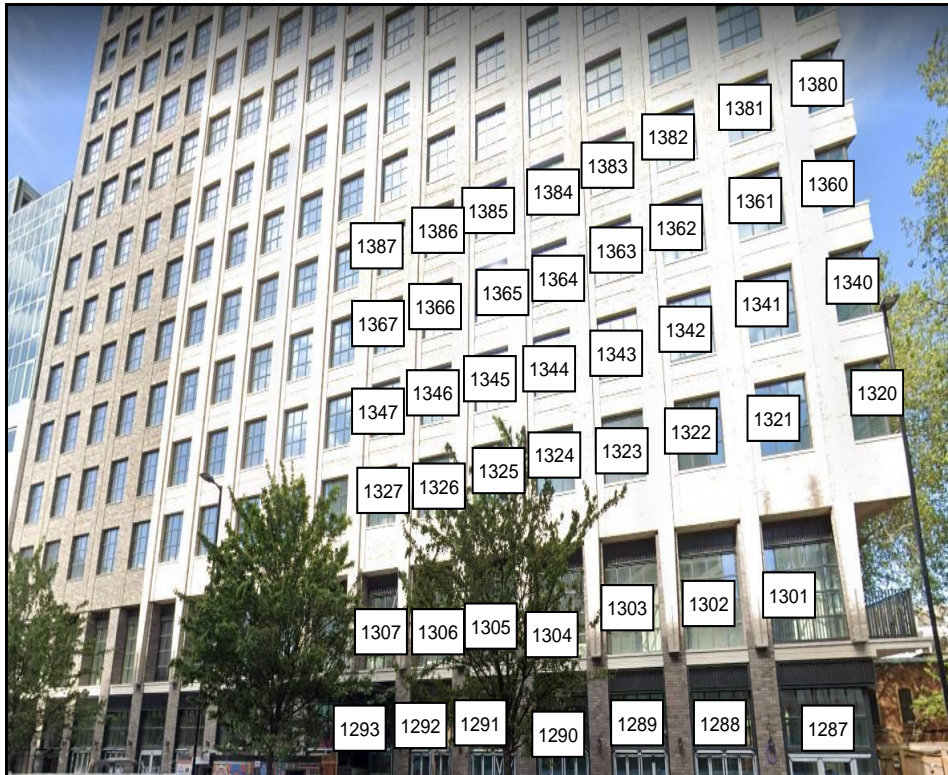
235 Blackfriars Road



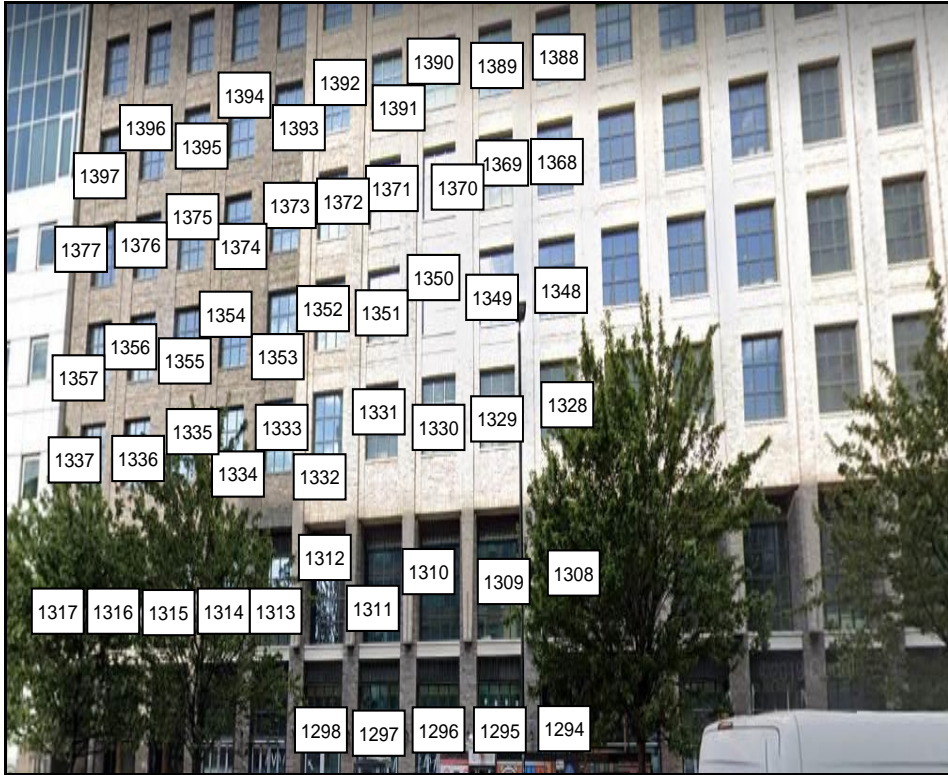
235 Blackfriars Road



32 to 40 Blackfriars Road



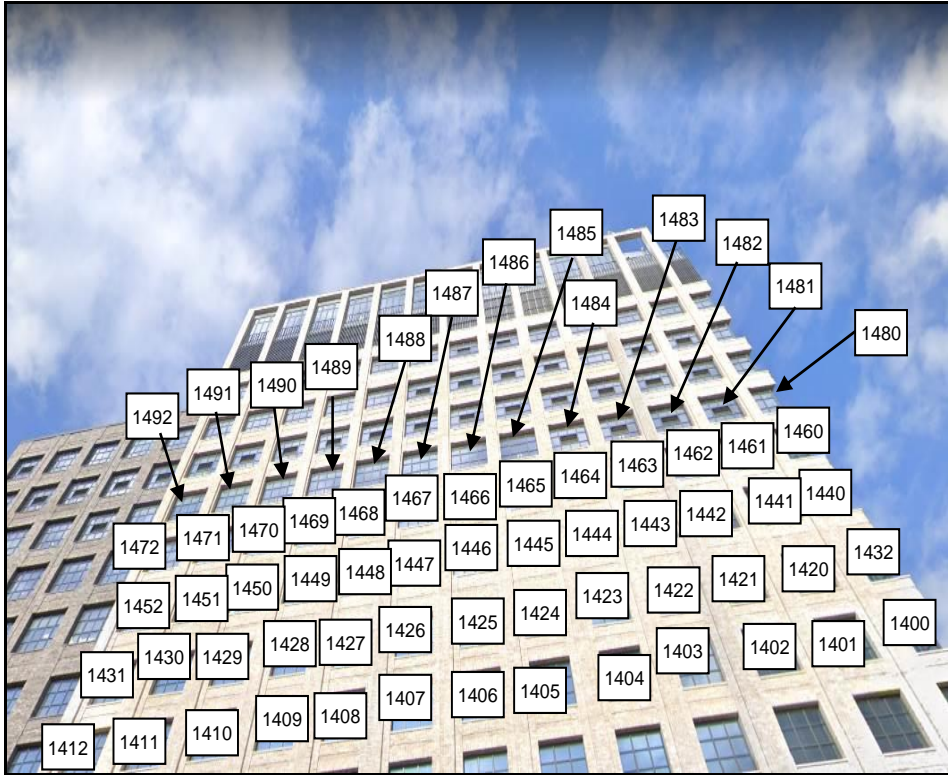
32 to 40 Blackfriars Road



32 to 40 Blackfriars Road



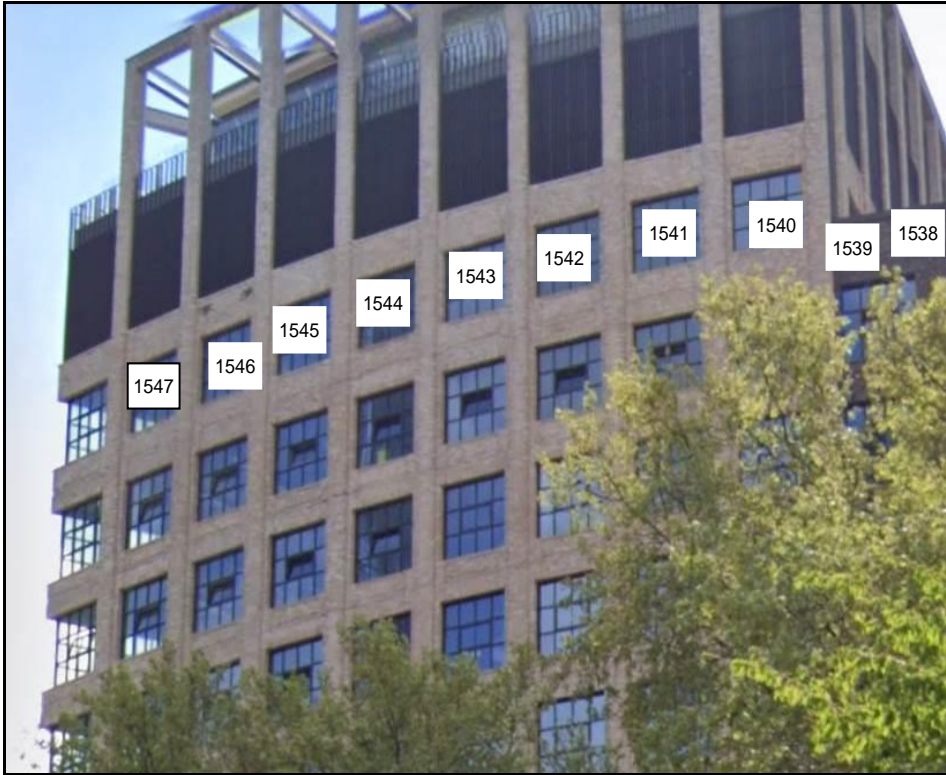
32 to 40 Blackfriars Road



32 to 40 Blackfriars Road



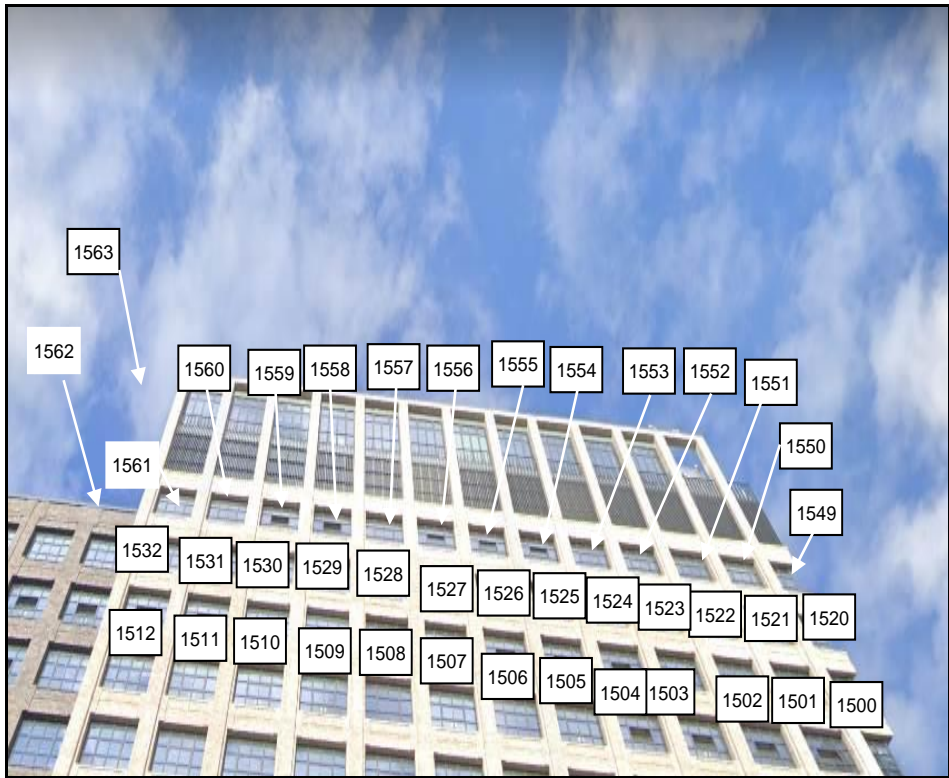
32 to 40 Blackfriars Road



32 to 40 Blackfriars Road



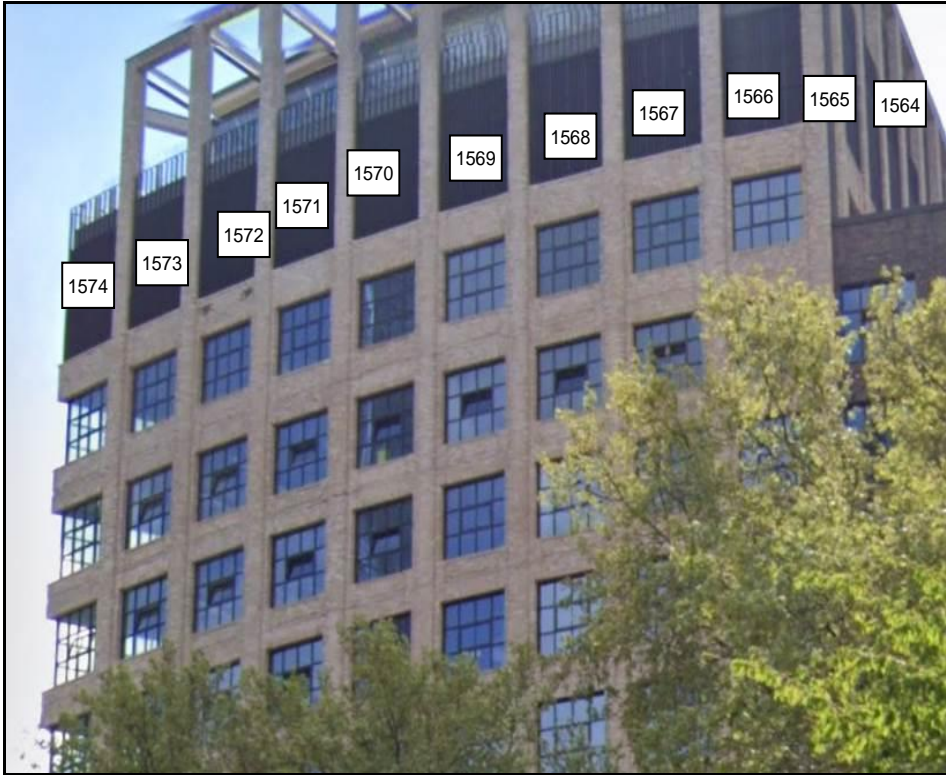
32 to 40 Blackfriars Road



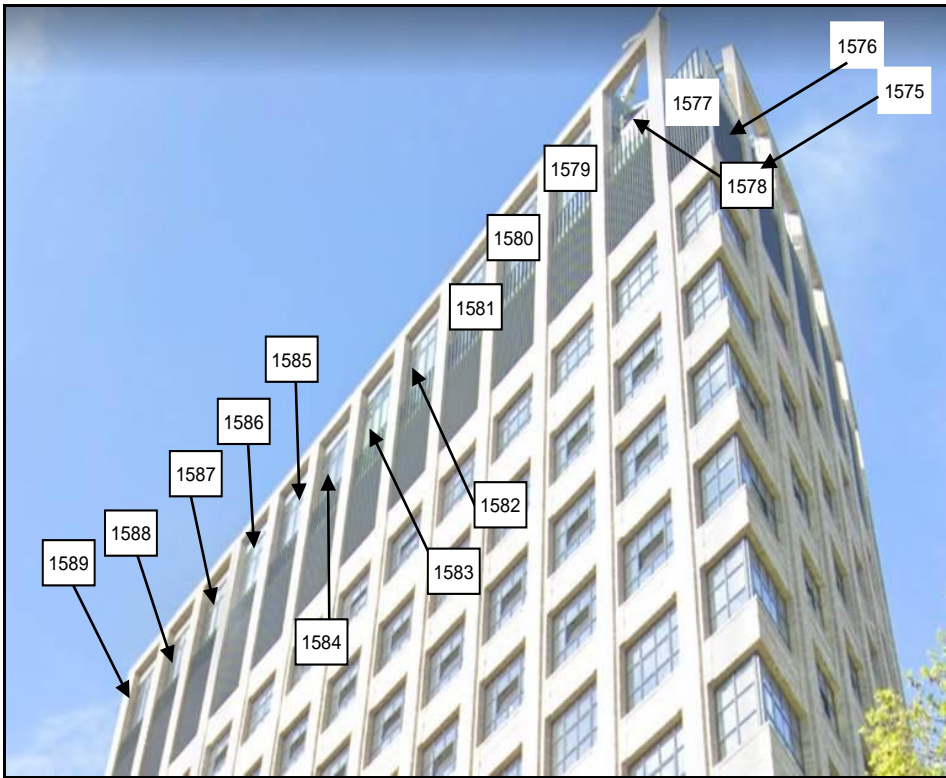
32 to 40 Blackfriars Road



32 to 40 Blackfriars Road



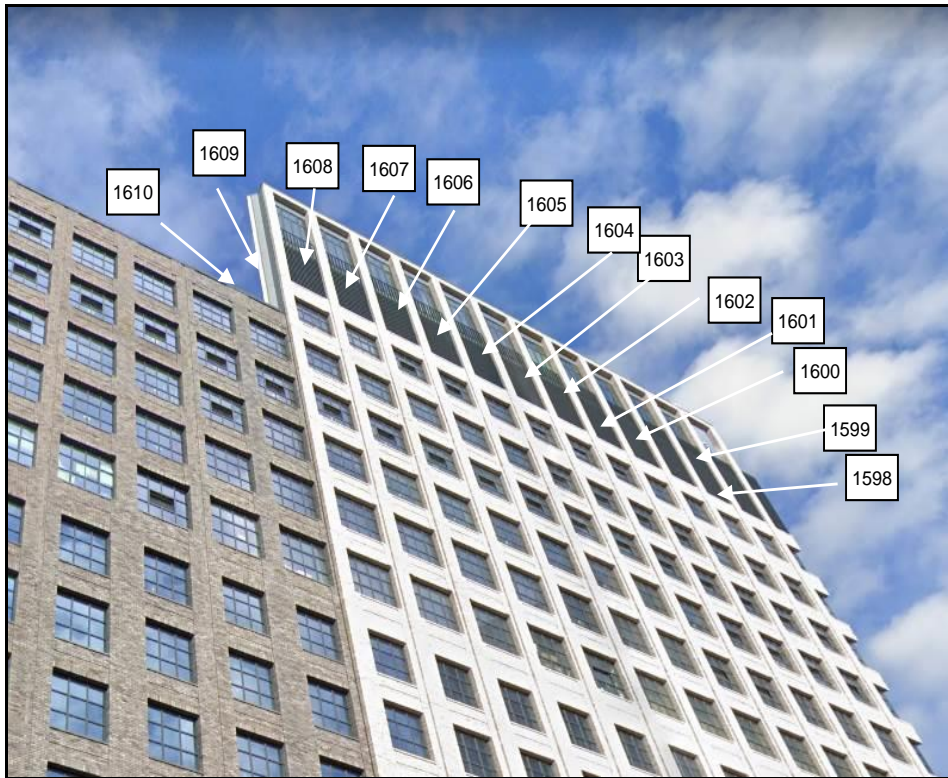
32 to 40 Blackfriars Road



32 to 40 Blackfriars Road



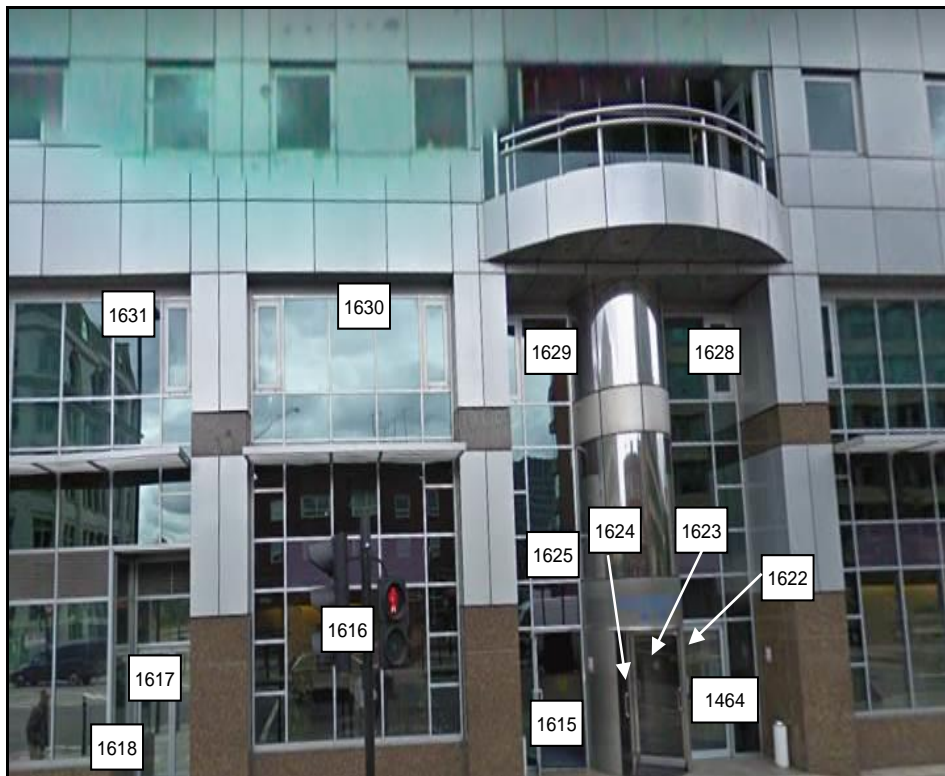
32 to 40 Blackfriars Road



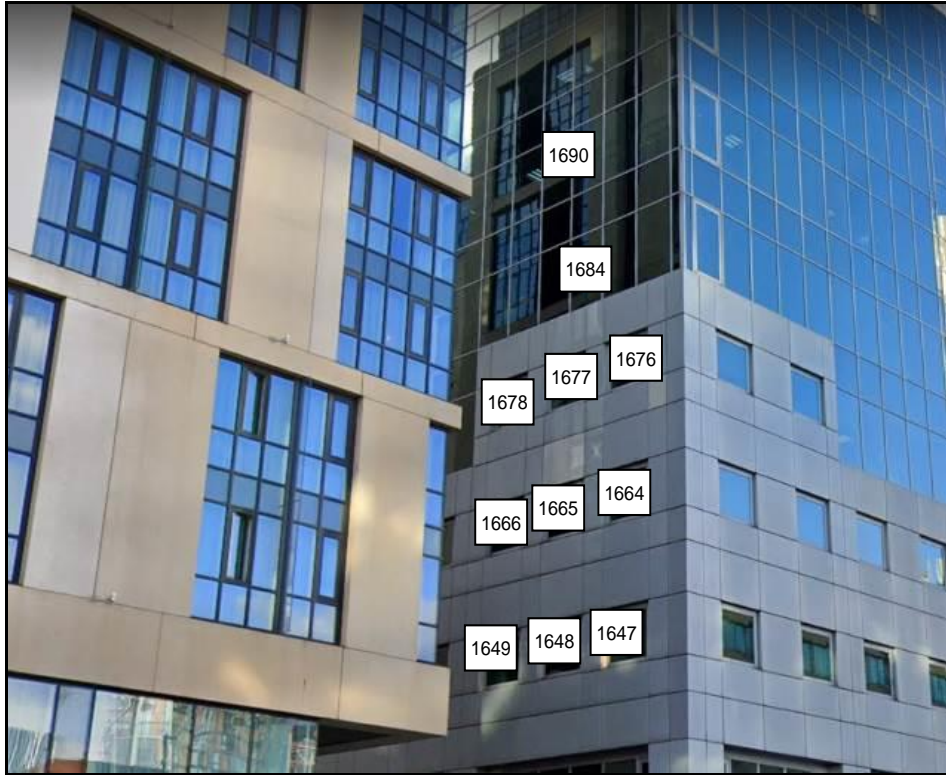
32 to 40 Blackfriars Road



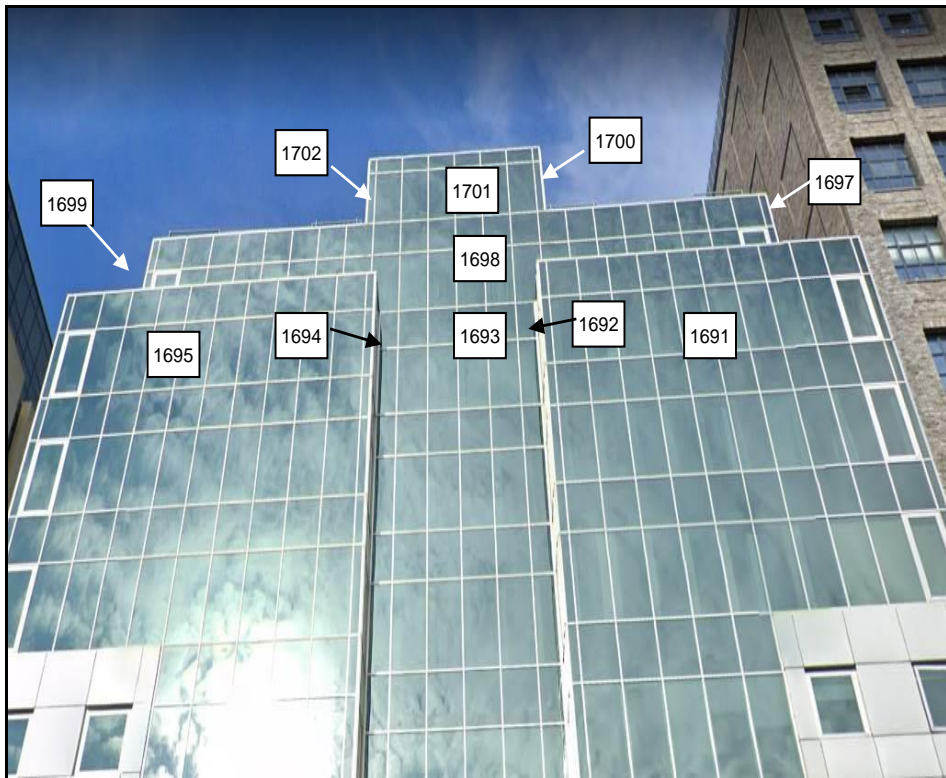
41 to 45 Blackfriars



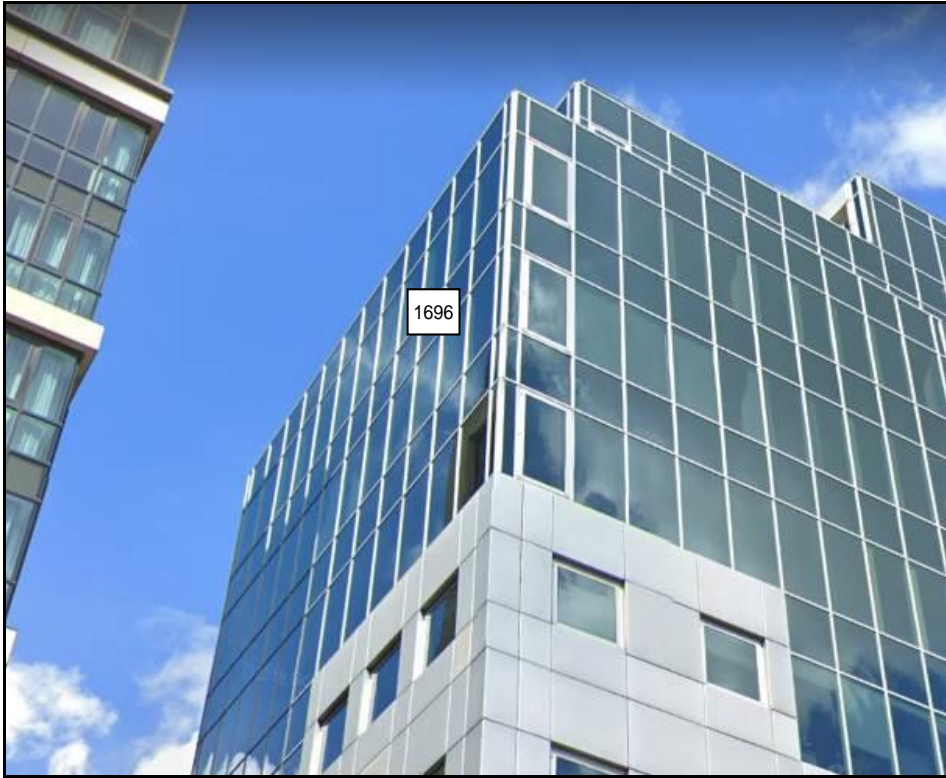
41 to 45 Blackfriars Road



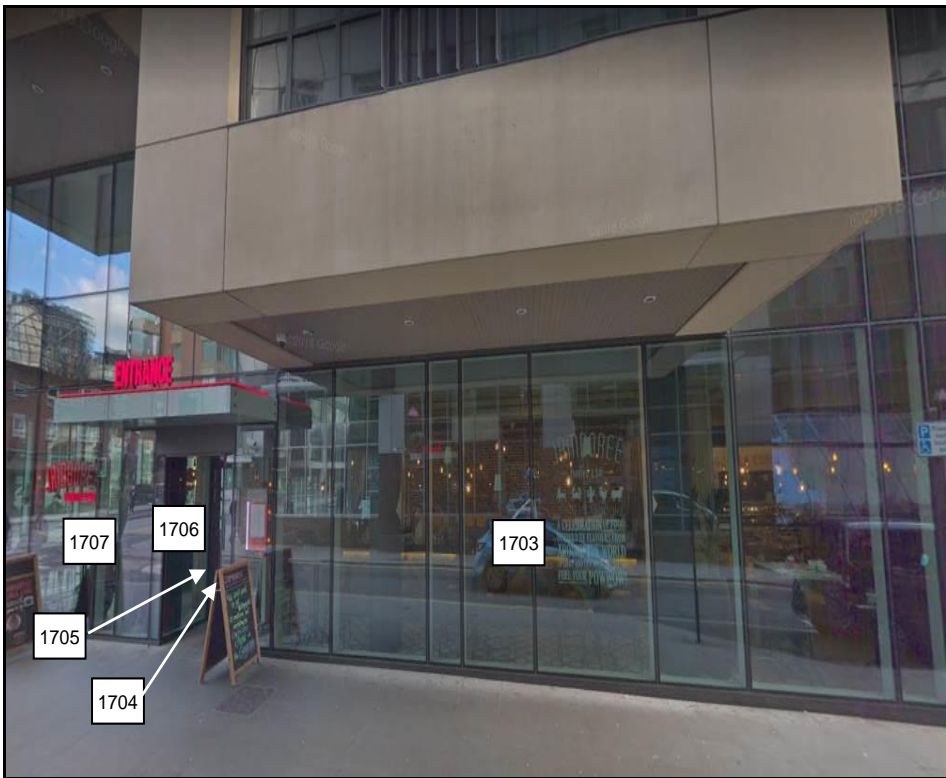
41 to 45 Blackfriars Road



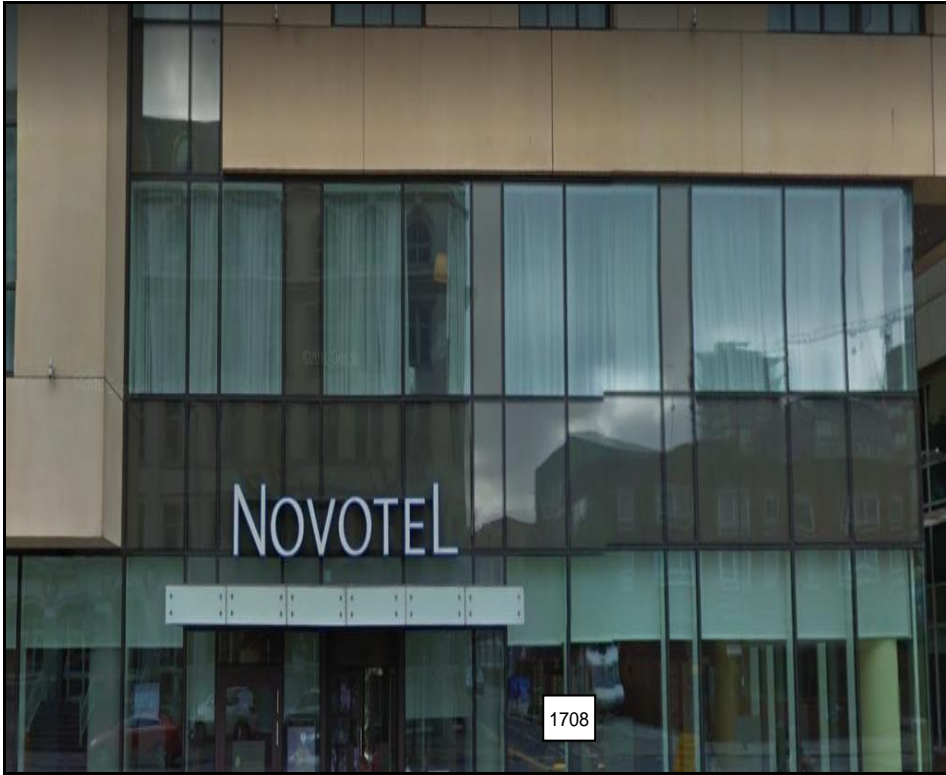
41 to 45 Blackfriars Road



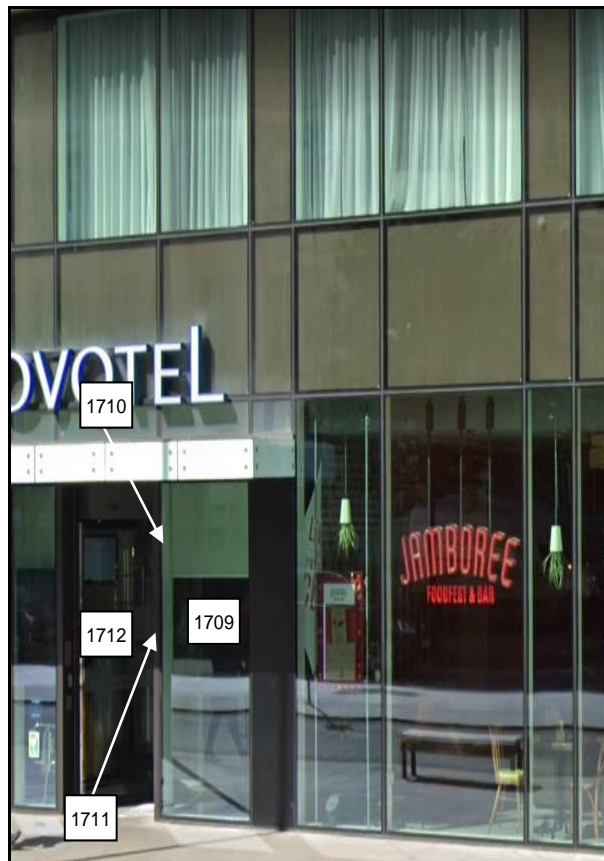
41 to 45 Blackfriars Road



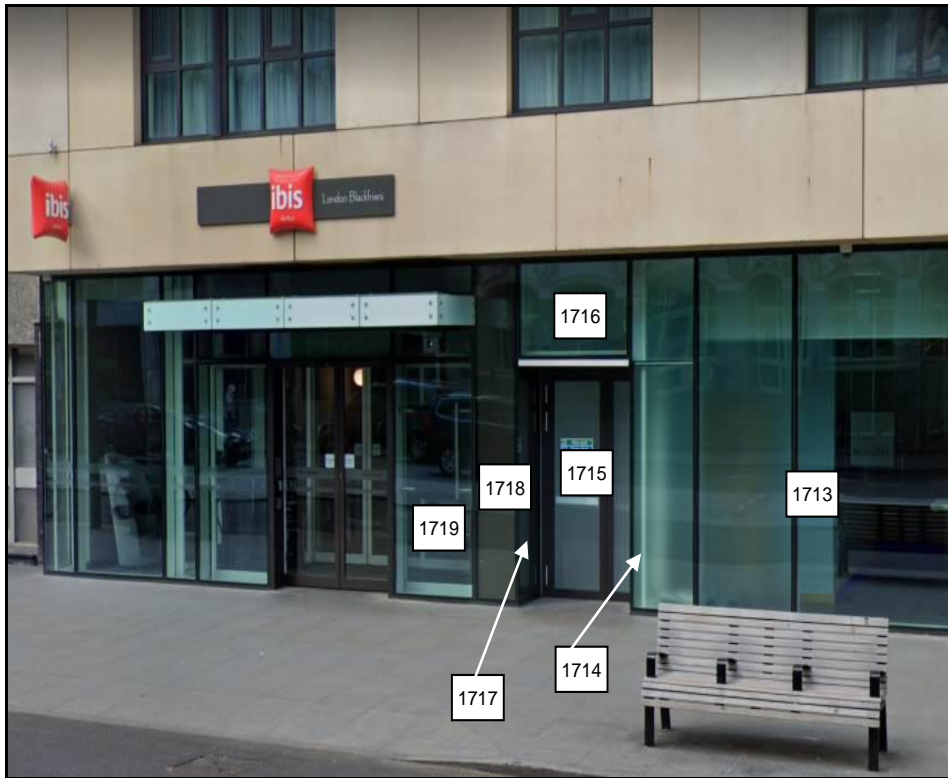
46 to 49 Blackfriars Road



46 to 49 Blackfriars Road



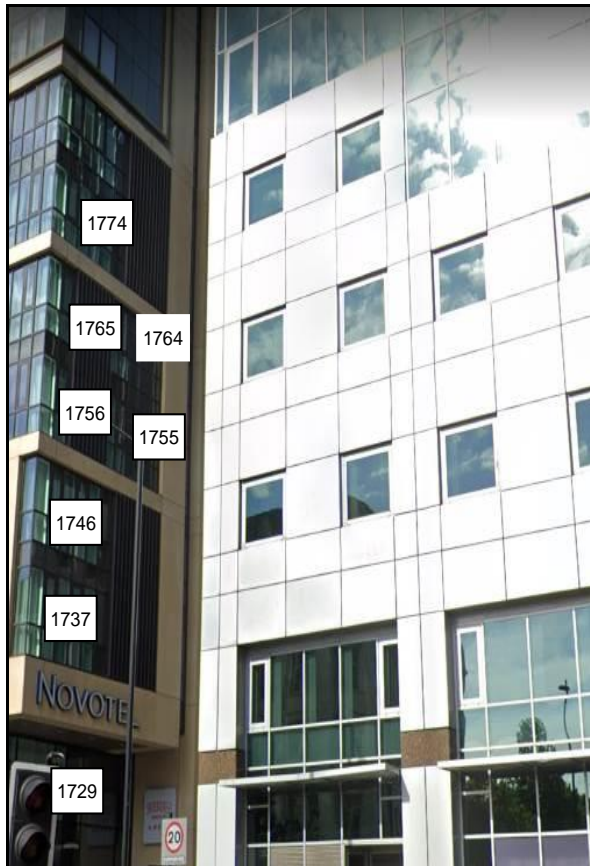
46 to 49 Blackfriars Road



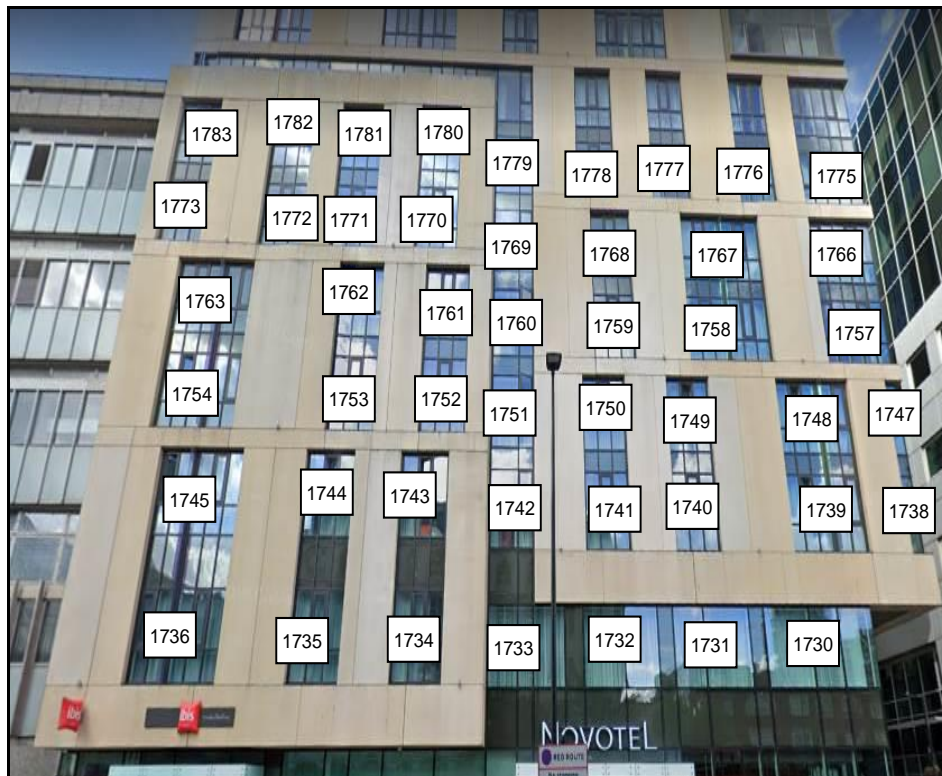
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46 to 49 Blackfriars Road



46 to 49 Blackfriars Road



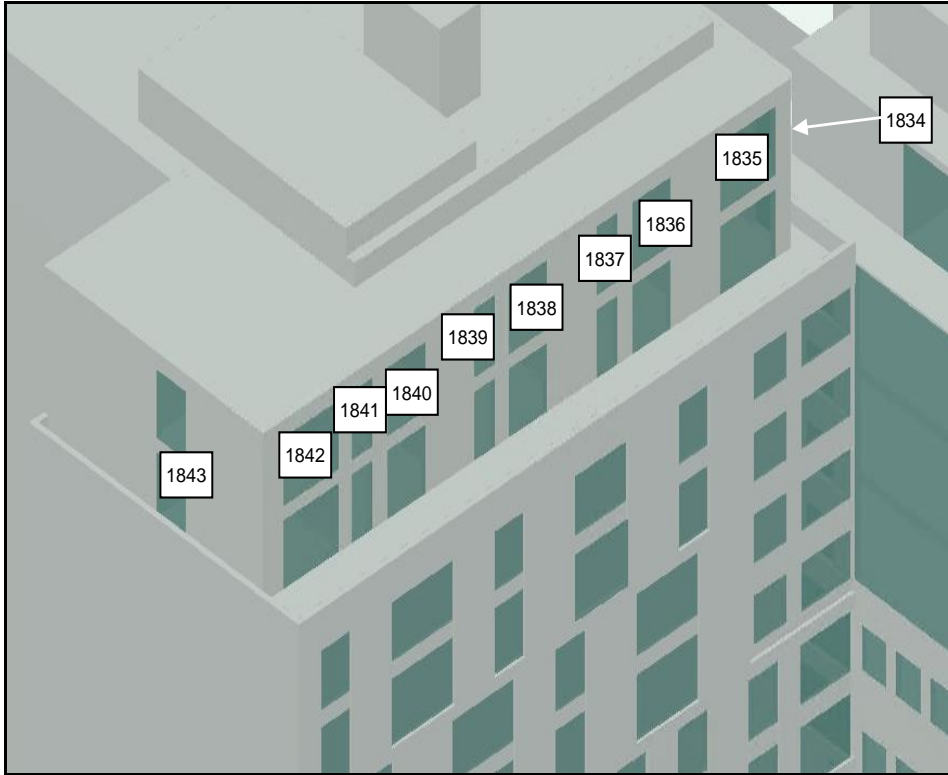
46 to 49 Blackfriars Road



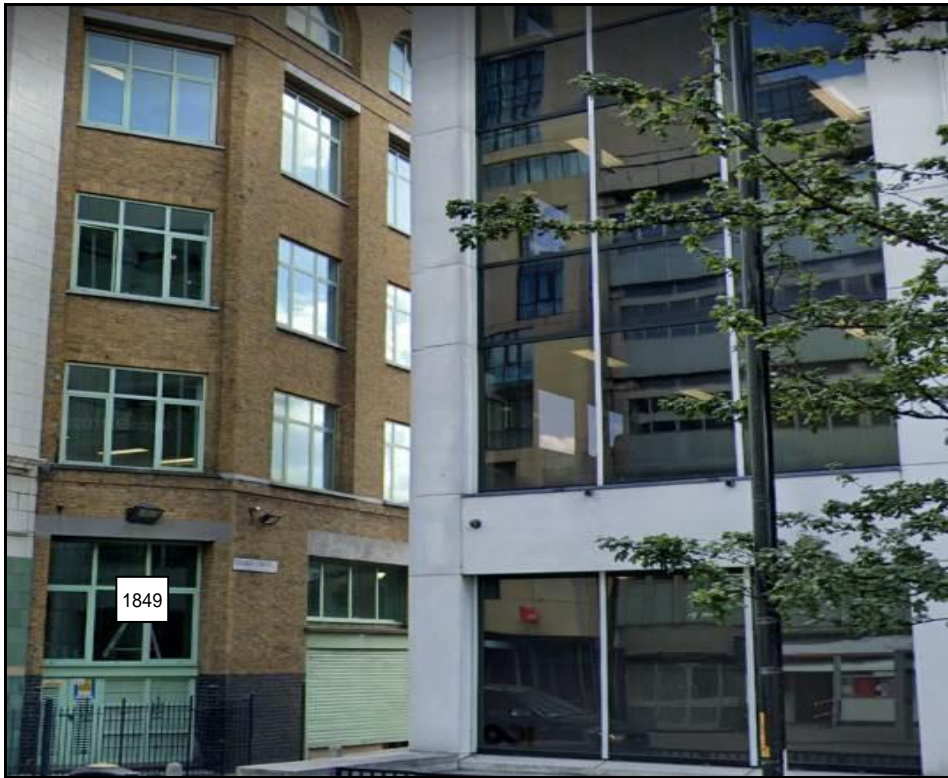
46 to 49 Blackfriars Road



46 to 49 Blackfriars Road



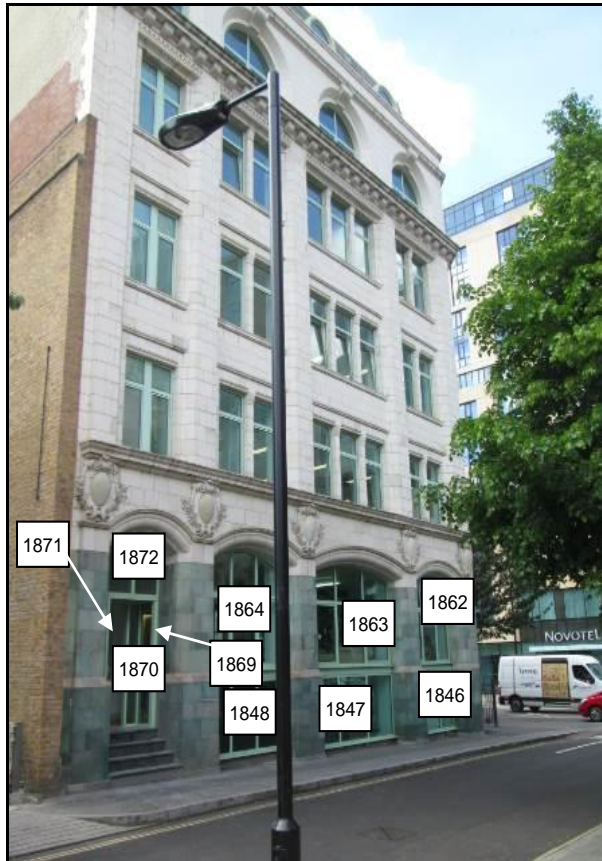
46 to 49 Blackfriars Road



209 to 215 Blackfriars Road



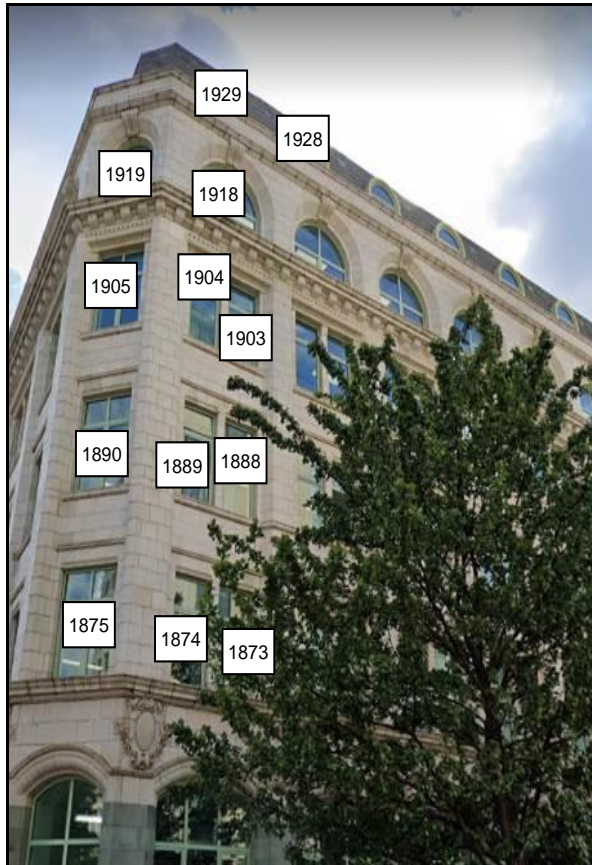
209 to 215 Blackfriars Road



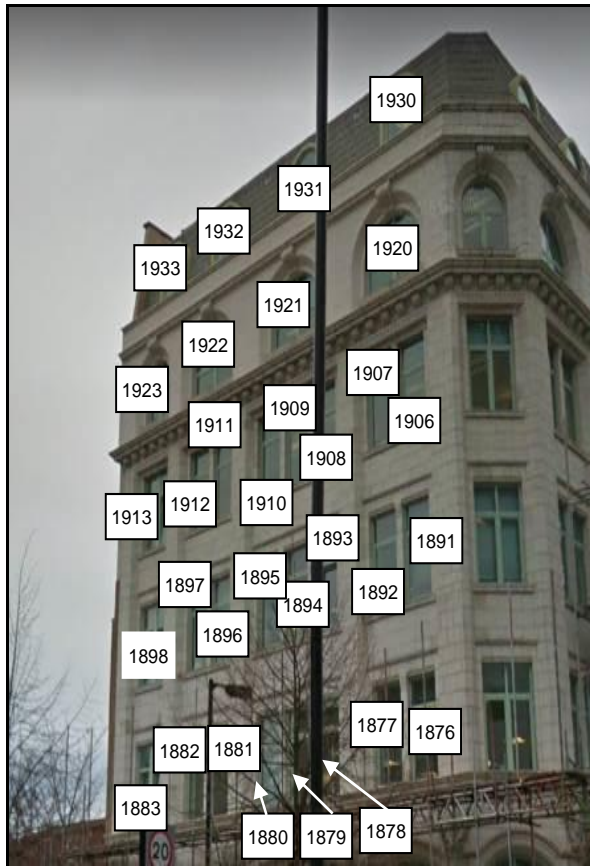
209 to 215 Blackfriars Road



209 to 215 Blackfriars Road



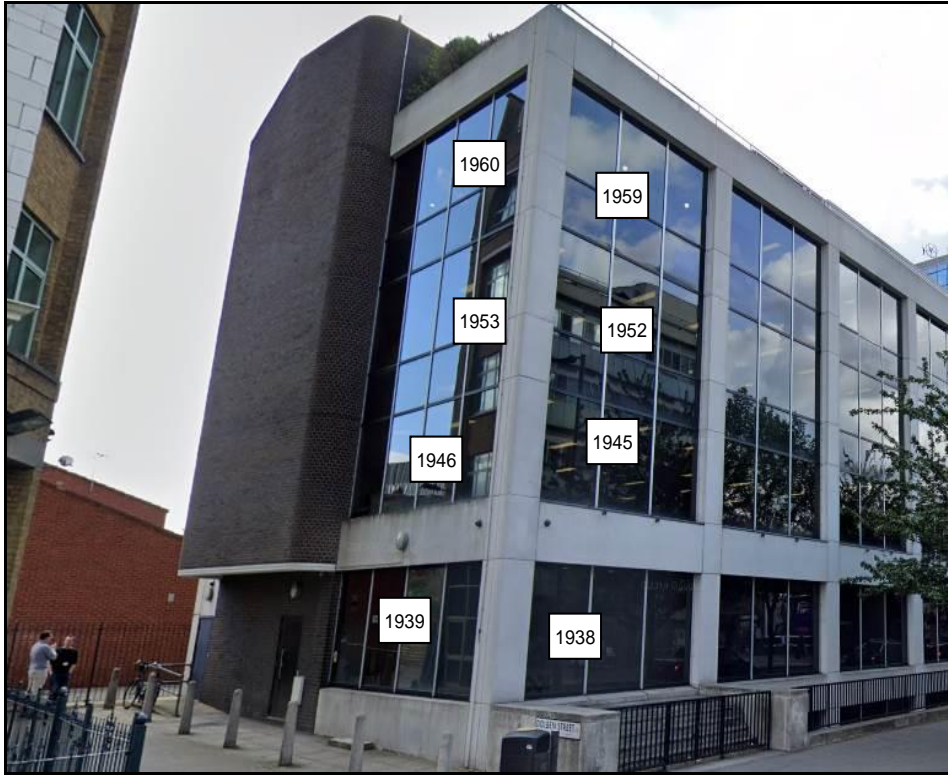
209 to 215 Blackfriars Road



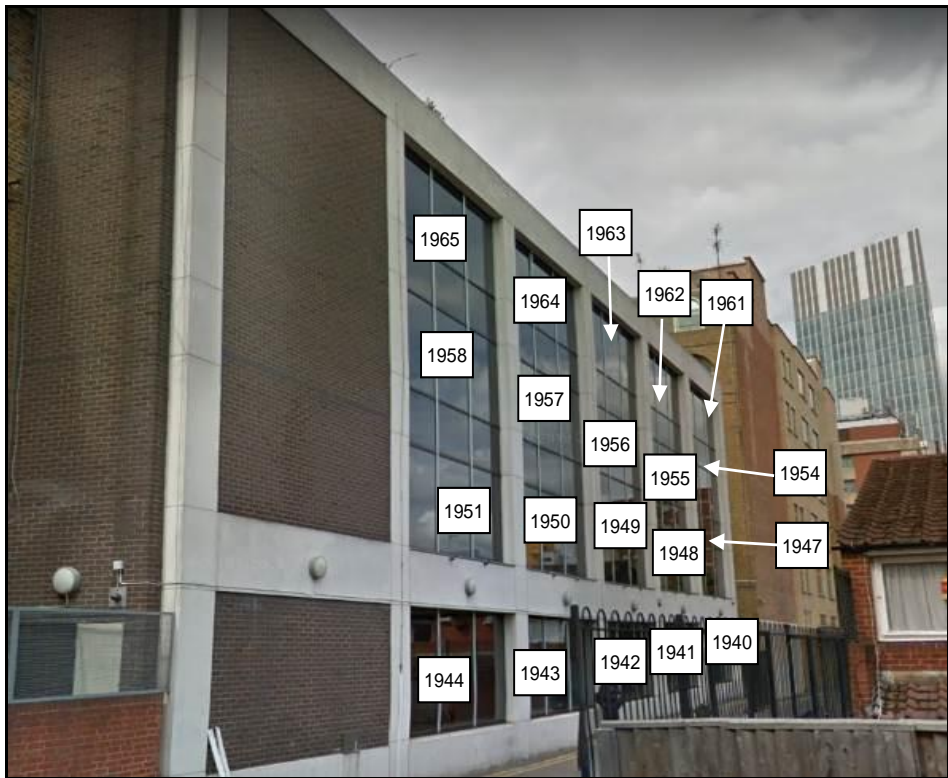
209 to 215 Blackfriars Road



209 to 215 Blackfriars Road



203 to 208 Blackfriars Road



203 to 208 Blackfriars Road

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>2 Nicholson Street</u>					
<u>Ground Floor</u>					
Window 1	Entrance Hall	0.6%	0.3%	0.3%	0.5
Window 2	Entrance Hall	0.0%	0.0%	0.0%	1.0
Window 3	Dining/Kitchen	22.1%	2.9%	19.2%	0.13
Window 4	Dining/Kitchen	23.4%	3.2%	20.2%	0.14
Window 5	Living/Dining	18.4%	18.4%	0.0%	1.0
Window 6	Living/Dining	18.5%	18.5%	0.0%	1.0
Window 7	Living/Dining	19.7%	19.7%	0.0%	1.0
<u>First Floor</u>					
Window 8	Bedroom	23.6%	2.1%	21.5%	0.09
Window 9	Unknown	66.0%	48.4%	17.6%	0.73
Window 10	Bedroom	19.4%	19.4%	0.0%	1.0
<u>4 Nicholson Street</u>					
<u>Ground Floor</u>					
Window 11	Kitchen	24.8%	3.6%	21.2%	0.15
Window 12	Kitchen	25.6%	4.1%	21.5%	0.16
Window 13	Kitchen	23.4%	17.3%	6.1%	0.74
Window 14	Entrance Hall	4.4%	1.1%	3.3%	0.25
Window 15	Entrance Hall	0.0%	0.0%	0.0%	1.0
Window 16	Reception Room	21.0%	21.0%	0.0%	1.0
Window 17	Reception Room	14.5%	14.5%	0.0%	1.0
Window 18	Reception Room	17.1%	17.1%	0.0%	1.0
<u>First Floor</u>					
Window 19	Bedroom	25.4%	2.9%	22.5%	0.11
Window 20	Bedroom	30.2%	23.7%	6.5%	0.78
Window 21	Unknown	76.1%	56.5%	19.6%	0.74
Window 22	Bedroom	18.5%	18.5%	0.0%	1.0
<u>6 Nicholson Street</u>					
<u>Ground Floor</u>					
Window 23	Domestic	6.6%	0.0%	6.6%	0.0
Window 24	Domestic	6.7%	0.0%	6.7%	0.0
Window 25	Domestic	2.4%	0.0%	2.4%	0.0
Window 26	Domestic	2.1%	0.0%	2.1%	0.0
Window 27	Domestic	23.0%	23.0%	0.0%	1.0
Window 28	Domestic	23.8%	23.8%	0.0%	1.0
<u>First Floor</u>					
Window 29	Domestic	27.4%	5.7%	21.7%	0.21

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 30	Domestic	28.1%	6.2%	21.9%	0.22
Window 31	Domestic	26.9%	5.9%	21.0%	0.22
Window 32	Domestic	23.7%	3.8%	19.9%	0.16
Window 33	Domestic	25.6%	25.6%	0.0%	1.0
<u>8 Nicholson Street</u>					
<u>Ground Floor</u>					
Window 34	Domestic	0.0%	0.0%	0.0%	1.0
Window 35	Domestic	26.2%	5.2%	21.0%	0.2
Window 36	Domestic	26.4%	5.6%	20.8%	0.21
Window 37	Domestic	24.5%	24.5%	0.0%	1.0
<u>First Floor</u>					
Window 38	Domestic	28.9%	7.5%	21.4%	0.26
Window 39	Domestic	26.9%	26.9%	0.0%	1.0
<u>Second Floor</u>					
Window 40	Domestic	17.7%	13.5%	4.2%	0.76
Window 41	Domestic	29.8%	8.3%	21.5%	0.28
Window 42	Domestic	28.1%	28.1%	0.0%	1.0
<u>10 Nicholson Street</u>					
<u>Ground Floor</u>					
Window 43	Domestic	26.7%	6.2%	20.5%	0.23
Window 44	Domestic	26.8%	6.7%	20.1%	0.25
Window 45	Domestic	23.8%	20.2%	3.6%	0.85
Window 46	Domestic	0.1%	0.1%	0.0%	1.0
Window 47	Domestic	9.5%	9.5%	0.0%	1.0
Window 48	Domestic	12.5%	12.5%	0.0%	1.0
Window 49	Domestic	0.1%	0.1%	0.0%	1.0
Window 50	Domestic	8.6%	8.6%	0.0%	1.0
<u>First Floor</u>					
Window 51	Domestic	29.2%	8.2%	21.0%	0.28
Window 52	Domestic	27.4%	27.4%	0.0%	1.0
<u>Second Floor</u>					
Window 53	Domestic	30.1%	8.9%	21.2%	0.3
Window 54	Domestic	34.8%	31.8%	3.0%	0.91
Window 55	Domestic	29.5%	29.5%	0.0%	1.0
<u>12 Nicholson Street</u>					
<u>Ground Floor</u>					
Window 56	Domestic	3.7%	0.6%	3.1%	0.16
Window 57	Domestic	2.1%	0.0%	2.1%	0.0

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 58	Domestic	25.5%	25.5%	0.0%	1.0
Window 59	Domestic	25.4%	25.4%	0.0%	1.0
Window 60	Domestic	23.3%	23.3%	0.0%	1.0
Window 61	Domestic	25.7%	25.7%	0.0%	1.0
<u>First Floor</u>					
Window 62	Domestic	29.6%	9.6%	20.0%	0.32
Window 63	Domestic	29.7%	10.4%	19.3%	0.35
Window 64	Domestic	26.5%	8.8%	17.7%	0.33
Window 65	Domestic	24.9%	6.4%	18.5%	0.26
Window 66	Domestic	28.4%	28.4%	0.0%	1.0
<u>14 Nicholson Street</u>					
<u>Ground Floor</u>					
Window 67	Domestic	0.0%	0.0%	0.0%	1.0
Window 68	Domestic	27.3%	9.0%	18.3%	0.33
Window 69	Domestic	27.4%	9.9%	17.5%	0.36
Window 70	Domestic	7.1%	7.1%	0.0%	1.0
<u>First Floor</u>					
Window 71	Domestic	30.1%	12.3%	17.8%	0.41
Window 72	Domestic	28.9%	28.9%	0.0%	1.0
<u>Second Floor</u>					
Window 73	Domestic	25.8%	19.9%	5.9%	0.77
Window 74	Domestic	30.9%	13.0%	17.9%	0.42
Window 75	Domestic	30.2%	30.2%	0.0%	1.0
<u>16 Nicholson Street</u>					
<u>Ground Floor</u>					
Window 76	Domestic	27.5%	11.1%	16.4%	0.4
Window 77	Domestic	27.6%	12.3%	15.3%	0.45
Window 78	Domestic	23.9%	23.5%	0.4%	0.98
Window 79	Domestic	0.0%	0.1%	-0.1%	∞
Window 80	Domestic	7.1%	7.1%	0.0%	1.0
<u>First Floor</u>					
Window 81	Domestic	30.3%	13.4%	16.9%	0.44
Window 82	Domestic	28.9%	28.9%	0.0%	1.0
<u>Second Floor</u>					
Window 83	Domestic	31.1%	14.1%	17.0%	0.45
Window 84	Domestic	35.6%	35.1%	0.5%	0.99
Window 85	Domestic	30.7%	30.7%	0.0%	1.0

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>18 Nicholson Street</u>					
<u>Ground Floor</u>					
Window 86	Domestic	5.4%	3.7%	1.7%	0.69
Window 87	Domestic	0.0%	0.0%	0.0%	1.0
Window 88	Domestic	3.7%	2.9%	0.8%	0.78
Window 89	Domestic	25.2%	25.2%	0.0%	1.0
<u>First Floor</u>					
Window 90	Domestic	30.5%	16.0%	14.5%	0.52
Window 91	Domestic	30.5%	17.1%	13.4%	0.56
Window 92	Domestic	28.2%	16.4%	11.8%	0.58
Window 93	Domestic	30.5%	17.4%	13.1%	0.57
Window 94	Domestic	29.8%	29.8%	0.0%	1.0
<u>14 Brinton Walk</u>					
<u>Ground Floor</u>					
Window 95	Domestic	0.0%	0.0%	0.0%	1.0
Window 96	Domestic	6.9%	6.8%	0.1%	0.99
Window 97	Domestic	20.1%	9.3%	10.8%	0.46
Window 98	Domestic	21.1%	9.9%	11.2%	0.47
Window 99	Domestic	17.0%	17.0%	0.0%	1.0
Window 100	Domestic	18.3%	18.3%	0.0%	1.0
Window 101	Domestic	19.2%	19.2%	0.0%	1.0
<u>First Floor</u>					
Window 102	Domestic	21.8%	9.6%	12.2%	0.44
Window 103	Domestic	24.7%	24.7%	0.0%	1.0
Window 104	Domestic	19.6%	19.6%	0.0%	1.0
<u>13 Brinton Walk</u>					
<u>Ground Floor</u>					
Window 105	Domestic	22.3%	10.8%	11.5%	0.48
Window 106	Domestic	23.2%	11.5%	11.7%	0.5
Window 107	Domestic	22.9%	21.4%	1.5%	0.93
Window 108	Domestic	4.4%	3.1%	1.3%	0.7
Window 109	Domestic	0.0%	0.0%	0.0%	1.0
Window 110	Domestic	20.4%	20.4%	0.0%	1.0
<u>First Floor</u>					
Window 111	Domestic	23.9%	11.0%	12.9%	0.46
Window 112	Domestic	30.1%	28.4%	1.7%	0.94
Window 113	Domestic	20.7%	20.7%	0.0%	1.0
Window 114	Domestic	18.3%	18.3%	0.0%	1.0

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>12 Brinton Walk</u>					
<u>Ground Floor</u>					
Window 115	Domestic	11.5%	2.7%	8.8%	0.23
Window 116	Domestic	6.6%	1.4%	5.2%	0.21
Window 117	Domestic	0.0%	0.0%	0.0%	1.0
Window 118	Domestic	2.6%	0.0%	2.6%	0.0
Window 119	Domestic	20.9%	20.9%	0.0%	1.0
Window 120	Domestic	21.6%	21.6%	0.0%	1.0
Window 121	Domestic	21.7%	21.7%	0.0%	1.0
<u>First Floor</u>					
Window 122	Domestic	27.1%	14.4%	12.7%	0.53
Window 123	Domestic	27.9%	15.1%	12.8%	0.54
Window 124	Domestic	27.3%	15.0%	12.3%	0.55
Window 125	Domestic	24.3%	11.9%	12.4%	0.49
Window 126	Domestic	24.0%	24.0%	0.0%	1.0
<u>11 Brinton Walk</u>					
<u>Ground Floor</u>					
Window 127	Domestic	0.0%	0.0%	0.0%	1.0
Window 128	Domestic	24.7%	13.0%	11.7%	0.53
Window 129	Domestic	25.2%	13.5%	11.7%	0.54
Window 130	Domestic	7.3%	7.3%	0.0%	1.0
<u>First Floor</u>					
Window 131	Domestic	29.1%	16.5%	12.6%	0.57
Window 132	Domestic	25.1%	25.1%	0.0%	1.0
<u>Second Floor</u>					
Window 133	Domestic	24.3%	22.5%	1.8%	0.93
Window 134	Domestic	30.6%	17.9%	12.7%	0.58
Window 135	Domestic	26.8%	26.8%	0.0%	1.0
<u>10 Brinton Walk</u>					
<u>Ground Floor</u>					
Window 136	Domestic	25.6%	14.1%	11.5%	0.55
Window 137	Domestic	26.1%	14.7%	11.4%	0.56
Window 138	Domestic	23.8%	23.1%	0.7%	0.97
Window 139	Domestic	0.0%	0.0%	0.0%	1.0
Window 140	Domestic	8.1%	8.1%	0.0%	1.0
Window 141	Domestic	5.8%	5.8%	0.0%	1.0
<u>First Floor</u>					
Window 142	Domestic	29.5%	17.2%	12.3%	0.58

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 143	Domestic	25.2%	25.2%	0.0%	1.0
<u>Second Floor</u>					
Window 144	Domestic	30.9%	18.5%	12.4%	0.6
Window 145	Domestic	34.3%	33.5%	0.8%	0.98
Window 146	Domestic	27.4%	27.4%	0.0%	1.0
<u>9 Brinton Walk</u>					
<u>Ground Floor</u>					
Window 147	Domestic	12.2%	4.8%	7.4%	0.39
Window 148	Domestic	6.9%	2.6%	4.3%	0.38
Window 149	Domestic	0.0%	0.0%	0.0%	1.0
Window 150	Domestic	2.4%	0.3%	2.1%	0.13
Window 151	Domestic	23.9%	23.9%	0.0%	1.0
Window 152	Domestic	24.0%	24.0%	0.0%	1.0
Window 153	Domestic	23.1%	23.1%	0.0%	1.0
<u>First Floor</u>					
Window 154	Domestic	30.1%	18.5%	11.6%	0.61
Window 155	Domestic	30.4%	19.1%	11.3%	0.63
Window 156	Domestic	27.2%	16.1%	11.1%	0.59
Window 157	Domestic	26.0%	15.1%	10.9%	0.58
Window 158	Domestic	26.1%	26.1%	0.0%	1.0
<u>8 Brinton Walk</u>					
<u>Ground Floor</u>					
Window 159	Domestic	0.0%	0.0%	0.0%	1.0
Window 160	Domestic	27.0%	16.7%	10.3%	0.62
Window 161	Domestic	27.4%	17.4%	10.0%	0.64
Window 162	Domestic	7.1%	7.1%	0.0%	1.0
Window 163	Domestic	7.6%	7.6%	0.0%	1.0
<u>First Floor</u>					
Window 164	Domestic	31.0%	20.5%	10.5%	0.66
Window 165	Domestic	26.3%	26.3%	0.0%	1.0
<u>Second Floor</u>					
Window 166	Domestic	28.8%	26.0%	2.8%	0.9
Window 167	Domestic	31.9%	21.3%	10.6%	0.67
Window 168	Domestic	28.0%	28.0%	0.0%	1.0
<u>7 Brinton Walk</u>					
<u>Ground Floor</u>					
Window 169	Domestic	28.0%	18.3%	9.7%	0.65
Window 170	Domestic	28.5%	18.9%	9.6%	0.66

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 171	Domestic	24.0%	23.9%	0.1%	1.0
Window 172	Domestic	0.1%	0.1%	0.0%	1.0
Window 173	Domestic	6.8%	6.8%	0.0%	1.0
Window 174	Domestic	4.8%	4.8%	0.0%	1.0
<u>First Floor</u>					
Window 175	Domestic	31.3%	21.1%	10.2%	0.67
Window 176	Domestic	26.0%	26.0%	0.0%	1.0
<u>Second Floor</u>					
Window 177	Domestic	32.1%	21.8%	10.3%	0.68
Window 178	Domestic	34.5%	34.4%	0.1%	1.0
Window 179	Domestic	28.3%	28.3%	0.0%	1.0
<u>6 Brinton Walk</u>					
<u>Ground Floor</u>					
Window 180	Domestic	13.6%	8.6%	5.0%	0.63
Window 181	Domestic	8.2%	5.2%	3.0%	0.63
Window 182	Domestic	0.5%	0.6%	-0.1%	1.2
Window 183	Domestic	3.2%	1.8%	1.4%	0.56
Window 184	Domestic	24.3%	24.3%	0.0%	1.0
Window 185	Domestic	24.4%	24.4%	0.0%	1.0
Window 186	Domestic	24.5%	24.5%	0.0%	1.0
<u>First Floor</u>					
Window 187	Domestic	31.7%	22.1%	9.6%	0.7
Window 188	Domestic	31.7%	22.6%	9.1%	0.71
Window 189	Domestic	27.4%	19.1%	8.3%	0.7
Window 190	Domestic	26.6%	17.7%	8.9%	0.67
Window 191	Domestic	26.9%	26.9%	0.0%	1.0
<u>5 Brinton Walk</u>					
<u>Ground Floor</u>					
Window 192	Domestic	0.0%	0.0%	0.0%	1.0
Window 193	Domestic	29.4%	20.7%	8.7%	0.7
Window 194	Domestic	29.4%	21.0%	8.4%	0.71
Window 195	Domestic	7.5%	7.5%	0.0%	1.0
Window 196	Domestic	8.3%	8.3%	0.0%	1.0
<u>First Floor</u>					
Window 197	Domestic	31.7%	23.4%	8.3%	0.74
Window 198	Domestic	26.7%	26.7%	0.0%	1.0
<u>Second Floor</u>					
Window 199	Domestic	30.3%	26.7%	3.6%	0.88

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 200	Domestic	32.4%	24.1%	8.3%	0.74
Window 201	Domestic	28.5%	28.5%	0.0%	1.0
4 Brinton Walk					
<u>Ground Floor</u>					
Window 202	Domestic	29.4%	21.3%	8.1%	0.72
Window 203	Domestic	29.3%	21.5%	7.8%	0.73
Window 204	Domestic	22.9%	22.9%	0.0%	1.0
Window 205	Domestic	0.1%	0.1%	0.0%	1.0
Window 206	Domestic	7.9%	7.9%	0.0%	1.0
Window 207	Domestic	12.0%	12.0%	0.0%	1.0
Window 208	Domestic	11.9%	11.9%	0.0%	1.0
Window 209	Domestic	0.0%	0.0%	0.0%	1.0
Window 210	Domestic	7.4%	7.4%	0.0%	1.0
<u>First Floor</u>					
Window 211	Domestic	31.7%	23.7%	8.0%	0.75
Window 212	Domestic	26.6%	26.6%	0.0%	1.0
<u>Second Floor</u>					
Window 213	Domestic	32.4%	24.5%	7.9%	0.76
Window 214	Domestic	34.2%	34.2%	0.0%	1.0
Window 215	Domestic	28.7%	28.7%	0.0%	1.0
3 Brinton Walk					
<u>Ground Floor</u>					
Window 216	Domestic	0.6%	0.7%	-0.1%	1.17
Window 217	Domestic	4.1%	3.0%	1.1%	0.73
Window 218	Domestic	24.7%	24.7%	0.0%	1.0
Window 219	Domestic	24.8%	24.8%	0.0%	1.0
Window 220	Domestic	24.8%	24.8%	0.0%	1.0
<u>First Floor</u>					
Window 221	Domestic	31.6%	24.2%	7.4%	0.77
Window 222	Domestic	31.5%	24.4%	7.1%	0.77
Window 223	Domestic	27.2%	21.5%	5.7%	0.79
Window 224	Domestic	26.5%	19.5%	7.0%	0.74
Window 225	Domestic	27.4%	27.4%	0.0%	1.0
2 Brinton Walk					
<u>Ground Floor</u>					
Window 226	Domestic	0.0%	0.0%	0.0%	1.0
Window 227	Domestic	28.6%	21.7%	6.9%	0.76
Window 228	Domestic	28.3%	21.7%	6.6%	0.77

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 229	Domestic	24.9%	24.9%	0.0%	1.0
<u>First Floor</u>					
Window 230	Domestic	31.1%	24.5%	6.6%	0.79
Window 231	Domestic	27.1%	27.1%	0.0%	1.0
<u>Second Floor</u>					
Window 232	Domestic	31.0%	26.9%	4.1%	0.87
Window 233	Domestic	32.2%	25.7%	6.5%	0.8
Window 234	Domestic	29.0%	29.0%	0.0%	1.0
<u>1 Brinton Walk</u>					
<u>Ground Floor</u>					
Window 235	Domestic	27.8%	21.5%	6.3%	0.77
Window 236	Domestic	27.3%	21.2%	6.1%	0.78
Window 237	Domestic	29.6%	29.6%	0.0%	1.0
Window 238	Domestic	6.4%	6.4%	0.0%	1.0
Window 239	Domestic	4.1%	4.1%	0.0%	1.0
<u>First Floor</u>					
Window 240	Domestic	30.8%	24.5%	6.3%	0.8
Window 241	Domestic	28.4%	28.4%	0.0%	1.0
Window 242	Domestic	32.7%	32.7%	0.0%	1.0
<u>Second Floor</u>					
Window 243	Domestic	32.0%	25.8%	6.2%	0.81
Window 244	Domestic	35.2%	35.2%	0.0%	1.0
Window 245	Domestic	29.7%	29.7%	0.0%	1.0
<u>17 Rotherham Walk</u>					
<u>Ground Floor</u>					
Window 246	Domestic	6.2%	6.2%	0.0%	1.0
Window 247	Domestic	0.2%	0.2%	0.0%	1.0
Window 248	Domestic	22.9%	16.1%	6.8%	0.7
Window 249	Domestic	23.8%	17.0%	6.8%	0.71
Window 250	Domestic	10.6%	10.6%	0.0%	1.0
Window 251	Domestic	13.4%	13.4%	0.0%	1.0
Window 252	Domestic	14.7%	14.7%	0.0%	1.0
<u>First Floor</u>					
Window 253	Domestic	25.1%	17.6%	7.5%	0.7
Window 254	Domestic	79.9%	76.1%	3.8%	0.95
Window 255	Domestic	16.7%	16.7%	0.0%	1.0

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
16 Rotherham Walk					
<u>Ground Floor</u>					
Window 256	Domestic	24.6%	17.9%	6.7%	0.73
Window 257	Domestic	25.2%	18.5%	6.7%	0.73
Window 258	Domestic	23.1%	22.7%	0.4%	0.98
Window 259	Domestic	4.0%	3.6%	0.4%	0.9
Window 260	Domestic	0.3%	0.3%	0.0%	1.0
Window 261	Domestic	15.1%	15.1%	0.0%	1.0
<u>First Floor</u>					
Window 262	Domestic	26.2%	18.7%	7.5%	0.71
Window 263	Domestic	30.3%	29.8%	0.5%	0.98
Window 264	Domestic	83.3%	79.5%	3.8%	0.95
Window 265	Domestic	83.9%	80.0%	3.9%	0.95
Window 266	Domestic	15.2%	15.2%	0.0%	1.0
15 Rotherham Walk					
<u>Ground Floor</u>					
Window 267	Domestic	5.8%	2.6%	3.2%	0.45
Window 268	Domestic	2.3%	2.3%	0.0%	1.0
Window 269	Domestic	2.8%	1.3%	1.5%	0.46
Window 270	Domestic	13.1%	13.1%	0.0%	1.0
Window 271	Domestic	13.0%	13.0%	0.0%	1.0
Window 272	Domestic	11.7%	11.7%	0.0%	1.0
Window 273	Domestic	13.4%	13.4%	0.0%	1.0
<u>First Floor</u>					
Window 274	Domestic	28.2%	20.8%	7.4%	0.74
Window 275	Domestic	29.8%	22.5%	7.3%	0.76
Window 276	Domestic	29.5%	22.3%	7.2%	0.76
Window 277	Domestic	26.3%	19.1%	7.2%	0.73
Window 278	Domestic	18.6%	18.6%	0.0%	1.0
14 Rotherham Walk					
<u>Ground Floor</u>					
Window 279	Domestic	0.0%	0.0%	0.0%	1.0
Window 280	Domestic	26.0%	19.6%	6.4%	0.75
Window 281	Domestic	26.2%	20.0%	6.2%	0.76
Window 282	Domestic	13.6%	13.6%	0.0%	1.0
<u>First Floor</u>					
Window 283	Domestic	30.6%	23.3%	7.3%	0.76
Window 284	Domestic	18.6%	18.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Second Floor</u>					
Window 285	Domestic	26.1%	25.3%	0.8%	0.97
Window 286	Domestic	32.0%	24.5%	7.5%	0.77
Window 287	Domestic	20.7%	20.7%	0.0%	1.0
<u>13 Rotherham Walk</u>					
<u>Ground Floor</u>					
Window 288	Domestic	26.6%	20.2%	6.4%	0.76
Window 289	Domestic	26.9%	20.4%	6.5%	0.76
Window 290	Domestic	23.9%	23.8%	0.1%	1.0
Window 291	Domestic	3.9%	3.9%	0.0%	1.0
Window 292	Domestic	0.3%	0.3%	0.0%	1.0
Window 293	Domestic	13.8%	13.8%	0.0%	1.0
<u>First Floor</u>					
Window 294	Domestic	30.9%	23.6%	7.3%	0.76
Window 295	Domestic	18.6%	18.6%	0.0%	1.0
<u>Second Floor</u>					
Window 296	Domestic	32.2%	24.8%	7.4%	0.77
Window 297	Domestic	33.0%	32.9%	0.1%	1.0
Window 298	Domestic	20.8%	20.8%	0.0%	1.0
<u>12 Rotherham Walk</u>					
<u>Ground Floor</u>					
Window 299	Domestic	6.6%	3.6%	3.0%	0.55
Window 300	Domestic	7.0%	3.5%	3.5%	0.5
Window 301	Domestic	2.3%	2.3%	0.0%	1.0
Window 302	Domestic	3.6%	1.8%	1.8%	0.5
Window 303	Domestic	14.0%	14.0%	0.0%	1.0
<u>First Floor</u>					
Window 304	Domestic	31.3%	24.3%	7.0%	0.78
Window 305	Domestic	31.4%	24.6%	6.8%	0.78
Window 306	Domestic	27.6%	20.9%	6.7%	0.76
Window 307	Domestic	26.5%	19.9%	6.6%	0.75
Window 308	Domestic	58.8%	56.0%	2.8%	0.95
Window 309	Domestic	19.0%	19.0%	0.0%	1.0
Window 310	Domestic	63.0%	61.2%	1.8%	0.97
<u>11 Rotherham Walk</u>					
<u>Ground Floor</u>					
Window 311	Domestic	0.0%	0.0%	0.0%	1.0
Window 312	Domestic	27.3%	21.4%	5.9%	0.78

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 313	Domestic	27.4%	21.7%	5.7%	0.79
Window 314	Domestic	71.3%	66.9%	4.4%	0.94
Window 315	Domestic	71.5%	67.1%	4.4%	0.94
Window 316	Domestic	14.2%	14.2%	0.0%	1.0
<u>First Floor</u>					
Window 317	Domestic	31.8%	25.3%	6.5%	0.8
Window 318	Domestic	18.9%	18.9%	0.0%	1.0
<u>Second Floor</u>					
Window 319	Domestic	29.2%	27.7%	1.5%	0.95
Window 320	Domestic	32.8%	26.3%	6.5%	0.8
Window 321	Domestic	21.3%	21.3%	0.0%	1.0
<u>10 Rotherham Walk</u>					
<u>Ground Floor</u>					
Window 322	Domestic	27.6%	22.1%	5.5%	0.8
Window 323	Domestic	27.8%	22.2%	5.6%	0.8
Window 324	Domestic	24.2%	24.2%	0.0%	1.0
Window 325	Domestic	0.0%	0.0%	0.0%	1.0
Window 326	Domestic	67.1%	62.8%	4.3%	0.94
Window 327	Domestic	14.4%	14.4%	0.0%	1.0
<u>First Floor</u>					
Window 328	Domestic	32.0%	25.6%	6.4%	0.8
Window 329	Domestic	19.1%	19.1%	0.0%	1.0
<u>Second Floor</u>					
Window 330	Domestic	33.0%	26.6%	6.4%	0.81
Window 331	Domestic	33.5%	33.5%	0.0%	1.0
Window 332	Domestic	21.4%	21.4%	0.0%	1.0
<u>9 Rotherham Walk</u>					
<u>Ground Floor</u>					
Window 333	Domestic	11.6%	8.0%	3.6%	0.69
Window 334	Domestic	5.6%	3.3%	2.3%	0.59
Window 335	Domestic	0.0%	0.0%	0.0%	1.0
Window 336	Domestic	1.9%	0.9%	1.0%	0.47
Window 337	Domestic	14.8%	14.8%	0.0%	1.0
<u>First Floor</u>					
Window 338	Domestic	32.1%	26.0%	6.1%	0.81
Window 339	Domestic	32.1%	26.2%	5.9%	0.82
Window 340	Domestic	27.7%	21.9%	5.8%	0.79
Window 341	Domestic	26.9%	21.2%	5.7%	0.79

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 342	Domestic	19.2%	19.2%	0.0%	1.0
8 Rotherham Walk					
<u>Ground Floor</u>					
Window 343	Domestic	0.0%	0.0%	0.0%	1.0
Window 344	Domestic	27.8%	22.7%	5.1%	0.82
Window 345	Domestic	28.0%	22.9%	5.1%	0.82
Window 346	Domestic	0.0%	0.0%	0.0%	1.0
Window 347	Domestic	0.0%	0.0%	0.0%	1.0
<u>First Floor</u>					
Window 348	Domestic	32.2%	26.7%	5.5%	0.83
Window 349	Domestic	19.1%	19.1%	0.0%	1.0
<u>Second Floor</u>					
Window 350	Domestic	29.9%	27.9%	2.0%	0.93
Window 351	Domestic	33.2%	27.7%	5.5%	0.83
Window 352	Domestic	21.3%	21.3%	0.0%	1.0
7 Rotherham Walk					
<u>Ground Floor</u>					
Window 353	Domestic	28.2%	23.3%	4.9%	0.83
Window 354	Domestic	28.3%	23.6%	4.7%	0.83
Window 355	Domestic	24.2%	24.2%	0.0%	1.0
Window 356	Domestic	0.0%	0.0%	0.0%	1.0
Window 357	Domestic	0.0%	0.0%	0.0%	1.0
Window 358	Domestic	0.0%	0.0%	0.0%	1.0
<u>First Floor</u>					
Window 359	Domestic	32.4%	27.0%	5.4%	0.83
Window 360	Domestic	19.2%	19.2%	0.0%	1.0
<u>Second Floor</u>					
Window 361	Domestic	33.3%	27.9%	5.4%	0.84
Window 362	Domestic	33.7%	33.7%	0.0%	1.0
Window 363	Domestic	21.5%	21.5%	0.0%	1.0
6 Rotherham Walk					
<u>Ground Floor</u>					
Window 364	Domestic	6.4%	4.8%	1.6%	0.75
Window 365	Domestic	0.0%	0.0%	0.0%	1.0
Window 366	Domestic	2.5%	1.5%	1.0%	0.6
Window 367	Domestic	15.0%	15.0%	0.0%	1.0
Window 368	Domestic	15.1%	15.1%	0.0%	1.0
Window 369	Domestic	11.6%	11.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 370	Domestic	15.1%	15.1%	0.0%	1.0
<u>First Floor</u>					
Window 371	Domestic	32.5%	27.4%	5.1%	0.84
Window 372	Domestic	32.4%	27.4%	5.0%	0.85
Window 373	Domestic	27.8%	23.3%	4.5%	0.84
Window 374	Domestic	27.2%	22.3%	4.9%	0.82
Window 375	Domestic	19.6%	19.6%	0.0%	1.0
<u>5 Rotherham Walk</u>					
<u>Ground Floor</u>					
Window 376	Domestic	0.0%	0.0%	0.0%	1.0
Window 377	Domestic	28.4%	24.0%	4.4%	0.85
Window 378	Domestic	28.6%	24.3%	4.3%	0.85
Window 379	Domestic	0.0%	0.0%	0.0%	1.0
<u>First Floor</u>					
Window 380	Domestic	32.3%	27.7%	4.6%	0.86
Window 381	Domestic	19.4%	19.4%	0.0%	1.0
<u>Second Floor</u>					
Window 382	Domestic	30.2%	27.9%	2.3%	0.92
Window 383	Domestic	33.3%	28.7%	4.6%	0.86
Window 384	Domestic	22.5%	22.5%	0.0%	1.0
<u>4 Rotherham Walk</u>					
<u>Ground Floor</u>					
Window 385	Domestic	29.1%	24.9%	4.2%	0.86
Window 386	Domestic	29.6%	25.6%	4.0%	0.86
Window 387	Domestic	24.0%	24.0%	0.0%	1.0
Window 388	Domestic	0.0%	0.0%	0.0%	1.0
Window 389	Domestic	0.0%	0.0%	0.0%	1.0
<u>First Floor</u>					
Window 390	Domestic	32.5%	28.0%	4.5%	0.86
Window 391	Domestic	19.9%	19.9%	0.0%	1.0
<u>Second Floor</u>					
Window 392	Domestic	33.4%	28.9%	4.5%	0.87
Window 393	Domestic	34.1%	34.1%	0.0%	1.0
Window 394	Domestic	22.9%	22.9%	0.0%	1.0
<u>3 Rotherham Walk</u>					
<u>Ground Floor</u>					
Window 395	Domestic	0.0%	0.0%	0.0%	1.0
Window 396	Domestic	3.0%	2.5%	0.5%	0.83

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 397	Domestic	15.5%	15.5%	0.0%	1.0
Window 398	Domestic	15.3%	15.3%	0.0%	1.0
Window 399	Domestic	12.0%	12.0%	0.0%	1.0
Window 400	Domestic	15.6%	15.6%	0.0%	1.0
<u>First Floor</u>					
Window 401	Domestic	32.8%	28.6%	4.2%	0.87
Window 402	Domestic	32.9%	28.8%	4.1%	0.88
Window 403	Domestic	27.9%	24.6%	3.3%	0.88
Window 404	Domestic	27.4%	23.4%	4.0%	0.85
Window 405	Domestic	20.0%	20.0%	0.0%	1.0
<u>2 Rotherham Walk</u>					
<u>Ground Floor</u>					
Window 406	Domestic	0.0%	0.0%	0.0%	1.0
Window 407	Domestic	30.3%	26.5%	3.8%	0.87
Window 408	Domestic	30.2%	26.5%	3.7%	0.88
Window 409	Domestic	15.6%	15.6%	0.0%	1.0
Window 410	Domestic	12.9%	12.9%	0.0%	1.0
Window 411	Domestic	15.7%	15.7%	0.0%	1.0
<u>First Floor</u>					
Window 412	Domestic	32.8%	29.0%	3.8%	0.88
Window 413	Domestic	20.0%	20.0%	0.0%	1.0
<u>Second Floor</u>					
Window 414	Domestic	30.1%	27.7%	2.4%	0.92
Window 415	Domestic	33.5%	29.7%	3.8%	0.89
Window 416	Domestic	22.8%	22.8%	0.0%	1.0
<u>1 Rotherham Walk</u>					
<u>Ground Floor</u>					
Window 417	Domestic	30.2%	26.5%	3.7%	0.88
Window 418	Domestic	30.1%	26.5%	3.6%	0.88
Window 419	Domestic	30.7%	30.7%	0.0%	1.0
Window 420	Domestic	0.0%	0.0%	0.0%	1.0
Window 421	Domestic	15.8%	15.8%	0.0%	1.0
<u>First Floor</u>					
Window 422	Domestic	32.8%	29.1%	3.7%	0.89
Window 423	Domestic	21.1%	21.1%	0.0%	1.0
Window 424	Domestic	30.7%	30.7%	0.0%	1.0
<u>Second Floor</u>					
Window 425	Domestic	33.4%	29.8%	3.6%	0.89

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 426	Domestic	35.0%	35.0%	0.0%	1.0
Window 427	Domestic	23.2%	23.2%	0.0%	1.0
<u>42 to 44 Dolben Street</u>					
<u>Ground Floor</u>					
Window 428	Non Domestic	14.9%	14.7%	0.2%	0.99
Window 429	Non Domestic	15.1%	15.1%	0.0%	1.0
Window 430	Non Domestic	16.1%	16.1%	0.0%	1.0
Window 431	Non Domestic	14.4%	14.4%	0.0%	1.0
Window 432	Non Domestic	13.5%	13.4%	0.1%	0.99
Window 433	Non Domestic	12.3%	12.2%	0.1%	0.99
Window 434	Non Domestic	9.7%	9.6%	0.1%	0.99
Window 435	Non Domestic	7.2%	7.2%	0.0%	1.0
Window 436	Non Domestic	5.2%	5.2%	0.0%	1.0
<u>First Floor</u>					
Window 437	Non Domestic	20.3%	19.3%	1.0%	0.95
Window 438	Non Domestic	20.5%	19.9%	0.6%	0.97
Window 439	Non Domestic	20.1%	19.9%	0.2%	0.99
Window 440	Non Domestic	19.1%	18.9%	0.2%	0.99
Window 441	Non Domestic	17.8%	17.5%	0.3%	0.98
Window 442	Non Domestic	16.3%	15.8%	0.5%	0.97
Window 443	Non Domestic	13.4%	12.8%	0.6%	0.96
Window 444	Non Domestic	11.0%	10.3%	0.7%	0.94
Window 445	Non Domestic	7.8%	7.8%	0.0%	1.0
<u>Second Floor</u>					
Window 446	Non Domestic	26.2%	24.1%	2.1%	0.92
Window 447	Non Domestic	26.6%	24.7%	1.9%	0.93
Window 448	Non Domestic	26.0%	24.7%	1.3%	0.95
Window 449	Non Domestic	24.7%	23.9%	0.8%	0.97
Window 450	Non Domestic	23.2%	22.3%	0.9%	0.96
Window 451	Non Domestic	21.3%	20.3%	1.0%	0.95
Window 452	Non Domestic	18.1%	16.7%	1.4%	0.92
Window 453	Non Domestic	16.0%	14.0%	2.0%	0.88
Window 454	Non Domestic	14.9%	12.2%	2.7%	0.82
<u>Third Floor</u>					
Window 455	Non Domestic	31.4%	28.2%	3.2%	0.9
Window 456	Non Domestic	31.3%	28.3%	3.0%	0.9
Window 457	Non Domestic	29.8%	27.3%	2.5%	0.92
Window 458	Non Domestic	27.7%	25.3%	2.4%	0.91
Window 459	Non Domestic	23.8%	20.9%	2.9%	0.88
Window 460	Non Domestic	21.2%	17.6%	3.6%	0.83

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>45 Dolben Street</u>					
<u>Ground Floor</u>					
Window 461	Domestic	29.9%	29.9%	0.0%	1.0
Window 462	Domestic	29.7%	29.7%	0.0%	1.0
Window 463	Domestic	29.7%	24.8%	4.9%	0.84
Window 464	Domestic	29.9%	24.7%	5.2%	0.83
Window 465	Domestic	30.0%	24.4%	5.6%	0.81
Window 466	Domestic	29.9%	24.2%	5.7%	0.81
Window 467	Domestic	29.9%	24.0%	5.9%	0.8
<u>First Floor</u>					
Window 468	Domestic	31.2%	31.2%	0.0%	1.0
Window 469	Domestic	30.6%	25.7%	4.9%	0.84
Window 470	Domestic	30.6%	25.4%	5.2%	0.83
Window 471	Domestic	30.7%	25.0%	5.7%	0.81
Window 472	Domestic	30.7%	24.8%	5.9%	0.81
Window 473	Domestic	30.6%	24.3%	6.3%	0.79
<u>4 Chancel Street</u>					
<u>Basement Floor</u>					
Window 474	Domestic	26.4%	19.2%	7.2%	0.73
Window 475	Domestic	26.8%	20.2%	6.6%	0.75
Window 476	Domestic	24.6%	16.9%	7.7%	0.69
Window 477	Domestic	22.9%	18.6%	4.3%	0.81
<u>Ground Floor</u>					
Window 478	Domestic	28.0%	20.7%	7.3%	0.74
Window 479	Domestic	29.4%	21.9%	7.5%	0.74
Window 480	Domestic	28.5%	20.6%	7.9%	0.72
Window 481	Domestic	24.0%	19.6%	4.4%	0.82
<u>First Floor</u>					
Window 482	Domestic	31.1%	23.7%	7.4%	0.76
Window 483	Domestic	31.2%	23.7%	7.5%	0.76
Window 484	Domestic	29.7%	21.7%	8.0%	0.73
Window 485	Domestic	25.0%	20.4%	4.6%	0.82
<u>Second Floor</u>					
Window 486	Domestic	32.4%	24.9%	7.5%	0.77
Window 487	Domestic	32.3%	24.6%	7.7%	0.76
Window 488	Domestic	31.1%	23.1%	8.0%	0.74
Window 489	Domestic	25.9%	21.5%	4.4%	0.83

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Third Floor</u>					
Window 490	Domestic	33.5%	25.9%	7.6%	0.77
Window 491	Domestic	33.4%	25.0%	8.4%	0.75
<u>6 Chancel Street</u>					
<u>Basement Floor</u>					
Window 492	Non Domestic	29.4%	20.9%	8.5%	0.71
Window 493	Non Domestic	29.3%	20.6%	8.7%	0.7
Window 494	Non Domestic	29.3%	20.3%	9.0%	0.69
Window 495	Non Domestic	4.1%	1.7%	2.4%	0.41
Window 496	Non Domestic	24.5%	16.0%	8.5%	0.65
Window 497	Non Domestic	22.9%	14.3%	8.6%	0.62
<u>Ground Floor</u>					
Window 498	Non Domestic	30.5%	21.8%	8.7%	0.71
Window 499	Non Domestic	30.4%	21.4%	9.0%	0.7
Window 500	Non Domestic	30.4%	21.1%	9.3%	0.69
Window 501	Non Domestic	18.1%	8.7%	9.4%	0.48
Window 502	Non Domestic	27.5%	17.8%	9.7%	0.65
Window 503	Non Domestic	25.2%	15.2%	10.0%	0.6
Window 504	Non Domestic	23.9%	13.4%	10.5%	0.56
<u>First Floor</u>					
Window 505	Non Domestic	31.6%	22.7%	8.9%	0.72
Window 506	Non Domestic	32.0%	23.0%	9.0%	0.72
Window 507	Non Domestic	31.6%	22.4%	9.2%	0.71
Window 508	Non Domestic	31.9%	22.6%	9.3%	0.71
Window 509	Non Domestic	31.5%	22.1%	9.4%	0.7
Window 510	Non Domestic	31.9%	22.3%	9.6%	0.7
Window 511	Non Domestic	19.1%	9.5%	9.6%	0.5
Window 512	Non Domestic	25.0%	15.2%	9.8%	0.61
Window 513	Non Domestic	27.8%	18.0%	9.8%	0.65
Window 514	Non Domestic	28.3%	18.4%	9.9%	0.65
Window 515	Non Domestic	29.5%	19.5%	10.0%	0.66
Window 516	Non Domestic	14.9%	14.9%	0.0%	1.0
Window 517	Non Domestic	31.3%	20.8%	10.5%	0.66
Window 518	Non Domestic	31.3%	20.4%	10.9%	0.65
Window 519	Non Domestic	31.2%	20.0%	11.2%	0.64
Window 520	Non Domestic	19.9%	15.0%	4.9%	0.75
<u>Second Floor</u>					
Window 521	Non Domestic	33.2%	24.0%	9.2%	0.72
Window 522	Non Domestic	33.1%	23.0%	10.1%	0.69
Window 523	Non Domestic	32.9%	22.0%	10.9%	0.67

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 524	Non Domestic	34.9%	34.9%	0.0%	1.0
Window 525	Non Domestic	83.5%	80.0%	3.5%	0.96
Window 526	Non Domestic	83.2%	79.5%	3.7%	0.96
Window 527	Non Domestic	79.3%	76.1%	3.2%	0.96
<u>8 Chancel Street</u>					
<u>Ground Floor</u>					
Window 528	Non Domestic	28.7%	17.5%	11.2%	0.61
Window 529	Non Domestic	27.3%	16.2%	11.1%	0.59
Window 530	Non Domestic	28.7%	16.4%	12.3%	0.57
Window 531	Non Domestic	17.0%	13.5%	3.5%	0.79
Window 532	Non Domestic	14.6%	11.7%	2.9%	0.8
Window 533	Non Domestic	11.6%	9.3%	2.3%	0.8
<u>First Floor</u>					
Window 534	Non Domestic	29.5%	17.3%	12.2%	0.59
Window 535	Non Domestic	29.2%	16.0%	13.2%	0.55
Window 536	Non Domestic	26.1%	22.8%	3.3%	0.87
Window 537	Non Domestic	23.9%	21.1%	2.8%	0.88
Window 538	Non Domestic	20.3%	17.8%	2.5%	0.88
<u>Railway Arch 11 and 12 Chancel Street</u>					
<u>Ground Floor</u>					
Window 539	Domestic	28.8%	14.2%	14.6%	0.49
Window 540	Domestic	26.0%	15.7%	10.3%	0.6
Window 541	Domestic	11.0%	10.1%	0.9%	0.92
Window 542	Domestic	23.4%	15.7%	7.7%	0.67
Window 543	Domestic	24.7%	16.5%	8.2%	0.67
Window 544	Domestic	30.2%	19.9%	10.3%	0.66
Window 545	Domestic	30.7%	19.9%	10.8%	0.65
<u>Railway Arch 10 Chancel Street</u>					
<u>Ground Floor</u>					
Window 546	Non Domestic	26.9%	15.9%	11.0%	0.59
Window 547	Non Domestic	30.0%	17.3%	12.7%	0.58
<u>Railway Arch 9 Chancel Street</u>					
<u>Ground Floor</u>					
Window 548	Non Domestic	25.9%	14.7%	11.2%	0.57
Window 549	Non Domestic	28.3%	16.2%	12.1%	0.57
<u>Railway Arch 8 Chancel Street</u>					
<u>Ground Floor</u>					
Window 550	Non Domestic	23.9%	13.2%	10.7%	0.55

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 551	Non Domestic	25.6%	14.5%	11.1%	0.57
<u>Railway Arch 7 Chancel Street</u>					
<u>Ground Floor</u>					
Window 552	Non Domestic	19.3%	10.0%	9.3%	0.52
Window 553	Non Domestic	21.1%	11.4%	9.7%	0.54
<u>Railway Arch 6 Chancel Street</u>					
<u>Ground Floor</u>					
Window 554	Non Domestic	15.5%	10.3%	5.2%	0.66
Window 555	Non Domestic	17.2%	11.8%	5.4%	0.69
<u>31 Dolben Street</u>					
<u>First Floor</u>					
Window 556	Domestic	16.4%	14.9%	1.5%	0.91
<u>Second Floor</u>					
Window 557	Domestic	18.8%	17.1%	1.7%	0.91
<u>Third Floor</u>					
Window 558	Domestic	20.0%	18.4%	1.6%	0.92
<u>Fourth Floor</u>					
Window 559	Domestic	20.3%	18.7%	1.6%	0.92
<u>Fifth Floor</u>					
Window 560	Domestic	20.8%	19.2%	1.6%	0.92
<u>33 Bear Lane</u>					
<u>Ground Floor</u>					
Window 561	Non Domestic	12.7%	12.7%	0.0%	1.0
Window 562	Non Domestic	12.7%	12.5%	0.2%	0.98
Window 563	Non Domestic	10.3%	9.9%	0.4%	0.96
Window 564	Non Domestic	0.2%	0.2%	0.0%	1.0
Window 565	Non Domestic	0.2%	0.2%	0.0%	1.0
Window 566	Non Domestic	0.2%	0.2%	0.0%	1.0
Window 567	Non Domestic	0.3%	0.3%	0.0%	1.0
Window 568	Non Domestic	0.6%	0.6%	0.0%	1.0
Window 569	Non Domestic	1.9%	1.9%	0.0%	1.0
<u>First Floor</u>					
Window 570	Non Domestic	20.4%	20.0%	0.4%	0.98
Window 571	Non Domestic	18.5%	17.9%	0.6%	0.97
Window 572	Non Domestic	13.9%	13.1%	0.8%	0.94
Window 573	Non Domestic	0.3%	0.3%	0.0%	1.0
Window 574	Non Domestic	0.3%	0.3%	0.0%	1.0

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 575	Non Domestic	0.3%	0.3%	0.0%	1.0
Window 576	Non Domestic	0.3%	0.3%	0.0%	1.0
Window 577	Non Domestic	0.7%	0.7%	0.0%	1.0
Window 578	Non Domestic	2.6%	2.6%	0.0%	1.0
Window 579(BW)	Non Domestic	25.7%	25.7%	0.0%	1.0
Window 580(BW)	Non Domestic	22.9%	22.9%	0.0%	1.0
Window 581(BW)	Non Domestic	18.5%	18.5%	0.0%	1.0
Window 582	Non Domestic	4.9%	4.9%	0.0%	1.0
Window 583	Non Domestic	6.9%	6.9%	0.0%	1.0
Window 584	Non Domestic	8.9%	8.9%	0.0%	1.0
Window 585	Non Domestic	10.6%	10.6%	0.0%	1.0
Window 586	Non Domestic	13.3%	13.3%	0.0%	1.0
Window 587	Non Domestic	15.5%	15.3%	0.2%	0.99
Window 588	Non Domestic	68.7%	68.2%	0.5%	0.99
Window 589	Non Domestic	59.2%	58.2%	1.0%	0.98
36 Bear Lane					
<u>Ground Floor</u>					
Window 590	Non Domestic	51.5%	51.5%	0.0%	1.0
Window 591	Non Domestic	50.6%	50.6%	0.0%	1.0
Window 592	Non Domestic	54.7%	54.7%	0.0%	1.0
Window 593	Non Domestic	57.8%	57.8%	0.0%	1.0
Window 594	Non Domestic	68.7%	68.7%	0.0%	1.0
Window 595	Non Domestic	69.4%	69.4%	0.0%	1.0
Window 596	Non Domestic	56.0%	56.0%	0.0%	1.0
Window 597	Non Domestic	58.9%	58.9%	0.0%	1.0
Window 598	Non Domestic	65.2%	65.2%	0.0%	1.0
Window 599	Non Domestic	65.8%	65.8%	0.0%	1.0
Window 600	Non Domestic	65.7%	65.7%	0.0%	1.0
Window 601	Non Domestic	12.6%	12.6%	0.0%	1.0
Window 602	Non Domestic	13.9%	13.6%	0.3%	0.98
Window 603	Non Domestic	15.2%	14.6%	0.6%	0.96
Window 604	Non Domestic	40.7%	40.7%	0.0%	1.0
Window 605	Non Domestic	52.6%	52.6%	0.0%	1.0
Window 606	Non Domestic	58.4%	57.8%	0.6%	0.99
Window 607	Non Domestic	53.6%	52.4%	1.2%	0.98
Window 608	Non Domestic	44.6%	43.2%	1.4%	0.97
Window 609	Non Domestic	56.3%	54.6%	1.7%	0.97
Window 610	Non Domestic	39.2%	39.2%	0.0%	1.0
Window 611	Non Domestic	35.1%	35.0%	0.1%	1.0
Window 612	Non Domestic	33.7%	32.9%	0.8%	0.98
Window 613	Non Domestic	33.4%	32.4%	1.0%	0.97

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 614	Non Domestic	32.9%	31.9%	1.0%	0.97
Window 615	Non Domestic	32.2%	31.2%	1.0%	0.97
<u>First Floor</u>					
Window 616	Non Domestic	24.6%	21.4%	3.2%	0.87
Window 617	Non Domestic	24.5%	21.6%	2.9%	0.88
Window 618	Non Domestic	24.5%	22.2%	2.3%	0.91
Window 619	Non Domestic	24.3%	22.4%	1.9%	0.92
<u>Second Floor</u>					
Window 620	Non Domestic	26.9%	22.8%	4.1%	0.85
Window 621	Non Domestic	27.8%	23.9%	3.9%	0.86
Window 622	Non Domestic	27.8%	24.7%	3.1%	0.89
Window 623	Non Domestic	74.7%	72.2%	2.5%	0.97
Window 624	Non Domestic	27.9%	25.0%	2.9%	0.9
Window 625	Non Domestic	75.4%	73.0%	2.4%	0.97
<u>31 Bear Lane</u>					
<u>Ground Floor</u>					
Window 626	Cycle Store	6.1%	6.1%	0.0%	1.0
Window 627	Commercial	13.1%	13.1%	0.0%	1.0
<u>First Floor</u>					
Window 628	Living/Kitchen	5.0%	5.0%	0.0%	1.0
Window 629	Bedroom	8.3%	8.3%	0.0%	1.0
<u>Second Floor</u>					
Window 630	Living/Kitchen	25.6%	25.6%	0.0%	1.0
Window 631	Living/Kitchen	10.8%	10.7%	0.1%	0.99
Window 632	Bedroom	13.1%	13.1%	0.0%	1.0
<u>Third Floor</u>					
Window 633	Living/Kitchen	32.1%	31.9%	0.2%	0.99
Window 634	Living/Kitchen	32.6%	32.4%	0.2%	0.99
Window 635	Bedroom	32.6%	32.5%	0.1%	1.0
<u>Fourth Floor</u>					
Window 636	Bathroom/WC	35.2%	35.0%	0.2%	0.99
Window 637	Bedroom	34.1%	34.1%	0.0%	1.0
<u>Fifth Floor</u>					
Window 642	Staircase & Unknown	98.8%	96.8%	2.0%	0.98
Window 638	Bedroom	34.4%	28.7%	5.7%	0.83
Window 639	Bedroom	36.0%	35.7%	0.3%	0.99
<u>Sixth Floor</u>					
Window 640	Unknown	35.1%	29.6%	5.5%	0.84

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 641	Unknown	36.4%	36.1%	0.3%	0.99
<u>1 to 26 Friars Close</u>					
<u>Ground Floor</u>					
Window 643	Domestic	13.1%	13.0%	0.1%	0.99
Window 644	Domestic	13.0%	13.0%	0.0%	1.0
Window 645	Domestic	13.5%	13.5%	0.0%	1.0
Window 646	Domestic	14.6%	14.6%	0.0%	1.0
Window 647	Domestic	14.7%	14.7%	0.0%	1.0
Window 648	Domestic	14.3%	14.3%	0.0%	1.0
Window 649	Domestic	9.8%	9.1%	0.7%	0.93
Window 650	Domestic	14.2%	12.0%	2.2%	0.85
Window 651	Domestic	15.4%	13.0%	2.4%	0.84
Window 652	Domestic	17.1%	14.7%	2.4%	0.86
Window 653	Domestic	17.3%	14.9%	2.4%	0.86
Window 654	Domestic	17.8%	15.4%	2.4%	0.87
Window 655	Domestic	18.0%	15.6%	2.4%	0.87
Window 656	Domestic	19.4%	16.8%	2.6%	0.87
Window 657	Domestic	19.9%	17.3%	2.6%	0.87
Window 658	Domestic	20.1%	17.6%	2.5%	0.88
Window 659	Domestic	20.2%	17.6%	2.6%	0.87
Window 660	Domestic	20.5%	17.6%	2.9%	0.86
Window 661	Domestic	20.5%	17.6%	2.9%	0.86
Window 662	Domestic	20.3%	17.2%	3.1%	0.85
Window 663	Domestic	19.8%	16.6%	3.2%	0.84
Window 664	Domestic	17.9%	14.8%	3.1%	0.83
Window 665	Domestic	17.6%	14.4%	3.2%	0.82
Window 666	Domestic	16.7%	13.6%	3.1%	0.81
Window 667	Domestic	16.4%	13.2%	3.2%	0.8
Window 668	Domestic	10.7%	7.5%	3.2%	0.7
Window 669	Domestic	10.7%	9.4%	1.3%	0.88
Window 670	Domestic	10.4%	8.9%	1.5%	0.86
Window 671	Domestic	12.2%	10.8%	1.4%	0.89
Window 672	Domestic	13.3%	11.9%	1.4%	0.89
Window 673	Domestic	20.3%	19.1%	1.2%	0.94
Window 674	Domestic	23.2%	22.3%	0.9%	0.96
Window 675	Domestic	23.8%	23.3%	0.5%	0.98
Window 676	Domestic	23.7%	23.3%	0.4%	0.98
Window 677	Domestic	23.8%	23.5%	0.3%	0.99
Window 678	Domestic	23.7%	23.4%	0.3%	0.99
Window 679	Domestic	22.2%	22.2%	0.0%	1.0

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 680	Domestic	16.2%	16.0%	0.2%	0.99
Window 681	Domestic	15.2%	15.1%	0.1%	0.99
Window 682	Domestic	16.1%	16.1%	0.0%	1.0
Window 683	Domestic	15.8%	15.8%	0.0%	1.0
Window 684	Domestic	15.4%	15.3%	0.1%	0.99
Window 685	Domestic	16.9%	16.9%	0.0%	1.0
Window 686	Domestic	13.3%	13.3%	0.0%	1.0
Window 687	Domestic	18.1%	18.1%	0.0%	1.0
Window 688	Domestic	1.2%	1.2%	0.0%	1.0
Window 689	Domestic	3.8%	3.1%	0.7%	0.82
Window 690	Domestic	5.3%	3.1%	2.2%	0.58
Window 691	Domestic	5.7%	3.2%	2.5%	0.56
Window 692	Domestic	6.3%	3.6%	2.7%	0.57
Window 693	Domestic	7.0%	4.2%	2.8%	0.6
Window 694	Domestic	7.1%	4.3%	2.8%	0.61
Window 695	Domestic	7.3%	4.5%	2.8%	0.62
Window 696	Domestic	7.5%	4.7%	2.8%	0.63
Window 697	Domestic	7.0%	4.4%	2.6%	0.63
Window 698	Domestic	6.9%	4.3%	2.6%	0.62
Window 699	Domestic	6.4%	3.9%	2.5%	0.61
Window 700	Domestic	7.9%	5.0%	2.9%	0.63
Window 701	Domestic	8.0%	5.0%	3.0%	0.63
Window 702	Domestic	8.0%	4.9%	3.1%	0.61
Window 703	Domestic	7.7%	4.6%	3.1%	0.6
Window 704	Domestic	7.6%	4.5%	3.1%	0.59
Window 705	Domestic	7.4%	4.3%	3.1%	0.58
Window 706	Domestic	6.8%	3.7%	3.1%	0.54
Window 707	Domestic	5.9%	2.8%	3.1%	0.47
Window 708	Domestic	5.4%	2.4%	3.0%	0.44
Window 709	Domestic	2.8%	1.0%	1.8%	0.36
Window 710	Domestic	3.0%	2.6%	0.4%	0.87
Window 711	Domestic	6.4%	5.8%	0.6%	0.91
Window 712	Domestic	23.6%	21.8%	1.8%	0.92
Window 713	Domestic	27.4%	25.9%	1.5%	0.95
Window 714	Domestic	27.7%	26.7%	1.0%	0.96
Window 715	Domestic	26.0%	25.7%	0.3%	0.99
<u>Second Floor</u>					
Window 716	Domestic	19.8%	19.6%	0.2%	0.99
Window 717	Domestic	19.0%	18.7%	0.3%	0.98
Window 718	Domestic	20.2%	19.9%	0.3%	0.99

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 719	Domestic	20.6%	20.2%	0.4%	0.98
Window 720	Domestic	19.0%	18.7%	0.3%	0.98
Window 721	Domestic	18.8%	18.5%	0.3%	0.98
Window 722	Domestic	22.4%	22.1%	0.3%	0.99
Window 723	Domestic	23.3%	23.0%	0.3%	0.99
Window 724	Domestic	23.6%	23.4%	0.2%	0.99
Window 725	Domestic	23.6%	23.4%	0.2%	0.99
Window 726	Domestic	17.9%	16.6%	1.3%	0.93
Window 727	Domestic	1.1%	1.1%	0.0%	1.0
Window 728	Domestic	2.2%	1.3%	0.9%	0.59
Window 729	Domestic	4.0%	1.9%	2.1%	0.48
Window 730	Domestic	4.3%	2.1%	2.2%	0.49
Window 731	Domestic	7.6%	4.3%	3.3%	0.57
Window 732	Domestic	7.6%	4.3%	3.3%	0.57
Window 733	Domestic	9.3%	5.5%	3.8%	0.59
Window 734	Domestic	4.0%	2.1%	1.9%	0.53
Window 735	Domestic	6.5%	3.7%	2.8%	0.57
Window 736	Domestic	3.6%	1.8%	1.8%	0.5
Window 737	Domestic	3.8%	1.9%	1.9%	0.5
Window 738	Domestic	8.2%	4.7%	3.5%	0.57
Window 739	Domestic	3.0%	1.4%	1.6%	0.47
Window 740	Domestic	5.4%	3.0%	2.4%	0.56
Window 741	Domestic	8.3%	4.7%	3.6%	0.57
Window 742	Domestic	2.7%	1.2%	1.5%	0.44
Window 743	Domestic	5.6%	3.0%	2.6%	0.54
Window 744	Domestic	3.1%	1.3%	1.8%	0.42
Window 745	Domestic	2.5%	0.8%	1.7%	0.32
Window 746	Domestic	1.6%	0.6%	1.0%	0.38
Window 747	Domestic	1.7%	1.3%	0.4%	0.76
Window 748	Domestic	3.3%	2.7%	0.6%	0.82
Window 749	Domestic	8.0%	5.8%	2.2%	0.73
Window 750	Domestic	28.8%	26.6%	2.2%	0.92
Window 751	Domestic	31.8%	29.5%	2.3%	0.93
Window 752	Domestic	32.0%	29.9%	2.1%	0.93
Window 753	Domestic	31.8%	29.8%	2.0%	0.94
Window 754	Domestic	30.4%	29.1%	1.3%	0.96
<u>Third Floor</u>					
Window 755	Domestic	23.7%	23.5%	0.2%	0.99
Window 756	Domestic	22.7%	22.3%	0.4%	0.98
Window 757	Domestic	24.1%	23.7%	0.4%	0.98
Window 758	Domestic	24.5%	24.1%	0.4%	0.98
Window 759	Domestic	24.4%	23.9%	0.5%	0.98

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 760	Domestic	26.4%	26.0%	0.4%	0.98
Window 761	Domestic	27.9%	27.4%	0.5%	0.98
Window 762	Domestic	29.2%	28.7%	0.5%	0.98
Window 763	Domestic	14.1%	12.3%	1.8%	0.87
Window 764	Domestic	24.4%	19.5%	4.9%	0.8
Window 765	Domestic	28.7%	23.3%	5.4%	0.81
Window 766	Domestic	29.2%	23.8%	5.4%	0.82
Window 767	Domestic	29.4%	23.9%	5.5%	0.81
Window 768	Domestic	29.2%	23.7%	5.5%	0.81
Window 769	Domestic	29.4%	24.0%	5.4%	0.82
Window 770	Domestic	29.4%	24.0%	5.4%	0.82
Window 771	Domestic	29.4%	24.0%	5.4%	0.82
Window 772	Domestic	29.6%	24.2%	5.4%	0.82
Window 773	Domestic	29.5%	24.1%	5.4%	0.82
Window 774	Domestic	29.4%	24.0%	5.4%	0.82
Window 775	Domestic	29.3%	24.0%	5.3%	0.82
Window 776	Domestic	29.2%	23.9%	5.3%	0.82
Window 777	Domestic	28.9%	23.6%	5.3%	0.82
Window 778	Domestic	28.8%	23.5%	5.3%	0.82
Window 779	Domestic	28.6%	23.4%	5.2%	0.82
Window 780	Domestic	28.4%	23.3%	5.1%	0.82
Window 781	Domestic	28.3%	23.2%	5.1%	0.82
Window 782	Domestic	27.9%	22.9%	5.0%	0.82
Window 783	Domestic	26.1%	21.2%	4.9%	0.81
Window 784	Domestic	18.6%	13.7%	4.9%	0.74
Window 785	Domestic	25.9%	23.6%	2.3%	0.91
Window 786	Domestic	31.9%	29.3%	2.6%	0.92
Window 787	Domestic	32.3%	29.6%	2.7%	0.92
Window 788	Domestic	32.4%	29.4%	3.0%	0.91
Window 789	Domestic	32.2%	29.2%	3.0%	0.91
<u>Conoco House</u>					
<u>Ground Floor</u>					
Window 790	Non Domestic	13.3%	11.1%	2.2%	0.83
Window 791	Non Domestic	21.8%	1.2%	20.6%	0.06
Window 792	Non Domestic	28.5%	15.2%	13.3%	0.53
Window 793	Non Domestic	28.0%	15.9%	12.1%	0.57
Window 794	Non Domestic	26.5%	16.2%	10.3%	0.61
Window 795	Non Domestic	23.9%	15.3%	8.6%	0.64
Window 796	Non Domestic	21.1%	13.6%	7.5%	0.64
<u>First Floor</u>					
Window 797	Non Domestic	13.3%	10.9%	2.4%	0.82

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 798	Non Domestic	26.0%	0.8%	25.2%	0.03
Window 799	Non Domestic	25.0%	0.1%	24.9%	0.0
Window 800	Non Domestic	21.2%	0.0%	21.2%	0.0
Window 801	Non Domestic	29.3%	12.5%	16.8%	0.43
Window 802	Non Domestic	31.6%	16.3%	15.3%	0.52
Window 803	Non Domestic	31.0%	16.9%	14.1%	0.55
Window 804	Non Domestic	30.3%	17.3%	13.0%	0.57
Window 805	Non Domestic	29.4%	17.6%	11.8%	0.6
Window 806	Non Domestic	28.3%	17.6%	10.7%	0.62
Window 807	Non Domestic	27.0%	17.2%	9.8%	0.64
Window 808	Non Domestic	25.2%	16.4%	8.8%	0.65
Window 809	Non Domestic	22.9%	15.0%	7.9%	0.66
Window 810	Non Domestic	20.6%	13.4%	7.2%	0.65
Window 811	Non Domestic	18.0%	11.5%	6.5%	0.64
Window 812	Non Domestic	17.7%	2.9%	14.8%	0.16
Window 813	Non Domestic	15.3%	11.0%	4.3%	0.72
Window 814	Non Domestic	14.5%	11.6%	2.9%	0.8
Window 815	Non Domestic	15.8%	15.8%	0.0%	1.0
Window 816	Non Domestic	15.6%	15.6%	0.0%	1.0
Window 817	Non Domestic	19.3%	19.3%	0.0%	1.0
Window 818	Non Domestic	12.6%	12.2%	0.4%	0.97
Window 819	Non Domestic	14.1%	14.1%	0.0%	1.0
<u>Second Floor</u>					
Window 820	Non Domestic	14.6%	12.1%	2.5%	0.83
Window 821	Non Domestic	29.9%	1.0%	28.9%	0.03
Window 822	Non Domestic	31.3%	0.2%	31.1%	0.01
Window 823	Non Domestic	27.6%	0.0%	27.6%	0.0
Window 824	Non Domestic	31.2%	13.3%	17.9%	0.43
Window 825	Non Domestic	33.1%	17.2%	15.9%	0.52
Window 826	Non Domestic	32.4%	17.9%	14.5%	0.55
Window 827	Non Domestic	31.7%	18.5%	13.2%	0.58
Window 828	Non Domestic	30.9%	18.8%	12.1%	0.61
Window 829	Non Domestic	29.8%	18.9%	10.9%	0.63
Window 830	Non Domestic	28.5%	18.6%	9.9%	0.65
Window 831	Non Domestic	26.8%	17.8%	9.0%	0.66
Window 832	Non Domestic	24.4%	16.3%	8.1%	0.67
Window 833	Non Domestic	21.7%	14.4%	7.3%	0.66
Window 834	Non Domestic	18.5%	12.0%	6.5%	0.65
Window 835	Non Domestic	18.4%	3.1%	15.3%	0.17
Window 836	Non Domestic	16.4%	12.1%	4.3%	0.74
Window 837	Non Domestic	16.0%	13.1%	2.9%	0.82
Window 838	Non Domestic	16.9%	16.9%	0.0%	1.0

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 839	Non Domestic	16.8%	16.8%	0.0%	1.0
Window 840	Non Domestic	21.0%	21.0%	0.0%	1.0
Window 841	Non Domestic	21.1%	20.6%	0.5%	0.98
Window 842	Non Domestic	15.7%	15.7%	0.0%	1.0
<u>Third Floor</u>					
Window 843	Non Domestic	16.0%	13.4%	2.6%	0.84
Window 844	Non Domestic	31.8%	1.2%	30.6%	0.04
Window 845	Non Domestic	33.0%	0.2%	32.8%	0.01
Window 846	Non Domestic	30.4%	0.0%	30.4%	0.0
Window 847	Non Domestic	32.4%	14.0%	18.4%	0.43
Window 848	Non Domestic	34.3%	18.2%	16.1%	0.53
Window 849	Non Domestic	33.7%	19.0%	14.7%	0.56
Window 850	Non Domestic	33.1%	19.6%	13.5%	0.59
Window 851	Non Domestic	32.3%	20.1%	12.2%	0.62
Window 852	Non Domestic	31.4%	20.3%	11.1%	0.65
Window 853	Non Domestic	30.1%	20.1%	10.0%	0.67
Window 854	Non Domestic	28.4%	19.3%	9.1%	0.68
Window 855	Non Domestic	25.9%	17.8%	8.1%	0.69
Window 856	Non Domestic	22.8%	15.5%	7.3%	0.68
Window 857	Non Domestic	19.0%	12.5%	6.5%	0.66
Window 858	Non Domestic	19.2%	3.2%	16.0%	0.17
Window 859	Non Domestic	17.8%	13.4%	4.4%	0.75
Window 860	Non Domestic	17.6%	14.7%	2.9%	0.84
Window 861	Non Domestic	17.4%	17.4%	0.0%	1.0
Window 862	Non Domestic	17.8%	17.8%	0.0%	1.0
Window 863	Non Domestic	22.6%	22.6%	0.0%	1.0
Window 864	Non Domestic	23.2%	22.7%	0.5%	0.98
Window 865	Non Domestic	17.4%	17.4%	0.0%	1.0
<u>Fourth Floor</u>					
Window 866	Non Domestic	17.6%	14.8%	2.8%	0.84
Window 867	Non Domestic	32.8%	1.3%	31.5%	0.04
Window 868	Non Domestic	34.1%	0.2%	33.9%	0.01
Window 869	Non Domestic	31.5%	0.0%	31.5%	0.0
Window 870	Non Domestic	33.4%	14.7%	18.7%	0.44
Window 871	Non Domestic	35.4%	19.0%	16.4%	0.54
Window 872	Non Domestic	35.0%	20.0%	15.0%	0.57
Window 873	Non Domestic	34.4%	20.8%	13.6%	0.6
Window 874	Non Domestic	33.8%	21.4%	12.4%	0.63
Window 875	Non Domestic	32.9%	21.7%	11.2%	0.66
Window 876	Non Domestic	31.8%	21.7%	10.1%	0.68
Window 877	Non Domestic	30.1%	21.0%	9.1%	0.7

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 878	Non Domestic	27.7%	19.5%	8.2%	0.7
Window 879	Non Domestic	24.2%	16.9%	7.3%	0.7
Window 880	Non Domestic	19.6%	13.0%	6.6%	0.66
Window 881	Non Domestic	20.2%	3.6%	16.6%	0.18
Window 882	Non Domestic	19.6%	15.3%	4.3%	0.78
Window 883	Non Domestic	19.6%	16.8%	2.8%	0.86
Window 884	Non Domestic	17.6%	17.6%	0.0%	1.0
Window 885	Non Domestic	18.5%	18.5%	0.0%	1.0
Window 886	Non Domestic	24.2%	24.2%	0.0%	1.0
Window 887	Non Domestic	24.9%	24.3%	0.6%	0.98
Window 888	Non Domestic	18.9%	18.9%	0.0%	1.0
<u>Fifth Floor</u>					
Window 889	Non Domestic	19.2%	16.4%	2.8%	0.85
Window 890	Non Domestic	33.8%	1.5%	32.3%	0.04
Window 891	Non Domestic	35.0%	0.3%	34.7%	0.01
Window 892	Non Domestic	32.5%	0.0%	32.5%	0.0
Window 893	Non Domestic	34.3%	15.2%	19.1%	0.44
Window 894	Non Domestic	36.4%	19.9%	16.5%	0.55
Window 895	Non Domestic	36.1%	21.0%	15.1%	0.58
Window 896	Non Domestic	35.7%	22.0%	13.7%	0.62
Window 897	Non Domestic	35.2%	22.8%	12.4%	0.65
Window 898	Non Domestic	34.5%	23.3%	11.2%	0.68
Window 899	Non Domestic	33.5%	23.4%	10.1%	0.7
Window 900	Non Domestic	32.1%	23.0%	9.1%	0.72
Window 901	Non Domestic	29.8%	21.7%	8.1%	0.73
Window 902	Non Domestic	26.0%	18.8%	7.2%	0.72
Window 903	Non Domestic	20.2%	13.7%	6.5%	0.68
Window 904	Non Domestic	21.7%	4.1%	17.6%	0.19
Window 905	Non Domestic	22.6%	18.3%	4.3%	0.81
Window 906	Non Domestic	22.7%	19.9%	2.8%	0.88
Window 907	Non Domestic	18.0%	18.0%	0.0%	1.0
Window 908	Non Domestic	19.4%	19.4%	0.0%	1.0
Window 909	Non Domestic	26.3%	26.3%	0.0%	1.0
Window 910	Non Domestic	26.7%	26.1%	0.6%	0.98
Window 911	Non Domestic	20.9%	20.9%	0.0%	1.0
<u>Sixth Floor</u>					
Window 912	Non Domestic	21.1%	18.1%	3.0%	0.86
Window 913	Non Domestic	34.7%	1.7%	33.0%	0.05
Window 914	Non Domestic	35.9%	0.3%	35.6%	0.01
Window 915	Non Domestic	33.4%	0.0%	33.4%	0.0
Window 916	Non Domestic	35.0%	15.8%	19.2%	0.45

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 917	Non Domestic	37.3%	20.7%	16.6%	0.55
Window 918	Non Domestic	37.1%	22.0%	15.1%	0.59
Window 919	Non Domestic	36.8%	23.1%	13.7%	0.63
Window 920	Non Domestic	36.5%	24.1%	12.4%	0.66
Window 921	Non Domestic	36.0%	24.9%	11.1%	0.69
Window 922	Non Domestic	35.4%	25.4%	10.0%	0.72
Window 923	Non Domestic	34.3%	25.3%	9.0%	0.74
Window 924	Non Domestic	32.3%	24.3%	8.0%	0.75
Window 925	Non Domestic	28.2%	21.1%	7.1%	0.75
Window 926	Non Domestic	20.9%	14.5%	6.4%	0.69
Window 927	Non Domestic	23.6%	5.0%	18.6%	0.21
Window 928	Non Domestic	27.1%	22.9%	4.2%	0.85
Window 929	Non Domestic	27.4%	24.6%	2.8%	0.9
Window 930	Non Domestic	18.8%	18.8%	0.0%	1.0
Window 931	Non Domestic	20.4%	20.4%	0.0%	1.0
Window 932	Non Domestic	28.8%	28.8%	0.0%	1.0
Window 933	Non Domestic	28.7%	28.1%	0.6%	0.98
Window 934	Non Domestic	23.5%	23.5%	0.0%	1.0
<u>Seventh Floor</u>					
Window 935	Non Domestic	22.5%	19.5%	3.0%	0.87
Window 936	Non Domestic	35.0%	1.8%	33.2%	0.05
Window 937	Non Domestic	35.4%	0.1%	35.3%	0.0
Window 938	Non Domestic	34.0%	0.0%	34.0%	0.0
Window 939	Non Domestic	35.6%	16.2%	19.4%	0.46
Window 940	Non Domestic	37.5%	21.1%	16.4%	0.56
Window 941	Non Domestic	37.4%	22.5%	14.9%	0.6
Window 942	Non Domestic	37.2%	23.8%	13.4%	0.64
Window 943	Non Domestic	37.1%	25.0%	12.1%	0.67
Window 944	Non Domestic	36.8%	26.0%	10.8%	0.71
Window 945	Non Domestic	36.4%	26.8%	9.6%	0.74
Window 946	Non Domestic	35.8%	27.2%	8.6%	0.76
Window 947	Non Domestic	34.4%	26.8%	7.6%	0.78
Window 948	Non Domestic	30.8%	24.0%	6.8%	0.78
Window 949	Non Domestic	21.8%	15.8%	6.0%	0.72
Window 950	Non Domestic	26.6%	6.9%	19.7%	0.26
Window 951	Non Domestic	32.4%	28.3%	4.1%	0.87
Window 952	Non Domestic	32.8%	30.1%	2.7%	0.92
Window 953	Non Domestic	20.4%	20.4%	0.0%	1.0
Window 954	Non Domestic	21.5%	21.5%	0.0%	1.0
Window 955	Non Domestic	30.5%	30.5%	0.0%	1.0
Window 956	Non Domestic	31.3%	30.4%	0.9%	0.97
Window 957	Non Domestic	25.3%	25.3%	0.0%	1.0

Appendix 2 - Vertical Sky Component
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Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Eighth Floor</u>					
Window 958	Non Domestic	39.4%	22.8%	16.6%	0.58
Window 959	Non Domestic	39.4%	24.0%	15.4%	0.61
Window 960	Non Domestic	39.2%	28.6%	10.6%	0.73
Window 961	Non Domestic	33.5%	26.7%	6.8%	0.8
<u>Quadrant House</u>					
<u>Ground Floor</u>					
Window 962	Non Domestic	17.3%	3.6%	13.7%	0.21
Window 963	Non Domestic	20.0%	4.1%	15.9%	0.21
Window 964	Non Domestic	21.6%	4.7%	16.9%	0.22
Window 965	Non Domestic	23.1%	5.3%	17.8%	0.23
Window 966	Non Domestic	24.4%	6.0%	18.4%	0.25
Window 967	Non Domestic	25.5%	6.8%	18.7%	0.27
Window 968	Non Domestic	26.4%	7.7%	18.7%	0.29
Window 969	Non Domestic	27.1%	8.6%	18.5%	0.32
Window 970	Non Domestic	27.7%	9.6%	18.1%	0.35
Window 971	Non Domestic	28.1%	10.8%	17.3%	0.38
Window 972	Non Domestic	28.5%	12.0%	16.5%	0.42
Window 973	Non Domestic	28.7%	13.3%	15.4%	0.46
Window 974	Non Domestic	28.8%	14.6%	14.2%	0.51
Window 975	Non Domestic	28.9%	15.5%	13.4%	0.54
Window 976	Non Domestic	22.4%	22.4%	0.0%	1.0
<u>First Floor</u>					
Window 977	Domestic	4.3%	2.4%	1.9%	0.56
Window 978	Domestic	28.1%	9.0%	19.1%	0.32
Window 979	Domestic	30.3%	11.1%	19.2%	0.37
Window 980	Domestic	29.9%	11.2%	18.7%	0.37
Window 981	Domestic	31.6%	14.2%	17.4%	0.45
Window 982	Domestic	32.6%	16.5%	16.1%	0.51
Window 983	Domestic	32.4%	18.0%	14.4%	0.56
Window 984	Domestic	30.2%	30.2%	0.0%	1.0
<u>Second Floor</u>					
Window 985	Domestic	5.3%	3.3%	2.0%	0.62
Window 986	Domestic	29.1%	9.6%	19.5%	0.33
Window 987	Domestic	31.3%	11.8%	19.5%	0.38
Window 988	Domestic	30.9%	11.9%	19.0%	0.39
Window 989	Domestic	32.6%	14.9%	17.7%	0.46
Window 990	Domestic	33.6%	17.2%	16.4%	0.51
Window 991	Domestic	33.5%	18.8%	14.7%	0.56
Window 992	Domestic	34.1%	34.1%	0.0%	1.0

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Third Floor</u>					
Window 993	Domestic	6.8%	4.5%	2.3%	0.66
Window 994	Domestic	30.2%	10.2%	20.0%	0.34
Window 995	Domestic	32.3%	12.5%	19.8%	0.39
Window 996	Domestic	31.8%	12.6%	19.2%	0.4
Window 997	Domestic	33.6%	15.6%	18.0%	0.46
Window 998	Domestic	34.5%	17.9%	16.6%	0.52
Window 999	Domestic	34.3%	19.5%	14.8%	0.57
Window 1000	Domestic	35.9%	35.8%	0.1%	1.0
<u>Fourth Floor</u>					
Window 1001	Domestic	8.6%	6.1%	2.5%	0.71
Window 1002	Domestic	31.3%	10.9%	20.4%	0.35
Window 1003	Domestic	33.4%	13.2%	20.2%	0.4
Window 1004	Domestic	32.8%	13.3%	19.5%	0.41
Window 1005	Domestic	34.4%	16.3%	18.1%	0.47
Window 1006	Domestic	35.3%	18.6%	16.7%	0.53
Window 1007	Domestic	35.1%	20.1%	15.0%	0.57
Window 1008	Domestic	36.5%	36.5%	0.0%	1.0
<u>Fifth Floor</u>					
Window 1009	Domestic	11.0%	8.3%	2.7%	0.75
Window 1010	Domestic	32.5%	11.8%	20.7%	0.36
Window 1011	Domestic	34.4%	14.0%	20.4%	0.41
Window 1012	Domestic	33.7%	13.8%	19.9%	0.41
Window 1013	Domestic	35.3%	17.2%	18.1%	0.49
Window 1014	Domestic	36.1%	19.2%	16.9%	0.53
Window 1015	Domestic	35.8%	20.7%	15.1%	0.58
Window 1016	Domestic	37.1%	37.0%	0.1%	1.0
<u>Sixth Floor</u>					
Window 1017	Domestic	14.3%	11.2%	3.1%	0.78
Window 1018	Domestic	33.7%	12.7%	21.0%	0.38
Window 1019	Domestic	35.4%	14.8%	20.6%	0.42
Window 1020	Domestic	34.6%	14.6%	20.0%	0.42
Window 1021	Domestic	36.0%	17.9%	18.1%	0.5
Window 1022	Domestic	36.8%	19.8%	17.0%	0.54
Window 1023	Domestic	36.4%	21.2%	15.2%	0.58
Window 1024	Domestic	37.4%	37.4%	0.0%	1.0
<u>Seventh Floor</u>					
Window 1025	Domestic	18.1%	14.8%	3.3%	0.82
Window 1026	Domestic	34.9%	13.7%	21.2%	0.39
Window 1027	Domestic	36.4%	15.6%	20.8%	0.43

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1028	Domestic	35.3%	15.2%	20.1%	0.43
Window 1029	Domestic	36.7%	18.5%	18.2%	0.5
Window 1030	Domestic	37.3%	20.4%	16.9%	0.55
Window 1031	Domestic	36.9%	21.8%	15.1%	0.59
Window 1032	Domestic	37.6%	37.6%	0.0%	1.0
<u>Eighth Floor</u>					
Window 1033	Domestic	22.1%	18.6%	3.5%	0.84
Window 1034	Domestic	36.1%	14.7%	21.4%	0.41
Window 1035	Domestic	37.2%	16.4%	20.8%	0.44
Window 1036	Domestic	36.0%	15.9%	20.1%	0.44
Window 1037	Domestic	37.2%	19.1%	18.1%	0.51
Window 1038	Domestic	37.8%	21.0%	16.8%	0.56
Window 1039	Domestic	37.3%	22.3%	15.0%	0.6
Window 1040	Domestic	37.7%	37.7%	0.0%	1.0
<u>235 Blackfriars Road</u>					
<u>Ground Floor</u>					
Window 1041	Domestic	12.8%	12.0%	0.8%	0.94
Window 1042	Domestic	13.8%	13.8%	0.0%	1.0
Window 1043	Domestic	7.1%	7.1%	0.0%	1.0
<u>First Floor</u>					
Window 1044	Domestic	10.7%	10.7%	0.0%	1.0
Window 1045	Domestic	30.8%	30.2%	0.6%	0.98
Window 1046	Domestic	10.7%	10.7%	0.0%	1.0
Window 1047	Domestic	30.5%	29.9%	0.6%	0.98
Window 1048	Domestic	12.1%	12.1%	0.0%	1.0
Window 1049	Domestic	29.9%	29.1%	0.8%	0.97
Window 1050	Domestic	10.1%	10.1%	0.0%	1.0
Window 1051	Domestic	6.9%	6.3%	0.6%	0.91
Window 1052	Domestic	7.5%	6.2%	1.3%	0.83
Window 1053	Domestic	5.8%	5.6%	0.2%	0.97
Window 1054	Domestic	5.7%	5.4%	0.3%	0.95
Window 1055	Domestic	6.5%	6.5%	0.0%	1.0
Window 1056	Domestic	6.6%	6.6%	0.0%	1.0
Window 1057	Domestic	3.7%	3.7%	0.0%	1.0
Window 1058	Domestic	10.6%	10.6%	0.0%	1.0
Window 1059	Domestic	2.9%	2.7%	0.2%	0.93
Window 1060	Domestic	15.9%	14.0%	1.9%	0.88
Window 1061	Domestic	29.0%	29.0%	0.0%	1.0
<u>Second Floor</u>					
Window 1062	Domestic	11.9%	11.9%	0.0%	1.0

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1063	Domestic	34.3%	33.6%	0.7%	0.98
Window 1064	Domestic	11.9%	11.9%	0.0%	1.0
Window 1065	Domestic	33.8%	33.1%	0.7%	0.98
Window 1066	Domestic	13.2%	13.2%	0.0%	1.0
Window 1067	Domestic	33.0%	32.1%	0.9%	0.97
Window 1068	Domestic	13.7%	10.5%	3.2%	0.77
Window 1069	Domestic	7.8%	7.0%	0.8%	0.9
Window 1070	Domestic	8.7%	7.3%	1.4%	0.84
Window 1071	Domestic	6.6%	6.4%	0.2%	0.97
Window 1072	Domestic	6.8%	6.5%	0.3%	0.96
Window 1073	Domestic	7.3%	7.3%	0.0%	1.0
Window 1074	Domestic	7.7%	7.7%	0.0%	1.0
Window 1075	Domestic	4.2%	4.2%	0.0%	1.0
Window 1076	Domestic	11.5%	11.5%	0.0%	1.0
Window 1077	Domestic	3.5%	3.3%	0.2%	0.94
Window 1078	Domestic	17.2%	15.1%	2.1%	0.88
Window 1079	Domestic	29.3%	29.3%	0.0%	1.0
<u>Third Floor</u>					
Window 1080	Domestic	12.3%	12.3%	0.0%	1.0
Window 1081	Domestic	35.9%	35.2%	0.7%	0.98
Window 1082	Domestic	12.3%	12.3%	0.0%	1.0
Window 1083	Domestic	35.5%	34.7%	0.8%	0.98
Window 1084	Domestic	13.7%	13.7%	0.0%	1.0
Window 1085	Domestic	34.7%	33.8%	0.9%	0.97
Window 1086	Domestic	15.8%	12.2%	3.6%	0.77
Window 1087	Domestic	8.7%	7.9%	0.8%	0.91
Window 1088	Domestic	10.4%	8.9%	1.5%	0.86
Window 1089	Domestic	7.5%	7.3%	0.2%	0.97
Window 1090	Domestic	8.3%	8.0%	0.3%	0.96
Window 1091	Domestic	6.3%	6.3%	0.0%	1.0
Window 1092	Domestic	8.1%	8.1%	0.0%	1.0
Window 1093	Domestic	4.9%	4.9%	0.0%	1.0
Window 1094	Domestic	12.8%	12.8%	0.0%	1.0
Window 1095	Domestic	4.4%	4.1%	0.3%	0.93
Window 1096	Domestic	18.9%	16.4%	2.5%	0.87
Window 1097	Domestic	29.6%	29.6%	0.0%	1.0
<u>Fourth Floor</u>					
Window 1098	Domestic	12.4%	12.4%	0.0%	1.0
Window 1099	Domestic	37.0%	36.2%	0.8%	0.98
Window 1100	Domestic	12.4%	12.4%	0.0%	1.0
Window 1101	Domestic	36.7%	35.8%	0.9%	0.98

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1102	Domestic	13.8%	13.8%	0.0%	1.0
Window 1103	Domestic	36.0%	35.0%	1.0%	0.97
Window 1104	Domestic	18.5%	14.3%	4.2%	0.77
Window 1105	Domestic	9.7%	8.8%	0.9%	0.91
Window 1106	Domestic	12.7%	11.0%	1.7%	0.87
Window 1107	Domestic	8.5%	8.2%	0.3%	0.96
Window 1108	Domestic	10.4%	10.1%	0.3%	0.97
Window 1109	Domestic	7.2%	7.2%	0.0%	1.0
Window 1110	Domestic	10.1%	10.1%	0.0%	1.0
Window 1111	Domestic	5.8%	5.8%	0.0%	1.0
Window 1112	Domestic	14.5%	14.5%	0.0%	1.0
Window 1113	Domestic	5.7%	5.2%	0.5%	0.91
Window 1114	Domestic	21.1%	17.9%	3.2%	0.85
Window 1115	Domestic	30.0%	30.0%	0.0%	1.0
<u>Fifth Floor</u>					
Window 1116	Domestic	59.2%	56.9%	2.3%	0.96
Window 1117	Domestic	15.3%	15.1%	0.2%	0.99
Window 1118	Domestic	67.2%	65.5%	1.7%	0.97
Window 1119	Domestic	17.7%	17.7%	0.0%	1.0
Window 1120	Domestic	68.4%	66.8%	1.6%	0.98
Window 1121	Domestic	7.2%	6.3%	0.9%	0.88
Window 1122	Domestic	23.5%	19.4%	4.1%	0.83
Window 1123	Domestic	30.3%	30.3%	0.0%	1.0
<u>240 Blackfriars Road</u>					
<u>Ground Floor</u>					
Window 1124	Non Domestic	16.0%	15.6%	0.4%	0.98
Window 1125	Non Domestic	0.4%	0.4%	0.0%	1.0
Window 1126	Non Domestic	0.0%	0.0%	0.0%	1.0
Window 1127	Non Domestic	26.8%	26.3%	0.5%	0.98
Window 1128	Non Domestic	25.0%	24.5%	0.5%	0.98
Window 1129	Non Domestic	0.0%	0.0%	0.0%	1.0
Window 1130	Non Domestic	11.7%	11.7%	0.0%	1.0
Window 1131	Non Domestic	16.6%	16.6%	0.0%	1.0
Window 1132	Non Domestic	22.8%	22.8%	0.0%	1.0
Window 1133	Non Domestic	24.6%	24.6%	0.0%	1.0
Window 1134	Non Domestic	11.7%	11.7%	0.0%	1.0
Window 1135	Non Domestic	17.5%	17.5%	0.0%	1.0
Window 1136	Non Domestic	22.5%	22.5%	0.0%	1.0
Window 1137	Non Domestic	24.9%	24.9%	0.0%	1.0

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 1138	Non Domestic	32.7%	32.2%	0.5%	0.98
Window 1139	Non Domestic	32.1%	31.6%	0.5%	0.98
Window 1140	Non Domestic	0.0%	0.0%	0.0%	1.0
Window 1141	Non Domestic	11.7%	11.7%	0.0%	1.0
Window 1142	Non Domestic	18.5%	18.5%	0.0%	1.0
Window 1143	Non Domestic	21.7%	21.7%	0.0%	1.0
Window 1144	Non Domestic	21.6%	21.6%	0.0%	1.0
<u>Second Floor</u>					
Window 1145	Non Domestic	35.6%	35.0%	0.6%	0.98
Window 1146	Non Domestic	34.9%	34.3%	0.6%	0.98
Window 1147	Non Domestic	0.0%	0.0%	0.0%	1.0
Window 1148	Non Domestic	11.8%	11.8%	0.0%	1.0
Window 1149	Non Domestic	19.6%	19.6%	0.0%	1.0
Window 1150	Non Domestic	35.7%	35.7%	0.0%	1.0
Window 1151	Non Domestic	36.5%	36.5%	0.0%	1.0
<u>Third Floor</u>					
Window 1152	Non Domestic	37.4%	36.7%	0.7%	0.98
Window 1153	Non Domestic	36.8%	36.0%	0.8%	0.98
Window 1154	Non Domestic	0.0%	0.0%	0.0%	1.0
Window 1155	Non Domestic	12.2%	12.2%	0.0%	1.0
Window 1156	Non Domestic	21.7%	21.7%	0.0%	1.0
Window 1157	Non Domestic	36.0%	36.0%	0.0%	1.0
Window 1158	Non Domestic	36.7%	36.7%	0.0%	1.0
<u>Fourth Floor</u>					
Window 1159	Non Domestic	38.2%	37.4%	0.8%	0.98
Window 1160	Non Domestic	37.8%	36.9%	0.9%	0.98
Window 1161	Non Domestic	0.0%	0.0%	0.0%	1.0
Window 1162	Non Domestic	13.2%	13.2%	0.0%	1.0
Window 1163	Non Domestic	25.7%	25.5%	0.2%	0.99
Window 1164	Non Domestic	36.2%	36.2%	0.0%	1.0
Window 1165	Non Domestic	36.9%	36.9%	0.0%	1.0
<u>Fifth Floor</u>					
Window 1166	Comms Room	38.6%	37.6%	1.0%	0.97
Window 1167	Comms Room	0.0%	0.0%	0.0%	1.0
Window 1168	Office	26.0%	25.2%	0.8%	0.97
Window 1169	Office	31.6%	28.7%	2.9%	0.91
Window 1170	Office	36.4%	36.4%	0.0%	1.0
<u>Sixth Floor</u>					
Window 1171	Storage	39.2%	38.2%	1.0%	0.97

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1172	Storage	31.3%	26.2%	5.1%	0.84
Window 1173	Admin Store	31.8%	27.3%	4.5%	0.86
Window 1174	Meeting Room & Meeting Room	32.5%	28.8%	3.7%	0.89
Window 1175	Meeting Room	32.8%	29.2%	3.6%	0.89
Window 1176	Game Room	33.0%	29.7%	3.3%	0.9
Window 1177	Game Room	36.7%	36.7%	0.0%	1.0
<u>Seventh Floor</u>					
Window 1178	Storage	14.3%	14.0%	0.3%	0.98
Window 1179	Storage	34.0%	28.2%	5.8%	0.83
Window 1180	Admin Store	33.9%	28.8%	5.1%	0.85
Window 1181	Meeting Room & Meeting Room	34.0%	29.8%	4.2%	0.88
Window 1182	Meeting Room	34.0%	30.2%	3.8%	0.89
Window 1183	Game Room	34.0%	30.6%	3.4%	0.9
Window 1184	Game Room	36.9%	36.9%	0.0%	1.0
<u>Eighth Floor</u>					
Window 1185	Storage	39.6%	38.6%	1.0%	0.97
Window 1186	Storage	35.2%	29.4%	5.8%	0.84
Window 1187	Admin Store	35.0%	30.0%	5.0%	0.86
Window 1188	Meeting Room & Meeting Room	34.9%	30.7%	4.2%	0.88
Window 1189	Meeting Room	34.8%	31.0%	3.8%	0.89
Window 1190	Game Room	34.8%	31.4%	3.4%	0.9
Window 1191	Game Room	37.2%	37.2%	0.0%	1.0
<u>Ninth Floor</u>					
Window 1192	Storage	39.6%	38.7%	0.9%	0.98
Window 1193	Storage	36.0%	30.5%	5.5%	0.85
Window 1194	Admin Store	35.8%	31.0%	4.8%	0.87
Window 1195	Meeting Room & Meeting Room	35.6%	31.7%	3.9%	0.89
Window 1196	Meeting Room	35.6%	32.0%	3.6%	0.9
Window 1197	Game Room	35.5%	32.3%	3.2%	0.91
Window 1198	Game Room	37.5%	37.5%	0.0%	1.0
<u>Tenth Floor</u>					
Window 1199	Storage	39.6%	38.8%	0.8%	0.98
Window 1200	Storage	36.7%	31.6%	5.1%	0.86
Window 1201	Admin Store	36.5%	32.1%	4.4%	0.88
Window 1202	Meeting Room & Meeting Room	36.3%	32.7%	3.6%	0.9
Window 1203	Meeting Room	36.3%	32.9%	3.4%	0.91
Window 1204	Game Room	36.2%	33.2%	3.0%	0.92
Window 1205	Game Room	37.9%	37.9%	0.0%	1.0
<u>Eleventh Floor</u>					
Window 1206	Storage	39.6%	38.9%	0.7%	0.98

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1207	Storage	37.4%	32.6%	4.8%	0.87
Window 1208	Admin Store	37.2%	33.1%	4.1%	0.89
Window 1209	Meeting Room & Meeting Room	37.0%	33.6%	3.4%	0.91
Window 1210	Meeting Room	37.0%	33.9%	3.1%	0.92
Window 1211	Game Room	36.9%	34.1%	2.8%	0.92
Window 1212	Game Room	38.2%	38.2%	0.0%	1.0
<u>Twelfth Floor</u>					
Window 1213	Storage	39.6%	39.0%	0.6%	0.98
Window 1214	Storage	38.0%	33.7%	4.3%	0.89
Window 1215	Admin Store	37.8%	34.1%	3.7%	0.9
Window 1216	Meeting Room & Meeting Room	37.7%	34.6%	3.1%	0.92
Window 1217	Meeting Room	37.7%	34.8%	2.9%	0.92
Window 1218	Game Room	37.6%	35.1%	2.5%	0.93
Window 1219	Game Room	38.5%	38.5%	0.0%	1.0
<u>Thirteenth Floor</u>					
Window 1220	Storage	39.6%	39.1%	0.5%	0.99
Window 1221	Storage	38.5%	34.6%	3.9%	0.9
Window 1222	Admin Store	38.4%	35.0%	3.4%	0.91
Window 1223	Meeting Room & Meeting Room	38.3%	35.5%	2.8%	0.93
Window 1224	Meeting Room	38.2%	35.7%	2.5%	0.93
Window 1225	Game Room	38.2%	35.9%	2.3%	0.94
Window 1226	Game Room	38.8%	38.8%	0.0%	1.0
<u>Fourteenth Floor</u>					
Window 1227	Storage	39.6%	39.2%	0.4%	0.99
Window 1228	Storage	38.9%	35.5%	3.4%	0.91
Window 1229	Admin Store	38.8%	35.9%	2.9%	0.93
Window 1230	Meeting Room & Meeting Room	38.8%	36.3%	2.5%	0.94
Window 1231	Meeting Room	38.7%	36.5%	2.2%	0.94
Window 1232	Game Room	38.7%	36.7%	2.0%	0.95
Window 1233	Game Room	39.1%	39.1%	0.0%	1.0
<u>Fifteenth Floor</u>					
Window 1234	Storage	39.6%	39.3%	0.3%	0.99
Window 1235	Storage	39.3%	36.4%	2.9%	0.93
Window 1236	Admin Store	39.2%	36.7%	2.5%	0.94
Window 1237	Meeting Room & Meeting Room	39.2%	37.1%	2.1%	0.95
Window 1238	Meeting Room	39.2%	37.3%	1.9%	0.95
Window 1239	Game Room	39.2%	37.5%	1.7%	0.96
Window 1240	Game Room	39.4%	39.4%	0.0%	1.0
<u>Sixteenth Floor</u>					
Window 1241	Storage	39.6%	39.3%	0.3%	0.99

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1242	Storage	39.6%	37.2%	2.4%	0.94
Window 1243	Admin Store	39.6%	37.5%	2.1%	0.95
Window 1244	Meeting Room & Meeting Room	39.6%	37.8%	1.8%	0.95
Window 1245	Meeting Room	39.6%	38.0%	1.6%	0.96
Window 1246	Game Room	39.6%	38.2%	1.4%	0.96
Window 1247	Game Room	39.6%	39.6%	0.0%	1.0
<u>Seventeenth Floor</u>					
Window 1248	Storage	39.6%	39.4%	0.2%	0.99
Window 1249	Storage	39.6%	37.6%	2.0%	0.95
Window 1250	Admin Store	39.6%	37.8%	1.8%	0.95
Window 1251	Meeting Room & Meeting Room	39.6%	38.2%	1.4%	0.96
Window 1252	Meeting Room	39.6%	38.3%	1.3%	0.97
Window 1253	Game Room	39.6%	38.4%	1.2%	0.97
Window 1254	Game Room	39.6%	39.6%	0.0%	1.0
<u>Eighteenth Floor</u>					
Window 1255	Storage	39.6%	39.4%	0.2%	0.99
Window 1256	Storage	39.6%	38.0%	1.6%	0.96
Window 1257	Admin Store	39.6%	38.2%	1.4%	0.96
Window 1258	Meeting Room & Meeting Room	39.6%	38.4%	1.2%	0.97
Window 1259	Meeting Room	39.6%	38.6%	1.0%	0.97
Window 1260	Game Room	39.6%	38.7%	0.9%	0.98
Window 1261	Game Room	39.6%	39.6%	0.0%	1.0
<u>Nineteenth Floor</u>					
Window 1262	Storage	39.6%	39.5%	0.1%	1.0
Window 1263	Storage	39.6%	38.4%	1.2%	0.97
Window 1264	Admin Store	39.6%	38.6%	1.0%	0.97
Window 1265	Meeting Room & Meeting Room	39.6%	38.8%	0.8%	0.98
Window 1266	Meeting Room	0.0%	0.0%	0.0%	1.0
Window 1267	Game Room	39.6%	38.9%	0.7%	0.98
Window 1268	Game Room	39.6%	39.6%	0.0%	1.0
<u>Twentieth Floor</u>					
Window 1269	Storage	39.6%	39.5%	0.1%	1.0
Window 1270	Storage	39.6%	38.8%	0.8%	0.98
Window 1271	Admin Store	39.6%	38.9%	0.7%	0.98
Window 1272	Meeting Room & Meeting Room	39.6%	39.1%	0.5%	0.99
Window 1273	Meeting Room	39.6%	39.1%	0.5%	0.99
Window 1274	Game Room	39.6%	39.2%	0.4%	0.99
Window 1275	Game Room	39.6%	39.6%	0.0%	1.0
<u>Thirteenth Floor</u>					
Window 1276	Storage	39.6%	39.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1277	Storage	39.6%	39.2%	0.4%	0.99
Window 1278	Admin Store	39.6%	39.3%	0.3%	0.99
Window 1279	Meeting Room & Meeting Room	39.6%	39.3%	0.3%	0.99
Window 1280	Meeting Room	39.6%	39.3%	0.3%	0.99
Window 1281	Game Room	39.6%	39.4%	0.2%	0.99
Window 1282	Game Room	39.6%	39.6%	0.0%	1.0
<u>32 to 40 Blackfriars Road</u>					
<u>Ground Floor</u>					
Window 1283	Restaurant/Bar	30.7%	30.7%	0.0%	1.0
Window 1284	Restaurant/Bar	30.3%	30.3%	0.0%	1.0
Window 1285	Restaurant/Bar	29.5%	29.5%	0.0%	1.0
Window 1286	Restaurant/Bar	17.0%	14.0%	3.0%	0.82
Window 1287	Restaurant/Bar	17.2%	13.8%	3.4%	0.8
Window 1288	Restaurant/Bar	17.3%	13.6%	3.7%	0.79
Window 1289	Restaurant/Bar	17.4%	13.4%	4.0%	0.77
Window 1290	Restaurant/Bar	17.6%	13.2%	4.4%	0.75
Window 1291	Restaurant/Bar	17.8%	13.1%	4.7%	0.74
Window 1292	Restaurant/Bar	18.4%	13.0%	5.4%	0.71
Window 1293	Restaurant/Bar	19.1%	12.9%	6.2%	0.68
Window 1294	Restaurant/Bar	19.6%	12.8%	6.8%	0.65
Window 1295	Restaurant/Bar	20.2%	12.8%	7.4%	0.63
Window 1296	Restaurant/Bar	20.9%	12.7%	8.2%	0.61
Window 1297	Restaurant/Bar	21.7%	12.7%	9.0%	0.59
Window 1298	Restaurant/Bar	22.5%	12.7%	9.8%	0.56
<u>Mezzanine Floor</u>					
Window 1299	Conference	13.4%	13.4%	0.0%	1.0
Window 1300	Conference	11.5%	11.5%	0.0%	1.0
Window 1301	Conference	12.1%	9.1%	3.0%	0.75
Window 1302	Conference	11.8%	8.7%	3.1%	0.74
Window 1303	Conference	11.9%	8.5%	3.4%	0.71
Window 1304	Conference	12.0%	8.3%	3.7%	0.69
Window 1305	Restaurant/Bar	12.3%	8.1%	4.2%	0.66
Window 1306	Restaurant/Bar	12.5%	7.9%	4.6%	0.63
Window 1307	Restaurant/Bar	12.9%	7.8%	5.1%	0.6
Window 1308	Restaurant/Bar	13.3%	7.7%	5.6%	0.58
Window 1309	Restaurant/Bar	13.7%	7.7%	6.0%	0.56
Window 1310	Bathroom/WC	14.2%	7.6%	6.6%	0.54
Window 1311	Bathroom/WC	14.8%	7.5%	7.3%	0.51
Window 1312	Bathroom/WC	15.5%	7.5%	8.0%	0.48
Window 1313	Office	16.2%	7.5%	8.7%	0.46
Window 1314	Office	17.0%	7.4%	9.6%	0.44

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1315	Office	17.9%	7.5%	10.4%	0.42
Window 1316	Canteen	18.8%	7.5%	11.3%	0.4
Window 1317	Bathroom/WC	19.6%	7.6%	12.0%	0.39
<u>First Floor</u>					
Window 1318	Non Domestic	35.2%	35.2%	0.0%	1.0
Window 1319	Non Domestic	34.1%	34.1%	0.0%	1.0
Window 1320	Non Domestic	20.9%	17.5%	3.4%	0.84
Window 1321	Non Domestic	21.2%	17.5%	3.7%	0.83
Window 1322	Non Domestic	21.4%	17.5%	3.9%	0.82
Window 1323	Non Domestic	21.7%	17.4%	4.3%	0.8
Window 1324	Non Domestic	21.9%	17.3%	4.6%	0.79
Window 1325	Non Domestic	22.2%	17.1%	5.1%	0.77
Window 1326	Non Domestic	22.6%	17.0%	5.6%	0.75
Window 1327	Non Domestic	23.0%	16.9%	6.1%	0.73
Window 1328	Non Domestic	23.5%	16.8%	6.7%	0.71
Window 1329	Non Domestic	24.0%	16.7%	7.3%	0.7
Window 1330	Non Domestic	24.5%	16.6%	7.9%	0.68
Window 1331	Non Domestic	25.1%	16.5%	8.6%	0.66
Window 1332	Non Domestic	25.8%	16.4%	9.4%	0.64
Window 1333	Non Domestic	26.6%	16.3%	10.3%	0.61
Window 1334	Non Domestic	27.3%	16.3%	11.0%	0.6
Window 1335	Non Domestic	28.2%	16.2%	12.0%	0.57
Window 1336	Non Domestic	29.1%	16.2%	12.9%	0.56
Window 1337	Non Domestic	29.8%	16.2%	13.6%	0.54
<u>Second Floor</u>					
Window 1338	Non Domestic	35.3%	35.3%	0.0%	1.0
Window 1339	Non Domestic	34.2%	34.2%	0.0%	1.0
Window 1340	Non Domestic	22.4%	18.9%	3.5%	0.84
Window 1341	Non Domestic	22.8%	19.0%	3.8%	0.83
Window 1342	Non Domestic	23.1%	19.0%	4.1%	0.82
Window 1343	Non Domestic	23.4%	18.9%	4.5%	0.81
Window 1344	Non Domestic	23.8%	18.8%	5.0%	0.79
Window 1345	Non Domestic	24.1%	18.7%	5.4%	0.78
Window 1346	Non Domestic	24.5%	18.6%	5.9%	0.76
Window 1347	Non Domestic	24.9%	18.6%	6.3%	0.75
Window 1348	Non Domestic	25.4%	18.4%	7.0%	0.72
Window 1349	Non Domestic	25.9%	18.3%	7.6%	0.71
Window 1350	Non Domestic	26.4%	18.2%	8.2%	0.69
Window 1351	Non Domestic	27.0%	18.0%	9.0%	0.67
Window 1352	Non Domestic	27.6%	17.9%	9.7%	0.65
Window 1353	Non Domestic	28.3%	17.8%	10.5%	0.63

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1354	Non Domestic	29.0%	17.7%	11.3%	0.61
Window 1355	Non Domestic	29.7%	17.6%	12.1%	0.59
Window 1356	Non Domestic	30.5%	17.5%	13.0%	0.57
Window 1357	Non Domestic	31.2%	17.4%	13.8%	0.56
<u>Third Floor</u>					
Window 1358	Non Domestic	35.4%	35.4%	0.0%	1.0
Window 1359	Non Domestic	34.3%	34.3%	0.0%	1.0
Window 1360	Non Domestic	24.0%	20.3%	3.7%	0.85
Window 1361	Non Domestic	24.5%	20.4%	4.1%	0.83
Window 1362	Non Domestic	24.9%	20.5%	4.4%	0.82
Window 1363	Non Domestic	25.3%	20.5%	4.8%	0.81
Window 1364	Non Domestic	25.6%	20.5%	5.1%	0.8
Window 1365	Non Domestic	26.0%	20.4%	5.6%	0.78
Window 1366	Non Domestic	26.4%	20.3%	6.1%	0.77
Window 1367	Non Domestic	26.8%	20.2%	6.6%	0.75
Window 1368	Non Domestic	27.3%	20.1%	7.2%	0.74
Window 1369	Non Domestic	27.8%	20.0%	7.8%	0.72
Window 1370	Non Domestic	28.3%	19.8%	8.5%	0.7
Window 1371	Non Domestic	28.8%	19.6%	9.2%	0.68
Window 1372	Non Domestic	29.4%	19.4%	10.0%	0.66
Window 1373	Non Domestic	30.0%	19.3%	10.7%	0.64
Window 1374	Non Domestic	30.6%	19.1%	11.5%	0.62
Window 1375	Non Domestic	31.3%	19.0%	12.3%	0.61
Window 1376	Non Domestic	32.0%	18.8%	13.2%	0.59
Window 1377	Non Domestic	32.6%	18.7%	13.9%	0.57
<u>Fourth Floor</u>					
Window 1378	Non Domestic	35.5%	35.5%	0.0%	1.0
Window 1379	Non Domestic	34.4%	34.4%	0.0%	1.0
Window 1380	Non Domestic	25.6%	21.7%	3.9%	0.85
Window 1381	Non Domestic	26.2%	21.9%	4.3%	0.84
Window 1382	Non Domestic	26.6%	22.0%	4.6%	0.83
Window 1383	Non Domestic	27.1%	22.1%	5.0%	0.82
Window 1384	Non Domestic	27.5%	22.1%	5.4%	0.8
Window 1385	Non Domestic	28.0%	22.1%	5.9%	0.79
Window 1386	Non Domestic	28.4%	22.0%	6.4%	0.77
Window 1387	Non Domestic	28.8%	22.0%	6.8%	0.76
Window 1388	Non Domestic	29.3%	21.8%	7.5%	0.74
Window 1389	Non Domestic	29.7%	21.7%	8.0%	0.73
Window 1390	Non Domestic	30.2%	21.5%	8.7%	0.71
Window 1391	Non Domestic	30.6%	21.3%	9.3%	0.7
Window 1392	Non Domestic	31.1%	21.0%	10.1%	0.68

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1393	Non Domestic	31.7%	20.8%	10.9%	0.66
Window 1394	Non Domestic	32.2%	20.6%	11.6%	0.64
Window 1395	Non Domestic	32.8%	20.4%	12.4%	0.62
Window 1396	Non Domestic	33.4%	20.2%	13.2%	0.6
Window 1397	Non Domestic	33.9%	20.1%	13.8%	0.59
<u>Fifth Floor</u>					
Window 1398	Non Domestic	35.6%	35.6%	0.0%	1.0
Window 1399	Non Domestic	34.6%	34.6%	0.0%	1.0
Window 1400	Non Domestic	27.1%	23.0%	4.1%	0.85
Window 1401	Non Domestic	27.7%	23.3%	4.4%	0.84
Window 1402	Non Domestic	28.3%	23.5%	4.8%	0.83
Window 1403	Non Domestic	28.9%	23.7%	5.2%	0.82
Window 1404	Non Domestic	29.4%	23.8%	5.6%	0.81
Window 1405	Non Domestic	29.8%	23.8%	6.0%	0.8
Window 1406	Non Domestic	30.3%	23.7%	6.6%	0.78
Window 1407	Non Domestic	30.7%	23.7%	7.0%	0.77
Window 1408	Non Domestic	31.2%	23.5%	7.7%	0.75
Window 1409	Non Domestic	31.6%	23.4%	8.2%	0.74
Window 1410	Non Domestic	32.0%	23.1%	8.9%	0.72
Window 1411	Non Domestic	32.4%	22.9%	9.5%	0.71
Window 1412	Non Domestic	32.9%	22.6%	10.3%	0.69
Window 1413	Non Domestic	33.3%	22.4%	10.9%	0.67
Window 1414	Non Domestic	33.8%	22.1%	11.7%	0.65
Window 1415	Non Domestic	34.2%	21.9%	12.3%	0.64
Window 1416	Non Domestic	34.7%	21.6%	13.1%	0.62
Window 1417	Non Domestic	35.1%	21.4%	13.7%	0.61
<u>Sixth Floor</u>					
Window 1418	Non Domestic	35.8%	35.8%	0.0%	1.0
Window 1419	Non Domestic	34.7%	34.7%	0.0%	1.0
Window 1420	Non Domestic	28.4%	24.1%	4.3%	0.85
Window 1421	Non Domestic	29.1%	24.5%	4.6%	0.84
Window 1422	Non Domestic	29.8%	24.8%	5.0%	0.83
Window 1423	Non Domestic	30.4%	25.1%	5.3%	0.83
Window 1424	Non Domestic	31.0%	25.2%	5.8%	0.81
Window 1425	Non Domestic	31.6%	25.3%	6.3%	0.8
Window 1426	Non Domestic	32.1%	25.3%	6.8%	0.79
Window 1427	Non Domestic	32.5%	25.3%	7.2%	0.78
Window 1428	Non Domestic	33.0%	25.2%	7.8%	0.76
Window 1429	Non Domestic	33.4%	25.0%	8.4%	0.75
Window 1430	Non Domestic	33.8%	24.7%	9.1%	0.73
Window 1431	Non Domestic	34.2%	24.5%	9.7%	0.72

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1432	Non Domestic	34.5%	24.2%	10.3%	0.7
Window 1433	Non Domestic	34.9%	23.9%	11.0%	0.68
Window 1434	Non Domestic	35.3%	23.6%	11.7%	0.67
Window 1435	Non Domestic	35.6%	23.3%	12.3%	0.65
Window 1436	Non Domestic	35.9%	23.0%	12.9%	0.64
Window 1437	Non Domestic	36.2%	22.7%	13.5%	0.63
<u>Seventh Floor</u>					
Window 1438	Non Domestic	35.9%	35.9%	0.0%	1.0
Window 1439	Non Domestic	34.9%	34.9%	0.0%	1.0
Window 1440	Non Domestic	29.8%	25.5%	4.3%	0.86
Window 1441	Non Domestic	30.6%	26.0%	4.6%	0.85
Window 1442	Non Domestic	31.4%	26.4%	5.0%	0.84
Window 1443	Non Domestic	32.2%	26.7%	5.5%	0.83
Window 1444	Non Domestic	32.9%	26.9%	6.0%	0.82
Window 1445	Non Domestic	33.5%	27.1%	6.4%	0.81
Window 1446	Non Domestic	34.0%	27.1%	6.9%	0.8
Window 1447	Non Domestic	34.5%	27.1%	7.4%	0.79
Window 1448	Non Domestic	35.0%	27.0%	8.0%	0.77
Window 1449	Non Domestic	35.4%	26.8%	8.6%	0.76
Window 1450	Non Domestic	35.7%	26.6%	9.1%	0.75
Window 1451	Non Domestic	36.0%	26.3%	9.7%	0.73
Window 1452	Non Domestic	36.3%	26.0%	10.3%	0.72
Window 1453	Non Domestic	36.6%	25.6%	11.0%	0.7
Window 1454	Non Domestic	36.9%	25.3%	11.6%	0.69
Window 1455	Non Domestic	37.1%	24.9%	12.2%	0.67
Window 1456	Non Domestic	37.3%	24.6%	12.7%	0.66
Window 1457	Non Domestic	37.5%	24.1%	13.4%	0.64
<u>Eighth Floor</u>					
Window 1458	Non Domestic	36.1%	36.1%	0.0%	1.0
Window 1459	Non Domestic	35.1%	35.1%	0.0%	1.0
Window 1460	Non Domestic	30.5%	26.3%	4.2%	0.86
Window 1461	Non Domestic	31.3%	26.8%	4.5%	0.86
Window 1462	Non Domestic	32.1%	27.2%	4.9%	0.85
Window 1463	Non Domestic	32.9%	27.6%	5.3%	0.84
Window 1464	Non Domestic	33.6%	27.9%	5.7%	0.83
Window 1465	Non Domestic	34.2%	28.0%	6.2%	0.82
Window 1466	Non Domestic	34.7%	28.1%	6.6%	0.81
Window 1467	Non Domestic	35.2%	28.1%	7.1%	0.8
Window 1468	Non Domestic	35.7%	27.9%	7.8%	0.78
Window 1469	Non Domestic	36.0%	27.8%	8.2%	0.77
Window 1470	Non Domestic	36.4%	27.5%	8.9%	0.76

Appendix 2 - Vertical Sky Component
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Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1471	Non Domestic	36.7%	27.2%	9.5%	0.74
Window 1472	Non Domestic	37.0%	26.9%	10.1%	0.73
Window 1473	Non Domestic	37.2%	26.5%	10.7%	0.71
Window 1474	Non Domestic	37.4%	26.1%	11.3%	0.7
Window 1475	Non Domestic	37.6%	25.7%	11.9%	0.68
Window 1476	Non Domestic	37.8%	25.4%	12.4%	0.67
Window 1477	Non Domestic	37.9%	24.9%	13.0%	0.66
<u>Ninth Floor</u>					
Window 1478	Non Domestic	36.3%	36.3%	0.0%	1.0
Window 1479	Non Domestic	35.4%	35.4%	0.0%	1.0
Window 1480	Non Domestic	30.9%	27.0%	3.9%	0.87
Window 1481	Non Domestic	31.7%	27.5%	4.2%	0.87
Window 1482	Non Domestic	32.5%	27.9%	4.6%	0.86
Window 1483	Non Domestic	33.2%	28.3%	4.9%	0.85
Window 1484	Non Domestic	33.9%	28.5%	5.4%	0.84
Window 1485	Non Domestic	34.5%	28.7%	5.8%	0.83
Window 1486	Non Domestic	35.0%	28.7%	6.3%	0.82
Window 1487	Non Domestic	35.5%	28.7%	6.8%	0.81
Window 1488	Non Domestic	35.9%	28.6%	7.3%	0.8
Window 1489	Non Domestic	36.3%	28.4%	7.9%	0.78
Window 1490	Non Domestic	36.6%	28.2%	8.4%	0.77
Window 1491	Non Domestic	36.9%	27.9%	9.0%	0.76
Window 1492	Non Domestic	37.2%	27.5%	9.7%	0.74
Window 1493	Non Domestic	37.4%	27.1%	10.3%	0.72
Window 1494	Non Domestic	37.6%	26.7%	10.9%	0.71
Window 1495	Non Domestic	37.8%	26.3%	11.5%	0.7
Window 1496	Non Domestic	38.0%	25.9%	12.1%	0.68
Window 1497	Non Domestic	38.1%	25.5%	12.6%	0.67
<u>Tenth Floor</u>					
Window 1498	Non Domestic	36.5%	36.5%	0.0%	1.0
Window 1499	Non Domestic	35.6%	35.6%	0.0%	1.0
Window 1500	Non Domestic	31.3%	27.7%	3.6%	0.88
Window 1501	Non Domestic	32.1%	28.2%	3.9%	0.88
Window 1502	Non Domestic	32.9%	28.6%	4.3%	0.87
Window 1503	Non Domestic	33.6%	29.0%	4.6%	0.86
Window 1504	Non Domestic	34.2%	29.2%	5.0%	0.85
Window 1505	Non Domestic	34.8%	29.4%	5.4%	0.84
Window 1506	Non Domestic	35.3%	29.4%	5.9%	0.83
Window 1507	Non Domestic	35.8%	29.4%	6.4%	0.82
Window 1508	Non Domestic	36.2%	29.3%	6.9%	0.81
Window 1509	Non Domestic	36.5%	29.1%	7.4%	0.8

Appendix 2 - Vertical Sky Component
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Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1510	Non Domestic	36.9%	28.9%	8.0%	0.78
Window 1511	Non Domestic	37.1%	28.5%	8.6%	0.77
Window 1512	Non Domestic	37.4%	28.2%	9.2%	0.75
Window 1513	Non Domestic	37.6%	27.8%	9.8%	0.74
Window 1514	Non Domestic	37.8%	27.4%	10.4%	0.72
Window 1515	Non Domestic	38.0%	27.0%	11.0%	0.71
Window 1516	Non Domestic	38.1%	26.6%	11.5%	0.7
Window 1517	Non Domestic	38.3%	26.1%	12.2%	0.68
<u>Eleventh Floor</u>					
Window 1518	Non Domestic	36.7%	36.7%	0.0%	1.0
Window 1519	Non Domestic	35.9%	35.9%	0.0%	1.0
Window 1520	Non Domestic	31.8%	28.5%	3.3%	0.9
Window 1521	Non Domestic	32.6%	29.0%	3.6%	0.89
Window 1522	Non Domestic	33.3%	29.4%	3.9%	0.88
Window 1523	Non Domestic	34.0%	29.7%	4.3%	0.87
Window 1524	Non Domestic	34.6%	30.0%	4.6%	0.87
Window 1525	Non Domestic	35.1%	30.1%	5.0%	0.86
Window 1526	Non Domestic	35.6%	30.2%	5.4%	0.85
Window 1527	Non Domestic	36.1%	30.1%	6.0%	0.83
Window 1528	Non Domestic	36.4%	30.0%	6.4%	0.82
Window 1529	Non Domestic	36.8%	29.8%	7.0%	0.81
Window 1530	Non Domestic	37.1%	29.6%	7.5%	0.8
Window 1531	Non Domestic	37.4%	29.3%	8.1%	0.78
Window 1532	Non Domestic	37.6%	28.9%	8.7%	0.77
Window 1533	Non Domestic	37.8%	28.5%	9.3%	0.75
Window 1534	Non Domestic	38.0%	28.1%	9.9%	0.74
Window 1535	Non Domestic	38.1%	27.7%	10.4%	0.73
Window 1536	Non Domestic	38.3%	27.2%	11.1%	0.71
Window 1537	Non Domestic	38.4%	26.8%	11.6%	0.7
<u>Twelfth Floor</u>					
Window 1538	Office	39.6%	39.5%	0.1%	1.0
Window 1539	Office	39.6%	39.5%	0.1%	1.0
Window 1540	Office	39.4%	39.4%	0.0%	1.0
Window 1541	Office	39.2%	39.2%	0.0%	1.0
Window 1542	Office	39.1%	39.1%	0.0%	1.0
Window 1543	Office	38.8%	38.8%	0.0%	1.0
Window 1544	Office	38.5%	38.5%	0.0%	1.0
Window 1545	Office	38.1%	38.1%	0.0%	1.0
Window 1546	Office	37.6%	37.6%	0.0%	1.0
Window 1547	Office	37.0%	37.0%	0.0%	1.0
Window 1548	Office	36.2%	36.2%	0.0%	1.0

Appendix 2 - Vertical Sky Component
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Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1549	Office	32.3%	29.3%	3.0%	0.91
Window 1550	Office	33.0%	29.8%	3.2%	0.9
Window 1551	Office	33.7%	30.2%	3.5%	0.9
Window 1552	Office	34.4%	30.5%	3.9%	0.89
Window 1553	Office	35.0%	30.8%	4.2%	0.88
Window 1554	Office	35.5%	30.9%	4.6%	0.87
Window 1555	Office	35.9%	31.0%	4.9%	0.86
Window 1556	Office	36.4%	30.9%	5.5%	0.85
Window 1557	Office	36.7%	30.8%	5.9%	0.84
Window 1558	Corridor	37.0%	30.6%	6.4%	0.83
Window 1559	Corridor	37.3%	30.4%	6.9%	0.82
Window 1560	Landing & Staircase	37.6%	30.1%	7.5%	0.8
Window 1561	Landing & Staircase	37.8%	29.7%	8.1%	0.79
Window 1562	Landing & Staircase	39.5%	39.3%	0.2%	0.99
Window 1563	Landing & Staircase	39.5%	39.4%	0.1%	1.0
Thirteenth Floor					
Window 1564	Office	39.6%	39.6%	0.0%	1.0
Window 1565	Office	39.6%	39.6%	0.0%	1.0
Window 1566	Office	39.4%	39.4%	0.0%	1.0
Window 1567	Office	39.3%	39.3%	0.0%	1.0
Window 1568	Office	39.1%	39.1%	0.0%	1.0
Window 1569	Office	38.9%	38.9%	0.0%	1.0
Window 1570	Office	38.7%	38.7%	0.0%	1.0
Window 1571	Office	38.3%	38.3%	0.0%	1.0
Window 1572	Office	37.9%	37.9%	0.0%	1.0
Window 1573	Office	37.3%	37.3%	0.0%	1.0
Window 1574	Office	36.6%	36.6%	0.0%	1.0
Window 1575	Office	33.0%	30.4%	2.6%	0.92
Window 1576	Office	33.7%	30.9%	2.8%	0.92
Window 1577	Office	34.3%	31.3%	3.0%	0.91
Window 1578	Office	34.9%	31.6%	3.3%	0.91
Window 1579	Office	35.5%	31.8%	3.7%	0.9
Window 1580	Office	35.9%	31.9%	4.0%	0.89
Window 1581	Office	36.3%	32.0%	4.3%	0.88
Window 1582	Office	36.7%	32.0%	4.7%	0.87
Window 1583	Office	37.0%	31.9%	5.1%	0.86
Window 1584	Corridor	37.3%	31.7%	5.6%	0.85
Window 1585	Corridor	37.6%	31.4%	6.2%	0.84
Window 1586	Landing & Staircase	37.8%	31.2%	6.6%	0.83
Window 1587	Landing & Staircase	38.0%	30.9%	7.1%	0.81
Window 1588	Landing & Staircase	39.6%	39.5%	0.1%	1.0
Window 1589	Landing & Staircase	39.6%	39.5%	0.1%	1.0

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1607	Staircase & landing	38.1%	32.5%	5.6%	0.85
Window 1608	Staircase & landing	38.3%	32.2%	6.1%	0.84
Window 1609	Staircase & landing	39.6%	39.5%	0.1%	1.0
Window 1610	Staircase & landing	39.6%	39.5%	0.1%	1.0
<u>Fourteenth Floor</u>					
Window 1590	Restaurant/Bar/Kitchen	10.2%	10.2%	0.0%	1.0
Window 1591	Restaurant/Bar/Kitchen	16.2%	16.2%	0.0%	1.0
Window 1592	Restaurant/Bar/Kitchen	17.2%	17.2%	0.0%	1.0
Window 1593	Restaurant/Bar/Kitchen	17.4%	17.4%	0.0%	1.0
Window 1594	Restaurant/Bar/Kitchen	17.5%	17.5%	0.0%	1.0
Window 1595	Restaurant/Bar/Kitchen	17.5%	17.5%	0.0%	1.0
Window 1596	Restaurant/Bar/Kitchen	17.3%	17.3%	0.0%	1.0
Window 1597	Restaurant/Bar/Kitchen	15.8%	15.8%	0.0%	1.0
Window 1598	Restaurant/Bar/Kitchen	35.0%	32.5%	2.5%	0.93
Window 1599	Restaurant/Bar/Kitchen	35.6%	32.8%	2.8%	0.92
Window 1600	Restaurant/Bar/Kitchen	36.0%	33.0%	3.0%	0.92
Window 1601	Restaurant/Bar/Kitchen	36.5%	33.1%	3.4%	0.91
Window 1602	Restaurant/Bar/Kitchen	36.8%	33.2%	3.6%	0.9
Window 1603	Restaurant/Bar/Kitchen	37.1%	33.2%	3.9%	0.89
Window 1604	Restaurant/Bar/Kitchen	37.4%	33.1%	4.3%	0.89
Window 1605	Restaurant/Bar/Kitchen	37.7%	32.9%	4.8%	0.87
Window 1606	Unknown	37.9%	32.7%	5.2%	0.86
<u>41 to 45 Blackfriars Road</u>					
<u>Ground Floor</u>					
Window 1611	Non Domestic	23.6%	10.8%	12.8%	0.46
Window 1612	Non Domestic	6.9%	3.0%	3.9%	0.43
Window 1613	Non Domestic	11.5%	2.6%	8.9%	0.23
Window 1614	Non Domestic	24.8%	10.8%	14.0%	0.44
Window 1615	Non Domestic	20.3%	6.6%	13.7%	0.33
Window 1616	Non Domestic	20.2%	6.7%	13.5%	0.33
Window 1617	Non Domestic	25.9%	12.6%	13.3%	0.49
Window 1618	Non Domestic	14.1%	5.2%	8.9%	0.37
Window 1619	Non Domestic	5.6%	2.5%	3.1%	0.45
Window 1620	Non Domestic	26.0%	14.4%	11.6%	0.55
Window 1621	Non Domestic	9.2%	9.2%	0.0%	1.0
Window 1622	Non Domestic	4.6%	4.6%	0.0%	1.0
Window 1623	Non Domestic	11.2%	6.4%	4.8%	0.57
Window 1624	Non Domestic	23.4%	10.8%	12.6%	0.46
Window 1625	Non Domestic	26.4%	13.5%	12.9%	0.51
Window 1626	Non Domestic	14.5%	9.2%	5.3%	0.63

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 1627	Non Domestic	27.6%	13.7%	13.9%	0.5
Window 1628	Non Domestic	28.5%	13.5%	15.0%	0.47
Window 1629	Non Domestic	12.1%	2.6%	9.5%	0.21
Window 1630	Non Domestic	12.0%	2.6%	9.4%	0.22
Window 1631	Non Domestic	29.8%	15.4%	14.4%	0.52
Window 1632	Non Domestic	29.9%	17.0%	12.9%	0.57
Window 1633	Non Domestic	10.0%	10.0%	0.0%	1.0
Window 1634	Non Domestic	5.2%	5.2%	0.0%	1.0
<u>Second Floor</u>					
Window 1635	Non Domestic	30.2%	15.9%	14.3%	0.53
Window 1636	Non Domestic	30.8%	15.9%	14.9%	0.52
Window 1637	Non Domestic	31.3%	15.8%	15.5%	0.5
Window 1638	Non Domestic	31.8%	15.8%	16.0%	0.5
Window 1639	Non Domestic	31.8%	15.8%	16.0%	0.5
Window 1640	Non Domestic	4.2%	3.7%	0.5%	0.88
Window 1641	Non Domestic	9.0%	6.5%	2.5%	0.72
Window 1642	Non Domestic	3.9%	3.6%	0.3%	0.92
Window 1643	Non Domestic	32.5%	16.7%	15.8%	0.51
Window 1644	Non Domestic	32.8%	17.2%	15.6%	0.52
Window 1645	Non Domestic	32.9%	18.0%	14.9%	0.55
Window 1646	Non Domestic	32.9%	18.8%	14.1%	0.57
Window 1647	Non Domestic	32.9%	19.8%	13.1%	0.6
Window 1648	Non Domestic	14.1%	14.1%	0.0%	1.0
Window 1649	Non Domestic	11.0%	11.0%	0.0%	1.0
Window 1650	Non Domestic	8.8%	8.8%	0.0%	1.0
<u>Third Floor</u>					
Window 1651	Non Domestic	31.8%	17.3%	14.5%	0.54
Window 1652	Non Domestic	32.3%	17.2%	15.1%	0.53
Window 1653	Non Domestic	32.7%	17.1%	15.6%	0.52
Window 1654	Non Domestic	33.2%	17.1%	16.1%	0.52
Window 1655	Non Domestic	33.6%	17.3%	16.3%	0.51
Window 1656	Non Domestic	17.0%	14.2%	2.8%	0.84
Window 1657	Non Domestic	33.0%	17.2%	15.8%	0.52
Window 1658	Non Domestic	13.2%	11.0%	2.2%	0.83
Window 1659	Non Domestic	34.3%	18.2%	16.1%	0.53
Window 1660	Non Domestic	34.2%	18.4%	15.8%	0.54
Window 1661	Non Domestic	34.3%	19.2%	15.1%	0.56
Window 1662	Non Domestic	34.4%	20.0%	14.4%	0.58
Window 1663	Non Domestic	34.5%	21.1%	13.4%	0.61
Window 1664	Non Domestic	15.2%	15.2%	0.0%	1.0

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1665	Non Domestic	11.8%	11.8%	0.0%	1.0
Window 1666	Non Domestic	9.6%	9.6%	0.0%	1.0
<u>Fourth Floor</u>					
Window 1667	Non Domestic	33.2%	18.7%	14.5%	0.56
Window 1668	Non Domestic	33.7%	18.6%	15.1%	0.55
Window 1669	Non Domestic	34.6%	18.5%	16.1%	0.53
Window 1670	Non Domestic	17.4%	14.9%	2.5%	0.86
Window 1671	Non Domestic	34.4%	18.5%	15.9%	0.54
Window 1672	Non Domestic	14.1%	11.8%	2.3%	0.84
Window 1673	Non Domestic	35.7%	19.9%	15.8%	0.56
Window 1674	Non Domestic	35.7%	21.1%	14.6%	0.59
Window 1675	Non Domestic	35.8%	22.2%	13.6%	0.62
Window 1676	Non Domestic	16.3%	16.3%	0.0%	1.0
Window 1677	Non Domestic	13.0%	13.0%	0.0%	1.0
Window 1678	Non Domestic	10.7%	10.7%	0.0%	1.0
<u>Fifth Floor</u>					
Window 1679	Non Domestic	35.4%	20.1%	15.3%	0.57
Window 1680	Non Domestic	18.0%	15.5%	2.5%	0.86
Window 1681	Non Domestic	35.5%	19.6%	15.9%	0.55
Window 1682	Non Domestic	15.0%	12.7%	2.3%	0.85
Window 1683	Non Domestic	37.0%	21.8%	15.2%	0.59
Window 1684	Non Domestic	14.3%	14.3%	0.0%	1.0
<u>Sixth Floor</u>					
Window 1685	Non Domestic	36.5%	21.2%	15.3%	0.58
Window 1686	Non Domestic	18.7%	16.2%	2.5%	0.87
Window 1687	Non Domestic	36.3%	20.4%	15.9%	0.56
Window 1688	Non Domestic	15.8%	13.5%	2.3%	0.85
Window 1689	Non Domestic	37.7%	22.5%	15.2%	0.6
Window 1690	Non Domestic	15.3%	15.3%	0.0%	1.0
<u>Seventh Floor</u>					
Window 1691	Non Domestic	37.5%	22.4%	15.1%	0.6
Window 1692	Non Domestic	20.1%	17.6%	2.5%	0.88
Window 1693	Non Domestic	37.5%	21.7%	15.8%	0.58
Window 1694	Non Domestic	17.0%	14.6%	2.4%	0.86
Window 1695	Non Domestic	38.2%	23.2%	15.0%	0.61
Window 1696	Non Domestic	17.5%	17.5%	0.0%	1.0
<u>Eighth Floor</u>					
Window 1697	Non Domestic	3.0%	2.9%	0.1%	0.97
Window 1698	Non Domestic	38.4%	22.9%	15.5%	0.6
Window 1699	Non Domestic	25.6%	25.5%	0.1%	1.0

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Ninth Floor</u>					
Window 1700	Non Domestic	18.7%	17.8%	0.9%	0.95
Window 1701	Non Domestic	38.5%	23.3%	15.2%	0.61
Window 1702	Non Domestic	28.0%	26.9%	1.1%	0.96
<u>46 to 49 Blackfriars Road</u>					
<u>Ground Floor</u>					
Window 1703	Restaurant/Bar	5.7%	5.5%	0.2%	0.96
Window 1704	Restaurant/Bar	2.1%	0.3%	1.8%	0.14
Window 1705	Restaurant/Bar	1.7%	0.1%	1.6%	0.06
Window 1706	Restaurant/Bar	0.5%	0.5%	0.0%	1.0
Window 1707	Restaurant/Bar	7.8%	3.4%	4.4%	0.44
Window 1708	Restaurant/Bar	26.4%	16.9%	9.5%	0.64
Window 1709	Restaurant/Bar	14.0%	7.3%	6.7%	0.52
Window 1710	Restaurant/Bar	0.0%	0.0%	0.0%	1.0
Window 1711	Restaurant/Bar	0.5%	0.0%	0.5%	0.0
Window 1712	Restaurant/Bar	1.0%	0.1%	0.9%	0.1
Window 1713	Restaurant/Bar	13.7%	7.9%	5.8%	0.58
Window 1714	Restaurant/Bar	19.2%	12.6%	6.6%	0.66
Window 1715	Restaurant/Bar	3.7%	3.7%	0.0%	1.0
Window 1716	Entrance	13.0%	6.8%	6.2%	0.52
Window 1717	Entrance	5.8%	3.6%	2.2%	0.62
Window 1718	Hallway	2.5%	1.1%	1.4%	0.44
Window 1719	Hallway	1.9%	1.4%	0.5%	0.74
Window 1720	Entrance	3.9%	0.4%	3.5%	0.1
Window 1721	Entrance	13.6%	8.6%	5.0%	0.63
Window 1722	Entrance	8.8%	6.2%	2.6%	0.7
Window 1723	Entrance	14.0%	10.6%	3.4%	0.76
Window 1724	Entrance	0.0%	0.0%	0.0%	1.0
Window 1725	Restaurant/Bar	0.8%	0.3%	0.5%	0.38
Window 1726	Restaurant/Bar	0.6%	0.0%	0.6%	0.0
Window 1727	Restaurant/Bar	20.1%	16.1%	4.0%	0.8
Window 1728	Restaurant/Bar	14.3%	14.3%	0.0%	1.0
<u>First Floor</u>					
Window 1729	Non Domestic	1.2%	0.4%	0.8%	0.33
Window 1730	Non Domestic	29.3%	18.9%	10.4%	0.65
Window 1731	Non Domestic	28.6%	18.8%	9.8%	0.66
Window 1732	Non Domestic	27.9%	18.7%	9.2%	0.67
Window 1733	Non Domestic	25.2%	16.8%	8.4%	0.67
Window 1734	Non Domestic	27.1%	19.6%	7.5%	0.72
Window 1735	Non Domestic	26.9%	20.3%	6.6%	0.75

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1736	Non Domestic	27.3%	21.6%	5.7%	0.79
<u>Second Floor</u>					
Window 1737	Non Domestic	13.2%	7.8%	5.4%	0.59
Window 1738	Non Domestic	30.5%	19.2%	11.3%	0.63
Window 1739	Non Domestic	31.7%	20.7%	11.0%	0.65
Window 1740	Non Domestic	30.8%	20.6%	10.2%	0.67
Window 1741	Non Domestic	30.2%	20.6%	9.6%	0.68
Window 1742	Non Domestic	24.4%	15.7%	8.7%	0.64
Window 1743	Non Domestic	0.0%	0.0%	0.0%	1.0
Window 1744	Non Domestic	29.2%	22.2%	7.0%	0.76
Window 1745	Non Domestic	29.5%	23.4%	6.1%	0.79
<u>Third Floor</u>					
Window 1746	Non Domestic	13.4%	8.1%	5.3%	0.6
Window 1747	Non Domestic	31.7%	20.1%	11.6%	0.63
Window 1748	Non Domestic	32.6%	21.4%	11.2%	0.66
Window 1749	Non Domestic	32.0%	21.7%	10.3%	0.68
Window 1750	Non Domestic	31.6%	21.9%	9.7%	0.69
Window 1751	Non Domestic	26.4%	17.5%	8.9%	0.66
Window 1752	Non Domestic	31.9%	23.6%	8.3%	0.74
Window 1753	Non Domestic	31.8%	24.3%	7.5%	0.76
Window 1754	Non Domestic	32.2%	25.9%	6.3%	0.8
<u>Fourth Floor</u>					
Window 1755	Non Domestic	13.3%	8.2%	5.1%	0.62
Window 1756	Non Domestic	16.5%	10.8%	5.7%	0.65
Window 1757	Non Domestic	34.8%	23.3%	11.5%	0.67
Window 1758	Non Domestic	34.6%	23.9%	10.7%	0.69
Window 1759	Non Domestic	33.9%	24.1%	9.8%	0.71
Window 1760	Non Domestic	28.0%	19.0%	9.0%	0.68
Window 1761	Non Domestic	32.7%	24.3%	8.4%	0.74
Window 1762	Non Domestic	32.7%	25.0%	7.7%	0.76
Window 1763	Non Domestic	33.0%	26.4%	6.6%	0.8
<u>Fifth Floor</u>					
Window 1764	Non Domestic	13.9%	8.8%	5.1%	0.63
Window 1765	Non Domestic	16.9%	11.3%	5.6%	0.67
Window 1766	Non Domestic	35.0%	23.4%	11.6%	0.67
Window 1767	Non Domestic	34.9%	24.2%	10.7%	0.69
Window 1768	Non Domestic	34.6%	24.7%	9.9%	0.71
Window 1769	Non Domestic	29.5%	20.4%	9.1%	0.69
Window 1770	Non Domestic	35.4%	27.0%	8.4%	0.76
Window 1771	Non Domestic	35.4%	27.7%	7.7%	0.78

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1772	Non Domestic	35.4%	28.2%	7.2%	0.8
Window 1773	Non Domestic	35.5%	29.0%	6.5%	0.82
<u>Sixth Floor</u>					
Window 1774	Non Domestic	19.0%	13.4%	5.6%	0.71
Window 1775	Non Domestic	37.1%	25.5%	11.6%	0.69
Window 1776	Non Domestic	36.8%	25.8%	11.0%	0.7
Window 1777	Non Domestic	36.8%	26.5%	10.3%	0.72
Window 1778	Non Domestic	36.8%	27.1%	9.7%	0.74
Window 1779	Non Domestic	31.5%	22.4%	9.1%	0.71
Window 1780	Non Domestic	35.1%	26.6%	8.5%	0.76
Window 1781	Non Domestic	35.8%	27.9%	7.9%	0.78
Window 1782	Non Domestic	35.8%	28.5%	7.3%	0.8
Window 1783	Non Domestic	35.8%	29.2%	6.6%	0.82
<u>Seventh Floor</u>					
Window 1784	Non Domestic	20.2%	14.8%	5.4%	0.73
Window 1785	Non Domestic	36.0%	24.4%	11.6%	0.68
Window 1786	Non Domestic	35.9%	24.9%	11.0%	0.69
Window 1787	Non Domestic	36.0%	25.7%	10.3%	0.71
Window 1788	Non Domestic	36.0%	26.4%	9.6%	0.73
Window 1789	Non Domestic	36.1%	27.2%	8.9%	0.75
Window 1790	Non Domestic	37.1%	28.8%	8.3%	0.78
Window 1791	Non Domestic	36.6%	28.9%	7.7%	0.79
Window 1792	Non Domestic	36.0%	28.9%	7.1%	0.8
Window 1793	Non Domestic	35.1%	28.6%	6.5%	0.81
<u>Eighth Floor</u>					
Window 1794	Non Domestic	24.2%	18.7%	5.5%	0.77
Window 1795	Non Domestic	38.2%	26.6%	11.6%	0.7
Window 1796	Non Domestic	38.1%	27.1%	11.0%	0.71
Window 1797	Non Domestic	38.2%	28.3%	9.9%	0.74
Window 1798	Non Domestic	37.9%	29.0%	8.9%	0.77
Window 1799	Non Domestic	38.2%	30.3%	7.9%	0.79
Window 1800	Non Domestic	38.2%	31.5%	6.7%	0.82
<u>Ninth Floor</u>					
Window 1801	Non Domestic	28.3%	22.8%	5.5%	0.81
Window 1802	Non Domestic	38.4%	27.0%	11.4%	0.7
Window 1803	Non Domestic	38.3%	27.5%	10.8%	0.72
Window 1804	Non Domestic	37.1%	27.4%	9.7%	0.74
Window 1805	Non Domestic	36.9%	28.3%	8.6%	0.77
Window 1806	Non Domestic	37.1%	29.4%	7.7%	0.79
Window 1807	Non Domestic	37.1%	30.5%	6.6%	0.82

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Tenth Floor</u>					
Window 1808	Non Domestic	31.6%	26.3%	5.3%	0.83
Window 1809	Non Domestic	38.7%	27.4%	11.3%	0.71
Window 1810	Non Domestic	38.5%	27.9%	10.6%	0.72
Window 1811	Non Domestic	37.4%	27.6%	9.8%	0.74
Window 1812	Non Domestic	38.8%	30.0%	8.8%	0.77
Window 1813	Non Domestic	38.3%	30.5%	7.8%	0.8
Window 1814	Non Domestic	38.6%	31.8%	6.8%	0.82
Window 1815	Non Domestic	0.0%	0.0%	0.0%	1.0
<u>Eleventh Floor</u>					
Window 1816	Non Domestic	34.2%	28.9%	5.3%	0.85
Window 1817	Non Domestic	37.8%	26.8%	11.0%	0.71
Window 1818	Non Domestic	37.7%	27.3%	10.4%	0.72
Window 1819	Non Domestic	36.7%	27.3%	9.4%	0.74
Window 1820	Non Domestic	36.9%	28.4%	8.5%	0.77
Window 1821	Non Domestic	36.8%	29.3%	7.5%	0.8
Window 1822	Non Domestic	36.9%	30.3%	6.6%	0.82
Window 1823	Non Domestic	36.8%	31.0%	5.8%	0.84
<u>Twelfth Floor</u>					
Window 1824	Non Domestic	35.8%	30.9%	4.9%	0.86
Window 1825	Non Domestic	39.0%	29.3%	9.7%	0.75
Window 1826	Non Domestic	39.0%	30.3%	8.7%	0.78
Window 1827	Non Domestic	39.0%	30.7%	8.3%	0.79
Window 1828	Non Domestic	39.0%	31.6%	7.4%	0.81
Window 1829	Non Domestic	39.0%	32.0%	7.0%	0.82
Window 1830	Non Domestic	39.0%	32.7%	6.3%	0.84
Window 1831	Non Domestic	39.0%	33.1%	5.9%	0.85
Window 1832	Non Domestic	39.0%	33.5%	5.5%	0.86
Window 1833	Non Domestic	39.1%	39.1%	0.0%	1.0
<u>Thirteenth Floor</u>					
Window 1834	Non Domestic	36.3%	31.6%	4.7%	0.87
Window 1835	Non Domestic	39.1%	29.8%	9.3%	0.76
Window 1836	Non Domestic	39.1%	30.8%	8.3%	0.79
Window 1837	Non Domestic	39.1%	31.3%	7.8%	0.8
Window 1838	Non Domestic	39.2%	32.1%	7.1%	0.82
Window 1839	Non Domestic	39.2%	32.5%	6.7%	0.83
Window 1840	Non Domestic	39.2%	33.2%	6.0%	0.85
Window 1841	Non Domestic	39.2%	33.6%	5.6%	0.86
Window 1842	Non Domestic	39.2%	34.1%	5.1%	0.87
Window 1843	Non Domestic	39.4%	39.4%	0.0%	1.0

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>209 to 215 Blackfriars Road</u>					
<u>Basement Floor</u>					
Window 1844	Non Domestic	13.9%	13.9%	0.0%	1.0
Window 1845	Non Domestic	16.4%	13.8%	2.6%	0.84
Window 1846	Non Domestic	21.6%	7.4%	14.2%	0.34
Window 1847	Non Domestic	22.1%	4.3%	17.8%	0.19
Window 1848	Non Domestic	22.4%	3.1%	19.3%	0.14
<u>Ground Floor</u>					
Window 1849	Office	14.0%	14.0%	0.0%	1.0
Window 1850	Office	16.2%	16.2%	0.0%	1.0
Window 1851	Office	15.6%	15.6%	0.0%	1.0
Window 1852	Office	15.3%	15.3%	0.0%	1.0
Window 1853	Office	14.3%	14.3%	0.0%	1.0
Window 1854	Office	14.4%	14.4%	0.0%	1.0
Window 1855	Office	14.3%	14.3%	0.0%	1.0
Window 1856	Office	14.0%	14.0%	0.0%	1.0
Window 1857	Office	13.6%	13.6%	0.0%	1.0
Window 1858	Office	13.5%	13.5%	0.0%	1.0
Window 1859	Office	13.3%	13.3%	0.0%	1.0
Window 1860	Office	13.5%	13.5%	0.0%	1.0
Window 1861	Office	16.1%	13.6%	2.5%	0.84
Window 1862	Office	21.8%	6.7%	15.1%	0.31
Window 1863	Office	22.4%	3.9%	18.5%	0.17
Window 1864	Office	23.2%	2.6%	20.6%	0.11
Window 1865	Office	27.0%	19.7%	7.3%	0.73
Window 1866	Office	31.0%	25.7%	5.3%	0.83
Window 1867	Office	33.1%	28.2%	4.9%	0.85
Window 1868	Office	33.4%	28.5%	4.9%	0.85
Window 1869	Lobby	5.1%	0.0%	5.1%	0.0
Window 1870	Lobby	8.5%	0.0%	8.5%	0.0
Window 1871	Lobby	2.8%	0.4%	2.4%	0.14
Window 1872	Lobby	4.4%	0.0%	4.4%	0.0
<u>First Floor</u>					
Window 1873	Non Domestic	16.4%	16.4%	0.0%	1.0
Window 1874	Non Domestic	16.5%	16.5%	0.0%	1.0
Window 1875	Non Domestic	18.9%	15.7%	3.2%	0.83
Window 1876	Non Domestic	25.7%	8.5%	17.2%	0.33
Window 1877	Non Domestic	25.8%	7.2%	18.6%	0.28
Window 1878	Non Domestic	26.4%	5.5%	20.9%	0.21
Window 1879	Non Domestic	27.1%	5.4%	21.7%	0.2

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 1880	Non Domestic	26.7%	4.5%	22.2%	0.17
Window 1881	Non Domestic	27.3%	3.9%	23.4%	0.14
Window 1882	Non Domestic	27.4%	3.5%	23.9%	0.13
Window 1883	Non Domestic	27.3%	2.9%	24.4%	0.11
Window 1884	Non Domestic	36.1%	28.0%	8.1%	0.78
Window 1885	Non Domestic	36.2%	29.3%	6.9%	0.81
Window 1886	Non Domestic	36.1%	30.1%	6.0%	0.83
Window 1887	Non Domestic	36.1%	30.5%	5.6%	0.84
<u>Second Floor</u>					
Window 1888	Non Domestic	18.1%	18.1%	0.0%	1.0
Window 1889	Non Domestic	18.2%	18.2%	0.0%	1.0
Window 1890	Non Domestic	20.3%	16.9%	3.4%	0.83
Window 1891	Non Domestic	27.4%	9.0%	18.4%	0.33
Window 1892	Non Domestic	27.5%	7.7%	19.8%	0.28
Window 1893	Non Domestic	28.2%	5.9%	22.3%	0.21
Window 1894	Non Domestic	28.9%	5.8%	23.1%	0.2
Window 1895	Non Domestic	28.5%	4.9%	23.6%	0.17
Window 1896	Non Domestic	28.9%	4.2%	24.7%	0.15
Window 1897	Non Domestic	28.9%	3.8%	25.1%	0.13
Window 1898	Non Domestic	29.0%	3.2%	25.8%	0.11
Window 1899	Non Domestic	37.0%	28.9%	8.1%	0.78
Window 1900	Non Domestic	37.0%	30.1%	6.9%	0.81
Window 1901	Non Domestic	37.0%	31.0%	6.0%	0.84
Window 1902	Non Domestic	36.9%	31.3%	5.6%	0.85
<u>Third Floor</u>					
Window 1903	Non Domestic	19.8%	19.8%	0.0%	1.0
Window 1904	Non Domestic	19.9%	19.9%	0.0%	1.0
Window 1905	Non Domestic	21.7%	18.2%	3.5%	0.84
Window 1906	Non Domestic	28.3%	9.4%	18.9%	0.33
Window 1907	Non Domestic	28.5%	8.1%	20.4%	0.28
Window 1908	Non Domestic	29.1%	6.2%	22.9%	0.21
Window 1909	Non Domestic	29.7%	6.0%	23.7%	0.2
Window 1910	Non Domestic	29.4%	5.1%	24.3%	0.17
Window 1911	Non Domestic	29.7%	4.3%	25.4%	0.14
Window 1912	Non Domestic	29.8%	3.9%	25.9%	0.13
Window 1913	Non Domestic	30.0%	3.2%	26.8%	0.11
Window 1914	Non Domestic	37.7%	29.5%	8.2%	0.78
Window 1915	Non Domestic	37.7%	30.7%	7.0%	0.81
Window 1916	Non Domestic	37.6%	31.7%	5.9%	0.84
Window 1917	Non Domestic	37.6%	32.1%	5.5%	0.85

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Fourth Floor</u>					
Window 1918	Non Domestic	17.3%	17.3%	0.0%	1.0
Window 1919	Non Domestic	18.9%	16.3%	2.6%	0.86
Window 1920	Non Domestic	24.9%	7.0%	17.9%	0.28
Window 1921	Non Domestic	25.7%	4.1%	21.6%	0.16
Window 1922	Non Domestic	26.2%	2.7%	23.5%	0.1
Window 1923	Non Domestic	26.5%	1.9%	24.6%	0.07
Window 1924	Non Domestic	37.9%	29.8%	8.1%	0.79
Window 1925	Non Domestic	37.6%	30.9%	6.7%	0.82
Window 1926	Non Domestic	38.0%	32.2%	5.8%	0.85
Window 1927	Non Domestic	38.0%	32.6%	5.4%	0.86
<u>Fifth Floor</u>					
Window 1928	Non Domestic	25.6%	25.6%	0.0%	1.0
Window 1929	Non Domestic	25.6%	25.6%	0.0%	1.0
Window 1930	Non Domestic	31.9%	11.4%	20.5%	0.36
Window 1931	Non Domestic	32.6%	8.0%	24.6%	0.25
Window 1932	Non Domestic	33.0%	6.3%	26.7%	0.19
Window 1933	Non Domestic	33.3%	5.4%	27.9%	0.16
Window 1934	Non Domestic	38.6%	30.1%	8.5%	0.78
Window 1935	Non Domestic	38.6%	31.9%	6.7%	0.83
Window 1936	Non Domestic	38.4%	32.8%	5.6%	0.85
Window 1937	Non Domestic	38.5%	33.1%	5.4%	0.86
<u>203 to 208 Blackfriars Road</u>					
<u>Ground Floor</u>					
Window 1938	Non Domestic	19.0%	19.0%	0.0%	1.0
Window 1939	Non Domestic	7.3%	7.3%	0.0%	1.0
Window 1940	Non Domestic	28.2%	26.3%	1.9%	0.93
Window 1941	Non Domestic	31.0%	29.4%	1.6%	0.95
Window 1942	Non Domestic	29.9%	28.4%	1.5%	0.95
Window 1943	Non Domestic	25.5%	24.1%	1.4%	0.95
Window 1944	Non Domestic	25.3%	24.1%	1.2%	0.95
<u>First Floor</u>					
Window 1945	Non Domestic	21.2%	21.2%	0.0%	1.0
Window 1946	Non Domestic	8.6%	8.6%	0.0%	1.0
Window 1947	Non Domestic	34.4%	31.9%	2.5%	0.93
Window 1948	Non Domestic	34.5%	32.4%	2.1%	0.94
Window 1949	Non Domestic	34.1%	32.3%	1.8%	0.95
Window 1950	Non Domestic	33.3%	31.8%	1.5%	0.95
Window 1951	Non Domestic	32.7%	31.4%	1.3%	0.96

Appendix 2 - Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Second Floor</u>					
Window 1952	Non Domestic	23.4%	23.4%	0.0%	1.0
Window 1953	Non Domestic	10.2%	10.2%	0.0%	1.0
Window 1954	Non Domestic	35.8%	33.3%	2.5%	0.93
Window 1955	Non Domestic	35.6%	33.4%	2.2%	0.94
Window 1956	Non Domestic	35.2%	33.4%	1.8%	0.95
Window 1957	Non Domestic	34.8%	33.3%	1.5%	0.96
Window 1958	Non Domestic	34.3%	33.0%	1.3%	0.96
<u>Third Floor</u>					
Window 1959	Non Domestic	25.9%	25.9%	0.0%	1.0
Window 1960	Non Domestic	13.0%	13.0%	0.0%	1.0
Window 1961	Non Domestic	36.7%	34.2%	2.5%	0.93
Window 1962	Non Domestic	36.4%	34.3%	2.1%	0.94
Window 1963	Non Domestic	36.1%	34.3%	1.8%	0.95
Window 1964	Non Domestic	35.7%	34.3%	1.4%	0.96
Window 1965	Non Domestic	35.3%	34.0%	1.3%	0.96

Appendix 2 - Daylight Distribution
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
<u>2 Nicholson Street</u>					
<u>Ground Floor</u>					
Windows 1 & 2	Entrance Hall	0%	0%	0.0%	1.0
Windows 3 & 4	Dining/Kitchen	78%	8%	70.0%	0.1
Windows 5 to 7	Living/Dining	62%	62%	0.0%	1.0
<u>First Floor</u>					
Window 8	Bedroom	97%	21%	76.0%	0.22
Window 9	Unknown	100%	100%	0.0%	1.0
Window 10	Bedroom	55%	55%	0.0%	1.0
<u>4 Nicholson Street</u>					
<u>Ground Floor</u>					
Windows 11 to 13	Kitchen	96%	53%	43.0%	0.55
Windows 14 & 15	Entrance Hall	54%	30%	24.0%	0.56
Windows 16 to 18	Reception Room	82%	82%	0.0%	1.0
<u>First Floor</u>					
Windows 19 & 20	Bedroom	99%	60%	39.0%	0.61
Window 21	Unknown	100%	100%	0.0%	1.0
Window 22	Bedroom	80%	80%	0.0%	1.0
<u>31 Bear Lane</u>					
<u>Ground Floor</u>					
Window 626	Cycle Store	96%	96%	0.0%	1.0
Window 627	Commercial	46%	46%	0.0%	1.0
<u>First Floor</u>					
Window 628	Living/Kitchen	22%	22%	0.0%	1.0
Window 629	Bedroom	42%	42%	0.0%	1.0
<u>Second Floor</u>					
Windows 630 & 631	Living/Kitchen	85%	85%	0.0%	1.0
Window 632	Bedroom	90%	90%	0.0%	1.0
<u>Third Floor</u>					
Windows 633 & 634	Living/Kitchen	100%	100%	0.0%	1.0
Window 635	Bedroom	95%	95%	0.0%	1.0
<u>Fourth Floor</u>					
Window 636	Bathroom/WC	79%	79%	0.0%	1.0
Window 637	Bedroom	99%	99%	0.0%	1.0

Appendix 2 - Daylight Distribution
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
<u>Fifth Floor</u>					
Window 642	Staircase	94%	94%	0.0%	1.0
Windows 638 & 639	Bedroom	89%	89%	0.0%	1.0
<u>Sixth Floor</u>					
Window 640	Unknown	87%	85%	2.0%	0.98
Window 641	Unknown	94%	94%	0.0%	1.0
Window 642	Unknown	100%	100%	0.0%	1.0
<u>240 Blackfriars Road</u>					
<u>Ground Floor</u>					
Windows 1124 to 1129	Non Domestic	100%	99%	1.0%	0.99
Windows 1130 to 1137	Non Domestic	100%	100%	0.0%	1.0
<u>First Floor</u>					
Windows 1138 to 1140	Non Domestic	92%	86%	6.0%	0.93
Windows 1141 to 1144	Non Domestic	100%	100%	0.0%	1.0
<u>Second Floor</u>					
Windows 1145 to 1147	Non Domestic	89%	86%	3.0%	0.97
Windows 1148 to 1151	Non Domestic	58%	58%	0.0%	1.0
<u>Third Floor</u>					
Windows 1152 to 1154	Non Domestic	89%	85%	4.0%	0.96
Windows 1155 to 1158	Non Domestic	58%	58%	0.0%	1.0
<u>Fourth Floor</u>					
Windows 1159 to 1161	Non Domestic	89%	85%	4.0%	0.96
Windows 1162 to 1165	Non Domestic	58%	58%	0.0%	1.0
<u>Fifth Floor</u>					
Windows 1166 & 1167	Comms Room	100%	93%	7.0%	0.93
Window 1168	Office	10%	7%	3.0%	0.7
Windows 1169 & 1170	Office	100%	100%	0.0%	1.0
<u>Sixth Floor</u>					
Windows 1171 & 1172	Storage	100%	99%	1.0%	0.99
Window 1173	Admin Store	100%	100%	0.0%	1.0
Window 1174	Meeting Room	100%	100%	0.0%	1.0
Windows 1174 & 1175	Meeting Room	89%	89%	0.0%	1.0
Windows 1176 & 1177	Game Room	100%	100%	0.0%	1.0

Appendix 2 - Daylight Distribution
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
<u>Seventh Floor</u>					
Windows 1178 & 1179	Storage	100%	100%	0.0%	1.0
Window 1180	Admin Store	100%	100%	0.0%	1.0
Window 1181	Meeting Room	100%	100%	0.0%	1.0
Windows 1181 & 1182	Meeting Room	89%	89%	0.0%	1.0
Windows 1183 & 1184	Game Room	100%	100%	0.0%	1.0
<u>Eighth Floor</u>					
Windows 1185 & 1186	Storage	100%	100%	0.0%	1.0
Window 1187	Admin Store	100%	100%	0.0%	1.0
Window 1188	Meeting Room	100%	100%	0.0%	1.0
Windows 1188 & 1189	Meeting Room	89%	89%	0.0%	1.0
Windows 1190 & 1191	Game Room	100%	100%	0.0%	1.0
<u>Ninth Floor</u>					
Windows 1192 & 1193	Storage	100%	100%	0.0%	1.0
Window 1194	Admin Store	100%	100%	0.0%	1.0
Window 1195	Meeting Room	100%	100%	0.0%	1.0
Windows 1195 & 1196	Meeting Room	89%	89%	0.0%	1.0
Windows 1197 & 1198	Game Room	100%	100%	0.0%	1.0
<u>Tenth Floor</u>					
Windows 1199 & 1200	Storage	100%	100%	0.0%	1.0
Window 1201	Admin Store	100%	100%	0.0%	1.0
Window 1202	Meeting Room	100%	100%	0.0%	1.0
Windows 1202 & 1203	Meeting Room	89%	89%	0.0%	1.0
Windows 1204 & 1205	Game Room	100%	100%	0.0%	1.0
<u>Eleventh Floor</u>					
Windows 1206 & 1207	Storage	100%	100%	0.0%	1.0
Window 1208	Admin Store	100%	100%	0.0%	1.0
Window 1209	Meeting Room	100%	100%	0.0%	1.0
Windows 1209 & 1210	Meeting Room	89%	89%	0.0%	1.0
Windows 1211 & 1212	Game Room	100%	100%	0.0%	1.0
<u>Twelfth Floor</u>					
Windows 1213 & 1214	Storage	100%	100%	0.0%	1.0
Window 1215	Admin Store	100%	100%	0.0%	1.0
Window 1216	Meeting Room	100%	100%	0.0%	1.0
Windows 1216 & 1217	Meeting Room	89%	89%	0.0%	1.0
Windows 1218 & 1219	Game Room	100%	100%	0.0%	1.0

Appendix 2 - Daylight Distribution
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
<u>Thirteenth Floor</u>					
Windows 1220 & 1221	Storage	100%	100%	0.0%	1.0
Window 1222	Admin Store	100%	100%	0.0%	1.0
Window 1223	Meeting Room	100%	100%	0.0%	1.0
Windows 1223 & 1224	Meeting Room	89%	89%	0.0%	1.0
Windows 1225 & 1226	Game Room	100%	100%	0.0%	1.0
<u>Fourteenth Floor</u>					
Windows 1227 & 1228	Storage	100%	100%	0.0%	1.0
Window 1229	Admin Store	100%	100%	0.0%	1.0
Window 1230	Meeting Room	100%	100%	0.0%	1.0
Windows 1230 & 1231	Meeting Room	89%	89%	0.0%	1.0
Windows 1232 & 1233	Game Room	100%	100%	0.0%	1.0
<u>Fifteenth Floor</u>					
Windows 1234 & 1235	Storage	100%	100%	0.0%	1.0
Window 1236	Admin Store	100%	100%	0.0%	1.0
Window 1237	Meeting Room	100%	100%	0.0%	1.0
Windows 1237 & 1238	Meeting Room	89%	89%	0.0%	1.0
Windows 1239 & 1240	Game Room	100%	100%	0.0%	1.0
<u>Sixteenth Floor</u>					
Windows 1241 & 1242	Storage	100%	100%	0.0%	1.0
Window 1243	Admin Store	100%	100%	0.0%	1.0
Window 1244	Meeting Room	100%	100%	0.0%	1.0
Windows 1244 & 1245	Meeting Room	89%	89%	0.0%	1.0
Windows 1246 & 1247	Game Room	100%	100%	0.0%	1.0
<u>Seventeenth Floor</u>					
Windows 1248 & 1249	Storage	100%	100%	0.0%	1.0
Window 1250	Admin Store	100%	100%	0.0%	1.0
Window 1251	Meeting Room	100%	100%	0.0%	1.0
Windows 1251 & 1252	Meeting Room	89%	89%	0.0%	1.0
Windows 1253 & 1254	Game Room	100%	100%	0.0%	1.0
<u>Eighteenth Floor</u>					
Windows 1255 & 1256	Storage	100%	100%	0.0%	1.0
Window 1257	Admin Store	100%	100%	0.0%	1.0
Window 1258	Meeting Room	100%	100%	0.0%	1.0
Windows 1258 & 1259	Meeting Room	89%	89%	0.0%	1.0
Windows 1260 & 1261	Game Room	100%	100%	0.0%	1.0

Appendix 2 - Daylight Distribution
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
<u>Nineteenth Floor</u>					
Windows 1262 & 1263	Storage	100%	100%	0.0%	1.0
Window 1264	Admin Store	100%	100%	0.0%	1.0
Window 1265	Meeting Room	100%	100%	0.0%	1.0
Windows 1265 & 1266	Meeting Room	89%	89%	0.0%	1.0
Windows 1267 & 1268	Game Room	100%	100%	0.0%	1.0
<u>Twentieth Floor</u>					
Windows 1269 & 1270	Storage	100%	100%	0.0%	1.0
Window 1271	Admin Store	100%	100%	0.0%	1.0
Window 1272	Meeting Room	100%	100%	0.0%	1.0
Windows 1272 & 1273	Meeting Room	89%	89%	0.0%	1.0
Windows 1274 & 1275	Game Room	100%	100%	0.0%	1.0
<u>Thirteenth Floor</u>					
Windows 1276 & 1277	Storage	100%	100%	0.0%	1.0
Window 1278	Admin Store	100%	100%	0.0%	1.0
Window 1279	Meeting Room	100%	100%	0.0%	1.0
Windows 1279 & 1280	Meeting Room	89%	89%	0.0%	1.0
Windows 1281 & 1282	Game Room	100%	100%	0.0%	1.0
<u>32 to 40 Blackfriars Road</u>					
<u>Ground Floor</u>					
Windows 1283 to 1298	Restaurant/Bar	93%	86%	7.0%	0.92
<u>Mezzanine Floor</u>					
Windows 1299 to 1302	Conference	100%	100%	0.0%	1.0
Windows 1303 & 1304	Conference	92%	91%	1.0%	0.99
Windows 1305 to 1309	Restaurant/Bar	65%	40%	25.0%	0.62
Windows 1310 & 1311	Bathroom/WC	85%	44%	41.0%	0.52
Window 1312	Bathroom/WC	56%	25%	31.0%	0.45
Window 1313	Office	62%	34%	28.0%	0.55
Window 1314	Office	71%	34%	37.0%	0.48
Window 1315	Office	84%	34%	50.0%	0.4
Window 1316	Canteen	96%	45%	51.0%	0.47
Window 1317	Bathroom/WC	88%	65%	23.0%	0.74
<u>First Floor</u>					
Windows 1318 to 1322	Non Domestic	100%	100%	0.0%	1.0
Windows 1323 & 1324	Non Domestic	96%	95%	1.0%	0.99
Windows 1325 to 1329	Non Domestic	69%	52%	17.0%	0.75

Appendix 2 - Daylight Distribution

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Windows 1330 & 1331	Non Domestic	86%	50%	36.0%	0.58
Window 1332	Non Domestic	60%	35%	25.0%	0.58
Window 1333	Non Domestic	68%	46%	22.0%	0.68
Window 1334	Non Domestic	76%	45%	31.0%	0.59
Window 1335	Non Domestic	87%	45%	42.0%	0.52
Window 1336	Non Domestic	97%	51%	46.0%	0.53
Window 1337	Non Domestic	89%	66%	23.0%	0.74
<u>Second Floor</u>					
Windows 1338 to 1342	Non Domestic	100%	100%	0.0%	1.0
Windows 1343 & 1344	Non Domestic	98%	98%	0.0%	1.0
Windows 1345 to 1349	Non Domestic	75%	63%	12.0%	0.84
Windows 1350 & 1351	Non Domestic	86%	58%	28.0%	0.67
Window 1352	Non Domestic	66%	45%	21.0%	0.68
Window 1353	Non Domestic	74%	58%	16.0%	0.78
Window 1354	Non Domestic	81%	57%	24.0%	0.7
Window 1355	Non Domestic	90%	56%	34.0%	0.62
Window 1356	Non Domestic	98%	60%	38.0%	0.61
Window 1357	Non Domestic	90%	68%	22.0%	0.76
<u>Third Floor</u>					
Windows 1358 to 1362	Non Domestic	100%	100%	0.0%	1.0
Windows 1363 & 1364	Non Domestic	99%	98%	1.0%	0.99
Windows 1365 to 1369	Non Domestic	76%	67%	9.0%	0.88
Windows 1370 & 1371	Non Domestic	89%	72%	17.0%	0.81
Window 1372	Non Domestic	76%	59%	17.0%	0.78
Window 1373	Non Domestic	85%	76%	9.0%	0.89
Window 1374	Non Domestic	89%	74%	15.0%	0.83
Window 1375	Non Domestic	94%	73%	21.0%	0.78
Window 1376	Non Domestic	99%	74%	25.0%	0.75
Window 1377	Non Domestic	91%	71%	20.0%	0.78
<u>Fourth Floor</u>					
Windows 1378 to 1382	Non Domestic	100%	100%	0.0%	1.0
Windows 1383 & 1384	Non Domestic	99%	98%	1.0%	0.99
Windows 1385 to 1389	Non Domestic	77%	73%	4.0%	0.95
Windows 1390 & 1391	Non Domestic	99%	98%	1.0%	0.99
Window 1392	Non Domestic	95%	81%	14.0%	0.85
Window 1393	Non Domestic	100%	98%	2.0%	0.98
Window 1394	Non Domestic	100%	97%	3.0%	0.97
Window 1395	Non Domestic	100%	94%	6.0%	0.94
Window 1396	Non Domestic	100%	86%	14.0%	0.86

Appendix 2 - Daylight Distribution

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 1397	Non Domestic	91%	72%	19.0%	0.79
<u>Fifth Floor</u>					
Windows 1398 to 1402	Non Domestic	100%	100%	0.0%	1.0
Windows 1403 & 1404	Non Domestic	99%	98%	1.0%	0.99
Windows 1405 to 1409	Non Domestic	79%	78%	1.0%	0.99
Windows 1410 & 1411	Non Domestic	99%	99%	0.0%	1.0
Window 1412	Non Domestic	95%	82%	13.0%	0.86
Window 1413	Non Domestic	100%	98%	2.0%	0.98
Window 1414	Non Domestic	100%	97%	3.0%	0.97
Window 1415	Non Domestic	100%	94%	6.0%	0.94
Window 1416	Non Domestic	100%	88%	12.0%	0.88
Window 1417	Non Domestic	91%	74%	17.0%	0.81
<u>Sixth Floor</u>					
Windows 1418 to 1422	Non Domestic	100%	100%	0.0%	1.0
Windows 1423 & 1424	Non Domestic	99%	99%	0.0%	1.0
Windows 1425 to 1429	Non Domestic	86%	86%	0.0%	1.0
Windows 1430 & 1431	Non Domestic	99%	99%	0.0%	1.0
Window 1432	Non Domestic	95%	82%	13.0%	0.86
Window 1433	Non Domestic	100%	98%	2.0%	0.98
Window 1434	Non Domestic	100%	97%	3.0%	0.97
Window 1435	Non Domestic	100%	94%	6.0%	0.94
Window 1436	Non Domestic	100%	88%	12.0%	0.88
Window 1437	Non Domestic	91%	74%	17.0%	0.81
<u>Seventh Floor</u>					
Windows 1438 to 1442	Non Domestic	100%	100%	0.0%	1.0
Windows 1443 & 1444	Non Domestic	99%	99%	0.0%	1.0
Windows 1445 to 1449	Non Domestic	86%	86%	0.0%	1.0
Windows 1450 & 1451	Non Domestic	99%	99%	0.0%	1.0
Window 1452	Non Domestic	95%	82%	13.0%	0.86
Window 1453	Non Domestic	100%	99%	1.0%	0.99
Window 1454	Non Domestic	100%	98%	2.0%	0.98
Window 1455	Non Domestic	100%	95%	5.0%	0.95
Window 1456	Non Domestic	100%	89%	11.0%	0.89
Window 1457	Non Domestic	91%	74%	17.0%	0.81
<u>Eighth Floor</u>					
Windows 1458 to 1462	Non Domestic	100%	100%	0.0%	1.0
Windows 1463 & 1464	Non Domestic	99%	99%	0.0%	1.0
Windows 1465 to 1469	Non Domestic	86%	86%	0.0%	1.0

Appendix 2 - Daylight Distribution

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Windows 1470 & 1471	Non Domestic	99%	99%	0.0%	1.0
Window 1472	Non Domestic	95%	82%	13.0%	0.86
Window 1473	Non Domestic	100%	99%	1.0%	0.99
Window 1474	Non Domestic	100%	98%	2.0%	0.98
Window 1475	Non Domestic	100%	95%	5.0%	0.95
Window 1476	Non Domestic	100%	89%	11.0%	0.89
Window 1477	Non Domestic	91%	74%	17.0%	0.81
<u>Ninth Floor</u>					
Windows 1478 to 1482	Non Domestic	100%	100%	0.0%	1.0
Windows 1483 & 1484	Non Domestic	99%	99%	0.0%	1.0
Windows 1485 to 1489	Non Domestic	86%	86%	0.0%	1.0
Windows 1490 & 1491	Non Domestic	99%	99%	0.0%	1.0
Window 1492	Non Domestic	95%	82%	13.0%	0.86
Window 1493	Non Domestic	100%	99%	1.0%	0.99
Window 1494	Non Domestic	100%	98%	2.0%	0.98
Window 1495	Non Domestic	100%	96%	4.0%	0.96
Window 1496	Non Domestic	100%	89%	11.0%	0.89
Window 1497	Non Domestic	91%	74%	17.0%	0.81
<u>Tenth Floor</u>					
Windows 1498 to 1502	Non Domestic	100%	100%	0.0%	1.0
Windows 1503 & 1504	Non Domestic	99%	99%	0.0%	1.0
Windows 1505 to 1509	Non Domestic	86%	86%	0.0%	1.0
Windows 1510 & 1511	Non Domestic	99%	99%	0.0%	1.0
Window 1512	Non Domestic	95%	83%	12.0%	0.87
Window 1513	Non Domestic	100%	99%	1.0%	0.99
Window 1514	Non Domestic	100%	99%	1.0%	0.99
Window 1515	Non Domestic	100%	96%	4.0%	0.96
Window 1516	Non Domestic	100%	89%	11.0%	0.89
Window 1517	Non Domestic	91%	74%	17.0%	0.81
<u>Eleventh Floor</u>					
Windows 1518 to 1522	Non Domestic	100%	100%	0.0%	1.0
Windows 1523 & 1524	Non Domestic	99%	99%	0.0%	1.0
Windows 1525 to 1529	Non Domestic	86%	86%	0.0%	1.0
Windows 1530 & 1531	Non Domestic	99%	99%	0.0%	1.0
Window 1532	Non Domestic	95%	82%	13.0%	0.86
Window 1533	Non Domestic	100%	99%	1.0%	0.99
Window 1534	Non Domestic	100%	98%	2.0%	0.98
Window 1535	Non Domestic	100%	96%	4.0%	0.96
Window 1536	Non Domestic	100%	89%	11.0%	0.89

Appendix 2 - Daylight Distribution
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 1537	Non Domestic	91%	74%	17.0%	0.81
<u>Twelfth Floor</u>					
Windows 1538 to 1557	Office	100%	100%	0.0%	1.0
Windows 1558 & 1559	Corridor	100%	100%	0.0%	1.0
Windows 1560 to 1563	Landing	100%	100%	0.0%	1.0
<u>Thirteenth Floor</u>					
Windows 1564 to 1583	Office	100%	100%	0.0%	1.0
Windows 1584 & 1585	Corridor	100%	100%	0.0%	1.0
Windows 1586 to 1589	Landing	100%	100%	0.0%	1.0
<u>Fourteenth Floor</u>					
Windows 1590 to 1605	Restaurant/Bar/Kitchen	100%	100%	0.0%	1.0
Window 1606	Unknown	100%	100%	0.0%	1.0
Windows 1607 to 1610	landing	100%	100%	0.0%	1.0
<u>46 to 49 Blackfriars Road</u>					
<u>Ground Floor</u>					
Windows 1703 to 1715	Restaurant/Bar	94%	75%	19.0%	0.8
Window 1716	Entrance	97%	81%	16.0%	0.84
Window 1717	Entrance	100%	100%	0.0%	1.0
Windows 1718 & 1719	Hallway	17%	17%	0.0%	1.0
Windows 1720 to 1724	Entrance	100%	100%	0.0%	1.0
Windows 1725 to 1728	Restaurant/Bar	56%	50%	6.0%	0.89
<u>209 to 215 Blackfriars Road</u>					
<u>Ground Floor</u>					
Windows 1849 to 1868	Office	99%	98%	1.0%	0.99
Windows 1869 to 1872	Lobby	96%	8%	88.0%	0.08

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>2 Nicholson Street</u>										
<u>Ground Floor</u>										
Window 5	Living/Dining	46%	46%	0%	1.0	10%	10%	0%	1.0	
Window 6	Living/Dining	47%	47%	0%	1.0	11%	11%	0%	1.0	
Window 7	Living/Dining	48%	48%	0%	1.0	10%	10%	0%	1.0	
<u>First Floor</u>										
Window 9	Unknown	56%	56%	0%	1.0	15%	15%	0%	1.0	
Window 10	Bedroom	45%	45%	0%	1.0	12%	12%	0%	1.0	
<u>4 Nicholson Street</u>										
<u>Ground Floor</u>										
Window 13	Kitchen	16%	16%	0%	1.0	0%	0%	0%	1.0	
Window 14	Entrance Hall	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 15	Entrance Hall	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 16	Reception Room	47%	47%	0%	1.0	11%	11%	0%	1.0	
Window 17	Reception Room	27%	27%	0%	1.0	8%	8%	0%	1.0	
Window 18	Reception Room	33%	33%	0%	1.0	10%	10%	0%	1.0	
<u>First Floor</u>										
Window 20	Bedroom	39%	39%	0%	1.0	4%	4%	0%	1.0	
Window 21	Unknown	59%	59%	0%	1.0	15%	15%	0%	1.0	
Window 22	Bedroom	36%	36%	0%	1.0	10%	10%	0%	1.0	
<u>6 Nicholson Street</u>										
<u>Ground Floor</u>										
Window 27	Domestic	57%	57%	0%	1.0	13%	13%	0%	1.0	
Window 28	Domestic	59%	59%	0%	1.0	13%	13%	0%	1.0	
<u>First Floor</u>										
Window 33	Domestic	61%	61%	0%	1.0	16%	16%	0%	1.0	
<u>8 Nicholson Street</u>										
<u>Ground Floor</u>										
Window 37	Domestic	60%	60%	0%	1.0	12%	12%	0%	1.0	
<u>First Floor</u>										
Window 39	Domestic	64%	64%	0%	1.0	17%	17%	0%	1.0	
<u>Second Floor</u>										
Window 42	Domestic	64%	64%	0%	1.0	19%	19%	0%	1.0	

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>10 Nicholson Street</u>										
<u>Ground Floor</u>										
Window 45	Domestic	18%	18%	0%	1.0	0%	0%	0%	1.0	
Window 46	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 47	Domestic	18%	18%	0%	1.0	13%	13%	0%	1.0	
Window 48	Domestic	24%	24%	0%	1.0	12%	12%	0%	1.0	
Window 49	Domestic	1%	1%	0%	1.0	1%	1%	0%	1.0	
Window 50	Domestic	16%	16%	0%	1.0	10%	10%	0%	1.0	
<u>First Floor</u>										
Window 52	Domestic	60%	60%	0%	1.0	18%	18%	0%	1.0	
<u>Second Floor</u>										
Window 54	Domestic	47%	47%	0%	1.0	13%	13%	0%	1.0	
Window 55	Domestic	70%	70%	0%	1.0	20%	20%	0%	1.0	
<u>12 Nicholson Street</u>										
<u>Ground Floor</u>										
Window 58	Domestic	65%	65%	0%	1.0	14%	14%	0%	1.0	
Window 59	Domestic	65%	65%	0%	1.0	13%	13%	0%	1.0	
Window 60	Domestic	61%	61%	0%	1.0	16%	16%	0%	1.0	
Window 61	Domestic	64%	64%	0%	1.0	12%	12%	0%	1.0	
<u>First Floor</u>										
Window 66	Domestic	69%	69%	0%	1.0	18%	18%	0%	1.0	
<u>14 Nicholson Street</u>										
<u>Ground Floor</u>										
Window 70	Domestic	15%	15%	0%	1.0	15%	15%	0%	1.0	
<u>First Floor</u>										
Window 72	Domestic	70%	70%	0%	1.0	19%	19%	0%	1.0	
<u>Second Floor</u>										
Window 75	Domestic	72%	72%	0%	1.0	21%	21%	0%	1.0	
<u>16 Nicholson Street</u>										
<u>Ground Floor</u>										
Window 78	Domestic	17%	17%	0%	1.0	1%	1%	0%	1.0	
Window 79	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 80	Domestic	14%	14%	0%	1.0	14%	14%	0%	1.0	

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>First Floor</u>										
Window 82	Domestic	65%	65%	0%	1.0	19%	19%	0%	1.0	
<u>Second Floor</u>										
Window 84	Domestic	47%	47%	0%	1.0	13%	13%	0%	1.0	
Window 85	Domestic	74%	74%	0%	1.0	22%	22%	0%	1.0	
<u>18 Nicholson Street</u>										
<u>Ground Floor</u>										
Window 89	Domestic	64%	64%	0%	1.0	13%	13%	0%	1.0	
<u>First Floor</u>										
Window 94	Domestic	76%	76%	0%	1.0	21%	21%	0%	1.0	
<u>14 Brinton Walk</u>										
<u>Ground Floor</u>										
Window 99	Domestic	45%	45%	0%	1.0	8%	8%	0%	1.0	
Window 100	Domestic	48%	48%	0%	1.0	10%	10%	0%	1.0	
Window 101	Domestic	48%	48%	0%	1.0	8%	8%	0%	1.0	
<u>First Floor</u>										
Window 103	Domestic	5%	5%	0%	1.0	0%	0%	0%	1.0	
Window 104	Domestic	48%	48%	0%	1.0	10%	10%	0%	1.0	
<u>13 Brinton Walk</u>										
<u>Ground Floor</u>										
Window 107	Domestic	15%	15%	0%	1.0	0%	0%	0%	1.0	
Window 108	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 109	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 110	Domestic	48%	48%	0%	1.0	8%	8%	0%	1.0	
<u>First Floor</u>										
Window 112	Domestic	36%	36%	0%	1.0	3%	3%	0%	1.0	
Window 113	Domestic	3%	3%	0%	1.0	0%	0%	0%	1.0	
Window 114	Domestic	41%	41%	0%	1.0	8%	8%	0%	1.0	
<u>12 Brinton Walk</u>										
<u>Ground Floor</u>										
Window 119	Domestic	53%	53%	0%	1.0	9%	9%	0%	1.0	
Window 120	Domestic	57%	57%	0%	1.0	10%	10%	0%	1.0	
Window 121	Domestic	56%	56%	0%	1.0	10%	10%	0%	1.0	
<u>First Floor</u>										

Appendix 2 - Sunlight to Windows
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
Window 126	Domestic	64%	64%	0%	1.0	14%	14%	0%	1.0	
<u>11 Brinton Walk</u>										
<u>Ground Floor</u>										
Window 130	Domestic	14%	14%	0%	1.0	8%	8%	0%	1.0	
<u>First Floor</u>										
Window 132	Domestic	64%	64%	0%	1.0	13%	13%	0%	1.0	
<u>Second Floor</u>										
Window 135	Domestic	69%	69%	0%	1.0	15%	15%	0%	1.0	
<u>10 Brinton Walk</u>										
<u>Ground Floor</u>										
Window 138	Domestic	19%	19%	0%	1.0	0%	0%	0%	1.0	
Window 139	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 140	Domestic	15%	15%	0%	1.0	9%	9%	0%	1.0	
Window 141	Domestic	10%	10%	0%	1.0	6%	6%	0%	1.0	
<u>First Floor</u>										
Window 143	Domestic	58%	58%	0%	1.0	13%	13%	0%	1.0	
<u>Second Floor</u>										
Window 145	Domestic	45%	45%	0%	1.0	11%	11%	0%	1.0	
Window 146	Domestic	74%	74%	0%	1.0	18%	18%	0%	1.0	
<u>9 Brinton Walk</u>										
<u>Ground Floor</u>										
Window 151	Domestic	63%	63%	0%	1.0	10%	10%	0%	1.0	
Window 152	Domestic	65%	65%	0%	1.0	12%	12%	0%	1.0	
Window 153	Domestic	64%	64%	0%	1.0	10%	10%	0%	1.0	
<u>First Floor</u>										
Window 158	Domestic	70%	70%	0%	1.0	16%	16%	0%	1.0	
<u>8 Brinton Walk</u>										
<u>Ground Floor</u>										
Window 162	Domestic	12%	12%	0%	1.0	7%	7%	0%	1.0	
Window 163	Domestic	18%	18%	0%	1.0	12%	12%	0%	1.0	
<u>First Floor</u>										
Window 165	Domestic	65%	65%	0%	1.0	16%	16%	0%	1.0	

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>Second Floor</u>										
Window 168	Domestic	74%	74%	0%	1.0	18%	18%	0%	1.0	
<u>7 Brinton Walk</u>										
<u>Ground Floor</u>										
Window 171	Domestic	19%	19%	0%	1.0	0%	0%	0%	1.0	
Window 172	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 173	Domestic	11%	11%	0%	1.0	11%	11%	0%	1.0	
Window 174	Domestic	8%	8%	0%	1.0	8%	8%	0%	1.0	
<u>First Floor</u>										
Window 176	Domestic	62%	62%	0%	1.0	16%	16%	0%	1.0	
<u>Second Floor</u>										
Window 178	Domestic	46%	46%	0%	1.0	12%	12%	0%	1.0	
Window 179	Domestic	75%	75%	0%	1.0	18%	18%	0%	1.0	
<u>6 Brinton Walk</u>										
<u>Ground Floor</u>										
Window 184	Domestic	65%	65%	0%	1.0	10%	10%	0%	1.0	
Window 185	Domestic	66%	66%	0%	1.0	11%	11%	0%	1.0	
Window 186	Domestic	66%	66%	0%	1.0	11%	11%	0%	1.0	
<u>First Floor</u>										
Window 191	Domestic	73%	73%	0%	1.0	17%	17%	0%	1.0	
<u>5 Brinton Walk</u>										
<u>Ground Floor</u>										
Window 195	Domestic	15%	15%	0%	1.0	11%	11%	0%	1.0	
Window 196	Domestic	19%	19%	0%	1.0	13%	13%	0%	1.0	
<u>First Floor</u>										
Window 198	Domestic	66%	66%	0%	1.0	17%	17%	0%	1.0	
<u>Second Floor</u>										
Window 201	Domestic	75%	75%	0%	1.0	19%	19%	0%	1.0	
<u>4 Brinton Walk</u>										
<u>Ground Floor</u>										
Window 204	Domestic	19%	19%	0%	1.0	0%	0%	0%	1.0	
Window 205	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 206	Domestic	16%	16%	0%	1.0	11%	11%	0%	1.0	
Window 207	Domestic	23%	23%	0%	1.0	10%	10%	0%	1.0	

Appendix 2 - Sunlight to Windows
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
Window 208	Domestic	23%	23%	0%	1.0	10%	10%	0%	1.0	
Window 209	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 210	Domestic	15%	15%	0%	1.0	9%	9%	0%	1.0	
<u>First Floor</u>										
Window 212	Domestic	61%	61%	0%	1.0	15%	15%	0%	1.0	
<u>Second Floor</u>										
Window 214	Domestic	47%	47%	0%	1.0	13%	13%	0%	1.0	
Window 215	Domestic	77%	77%	0%	1.0	20%	20%	0%	1.0	
<u>3 Brinton Walk</u>										
<u>Ground Floor</u>										
Window 218	Domestic	68%	68%	0%	1.0	12%	12%	0%	1.0	
Window 219	Domestic	67%	67%	0%	1.0	11%	11%	0%	1.0	
Window 220	Domestic	68%	68%	0%	1.0	12%	12%	0%	1.0	
<u>First Floor</u>										
Window 225	Domestic	72%	72%	0%	1.0	16%	16%	0%	1.0	
<u>2 Brinton Walk</u>										
<u>Ground Floor</u>										
Window 229	Domestic	66%	66%	0%	1.0	12%	12%	0%	1.0	
<u>First Floor</u>										
Window 231	Domestic	65%	65%	0%	1.0	16%	16%	0%	1.0	
<u>Second Floor</u>										
Window 234	Domestic	75%	75%	0%	1.0	19%	19%	0%	1.0	
<u>1 Brinton Walk</u>										
<u>Ground Floor</u>										
Window 237	Domestic	44%	44%	0%	1.0	11%	11%	0%	1.0	
Window 238	Domestic	12%	12%	0%	1.0	12%	12%	0%	1.0	
Window 239	Domestic	6%	6%	0%	1.0	5%	5%	0%	1.0	
<u>First Floor</u>										
Window 241	Domestic	75%	75%	0%	1.0	18%	18%	0%	1.0	
Window 242	Domestic	46%	46%	0%	1.0	12%	12%	0%	1.0	
<u>Second Floor</u>										
Window 244	Domestic	48%	48%	0%	1.0	14%	14%	0%	1.0	
Window 245	Domestic	77%	77%	0%	1.0	20%	20%	0%	1.0	

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>17 Rotherham Walk</u>										
<u>Ground Floor</u>										
Window 250	Domestic	32%	32%	0%	1.0	0%	0%	0%	1.0	
Window 251	Domestic	38%	38%	0%	1.0	0%	0%	0%	1.0	
Window 252	Domestic	41%	41%	0%	1.0	0%	0%	0%	1.0	
<u>First Floor</u>										
Window 254	Domestic	60%	60%	0%	1.0	9%	9%	0%	1.0	
Window 255	Domestic	47%	47%	0%	1.0	2%	2%	0%	1.0	
<u>16 Rotherham Walk</u>										
<u>Ground Floor</u>										
Window 258	Domestic	16%	16%	0%	1.0	0%	0%	0%	1.0	
Window 259	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 260	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 261	Domestic	40%	40%	0%	1.0	0%	0%	0%	1.0	
<u>First Floor</u>										
Window 263	Domestic	36%	36%	0%	1.0	2%	2%	0%	1.0	
Window 264	Domestic	66%	66%	0%	1.0	10%	10%	0%	1.0	
Window 265	Domestic	64%	64%	0%	1.0	10%	10%	0%	1.0	
Window 266	Domestic	37%	37%	0%	1.0	1%	1%	0%	1.0	
<u>15 Rotherham Walk</u>										
<u>Ground Floor</u>										
Window 270	Domestic	41%	41%	0%	1.0	0%	0%	0%	1.0	
Window 271	Domestic	41%	41%	0%	1.0	0%	0%	0%	1.0	
Window 272	Domestic	40%	40%	0%	1.0	0%	0%	0%	1.0	
Window 273	Domestic	46%	46%	0%	1.0	0%	0%	0%	1.0	
<u>First Floor</u>										
Window 278	Domestic	55%	55%	0%	1.0	2%	2%	0%	1.0	
<u>14 Rotherham Walk</u>										
<u>Ground Floor</u>										
Window 279	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 282	Domestic	45%	45%	0%	1.0	0%	0%	0%	1.0	
<u>First Floor</u>										
Window 284	Domestic	53%	53%	0%	1.0	2%	2%	0%	1.0	
<u>Second Floor</u>										

Appendix 2 - Sunlight to Windows
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
Window 287	Domestic	57%	57%	0%	1.0	3%	3%	0%	1.0	
<u>13 Rotherham Walk</u>										
<u>Ground Floor</u>										
Window 290	Domestic	17%	17%	0%	1.0	0%	0%	0%	1.0	
Window 293	Domestic	47%	47%	0%	1.0	0%	0%	0%	1.0	
<u>First Floor</u>										
Window 295	Domestic	49%	49%	0%	1.0	2%	2%	0%	1.0	
<u>Second Floor</u>										
Window 297	Domestic	40%	40%	0%	1.0	6%	6%	0%	1.0	
Window 298	Domestic	59%	59%	0%	1.0	4%	4%	0%	1.0	
<u>12 Rotherham Walk</u>										
<u>Ground Floor</u>										
Window 303	Domestic	45%	45%	0%	1.0	0%	0%	0%	1.0	
<u>First Floor</u>										
Window 308	Domestic	38%	38%	0%	1.0	4%	4%	0%	1.0	
Window 309	Domestic	58%	58%	0%	1.0	2%	2%	0%	1.0	
Window 310	Domestic	40%	40%	0%	1.0	2%	2%	0%	1.0	
<u>11 Rotherham Walk</u>										
<u>Ground Floor</u>										
Window 316	Domestic	45%	45%	0%	1.0	0%	0%	0%	1.0	
<u>First Floor</u>										
Window 318	Domestic	53%	53%	0%	1.0	2%	2%	0%	1.0	
<u>Second Floor</u>										
Window 321	Domestic	60%	60%	0%	1.0	6%	6%	0%	1.0	
<u>10 Rotherham Walk</u>										
<u>Ground Floor</u>										
Window 324	Domestic	19%	19%	0%	1.0	0%	0%	0%	1.0	
Window 325	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 327	Domestic	47%	47%	0%	1.0	0%	0%	0%	1.0	
<u>First Floor</u>										
Window 329	Domestic	51%	51%	0%	1.0	3%	3%	0%	1.0	
<u>Second Floor</u>										

Appendix 2 - Sunlight to Windows
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
Window 331	Domestic	41%	41%	0%	1.0	7%	7%	0%	1.0	
Window 332	Domestic	59%	59%	0%	1.0	5%	5%	0%	1.0	
9 Rotherham Walk										
<u>Ground Floor</u>										
Window 337	Domestic	47%	47%	0%	1.0	0%	0%	0%	1.0	
<u>First Floor</u>										
Window 342	Domestic	58%	58%	0%	1.0	2%	2%	0%	1.0	
8 Rotherham Walk										
<u>Ground Floor</u>										
Window 346	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 347	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
<u>First Floor</u>										
Window 349	Domestic	53%	53%	0%	1.0	2%	2%	0%	1.0	
<u>Second Floor</u>										
Window 352	Domestic	58%	58%	0%	1.0	4%	4%	0%	1.0	
7 Rotherham Walk										
<u>Ground Floor</u>										
Window 355	Domestic	19%	19%	0%	1.0	0%	0%	0%	1.0	
Window 356	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 357	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 358	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
<u>First Floor</u>										
Window 360	Domestic	49%	49%	0%	1.0	2%	2%	0%	1.0	
<u>Second Floor</u>										
Window 362	Domestic	43%	43%	0%	1.0	9%	9%	0%	1.0	
Window 363	Domestic	59%	59%	0%	1.0	5%	5%	0%	1.0	
6 Rotherham Walk										
<u>Ground Floor</u>										
Window 367	Domestic	46%	46%	0%	1.0	0%	0%	0%	1.0	
Window 368	Domestic	47%	47%	0%	1.0	0%	0%	0%	1.0	
Window 369	Domestic	39%	39%	0%	1.0	0%	0%	0%	1.0	
Window 370	Domestic	46%	46%	0%	1.0	0%	0%	0%	1.0	
<u>First Floor</u>										

Appendix 2 - Sunlight to Windows
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
Window 375	Domestic	59%	59%	0%	1.0	3%	3%	0%	1.0	
<u>5 Rotherham Walk</u>										
<u>Ground Floor</u>										
Window 379	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
<u>First Floor</u>										
Window 381	Domestic	54%	54%	0%	1.0	3%	3%	0%	1.0	
<u>Second Floor</u>										
Window 384	Domestic	60%	60%	0%	1.0	6%	6%	0%	1.0	
<u>4 Rotherham Walk</u>										
<u>Ground Floor</u>										
Window 387	Domestic	19%	19%	0%	1.0	0%	0%	0%	1.0	
Window 388	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 389	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
<u>First Floor</u>										
Window 391	Domestic	51%	51%	0%	1.0	3%	3%	0%	1.0	
<u>Second Floor</u>										
Window 393	Domestic	45%	45%	0%	1.0	11%	11%	0%	1.0	
Window 394	Domestic	60%	60%	0%	1.0	6%	6%	0%	1.0	
<u>3 Rotherham Walk</u>										
<u>Ground Floor</u>										
Window 397	Domestic	48%	48%	0%	1.0	0%	0%	0%	1.0	
Window 398	Domestic	47%	47%	0%	1.0	0%	0%	0%	1.0	
Window 399	Domestic	41%	41%	0%	1.0	0%	0%	0%	1.0	
Window 400	Domestic	48%	48%	0%	1.0	0%	0%	0%	1.0	
<u>First Floor</u>										
Window 405	Domestic	59%	59%	0%	1.0	3%	3%	0%	1.0	
<u>2 Rotherham Walk</u>										
<u>Ground Floor</u>										
Window 409	Domestic	47%	47%	0%	1.0	0%	0%	0%	1.0	
Window 410	Domestic	41%	41%	0%	1.0	0%	0%	0%	1.0	
Window 411	Domestic	47%	47%	0%	1.0	0%	0%	0%	1.0	
<u>First Floor</u>										
Window 413	Domestic	55%	55%	0%	1.0	4%	4%	0%	1.0	

Appendix 2 - Sunlight to Windows
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>Second Floor</u>										
Window 416	Domestic	61%	61%	0%	1.0	7%	7%	0%	1.0	
<u>1 Rotherham Walk</u>										
<u>Ground Floor</u>										
Window 419	Domestic	42%	42%	0%	1.0	9%	9%	0%	1.0	
Window 420	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 421	Domestic	48%	48%	0%	1.0	0%	0%	0%	1.0	
<u>First Floor</u>										
Window 423	Domestic	61%	61%	0%	1.0	4%	4%	0%	1.0	
Window 424	Domestic	38%	38%	0%	1.0	5%	5%	0%	1.0	
<u>Second Floor</u>										
Window 426	Domestic	47%	47%	0%	1.0	13%	13%	0%	1.0	
Window 427	Domestic	64%	64%	0%	1.0	9%	9%	0%	1.0	
<u>45 Dolben Street</u>										
<u>Ground Floor</u>										
Window 461	Domestic	76%	76%	0%	1.0	20%	20%	0%	1.0	
Window 462	Domestic	77%	77%	0%	1.0	20%	20%	0%	1.0	
Window 463	Domestic	39%	39%	0%	1.0	9%	9%	0%	1.0	
Window 464	Domestic	39%	39%	0%	1.0	9%	9%	0%	1.0	
Window 465	Domestic	39%	39%	0%	1.0	9%	9%	0%	1.0	
Window 466	Domestic	39%	39%	0%	1.0	9%	9%	0%	1.0	
Window 467	Domestic	39%	39%	0%	1.0	9%	9%	0%	1.0	
<u>First Floor</u>										
Window 468	Domestic	77%	77%	0%	1.0	21%	21%	0%	1.0	
Window 469	Domestic	40%	40%	0%	1.0	9%	9%	0%	1.0	
Window 470	Domestic	40%	40%	0%	1.0	9%	9%	0%	1.0	
Window 471	Domestic	41%	41%	0%	1.0	10%	10%	0%	1.0	
Window 472	Domestic	41%	41%	0%	1.0	10%	10%	0%	1.0	
Window 473	Domestic	41%	40%	1%	0.98	10%	10%	0%	1.0	
<u>4 Chancel Street</u>										
<u>Basement Floor</u>										
Window 474	Domestic	25%	25%	0%	1.0	4%	4%	0%	1.0	
Window 475	Domestic	32%	32%	0%	1.0	6%	6%	0%	1.0	
Window 476	Domestic	29%	28%	1%	0.97	1%	1%	0%	1.0	
Window 477	Domestic	39%	38%	1%	0.97	7%	7%	0%	1.0	

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Ground Floor</u>									
Window 478	Domestic	25%	25%	0%	1.0	4%	4%	0%	1.0
Window 479	Domestic	36%	36%	0%	1.0	7%	7%	0%	1.0
Window 480	Domestic	41%	40%	1%	0.98	9%	9%	0%	1.0
Window 481	Domestic	41%	40%	1%	0.98	9%	9%	0%	1.0
<u>First Floor</u>									
Window 482	Domestic	41%	40%	1%	0.98	9%	9%	0%	1.0
Window 483	Domestic	43%	42%	1%	0.98	11%	11%	0%	1.0
Window 484	Domestic	44%	42%	2%	0.95	11%	11%	0%	1.0
Window 485	Domestic	44%	42%	2%	0.95	11%	11%	0%	1.0
<u>Second Floor</u>									
Window 486	Domestic	43%	42%	1%	0.98	11%	11%	0%	1.0
Window 487	Domestic	44%	43%	1%	0.98	11%	11%	0%	1.0
Window 488	Domestic	45%	43%	2%	0.96	12%	12%	0%	1.0
Window 489	Domestic	45%	43%	2%	0.96	12%	12%	0%	1.0
<u>Third Floor</u>									
Window 490	Domestic	45%	44%	1%	0.98	12%	12%	0%	1.0
Window 491	Domestic	46%	44%	2%	0.96	13%	13%	0%	1.0
<u>6 Chancel Street</u>									
<u>Basement Floor</u>									
Window 492	Non Domestic	41%	40%	1%	0.98	9%	9%	0%	1.0
Window 493	Non Domestic	41%	39%	2%	0.95	9%	9%	0%	1.0
Window 494	Non Domestic	41%	39%	2%	0.95	9%	9%	0%	1.0
Window 495	Non Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 496	Non Domestic	27%	26%	1%	0.96	5%	5%	0%	1.0
Window 497	Non Domestic	29%	28%	1%	0.97	7%	7%	0%	1.0
<u>Ground Floor</u>									
Window 498	Non Domestic	43%	42%	1%	0.98	10%	10%	0%	1.0
Window 499	Non Domestic	42%	40%	2%	0.95	10%	10%	0%	1.0
Window 500	Non Domestic	42%	40%	2%	0.95	10%	10%	0%	1.0
Window 501	Non Domestic	8%	6%	2%	0.75	0%	0%	0%	1.0
Window 502	Non Domestic	29%	26%	3%	0.9	6%	6%	0%	1.0
Window 503	Non Domestic	32%	28%	4%	0.88	7%	7%	0%	1.0
Window 504	Non Domestic	31%	27%	4%	0.87	8%	8%	0%	1.0
<u>First Floor</u>									
Window 505	Non Domestic	44%	42%	2%	0.95	10%	10%	0%	1.0

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
Window 506	Non Domestic	46%	44%	2%	0.96	13%	13%	0%	1.0	
Window 507	Non Domestic	46%	42%	4%	0.91	12%	12%	0%	1.0	
Window 508	Non Domestic	46%	42%	4%	0.91	13%	13%	0%	1.0	
Window 509	Non Domestic	45%	42%	3%	0.93	12%	12%	0%	1.0	
Window 510	Non Domestic	45%	42%	3%	0.93	13%	13%	0%	1.0	
Window 511	Non Domestic	9%	6%	3%	0.67	0%	0%	0%	1.0	
Window 512	Non Domestic	19%	16%	3%	0.84	2%	2%	0%	1.0	
Window 513	Non Domestic	27%	23%	4%	0.85	5%	5%	0%	1.0	
Window 514	Non Domestic	33%	29%	4%	0.88	7%	7%	0%	1.0	
Window 515	Non Domestic	33%	30%	3%	0.91	5%	5%	0%	1.0	
Window 516	Non Domestic	36%	36%	0%	1.0	10%	10%	0%	1.0	
Window 517	Non Domestic	45%	40%	5%	0.89	13%	13%	0%	1.0	
Window 518	Non Domestic	44%	39%	5%	0.89	13%	13%	0%	1.0	
Window 519	Non Domestic	44%	39%	5%	0.89	13%	13%	0%	1.0	
<u>Second Floor</u>										
Window 521	Non Domestic	48%	44%	4%	0.92	14%	14%	0%	1.0	
Window 522	Non Domestic	46%	43%	3%	0.93	14%	14%	0%	1.0	
Window 523	Non Domestic	46%	41%	5%	0.89	14%	14%	0%	1.0	
<u>Railway Arch 11 and 12 Chancel Street</u>										
<u>Ground Floor</u>										
Window 542	Domestic	39%	33%	6%	0.85	9%	9%	0%	1.0	
Window 543	Domestic	42%	35%	7%	0.83	8%	8%	0%	1.0	
Window 544	Domestic	49%	38%	11%	0.78	12%	12%	0%	1.0	
Window 545	Domestic	50%	39%	11%	0.78	13%	13%	0%	1.0	
<u>Railway Arch 10 Chancel Street</u>										
<u>Ground Floor</u>										
Window 546	Non Domestic	50%	30%	20%	0.6	15%	12%	3%	0.8	
Window 547	Non Domestic	53%	31%	22%	0.58	19%	14%	5%	0.74	
<u>Railway Arch 9 Chancel Street</u>										
<u>Ground Floor</u>										
Window 548	Non Domestic	48%	26%	22%	0.54	16%	11%	5%	0.69	
Window 549	Non Domestic	51%	28%	23%	0.55	18%	12%	6%	0.67	
<u>Railway Arch 8 Chancel Street</u>										
<u>Ground Floor</u>										
Window 550	Non Domestic	48%	27%	21%	0.56	17%	11%	6%	0.65	
Window 551	Non Domestic	49%	27%	22%	0.55	18%	11%	7%	0.61	

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Railway Arch 7 Chancel Street</u>									
<u>Ground Floor</u>									
Window 552	Non Domestic	42%	21%	21%	0.5	17%	9%	8%	0.53
Window 553	Non Domestic	44%	23%	21%	0.52	18%	9%	9%	0.5
<u>Railway Arch 6 Chancel Street</u>									
<u>Ground Floor</u>									
Window 554	Non Domestic	29%	16%	13%	0.55	14%	6%	8%	0.43
Window 555	Non Domestic	32%	18%	14%	0.56	15%	6%	9%	0.4
<u>31 Dolben Street</u>									
<u>First Floor</u>									
Window 556	Domestic	17%	16%	1%	0.94	1%	1%	0%	1.0
<u>Second Floor</u>									
Window 557	Domestic	21%	19%	2%	0.9	2%	2%	0%	1.0
<u>Third Floor</u>									
Window 558	Domestic	21%	19%	2%	0.9	3%	3%	0%	1.0
<u>Fourth Floor</u>									
Window 559	Domestic	22%	20%	2%	0.91	3%	3%	0%	1.0
<u>Fifth Floor</u>									
Window 560	Domestic	22%	20%	2%	0.91	3%	3%	0%	1.0
<u>33 Bear Lane</u>									
<u>First Floor</u>									
Window 579(BW)	Non Domestic	56%	56%	0%	1.0	15%	15%	0%	1.0
Window 580(BW)	Non Domestic	51%	51%	0%	1.0	12%	12%	0%	1.0
Window 581(BW)	Non Domestic	41%	41%	0%	1.0	9%	9%	0%	1.0
Window 582	Non Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 583	Non Domestic	3%	3%	0%	1.0	0%	0%	0%	1.0
Window 584	Non Domestic	6%	6%	0%	1.0	0%	0%	0%	1.0
Window 585	Non Domestic	10%	10%	0%	1.0	0%	0%	0%	1.0
Window 586	Non Domestic	12%	12%	0%	1.0	1%	1%	0%	1.0
Window 587	Non Domestic	15%	15%	0%	1.0	2%	2%	0%	1.0
Window 588	Non Domestic	43%	43%	0%	1.0	13%	13%	0%	1.0
Window 589	Non Domestic	43%	43%	0%	1.0	11%	11%	0%	1.0

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>36 Bear Lane</u>									
<u>Ground Floor</u>									
Window 590	Non Domestic	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 594	Non Domestic	34%	34%	0%	1.0	2%	2%	0%	1.0
Window 595	Non Domestic	38%	38%	0%	1.0	7%	7%	0%	1.0
Window 596	Non Domestic	28%	28%	0%	1.0	4%	4%	0%	1.0
Window 597	Non Domestic	34%	34%	0%	1.0	7%	7%	0%	1.0
Window 598	Non Domestic	34%	34%	0%	1.0	8%	8%	0%	1.0
Window 599	Non Domestic	36%	36%	0%	1.0	8%	8%	0%	1.0
Window 600	Non Domestic	37%	37%	0%	1.0	8%	8%	0%	1.0
Window 601	Non Domestic	16%	16%	0%	1.0	4%	4%	0%	1.0
Window 602	Non Domestic	17%	17%	0%	1.0	5%	5%	0%	1.0
Window 603	Non Domestic	23%	23%	0%	1.0	5%	5%	0%	1.0
Window 604	Non Domestic	29%	29%	0%	1.0	6%	6%	0%	1.0
Window 605	Non Domestic	39%	39%	0%	1.0	10%	10%	0%	1.0
Window 606	Non Domestic	46%	46%	0%	1.0	12%	12%	0%	1.0
Window 607	Non Domestic	37%	36%	1%	0.97	3%	3%	0%	1.0
Window 608	Non Domestic	34%	29%	5%	0.85	7%	7%	0%	1.0
Window 609	Non Domestic	57%	51%	6%	0.89	10%	10%	0%	1.0
<u>First Floor</u>									
Window 616	Non Domestic	39%	34%	5%	0.87	11%	11%	0%	1.0
Window 617	Non Domestic	39%	35%	4%	0.9	11%	11%	0%	1.0
Window 618	Non Domestic	36%	33%	3%	0.92	9%	9%	0%	1.0
Window 619	Non Domestic	36%	35%	1%	0.97	10%	10%	0%	1.0
<u>Second Floor</u>									
Window 620	Non Domestic	41%	34%	7%	0.83	12%	12%	0%	1.0
Window 621	Non Domestic	40%	34%	6%	0.85	10%	10%	0%	1.0
Window 622	Non Domestic	41%	36%	5%	0.88	10%	10%	0%	1.0
Window 623	Non Domestic	70%	63%	7%	0.9	19%	19%	0%	1.0
Window 624	Non Domestic	40%	37%	3%	0.93	12%	12%	0%	1.0
Window 625	Non Domestic	70%	66%	4%	0.94	21%	21%	0%	1.0
<u>31 Bear Lane</u>									
<u>Second Floor</u>									
Window 630	Living/Kitchen	60%	59%	1%	0.98	13%	13%	0%	1.0
<u>Third Floor</u>									
Window 633	Living/Kitchen	77%	72%	5%	0.94	22%	22%	0%	1.0

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>Fourth Floor</u>										
Window 636	Bathroom/WC	82%	76%	6%	0.93	26%	25%	1%	0.96	
<u>Fifth Floor</u>										
Window 642	Staircase & Unknown	96%	88%	8%	0.92	28%	27%	1%	0.96	
Window 638	Bedroom	50%	41%	9%	0.82	16%	15%	1%	0.94	
<u>Sixth Floor</u>										
Window 640	Unknown	50%	41%	9%	0.82	16%	15%	1%	0.94	
<u>1 to 26 Friars Close</u>										
<u>Ground Floor</u>										
Window 643	Domestic	33%	31%	2%	0.94	1%	1%	0%	1.0	
Window 644	Domestic	29%	29%	0%	1.0	2%	2%	0%	1.0	
Window 645	Domestic	33%	33%	0%	1.0	3%	3%	0%	1.0	
Window 646	Domestic	31%	31%	0%	1.0	2%	2%	0%	1.0	
Window 647	Domestic	31%	31%	0%	1.0	3%	3%	0%	1.0	
Window 648	Domestic	28%	28%	0%	1.0	3%	3%	0%	1.0	
Window 649	Domestic	4%	2%	2%	0.5	0%	0%	0%	1.0	
Window 650	Domestic	12%	6%	6%	0.5	0%	0%	0%	1.0	
Window 651	Domestic	17%	10%	7%	0.59	0%	0%	0%	1.0	
Window 652	Domestic	21%	15%	6%	0.71	0%	0%	0%	1.0	
Window 653	Domestic	21%	16%	5%	0.76	0%	0%	0%	1.0	
Window 654	Domestic	22%	17%	5%	0.77	0%	0%	0%	1.0	
Window 655	Domestic	23%	18%	5%	0.78	0%	0%	0%	1.0	
Window 656	Domestic	27%	22%	5%	0.81	3%	3%	0%	1.0	
Window 657	Domestic	30%	25%	5%	0.83	4%	4%	0%	1.0	
Window 658	Domestic	31%	26%	5%	0.84	5%	5%	0%	1.0	
Window 659	Domestic	31%	26%	5%	0.84	5%	5%	0%	1.0	
Window 660	Domestic	33%	28%	5%	0.85	6%	6%	0%	1.0	
Window 661	Domestic	33%	28%	5%	0.85	6%	6%	0%	1.0	
Window 662	Domestic	34%	28%	6%	0.82	7%	6%	1%	0.86	
Window 663	Domestic	34%	29%	5%	0.85	8%	7%	1%	0.88	
Window 664	Domestic	34%	28%	6%	0.82	9%	8%	1%	0.89	
Window 665	Domestic	33%	26%	7%	0.79	9%	8%	1%	0.89	
Window 666	Domestic	33%	26%	7%	0.79	9%	8%	1%	0.89	
Window 667	Domestic	33%	26%	7%	0.79	9%	8%	1%	0.89	
Window 668	Domestic	28%	22%	6%	0.79	8%	7%	1%	0.88	
Window 669	Domestic	33%	27%	6%	0.82	11%	10%	1%	0.91	
Window 670	Domestic	31%	25%	6%	0.81	11%	10%	1%	0.91	
Window 671	Domestic	35%	29%	6%	0.83	12%	11%	1%	0.92	
Window 672	Domestic	37%	31%	6%	0.84	12%	11%	1%	0.92	

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
Window 673	Domestic	45%	39%	6%	0.87	13%	13%	0%	1.0	
Window 674	Domestic	52%	47%	5%	0.9	14%	14%	0%	1.0	
Window 675	Domestic	54%	52%	2%	0.96	15%	15%	0%	1.0	
Window 676	Domestic	52%	50%	2%	0.96	13%	13%	0%	1.0	
Window 677	Domestic	51%	49%	2%	0.96	12%	12%	0%	1.0	
Window 678	Domestic	50%	49%	1%	0.98	12%	12%	0%	1.0	
Window 679	Domestic	46%	46%	0%	1.0	10%	10%	0%	1.0	
First Floor										
Window 680	Domestic	39%	38%	1%	0.97	4%	4%	0%	1.0	
Window 681	Domestic	38%	36%	2%	0.95	3%	3%	0%	1.0	
Window 682	Domestic	38%	37%	1%	0.97	4%	4%	0%	1.0	
Window 683	Domestic	34%	34%	0%	1.0	3%	3%	0%	1.0	
Window 684	Domestic	37%	34%	3%	0.92	2%	2%	0%	1.0	
Window 685	Domestic	39%	39%	0%	1.0	5%	5%	0%	1.0	
Window 686	Domestic	35%	35%	0%	1.0	5%	5%	0%	1.0	
Window 687	Domestic	41%	41%	0%	1.0	6%	6%	0%	1.0	
Window 688	Domestic	1%	1%	0%	1.0	0%	0%	0%	1.0	
Window 689	Domestic	6%	5%	1%	0.83	0%	0%	0%	1.0	
Window 690	Domestic	10%	6%	4%	0.6	0%	0%	0%	1.0	
Window 691	Domestic	9%	5%	4%	0.56	1%	0%	1%	0.0	
Window 692	Domestic	13%	7%	6%	0.54	2%	0%	2%	0.0	
Window 693	Domestic	13%	7%	6%	0.54	2%	0%	2%	0.0	
Window 694	Domestic	14%	8%	6%	0.57	3%	1%	2%	0.33	
Window 695	Domestic	14%	8%	6%	0.57	3%	1%	2%	0.33	
Window 696	Domestic	14%	8%	6%	0.57	3%	1%	2%	0.33	
Window 697	Domestic	11%	7%	4%	0.64	3%	1%	2%	0.33	
Window 698	Domestic	12%	7%	5%	0.58	3%	1%	2%	0.33	
Window 699	Domestic	12%	8%	4%	0.67	4%	2%	2%	0.5	
Window 700	Domestic	15%	10%	5%	0.67	4%	2%	2%	0.5	
Window 701	Domestic	15%	10%	5%	0.67	5%	3%	2%	0.6	
Window 702	Domestic	15%	10%	5%	0.67	5%	3%	2%	0.6	
Window 703	Domestic	15%	11%	4%	0.73	5%	3%	2%	0.6	
Window 704	Domestic	13%	9%	4%	0.69	5%	3%	2%	0.6	
Window 705	Domestic	14%	9%	5%	0.64	6%	3%	3%	0.5	
Window 706	Domestic	13%	8%	5%	0.62	6%	3%	3%	0.5	
Window 707	Domestic	10%	6%	4%	0.6	6%	3%	3%	0.5	
Window 708	Domestic	8%	4%	4%	0.5	6%	3%	3%	0.5	
Window 709	Domestic	6%	3%	3%	0.5	6%	3%	3%	0.5	
Window 710	Domestic	5%	4%	1%	0.8	5%	4%	1%	0.8	
Window 711	Domestic	12%	11%	1%	0.92	12%	11%	1%	0.92	
Window 712	Domestic	55%	48%	7%	0.87	18%	16%	2%	0.89	

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 713	Domestic	63%	57%	6%	0.9	18%	17%	1%	0.94
Window 714	Domestic	64%	58%	6%	0.91	17%	16%	1%	0.94
Window 715	Domestic	55%	54%	1%	0.98	13%	13%	0%	1.0
<u>Second Floor</u>									
Window 716	Domestic	46%	45%	1%	0.98	7%	7%	0%	1.0
Window 717	Domestic	49%	44%	5%	0.9	8%	7%	1%	0.88
Window 718	Domestic	51%	46%	5%	0.9	8%	7%	1%	0.88
Window 719	Domestic	52%	47%	5%	0.9	8%	8%	0%	1.0
Window 720	Domestic	47%	43%	4%	0.91	6%	6%	0%	1.0
Window 721	Domestic	47%	46%	1%	0.98	8%	8%	0%	1.0
Window 722	Domestic	58%	53%	5%	0.91	10%	10%	0%	1.0
Window 723	Domestic	59%	55%	4%	0.93	11%	11%	0%	1.0
Window 724	Domestic	59%	55%	4%	0.93	10%	10%	0%	1.0
Window 725	Domestic	60%	58%	2%	0.97	10%	10%	0%	1.0
Window 726	Domestic	21%	19%	2%	0.9	3%	3%	0%	1.0
Window 727	Domestic	2%	2%	0%	1.0	0%	0%	0%	1.0
Window 728	Domestic	4%	2%	2%	0.5	1%	0%	1%	0.0
Window 729	Domestic	6%	3%	3%	0.5	3%	1%	2%	0.33
Window 730	Domestic	6%	3%	3%	0.5	3%	1%	2%	0.33
Window 731	Domestic	13%	7%	6%	0.54	5%	2%	3%	0.4
Window 732	Domestic	13%	7%	6%	0.54	5%	2%	3%	0.4
Window 733	Domestic	15%	9%	6%	0.6	6%	3%	3%	0.5
Window 734	Domestic	5%	1%	4%	0.2	3%	0%	3%	0.0
Window 735	Domestic	12%	6%	6%	0.5	6%	2%	4%	0.33
Window 736	Domestic	6%	3%	3%	0.5	3%	0%	3%	0.0
Window 737	Domestic	6%	3%	3%	0.5	3%	0%	3%	0.0
Window 738	Domestic	15%	10%	5%	0.67	5%	2%	3%	0.4
Window 739	Domestic	5%	4%	1%	0.8	1%	0%	1%	0.0
Window 740	Domestic	10%	7%	3%	0.7	4%	2%	2%	0.5
Window 741	Domestic	15%	11%	4%	0.73	5%	2%	3%	0.4
Window 742	Domestic	5%	4%	1%	0.8	1%	0%	1%	0.0
Window 743	Domestic	10%	7%	3%	0.7	5%	2%	3%	0.4
Window 744	Domestic	5%	2%	3%	0.4	3%	0%	3%	0.0
Window 745	Domestic	3%	1%	2%	0.33	2%	0%	2%	0.0
Window 746	Domestic	2%	0%	2%	0.0	2%	0%	2%	0.0
Window 747	Domestic	3%	2%	1%	0.67	3%	2%	1%	0.67
Window 748	Domestic	6%	5%	1%	0.83	5%	4%	1%	0.8
Window 749	Domestic	24%	17%	7%	0.71	14%	10%	4%	0.71
Window 750	Domestic	64%	57%	7%	0.89	23%	20%	3%	0.87
Window 751	Domestic	73%	66%	7%	0.9	23%	20%	3%	0.87
Window 752	Domestic	76%	68%	8%	0.89	23%	20%	3%	0.87

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 753	Domestic	77%	70%	7%	0.91	22%	20%	2%	0.91
Window 754	Domestic	72%	66%	6%	0.92	19%	17%	2%	0.89
<u>Third Floor</u>									
Window 755	Domestic	56%	56%	0%	1.0	13%	13%	0%	1.0
Window 756	Domestic	60%	55%	5%	0.92	16%	15%	1%	0.94
Window 757	Domestic	61%	56%	5%	0.92	14%	13%	1%	0.93
Window 758	Domestic	64%	59%	5%	0.92	14%	13%	1%	0.93
Window 759	Domestic	61%	56%	5%	0.92	14%	13%	1%	0.93
Window 760	Domestic	68%	62%	6%	0.91	17%	16%	1%	0.94
Window 761	Domestic	72%	66%	6%	0.92	18%	17%	1%	0.94
Window 762	Domestic	74%	68%	6%	0.92	19%	18%	1%	0.95
Window 763	Domestic	9%	5%	4%	0.56	0%	0%	0%	1.0
Window 764	Domestic	32%	23%	9%	0.72	3%	1%	2%	0.33
Window 765	Domestic	41%	33%	8%	0.8	13%	11%	2%	0.85
Window 766	Domestic	44%	34%	10%	0.77	15%	11%	4%	0.73
Window 767	Domestic	45%	35%	10%	0.78	16%	12%	4%	0.75
Window 768	Domestic	45%	36%	9%	0.8	16%	12%	4%	0.75
Window 769	Domestic	44%	35%	9%	0.8	15%	12%	3%	0.8
Window 770	Domestic	44%	35%	9%	0.8	15%	12%	3%	0.8
Window 771	Domestic	44%	33%	11%	0.75	15%	11%	4%	0.73
Window 772	Domestic	45%	33%	12%	0.73	16%	11%	5%	0.69
Window 773	Domestic	46%	34%	12%	0.74	17%	12%	5%	0.71
Window 774	Domestic	46%	34%	12%	0.74	17%	12%	5%	0.71
Window 775	Domestic	47%	36%	11%	0.77	17%	12%	5%	0.71
Window 776	Domestic	46%	37%	9%	0.8	16%	12%	4%	0.75
Window 777	Domestic	47%	38%	9%	0.81	16%	12%	4%	0.75
Window 778	Domestic	46%	37%	9%	0.8	15%	11%	4%	0.73
Window 779	Domestic	47%	39%	8%	0.83	16%	12%	4%	0.75
Window 780	Domestic	46%	38%	8%	0.83	16%	12%	4%	0.75
Window 781	Domestic	46%	38%	8%	0.83	16%	12%	4%	0.75
Window 782	Domestic	46%	38%	8%	0.83	16%	12%	4%	0.75
Window 783	Domestic	43%	36%	7%	0.84	15%	11%	4%	0.73
Window 784	Domestic	38%	31%	7%	0.82	15%	11%	4%	0.73
Window 785	Domestic	54%	47%	7%	0.87	21%	17%	4%	0.81
Window 786	Domestic	72%	65%	7%	0.9	25%	21%	4%	0.84
Window 787	Domestic	73%	65%	8%	0.89	25%	21%	4%	0.84
Window 788	Domestic	74%	65%	9%	0.88	26%	22%	4%	0.85
Window 789	Domestic	72%	63%	9%	0.88	24%	20%	4%	0.83

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Conoco House</u>									
<u>Ground Floor</u>									
Window 790	Non Domestic	23%	10%	13%	0.43	8%	3%	5%	0.38
Window 791	Non Domestic	56%	2%	54%	0.04	12%	1%	11%	0.08
<u>First Floor</u>									
Window 797	Non Domestic	21%	10%	11%	0.48	8%	0%	8%	0.0
Window 798	Non Domestic	67%	2%	65%	0.03	17%	0%	17%	0.0
Window 799	Non Domestic	64%	0%	64%	0.0	12%	0%	12%	0.0
Window 800	Non Domestic	62%	0%	62%	0.0	10%	0%	10%	0.0
Window 812	Non Domestic	44%	14%	30%	0.32	16%	3%	13%	0.19
<u>Second Floor</u>									
Window 820	Non Domestic	23%	12%	11%	0.52	8%	0%	8%	0.0
Window 821	Non Domestic	73%	4%	69%	0.05	21%	0%	21%	0.0
Window 822	Non Domestic	75%	0%	75%	0.0	23%	0%	23%	0.0
Window 823	Non Domestic	73%	0%	73%	0.0	20%	0%	20%	0.0
Window 835	Non Domestic	45%	15%	30%	0.33	16%	3%	13%	0.19
<u>Third Floor</u>									
Window 843	Non Domestic	25%	14%	11%	0.56	9%	1%	8%	0.11
Window 844	Non Domestic	77%	4%	73%	0.05	24%	0%	24%	0.0
Window 845	Non Domestic	77%	1%	76%	0.01	24%	0%	24%	0.0
Window 846	Non Domestic	79%	0%	79%	0.0	24%	0%	24%	0.0
Window 858	Non Domestic	47%	16%	31%	0.34	17%	3%	14%	0.18
<u>Fourth Floor</u>									
Window 866	Non Domestic	26%	15%	11%	0.58	9%	1%	8%	0.11
Window 867	Non Domestic	78%	5%	73%	0.06	24%	0%	24%	0.0
Window 868	Non Domestic	79%	2%	77%	0.03	24%	0%	24%	0.0
Window 869	Non Domestic	79%	0%	79%	0.0	24%	0%	24%	0.0
Window 881	Non Domestic	49%	16%	33%	0.33	18%	3%	15%	0.17
<u>Fifth Floor</u>									
Window 889	Non Domestic	29%	18%	11%	0.62	10%	2%	8%	0.2
Window 890	Non Domestic	79%	7%	72%	0.09	24%	0%	24%	0.0
Window 891	Non Domestic	80%	2%	78%	0.03	25%	0%	25%	0.0
Window 892	Non Domestic	80%	0%	80%	0.0	25%	0%	25%	0.0
Window 904	Non Domestic	50%	18%	32%	0.36	18%	3%	15%	0.17

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Sixth Floor</u>									
Window 912	Non Domestic	29%	18%	11%	0.62	10%	2%	8%	0.2
Window 913	Non Domestic	80%	7%	73%	0.09	25%	0%	25%	0.0
Window 914	Non Domestic	81%	2%	79%	0.02	25%	0%	25%	0.0
Window 915	Non Domestic	81%	0%	81%	0.0	25%	0%	25%	0.0
Window 927	Non Domestic	56%	22%	34%	0.39	19%	3%	16%	0.16
<u>Seventh Floor</u>									
Window 935	Non Domestic	31%	20%	11%	0.65	11%	3%	8%	0.27
Window 936	Non Domestic	79%	8%	71%	0.1	26%	0%	26%	0.0
Window 937	Non Domestic	79%	2%	77%	0.03	26%	0%	26%	0.0
Window 938	Non Domestic	82%	0%	82%	0.0	26%	0%	26%	0.0
Window 950	Non Domestic	64%	28%	36%	0.44	22%	3%	19%	0.14
<u>Quadrant House</u>									
<u>Ground Floor</u>									
Window 962	Non Domestic	41%	14%	27%	0.34	14%	2%	12%	0.14
Window 963	Non Domestic	48%	15%	33%	0.31	17%	2%	15%	0.12
Window 964	Non Domestic	52%	18%	34%	0.35	19%	3%	16%	0.16
Window 965	Non Domestic	53%	18%	35%	0.34	19%	3%	16%	0.16
Window 966	Non Domestic	56%	21%	35%	0.38	19%	3%	16%	0.16
Window 967	Non Domestic	59%	21%	38%	0.36	21%	3%	18%	0.14
Window 968	Non Domestic	60%	23%	37%	0.38	21%	4%	17%	0.19
Window 969	Non Domestic	63%	24%	39%	0.38	22%	4%	18%	0.18
Window 970	Non Domestic	62%	26%	36%	0.42	21%	5%	16%	0.24
Window 971	Non Domestic	64%	29%	35%	0.45	21%	7%	14%	0.33
Window 972	Non Domestic	66%	35%	31%	0.53	22%	8%	14%	0.36
Window 973	Non Domestic	66%	33%	33%	0.5	22%	7%	15%	0.32
Window 974	Non Domestic	67%	37%	30%	0.55	22%	10%	12%	0.45
Window 975	Non Domestic	69%	40%	29%	0.58	22%	11%	11%	0.5
<u>First Floor</u>									
Window 977	Domestic	11%	1%	10%	0.09	6%	0%	6%	0.0
Window 978	Domestic	62%	27%	35%	0.44	21%	5%	16%	0.24
Window 979	Domestic	67%	30%	37%	0.45	23%	6%	17%	0.26
Window 980	Domestic	68%	32%	36%	0.47	23%	7%	16%	0.3
Window 981	Domestic	72%	39%	33%	0.54	22%	7%	15%	0.32
Window 982	Domestic	74%	42%	32%	0.57	23%	8%	15%	0.35
Window 983	Domestic	76%	46%	30%	0.61	25%	11%	14%	0.44

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Second Floor</u>									
Window 985	Domestic	12%	2%	10%	0.17	6%	0%	6%	0.0
Window 986	Domestic	66%	30%	36%	0.45	22%	5%	17%	0.23
Window 987	Domestic	69%	31%	38%	0.45	23%	6%	17%	0.26
Window 988	Domestic	71%	35%	36%	0.49	23%	7%	16%	0.3
Window 989	Domestic	76%	42%	34%	0.55	25%	9%	16%	0.36
Window 990	Domestic	77%	45%	32%	0.58	25%	10%	15%	0.4
Window 991	Domestic	78%	47%	31%	0.6	26%	12%	14%	0.46
<u>Third Floor</u>									
Window 993	Domestic	15%	4%	11%	0.27	7%	0%	7%	0.0
Window 994	Domestic	67%	30%	37%	0.45	23%	5%	18%	0.22
Window 995	Domestic	72%	35%	37%	0.49	23%	6%	17%	0.26
Window 996	Domestic	73%	38%	35%	0.52	23%	7%	16%	0.3
Window 997	Domestic	77%	43%	34%	0.56	25%	9%	16%	0.36
Window 998	Domestic	79%	45%	34%	0.57	27%	10%	17%	0.37
Window 999	Domestic	82%	51%	31%	0.62	27%	13%	14%	0.48
<u>Fourth Floor</u>									
Window 1001	Domestic	17%	5%	12%	0.29	8%	0%	8%	0.0
Window 1002	Domestic	69%	32%	37%	0.46	23%	5%	18%	0.22
Window 1003	Domestic	74%	37%	37%	0.5	23%	6%	17%	0.26
Window 1004	Domestic	74%	39%	35%	0.53	23%	7%	16%	0.3
Window 1005	Domestic	77%	43%	34%	0.56	25%	9%	16%	0.36
Window 1006	Domestic	82%	49%	33%	0.6	27%	10%	17%	0.37
Window 1007	Domestic	81%	51%	30%	0.63	27%	13%	14%	0.48
<u>Fifth Floor</u>									
Window 1009	Domestic	21%	8%	13%	0.38	8%	0%	8%	0.0
Window 1010	Domestic	73%	36%	37%	0.49	23%	5%	18%	0.22
Window 1011	Domestic	75%	40%	35%	0.53	23%	6%	17%	0.26
Window 1012	Domestic	75%	39%	36%	0.52	24%	6%	18%	0.25
Window 1013	Domestic	81%	46%	35%	0.57	27%	9%	18%	0.33
Window 1014	Domestic	81%	49%	32%	0.6	27%	10%	17%	0.37
Window 1015	Domestic	83%	54%	29%	0.65	27%	13%	14%	0.48
<u>Sixth Floor</u>									
Window 1017	Domestic	23%	10%	13%	0.43	8%	0%	8%	0.0
Window 1018	Domestic	75%	40%	35%	0.53	23%	5%	18%	0.22
Window 1019	Domestic	79%	44%	35%	0.56	25%	7%	18%	0.28
Window 1020	Domestic	77%	42%	35%	0.55	24%	6%	18%	0.25

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 1021	Domestic	82%	48%	34%	0.59	27%	9%	18%	0.33
Window 1022	Domestic	83%	51%	32%	0.61	27%	10%	17%	0.37
Window 1023	Domestic	83%	54%	29%	0.65	27%	13%	14%	0.48
<u>Seventh Floor</u>									
Window 1025	Domestic	26%	13%	13%	0.5	9%	1%	8%	0.11
Window 1026	Domestic	78%	43%	35%	0.55	25%	7%	18%	0.28
Window 1027	Domestic	79%	44%	35%	0.56	25%	7%	18%	0.28
Window 1028	Domestic	80%	42%	38%	0.53	27%	6%	21%	0.22
Window 1029	Domestic	83%	49%	34%	0.59	27%	9%	18%	0.33
Window 1030	Domestic	83%	51%	32%	0.61	27%	10%	17%	0.37
Window 1031	Domestic	83%	54%	29%	0.65	27%	13%	14%	0.48
<u>Eighth Floor</u>									
Window 1033	Domestic	31%	17%	14%	0.55	11%	2%	9%	0.18
Window 1034	Domestic	81%	47%	34%	0.58	26%	7%	19%	0.27
Window 1035	Domestic	83%	47%	36%	0.57	27%	7%	20%	0.26
Window 1036	Domestic	81%	44%	37%	0.54	27%	6%	21%	0.22
Window 1037	Domestic	84%	50%	34%	0.6	27%	9%	18%	0.33
Window 1038	Domestic	83%	51%	32%	0.61	27%	10%	17%	0.37
Window 1039	Domestic	83%	54%	29%	0.65	27%	13%	14%	0.48
<u>235 Blackfriars Road</u>									
<u>Ground Floor</u>									
Window 1041	Domestic	30%	30%	0%	1.0	5%	5%	0%	1.0
Window 1042	Domestic	14%	14%	0%	1.0	2%	2%	0%	1.0
<u>First Floor</u>									
Window 1052	Domestic	19%	17%	2%	0.89	4%	2%	2%	0.5
Window 1054	Domestic	15%	15%	0%	1.0	0%	0%	0%	1.0
Window 1056	Domestic	18%	18%	0%	1.0	2%	2%	0%	1.0
Window 1058	Domestic	26%	26%	0%	1.0	8%	8%	0%	1.0
Window 1060	Domestic	35%	31%	4%	0.89	7%	4%	3%	0.57
Window 1061	Domestic	24%	24%	0%	1.0	4%	4%	0%	1.0
<u>Second Floor</u>									
Window 1068	Domestic	35%	30%	5%	0.86	5%	2%	3%	0.4
Window 1070	Domestic	23%	20%	3%	0.87	4%	2%	2%	0.5
Window 1072	Domestic	18%	18%	0%	1.0	0%	0%	0%	1.0
Window 1074	Domestic	20%	20%	0%	1.0	2%	2%	0%	1.0
Window 1076	Domestic	24%	24%	0%	1.0	8%	8%	0%	1.0
Window 1078	Domestic	40%	36%	4%	0.9	8%	5%	3%	0.63

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
Window 1079	Domestic	27%	27%	0%	1.0	4%	4%	0%	1.0	
<u>Third Floor</u>										
Window 1086	Domestic	41%	36%	5%	0.88	7%	3%	4%	0.43	
Window 1088	Domestic	27%	25%	2%	0.93	4%	3%	1%	0.75	
Window 1090	Domestic	19%	19%	0%	1.0	0%	0%	0%	1.0	
Window 1092	Domestic	18%	18%	0%	1.0	1%	1%	0%	1.0	
Window 1094	Domestic	28%	28%	0%	1.0	8%	8%	0%	1.0	
Window 1096	Domestic	44%	40%	4%	0.91	9%	6%	3%	0.67	
Window 1097	Domestic	29%	29%	0%	1.0	6%	6%	0%	1.0	
<u>Fourth Floor</u>										
Window 1104	Domestic	47%	40%	7%	0.85	9%	4%	5%	0.44	
Window 1106	Domestic	33%	30%	3%	0.91	6%	4%	2%	0.67	
Window 1108	Domestic	27%	27%	0%	1.0	2%	2%	0%	1.0	
Window 1110	Domestic	23%	23%	0%	1.0	1%	1%	0%	1.0	
Window 1112	Domestic	34%	34%	0%	1.0	9%	9%	0%	1.0	
Window 1114	Domestic	50%	45%	5%	0.9	12%	8%	4%	0.67	
Window 1115	Domestic	31%	31%	0%	1.0	7%	7%	0%	1.0	
<u>Fifth Floor</u>										
Window 1116	Domestic	79%	75%	4%	0.95	17%	13%	4%	0.76	
Window 1117	Domestic	45%	45%	0%	1.0	4%	4%	0%	1.0	
Window 1118	Domestic	74%	73%	1%	0.99	10%	9%	1%	0.9	
Window 1119	Domestic	47%	47%	0%	1.0	6%	6%	0%	1.0	
Window 1120	Domestic	77%	74%	3%	0.96	14%	12%	2%	0.86	
Window 1122	Domestic	56%	47%	9%	0.84	14%	7%	7%	0.5	
Window 1123	Domestic	31%	31%	0%	1.0	7%	7%	0%	1.0	
<u>240 Blackfriars Road</u>										
<u>Ground Floor</u>										
Window 1125	Non Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 1126	Non Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 1129	Non Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 1130	Non Domestic	21%	21%	0%	1.0	2%	2%	0%	1.0	
Window 1131	Non Domestic	27%	27%	0%	1.0	2%	2%	0%	1.0	
Window 1132	Non Domestic	30%	30%	0%	1.0	7%	7%	0%	1.0	
Window 1133	Non Domestic	34%	34%	0%	1.0	8%	8%	0%	1.0	
Window 1134	Non Domestic	21%	21%	0%	1.0	2%	2%	0%	1.0	
Window 1135	Non Domestic	29%	29%	0%	1.0	3%	3%	0%	1.0	
Window 1136	Non Domestic	29%	29%	0%	1.0	6%	6%	0%	1.0	
Window 1137	Non Domestic	32%	32%	0%	1.0	7%	7%	0%	1.0	

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>First Floor</u>										
Window 1140	Non Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 1141	Non Domestic	21%	21%	0%	1.0	2%	2%	0%	1.0	
Window 1142	Non Domestic	32%	32%	0%	1.0	5%	5%	0%	1.0	
Window 1144	Non Domestic	33%	33%	0%	1.0	8%	8%	0%	1.0	
<u>Second Floor</u>										
Window 1147	Non Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
Window 1148	Non Domestic	21%	21%	0%	1.0	2%	2%	0%	1.0	
Window 1149	Non Domestic	33%	33%	0%	1.0	5%	5%	0%	1.0	
Window 1150	Non Domestic	41%	41%	0%	1.0	9%	9%	0%	1.0	
Window 1151	Non Domestic	43%	43%	0%	1.0	10%	10%	0%	1.0	
<u>Third Floor</u>										
Window 1154	Non Domestic	1%	1%	0%	1.0	0%	0%	0%	1.0	
Window 1155	Non Domestic	21%	21%	0%	1.0	2%	2%	0%	1.0	
Window 1156	Non Domestic	42%	42%	0%	1.0	6%	6%	0%	1.0	
Window 1157	Non Domestic	42%	42%	0%	1.0	9%	9%	0%	1.0	
Window 1158	Non Domestic	43%	43%	0%	1.0	10%	10%	0%	1.0	
<u>Fourth Floor</u>										
Window 1161	Non Domestic	1%	1%	0%	1.0	0%	0%	0%	1.0	
Window 1162	Non Domestic	23%	23%	0%	1.0	2%	2%	0%	1.0	
Window 1163	Non Domestic	57%	56%	1%	0.98	8%	7%	1%	0.88	
Window 1164	Non Domestic	43%	43%	0%	1.0	9%	9%	0%	1.0	
Window 1165	Non Domestic	44%	44%	0%	1.0	10%	10%	0%	1.0	
<u>Fifth Floor</u>										
Window 1167	Comms Room	1%	1%	0%	1.0	0%	0%	0%	1.0	
Window 1168	Office	60%	58%	2%	0.97	10%	8%	2%	0.8	
Window 1169	Office	72%	65%	7%	0.9	21%	14%	7%	0.67	
Window 1170	Office	43%	43%	0%	1.0	9%	9%	0%	1.0	
<u>Sixth Floor</u>										
Window 1172	Storage	71%	61%	10%	0.86	21%	11%	10%	0.52	
Window 1173	Admin Store	75%	65%	10%	0.87	23%	13%	10%	0.57	
Window 1174	Meeting Room & Meeting	74%	67%	7%	0.91	23%	16%	7%	0.7	
Window 1175	Meeting Room	75%	68%	7%	0.91	23%	16%	7%	0.7	
Window 1176	Game Room	74%	66%	8%	0.89	22%	14%	8%	0.64	
Window 1177	Game Room	44%	44%	0%	1.0	10%	10%	0%	1.0	

Appendix 2 - Sunlight to Windows
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Seventh Floor</u>									
Window 1178	Storage	37%	33%	4%	0.89	9%	5%	4%	0.56
Window 1179	Storage	73%	62%	11%	0.85	22%	11%	11%	0.5
Window 1180	Admin Store	75%	67%	8%	0.89	23%	15%	8%	0.65
Window 1181	Meeting Room & Meetingç	75%	68%	7%	0.91	23%	16%	7%	0.7
Window 1182	Meeting Room	75%	68%	7%	0.91	23%	16%	7%	0.7
Window 1183	Game Room	75%	68%	7%	0.91	23%	16%	7%	0.7
Window 1184	Game Room	45%	45%	0%	1.0	11%	11%	0%	1.0
<u>Eighth Floor</u>									
Window 1186	Storage	73%	63%	10%	0.86	22%	12%	10%	0.55
Window 1187	Admin Store	76%	69%	7%	0.91	23%	16%	7%	0.7
Window 1188	Meeting Room & Meetingç	75%	68%	7%	0.91	23%	16%	7%	0.7
Window 1189	Meeting Room	76%	69%	7%	0.91	23%	16%	7%	0.7
Window 1190	Game Room	76%	70%	6%	0.92	23%	17%	6%	0.74
Window 1191	Game Room	46%	46%	0%	1.0	11%	11%	0%	1.0
<u>Ninth Floor</u>									
Window 1193	Storage	77%	69%	8%	0.9	25%	17%	8%	0.68
Window 1194	Admin Store	77%	70%	7%	0.91	24%	17%	7%	0.71
Window 1195	Meeting Room & Meetingç	76%	70%	6%	0.92	23%	17%	6%	0.74
Window 1196	Meeting Room	76%	71%	5%	0.93	23%	18%	5%	0.78
Window 1197	Game Room	77%	72%	5%	0.94	24%	19%	5%	0.79
Window 1198	Game Room	46%	46%	0%	1.0	11%	11%	0%	1.0
<u>Tenth Floor</u>									
Window 1200	Storage	77%	71%	6%	0.92	25%	19%	6%	0.76
Window 1201	Admin Store	78%	73%	5%	0.94	25%	20%	5%	0.8
Window 1202	Meeting Room & Meetingç	77%	72%	5%	0.94	24%	19%	5%	0.79
Window 1203	Meeting Room	77%	72%	5%	0.94	24%	19%	5%	0.79
Window 1204	Game Room	78%	73%	5%	0.94	25%	20%	5%	0.8
Window 1205	Game Room	48%	48%	0%	1.0	13%	13%	0%	1.0
<u>Eleventh Floor</u>									
Window 1207	Storage	78%	72%	6%	0.92	25%	19%	6%	0.76
Window 1208	Admin Store	79%	74%	5%	0.94	26%	21%	5%	0.81
Window 1209	Meeting Room & Meetingç	78%	73%	5%	0.94	25%	20%	5%	0.8
Window 1210	Meeting Room	78%	74%	4%	0.95	25%	21%	4%	0.84
Window 1211	Game Room	78%	74%	4%	0.95	25%	21%	4%	0.84
Window 1212	Game Room	48%	48%	0%	1.0	13%	13%	0%	1.0

Appendix 2 - Sunlight to Windows
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Twelfth Floor</u>									
Window 1214	Storage	78%	72%	6%	0.92	25%	19%	6%	0.76
Window 1215	Admin Store	79%	74%	5%	0.94	26%	21%	5%	0.81
Window 1216	Meeting Room & Meetingç	79%	75%	4%	0.95	26%	22%	4%	0.85
Window 1217	Meeting Room	79%	75%	4%	0.95	26%	22%	4%	0.85
Window 1218	Game Room	79%	75%	4%	0.95	26%	22%	4%	0.85
Window 1219	Game Room	48%	48%	0%	1.0	13%	13%	0%	1.0
<u>Thirteenth Floor</u>									
Window 1221	Storage	79%	73%	6%	0.92	26%	20%	6%	0.77
Window 1222	Admin Store	80%	75%	5%	0.94	27%	22%	5%	0.81
Window 1223	Meeting Room & Meetingç	80%	77%	3%	0.96	27%	24%	3%	0.89
Window 1224	Meeting Room	79%	76%	3%	0.96	26%	23%	3%	0.88
Window 1225	Game Room	80%	77%	3%	0.96	27%	24%	3%	0.89
Window 1226	Game Room	49%	49%	0%	1.0	14%	14%	0%	1.0
<u>Fourteenth Floor</u>									
Window 1228	Storage	79%	75%	4%	0.95	26%	22%	4%	0.85
Window 1229	Admin Store	80%	77%	3%	0.96	27%	24%	3%	0.89
Window 1230	Meeting Room & Meetingç	80%	77%	3%	0.96	27%	24%	3%	0.89
Window 1231	Meeting Room	80%	77%	3%	0.96	27%	24%	3%	0.89
Window 1232	Game Room	81%	78%	3%	0.96	28%	25%	3%	0.89
Window 1233	Game Room	50%	50%	0%	1.0	15%	15%	0%	1.0
<u>Fifteenth Floor</u>									
Window 1235	Storage	81%	77%	4%	0.95	28%	24%	4%	0.86
Window 1236	Admin Store	81%	78%	3%	0.96	28%	25%	3%	0.89
Window 1237	Meeting Room & Meetingç	81%	78%	3%	0.96	28%	25%	3%	0.89
Window 1238	Meeting Room	81%	79%	2%	0.98	28%	26%	2%	0.93
Window 1239	Game Room	81%	79%	2%	0.98	28%	26%	2%	0.93
Window 1240	Game Room	50%	50%	0%	1.0	15%	15%	0%	1.0
<u>Sixteenth Floor</u>									
Window 1242	Storage	81%	78%	3%	0.96	28%	25%	3%	0.89
Window 1243	Admin Store	81%	79%	2%	0.98	28%	26%	2%	0.93
Window 1244	Meeting Room & Meetingç	81%	79%	2%	0.98	28%	26%	2%	0.93
Window 1245	Meeting Room	81%	80%	1%	0.99	28%	27%	1%	0.96
Window 1246	Game Room	81%	81%	0%	1.0	28%	28%	0%	1.0
Window 1247	Game Room	50%	50%	0%	1.0	15%	15%	0%	1.0
<u>Seventeenth Floor</u>									
Window 1249	Storage	81%	79%	2%	0.98	28%	26%	2%	0.93

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
Window 1250	Admin Store	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1251	Meeting Room & Meetingç	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1252	Meeting Room	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1253	Game Room	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1254	Game Room	50%	50%	0%	1.0	15%	15%	0%	1.0	
<u>Eighteenth Floor</u>										
Window 1256	Storage	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1257	Admin Store	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1258	Meeting Room & Meetingç	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1259	Meeting Room	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1260	Game Room	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1261	Game Room	50%	50%	0%	1.0	15%	15%	0%	1.0	
<u>Nineteenth Floor</u>										
Window 1263	Storage	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1264	Admin Store	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1265	Meeting Room & Meetingç	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1267	Game Room	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1268	Game Room	50%	50%	0%	1.0	15%	15%	0%	1.0	
<u>Twentieth Floor</u>										
Window 1270	Storage	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1271	Admin Store	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1272	Meeting Room & Meetingç	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1273	Meeting Room	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1274	Game Room	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1275	Game Room	50%	50%	0%	1.0	15%	15%	0%	1.0	
<u>Thirteenth Floor</u>										
Window 1277	Storage	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1278	Admin Store	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1279	Meeting Room & Meetingç	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1280	Meeting Room	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1281	Game Room	81%	81%	0%	1.0	28%	28%	0%	1.0	
Window 1282	Game Room	50%	50%	0%	1.0	15%	15%	0%	1.0	
<u>32 to 40 Blackfriars Road</u>										
<u>Twelfth Floor</u>										
Window 1538	Office	73%	71%	2%	0.97	26%	24%	2%	0.92	
Window 1539	Office	73%	72%	1%	0.99	26%	25%	1%	0.96	
Window 1562	Landing & Staircase	73%	70%	3%	0.96	26%	24%	2%	0.92	

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 1563	Landing & Staircase	73%	71%	2%	0.97	26%	24%	2%	0.92
<u>Thirteenth Floor</u>									
Window 1564	Office	73%	72%	1%	0.99	26%	25%	1%	0.96
Window 1565	Office	73%	73%	0%	1.0	26%	26%	0%	1.0
Window 1588	Landing & Staircase	73%	71%	2%	0.97	26%	24%	2%	0.92
Window 1589	Landing & Staircase	73%	71%	2%	0.97	26%	24%	2%	0.92
Window 1609	Staircase & landing	73%	71%	2%	0.97	26%	24%	2%	0.92
Window 1610	Staircase & landing	73%	71%	2%	0.97	26%	24%	2%	0.92
<u>Fourteenth Floor</u>									
Window 1590	Restaurant/Bar/Kitchen	10%	10%	0%	1.0	0%	0%	0%	1.0
<u>41 to 45 Blackfriars Road</u>									
<u>Ground Floor</u>									
Window 1612	Non Domestic	27%	6%	21%	0.22	4%	1%	3%	0.25
Window 1621	Non Domestic	31%	30%	1%	0.97	4%	4%	0%	1.0
Window 1622	Non Domestic	19%	19%	0%	1.0	0%	0%	0%	1.0
Window 1625	Non Domestic	39%	22%	17%	0.56	7%	5%	2%	0.71
Window 1626	Non Domestic	34%	18%	16%	0.53	6%	4%	2%	0.67
<u>First Floor</u>									
Window 1633	Non Domestic	31%	30%	1%	0.97	4%	4%	0%	1.0
Window 1634	Non Domestic	20%	20%	0%	1.0	0%	0%	0%	1.0
<u>Second Floor</u>									
Window 1640	Non Domestic	8%	7%	1%	0.88	3%	2%	1%	0.67
Window 1648	Non Domestic	41%	40%	1%	0.98	7%	7%	0%	1.0
Window 1649	Non Domestic	38%	37%	1%	0.97	5%	5%	0%	1.0
Window 1650	Non Domestic	30%	29%	1%	0.97	2%	2%	0%	1.0
<u>Third Floor</u>									
Window 1656	Non Domestic	42%	27%	15%	0.64	13%	11%	2%	0.85
Window 1664	Non Domestic	42%	41%	1%	0.98	8%	8%	0%	1.0
Window 1665	Non Domestic	34%	33%	1%	0.97	4%	4%	0%	1.0
Window 1666	Non Domestic	33%	32%	1%	0.97	5%	5%	0%	1.0
<u>Fourth Floor</u>									
Window 1670	Non Domestic	39%	29%	10%	0.74	15%	13%	2%	0.87
Window 1676	Non Domestic	46%	45%	1%	0.98	12%	12%	0%	1.0
Window 1677	Non Domestic	42%	41%	1%	0.98	10%	10%	0%	1.0
Window 1678	Non Domestic	39%	38%	1%	0.97	8%	8%	0%	1.0

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Fifth Floor</u>									
Window 1680	Non Domestic	40%	30%	10%	0.75	15%	13%	2%	0.87
Window 1684	Non Domestic	40%	39%	1%	0.98	9%	9%	0%	1.0
<u>Sixth Floor</u>									
Window 1686	Non Domestic	40%	30%	10%	0.75	14%	12%	2%	0.86
Window 1690	Non Domestic	41%	40%	1%	0.98	8%	8%	0%	1.0
<u>Seventh Floor</u>									
Window 1692	Non Domestic	41%	31%	10%	0.76	15%	13%	2%	0.87
Window 1696	Non Domestic	50%	49%	1%	0.98	9%	9%	0%	1.0
<u>Eighth Floor</u>									
Window 1699	Non Domestic	71%	70%	1%	0.99	14%	14%	0%	1.0
<u>Ninth Floor</u>									
Window 1702	Non Domestic	60%	51%	9%	0.85	18%	18%	0%	1.0
<u>46 to 49 Blackfriars Road</u>									
<u>Ground Floor</u>									
Window 1706	Restaurant/Bar	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 1710	Restaurant/Bar	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 1711	Restaurant/Bar	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 1715	Restaurant/Bar	15%	15%	0%	1.0	2%	2%	0%	1.0
Window 1722	Entrance	8%	8%	0%	1.0	2%	2%	0%	1.0
Window 1728	Restaurant/Bar	34%	34%	0%	1.0	9%	9%	0%	1.0
<u>First Floor</u>									
Window 1734	Non Domestic	34%	33%	1%	0.97	7%	7%	0%	1.0
Window 1735	Non Domestic	33%	33%	0%	1.0	7%	7%	0%	1.0
Window 1736	Non Domestic	37%	37%	0%	1.0	10%	10%	0%	1.0
<u>Second Floor</u>									
Window 1738	Non Domestic	32%	27%	5%	0.84	5%	5%	0%	1.0
Window 1743	Non Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 1744	Non Domestic	35%	35%	0%	1.0	8%	8%	0%	1.0
Window 1745	Non Domestic	37%	37%	0%	1.0	10%	10%	0%	1.0
<u>Third Floor</u>									
Window 1747	Non Domestic	35%	30%	5%	0.86	6%	6%	0%	1.0
Window 1752	Non Domestic	42%	41%	1%	0.98	9%	9%	0%	1.0

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
Window 1753	Non Domestic	41%	41%	0%	1.0	9%	9%	0%	1.0	
Window 1754	Non Domestic	45%	45%	0%	1.0	12%	12%	0%	1.0	
<u>Fourth Floor</u>										
Window 1761	Non Domestic	44%	43%	1%	0.98	11%	11%	0%	1.0	
Window 1762	Non Domestic	43%	43%	0%	1.0	11%	11%	0%	1.0	
Window 1763	Non Domestic	44%	44%	0%	1.0	12%	12%	0%	1.0	
<u>Fifth Floor</u>										
Window 1770	Non Domestic	46%	45%	1%	0.98	12%	12%	0%	1.0	
Window 1771	Non Domestic	46%	45%	1%	0.98	12%	12%	0%	1.0	
Window 1772	Non Domestic	46%	45%	1%	0.98	12%	12%	0%	1.0	
Window 1773	Non Domestic	46%	45%	1%	0.98	12%	12%	0%	1.0	
<u>Sixth Floor</u>										
Window 1780	Non Domestic	42%	41%	1%	0.98	11%	11%	0%	1.0	
Window 1781	Non Domestic	43%	42%	1%	0.98	12%	12%	0%	1.0	
Window 1782	Non Domestic	43%	42%	1%	0.98	12%	12%	0%	1.0	
Window 1783	Non Domestic	43%	42%	1%	0.98	12%	12%	0%	1.0	
<u>Seventh Floor</u>										
Window 1790	Non Domestic	48%	47%	1%	0.98	14%	14%	0%	1.0	
Window 1791	Non Domestic	43%	42%	1%	0.98	12%	12%	0%	1.0	
Window 1792	Non Domestic	43%	42%	1%	0.98	12%	12%	0%	1.0	
Window 1793	Non Domestic	42%	41%	1%	0.98	12%	12%	0%	1.0	
<u>Tenth Floor</u>										
Window 1815	Non Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0	
<u>Twelfth Floor</u>										
Window 1825	Non Domestic	50%	45%	5%	0.9	15%	15%	0%	1.0	
Window 1826	Non Domestic	50%	47%	3%	0.94	15%	15%	0%	1.0	
Window 1827	Non Domestic	50%	49%	1%	0.98	15%	15%	0%	1.0	
Window 1828	Non Domestic	50%	49%	1%	0.98	15%	15%	0%	1.0	
Window 1829	Non Domestic	50%	49%	1%	0.98	15%	15%	0%	1.0	
Window 1830	Non Domestic	50%	49%	1%	0.98	15%	15%	0%	1.0	
Window 1831	Non Domestic	50%	49%	1%	0.98	15%	15%	0%	1.0	
Window 1832	Non Domestic	50%	49%	1%	0.98	15%	15%	0%	1.0	
Window 1833	Non Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0	
<u>Thirteenth Floor</u>										
Window 1835	Non Domestic	50%	45%	5%	0.9	15%	15%	0%	1.0	

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 1836	Non Domestic	50%	47%	3%	0.94	15%	15%	0%	1.0
Window 1837	Non Domestic	50%	49%	1%	0.98	15%	15%	0%	1.0
Window 1838	Non Domestic	50%	49%	1%	0.98	15%	15%	0%	1.0
Window 1839	Non Domestic	50%	49%	1%	0.98	15%	15%	0%	1.0
Window 1840	Non Domestic	50%	49%	1%	0.98	15%	15%	0%	1.0
Window 1841	Non Domestic	50%	49%	1%	0.98	15%	15%	0%	1.0
Window 1842	Non Domestic	50%	49%	1%	0.98	15%	15%	0%	1.0
Window 1843	Non Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0
<u>209 to 215 Blackfriars Road</u>									
<u>Basement Floor</u>									
Window 1844	Non Domestic	18%	18%	0%	1.0	5%	5%	0%	1.0
<u>Ground Floor</u>									
Window 1849	Office	26%	26%	0%	1.0	5%	5%	0%	1.0
Window 1850	Office	21%	21%	0%	1.0	5%	5%	0%	1.0
Window 1851	Office	20%	20%	0%	1.0	5%	5%	0%	1.0
Window 1852	Office	20%	20%	0%	1.0	5%	5%	0%	1.0
Window 1853	Office	21%	21%	0%	1.0	6%	6%	0%	1.0
Window 1854	Office	20%	20%	0%	1.0	5%	5%	0%	1.0
Window 1855	Office	20%	20%	0%	1.0	5%	5%	0%	1.0
Window 1856	Office	18%	18%	0%	1.0	5%	5%	0%	1.0
Window 1857	Office	17%	17%	0%	1.0	5%	5%	0%	1.0
Window 1858	Office	16%	16%	0%	1.0	5%	5%	0%	1.0
Window 1860	Office	14%	14%	0%	1.0	5%	5%	0%	1.0
Window 1865	Office	34%	34%	0%	1.0	9%	9%	0%	1.0
Window 1866	Office	42%	42%	0%	1.0	10%	10%	0%	1.0
Window 1867	Office	44%	44%	0%	1.0	10%	10%	0%	1.0
Window 1868	Office	44%	44%	0%	1.0	10%	10%	0%	1.0
Window 1871	Lobby	0%	0%	0%	1.0	0%	0%	0%	1.0
<u>First Floor</u>									
Window 1873	Non Domestic	16%	16%	0%	1.0	4%	4%	0%	1.0
Window 1874	Non Domestic	24%	24%	0%	1.0	9%	9%	0%	1.0
Window 1884	Non Domestic	48%	47%	1%	0.98	13%	13%	0%	1.0
Window 1885	Non Domestic	47%	47%	0%	1.0	12%	12%	0%	1.0
Window 1886	Non Domestic	46%	46%	0%	1.0	12%	12%	0%	1.0
Window 1887	Non Domestic	45%	45%	0%	1.0	11%	11%	0%	1.0
<u>Second Floor</u>									
Window 1888	Non Domestic	19%	19%	0%	1.0	5%	5%	0%	1.0
Window 1889	Non Domestic	27%	27%	0%	1.0	10%	10%	0%	1.0

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
Window 1899	Non Domestic	48%	47%	1%	0.98	13%	13%	0%	1.0	
Window 1900	Non Domestic	48%	48%	0%	1.0	13%	13%	0%	1.0	
Window 1901	Non Domestic	48%	48%	0%	1.0	13%	13%	0%	1.0	
Window 1902	Non Domestic	48%	48%	0%	1.0	13%	13%	0%	1.0	
<u>Third Floor</u>										
Window 1903	Non Domestic	22%	22%	0%	1.0	6%	6%	0%	1.0	
Window 1904	Non Domestic	29%	29%	0%	1.0	11%	11%	0%	1.0	
Window 1914	Non Domestic	48%	47%	1%	0.98	14%	14%	0%	1.0	
Window 1915	Non Domestic	48%	48%	0%	1.0	13%	13%	0%	1.0	
Window 1916	Non Domestic	48%	48%	0%	1.0	13%	13%	0%	1.0	
Window 1917	Non Domestic	48%	48%	0%	1.0	13%	13%	0%	1.0	
<u>Fourth Floor</u>										
Window 1918	Non Domestic	23%	23%	0%	1.0	9%	9%	0%	1.0	
Window 1924	Non Domestic	49%	48%	1%	0.98	15%	15%	0%	1.0	
Window 1925	Non Domestic	49%	49%	0%	1.0	15%	15%	0%	1.0	
Window 1926	Non Domestic	49%	49%	0%	1.0	14%	14%	0%	1.0	
Window 1927	Non Domestic	49%	49%	0%	1.0	14%	14%	0%	1.0	
<u>Fifth Floor</u>										
Window 1928	Non Domestic	35%	35%	0%	1.0	12%	12%	0%	1.0	
Window 1929	Non Domestic	36%	36%	0%	1.0	12%	12%	0%	1.0	
Window 1935	Non Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0	
Window 1936	Non Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0	
Window 1937	Non Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0	
<u>203 to 208 Blackfriars Road</u>										
<u>Ground Floor</u>										
Window 1940	Non Domestic	37%	37%	0%	1.0	7%	7%	0%	1.0	
Window 1941	Non Domestic	39%	39%	0%	1.0	5%	5%	0%	1.0	
Window 1942	Non Domestic	35%	35%	0%	1.0	2%	2%	0%	1.0	
Window 1943	Non Domestic	26%	26%	0%	1.0	2%	2%	0%	1.0	
Window 1944	Non Domestic	29%	29%	0%	1.0	1%	1%	0%	1.0	
<u>First Floor</u>										
Window 1947	Non Domestic	42%	42%	0%	1.0	8%	8%	0%	1.0	
Window 1948	Non Domestic	41%	41%	0%	1.0	7%	7%	0%	1.0	
Window 1949	Non Domestic	40%	40%	0%	1.0	6%	6%	0%	1.0	
Window 1950	Non Domestic	39%	39%	0%	1.0	5%	5%	0%	1.0	
Window 1951	Non Domestic	37%	37%	0%	1.0	3%	3%	0%	1.0	

Appendix 2 - Sunlight to Windows

216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>Second Floor</u>										
Window 1954	Non Domestic	42%	42%	0%	1.0	8%	8%	0%	1.0	
Window 1955	Non Domestic	43%	43%	0%	1.0	8%	8%	0%	1.0	
Window 1956	Non Domestic	42%	42%	0%	1.0	7%	7%	0%	1.0	
Window 1957	Non Domestic	41%	41%	0%	1.0	6%	6%	0%	1.0	
Window 1958	Non Domestic	40%	40%	0%	1.0	5%	5%	0%	1.0	
<u>Third Floor</u>										
Window 1961	Non Domestic	44%	44%	0%	1.0	9%	9%	0%	1.0	
Window 1962	Non Domestic	43%	43%	0%	1.0	8%	8%	0%	1.0	
Window 1963	Non Domestic	43%	43%	0%	1.0	8%	8%	0%	1.0	
Window 1964	Non Domestic	42%	42%	0%	1.0	7%	7%	0%	1.0	
Window 1965	Non Domestic	41%	41%	0%	1.0	6%	6%	0%	1.0	

Appendix 2 - Overshadowing to Gardens and Open Spaces
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss	Ratio	
<u>2 Nicholson Street</u>								
Ground Floor								
Garden 1	22.19 m2	11.87 m2	53%	11.87 m2	53%	0.0 m2	0%	1.0
<u>4 Nicholson Street</u>								
Ground Floor								
Garden 2	23.54 m2	14.63 m2	62%	14.63 m2	62%	0.0 m2	0%	1.0
<u>6 Nicholson Street</u>								
Ground Floor								
Garden 3	21.49 m2	13.73 m2	64%	13.73 m2	64%	0.0 m2	0%	1.0
<u>8 Nicholson Street</u>								
Ground Floor								
Garden 4	18.38 m2	11.27 m2	61%	11.27 m2	61%	0.0 m2	0%	1.0
<u>10 Nicholson Street</u>								
Ground Floor								
Garden 5	18.91 m2	11.54 m2	61%	11.54 m2	61%	0.0 m2	0%	1.0
<u>12 Nicholson Street</u>								
Ground Floor								
Garden 6	30.39 m2	13.91 m2	46%	13.91 m2	46%	0.0 m2	0%	1.0
<u>14 Nicholson Street</u>								
Ground Floor								
Garden 7	16.65 m2	10.69 m2	64%	10.69 m2	64%	0.0 m2	0%	1.0
<u>16 Nicholson Street</u>								
Ground Floor								
Garden 8	19.64 m2	11.61 m2	59%	11.61 m2	59%	0.0 m2	0%	1.0
<u>18 Nicholson Street</u>								
Ground Floor								
Garden 9	25.08 m2	13.58 m2	54%	13.58 m2	54%	0.0 m2	0%	1.0
<u>14 Brinton Walk</u>								
Ground Floor								
Garden 10	19.43 m2	12.59 m2	65%	12.59 m2	65%	0.0 m2	0%	1.0
<u>13 Brinton Walk</u>								
Ground Floor								
Garden 11	23.71 m2	15.07 m2	64%	15.07 m2	64%	0.0 m2	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss	Ratio	
<u>12 Brinton Walk</u>								
<u>Ground Floor</u>								
Garden 12	27.13 m2	14.45 m2	53%	14.45 m2	53%	0.0 m2	0%	1.0
<u>11 Brinton Walk</u>								
<u>Ground Floor</u>								
Garden 13	38.15 m2	24.43 m2	64%	24.43 m2	64%	0.0 m2	0%	1.0
<u>9 Brinton Walk</u>								
<u>Ground Floor</u>								
Garden 14	26.66 m2	13.91 m2	52%	13.91 m2	52%	0.0 m2	0%	1.0
<u>8 Brinton Walk</u>								
<u>Ground Floor</u>								
Garden 15	17.39 m2	7.79 m2	45%	7.79 m2	45%	0.0 m2	0%	1.0
<u>7 Brinton Walk</u>								
<u>Ground Floor</u>								
Garden 16	19.4 m2	12.48 m2	64%	12.48 m2	64%	0.0 m2	0%	1.0
<u>6 Brinton Walk</u>								
<u>Ground Floor</u>								
Garden 17	29.97 m2	13.86 m2	46%	13.86 m2	46%	0.0 m2	0%	1.0
<u>5 Brinton Walk</u>								
<u>Ground Floor</u>								
Garden 18	18.9 m2	11.7 m2	62%	11.7 m2	62%	0.0 m2	0%	1.0
<u>4 Brinton Walk</u>								
<u>Ground Floor</u>								
Garden 19	17.46 m2	10.53 m2	60%	10.53 m2	60%	0.0 m2	0%	1.0
<u>3 Brinton Walk</u>								
<u>Ground Floor</u>								
Garden 20	24.64 m2	14.01 m2	57%	14.01 m2	57%	0.0 m2	0%	1.0
<u>2 Brinton Walk</u>								
<u>Ground Floor</u>								
Garden 21	16.92 m2	9.61 m2	57%	9.61 m2	57%	0.0 m2	0%	1.0
<u>1 Brinton Walk</u>								
<u>Ground Floor</u>								
Garden 22	24.94 m2	14.18 m2	57%	14.18 m2	57%	0.0 m2	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss	Ratio	
<u>17 Rotherham Walk</u>								
Ground Floor								
Garden 23	28.2 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>16 Rotherham Walk</u>								
Ground Floor								
Garden 24	29.75 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>15 Rotherham Walk</u>								
Ground Floor								
Garden 25	29.53 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>14 Rotherham Walk</u>								
Ground Floor								
Garden 26	26.13 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>13 Rotherham Walk</u>								
Ground Floor								
Garden 27	18.07 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>12 Rotherham Walk</u>								
Ground Floor								
Garden 28	23.55 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>11 Rotherham Walk</u>								
Ground Floor								
Garden 29	17.85 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>10 Rotherham Walk</u>								
Ground Floor								
Garden 30	18.45 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>9 Rotherham Walk</u>								
Ground Floor								
Garden 31	29.49 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>8 Rotherham Walk</u>								
Ground Floor								
Garden 32	25.55 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>7 Rotherham Walk</u>								
Ground Floor								
Garden 33	28.32 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss	Ratio	
<u>6 Rotherham Walk</u>								
<u>Ground Floor</u>								
Garden 34	28.54 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>5 Rotherham Walk</u>								
<u>Ground Floor</u>								
Garden 35	25.03 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>4 Rotherham Walk</u>								
<u>Ground Floor</u>								
Garden 36	25.4 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>3 Rotherham Walk</u>								
<u>Ground Floor</u>								
Garden 37	28.44 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>2 Rotherham Walk</u>								
<u>Ground Floor</u>								
Garden 38	26.34 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>1 Rotherham Walk</u>								
<u>Ground Floor</u>								
Garden 39	20.66 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>1 to 26 Friars Close</u>								
<u>Ground Floor</u>								
Garden 40	56.01 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
Garden 41	27.32 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
Garden 42	26.45 m2	18.78 m2	71%	18.78 m2	71%	0.0 m2	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES



Key

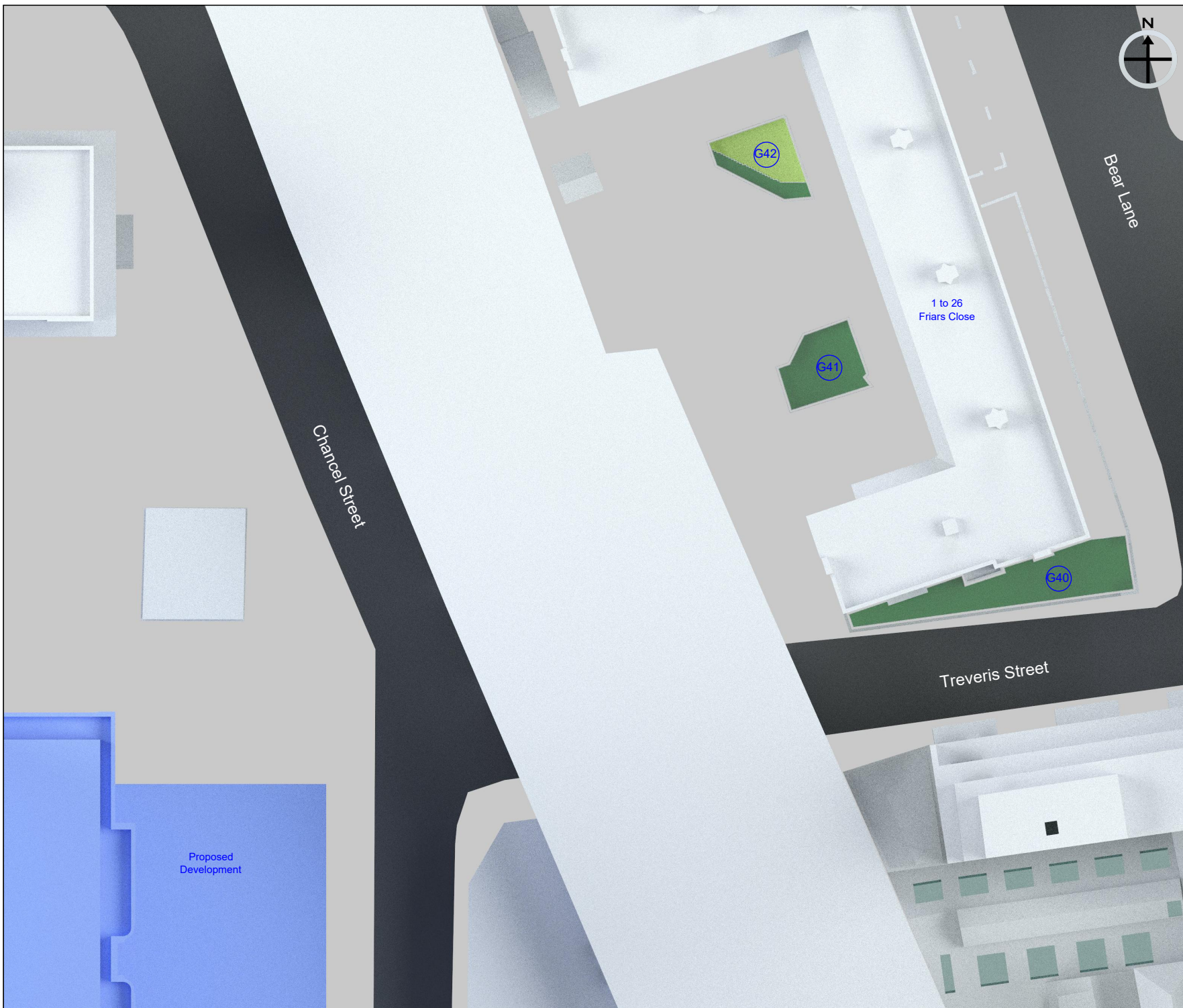
- Receives under two hours sunlight on 21st March before and after the development.
- Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
- Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
- Receives at least two hours sunlight on 21st March before and after the development.
- G1 Neighbouring Gardens and Amenity Areas

Project Name: 216 to 230 Blackfriars Road, London SE1 8NL

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



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- Key**
- Receives under two hours sunlight on 21st March before and after the development.
 - Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
 - Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
 - Receives at least two hours sunlight on 21st March before and after the development.
 - G1 Neighbouring Gardens and Amenity Areas

Project Name: 216 to 230 Blackfriars Road, London SE1 8NL

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



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APPENDIX 4

ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS

Appendix 4 - Alternative Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>1 to 26 Friars Close</u>					
<u>Ground Floor</u>					
Window 492	Domestic	13.1%	13.0%	0.1%	0.99
Window 493	Domestic	13.5%	13.4%	0.1%	0.99
Window 494	Domestic	14.7%	14.7%	0.0%	1.0
Window 495	Domestic	15.0%	15.0%	0.0%	1.0
Window 496	Domestic	15.0%	15.0%	0.0%	1.0
Window 497	Domestic	14.3%	14.3%	0.0%	1.0
Window 498	Domestic	23.2%	20.7%	2.5%	0.89
Window 499	Domestic	23.5%	21.0%	2.5%	0.89
Window 500	Domestic	23.6%	21.1%	2.5%	0.89
Window 501	Domestic	23.5%	21.0%	2.5%	0.89
Window 502	Domestic	23.5%	21.1%	2.4%	0.9
Window 503	Domestic	23.5%	21.1%	2.4%	0.9
Window 504	Domestic	23.6%	21.1%	2.5%	0.89
Window 505	Domestic	24.2%	21.6%	2.6%	0.89
Window 506	Domestic	24.4%	21.8%	2.6%	0.89
Window 507	Domestic	24.2%	21.6%	2.6%	0.89
Window 508	Domestic	24.2%	21.6%	2.6%	0.89
Window 509	Domestic	24.5%	21.6%	2.9%	0.88
Window 510	Domestic	24.5%	21.6%	2.9%	0.88
Window 511	Domestic	24.9%	21.8%	3.1%	0.88
Window 512	Domestic	24.8%	21.7%	3.1%	0.88
Window 513	Domestic	24.4%	21.3%	3.1%	0.87
Window 514	Domestic	24.4%	21.3%	3.1%	0.87
Window 515	Domestic	24.4%	21.2%	3.2%	0.87
Window 516	Domestic	24.3%	21.2%	3.1%	0.87
Window 517	Domestic	24.5%	21.3%	3.2%	0.87
Window 518	Domestic	29.0%	27.8%	1.2%	0.96
Window 519	Domestic	29.9%	28.5%	1.4%	0.95
Window 520	Domestic	29.8%	28.4%	1.4%	0.95
Window 521	Domestic	29.7%	28.3%	1.4%	0.95
Window 522	Domestic	29.2%	27.9%	1.3%	0.96
Window 523	Domestic	28.2%	27.3%	0.9%	0.97
Window 524	Domestic	27.2%	26.6%	0.6%	0.98
Window 525	Domestic	26.8%	26.4%	0.4%	0.99
Window 526	Domestic	26.3%	26.0%	0.3%	0.99
Window 527	Domestic	26.0%	25.7%	0.3%	0.99
Window 528	Domestic	23.8%	23.8%	0.0%	1.0
<u>First Floor</u>					
Window 529	Domestic	16.2%	16.0%	0.2%	0.99

Appendix 4 - Alternative Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component				
		Before	After	Loss	Ratio	
Window 530	Domestic	16.6%	16.4%	0.2%	0.99	
Window 531	Domestic	16.7%	16.4%	0.3%	0.98	
Window 532	Domestic	16.8%	16.5%	0.3%	0.98	
Window 533	Domestic	15.3%	15.2%	0.1%	0.99	
Window 534	Domestic	18.2%	18.1%	0.1%	0.99	
Window 535	Domestic	18.9%	18.9%	0.0%	1.0	
Window 536	Domestic	18.4%	18.4%	0.0%	1.0	
Window 537	Domestic	26.7%	23.2%	3.5%	0.87	
Window 538	Domestic	26.8%	23.2%	3.6%	0.87	
Window 539	Domestic	26.9%	23.4%	3.5%	0.87	
Window 540	Domestic	27.0%	23.4%	3.6%	0.87	
Window 541	Domestic	27.0%	23.4%	3.6%	0.87	
Window 542	Domestic	27.1%	23.4%	3.7%	0.86	
Window 543	Domestic	27.2%	23.5%	3.7%	0.86	
Window 544	Domestic	27.2%	23.5%	3.7%	0.86	
Window 545	Domestic	27.2%	23.5%	3.7%	0.86	
Window 546	Domestic	27.4%	23.7%	3.7%	0.86	
Window 547	Domestic	27.5%	23.8%	3.7%	0.87	
Window 548	Domestic	27.6%	23.8%	3.8%	0.86	
Window 549	Domestic	27.5%	23.6%	3.9%	0.86	
Window 550	Domestic	27.6%	23.6%	4.0%	0.86	
Window 551	Domestic	27.6%	23.6%	4.0%	0.86	
Window 552	Domestic	27.4%	23.4%	4.0%	0.85	
Window 553	Domestic	27.3%	23.3%	4.0%	0.85	
Window 554	Domestic	27.2%	23.2%	4.0%	0.85	
Window 555	Domestic	27.1%	23.1%	4.0%	0.85	
Window 556	Domestic	27.1%	23.1%	4.0%	0.85	
Window 557	Domestic	27.1%	23.1%	4.0%	0.85	
Window 558	Domestic	27.0%	23.0%	4.0%	0.85	
Window 559	Domestic	31.9%	30.1%	1.8%	0.94	
Window 560	Domestic	31.8%	30.0%	1.8%	0.94	
Window 561	Domestic	31.5%	29.7%	1.8%	0.94	
Window 562	Domestic	30.8%	29.2%	1.6%	0.95	
Window 563	Domestic	29.5%	28.4%	1.1%	0.96	
Window 564	Domestic	27.0%	26.7%	0.3%	0.99	
<u>Second Floor</u>						
Window 565	Domestic	19.8%	19.5%	0.3%	0.98	
Window 566	Domestic	20.4%	20.1%	0.3%	0.99	
Window 567	Domestic	20.5%	20.2%	0.3%	0.99	
Window 568	Domestic	20.6%	20.3%	0.3%	0.99	
Window 569	Domestic	18.8%	18.6%	0.2%	0.99	
Window 570	Domestic	21.7%	21.4%	0.3%	0.99	

Appendix 4 - Alternative Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 571	Domestic	22.4%	22.0%	0.4%	0.98
Window 572	Domestic	23.2%	22.9%	0.3%	0.99
Window 573	Domestic	23.5%	23.3%	0.2%	0.99
Window 574	Domestic	23.4%	23.3%	0.1%	1.0
Window 575	Domestic	18.6%	17.3%	1.3%	0.93
Window 576	Domestic	30.5%	25.5%	5.0%	0.84
Window 577	Domestic	30.5%	25.5%	5.0%	0.84
Window 578	Domestic	30.6%	25.6%	5.0%	0.84
Window 579	Domestic	30.5%	25.5%	5.0%	0.84
Window 580	Domestic	30.3%	25.4%	4.9%	0.84
Window 581	Domestic	30.3%	25.4%	4.9%	0.84
Window 582	Domestic	30.1%	25.3%	4.8%	0.84
Window 583	Domestic	30.4%	25.4%	5.0%	0.84
Window 584	Domestic	30.3%	25.4%	4.9%	0.84
Window 585	Domestic	30.4%	25.4%	5.0%	0.84
Window 586	Domestic	30.4%	25.4%	5.0%	0.84
Window 587	Domestic	30.0%	25.1%	4.9%	0.84
Window 588	Domestic	30.2%	25.3%	4.9%	0.84
Window 589	Domestic	30.1%	25.2%	4.9%	0.84
Window 590	Domestic	29.8%	25.0%	4.8%	0.84
Window 591	Domestic	30.1%	25.1%	5.0%	0.83
Window 592	Domestic	29.9%	25.0%	4.9%	0.84
Window 593	Domestic	29.7%	24.8%	4.9%	0.84
Window 594	Domestic	29.6%	24.8%	4.8%	0.84
Window 595	Domestic	29.4%	24.7%	4.7%	0.84
Window 596	Domestic	33.8%	31.6%	2.2%	0.93
Window 597	Domestic	33.8%	31.6%	2.2%	0.93
Window 598	Domestic	33.8%	31.6%	2.2%	0.93
Window 599	Domestic	33.7%	31.4%	2.3%	0.93
Window 600	Domestic	33.4%	31.1%	2.3%	0.93
Window 601	Domestic	32.9%	30.8%	2.1%	0.94
Window 602	Domestic	32.5%	30.5%	2.0%	0.94
Window 603	Domestic	30.9%	29.5%	1.4%	0.95
<u>Third Floor</u>					
Window 604	Domestic	23.7%	23.4%	0.3%	0.99
Window 605	Domestic	24.3%	23.9%	0.4%	0.98
Window 606	Domestic	24.4%	24.0%	0.4%	0.98
Window 607	Domestic	24.5%	24.1%	0.4%	0.98
Window 608	Domestic	25.4%	25.0%	0.4%	0.98
Window 609	Domestic	26.3%	25.9%	0.4%	0.98
Window 610	Domestic	27.8%	27.3%	0.5%	0.98
Window 611	Domestic	29.1%	28.6%	0.5%	0.98

Appendix 4 - Alternative Vertical Sky Component
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 612	Domestic	32.1%	26.7%	5.4%	0.83
Window 613	Domestic	32.1%	26.7%	5.4%	0.83
Window 614	Domestic	32.1%	26.6%	5.5%	0.83
Window 615	Domestic	32.1%	26.6%	5.5%	0.83
Window 616	Domestic	32.0%	26.6%	5.4%	0.83
Window 617	Domestic	32.0%	26.5%	5.5%	0.83
Window 618	Domestic	31.9%	26.5%	5.4%	0.83
Window 619	Domestic	31.9%	26.5%	5.4%	0.83
Window 620	Domestic	31.9%	26.4%	5.5%	0.83
Window 621	Domestic	31.8%	26.4%	5.4%	0.83
Window 622	Domestic	31.7%	26.3%	5.4%	0.83
Window 623	Domestic	31.7%	26.3%	5.4%	0.83
Window 624	Domestic	31.6%	26.2%	5.4%	0.83
Window 625	Domestic	31.5%	26.2%	5.3%	0.83
Window 626	Domestic	31.4%	26.1%	5.3%	0.83
Window 627	Domestic	31.4%	26.1%	5.3%	0.83
Window 628	Domestic	31.2%	26.0%	5.2%	0.83
Window 629	Domestic	31.1%	26.0%	5.1%	0.84
Window 630	Domestic	31.0%	25.9%	5.1%	0.84
Window 631	Domestic	30.8%	25.7%	5.1%	0.83
Window 632	Domestic	30.6%	25.6%	5.0%	0.84
Window 633	Domestic	30.5%	25.6%	4.9%	0.84
Window 634	Domestic	35.0%	32.7%	2.3%	0.93
Window 635	Domestic	35.1%	32.6%	2.5%	0.93
Window 636	Domestic	35.2%	32.4%	2.8%	0.92
Window 637	Domestic	35.2%	32.2%	3.0%	0.91
Window 638	Domestic	35.0%	32.0%	3.0%	0.91

Appendix 4 - Alternative Sunlight to Windows
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>1 to 26 Friars Close</u>									
<u>Ground Floor</u>									
Window 492	Domestic	35%	31%	4%	0.89	1%	1%	0%	1.0
Window 493	Domestic	34%	31%	3%	0.91	2%	2%	0%	1.0
Window 494	Domestic	34%	33%	1%	0.97	3%	3%	0%	1.0
Window 495	Domestic	31%	31%	0%	1.0	2%	2%	0%	1.0
Window 496	Domestic	31%	31%	0%	1.0	3%	3%	0%	1.0
Window 497	Domestic	29%	29%	0%	1.0	3%	3%	0%	1.0
Window 498	Domestic	34%	29%	5%	0.85	6%	6%	0%	1.0
Window 499	Domestic	36%	30%	6%	0.83	7%	7%	0%	1.0
Window 500	Domestic	36%	29%	7%	0.81	7%	7%	0%	1.0
Window 501	Domestic	35%	29%	6%	0.83	7%	7%	0%	1.0
Window 502	Domestic	35%	30%	5%	0.86	7%	7%	0%	1.0
Window 503	Domestic	37%	32%	5%	0.86	8%	8%	0%	1.0
Window 504	Domestic	37%	32%	5%	0.86	8%	8%	0%	1.0
Window 505	Domestic	37%	32%	5%	0.86	8%	8%	0%	1.0
Window 506	Domestic	40%	35%	5%	0.88	9%	9%	0%	1.0
Window 507	Domestic	40%	35%	5%	0.88	9%	9%	0%	1.0
Window 508	Domestic	40%	35%	5%	0.88	9%	9%	0%	1.0
Window 509	Domestic	42%	37%	5%	0.88	10%	10%	0%	1.0
Window 510	Domestic	42%	37%	5%	0.88	10%	10%	0%	1.0
Window 511	Domestic	43%	37%	6%	0.86	11%	10%	1%	0.91
Window 512	Domestic	43%	38%	5%	0.88	11%	10%	1%	0.91
Window 513	Domestic	43%	36%	7%	0.84	11%	10%	1%	0.91
Window 514	Domestic	43%	36%	7%	0.84	11%	10%	1%	0.91
Window 515	Domestic	42%	35%	7%	0.83	11%	10%	1%	0.91
Window 516	Domestic	42%	35%	7%	0.83	11%	10%	1%	0.91
Window 517	Domestic	42%	36%	6%	0.86	11%	10%	1%	0.91
Window 518	Domestic	66%	60%	6%	0.91	15%	14%	1%	0.93
Window 519	Domestic	67%	61%	6%	0.91	16%	15%	1%	0.94
Window 520	Domestic	67%	61%	6%	0.91	16%	15%	1%	0.94
Window 521	Domestic	67%	61%	6%	0.91	16%	15%	1%	0.94
Window 522	Domestic	67%	60%	7%	0.9	16%	16%	0%	1.0
Window 523	Domestic	68%	63%	5%	0.93	18%	18%	0%	1.0
Window 524	Domestic	63%	60%	3%	0.95	16%	15%	1%	0.94
Window 525	Domestic	60%	58%	2%	0.97	14%	14%	0%	1.0
Window 526	Domestic	58%	56%	2%	0.97	13%	13%	0%	1.0
Window 527	Domestic	57%	56%	1%	0.98	13%	13%	0%	1.0
Window 528	Domestic	50%	50%	0%	1.0	11%	11%	0%	1.0
<u>First Floor</u>									
Window 529	Domestic	41%	37%	4%	0.9	4%	4%	0%	1.0

Appendix 4 - Alternative Sunlight to Windows
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
Window 530	Domestic	40%	36%	4%	0.9	2%	2%	0%	1.0	
Window 531	Domestic	41%	37%	4%	0.9	4%	4%	0%	1.0	
Window 532	Domestic	42%	38%	4%	0.9	4%	4%	0%	1.0	
Window 533	Domestic	37%	34%	3%	0.92	2%	2%	0%	1.0	
Window 534	Domestic	45%	42%	3%	0.93	5%	5%	0%	1.0	
Window 535	Domestic	46%	44%	2%	0.96	5%	5%	0%	1.0	
Window 536	Domestic	43%	43%	0%	1.0	6%	6%	0%	1.0	
Window 537	Domestic	42%	34%	8%	0.81	10%	9%	1%	0.9	
Window 538	Domestic	42%	35%	7%	0.83	10%	9%	1%	0.9	
Window 539	Domestic	43%	35%	8%	0.81	11%	10%	1%	0.91	
Window 540	Domestic	43%	35%	8%	0.81	11%	10%	1%	0.91	
Window 541	Domestic	43%	36%	7%	0.84	11%	10%	1%	0.91	
Window 542	Domestic	46%	38%	8%	0.83	13%	11%	2%	0.85	
Window 543	Domestic	46%	38%	8%	0.83	13%	11%	2%	0.85	
Window 544	Domestic	47%	39%	8%	0.83	14%	12%	2%	0.86	
Window 545	Domestic	47%	39%	8%	0.83	14%	12%	2%	0.86	
Window 546	Domestic	47%	39%	8%	0.83	14%	12%	2%	0.86	
Window 547	Domestic	48%	39%	9%	0.81	14%	12%	2%	0.86	
Window 548	Domestic	48%	40%	8%	0.83	14%	12%	2%	0.86	
Window 549	Domestic	49%	42%	7%	0.86	14%	12%	2%	0.86	
Window 550	Domestic	49%	42%	7%	0.86	14%	12%	2%	0.86	
Window 551	Domestic	49%	42%	7%	0.86	14%	12%	2%	0.86	
Window 552	Domestic	48%	42%	6%	0.88	14%	12%	2%	0.86	
Window 553	Domestic	48%	42%	6%	0.88	14%	12%	2%	0.86	
Window 554	Domestic	47%	41%	6%	0.87	14%	12%	2%	0.86	
Window 555	Domestic	48%	40%	8%	0.83	15%	12%	3%	0.8	
Window 556	Domestic	49%	42%	7%	0.86	16%	13%	3%	0.81	
Window 557	Domestic	49%	41%	8%	0.84	16%	13%	3%	0.81	
Window 558	Domestic	49%	42%	7%	0.86	16%	13%	3%	0.81	
Window 559	Domestic	74%	68%	6%	0.92	23%	20%	3%	0.87	
Window 560	Domestic	74%	67%	7%	0.91	23%	21%	2%	0.91	
Window 561	Domestic	73%	66%	7%	0.9	22%	20%	2%	0.91	
Window 562	Domestic	70%	63%	7%	0.9	19%	18%	1%	0.95	
Window 563	Domestic	70%	64%	6%	0.91	18%	17%	1%	0.94	
Window 564	Domestic	60%	59%	1%	0.98	14%	14%	0%	1.0	
<u>Second Floor</u>										
Window 565	Domestic	48%	45%	3%	0.94	7%	7%	0%	1.0	
Window 566	Domestic	49%	46%	3%	0.94	7%	7%	0%	1.0	
Window 567	Domestic	51%	47%	4%	0.92	7%	7%	0%	1.0	
Window 568	Domestic	53%	49%	4%	0.92	8%	8%	0%	1.0	
Window 569	Domestic	47%	43%	4%	0.91	6%	6%	0%	1.0	
Window 570	Domestic	55%	52%	3%	0.95	8%	8%	0%	1.0	

Appendix 4 - Alternative Sunlight to Windows
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 571	Domestic	58%	55%	3%	0.95	10%	10%	0%	1.0
Window 572	Domestic	58%	55%	3%	0.95	11%	11%	0%	1.0
Window 573	Domestic	58%	55%	3%	0.95	10%	10%	0%	1.0
Window 574	Domestic	60%	58%	2%	0.97	10%	10%	0%	1.0
Window 575	Domestic	29%	27%	2%	0.93	8%	8%	0%	1.0
Window 576	Domestic	47%	39%	8%	0.83	13%	12%	1%	0.92
Window 577	Domestic	48%	39%	9%	0.81	14%	12%	2%	0.86
Window 578	Domestic	50%	41%	9%	0.82	16%	13%	3%	0.81
Window 579	Domestic	50%	41%	9%	0.82	16%	13%	3%	0.81
Window 580	Domestic	49%	39%	10%	0.8	15%	12%	3%	0.8
Window 581	Domestic	49%	39%	10%	0.8	15%	12%	3%	0.8
Window 582	Domestic	49%	39%	10%	0.8	15%	12%	3%	0.8
Window 583	Domestic	50%	39%	11%	0.78	16%	12%	4%	0.75
Window 584	Domestic	50%	39%	11%	0.78	16%	12%	4%	0.75
Window 585	Domestic	51%	41%	10%	0.8	16%	12%	4%	0.75
Window 586	Domestic	51%	41%	10%	0.8	16%	12%	4%	0.75
Window 587	Domestic	51%	43%	8%	0.84	15%	12%	3%	0.8
Window 588	Domestic	51%	43%	8%	0.84	15%	12%	3%	0.8
Window 589	Domestic	51%	43%	8%	0.84	15%	12%	3%	0.8
Window 590	Domestic	51%	44%	7%	0.86	16%	13%	3%	0.81
Window 591	Domestic	51%	44%	7%	0.86	16%	13%	3%	0.81
Window 592	Domestic	51%	44%	7%	0.86	16%	13%	3%	0.81
Window 593	Domestic	51%	44%	7%	0.86	17%	13%	4%	0.76
Window 594	Domestic	51%	43%	8%	0.84	17%	13%	4%	0.76
Window 595	Domestic	51%	44%	7%	0.86	17%	13%	4%	0.76
Window 596	Domestic	76%	69%	7%	0.91	25%	21%	4%	0.84
Window 597	Domestic	76%	69%	7%	0.91	25%	21%	4%	0.84
Window 598	Domestic	77%	70%	7%	0.91	25%	21%	4%	0.84
Window 599	Domestic	77%	70%	7%	0.91	24%	21%	3%	0.88
Window 600	Domestic	77%	70%	7%	0.91	24%	21%	3%	0.88
Window 601	Domestic	77%	69%	8%	0.9	23%	20%	3%	0.87
Window 602	Domestic	76%	69%	7%	0.91	22%	20%	2%	0.91
Window 603	Domestic	72%	65%	7%	0.9	19%	17%	2%	0.89
<u>Third Floor</u>									
Window 604	Domestic	56%	54%	2%	0.96	12%	12%	0%	1.0
Window 605	Domestic	62%	59%	3%	0.95	14%	14%	0%	1.0
Window 606	Domestic	62%	59%	3%	0.95	12%	12%	0%	1.0
Window 607	Domestic	64%	61%	3%	0.95	13%	13%	0%	1.0
Window 608	Domestic	63%	61%	2%	0.97	13%	13%	0%	1.0
Window 609	Domestic	67%	64%	3%	0.96	16%	16%	0%	1.0
Window 610	Domestic	69%	66%	3%	0.96	17%	17%	0%	1.0
Window 611	Domestic	71%	68%	3%	0.96	18%	18%	0%	1.0

Appendix 4 - Alternative Sunlight to Windows
216 to 230 Blackfriars Road, London SE1 8NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 612	Domestic	52%	41%	11%	0.79	18%	15%	3%	0.83
Window 613	Domestic	52%	42%	10%	0.81	18%	15%	3%	0.83
Window 614	Domestic	51%	42%	9%	0.82	18%	15%	3%	0.83
Window 615	Domestic	51%	41%	10%	0.8	18%	14%	4%	0.78
Window 616	Domestic	52%	42%	10%	0.81	18%	14%	4%	0.78
Window 617	Domestic	51%	43%	8%	0.84	17%	14%	3%	0.82
Window 618	Domestic	51%	42%	9%	0.82	17%	14%	3%	0.82
Window 619	Domestic	51%	41%	10%	0.8	17%	14%	3%	0.82
Window 620	Domestic	51%	40%	11%	0.78	17%	13%	4%	0.76
Window 621	Domestic	52%	40%	12%	0.77	18%	13%	5%	0.72
Window 622	Domestic	53%	41%	12%	0.77	19%	14%	5%	0.74
Window 623	Domestic	53%	41%	12%	0.77	19%	14%	5%	0.74
Window 624	Domestic	54%	43%	11%	0.8	19%	14%	5%	0.74
Window 625	Domestic	53%	44%	9%	0.83	18%	14%	4%	0.78
Window 626	Domestic	54%	45%	9%	0.83	18%	14%	4%	0.78
Window 627	Domestic	53%	44%	9%	0.83	17%	13%	4%	0.76
Window 628	Domestic	54%	46%	8%	0.85	18%	14%	4%	0.78
Window 629	Domestic	53%	45%	8%	0.85	18%	14%	4%	0.78
Window 630	Domestic	53%	45%	8%	0.85	18%	14%	4%	0.78
Window 631	Domestic	53%	45%	8%	0.85	18%	14%	4%	0.78
Window 632	Domestic	53%	46%	7%	0.87	17%	13%	4%	0.76
Window 633	Domestic	53%	46%	7%	0.87	17%	13%	4%	0.76
Window 634	Domestic	79%	72%	7%	0.91	26%	22%	4%	0.85
Window 635	Domestic	80%	73%	7%	0.91	26%	22%	4%	0.85
Window 636	Domestic	81%	73%	8%	0.9	26%	22%	4%	0.85
Window 637	Domestic	81%	72%	9%	0.89	26%	22%	4%	0.85
Window 638	Domestic	79%	70%	9%	0.89	24%	20%	4%	0.83

APPENDIX 03
**NEW ROAD TRIANGLE - DAYLIGHT & SUNLIGHT
ASSESSMENT**
(PREPARED BY RIGHT OF LIGHT CONSULTING)



NEW ROAD TRIANGLE

FELTHAM

MARCH 2021

DAYLIGHT AND SUNLIGHT REPORT (NEIGHBOURING PROPERTIES)

Lampton  Be Living Lampton LLP

RIGHT OF LIGHT CONSULTING



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Daylight and Sunlight Report (Neighbouring Properties)
New Road Triangle, Feltham, Middlesex TW14 9BG

24 March 2021

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APPENDIX 3 OVERSHADOWING TO GARDENS AND OPEN SPACES

APPENDIX 4 ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS

1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Lampton Development 360LLP and Be Living (Lampton) LLP to undertake a daylight and sunlight study of the proposed development at New Road Triangle, Feltham TW14 9BG.
- 1.1.2 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011.
- 1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 21, 30, 31 & 35 Station Estate Road, Carisbrook, Cathlyn House, Rosedean, Runnymede, Shalsee, St Hilda, Sunnyside, The Retreat, Woodene, Lidl Superstore and Fairview New Homes building. These properties have been assessed as they potentially could be impacted by the proposal due to their distance from the site and fall within a 25 degree angle from the top of the proposal down.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Where room layouts are not known the daylight distribution test has not been undertaken.
- 1.1.5 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight or sunlight tests in respect of isolated windows at 31 & 35 Station Estate Road, Carisbrook, Rosedean, Runnymede, Shalsee, The Retreat, St Hilda and Fairview New Homes building. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Lifschutz Davidson Sandilands

P0100	Floor Plan - Block A Level 00 and Block B Level 00	Rev -
P0101	Floor Plan - Block A Level 01 and Block B Level 01	Rev -
P0102	Floor Plan - Block A Level 02 and Block B Level 02	Rev -
P0103	Floor Plan - Block A Level 03-07 and Block B Level 03-07	Rev -
P0108	Floor Plan - Block A Level 08 Terrace and Block B Level 08 Terrace	Rev -
P0109	Floor Plan - Block A Level 09-13 and Block B Level 09-10	Rev -
P0110	Roof Plan	Rev -
AR0101	GIA Summary Plan	Rev -
AR0102	GIA Summary Plan	Rev -
P0161	GA Elevation North Elevation	Rev -
P0162	GA Elevation East Elevation	Rev -
P0163	GA Elevation South Elevation (new road)	Rev -
P0164	GA Elevation West Elevation (longford river)	Rev -

Promap OS Plan

807738-901707-720-0	Promap	Rev -
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2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

Fairview New Homes building:

3128-D3150	Ground Floor Plan Proposed	Rev 04
3128-D3151	First Floor Plan Proposed	Rev 02
3128-D3152	Second Floor Plan Proposed	Rev 01
3128-D3153	Third Floor Plan Proposed	Rev 01
3128-D3154	Fourth Floor Plan Proposed	Rev 01
3128-D3155	Fifth Floor Plan Proposed	Rev 01
3128-D3156	Sixth Floor Plan Proposed	Rev 02
3128-D3157	Seventh Floor Plan Proposed	Rev 02
3128-D3158	Eighth Floor Plan Proposed	Rev 02
3128-D3159	Ninth Floor Plan Proposed	Rev 02
3128-D3160	Roof Plan Proposed	Rev 01

Lidl Superstore:

4931 - XXX - PL 05

Existing Plan

Rev -

www.zoopla.co.uk

Cathlyn House:

Floor Plans

Rev -

3 METHODOLOGY OF THE STUDY

3.1 Local Planning Policy

3.1.1 We understand that the Local Authority take the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011. A new European standard BS EN 17037 'Daylight in Buildings' was published in May 2019. An update to the BRE guide to take into account the European standard is expected sometime in 2021. It is not yet clear, how and to what extent, the European recommendations will be adopted by the BRE and Local Authorities.

3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:

3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

3.2 National Planning Policy Framework

3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:

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

3.3 Daylight to Windows

- 3.3.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.3.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
- 3.3.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:
- 3.3.4 "The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity."
- 3.3.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

- 3.3.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.
- 3.3.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. The BRE guide does not define the term 'main window'. However, in our opinion, where a room has

multiple windows, the largest window is usually taken as the main window and the smaller window(s) as secondary. Although we generally follow the practice of testing all windows, including secondary windows, our interpretation of the BRE guide is that the Vertical Sky Component targets do not apply to secondary windows.

Test 2 Daylight Distribution

- 3.3.8 The distribution of daylight within a room can be calculated by plotting the 'no sky line'. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, 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.
- 3.3.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. Therefore, we are of the opinion that application of the test is not a requirement of the BRE guide where room layouts are not known. We don't endorse the practice of applying the test based on assumed room layouts, because the test is very sensitive to the size and layout of the room and the results are likely to be misleading. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.4 Sunlight availability to Windows

- 3.4.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.
- 3.4.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have

tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.5 Overshadowing to Gardens and Open Spaces

3.5.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

3.5.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this study.

3.5.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this study. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

- 4.1.1 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 21, 30, 31 & 35 Station Estate Road, Carisbrook, Cathlyn House, Rosedean, Runnymede, Shalsee, St Hilda, Sunnyside, The Retreat, Woodene, Lidl Superstore and Fairview New Homes building. These properties have been assessed as they potentially could be impacted by the proposal due to their distance from the site and fall within a 25 degree angle from the top of the proposal down.
- 4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this study. Appendix 2 lists the detailed numerical daylight and sunlight test results.

4.2 Daylight to Windows

Vertical Sky Component

- 4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component test with the exception of isolated windows at 31 & 35 Station Estate Road, Carisbrook, Rosedean, Runnymede, Shalsee, The Retreat, St Hilda and Fairview New Homes building. The results confirm that of the 343 windows tested, 128 windows (37%) fall short of the BRE recommendations (see Table 1). However, there are mitigating factors to mention:

Table 1

<u>Property</u>	<u>Total Windows tested</u>	<u>VSC Pass</u>		<u>VSC Fail</u>	
Woodene	8	8	100%	0	0%
Shalsee	32	30	94%	2	6%
30 Station Estate Road	14	14	100%	0	0%
31 Station Estate Road	17	16	94%	1	6%
Rosedean	4	2	50%	2	50%
Carisbrook	4	2	50%	2	50%
35 Station Estate Road	17	15	88%	2	12%
Runnymede	5	2	40%	3	60%
The Retreat	16	8	50%	8	50%
21 Station Estate Road	8	8	100%	0	0%

Cathlyn House	2	2	100%	0	0%
Sunnyside	6	6	100%	0	0%
St Hilda	7	6	86%	1	14%
Lidl Superstore	6	6	100%	0	0%
Fairview New Homes Building	197	91	46%	106	54%

- 4.2.2 Whilst the BRE tests involve comparing the existing and proposed light levels, such comparison should be made with special care in the case of the New Road Triangle development site. This is because the site is currently undeveloped, however, we note that the site has been earmarked for significant redevelopment which will provide much needed housing for the area. As a result, the existing light levels are exceptionally high, particularly in the context of an urban location. In this situation, a larger than normal change should be justifiable.
- 4.2.3 The BRE guide also recognises that in some circumstances a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings. We note that recent approval has been given to the property adjacent at the Fairview New Homes building where building works have commenced. We are of the opinion that this principle applies given that the proposed development at New Road Triangle is similar to the proportions of the approved site. The local authority should therefore provide the same considerations to the proposed site as they did when granting planning permission for the Fairview New Homes building.
- 4.2.4 The BRE guide explains that another important issue is whether an existing neighbouring building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light. The guide goes on to explain that where existing neighbouring buildings sit close to the boundary, as with the windows at the Fairview New Homes building, alternative targets may be applied. The methodology for setting new targets is set out in Appendix F of the guide. The alternative Vertical Sky Component targets are derived by calculating the level of light that the window would achieve if obstructed by a hypothetical 'mirror-image' of the existing neighbouring building, an equal distance away from the boundary. The majority of windows, which do not satisfy the conventional 27% and 0.8 criteria, meet

or surpass their alternative target (See Appendix 4) and therefore pass the Vertical Sky Component test.

4.2.5 For a number of windows at Shalsee, The Retreat and the Fairview New Homes building, the results are marginal with before/after ratios of 0.71 and above against the BRE target of 0.8.

4.2.6 Finally, the BRE guide is intended to be used flexibly, particularly in urban locations, and in this instance we are of the opinion that the development design is likely to be acceptable.

Daylight Distribution

4.2.7 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the daylight distribution test with the exception of isolated rooms at the Fairview New Homes building (see Table 2). However, the mitigation mentioned above for the vertical sky component test equally applies to daylight distribution. We are therefore of the opinion that the development design is likely to be acceptable.

Table 2

Property	Total Rooms tested	NSL Pass		NSL Fail	
		Count	Percentage	Count	Percentage
Cathlyn House	2	2	100%	0	0%
Lidl Superstore	1	1	100%	0	0%
Fairview New Homes Building	139	117	84%	22	16%

4.3 Sunlight to Windows

4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test with the exception of isolated windows at Shalsee, 31 Station Estate Road, Runnymede and the Fairview New Homes building (see Table 3).

Table 3

Property	Total Windows tested	Sunlight Pass		Sunlight Fail	
		Count	Percentage	Count	Percentage
Woodene	3	3	100%	0	0%
Shalsee	21	18	86%	3	14%
30 Station Estate Road	1	1	100%	0	0%
31 Station Estate Road	8	7	88%	1	13%
Rosedean	2	2	100%	0	0%
Carisbrook	4	4	100%	0	0%
35 Station Estate Road	11	11	100%	0	0%
Runnymede	5	2	40%	3	60%
The Retreat	12	12	100%	0	0%
21 Station Estate Road	6	6	100%	0	0%
Sunnyside	1	1	100%	0	0%
St Hilda	3	3	100%	0	0%
Lidl Superstore	1	1	100%	0	0%
Fairview New Homes Building	44	30	68%	14	32%

4.3.2 However, the mitigation mentioned for daylight equally applies to sunlight. Furthermore, the windows serving Shalsee, 31 Station Estate Road and Runnymede do not appear to serve main living rooms and a number of windows that fall short in the Fairview New Homes building serve bedrooms which the BRE guide considers to be less important.

4.3.3 Finally, in urban locations it is very often not possible to achieve recommended levels of direct sunlight, particularly during the winter months. We are therefore of the opinion that the development design is likely to be acceptable.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 All gardens and open spaces tested meet the BRE recommendations (see Table 4).

Table 4

Property	Garden Pass/Fail
Woodene	Pass
Shalsee	Pass
30 Station Estate Road	Pass
31 Station Estate Road	Pass
Rosedean	Pass
Carisbrook	Pass

35 Station Estate Road	Pass
Runnymede	Pass
The Retreat	Pass
21 Station Estate Road	Pass
Sunnyside	Pass
St Hilda	Pass

4.5 Conclusion

4.5.1 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight or sunlight tests in respect of isolated windows at 31 & 35 Station Estate Road, Carisbrook, Rosedean, Runnymede, Shalsee, The Retreat and Fairview New Homes Building. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

5 CLARIFICATIONS

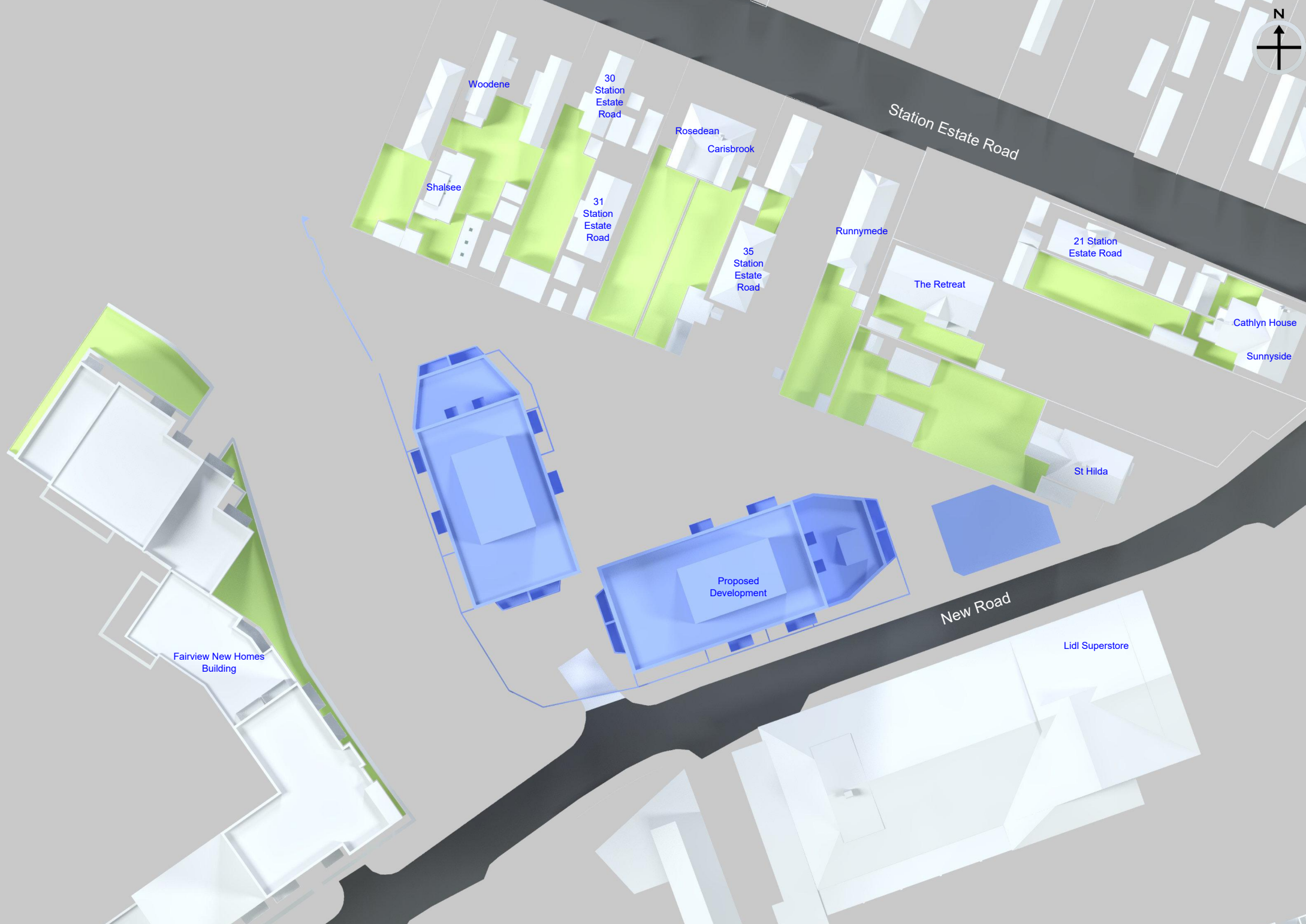
5.1 General

- 5.1.1 The study is limited to assessing daylight, sunlight and overshadowing to neighbouring properties as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.2 The study is based on the information listed in section 2 of this report. We have not had access to neighbouring properties.
- 5.1.3 This study does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.4 The impact on solar panels is a material planning consideration. However, the BRE guide does not provide assessment criteria for this. The assessment of impact on any neighbouring solar panels is therefore beyond the scope of this report.
- 5.1.5 We have undertaken the study following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.
- 5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY



Woodene

30
Station
Estate
Road

Rosedean

Carisbrook

Shalsee

31
Station
Estate
Road

35
Station
Estate
Road

Runnymede

The Retreat

21
Station
Estate
Road

Cathlyn House

Sunnyside

St Hilda

Proposed
Development

New Road

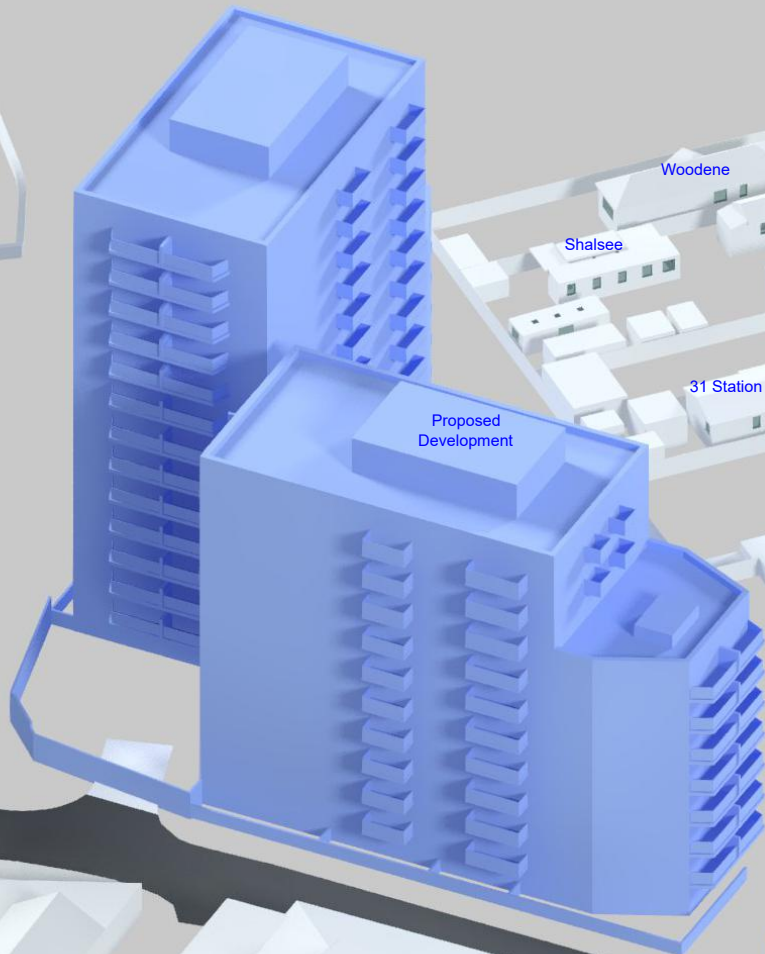
Fairview New Homes
Building

Lidl Superstore

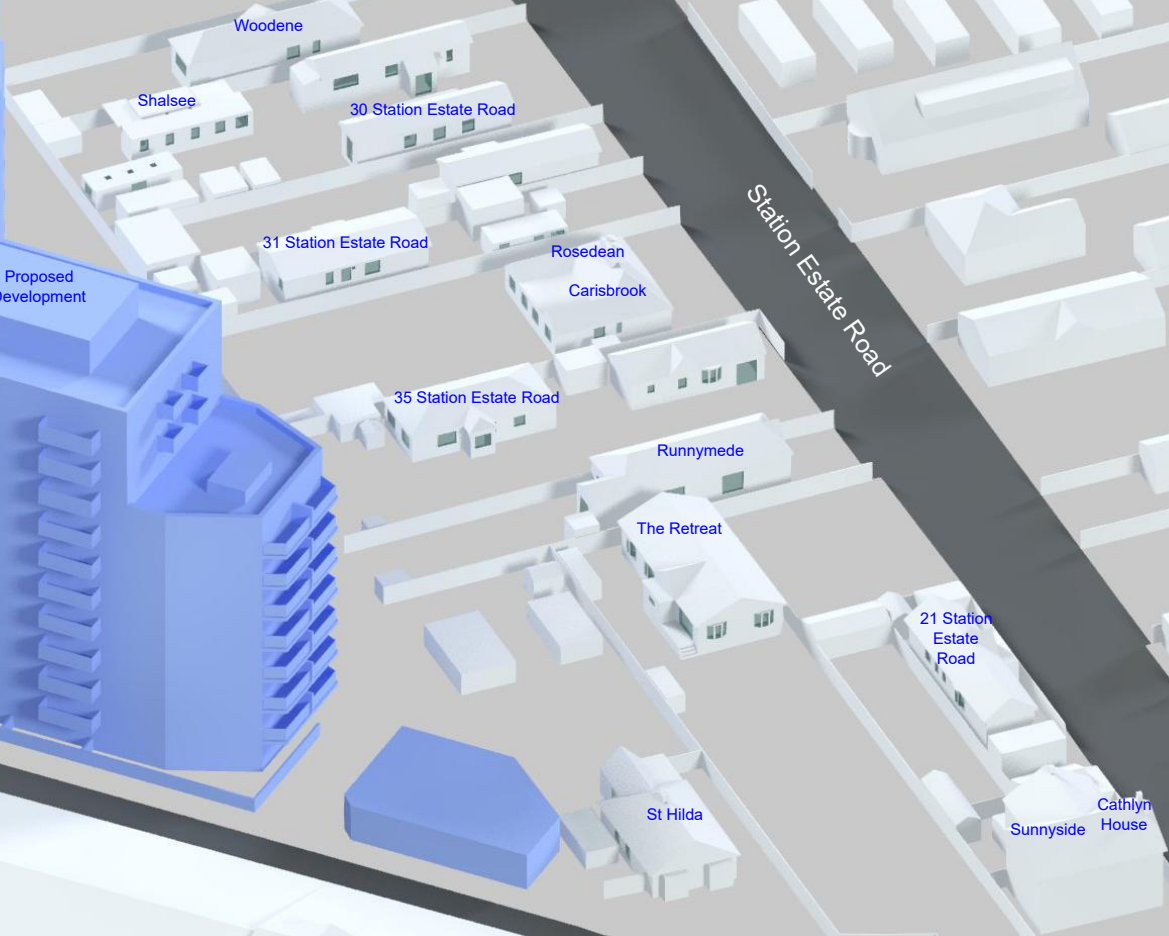
Station Estate Road



Fairview New Homes Building



Proposed Development



Woodene

Shalsee

30 Station Estate Road

31 Station Estate Road

35 Station Estate Road

Rosedean

Carisbrook

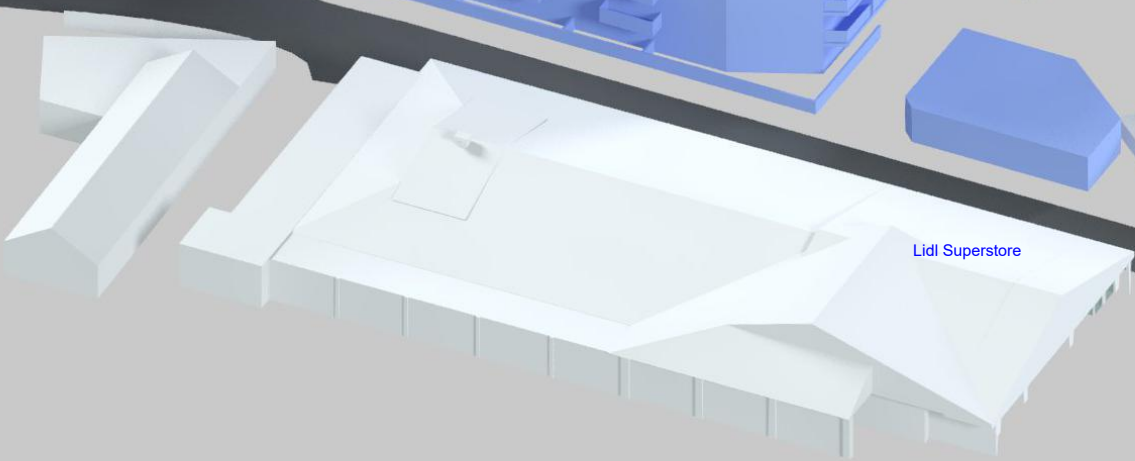
Runnymede

The Retreat

21 Station Estate Road

St Hilda

Sunnyside
Cathlyn House

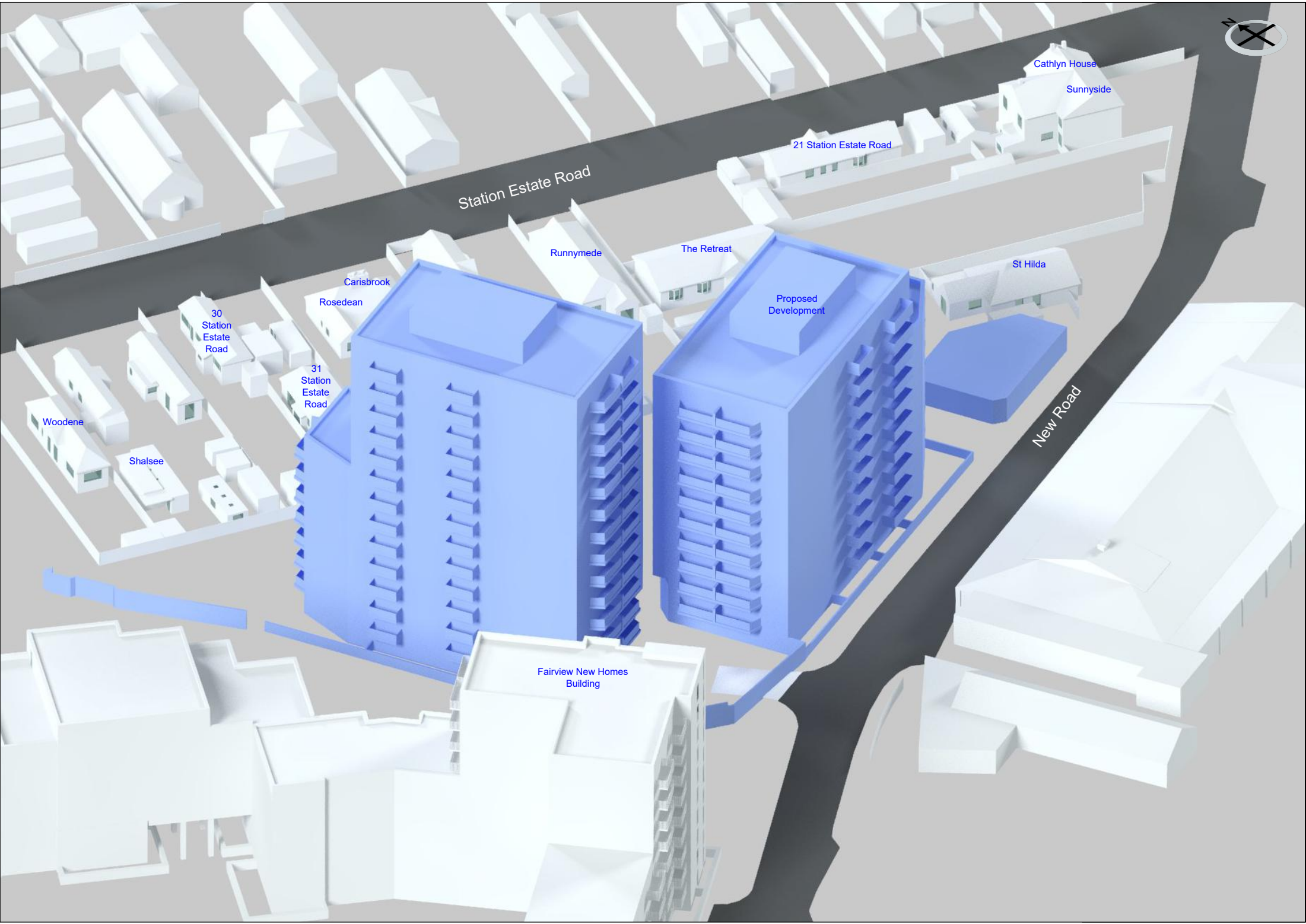


Lidl Superstore



Station Estate Road

New Road



Cathlyn House
Sunnyside

21 Station Estate Road

Station Estate Road

Runnymede

The Retreat

St Hilda

Carisbrook

Rosedean

30
Station
Estate
Road

31
Station
Estate
Road

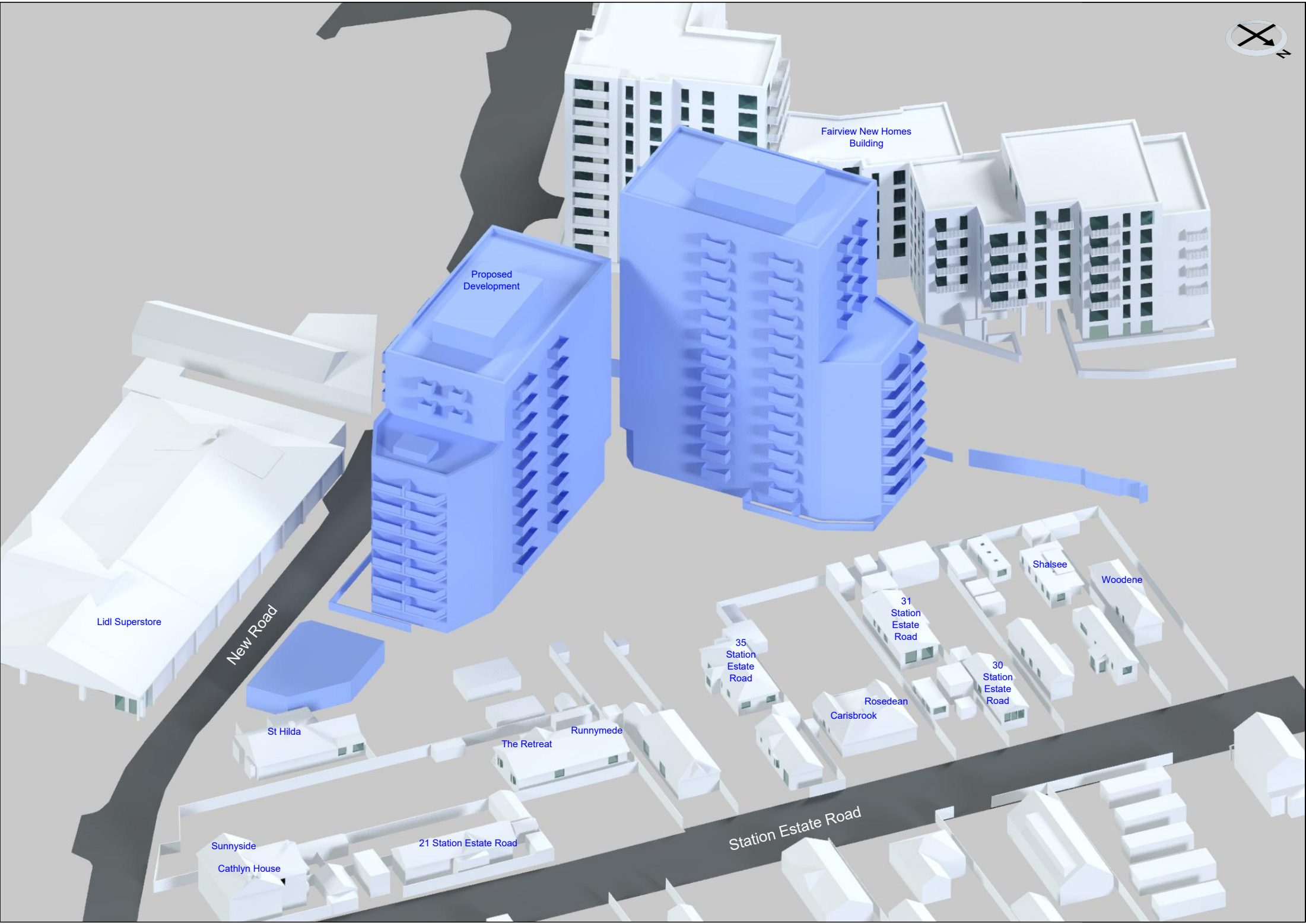
Proposed
Development

New Road

Woodene

Shalsee

Fairview New Homes
Building



Proposed Development

Fairview New Homes Building

Lidl Superstore

New Road

St Hilda

The Retreat

Runnymede

Sunnyside

Cathlyn House

21 Station Estate Road

35 Station Estate Road

Rosedeane

Carisbrook

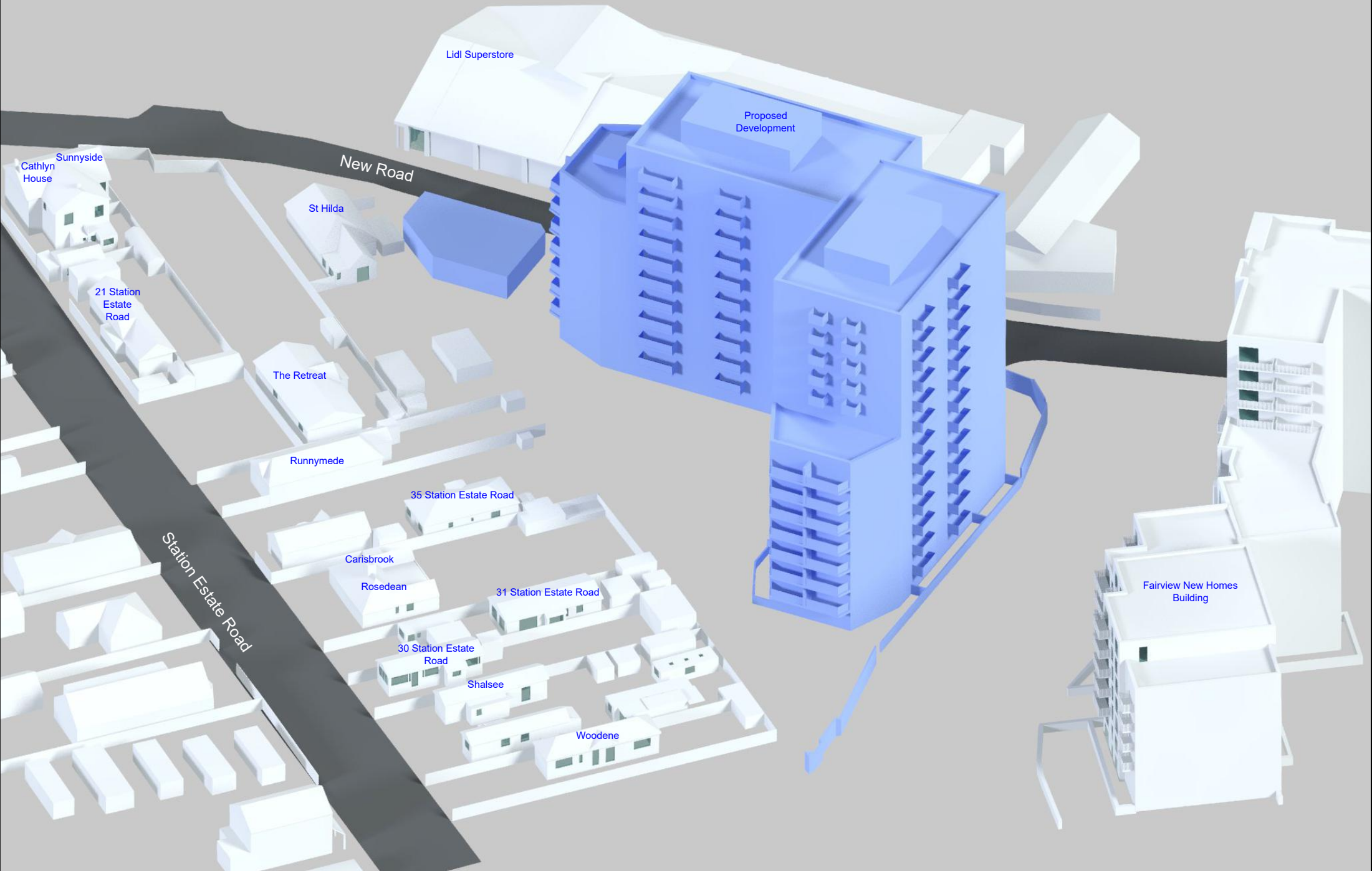
31 Station Estate Road

30 Station Estate Road

Shalsee

Woodene

Station Estate Road



Lidl Superstore

Proposed Development

Cathlyn House

Sunnyside

New Road

St Hilda

21 Station Estate Road

The Retreat

Runnymede

35 Station Estate Road

Carisbrook

Rosedean

31 Station Estate Road

30 Station Estate Road

Shalsee

Woodene

Station Estate Road

Fairview New Homes Building

Neighbouring Windows



Woodene



Woodene



Woodene



Shalsee



Shalsee



Shalsee



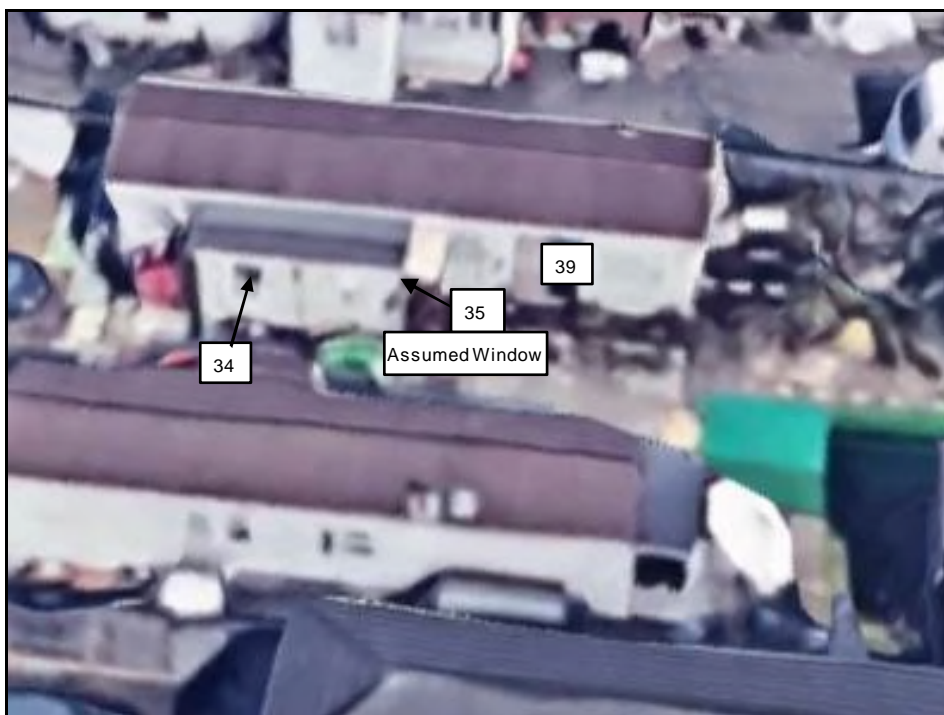
Shalsee



Shalsee



Shalsee



Shalsee



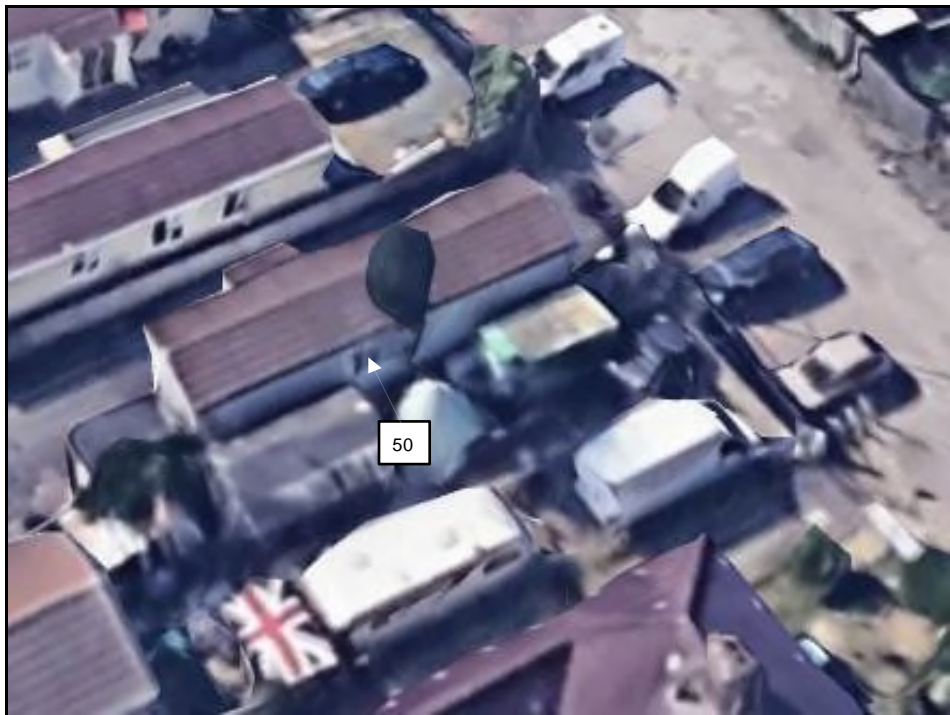
Shalsee



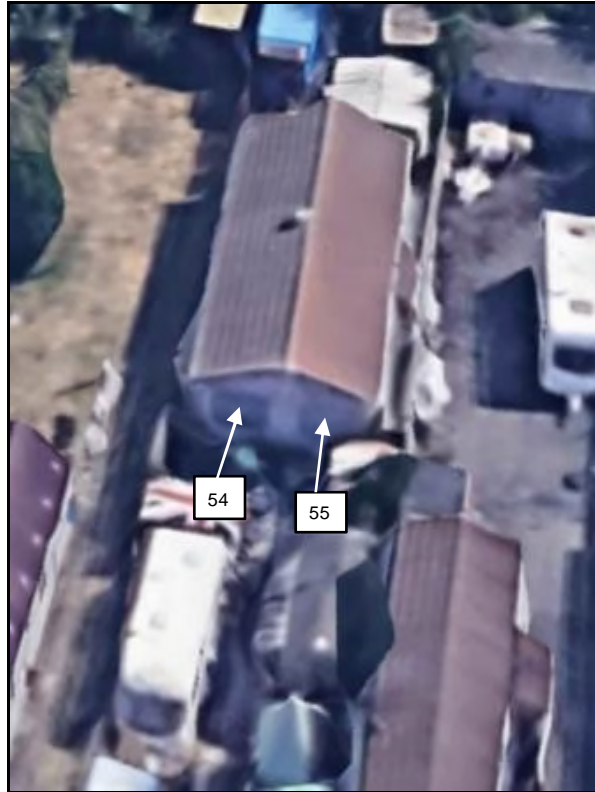
30 Station Estate Road



30 Station Estate Road



30 Station Estate Road



31 Station Estate Road



31 Station Estate Road



31 Station Estate Road



31 Station Estate Road



31 Station Estate Road



Rosedean



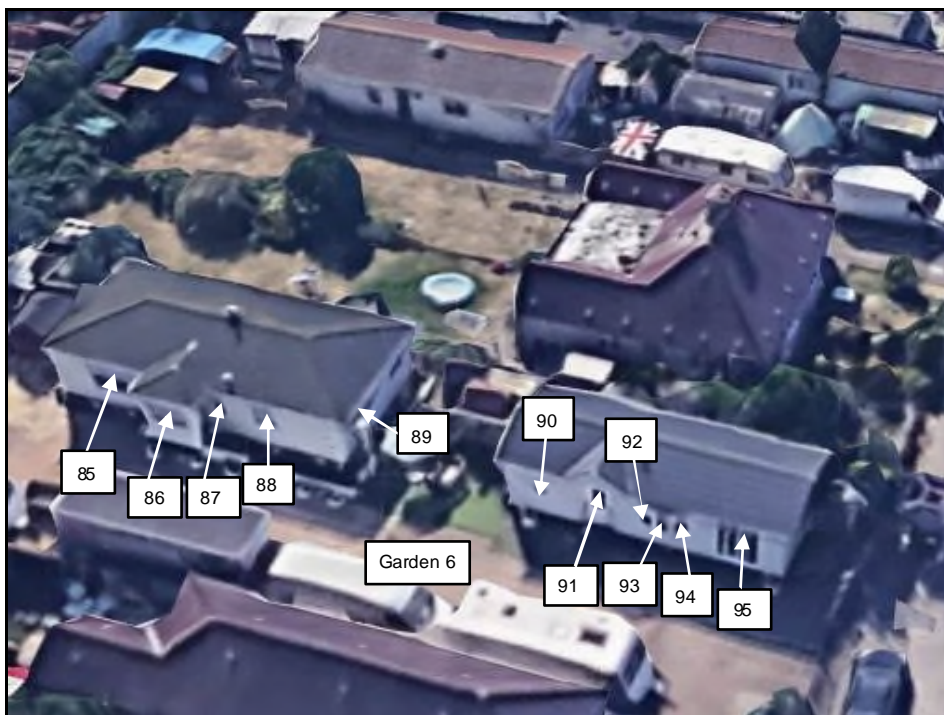
Carisbrook



35 Station Estate Road



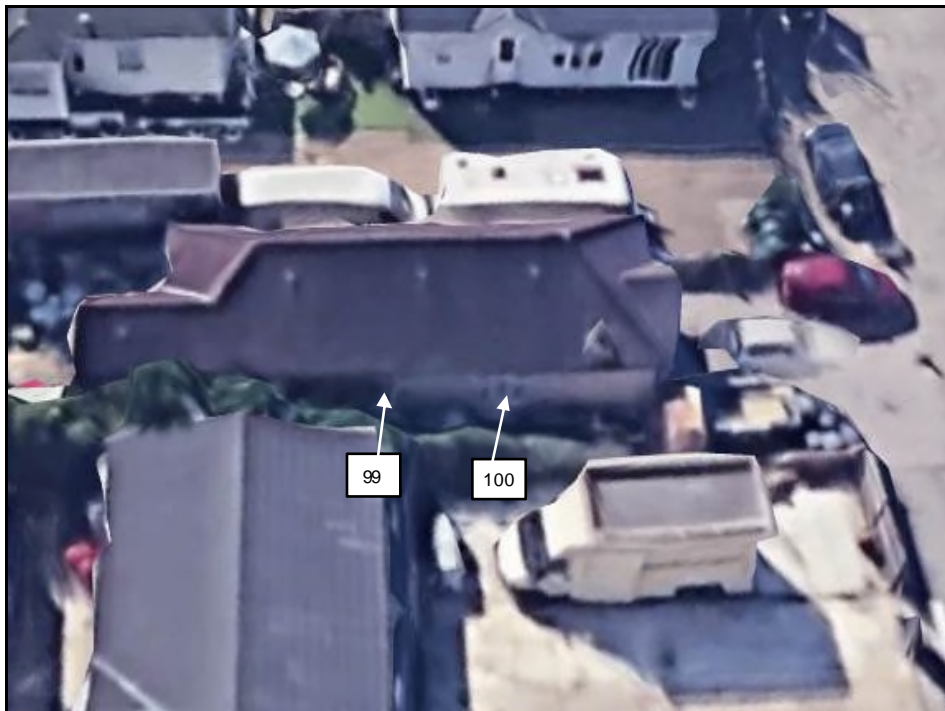
35 Station Estate Road



35 Station Estate Road



Runnymede



Runnymede



The Retreat



The Retreat



The Retreat



21 Station Estate Road



21 Station Estate Road



Cathlyn House



Cathlyn House



Sunnyside



Sunnyside



St Hilda



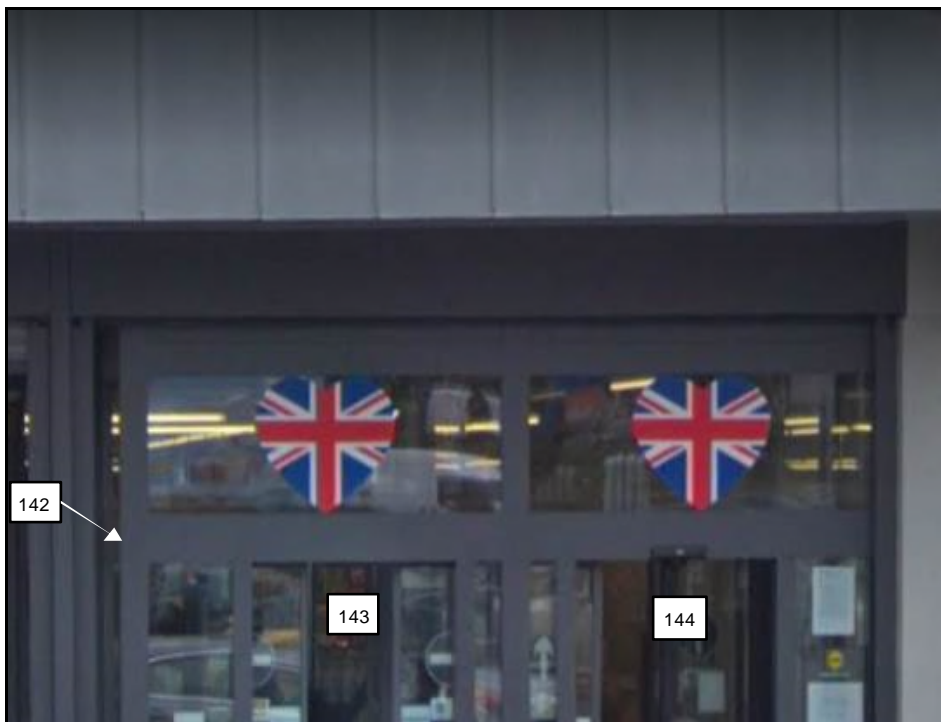
St Hilda



St Hilda



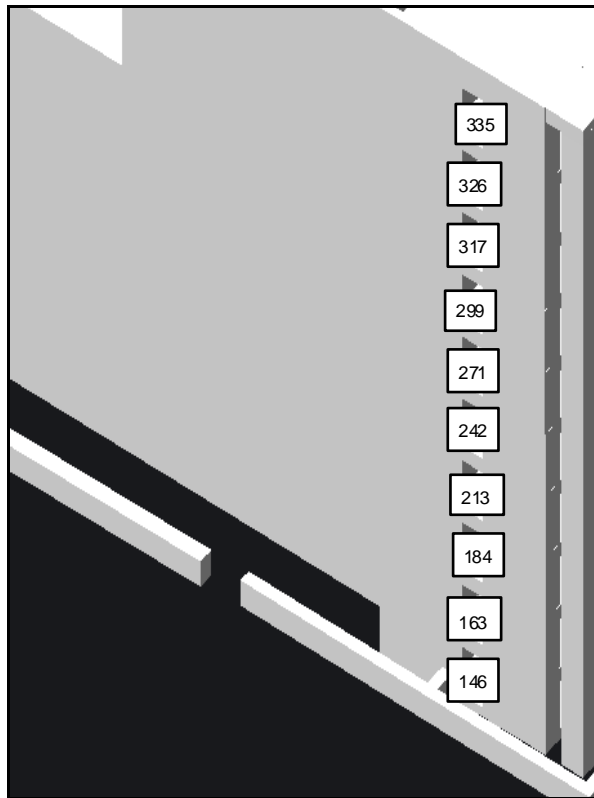
Lidl Superstore



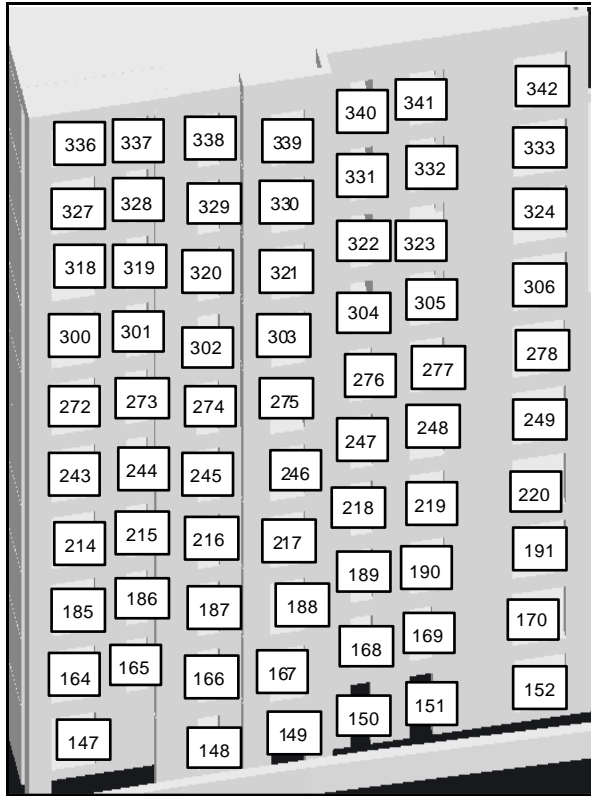
Lidl Superstore



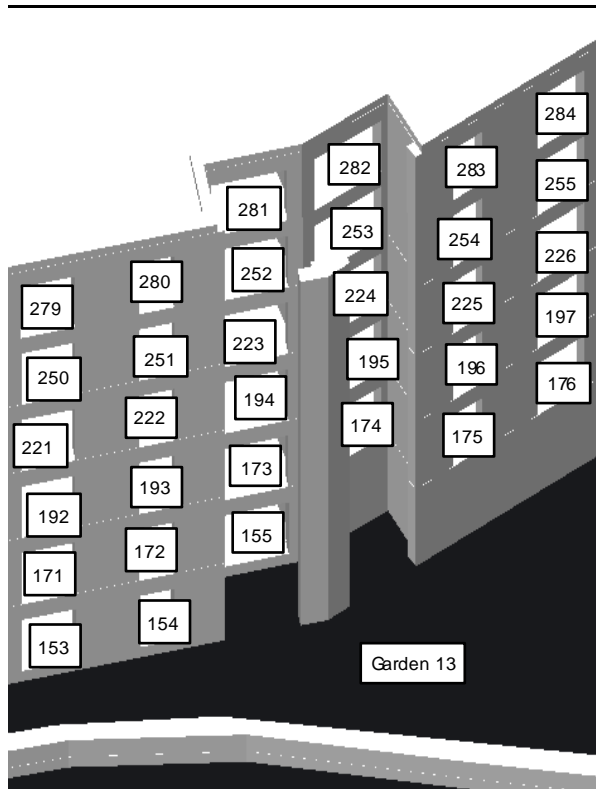
Lidl Superstore



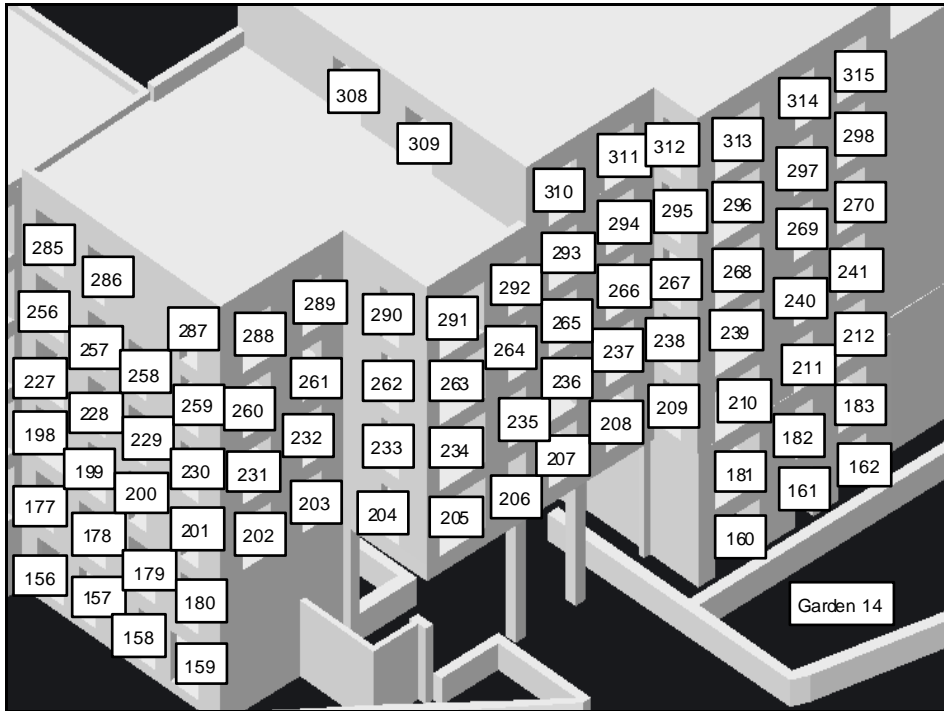
Fairview New Homes Building



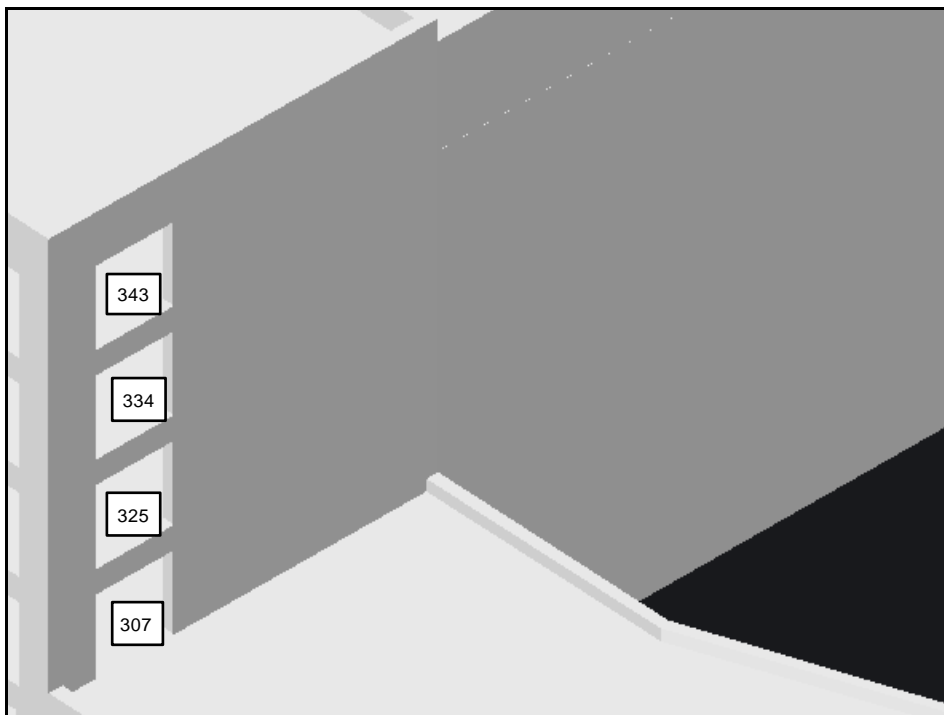
Fairview New Homes Building



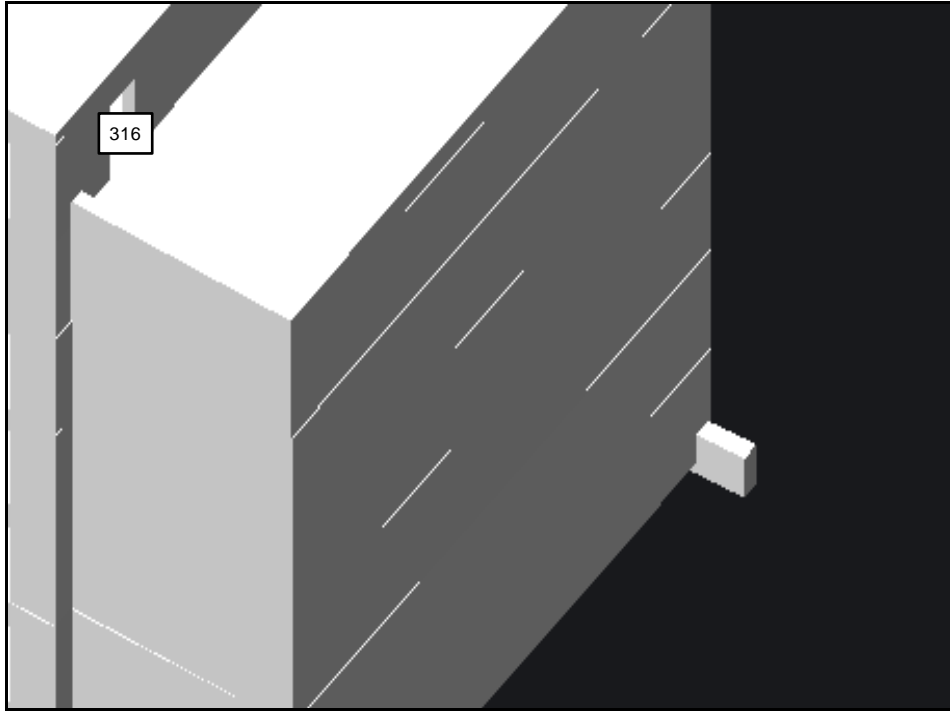
Fairview New Homes Building



Fairview New Homes Building



Fairview New Homes Building



Fairview New Homes Building

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Woodene</u>					
<u>Ground Floor</u>					
Window 1	Domestic	37.6%	37.6%	0.0%	1.0
Window 2	Domestic	37.6%	37.6%	0.0%	1.0
Window 3	Domestic	26.1%	23.4%	2.7%	0.9
Window 4	Domestic	37.2%	37.2%	0.0%	1.0
Window 5	Domestic	37.1%	37.1%	0.0%	1.0
Window 6	Domestic	37.3%	37.3%	0.0%	1.0
Window 7	Domestic	32.7%	26.4%	6.3%	0.81
Window 8	Domestic	28.4%	24.1%	4.3%	0.85
<u>Shalsee</u>					
<u>Ground Floor</u>					
Window 9	Domestic	3.7%	3.7%	0.0%	1.0
Window 10	Domestic	33.6%	27.1%	6.5%	0.81
Window 11	Domestic	35.4%	29.4%	6.0%	0.83
Window 12	Domestic	88.3%	82.9%	5.4%	0.94
Window 13	Domestic	36.1%	29.8%	6.3%	0.83
Window 14	Domestic	88.3%	83.4%	4.9%	0.94
Window 15	Domestic	36.1%	30.0%	6.1%	0.83
Window 16	Domestic	35.9%	30.2%	5.7%	0.84
Window 17	Domestic	32.0%	32.0%	0.0%	1.0
Window 18	Domestic	2.9%	2.9%	0.0%	1.0
Window 19	Unknown	24.9%	16.1%	8.8%	0.65
Window 20	Unknown	98.6%	89.1%	9.5%	0.9
Window 21	Unknown	24.1%	20.3%	3.8%	0.84
Window 22	Unknown	98.7%	90.1%	8.6%	0.91
Window 23	Unknown	33.6%	33.6%	0.0%	1.0
Window 24	Unknown	98.7%	91.0%	7.7%	0.92
Window 25	Unknown	34.8%	34.8%	0.0%	1.0
Window 26	Domestic	32.6%	28.4%	4.2%	0.87
Window 27	Domestic	28.2%	25.1%	3.1%	0.89
Window 28	Domestic	28.8%	26.6%	2.2%	0.92
Window 29	Domestic	12.0%	12.0%	0.0%	1.0
Window 30	Domestic	30.3%	30.3%	0.0%	1.0
Window 31	Domestic	34.5%	34.5%	0.0%	1.0
Window 32	Domestic	31.1%	30.5%	0.6%	0.98
Window 33	Domestic	36.3%	36.3%	0.0%	1.0
Window 34	Domestic	30.7%	30.7%	0.0%	1.0
Window 35	Domestic	11.4%	10.1%	1.3%	0.89
Window 36	Domestic	31.0%	28.5%	2.5%	0.92
Window 37	Domestic	31.5%	28.4%	3.1%	0.9
Window 38	Domestic	32.6%	29.3%	3.3%	0.9

Appendix 2 - Vertical Sky Component
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 39	Domestic	31.7%	31.7%	0.0%	1.0
Window 40	Domestic	33.2%	24.4%	8.8%	0.73
<u>30 Station Estate Road</u>					
<u>Ground Floor</u>					
Window 41	Unknown	37.2%	37.2%	0.0%	1.0
Window 42	Unknown	37.3%	37.3%	0.0%	1.0
Window 43	Unknown	37.1%	37.1%	0.0%	1.0
Window 44	Unknown	34.2%	34.2%	0.0%	1.0
Window 45	Unknown	33.6%	33.6%	0.0%	1.0
Window 46	Unknown	33.0%	32.9%	0.1%	1.0
Window 47	Unknown	32.3%	32.3%	0.0%	1.0
Window 48	Unknown	30.6%	30.6%	0.0%	1.0
Window 49	Unknown	24.3%	24.3%	0.0%	1.0
Window 50	Unknown	28.3%	28.1%	0.2%	0.99
Window 51	Unknown	13.0%	12.9%	0.1%	0.99
Window 52	Unknown	27.2%	27.1%	0.1%	1.0
Window 53	Unknown	29.5%	29.4%	0.1%	1.0
<u>31 Station Estate Road</u>					
<u>Ground Floor</u>					
Window 54	Domestic	33.7%	33.7%	0.0%	1.0
Window 55	Domestic	32.3%	32.3%	0.0%	1.0
Window 56	Domestic	33.4%	33.1%	0.3%	0.99
Window 57	Unknown	34.6%	34.0%	0.6%	0.98
Window 58	Unknown	23.0%	22.3%	0.7%	0.97
Window 59	Unknown	33.9%	33.1%	0.8%	0.98
Window 60	Unknown	29.6%	13.6%	16.0%	0.46
Window 61	Unknown	35.7%	30.1%	5.6%	0.84
Window 62	Unknown	35.7%	30.4%	5.3%	0.85
Window 63	Unknown	30.1%	25.2%	4.9%	0.84
Window 64	Unknown	35.4%	30.6%	4.8%	0.86
Window 65	Unknown	20.6%	19.6%	1.0%	0.95
Window 66	Unknown	18.9%	18.1%	0.8%	0.96
Window 67	Unknown	17.8%	17.2%	0.6%	0.97
Window 68	Unknown	35.4%	35.4%	0.0%	1.0
Window 69	Unknown	25.9%	25.6%	0.3%	0.99
Window 70	Unknown	22.9%	22.7%	0.2%	0.99
<u>Rosedean</u>					
<u>Ground Floor</u>					
Window 71	Unknown	32.5%	31.8%	0.7%	0.98
Window 72	Unknown	32.4%	31.7%	0.7%	0.98
Window 73	Unknown	35.3%	23.9%	11.4%	0.68

Appendix 2 - Vertical Sky Component
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 74	Unknown	35.2%	23.8%	11.4%	0.68
<u>Carisbrook</u>					
<u>Ground Floor</u>					
Window 75	Unknown	35.0%	23.7%	11.3%	0.68
Window 76	Unknown	34.6%	23.6%	11.0%	0.68
Window 77	Unknown	28.6%	26.9%	1.7%	0.94
Window 78	Unknown	28.6%	27.0%	1.6%	0.94
<u>35 Station Estate Road</u>					
<u>Ground Floor</u>					
Window 79	Domestic	30.1%	30.1%	0.0%	1.0
Window 80	Domestic	34.4%	31.5%	2.9%	0.92
Window 81	Domestic	34.5%	31.2%	3.3%	0.9
Window 82	Domestic	33.6%	29.7%	3.9%	0.88
Window 83	Domestic	32.9%	15.2%	17.7%	0.46
Window 84	Domestic	35.1%	15.5%	19.6%	0.44
Window 85	Domestic	32.2%	27.8%	4.4%	0.86
Window 86	Domestic	35.7%	31.9%	3.8%	0.89
Window 87	Domestic	23.0%	23.0%	0.0%	1.0
Window 88	Domestic	34.3%	31.9%	2.4%	0.93
Window 89	Domestic	32.6%	32.6%	0.0%	1.0
Window 90	Domestic	33.0%	31.4%	1.6%	0.95
Window 91	Domestic	33.4%	31.9%	1.5%	0.96
Window 92	Domestic	32.0%	28.5%	3.5%	0.89
Window 93	Domestic	34.5%	33.2%	1.3%	0.96
Window 94	Domestic	33.5%	33.5%	0.0%	1.0
Window 95	Domestic	35.2%	34.2%	1.0%	0.97
<u>Runnymede</u>					
<u>Ground Floor</u>					
Window 96	Unknown	31.7%	18.6%	13.1%	0.59
Window 97	Unknown	27.0%	15.4%	11.6%	0.57
Window 98	Unknown	33.1%	19.2%	13.9%	0.58
Window 99	Unknown	24.3%	23.5%	0.8%	0.97
Window 100	Unknown	35.0%	34.6%	0.4%	0.99
<u>The Retreat</u>					
<u>Ground Floor</u>					
Window 101	Unknown	32.1%	19.8%	12.3%	0.62
Window 102	Unknown	36.7%	24.4%	12.3%	0.66
Window 103	Unknown	32.3%	23.6%	8.7%	0.73
Window 104	Unknown	31.4%	19.6%	11.8%	0.62
Window 105	Unknown	36.1%	24.7%	11.4%	0.68

Appendix 2 - Vertical Sky Component
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 106	Unknown	28.6%	20.8%	7.8%	0.73
Window 107	Unknown	36.4%	25.6%	10.8%	0.7
Window 108	Unknown	30.2%	21.1%	9.1%	0.7
Window 109	Unknown	34.5%	33.7%	0.8%	0.98
Window 110	Unknown	37.4%	37.4%	0.0%	1.0
Window 111	Unknown	33.2%	33.2%	0.0%	1.0
Window 112	Unknown	33.5%	33.5%	0.0%	1.0
Window 113	Unknown	37.1%	37.1%	0.0%	1.0
Window 114	Unknown	33.7%	33.7%	0.0%	1.0
Window 115	Unknown	34.6%	34.6%	0.0%	1.0
Window 116	Unknown	33.7%	33.7%	0.0%	1.0
<u>21 Station Estate Road</u>					
<u>Ground Floor</u>					
Window 117	Unknown	33.9%	29.5%	4.4%	0.87
Window 118	Unknown	34.0%	29.7%	4.3%	0.87
Window 119	Unknown	34.0%	29.9%	4.1%	0.88
Window 120	Unknown	32.7%	28.0%	4.7%	0.86
Window 121	Unknown	36.9%	33.1%	3.8%	0.9
Window 122	Unknown	12.5%	10.6%	1.9%	0.85
Window 123	Unknown	16.9%	16.9%	0.0%	1.0
Window 124	Unknown	14.1%	13.4%	0.7%	0.95
<u>Cathlyn House</u>					
<u>Ground Floor</u>					
Window 125	Unknown	28.4%	27.8%	0.6%	0.98
<u>First Floor</u>					
Window 126	Unknown	38.8%	36.9%	1.9%	0.95
<u>Sunnyside</u>					
<u>Ground Floor</u>					
Window 127	Unknown	19.1%	19.1%	0.0%	1.0
Window 128	Unknown	29.9%	28.6%	1.3%	0.96
Window 129	Unknown	29.4%	27.7%	1.7%	0.94
Window 130	Unknown	21.0%	19.0%	2.0%	0.9
<u>First Floor</u>					
Window 131	Unknown	38.8%	36.7%	2.1%	0.95
Window 132	Unknown	23.0%	21.1%	1.9%	0.92
<u>St Hilda</u>					
<u>Ground Floor</u>					
Window 133	Unknown	36.0%	36.0%	0.0%	1.0

Appendix 2 - Vertical Sky Component
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 134	Unknown	35.3%	35.3%	0.0%	1.0
Window 135	Unknown	36.8%	31.3%	5.5%	0.85
Window 136	Unknown	36.9%	30.8%	6.1%	0.83
Window 137	Unknown	30.9%	23.6%	7.3%	0.76
Window 138	Unknown	19.7%	17.8%	1.9%	0.9
Window 139	Unknown	29.8%	27.3%	2.5%	0.92
<u>Lidl Superstore</u>					
<u>Ground Floor</u>					
Window 140	Non Domestic	7.3%	7.3%	0.0%	1.0
Window 141	Non Domestic	7.7%	7.7%	0.0%	1.0
Window 142	Non Domestic	4.6%	4.6%	0.0%	1.0
Window 143	Non Domestic	27.0%	27.0%	0.0%	1.0
Window 144	Non Domestic	26.2%	26.2%	0.0%	1.0
Window 145	Non Domestic	30.4%	28.9%	1.5%	0.95
<u>Fairview New Homes Building</u>					
<u>Ground Floor</u>					
Window 146	Living/Dining/Kitchen	39.1%	39.0%	0.1%	1.0
Window 147 (Secondary)	Living/Dining/Kitchen	12.6%	4.4%	8.2%	0.35
Window 148	Bedroom	35.9%	22.4%	13.5%	0.62
Window 149	Non Habitable	38.3%	23.8%	14.5%	0.62
Window 150	Non Habitable	24.6%	11.0%	13.6%	0.45
Window 151	Non Habitable	24.9%	10.8%	14.1%	0.43
Window 152	Living/Dining/Kitchen	26.0%	11.4%	14.6%	0.44
Window 153	Bedroom	36.4%	20.6%	15.8%	0.57
Window 154	Living/Dining/Kitchen	37.3%	21.5%	15.8%	0.58
Window 155	Living/Dining/Kitchen	6.7%	0.4%	6.3%	0.06
Window 156	Living/Dining/Kitchen	22.9%	14.7%	8.2%	0.64
Window 157	Living/Dining/Kitchen	26.3%	17.4%	8.9%	0.66
Window 158	Living/Dining/Kitchen	28.9%	18.8%	10.1%	0.65
Window 159	Living/Dining/Kitchen	30.0%	19.2%	10.8%	0.64
Window 160	Living/Dining/Kitchen	37.3%	33.5%	3.8%	0.9
Window 161	Bedroom	38.0%	34.8%	3.2%	0.92
Window 162	Bedroom	38.5%	35.8%	2.7%	0.93
<u>First Floor</u>					
Window 163	Living/Dining/Kitchen	39.4%	39.3%	0.1%	1.0
Window 164	Living/Dining/Kitchen	7.3%	2.5%	4.8%	0.34
Window 165	Living/Dining/Kitchen	5.5%	2.9%	2.6%	0.53
Window 166	Bedroom	36.6%	23.4%	13.2%	0.64
Window 167	Bedroom	39.2%	25.1%	14.1%	0.64
Window 168	Living/Dining/Kitchen	20.5%	8.9%	11.6%	0.43
Window 169	Living/Dining/Kitchen	20.1%	8.0%	12.1%	0.4

Appendix 2 - Vertical Sky Component
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 170	Living/Dining/Kitchen	20.7%	8.3%	12.4%	0.4
Window 171	Bedroom	37.1%	21.7%	15.4%	0.58
Window 172	Living/Dining/Kitchen	38.0%	22.6%	15.4%	0.59
Window 173	Living/Dining/Kitchen	7.0%	0.5%	6.5%	0.07
Window 174	Living/Dining/Kitchen	7.2%	3.5%	3.7%	0.49
Window 175	Living/Dining/Kitchen	27.8%	16.3%	11.5%	0.59
Window 176	Bedroom	22.2%	11.8%	10.4%	0.53
Window 177	Bedroom	22.7%	14.8%	7.9%	0.65
Window 178	Bedroom	27.3%	18.5%	8.8%	0.68
Window 179	Bedroom	29.6%	19.8%	9.8%	0.67
Window 180	Bedroom	31.2%	20.4%	10.8%	0.65
Window 181	Living/Dining/Kitchen	22.6%	19.2%	3.4%	0.85
Window 182	Bedroom	34.7%	33.1%	1.6%	0.95
Window 183	Bedroom	38.5%	36.3%	2.2%	0.94
<u>Second Floor</u>					
Window 184	Living/Dining/Kitchen	39.6%	39.5%	0.1%	1.0
Window 185	Living/Dining/Kitchen	13.1%	4.7%	8.4%	0.36
Window 186	Living/Dining/Kitchen	10.1%	5.7%	4.4%	0.56
Window 187	Bedroom	36.9%	24.4%	12.5%	0.66
Window 188	Bedroom	39.4%	26.0%	13.4%	0.66
Window 189	Living/Dining/Kitchen	20.7%	9.4%	11.3%	0.45
Window 190	Living/Dining/Kitchen	21.0%	9.0%	12.0%	0.43
Window 191	Living/Dining/Kitchen	21.0%	8.8%	12.2%	0.42
Window 192	Bedroom	37.5%	22.7%	14.8%	0.61
Window 193	Living/Dining/Kitchen	38.4%	23.7%	14.7%	0.62
Window 194	Living/Dining/Kitchen	7.0%	0.5%	6.5%	0.07
Window 195	Living/Dining/Kitchen	7.3%	3.7%	3.6%	0.51
Window 196	Living/Dining/Kitchen	28.5%	17.6%	10.9%	0.62
Window 197	Bedroom	22.5%	12.7%	9.8%	0.56
Window 198	Bedroom	24.0%	16.3%	7.7%	0.68
Window 199	Bedroom	28.3%	19.8%	8.5%	0.7
Window 200	Dining/Kitchen	30.3%	21.0%	9.3%	0.69
Window 201	Living Room	32.1%	21.6%	10.5%	0.67
Window 202	Living Room	20.3%	11.4%	8.9%	0.56
Window 203	Bedroom	13.9%	8.6%	5.3%	0.62
Window 204	Living/Dining/Kitchen	25.1%	14.2%	10.9%	0.57
Window 205	Living/Dining/Kitchen	21.1%	15.4%	5.7%	0.73
Window 206	Bedroom	22.9%	19.4%	3.5%	0.85
Window 207	Bedroom	34.2%	30.7%	3.5%	0.9
Window 208	Bedroom	30.9%	26.7%	4.2%	0.86
Window 209	Living/Dining/Kitchen	19.7%	11.4%	8.3%	0.58
Window 210	Living/Dining/Kitchen	21.4%	18.3%	3.1%	0.86
Window 211	Bedroom	34.6%	33.1%	1.5%	0.96

Appendix 2 - Vertical Sky Component
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 212	Bedroom	38.5%	36.6%	1.9%	0.95
<u>Third Floor</u>					
Window 213	Living/Dining/Kitchen	39.6%	39.5%	0.1%	1.0
Window 214	Living/Dining/Kitchen	7.4%	2.5%	4.9%	0.34
Window 215	Living/Dining/Kitchen	5.8%	3.1%	2.7%	0.53
Window 216	Bedroom	36.9%	25.3%	11.6%	0.69
Window 217	Bedroom	39.5%	27.0%	12.5%	0.68
Window 218	Living/Dining/Kitchen	20.7%	9.8%	10.9%	0.47
Window 219	Living/Dining/Kitchen	21.0%	9.4%	11.6%	0.45
Window 220	Living/Dining/Kitchen	21.1%	9.3%	11.8%	0.44
Window 221	Bedroom	37.8%	23.9%	13.9%	0.63
Window 222	Living/Dining/Kitchen	38.7%	24.9%	13.8%	0.64
Window 223	Living/Dining/Kitchen	7.0%	0.6%	6.4%	0.09
Window 224	Living/Dining/Kitchen	7.3%	3.8%	3.5%	0.52
Window 225	Living/Dining/Kitchen	29.7%	19.5%	10.2%	0.66
Window 226	Bedroom	22.9%	13.8%	9.1%	0.6
Window 227	Bedroom	24.7%	17.5%	7.2%	0.71
Window 228	Bedroom	29.3%	21.3%	8.0%	0.73
Window 229	Dining/Kitchen	31.4%	22.6%	8.8%	0.72
Window 230	Living	33.1%	23.1%	10.0%	0.7
Window 231	Living	20.3%	11.8%	8.5%	0.58
Window 232	Bedroom	13.9%	8.9%	5.0%	0.64
Window 233	Living/Dining/Kitchen	25.7%	15.4%	10.3%	0.6
Window 234	Living/Dining/Kitchen	21.1%	15.7%	5.4%	0.74
Window 235	Bedroom	22.9%	19.7%	3.2%	0.86
Window 236	Bedroom	34.3%	31.0%	3.3%	0.9
Window 237	Bedroom	30.8%	27.0%	3.8%	0.88
Window 238	Living/Dining/Kitchen	20.1%	12.4%	7.7%	0.62
Window 239	Living/Dining/Kitchen	21.5%	18.4%	3.1%	0.86
Window 240	Bedroom	34.6%	33.2%	1.4%	0.96
Window 241	Bedroom	38.6%	36.8%	1.8%	0.95
<u>Fourth Floor</u>					
Window 242	Living/Dining/Kitchen	39.6%	39.5%	0.1%	1.0
Window 243	Living/Dining/Kitchen	13.1%	5.6%	7.5%	0.43
Window 244	Living/Dining/Kitchen	10.2%	6.5%	3.7%	0.64
Window 245	Bedroom	36.9%	26.2%	10.7%	0.71
Window 246	Bedroom	39.5%	27.9%	11.6%	0.71
Window 247	Living/Dining/Kitchen	20.8%	10.2%	10.6%	0.49
Window 248	Living/Dining/Kitchen	21.2%	10.1%	11.1%	0.48
Window 249	Living/Dining/Kitchen	21.2%	9.8%	11.4%	0.46
Window 250	Bedroom	38.4%	25.4%	13.0%	0.66
Window 251	Living/Dining/Kitchen	39.1%	26.2%	12.9%	0.67

Appendix 2 - Vertical Sky Component
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 252	Living/Dining/Kitchen	6.9%	0.7%	6.2%	0.1
Window 253	Living/Dining/Kitchen	7.2%	3.9%	3.3%	0.54
Window 254	Living/Dining/Kitchen	32.1%	22.7%	9.4%	0.71
Window 255	Bedroom	24.1%	15.7%	8.4%	0.65
Window 256	Bedroom	26.3%	19.6%	6.7%	0.75
Window 257	Bedroom	31.1%	23.6%	7.5%	0.76
Window 258	Dining/Kitchen	32.8%	24.6%	8.2%	0.75
Window 259	Living Room	34.2%	24.9%	9.3%	0.73
Window 260	Living Room	20.3%	12.2%	8.1%	0.6
Window 261	Bedroom	13.8%	9.1%	4.7%	0.66
Window 262	Living/Dining/Kitchen	28.3%	18.7%	9.6%	0.66
Window 263	Living/Dining/Kitchen	20.9%	15.9%	5.0%	0.76
Window 264	Bedroom	23.0%	20.0%	3.0%	0.87
Window 265	Bedroom	34.7%	31.8%	2.9%	0.92
Window 266	Bedroom	29.7%	26.2%	3.5%	0.88
Window 267	Living/Dining/Kitchen	20.0%	12.9%	7.1%	0.65
Window 268	Living/Dining/Kitchen	21.3%	18.6%	2.7%	0.87
Window 269	Bedroom	34.7%	33.4%	1.3%	0.96
Window 270	Bedroom	38.8%	37.2%	1.6%	0.96
Fifth Floor					
Window 271	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0
Window 272	Living/Dining/Kitchen	7.4%	2.6%	4.8%	0.35
Window 273	Living/Dining/Kitchen	5.8%	3.2%	2.6%	0.55
Window 274	Bedroom	36.9%	27.2%	9.7%	0.74
Window 275	Bedroom	39.6%	29.0%	10.6%	0.73
Window 276	Living/Dining/Kitchen	35.5%	24.8%	10.7%	0.7
Window 277	Living/Dining/Kitchen	39.0%	27.7%	11.3%	0.71
Window 278	Living/Dining/Kitchen	39.4%	27.6%	11.8%	0.7
Window 279	Bedroom	39.5%	27.5%	12.0%	0.7
Window 280	Living/Dining/Kitchen	39.4%	27.5%	11.9%	0.7
Window 281	Living/Dining/Kitchen	32.6%	22.4%	10.2%	0.69
Window 282	Living/Dining/Kitchen	33.0%	23.9%	9.1%	0.72
Window 283	Living/Dining/Kitchen	36.4%	27.8%	8.6%	0.76
Window 284	Bedroom	28.8%	21.1%	7.7%	0.73
Window 285	Bedroom	30.5%	24.4%	6.1%	0.8
Window 286	Bedroom	33.7%	26.8%	6.9%	0.8
Window 287	Living/Dining/Kitchen	35.6%	26.9%	8.7%	0.76
Window 288	Living/Dining/Kitchen	37.9%	29.9%	8.0%	0.79
Window 289	Living/Dining/Kitchen	32.0%	25.2%	6.8%	0.79
Window 290	Living/Dining/Kitchen	34.4%	25.5%	8.9%	0.74
Window 291	Living/Dining/Kitchen	39.4%	34.0%	5.4%	0.86
Window 292	Bedroom	38.8%	34.3%	4.5%	0.88
Window 293	Bedroom	34.9%	31.0%	3.9%	0.89

Appendix 2 - Vertical Sky Component
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 294	Bedroom	17.2%	14.6%	2.6%	0.85
Window 295	Living/Dining/Kitchen	17.1%	11.2%	5.9%	0.65
Window 296	Living/Dining/Kitchen	21.6%	19.2%	2.4%	0.89
Window 297	Bedroom	35.2%	34.0%	1.2%	0.97
Window 298	Bedroom	39.2%	37.8%	1.4%	0.96
<u>Sixth Floor</u>					
Window 299	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0
Window 300	Living/Dining/Kitchen	13.1%	6.6%	6.5%	0.5
Window 301	Living/Dining/Kitchen	10.0%	7.4%	2.6%	0.74
Window 302	Bedroom	36.9%	28.2%	8.7%	0.76
Window 303	Bedroom	39.6%	30.1%	9.5%	0.76
Window 304	Bedroom	35.7%	26.0%	9.7%	0.73
Window 305	Bedroom	39.0%	28.9%	10.1%	0.74
Window 306	Living/Dining/Kitchen	39.5%	28.9%	10.6%	0.73
Window 307	Living/Dining/Kitchen	21.0%	19.7%	1.3%	0.94
Window 308	Bedroom	37.4%	32.2%	5.2%	0.86
Window 309	Bedroom	37.8%	31.9%	5.9%	0.84
Window 310	Living/Dining/Kitchen	39.1%	35.7%	3.4%	0.91
Window 311	Living/Dining/Kitchen	35.3%	32.5%	2.8%	0.92
Window 312	Living/Dining/Kitchen	29.0%	23.3%	5.7%	0.8
Window 313	Living/Dining/Kitchen	39.6%	37.5%	2.1%	0.95
Window 314	Bedroom	39.6%	37.9%	1.7%	0.96
Window 315	Bedroom	39.6%	38.1%	1.5%	0.96
Window 316	Bedroom	39.6%	39.6%	0.0%	1.0
<u>Seventh Floor</u>					
Window 317	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0
Window 318	Living/Dining/Kitchen	7.4%	3.2%	4.2%	0.43
Window 319	Living/Dining/Kitchen	5.7%	3.7%	2.0%	0.65
Window 320	Bedroom	36.9%	29.4%	7.5%	0.8
Window 321	Bedroom	39.6%	31.3%	8.3%	0.79
Window 322	Bedroom	35.7%	27.2%	8.5%	0.76
Window 323	Bedroom	39.1%	30.2%	8.9%	0.77
Window 324	Living/Dining/Kitchen	39.5%	30.2%	9.3%	0.76
Window 325	Living/Dining/Kitchen	21.3%	20.2%	1.1%	0.95
<u>Eighth Floor</u>					
Window 326	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0
Window 327	Living/Dining/Kitchen	13.1%	7.9%	5.2%	0.6
Window 328	Living/Dining/Kitchen	10.0%	8.4%	1.6%	0.84
Window 329	Bedroom	36.9%	30.6%	6.3%	0.83
Window 330	Bedroom	39.6%	32.6%	7.0%	0.82
Window 331	Bedroom	35.8%	28.6%	7.2%	0.8

Appendix 2 - Vertical Sky Component
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 332	Bedroom	39.1%	31.6%	7.5%	0.81
Window 333	Living/Dining/Kitchen	39.6%	31.5%	8.1%	0.8
Window 334	Living/Dining/Kitchen	21.2%	20.3%	0.9%	0.96
<u>Ninth Floor</u>					
Window 335	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0
Window 336	Living/Dining/Kitchen	15.9%	11.8%	4.1%	0.74
Window 337	Living/Dining/Kitchen	12.3%	11.1%	1.2%	0.9
Window 338	Bedroom	37.3%	32.2%	5.1%	0.86
Window 339	Bedroom	39.6%	33.9%	5.7%	0.86
Window 340	Bedroom	36.5%	30.6%	5.9%	0.84
Window 341	Bedroom	39.4%	33.1%	6.3%	0.84
Window 342	Living/Dining/Kitchen	39.6%	32.9%	6.7%	0.83
Window 343	Living/Dining/Kitchen	39.6%	38.8%	0.8%	0.98

Appendix 2 - Daylight Distribution
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>Cathlyn House</u>					
<u>Ground Floor</u>					
Window 125	Unknown	53%	53%	0.0%	1.0
<u>First Floor</u>					
Window 126	Unknown	96%	96%	0.0%	1.0
<u>Lidl Superstore</u>					
<u>Ground Floor</u>					
Windows 140 to 145	Non Domestic	100%	100%	0.0%	1.0
<u>Fairview New Homes building</u>					
<u>Ground Floor</u>					
Windows 146 & 147	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 148	Bedroom	95%	75%	20.0%	0.79
Windows 149 to 151	Non Habitable	98%	92%	6.0%	0.94
Window 152	Living/Dining/Kitchen	97%	61%	36.0%	0.63
Window 153	Bedroom	98%	55%	43.0%	0.56
Windows 154 & 155	Living/Dining/Kitchen	98%	46%	52.0%	0.47
Windows 156 & 157	Living/Dining/Kitchen	92%	90%	2.0%	0.98
Windows 158 & 159	Living/Dining/Kitchen	96%	91%	5.0%	0.95
Window 160	Living/Dining/Kitchen	100%	99%	1.0%	0.99
Window 161	Bedroom	96%	96%	0.0%	1.0
Window 162	Bedroom	99%	98%	1.0%	0.99
<u>First Floor</u>					
Windows 163 to 165	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 166	Bedroom	93%	81%	12.0%	0.87
Window 167	Bedroom	99%	91%	8.0%	0.92
Windows 168 & 169	Living/Dining/Kitchen	97%	93%	4.0%	0.96
Window 170	Living/Dining/Kitchen	97%	68%	29.0%	0.7
Window 171	Bedroom	99%	57%	42.0%	0.58
Windows 172 & 173	Living/Dining/Kitchen	98%	51%	47.0%	0.52
Windows 174 & 175	Living/Dining/Kitchen	97%	89%	8.0%	0.92
Window 176	Bedroom	93%	78%	15.0%	0.84
Window 177	Bedroom	97%	93%	4.0%	0.96
Window 178	Bedroom	96%	88%	8.0%	0.92
Window 179	Bedroom	89%	89%	0.0%	1.0
Window 180	Bedroom	95%	95%	0.0%	1.0
Window 181	Living/Dining/Kitchen	100%	99%	1.0%	0.99
Window 182	Bedroom	96%	96%	0.0%	1.0
Window 183	Bedroom	99%	98%	1.0%	0.99

Appendix 2 - Daylight Distribution
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>Second Floor</u>					
Windows 184 to 186	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 187	Bedroom	93%	80%	13.0%	0.86
Window 188	Bedroom	99%	89%	10.0%	0.9
Windows 189 & 190	Living/Dining/Kitchen	98%	95%	3.0%	0.97
Window 191	Living/Dining/Kitchen	97%	66%	31.0%	0.68
Window 192	Bedroom	99%	60%	39.0%	0.61
Windows 193 & 194	Living/Dining/Kitchen	98%	53%	45.0%	0.54
Windows 195 & 196	Living/Dining/Kitchen	97%	90%	7.0%	0.93
Window 197	Bedroom	93%	80%	13.0%	0.86
Window 198	Bedroom	99%	96%	3.0%	0.97
Window 199	Bedroom	98%	86%	12.0%	0.88
Window 200	Dining/Kitchen	97%	87%	10.0%	0.9
Windows 201 & 202	Living Room	98%	97%	1.0%	0.99
Window 203	Bedroom	94%	72%	22.0%	0.77
Windows 204 & 205	Living/Dining/Kitchen	98%	88%	10.0%	0.9
Window 206	Bedroom	97%	96%	1.0%	0.99
Window 207	Bedroom	99%	95%	4.0%	0.96
Window 208	Bedroom	99%	97%	2.0%	0.98
Windows 209 & 210	Living/Dining/Kitchen	97%	96%	1.0%	0.99
Window 211	Bedroom	97%	97%	0.0%	1.0
Window 212	Bedroom	99%	98%	1.0%	0.99
<u>Third Floor</u>					
Windows 213 to 215	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 216	Bedroom	93%	80%	13.0%	0.86
Window 217	Bedroom	99%	90%	9.0%	0.91
Windows 218 & 219	Living/Dining/Kitchen	98%	96%	2.0%	0.98
Window 220	Living/Dining/Kitchen	97%	69%	28.0%	0.71
Window 221	Bedroom	99%	63%	36.0%	0.64
Windows 222 & 223	Living/Dining/Kitchen	98%	57%	41.0%	0.58
Windows 224 & 225	Living/Dining/Kitchen	98%	91%	7.0%	0.93
Window 226	Bedroom	93%	83%	10.0%	0.89
Window 227	Bedroom	99%	97%	2.0%	0.98
Window 228	Bedroom	98%	88%	10.0%	0.9
Window 229	Dining/Kitchen	97%	88%	9.0%	0.91
Windows 230 & 231	Living	99%	98%	1.0%	0.99
Window 232	Bedroom	94%	75%	19.0%	0.8
Windows 233 & 234	Living/Dining/Kitchen	98%	88%	10.0%	0.9
Window 235	Bedroom	97%	96%	1.0%	0.99
Window 236	Bedroom	99%	96%	3.0%	0.97
Window 237	Bedroom	99%	97%	2.0%	0.98
Windows 238 & 239	Living/Dining/Kitchen	97%	96%	1.0%	0.99
Window 240	Bedroom	97%	97%	0.0%	1.0

Appendix 2 - Daylight Distribution
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Window 241	Bedroom	99%	99%	0.0%	1.0
<u>Fourth Floor</u>					
Windows 242 to 244	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 245	Bedroom	93%	81%	12.0%	0.87
Window 246	Bedroom	99%	90%	9.0%	0.91
Windows 247 & 248	Living/Dining/Kitchen	98%	96%	2.0%	0.98
Window 249	Living/Dining/Kitchen	97%	68%	29.0%	0.7
Window 250	Bedroom	99%	68%	31.0%	0.69
Windows 251 & 252	Living/Dining/Kitchen	98%	62%	36.0%	0.63
Windows 253 & 254	Living/Dining/Kitchen	98%	91%	7.0%	0.93
Window 255	Bedroom	97%	89%	8.0%	0.92
Window 256	Bedroom	99%	98%	1.0%	0.99
Window 257	Bedroom	98%	89%	9.0%	0.91
Window 258	Dining/Kitchen	97%	89%	8.0%	0.92
Windows 259 & 260	Living Room	99%	99%	0.0%	1.0
Window 261	Bedroom	94%	78%	16.0%	0.83
Windows 262 & 263	Living/Dining/Kitchen	98%	88%	10.0%	0.9
Window 264	Bedroom	97%	96%	1.0%	0.99
Window 265	Bedroom	99%	96%	3.0%	0.97
Window 266	Bedroom	99%	98%	1.0%	0.99
Windows 267 & 268	Living/Dining/Kitchen	97%	97%	0.0%	1.0
Window 269	Bedroom	97%	97%	0.0%	1.0
Window 270	Bedroom	99%	99%	0.0%	1.0
<u>Fifth Floor</u>					
Windows 271 to 273	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 274	Bedroom	93%	83%	10.0%	0.89
Window 275	Bedroom	99%	90%	9.0%	0.91
Windows 276 & 277	Living/Dining/Kitchen	98%	96%	2.0%	0.98
Window 278	Living/Dining/Kitchen	97%	70%	27.0%	0.72
Window 279	Bedroom	99%	73%	26.0%	0.74
Windows 280 & 281	Living/Dining/Kitchen	99%	88%	11.0%	0.89
Windows 282 & 283	Living/Dining/Kitchen	98%	93%	5.0%	0.95
Window 284	Bedroom	98%	91%	7.0%	0.93
Window 285	Bedroom	99%	99%	0.0%	1.0
Window 286	Bedroom	96%	91%	5.0%	0.95
Windows 287 to 289	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Windows 290 & 291	Living/Dining/Kitchen	90%	83%	7.0%	0.92
Window 292	Bedroom	99%	99%	0.0%	1.0
Window 293	Bedroom	98%	96%	2.0%	0.98
Window 294	Bedroom	99%	96%	3.0%	0.97
Windows 295 & 296	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 297	Bedroom	97%	97%	0.0%	1.0

Appendix 2 - Daylight Distribution
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Window 298	Bedroom	99%	99%	0.0%	1.0
<u>Sixth Floor</u>					
Windows 299 to 301	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 302	Bedroom	93%	85%	8.0%	0.91
Window 303	Bedroom	99%	90%	9.0%	0.91
Window 304	Bedroom	98%	66%	32.0%	0.67
Window 305	Bedroom	97%	85%	12.0%	0.88
Windows 306 & 307	Living/Dining/Kitchen	100%	96%	4.0%	0.96
Window 308	Bedroom	95%	88%	7.0%	0.93
Window 309	Bedroom	94%	90%	4.0%	0.96
Windows 310 & 311	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Windows 312 & 313	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 314	Bedroom	97%	97%	0.0%	1.0
Windows 315 & 316	Bedroom	99%	99%	0.0%	1.0
<u>Seventh Floor</u>					
Windows 317 to 319	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 320	Bedroom	93%	87%	6.0%	0.94
Window 321	Bedroom	99%	92%	7.0%	0.93
Window 322	Bedroom	98%	69%	29.0%	0.7
Window 323	Bedroom	97%	86%	11.0%	0.89
Windows 324 & 325	Living/Dining/Kitchen	100%	98%	2.0%	0.98
<u>Eighth Floor</u>					
Windows 326 to 328	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 329	Bedroom	93%	90%	3.0%	0.97
Window 330	Bedroom	99%	93%	6.0%	0.94
Window 331	Bedroom	98%	74%	24.0%	0.76
Window 332	Bedroom	97%	87%	10.0%	0.9
Windows 333 & 334	Living/Dining/Kitchen	100%	100%	0.0%	1.0
<u>Ninth Floor</u>					
Windows 335 to 337	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 338	Bedroom	93%	93%	0.0%	1.0
Window 339	Bedroom	99%	96%	3.0%	0.97
Window 340	Bedroom	98%	80%	18.0%	0.82
Window 341	Bedroom	98%	91%	7.0%	0.93
Windows 342 & 343	Living/Dining/Kitchen	100%	100%	0.0%	1.0

Appendix 2 - Sunlight to Windows
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Room Use	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>Woodene</u>										
<u>Ground Floor</u>										
Window 3	Domestic	43%	35%	8%	0.81	14%	6%	8%	0.43	
Window 7	Domestic	74%	62%	12%	0.84	24%	14%	10%	0.58	
Window 8	Domestic	45%	36%	9%	0.8	16%	8%	8%	0.5	
<u>Shalsee</u>										
<u>Ground Floor</u>										
Window 10	Domestic	56%	38%	18%	0.68	16%	4%	12%	0.25	
Window 11	Domestic	57%	41%	16%	0.72	17%	6%	11%	0.35	
Window 12	Domestic	77%	65%	12%	0.84	22%	13%	9%	0.59	
Window 13	Domestic	57%	42%	15%	0.74	18%	7%	11%	0.39	
Window 14	Domestic	78%	63%	15%	0.81	23%	11%	12%	0.48	
Window 15	Domestic	57%	42%	15%	0.74	18%	6%	12%	0.33	
Window 16	Domestic	57%	42%	15%	0.74	18%	6%	12%	0.33	
Window 19	Unknown	64%	45%	19%	0.7	11%	2%	9%	0.18	
Window 20	Unknown	91%	68%	23%	0.75	21%	7%	14%	0.33	
Window 21	Unknown	39%	24%	15%	0.62	10%	1%	9%	0.1	
Window 22	Unknown	92%	71%	21%	0.77	22%	8%	14%	0.36	
Window 24	Unknown	92%	72%	20%	0.78	22%	8%	14%	0.36	
Window 26	Domestic	50%	41%	9%	0.82	16%	7%	9%	0.44	
Window 27	Domestic	49%	41%	8%	0.84	16%	8%	8%	0.5	
Window 28	Domestic	45%	38%	7%	0.84	15%	8%	7%	0.53	
Window 32	Domestic	44%	42%	2%	0.95	10%	8%	2%	0.8	
Window 35	Domestic	25%	23%	2%	0.92	8%	7%	1%	0.88	
Window 36	Domestic	50%	42%	8%	0.84	17%	9%	8%	0.53	
Window 37	Domestic	50%	40%	10%	0.8	17%	7%	10%	0.41	
Window 38	Domestic	52%	42%	10%	0.81	19%	9%	10%	0.47	
Window 40	Domestic	75%	62%	13%	0.83	26%	15%	11%	0.58	
<u>30 Station Estate Road</u>										
<u>Ground Floor</u>										
Window 50	Unknown	41%	37%	4%	0.9	7%	3%	4%	0.43	
<u>31 Station Estate Road</u>										
<u>Ground Floor</u>										
Window 60	Unknown	72%	41%	31%	0.57	25%	4%	21%	0.16	
Window 61	Unknown	54%	40%	14%	0.74	19%	5%	14%	0.26	
Window 62	Unknown	55%	40%	15%	0.73	20%	5%	15%	0.25	
Window 63	Unknown	46%	36%	10%	0.78	16%	6%	10%	0.38	
Window 64	Unknown	54%	42%	12%	0.78	19%	7%	12%	0.37	
Window 65	Unknown	35%	30%	5%	0.86	11%	6%	5%	0.55	
Window 66	Unknown	31%	27%	4%	0.87	9%	5%	4%	0.56	

Appendix 2 - Sunlight to Windows

New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Room Use	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
Window 67	Unknown	29%	25%	4%	0.86	8%	4%	4%	0.5	
<u>Rosedean</u>										
<u>Ground Floor</u>										
Window 73	Unknown	80%	63%	17%	0.79	27%	12%	15%	0.44	
Window 74	Unknown	80%	65%	15%	0.81	27%	14%	13%	0.52	
<u>Carisbrook</u>										
<u>Ground Floor</u>										
Window 75	Unknown	79%	61%	18%	0.77	27%	11%	16%	0.41	
Window 76	Unknown	78%	60%	18%	0.77	25%	9%	16%	0.36	
Window 77	Unknown	48%	40%	8%	0.83	17%	9%	8%	0.53	
Window 78	Unknown	48%	41%	7%	0.85	17%	10%	7%	0.59	
<u>35 Station Estate Road</u>										
<u>Ground Floor</u>										
Window 83	Domestic	76%	42%	34%	0.55	24%	5%	19%	0.21	
Window 84	Domestic	79%	45%	34%	0.57	26%	6%	20%	0.23	
Window 85	Domestic	54%	40%	14%	0.74	20%	7%	13%	0.35	
Window 86	Domestic	58%	45%	13%	0.78	20%	8%	12%	0.4	
Window 87	Domestic	22%	22%	0%	1.0	3%	3%	0%	1.0	
Window 88	Domestic	53%	46%	7%	0.87	16%	9%	7%	0.56	
Window 90	Domestic	55%	49%	6%	0.89	17%	11%	6%	0.65	
Window 91	Domestic	56%	50%	6%	0.89	17%	11%	6%	0.65	
Window 92	Domestic	59%	53%	6%	0.9	17%	11%	6%	0.65	
Window 93	Domestic	57%	51%	6%	0.89	18%	12%	6%	0.67	
Window 95	Domestic	58%	54%	4%	0.93	19%	15%	4%	0.79	
<u>Runnymede</u>										
<u>Ground Floor</u>										
Window 96	Unknown	68%	45%	23%	0.66	19%	3%	16%	0.16	
Window 97	Unknown	52%	33%	19%	0.63	13%	0%	13%	0.0	
Window 98	Unknown	72%	52%	20%	0.72	20%	5%	15%	0.25	
Window 99	Unknown	38%	33%	5%	0.87	9%	4%	5%	0.44	
Window 100	Unknown	57%	54%	3%	0.95	17%	14%	3%	0.82	
<u>The Retreat</u>										
<u>Ground Floor</u>										
Window 101	Unknown	65%	48%	17%	0.74	23%	10%	13%	0.43	
Window 102	Unknown	80%	63%	17%	0.79	28%	15%	13%	0.54	
Window 103	Unknown	67%	50%	17%	0.75	25%	12%	13%	0.48	
Window 104	Unknown	66%	50%	16%	0.76	23%	12%	11%	0.52	
Window 105	Unknown	78%	61%	17%	0.78	25%	13%	12%	0.52	
Window 106	Unknown	64%	47%	17%	0.73	23%	11%	12%	0.48	
Window 107	Unknown	81%	65%	16%	0.8	28%	18%	10%	0.64	

Appendix 2 - Sunlight to Windows

New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Room Use	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
Window 108	Unknown	63%	51%	12%	0.81	27%	19%	8%	0.7	
Window 109	Unknown	61%	58%	3%	0.95	23%	20%	3%	0.87	
Window 110	Unknown	59%	59%	0%	1.0	20%	20%	0%	1.0	
Window 112	Unknown	58%	58%	0%	1.0	20%	20%	0%	1.0	
Window 113	Unknown	59%	59%	0%	1.0	20%	20%	0%	1.0	
<u>21 Station Estate Road</u>										
<u>Ground Floor</u>										
Window 117	Unknown	70%	64%	6%	0.91	26%	21%	5%	0.81	
Window 118	Unknown	70%	64%	6%	0.91	26%	21%	5%	0.81	
Window 119	Unknown	71%	64%	7%	0.9	27%	21%	6%	0.78	
Window 120	Unknown	67%	61%	6%	0.91	24%	19%	5%	0.79	
Window 121	Unknown	79%	73%	6%	0.92	27%	22%	5%	0.81	
Window 122	Unknown	37%	31%	6%	0.84	13%	8%	5%	0.62	
<u>Sunnyside</u>										
<u>Ground Floor</u>										
Window 129	Unknown	56%	54%	2%	0.96	19%	18%	1%	0.95	
<u>St Hilda</u>										
<u>Ground Floor</u>										
Window 137	Unknown	63%	48%	15%	0.76	16%	13%	3%	0.81	
Window 138	Unknown	53%	46%	7%	0.87	7%	7%	0%	1.0	
Window 139	Unknown	72%	63%	9%	0.88	25%	23%	2%	0.92	
<u>Lidl Superstore</u>										
<u>Ground Floor</u>										
Window 142	Non Domestic	12%	12%	0%	1.0	3%	3%	0%	1.0	
<u>Fairview New Homes building</u>										
<u>Ground Floor</u>										
Window 146	Living/Dining/Kitchen	79%	78%	1%	0.99	28%	28%	0%	1.0	
Window 156	Living/Dining/Kitchen	27%	18%	9%	0.67	4%	4%	0%	1.0	
Window 157	Living/Dining/Kitchen	34%	23%	11%	0.68	6%	6%	0%	1.0	
Window 158	Living/Dining/Kitchen	37%	25%	12%	0.68	6%	6%	0%	1.0	
Window 159	Living/Dining/Kitchen	40%	27%	13%	0.68	6%	6%	0%	1.0	
<u>First Floor</u>										
Window 163	Living/Dining/Kitchen	79%	78%	1%	0.99	28%	28%	0%	1.0	
Window 177	Bedroom	27%	19%	8%	0.7	4%	4%	0%	1.0	
Window 178	Bedroom	35%	24%	11%	0.69	6%	6%	0%	1.0	
Window 179	Bedroom	38%	26%	12%	0.68	6%	6%	0%	1.0	
Window 180	Bedroom	45%	32%	13%	0.71	7%	7%	0%	1.0	

Appendix 2 - Sunlight to Windows
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Second Floor</u>									
Window 184	Living/Dining/Kitchen	79%	78%	1%	0.99	28%	28%	0%	1.0
Window 198	Bedroom	28%	20%	8%	0.71	4%	4%	0%	1.0
Window 199	Bedroom	37%	26%	11%	0.7	6%	6%	0%	1.0
Window 200	Dining/Kitchen	42%	30%	12%	0.71	6%	6%	0%	1.0
Window 201	Living Room	48%	35%	13%	0.73	7%	7%	0%	1.0
Window 204	Living/Dining/Kitchen	29%	11%	18%	0.38	4%	2%	2%	0.5
Window 209	Living/Dining/Kitchen	22%	5%	17%	0.23	2%	0%	2%	0.0
<u>Third Floor</u>									
Window 213	Living/Dining/Kitchen	79%	78%	1%	0.99	28%	28%	0%	1.0
Window 227	Bedroom	30%	22%	8%	0.73	4%	4%	0%	1.0
Window 228	Bedroom	41%	30%	11%	0.73	6%	6%	0%	1.0
Window 229	Dining/Kitchen	48%	36%	12%	0.75	6%	6%	0%	1.0
Window 230	Living	52%	39%	13%	0.75	7%	7%	0%	1.0
Window 233	Living/Dining/Kitchen	29%	12%	17%	0.41	4%	2%	2%	0.5
Window 238	Living/Dining/Kitchen	24%	10%	14%	0.42	2%	0%	2%	0.0
<u>Fourth Floor</u>									
Window 242	Living/Dining/Kitchen	79%	78%	1%	0.99	28%	28%	0%	1.0
Window 256	Bedroom	33%	26%	7%	0.79	5%	5%	0%	1.0
Window 257	Bedroom	47%	37%	10%	0.79	6%	6%	0%	1.0
Window 258	Dining/Kitchen	53%	41%	12%	0.77	8%	8%	0%	1.0
Window 259	Living Room	59%	46%	13%	0.78	14%	14%	0%	1.0
Window 262	Living/Dining/Kitchen	36%	19%	17%	0.53	4%	2%	2%	0.5
Window 267	Living/Dining/Kitchen	23%	11%	12%	0.48	2%	0%	2%	0.0
<u>Fifth Floor</u>									
Window 271	Living/Dining/Kitchen	79%	78%	1%	0.99	28%	28%	0%	1.0
Window 285	Bedroom	47%	40%	7%	0.85	5%	5%	0%	1.0
Window 286	Bedroom	57%	48%	9%	0.84	12%	12%	0%	1.0
Window 287	Living/Dining/Kitchen	63%	51%	12%	0.81	18%	18%	0%	1.0
Window 290	Living/Dining/Kitchen	56%	41%	15%	0.73	11%	9%	2%	0.82
Window 295	Living/Dining/Kitchen	15%	6%	9%	0.4	3%	1%	2%	0.33
<u>Sixth Floor</u>									
Window 299	Living/Dining/Kitchen	79%	78%	1%	0.99	28%	28%	0%	1.0
Window 308	Bedroom	65%	57%	8%	0.88	20%	20%	0%	1.0
Window 309	Bedroom	67%	58%	9%	0.87	22%	22%	0%	1.0
Window 312	Living/Dining/Kitchen	42%	34%	8%	0.81	5%	3%	2%	0.6
<u>Seventh Floor</u>									
Window 317	Living/Dining/Kitchen	79%	78%	1%	0.99	28%	28%	0%	1.0

Appendix 2 - Sunlight to Windows
New Road Triangles, Feltham, Middlesex TW14 9BG

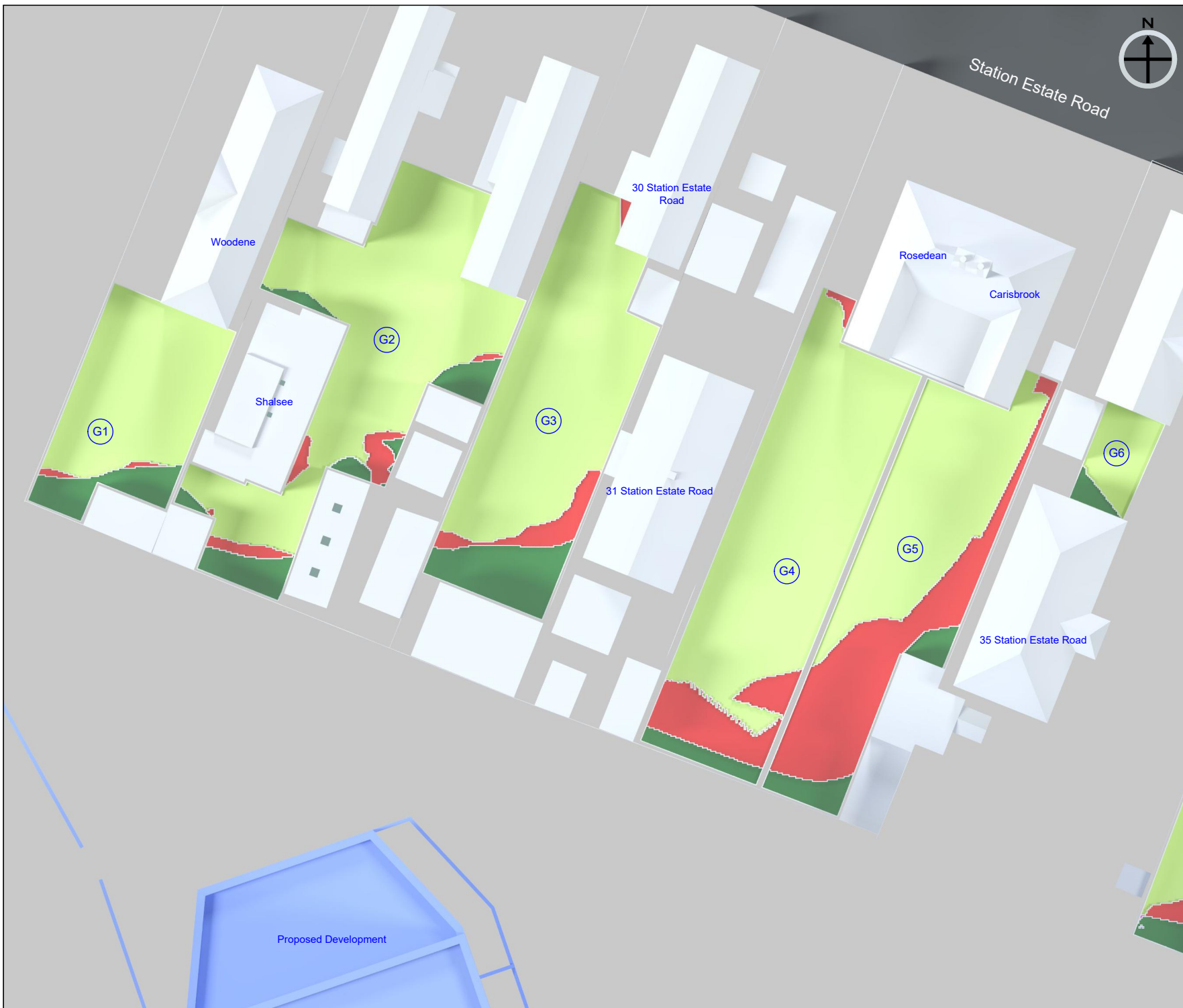
Reference	Room Use	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>Eighth Floor</u>										
Window 326	Living/Dining/Kitchen	79%	78%	1%	0.99	28%	28%	0%	1.0	
<u>Ninth Floor</u>										
Window 335	Living/Dining/Kitchen	79%	78%	1%	0.99	28%	28%	0%	1.0	

Appendix 2 - Overshadowing to Gardens and Open Spaces
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						Ratio
		Before	After	Loss	Ratio	Loss	Ratio	
<u>Woodene</u>								
<u>Ground Floor</u>								
Garden 1	98.95 m2	83.48 m2	84%	82.04 m2	83%	1.43 m2	1%	0.98
<u>Shalsee</u>								
<u>Ground Floor</u>								
Garden 2	200.32 m2	176.81 m2	88%	166.31 m2	83%	10.5 m2	5%	0.94
<u>30 Station Estate Road</u>								
<u>Ground Floor</u>								
Garden 3	175.03 m2	150.15 m2	86%	138.6 m2	79%	11.54 m2	7%	0.92
<u>Rosedean</u>								
<u>Ground Floor</u>								
Garden 4	203.23 m2	196.0 m2	96%	168.62 m2	83%	27.38 m2	13%	0.86
<u>Carisbrook</u>								
<u>Ground Floor</u>								
Garden 5	173.12 m2	160.43 m2	93%	95.46 m2	55%	64.97 m2	38%	0.6
<u>35 Station Estate Road</u>								
<u>Ground Floor</u>								
Garden 6	22.41 m2	18.9 m2	84%	18.9 m2	84%	0.0 m2	0%	1.0
<u>Runnymede</u>								
<u>Ground Floor</u>								
Garden 7	143.21 m2	129.8 m2	91%	75.87 m2	53%	53.93 m2	38%	0.58
<u>The Retreat</u>								
<u>Ground Floor</u>								
Garden 8	73.53 m2	55.18 m2	75%	54.25 m2	74%	0.94 m2	1%	0.98
<u>21 Station Estate Road</u>								
<u>Ground Floor</u>								
Garden 9	145.81 m2	109.5 m2	75%	108.62 m2	74%	0.88 m2	1%	0.99
<u>Cathlyn House</u>								
<u>Ground Floor</u>								
Garden 10	25.85 m2	5.79 m2	22%	5.24 m2	20%	0.55 m2	2%	0.9
<u>Sunnyside</u>								
<u>Ground Floor</u>								
Garden 11	29.65 m2	11.49 m2	39%	11.46 m2	39%	0.03 m2	0%	1.0
<u>St Hilda</u>								
<u>Ground Floor</u>								
Garden 12	364.95 m2	323.76 m2	89%	310.89 m2	85%	12.87 m2	4%	0.96

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES



- Key**
- Receives under two hours sunlight on 21st March before and after the development.
 - Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
 - Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
 - Receives at least two hours sunlight on 21st March before and after the development.
 - G1 Neighbouring Gardens and Amenities Areas

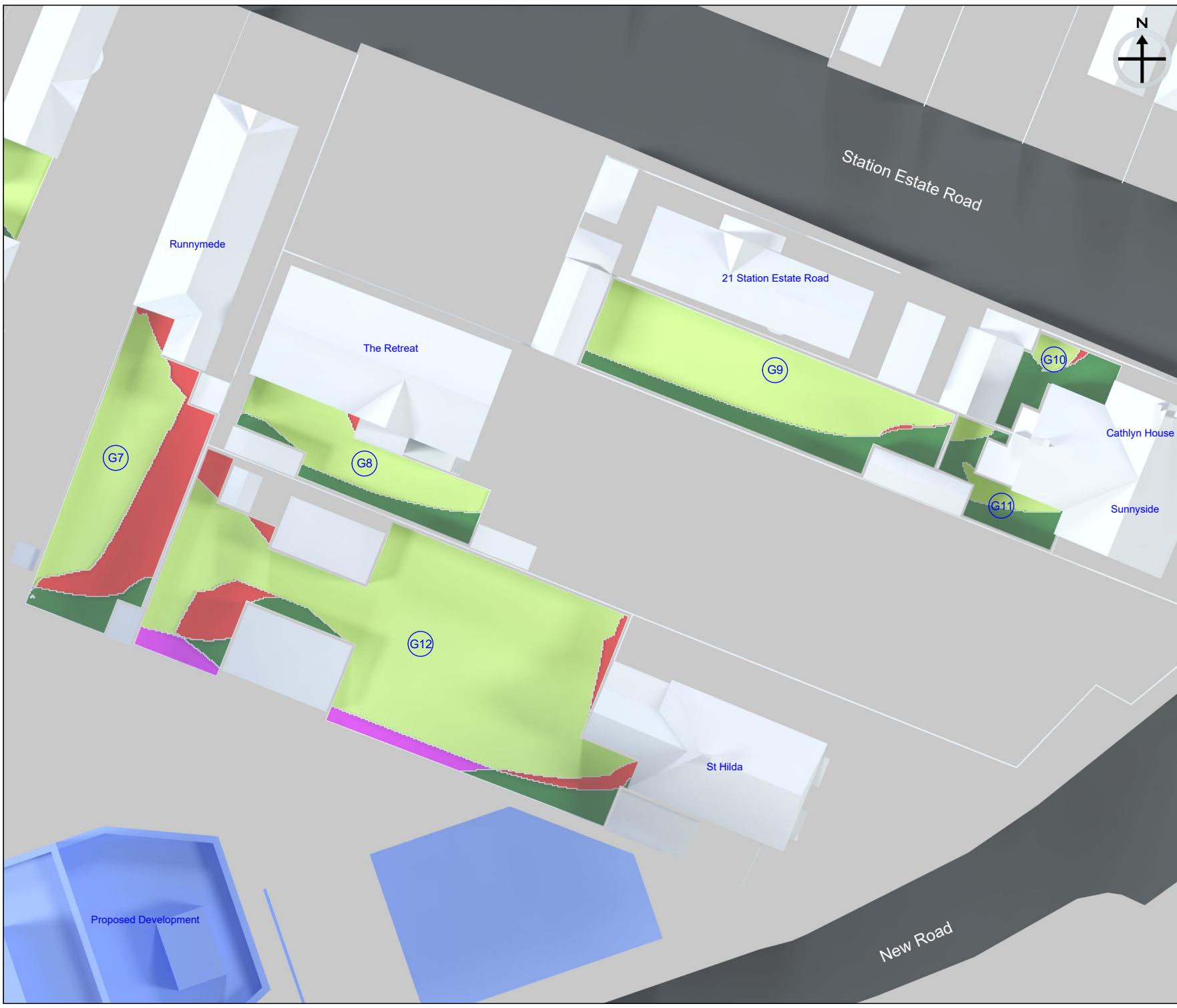
Project Name: New Road Triangle, Feltham, Middlesex TW14 9BG

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



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APPENDIX 4

ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS

Appendix 4 - Alternative Vertical Sky Component
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Use Class	Vertical Sky Component	
		Target	Proposed
<u>Fairview New Homes Building</u>			
<u>Ground Floor</u>			
Window 148	Bedroom	18.2%	22.5%
Window 149	Non Habitable	19.6%	23.9%
Window 150	Non Habitable	7.2%	11.0%
Window 151	Non Habitable	8.5%	10.8%
Window 152	Living/Dining/Kitchen	10.4%	11.4%
Window 153	Bedroom	21.1%	20.7%
Window 154	Living/Dining/Kitchen	22.7%	21.6%
Window 155	Living/Dining/Kitchen	0.3%	0.4%
Window 156	Living/Dining/Kitchen	14.6%	14.7%
Window 157	Living/Dining/Kitchen	17.4%	17.4%
Window 158	Living/Dining/Kitchen	19.0%	18.8%
Window 159	Living/Dining/Kitchen	19.5%	19.2%
<u>First Floor</u>			
Window 164	Living/Dining/Kitchen	1.4%	2.5%
Window 165	Living/Dining/Kitchen	1.8%	2.9%
Window 166	Bedroom	19.7%	23.5%
Window 167	Bedroom	21.5%	25.1%
Window 168	Living/Dining/Kitchen	5.5%	8.9%
Window 169	Living/Dining/Kitchen	6.6%	8.1%
Window 170	Living/Dining/Kitchen	8.0%	8.3%
Window 171	Bedroom	23.2%	21.7%
Window 172	Living/Dining/Kitchen	24.9%	22.6%
Window 173	Living/Dining/Kitchen	0.7%	0.5%
Window 174	Living/Dining/Kitchen	2.2%	3.5%
Window 175	Living/Dining/Kitchen	19.2%	16.4%
Window 176	Bedroom	14.7%	11.9%
Window 177	Bedroom	15.3%	14.8%
Window 178	Bedroom	19.2%	18.5%
Window 179	Bedroom	20.8%	19.8%
Window 180	Bedroom	21.6%	20.4%
<u>Second Floor</u>			
Window 185	Living/Dining/Kitchen	3.8%	4.7%
Window 186	Living/Dining/Kitchen	3.5%	5.7%
Window 187	Bedroom	21.3%	24.4%
Window 188	Bedroom	23.3%	26.1%
Window 189	Living/Dining/Kitchen	6.6%	9.4%
Window 190	Living/Dining/Kitchen	8.3%	9.0%
Window 191	Living/Dining/Kitchen	9.2%	8.9%
Window 192	Bedroom	25.4%	22.7%

Appendix 4 - Alternative Vertical Sky Component
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Use Class	Vertical Sky Component	
		Target	Proposed
Window 193	Living/Dining/Kitchen	27.2%	23.7%
Window 194	Living/Dining/Kitchen	1.9%	0.5%
Window 195	Living/Dining/Kitchen	3.2%	3.7%
Window 196	Living/Dining/Kitchen	21.5%	17.6%
Window 197	Bedroom	16.4%	12.7%
Window 198	Bedroom	17.4%	16.3%
Window 199	Bedroom	21.2%	19.8%
Window 200	Dining/Kitchen	22.7%	21.0%
Window 201	Living Room	23.8%	21.6%
Window 202	Living Room	12.5%	11.4%
Window 203	Bedroom	7.1%	8.6%
Window 204	Living/Dining/Kitchen	17.0%	14.3%
Window 205	Living/Dining/Kitchen	13.9%	15.4%
Window 209	Living/Dining/Kitchen	14.2%	11.4%
<u>Third Floor</u>			
Window 214	Living/Dining/Kitchen	1.9%	2.5%
Window 215	Living/Dining/Kitchen	2.0%	3.1%
Window 216	Bedroom	23.0%	25.3%
Window 218	Living/Dining/Kitchen	8.0%	9.8%
Window 219	Living/Dining/Kitchen	9.4%	9.5%
Window 220	Living/Dining/Kitchen	10.7%	9.3%
Window 221	Bedroom	27.8%	23.9%
Window 222	Living/Dining/Kitchen	29.6%	24.9%
Window 223	Living/Dining/Kitchen	3.2%	0.6%
Window 224	Living/Dining/Kitchen	4.3%	3.8%
Window 225	Living/Dining/Kitchen	24.3%	19.5%
Window 226	Bedroom	18.2%	13.8%
Window 227	Bedroom	19.3%	17.5%
Window 228	Bedroom	23.5%	21.3%
Window 229	Dining/Kitchen	25.2%	22.6%
Window 230	Living	26.3%	23.1%
Window 231	Living	14.5%	11.8%
Window 232	Bedroom	8.8%	8.9%
Window 233	Living/Dining/Kitchen	19.3%	15.6%
Window 234	Living/Dining/Kitchen	15.7%	15.7%
Window 238	Living/Dining/Kitchen	15.9%	12.4%
<u>Fourth Floor</u>			
Window 243	Living/Dining/Kitchen	4.5%	5.6%
Window 244	Living/Dining/Kitchen	3.6%	6.5%
Window 245	Bedroom	24.9%	26.2%
Window 247	Living/Dining/Kitchen	9.9%	10.2%
Window 248	Living/Dining/Kitchen	11.2%	10.1%

Appendix 4 - Alternative Vertical Sky Component
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Use Class	Vertical Sky Component	
		Target	Proposed
Window 249	Living/Dining/Kitchen	12.5%	9.8%
Window 250	Bedroom	30.6%	25.5%
Window 251	Living/Dining/Kitchen	32.1%	26.2%
Window 252	Living/Dining/Kitchen	4.3%	0.7%
Window 253	Living/Dining/Kitchen	5.2%	3.9%
Window 254	Living/Dining/Kitchen	28.2%	22.7%
Window 255	Bedroom	20.8%	15.7%
Window 256	Bedroom	22.1%	19.6%
Window 257	Bedroom	26.6%	23.6%
Window 258	Dining/Kitchen	28.0%	24.6%
Window 259	Living Room	29.1%	24.9%
Window 260	Living Room	16.3%	12.2%
Window 261	Bedroom	10.4%	9.2%
Window 262	Living/Dining/Kitchen	23.5%	18.8%
Window 263	Living/Dining/Kitchen	17.3%	15.9%
Window 267	Living/Dining/Kitchen	17.0%	13.0%
<u>Fifth Floor</u>			
Window 272	Living/Dining/Kitchen	2.5%	2.6%
Window 273	Living/Dining/Kitchen	2.0%	3.2%
Window 276	Living/Dining/Kitchen	26.9%	24.8%
Window 281	Living/Dining/Kitchen	30.7%	22.4%
Window 282	Living/Dining/Kitchen	30.3%	23.9%
Window 284	Bedroom	26.7%	21.1%
Window 287	Living/Dining/Kitchen	31.9%	26.9%
Window 289	Living/Dining/Kitchen	30.0%	25.4%
Window 290	Living/Dining/Kitchen	31.2%	25.7%
Window 295	Living/Dining/Kitchen	15.0%	11.3%
<u>Sixth Floor</u>			
Window 300	Living/Dining/Kitchen	6.5%	6.6%
Window 301	Living/Dining/Kitchen	4.6%	7.5%
Window 304	Bedroom	29.2%	26.0%
<u>Seventh Floor</u>			
Window 318	Living/Dining/Kitchen	3.0%	3.2%
Window 319	Living/Dining/Kitchen	2.0%	3.7%
<u>Eighth Floor</u>			
Window 327	Living/Dining/Kitchen	10.2%	8.0%
<u>Ninth Floor</u>			
Window 336	Living/Dining/Kitchen	14.8%	11.8%

Appendix 4 - Alternative Sunlight to Windows
New Road Triangles, Feltham, Middlesex TW14 9BG

Reference	Use Class	Sunlight to Windows			
		Total Sunlight Hours Target	Proposed	Winter Sunlight Hours Target	Proposed
<u>Fairview New Homes Building</u>					
<u>Ground Floor</u>					
Window 156	Living/Dining/Kitchen	14%	18%	2%	4%
Window 157	Living/Dining/Kitchen	18%	23%	3%	6%
<u>First Floor</u>					
Window 177	Bedroom	16%	19%	2%	4%
Window 178	Bedroom	23%	24%	3%	6%
<u>Second Floor</u>					
Window 198	Bedroom	20%	20%	2%	4%
Window 204	Living/Dining/Kitchen	21%	11%	1%	2%
Window 209	Living/Dining/Kitchen	15%	5%	0%	0%
<u>Third Floor</u>					
Window 227	Bedroom	24%	22%	2%	4%
Window 233	Living/Dining/Kitchen	24%	12%	1%	2%
Window 238	Living/Dining/Kitchen	19%	9%	0%	0%
<u>Fourth Floor</u>					
Window 262	Living/Dining/Kitchen	32%	19%	1%	2%
Window 267	Living/Dining/Kitchen	21%	11%	1%	0%
<u>Fifth Floor</u>					
Window 295	Living/Dining/Kitchen	12%	6%	1%	1%
<u>Sixth Floor</u>					
Window 312	Living/Dining/Kitchen	40%	34%	3%	3%



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