DAYLIGHT, SUNLIGHT & OVERSHADOWING

IMPACT ON NEIGHBOURS REPORT - REVISION 2

One Battersea Bridge

Promontoria Battersea Limited

15 October 2024_Rev01

GIA No: **18043**

PROJECT DATA:

Client	**Promontoria Battersea Limited**
Architect	**Farrells**
Project Title	**One Battersea Bridge**
Project Number	**18043**

REPORT DATA:

Report Title	**Daylight, Sunlight and Overshadowing Report**
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DISCLAIMER:

N.B This report has been prepared for Promontoria Battersea Limited by GIA as their appointed Daylight & Sunlight consultants. This report is intended solely for Promontoria Battersea Limited and may contain confidential information. No part or whole of its contents may be disclosed to or relied upon by any Third Parties without the express written consent of GIA. It is accurate as at the time of publication and based upon the information we have been provided with as set out in the report. It does not take into account changes that have taken place since the report was written nor does it take into account private information on internal layouts and room uses of adjoining properties unless this information is publicly available.

CONTENTS

APPENDICES (BOUND SEPARATELY)

1 EXECUTIVE SUMMARY

GIA has assessed the Farrells scheme at One Battersea Bridge to understand the potential changes in light to the relevant sensitive receptors.

1.1 GIA has been instructed by Promontoria Battersea Limited to advise on impacts to daylight, sunlight and overshadowing in relation to the proposal at One Battersea Bridge which is located within the London Borough of Wandsworth.

1.2 GIA has undertaken technical assessments on daylight and sunlight to understand the potential effect of the development on the amenity of the relevant neighbouring receptors.

1.3 The technical analysis has been considered by reference to the criteria and methodology within the Building Research Establishment Guidance (BR209, 2022) which when published, recognised that it *"is advisory and the numerical target values within it may be varied to meet the needs of the development and its location"*[1].

1.4 The approach to daylight and sunlight issues has been considered carefully by a number of recent appeal decisions from the Inspectorate. A two-stage process is to be adopted. This was examined more recently at the appeal at Goldsworth Road, Woking with the Inspector fully endorsing the two stage approach (PINS Ref: APP/A3655/W/21/3276474). The approach stems from the High Court decision on the application of Melanie Rainbird and The Council of the London Borough of Tower Hamlets[2].

1.5 The key headlines from the relevant policy documents are summarised in Section 3 of this report.

1.6 Upon successful completion of the Proposed Development:

- 528 of the 748 windows analysed (71%) will meet the BRE Guidelines for the Vertical Sky Component (VSC)
- 366 of the 431 rooms assessed (85%) will achieve BRE compliance in relation to the No Sky Line (NSL).
- 269 of the 280 rooms (96%) relevant for the Annual Probable Sunlight Hour (APSH) assessment will achieve BRE compliance in relation to sunlight.

1.7 Having considered the relevant local policies and the Government's recognition for increased flexibility on daylight and sunlight matters, it is our view that the daylight and sunlight impacts arising from the revised proposal would not be unacceptable. This is mainly due to the type of room uses affected (largely less sensitive bedrooms - APSH and NSL), the retained daylight and sunlight values and other relevant site factors such as the existing architecture of neighbouring buildings.

1.8 This report is supported by several documents, drawings and results which are all enclosed within the Appendices as listed on the Contents Page. All assumptions used in collating this report can be found in Appendix 03.

1 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 85 para F1

2 Rainbird, R (on the application of) v The Council of the London Borough of Tower Hamlets [2018] EWHC 657 (Admin) (28 March 2018)

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2 THE SITE & PROPOSED DEVELOPMENT

GIA has been instructed to review and advise on the daylight and sunlight impacts associated with the implementation of the Proposed Development at One Battersea Bridge.

THE SITE

2.1 The Site is located within the London Borough of Wandsworth.

2.2 The Site is bound to the north by the Thames Path and River Thames, and to the south by Hester Road. Battersea Bridge Road bounds the Site to the west, with a six-storey residential building is situated to the immediate east. The nine-storey Albion Riverside development is situated further to the east.

2.3 The Site is located within the 'Wandsworth's Riverside' Area Strategy Area and Thames Policy Area

2.4 The existing Site comprises a part five-storey, part six-storey 1980s office building (Class E) with a basement level car park.

2.5 Figure 01 below illustrates the Site in the existing scenario in brown with surrounding properties in grey. Plot drawings in plan and 3D can be found in Appendix 02.

Figure 01: Existing Site (brown) and Surrounding Properties

PROPOSED DEVELOPMENT

2.6 The Proposed Development has been revised since the planning application was originally submitted and now comprises:

> *"Comprehensive redevelopment of the Site to include demolition of existing building and erection of a part 10 storey, part 28 storey building (plus ground floor and basement levels) comprising residential use (Class C3), office use (Class E), community use (Class F2), and a restaurant (Class E), with associated car parking, cycle parking, public realm, landscaping and other associated works."*

2.7 Figure 02 below illustrates the Site in the proposed scenario. Plot drawings in plan and 3D can be found in Appendix 02.

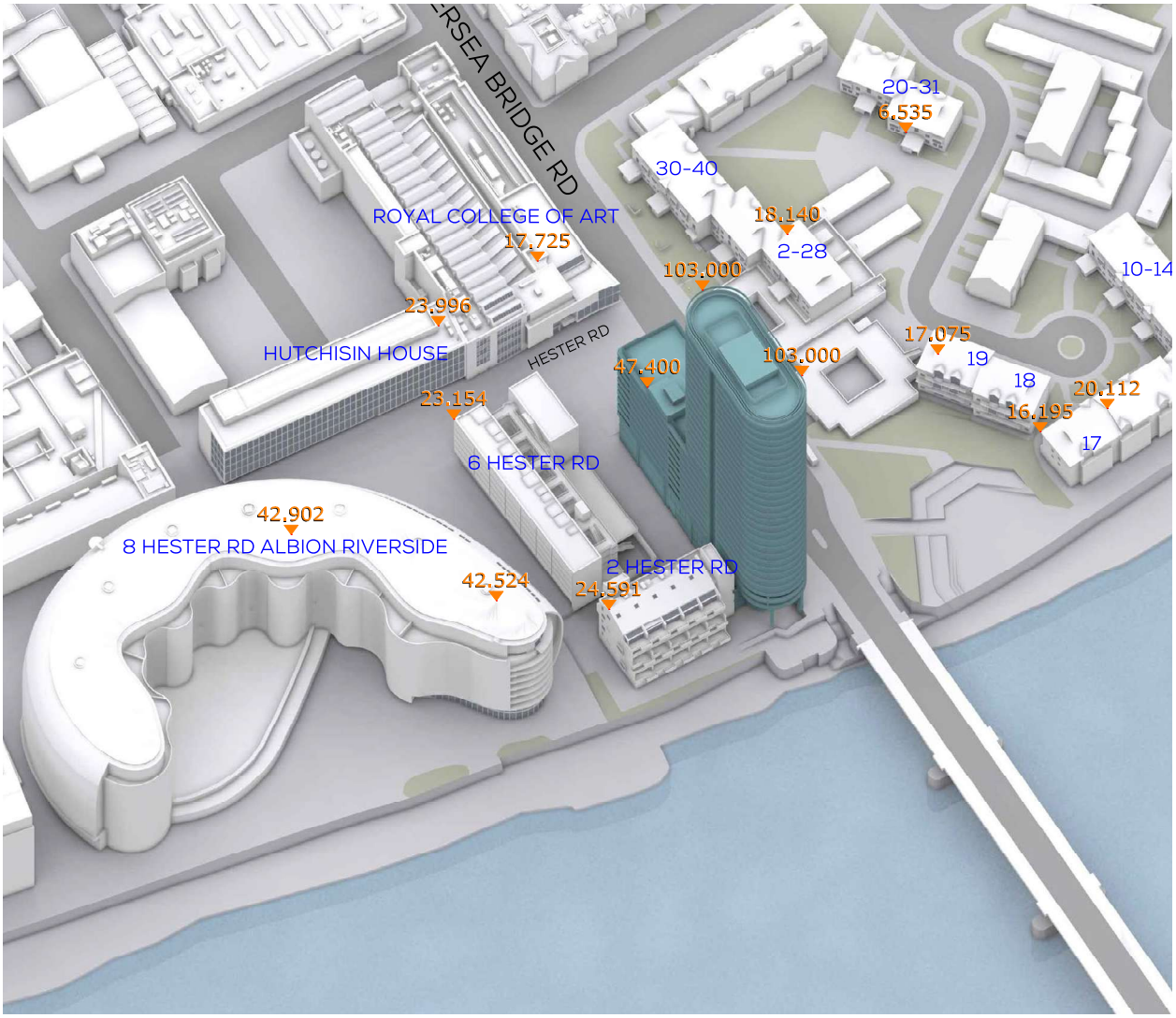

Figure 02: Proposed Development (teal) and Surrounding Properties

3 POLICY & GUIDANCE

This section details the relevant policy and guidance for daylight and sunlight amenity including overshadowing.

3.1 Outlined below are sections from the following documents which are considered to be the most pertinent in relation to daylight and sunlight matters and how the effects of the Proposed Development on relevant neighbouring properties have been approached:

- National Planning Policy Framework (September 2023);
- Planning Practice Guidance (November 2023);
- London Plan 2021 (March 2021);
- Housing SPG (March 2016);
- Housing Design Standards LPG (June 2023);
- Wandsworth Local Plan 2023-2038 (July 2023); and
- Building Research Establishment Guidelines 2022.

3.2 The key headlines from each of the documents can be summarised as follows:

1. The NPPF highlights the Government's recognition that increased flexibility is required on daylight and sunlight in response to the requirement for higher density development. By stating that *"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)"*[1] (our emphasis).
2. The NPPG outlines that all developments should *"maintain acceptable living standards"* and that assessing appropriate daylight and sunlight amenity *"will depend to some degree on context"*[2].
3. It is clear from the London Plan 2021 that the GLA's focus is on "sufficient" or retained daylight and sunlight to neighbouring properties *"that is appropriate for its context"* by reference to criterion 'd' of Policy D6 (Housing Quality and Standards);
4. The GLA's Housing Design Standards LPG recognises that consideration of daylight and sunlight impacts involves a two-stage approach; *"Firstly, by applying the BRE guidance; and secondly, by considering the location and wider context when assessing any impacts."*[3] Paragraph A1.8 states that *"particular consideration should be given to the impact of new development on the level of daylight and sunlight received by the existing residents in surrounding homes".*
5. The Mayor's Housing SPG advocates a flexible approach to daylight and sunlight matters, advising that: *"Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets."* (our emphasis);
6. Within LP2 General Development Principles (Strategic Policy), paragraph 14.11 of the Wandsworth Local Plan notes, *"In assessing whether sunlight and daylight conditions are good, both inside buildings and in gardens and open spaces, the Council will have regard to the most recent Building Research Establishment guidance, both for new development, and for properties affected by new development. In some circumstances, mathematical calculations to assess daylight and sunlight may be an inappropriate measure, and an on-site judgement will often be necessary."* [4]

3.3 Finally, the BRE Guidelines 2022 offer a numerical methodology to calculate changes in daylight and sunlight condition and are widely used in the industry. The key criteria within the BRE Guide, Vertical Sky Component "VSC" , No Sky Line "NSL" and Annual Probable Sunlight Hours "APSH", have been used to understand and compare the existing and retained levels of light once the Proposed Development has been implemented. A summary of the BRE Guidelines 2022 are provided within Appendix 01.

1 MHCLG. (2019). National Planning Policy Framework (2021), p 37, para 125(c)
2 MHCLG. (2021). National Planning Policy Guidance (2021), para 66-007-20190722
3 Greater London Authority. (2022). London Plan Guidance – Housing Design Standards (Consultation Draft). London: GLA, p 19, para 4.1.2
4 Wandsworth Local Plan 2023-2038 (Adopted July 2023), p.289, para 14.11

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4 DAYLIGHT & SUNLIGHT IMPACTS ON NEIGHBOURS

This section details the daylight and sunlight impacts in relation to the relevant properties neighbouring the Site.

MODELLING

4.1 A three-dimensional computer model of the Site and surrounding properties was produced based on a measured survey dated August 2021. A review of the context model was undertaken by GIA in January 2024 to ensure there were no changes to the surrounding context since receipt of the survey model. In 2024, the model was updated using photogrammetry from VU.CITY. Where available, floor plans of the relevant properties have been included and this context model has been used to carry out the technical assessments. All relevant assumptions made in producing this 3D model can be found in Appendix 03.

TWO-STAGE APPROACH

4.2 The impacts to relevant neighbouring properties have been considered in two stages:

Stage 1 - Is there strict compliance with the BRE Guidelines?

- The national numerical assessments for daylight and sunlight as outlined in the BRE Guidelines are applied. Where properties, windows and/or rooms meet the recommendations of the BRE Guidelines, these are not discussed further.

Stage 2 - Are there unacceptable impacts to daylight and sunlight?

- Where properties, windows and rooms do not meet the recommendations of the BRE Guidelines, wider material considerations are examined and applied to determine whether the impacts of the development are acceptable in the circumstances.

TECHNICAL ANALYSIS

4.3 GIA has identified the following 11 properties as relevant for daylight and sunlight assessment. All results can be found in Appendix 04. Window maps illustrating the location of the windows and rooms assessed can be found in Appendix 05.

- 2 Hester Road
- 6 Hester Road
- Albion Riverside, 8 Hester Road
- 10-14 Paveley Drive
- 20-31 Paveley Drive
- 17 Paveley Drive
- 18 Paveley Drive
- 19 Paveley Drive
- 2-28 Battersea Bridge Road
- 30-44 Battersea Bridge Road
- Royal College of Art, Dyson Building

4.4 The following three properties will meet the numerical recommendations set out within the BRE Guidelines (Stage 1) and are not discussed further:

- 17 Paveley Drive
- 30-44 Battersea Bridge Road
- 20-31 Paveley Drive

4.5 In order to establish whether the Proposed Development will result in unacceptable impacts, (Stage 2), the following material considerations have been examined and applied (where relevant):

1. Where the impact is to a kitchen which is less than 13 sqm, these are not discussed further in line with the Housing SPG;
2. If architectural features (e.g. inset / overhanging balconies or protruding side returns) exist which would restrict daylight or sunlight to rooms lit by windows besides or beneath them in accordance with paragraph 2.2.13 and 2.2.14 of the BRE Guidelines;
3. If the change in sunlight is to a bedroom or kitchen; the BRE Guidelines note that the receipt of sunlight is "less important" in bedrooms and kitchens in line with paragraph 3.1.2 of the BRE Guidelines;
4. If the change in daylight distribution (NSL) is to a bedroom the impact is also considered "less important" in accordance with paragraph 2.2.10 of the BRE Guidelines.
5. If a room has two or more windows, the VSC to the room is considered where floorplans have been obtained in line with paragraph 2.26 of the BRE Guidelines;
6. Where a room is greater than 5m then a greater movement of the NSL may be unavoidable as detailed at paragraph 2.2.12 of the BRE Guidelines; and
7. Where there are low existing VSC values, it has been reviewed whether the change in daylight will be perceptible to the occupant i.e. where there is less than an absolute 3% VSC reduction, it is GIA's opinion that this will not be perceptible.

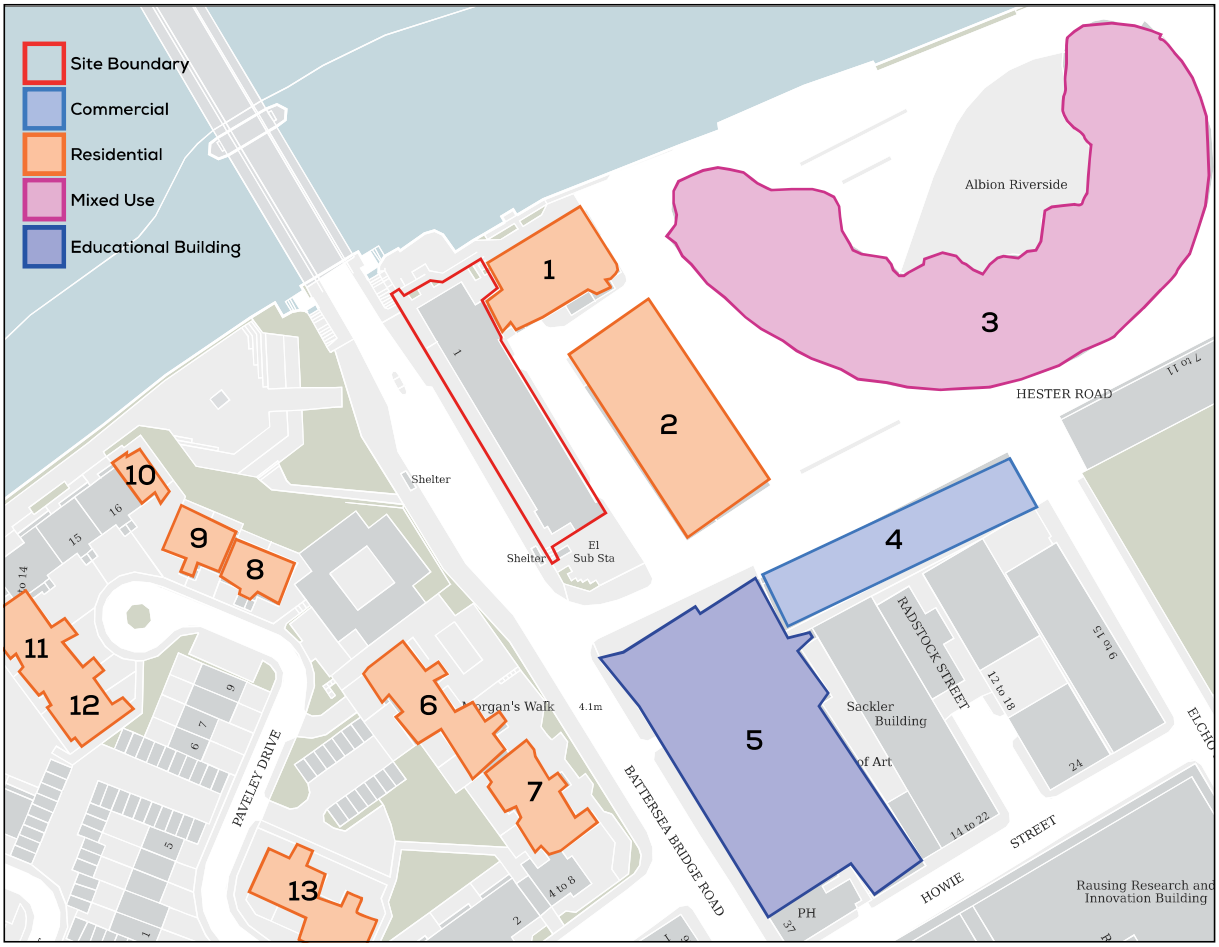

Figure 03: Property Use and Location Map

1 Thameswalk Apartments, 2 Hester Road
2 6 Hester Road
3 Albion Riverside, 8 Hester Road
4 Hutchinson House, 5 Hester Road (Commercial - not relevant for daylight & sunlight analysis)
5 Royal College of Art, Dyson Building
6 2-28 Battersea Bridge Road
7 30-44 Battersea Bridge Road
8 19 Paveley Drive
9 18 Paveley Drive
10 17 Paveley Drive
11 10-14 Paveley Drive
12 20-31 Paveley Drive

4.6 Upon implementation of the Proposed Development, the following two properties experience largely minor impacts and are summarised within 4.8 - 4.17 below:

- 2-28 Battersea Bridge Road, and
- 10-14 Paveley Drive.

4.7 There are six properties that do not meet the numerical recommendations set out within the BRE Guidelines are considered in further detail on page 12 onwards.

2-28 Battersea Bridge Road

4.8 At the above property, 16 of the 28 rooms assessed will meet the BRE Guidelines for daylight (VSC and NSL).

4.9 Of the 44 windows assessed, 23 will meet the BRE Guidelines for VSC. 18 of the 21 impacted windows will experience minor changes in VSC, 9 of those seeing minor alterations will retain greater than 20% VSC and the remaining nine will retain values in the mid to high teens.

4.10 The remaining three windows experience changes up to 31.8%.

4.11 All 28 rooms assessed will remain fully BRE compliant with regards to NSL.

4.12 The property is not relevant for sunlight analysis (APSH) in accordance with the BRE Guidelines.

4.13 Overall the impact on this property is considered minor.

10-14 Paveley Drive

4.14 Following the technical analysis, 25 of the 28 rooms assessed in the above property will meet the BRE Guidelines for daylight (VSC and NSL).

4.15 Of the 50 windows assessed for VSC, 48 will meet the BRE Guidelines for daylight. The remaining two windows will see minor changes.

4.16 With regards to NSL, 27 of the 28 rooms will achieve BRE compliance. The remaining room sees a minor change.

4.17 All four rooms will achieve BRE compliance in relation to sunlight.

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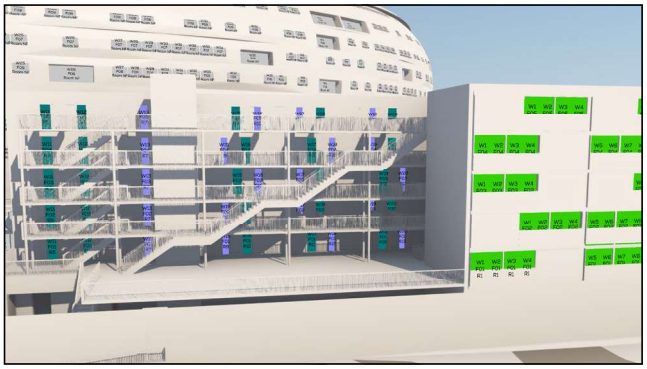
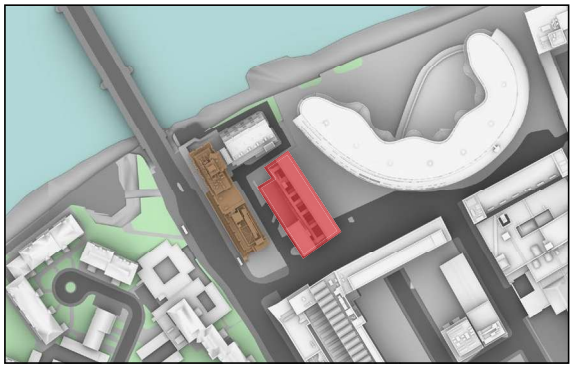
6 HESTER ROAD





4.18 This property is located to the east of the Proposed Development site. A full set of floor plans have been obtained for this property which have been inserted into our computer model. All modelling assumptions can be found in Appendix 03.

4.19 As can be seen in the images above, many of the windows and rooms in the property are restricted by access decks and a staircase on the existing building. On this basis, an alternative assessment in line with paragraph 2.2.13 of the BRE Guidelines has been carried out which removes the obstructions to re-assess the VSC (daylight) and APSH (sunlight) impact of the Proposed Development.

Daylight (VSC and NSL)

4.20 Following the technical analysis, 16 of the 55 rooms assessed will meet the BRE Guidelines in relation to daylight (VSC and NSL).

4.21 With regards to VSC, 36 of the 85 windows assessed will meet the BRE Guidelines.

4.22 Of the widows that do not achieve guidance, 22 would experience minor losses between 20-30%, 10 between 30-40% and the remainder over 40%.

4.23 Of the windows that would experience more than 30% reductions, five would retain more than 20% following implementation of the Proposed Development. A further five would experience between 15-20%.

4.24 Of the remaining 17 windows all serve bedrooms. 13 have VSC values less than 10% in the existing condition and are behind the walkways which restrict light from the sky entering them. They are all bedrooms. Small reductions to these figures can create an exaggerated percentage change.

4.25 All windows would experience much larger existing VSC values if the access decks were removed. All would retain much larger VSC values when considering the "without balcony" scenario.

4.26 In relation to NSL, 24 of the 55 rooms assessed meet the BRE Guidelines for daylight distribution. Four of the rooms see minor alterations in NSL and these serve two LKDs (R1/F04 and R2/F04) and

bedrooms (R3/F04 and R11/F04). The remaining 27 rooms seeing impacts greater than 30% are bedrooms which are less important in relation to daylight distribution as per the BRE Guidelines.

Sunlight (APSH)

4.27 With regards to sunlight, 51 of the 55 rooms relevant for assessment will meet the BRE Guidelines in relation to APSH.

4.28 All rooms are bedrooms and the BRE state that sunlight to bedrooms is considered to be less important.

4.29 One bedroom would retain 21% annually following implementation of the Proposed Development and 4% in winter (from annual targets of 25% and winter 5%). The other three bedrooms have low existing annual and winter levels and are reduced further following construction of the Proposed Development.

4.30 **Summary**

4.31 This property due to its proximity to the Proposed Development will experience some noticeable changes in daylight. The largest impacts are to bedrooms which are less important for daylight distribution and sunlight. The building's existing architecture is affecting the receipt of daylight and sunlight to some extent and retained levels do improve when this structure is removed, albeit there would still be perceptible percentage changes.

4.32 Where main living spaces are affected the impact is minor and/or the retained daylight levels (VSC) are reasonable for the urban location.

18 PAVELEY ROAD

4.33 This property is located to the west of the Proposed Development site. A full set of floor plans have been obtained for this property which have been inserted into our computer model. All modelling assumptions can be found in Appendix 03.

Daylight (VSC and NSL)

4.34 Following the technical analysis, six of the 16 rooms assessed will meet the BRE Guidelines for daylight (VSC and NSL).

4.35 With regards to VSC, 14 of the 30 windows assessed will achieve BRE compliance.

4.36 Of the windows that exceed guidance, 12 would experience minor losses of between 20-30%, 1 between 30-40% and 3 over 40%.

4.37 The four windows that would experience over 30% losses all serve LD. All windows are secondary windows that serve these rooms and sit beneath balconies which inhibit the top part of the sky reaching the windows beneath them.

4.38 In relation to NSL (daylight distribution), all rooms assessed will meet the BRE Guidelines for NSL.

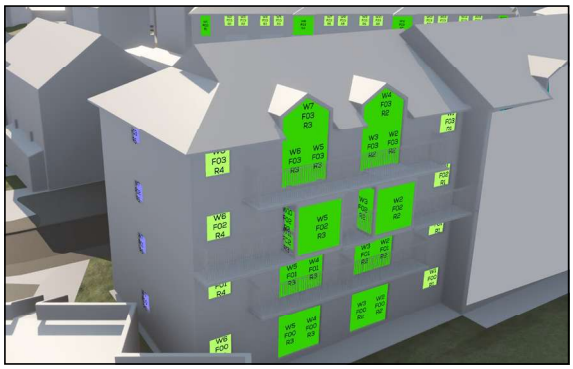
Sunlight (APSH)

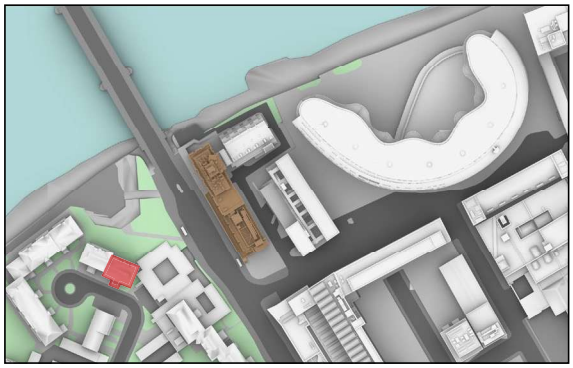
4.39 In relation to sunlight, there are two rooms relevant for assessment in accordance with the BRE Guidelines. Both rooms will achieve BRE compliance in relation to APSH.

Summary

4.40 This property will experience changes in daylight beyond the BRE Guidelines which overall are minor. Where there are bigger impacts these are to window under balconies (VSC). This property will remain fully BRE compliant in relation to NSL and sunlight (APSH).

19 PAVELEY ROAD





4.41 This property is located to the west of the Proposed Development site. A full set of floor plans have been obtained for this property which have been inserted into our computer model. All modelling assumptions can be found in Appendix 03.

Daylight (VSC and NSL)

4.42 Following the technical analysis, four of the 16 rooms assessed will meet the BRE Guidelines for daylight (VSC and NSL).

4.43 In relation to VSC, there are 34 windows relevant for analysis of which nine will meet the BRE Guidelines. Of the remaining 25 windows, 15 experience a minor change in VSC (less than 29.9%), seven between a 30-40% loss and three over 40%.

4.44 All windows that would experience BRE transgressions serve LD and kitchens.

4.45 Given the staggered nature of the balconies of this building, all windows that experience over 30% losses sit beneath these features which inhibit the top most part of the sky reaching the window beneath them.

4.46 The three windows which see larger alterations of 50%-65.1%, have low existing VSC values of 10% or less due to existing balconies. Therefore losses in VSC beyond this can exaggerate the percentage change.

4.47 With regards to NSL, 14 of the 16 rooms assessed will meet the BRE Guidelines. The two rooms that exceed BRE guidance serve kitchens and would only experience 21% and 22% losses, marginally beyond the suggested 20% by the BRE.

4.48 Both rooms would recieve more than 72.2% of their rooms seeing a view of the sky.

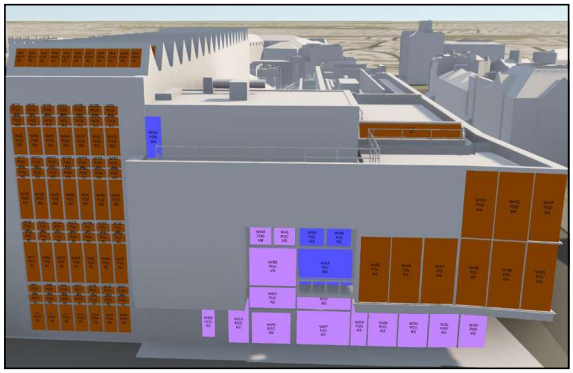
Sunlight (APSH)

4.49 In relation to sunlight, all four rooms assessed will achieve BRE compliance for APSH.

Summary

4.50 This property will experience changes in daylight beyond the BRE Guidelines. Where there are bigger impacts to VSC (over 30%) these are to windows below balconies. There is full BRE compliance in relation to sunlight, as such, sunlight is unaffected.

ROYAL COLLEGE OF ART, DYSON BUILDING



4.51 This property is located to the south of the Proposed Development site. Partial floor plans have been obtained for this property which have been inserted into our computer model. Where layouts have not been sourced, reasonable assumptions based on industry standards have been used. All modelling assumptions can be found in Appendix 03.

4.52 At paragraph 2.2.2, the BRE Guidelines suggests that some *"non-domestic buildings where the occupants have a reasonable expectation of daylight"* should be assessed. For this reason, we have included the Royal College of Art in our assessments. The functional use of some rooms is unclear as such we have included all site facing rooms in our assessments.

Daylight (VSC and NSL)

4.53 Following the technical analysis, two of the five rooms assessed will meet the BRE Guidelines for daylight (VSC and NSL).

4.54 With regards to VSC, 33 of the 62 windows will achieve BRE compliance. There are 29 windows seeing minor impacts. There is a 100% compliance for daylight distribution (NSL) in all rooms.

Sunlight (APSH)

4.55 All five rooms relevant for sunlight assessment will meet the BRE Guidelines.

Summary

4.56 Given the property's uses as an art college, the property is likely to have an expectation for good daylighting as such we have discussed the results in detail.

4.57 Overall the impact on the property is minor, with full NSL and APSH BRE compliance and only small VSC impacts overall.

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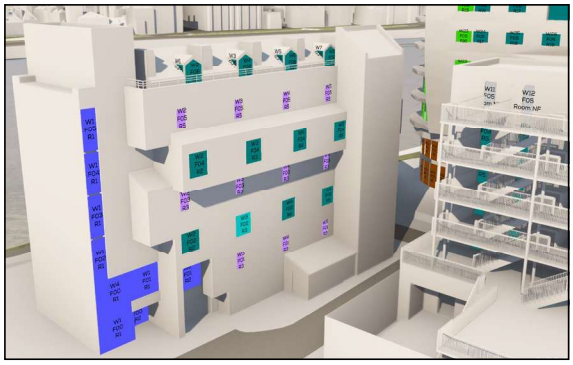
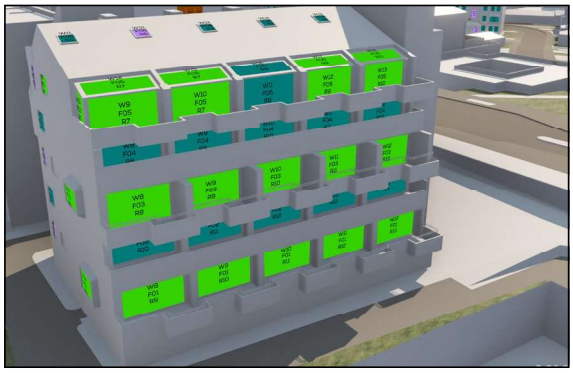
2 HESTER ROAD, THAMESWALK APARTMENTS





4.58 This property is adjacent to the Proposed Development site on the eastern boundary. Partial floor plans have been obtained for this property and inserted into our computer model. Where layouts have not been sourced, reasonable assumptions based on industry standards have been used. All modelling assumptions can be found in Appendix 03.

4.59 At a pre-application meeting with the London Borough of Wandsworth GIA were asked to include the north facing windows of 2 Hester Road, Thameswalk Apartments as illustrated on the window map above. Some of the windows and rooms do not directly face the site, however, we have included this facade on the council's request.

Daylight (VSC and NSL)

4.60 Following the technical analysis, 30 of the 41 rooms assessed will meet the BRE Guidelines for daylight (VSC and NSL).

4.61 With regards to VSC, 45 of the 59 windows assessed will achieve BRE compliance. Eight windows will experience minor transgressions whereby the losses are between 20-30%.

4.62 Six windows, all located on the sixth floor will see changes of between 41.3% and 81.8%.

4.63 All six windows serve rooms on the top floor and are side windows that look towards the Proposed Development. These secondary windows serve rooms that are also served by other windows. If we review the VSC weighted room average, all but one room is compliant. The remaining room is a study. The NSL to these rooms all remain compliant following implementation of the Proposed Development,

4.64 In relation to NSL, 35 of the 39 rooms assessed will meet the BRE Guidelines. The four impacted rooms see minor changes and are bedrooms which are less important for NSL in accordance with the BRE Guide.

Sunlight (APSH)

4.65 In relation to sunlight, 11 of the 14 rooms relevant for assessment will meet the BRE Guidelines.

4.66 Two affected rooms serve bedrooms which the BRE state has less requirement for sunlight. The two rooms in question retain 22 and 24% annual sunlight so marginally less than the suggested 25%. The winter values are at 6% (BRE compliant) and 4%, marginally less than the suggested 5%.

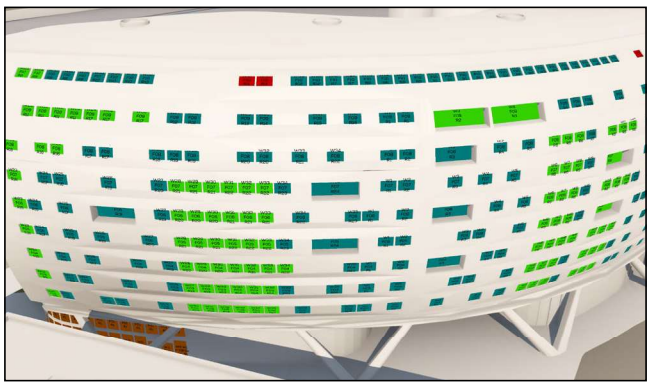
4.67 The remaining room is a study, which again has a lesser requirement for sunlight. The study would retain 19% annual sunlight and 5% in winter (winter being BRE compliant).

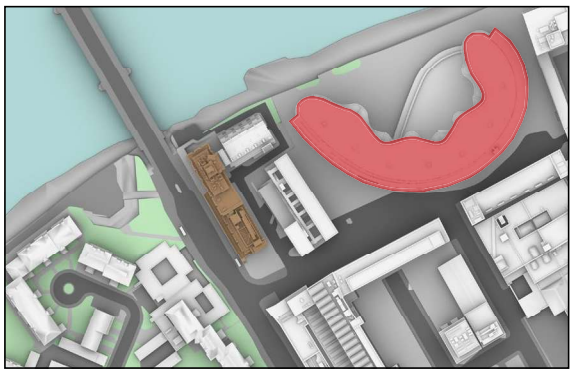
4.68 **Summary**

4.69 This property will experience alterations in daylight (VSC and NSL) which are beyond the suggested BRE Guidelines, however, the rooms impacted are all bedrooms and no main living spaces are affected. Where there are large percentage changes these are to very small windows or to windows restricted by the building's own architecture.

4.70 There are limited impacts in relation to sunlight (only two rooms) and the affected spaces are bedrooms which are less important in relation to APSH.

ALBION RIVERSIDE, 8 HESTER ROAD





4.71 This property is located to the east of the Proposed Development site. A full set of floor plans have been obtained for this property which have been inserted into our computer model. All modelling assumptions can be found in Appendix 03.

Daylight (VSC and NSL)

4.72 Following the technical analysis, 144 of 194 rooms assessed will meet the BRE Guidelines in relation to daylight (VSC and NSL).

4.73 In relation to VSC, 249 of the 313 windows assessed will achieve BRE compliance. 31 windows experience a minor impact in VSC.

4.74 There are 28 windows which experience a VSC change of between 30% and 39.9%. 11 of these windows serve Living Kitchen Diners (LKDs) or living rooms which are served by mitigating windows meaning for the majority of these rooms the VSC to the room is overall compliant. A large number of the windows are located in the building gap between 2 and 6 Hester Road as such, they are in a slightly more sensitive position.

4.75 Of the 64 windows that do not meet BRE compliance for VSC, 42 retain VSC values of over 15%, 23 over 20%.

4.76 Of the five windows which experience a change of over 40%, two serve LKDs where the VSC to the room remains BRE compliant as it is served by multiple windows and three are to single aspect bedrooms.

4.77 With regards to NSL, 167 of the 194 rooms assessed will meet the BRE Guidelines. There are five rooms which experience minor changes between 20-30%. 21 of the remaining 22 windows serve bedrooms which the BRE state are less important for NSL.

4.78 The last room is an LKD which would retain 67% of its area seeing a view of the sky.

Sunlight (APSH)

4.79 In relation to sunlight, 190 of the 194 rooms assessed will achieve BRE compliance. Three of the rooms that do not meet guidance serve bedrooms which are less important for sunlight as per the BRE.

4.80 The remaining room is an LKD which would retain 22% (for the 25% suggested by the BRE) and 4% in the winter, marginally below the 5% suggested by the BRE.

Summary

4.81 This property will experience changes in daylight beyond the BRE Guidelines. Overall, the alterations in daylight are mainly to bedrooms. The few main living spaces impacted have reasonable retained daylight values, or are served by mitigating windows.

4.82 With regards to sunlight, there are limited impacts to four rooms with the remainder of the buildings achieving a high level of sunlight compliance.

5 OVERSHADOWING IMPACTS ON NEIGHBOURS

This section details the overshadowing impacts in relation to the relevant properties neighbouring the Site.

5.1 The guidance in respect of overshadowing of amenity spaces is set out in section 3.3 of the BRE Guidelines. It states that:

> *"for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area 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 sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March."*

5.2 The guidance also states that sunlight should be checked on *"outdoor swimming pools and paddling pools, and other areas of recreational water such as marinas and boating lakes."* We do not classify this part of the River Thames in this category, nor does it have a distinct boundary to test, and so have not undertaken an overshadowing assessment on this area.

5.3 The following areas are considered in relation to overshadowing given their proximity to the application site:

1. Thameswalk
2. 2 Hester Rd Cortyard
3. 30-44 Battersea Bridge Road
4. 2-28 Battersea Bridge Road
5. 10-31 Pavely Drive - Riverbank Green Space
6. 10-31 Pavely Drive -Mother & Child Square

5.4 Area to the south of the development site are not considered relevant for Sun Hours on Ground assessments given they are not expected to be affected by the Proposal.

5.5 The potential overshadowing effects have been appraised by undertaking a Sun Hours on Ground analysis which is outlined in the BRE Guidelines.

5.6 In addition, Sun Exposure assessments illustrates in false-colours the number of hours of sunlight available within a given the area, on a scale of 0 to 6+ hours.

5.7 The results of the Sun Exposure tests, are shown in the figures overleaf.

CONCLUSIONS

5.8 All but one of the six areas tested are minimally or not affected at all, and therefore, the overshadowing effects are BRE compliant.

5.9 The only area experiencing a reduction in sunlight availability on March 21st is the area 2 tested at 6 Hester Road.

5.10 This area would receive at least two hours of sun on 38.1% of its total area on March 21st and, therefore, does not meet BRE's recommendation in the existing condition. This is reduced to 24.2% with the proposed in situ, which equates to a 36% Moderate reduction. However, it is unclear whether this is a sensitive outdoor amenity space, or a green roof. The latter would not necessarily be counted as an amenity space sensitive to shading.

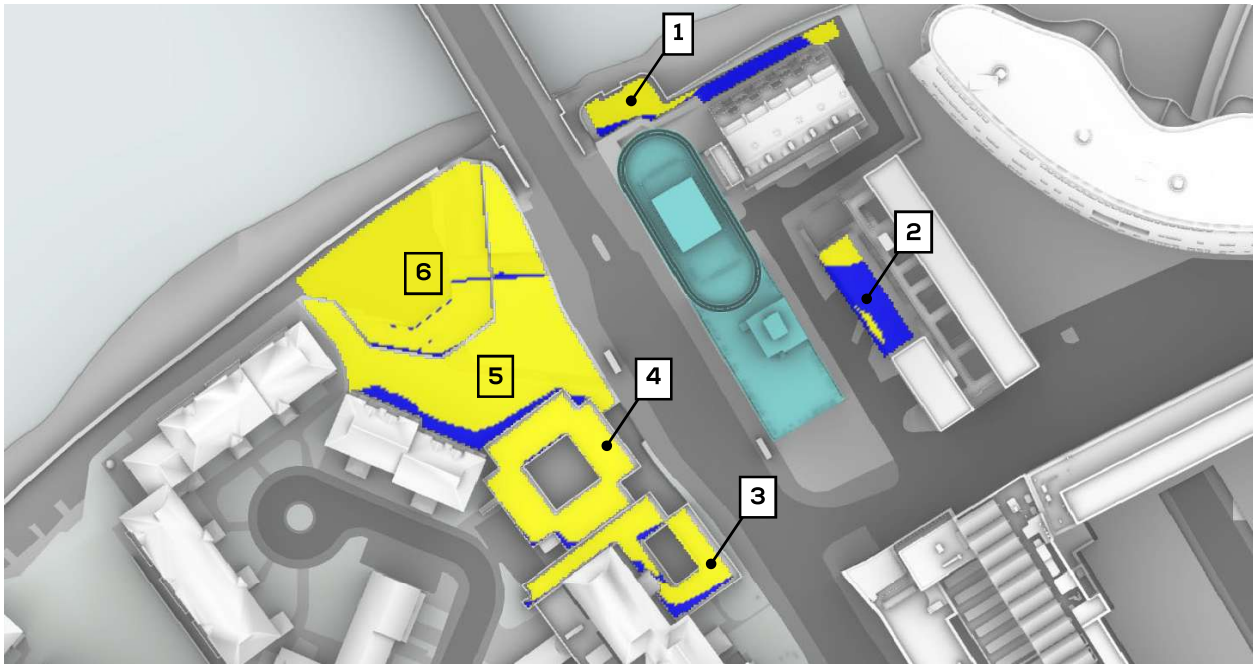
5.11 The sun exposure assessments undertaken in March show that most of the 6 Hester Road tested space will still receive at least 1.5 hours of sunlight on the 21st, which is close to the minimum recommendation. In June, over 50% of the space will see over 3.5 hours of direct sunlight.

5.12 Overall, the overshadowing effects of the Proposed development are considered acceptable and mostly in line with the BRE guidance.

		EXISTING V PROPOSED			
AREA REF.	NAME	EXISTING	PROPOSED	LOSS	% LOSS
1	Thameswalk apartments	68.5	57.0	11.5	16.8
2	6 Hester Rd Cortyard	38.1	24.2	13.9	36.5
3	30-44 Battersea Bridge Road	84.2	84.2	0.0	0.0
4	2-28 Battersea Bridge Road	95.5	95.5	0.0	0.0
5	10 -31 Paveley Drive Riverbank - Green Space	89.7	89.7	0.0	0.0
6	10 -31 Paveley Drive -Mother & Child Square	97.8	97.8	0.0	0.0

EXISTING SCENARIO

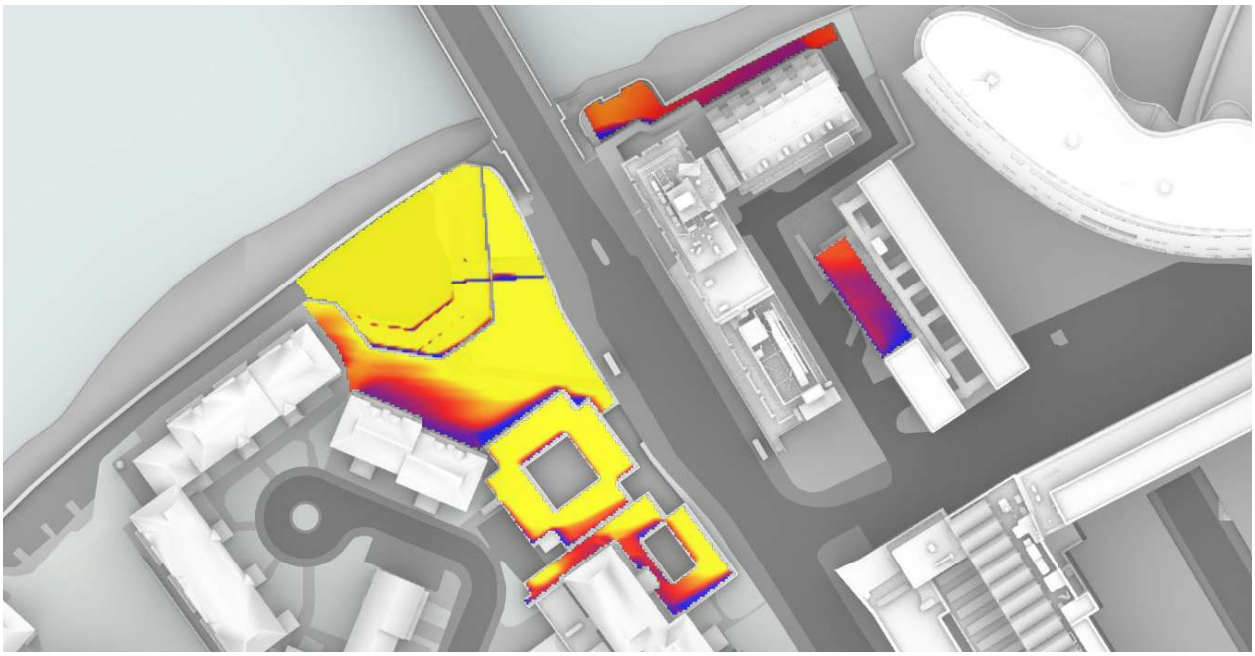
PROPOSED SCENARIO



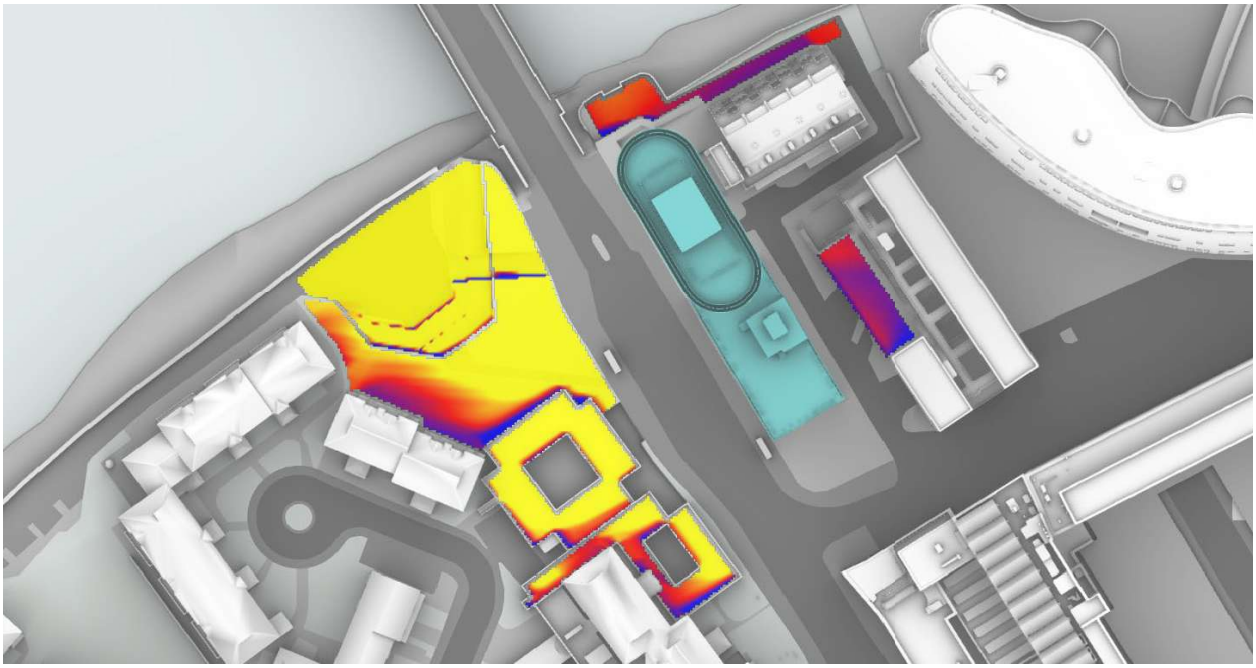
SUN HOURS ON GROUND
BRE TEST - 21ST MARCH

SUN EXPOSURE ON GROUND - 21ST MARCH (21ST SEPTEMBER)

EXISTING SCENARIO



PROPOSED SCENARIO



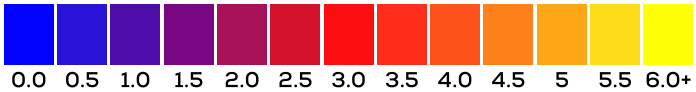
21st MARCH
(SPRING EQUINOX)

LONDON

Latitude:	51.4
Longitude:	0.0
Sunrise:	06:02 GMT
Sunset:	18:14 GMT

Total Available Sunlight:
12hrs 12mins

SUN EXPOSURE
TOTAL HOURS



SUN EXPOSURE ON GROUND - 21ST JUNE

EXISTING SCENARIO

PROPOSED SCENARIO

SUN EXPOSURE
TOTAL HOURS

21st JUNE
(SUMMER SOLSTICE)

LONDON

Latitude:	51.4
Longitude:	0.0
Sunrise:	04:43 GMT
Sunset:	21:21 GMT

Total Available Sunlight:
16hrs 38mins

6 CONCLUSIONS

GIA has undertaken a daylight, sunlight and overshadowing assessment in relation to the Proposed Development at One Battersea Bridge. The technical analysis has been undertaken in accordance with the BRE Guidelines.

6.1 GIA has completed a comprehensive technical analysis of the impact to daylight and sunlight produced by the Proposed Development at One Battersea Bridge.

6.2 When constructing buildings alterations in light to adjoining properties are often unavoidable and the numerical guidance given in the BRE document can be treated flexibly in consideration of site specifics, particularly in urban locations.

6.3 Upon successful completion of the Proposed Development:

- 528 of the 748 windows analysed (71%) will meet the BRE Guidelines for the Vertical Sky Component (VSC)
- 366 of the 431 rooms assessed (85%) will achieve BRE compliance in relation to the No Sky Line (NSL).
- 269 of the 280 rooms (96%) relevant for the Annual Probable Sunlight Hour (APSH) assessment will achieve BRE compliance in relation to sunlight.

6.4 It is worth reiterating that the BRE's numerical guidance should be treated flexibly in an urban environment. Furthermore, Section 1.6 of the BRE suggests that; *"Although, it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design".*

6.5 It is GIA's opinion that whilst there are some noticeable changes in daylight, the greatest impacts are to bedrooms with main living spaces experiencing minor losses or retaining reasonable daylight values. In some instances, the building's existing architecture (balconies, external walkways, eaves etc) is having some effect on the receipt of daylight and sunlight.

6.6 With regards to the site location and other relevant Stage 2 considerations (see Section 4) such as national, regional and local planning policy, the impacts to the neighbouring properties are, in GIA's opinion, within the intention and flexible application of the BRE Guidelines and are not considered to be unacceptable.

gia

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IMPACT ON NEIGHBOURING PROPERTIES REPORT: APPENDICES - REVISION 2

One Battersea Bridge

Promontoria Battersea Limited

15 October 2024

GIA No: **18043**

PROJECT DATA:

Client	**Promontoria Battersea Limited**
Architect	**Farrells**
Project Title	**One Battersea Bridge**
Project Number	**18043**

REPORT DATA:

Report Title	**Daylight, Sunlight and Overshadowing Appendix**
GIA Department	**Daylight Department**
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Revision	Date:	Notes:	Signed:
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Issue Number	**02 and 03**
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GIA Survey	**PC01_2021.08.25**
3D models	**IR03-24.08.21-VU.CITY Tiles**
OS Data	**FIND Maps**

DISCLAIMER:

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CONTENTS

USER TIP:
Click any heading to go directly to that content.

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Return to the contents list from any page by clicking on the GIA logo.

APPENDIX 01

PRINCIPLES OF DAYLIGHT, SUNLIGHT & OVERSHADOWING

APPENDIX 01

PRINCIPLES OF DAYLIGHT, SUNLIGHT & OVERSHADOWING

The Building Research Establishment (BRE) have set out in their handbook 'Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice 3rd edition (2022)', guidelines and methodology for the measurement and assessment of daylight, sunlight and overshadowing.

BACKGROUND & CONTEXT

A 1.1 The quality of daylight and sunlight amenity as well as the overshadowing of open spaces is often stipulated within planning policy for protection or enhancement and a concern for adjoining owners and other interested parties.

A 1.2 The BRE Guidelines provide advice on site layout planning to determine the quality of daylight and sunlight both within buildings and reaching open spaces.

A 1.3 The BRE Guidelines note that the document is intended to be used in conjunction with the interior daylight recommendations found within the British Standard Daylight in buildings, BS EN 17037 and the CIBSE Publication LG 10 Daylighting – a guide for designers.

A 1.4 Whilst the BRE Guidelines are typically referred to for daylight, sunlight and overshadowing matters within the planning process, they are not intended to be used as an instrument of planning policy, nor are the figures intended to be fixedly applied to all locations.

A 1.5 In the introduction of 'Site Layout Planning for daylight and sunlight (2022)', section 1.6 (page 7), states that:

> *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".*

A 1.6 Paragraph 2.2.3 (page 14) of the document states:

> *"Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints".*

A 1.7 The numerical criteria suggested by the BRE are therefore designed to provide industry advice/ guidance to plan/design with daylight in mind. Alternative values may be appropriate in certain circumstances such as highly dense urban areas. The BRE approach to creating alternative criteria is detailed within Appendix F of the Document.

A 1.8 Paragraph 2.2.2 (page 14) of the document states that the guidelines are:

> *"intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens, and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas, and garages need not be analysed."*

A 1.9 Although primarily designed to be used for residential properties, the BRE Guidelines continue to state that they may be applied to any existing non-residential buildings where there may be a reasonable expectation of daylight including; schools, hospitals, hotels and hostels, small workshops, and some offices.

A 1.10 Local planning authorities generally consider daylight and sunlight an important factor for determining planning applications. Policies refer to both the protection of daylight and sunlight amenity within existing properties and areas of amenity as well as the creation of proposed dwellings and spaces with high levels of daylight and sunlight amenity.

A 1.11 Although decision makers will look to the BRE Guidelines to understand any numerical reductions in daylight and sunlight amenity, the acceptability of these reductions is considered against the relevant policies within the development plan. For example, a Site's location within an Opportunity Area or Tall Building Zone is relevant context for how the daylight and sunlight impacts of a development should be considered.

A 1.12 It is an inevitable consequence of the built-up urban environment that daylight and sunlight will be more limited in dense urban areas. It is well acknowledged that in such situations there may be many other conflicting and potentially more important planning and urban design matters to consider other than just the provision of ideal levels of daylight and sunlight.

A 1.13 The following sections extract relevant sections from the Guide.

EFFECTS TO DAYLIGHT

A 1.14 The BRE Guidelines provide two methodologies for daylight impact assessment, namely;

1 The Vertical Sky Component (VSC); and

2 The No Sky Line (NSL).

Vertical Sky Component (VSC)

A 1.15 The Vertical Sky Component (VSC) method is described in the Glossary of BRE Guidelines as the:

> *"Ratio of that part of illuminance, at a point on a given vertical plane, that is received directly from a CIE standard overcast sky, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. Usually the 'given vertical plane' is the outside of a window wall. The VSC does not include reflected light, either from the ground or from other buildings"*

A 1.16 Put simply, the VSC provides an assessment of the amount of skylight falling on a vertical plane (generally a window) directly from the sky, in the circumstance of an overcast sky (CIE standard).

A 1.17 The national numerical value target "ideal" for VSC is 27%. The BRE Guidelines advise that upon implementation of a development, a window should retain a VSC value of 27% or at least 0.8 of its former value (i.e. no more than a 20% change) as per paragraph 2.2.23 of the Guide.

A 1.18 The VSC calculation is undertaken in both the existing and proposed scenarios so as to make a comparison.

A 1.19 The image in Figure 01 depicts a Waldram Diagram which can be used to calculate the VSC. The existing buildings are solidly pictured with the proposed scheme semi-transparent in the foreground.

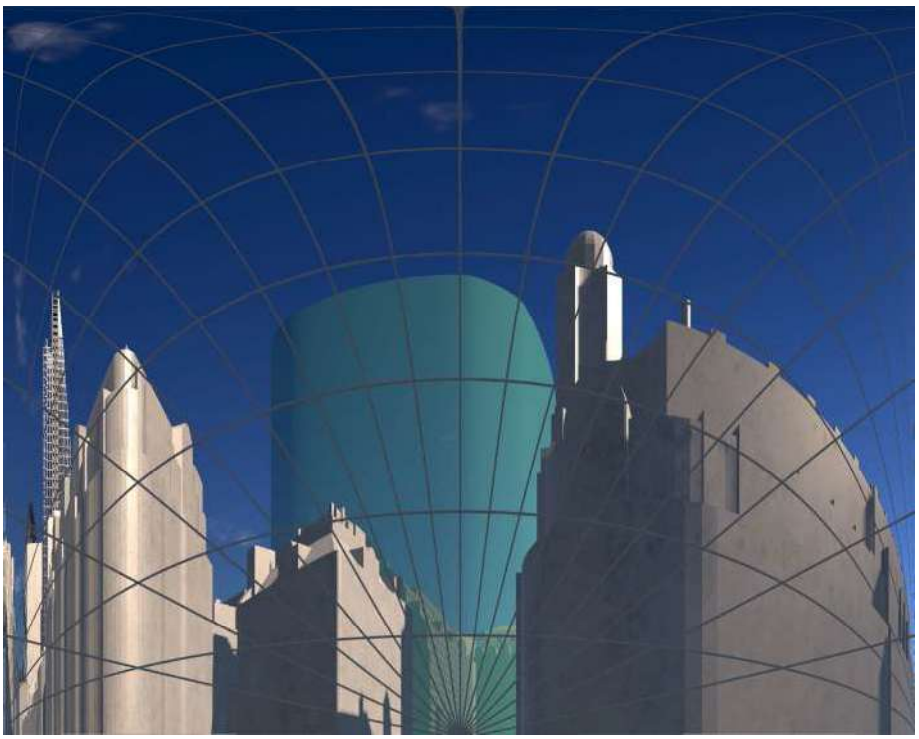

Figure 01: Waldram diagram

A 1.20 This form of assessment does not take account of window size, room use, room size, window number or dual aspect rooms. The assessment also assumes that all obstructions to the sky are 100% non-reflective thereby omitting the consideration of reflection and considering only the light coming directly from the sky.

A 1.21 The images belpw provide an example of how the VSC methodology does not necessarily paint an accurate picture of the experiential change in daylight condition. Figure 02 shows three windows of different size serving three rooms of identical size. In each case, the windows will have equal VSC values given that VSC is a measurement of the amount of sky visible from the centre point of a window.

A 1.22 The three rooms will experience a very different daylight environment because of the varying window sizes serving each one. Figure 03 depicts how window size affects the distribution of daylight within a room despite each window having an identical VSC value. This highlights that while the VSC methodology is a reasonable starting point to assess daylight, it does not accurately depict the change likely to be experienced with the room.

A 1.23 The BRE Guidelines state that a VSC of 27% VSC or more should mean that enough skylight is reaching the window of an existing building and that if windows retain at least 0.8 times its former value, occupants would not notice the reduction in skylight.

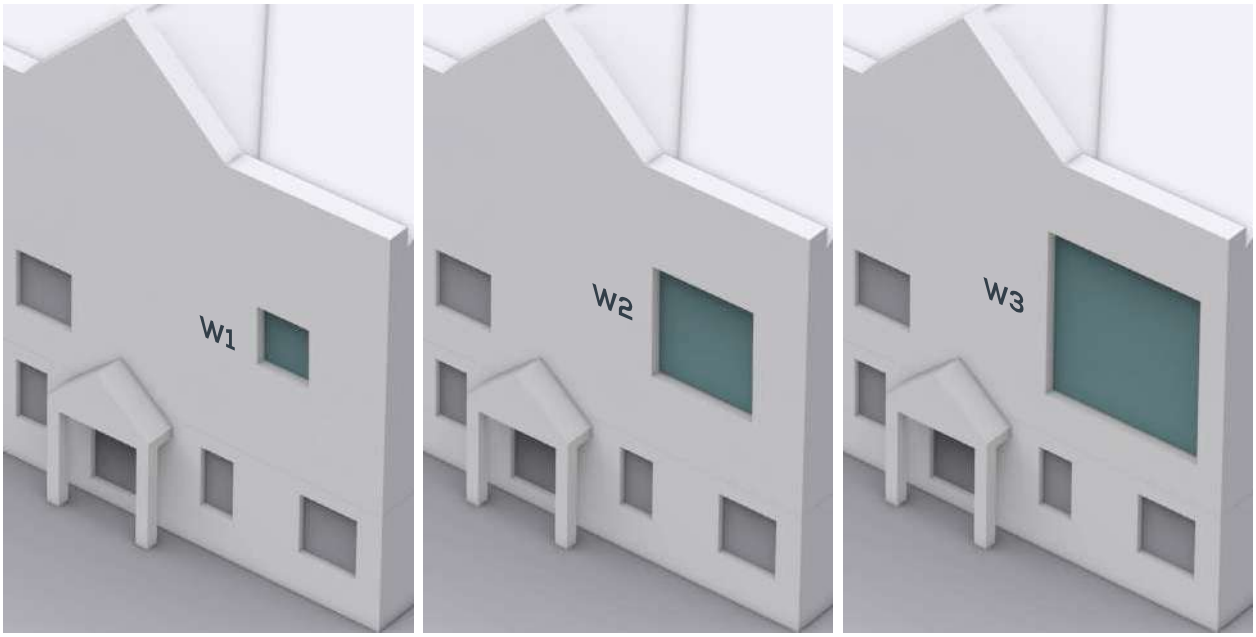

Figure 02: Vertical Sky Component (VSC) indicative analysis

DAYLIGHT FACTOR STUDIES FOR SAMPLE ROOMS WITH SAME VSC

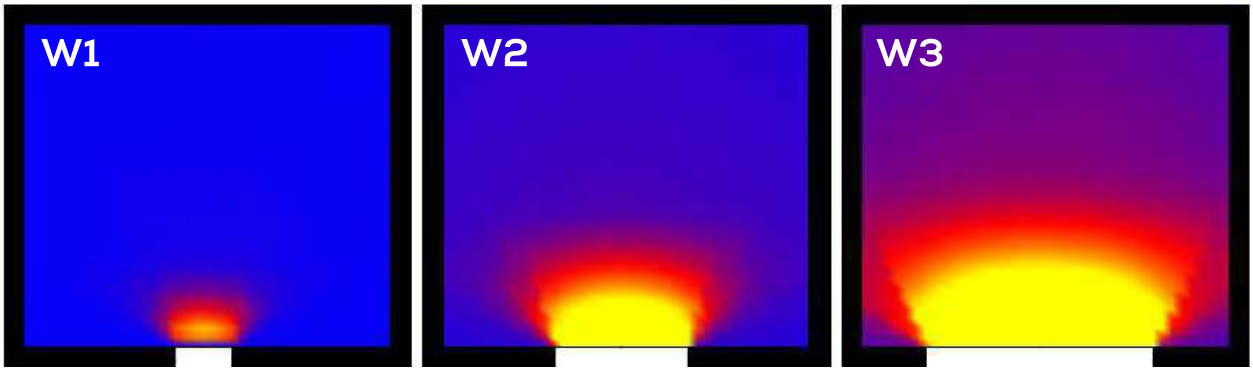

Figure 03: Comparative radiance analysis

A 1.24 As an example, if a window with a retained VSC value of 27% experiences a reduction of 20% thus retaining 21.6% VSC (see Figure 04), the impact would meet the recommendations of the BRE Guidelines by reference to paragraph 2.2.7. This indicates logically that a retained value of 21.6% should be acceptable in principle. Of course, in urban areas, the threshold of what might be acceptable must for the reasons identified above be much more flexible.

A 1.25 If, however, a window has a higher existing value than 27% and it experiences a greater than 20% reduction (which still provides a retained value of 21.7% VSC) the reduction is technically outside of the recommendations of the BRE Guidelines despite an identical retained level of VSC (see Figure 04).

A 1.26 This was explored at the public inquiry for the redevelopment of Hertford Gasworks (PINS Ref: APP/J1915/W/19/3234842) in which the Inspector considered that a minimum value of 21.6% VSC would be acceptable:

> *"The appellant took this further and adopted (with explanation) an approach with a retained VSC of 21.6% as the minimum level. This was specifically accepted by the Council's witness in cross-examination. On that basis, there would be only a very small number of windows falling below that level, and those which did fail would only do so by a narrow margin."*[4]

A 1.27 In this case, the Inspector considered that a minimum VSC value of 21.6% would be appropriate in the county town of Hertford. It would follow that the expectation for dense urban areas and would fall below this minimum VSC value.

4 PINS Ref: APP/J1915/W/19/3234842 (para 57)

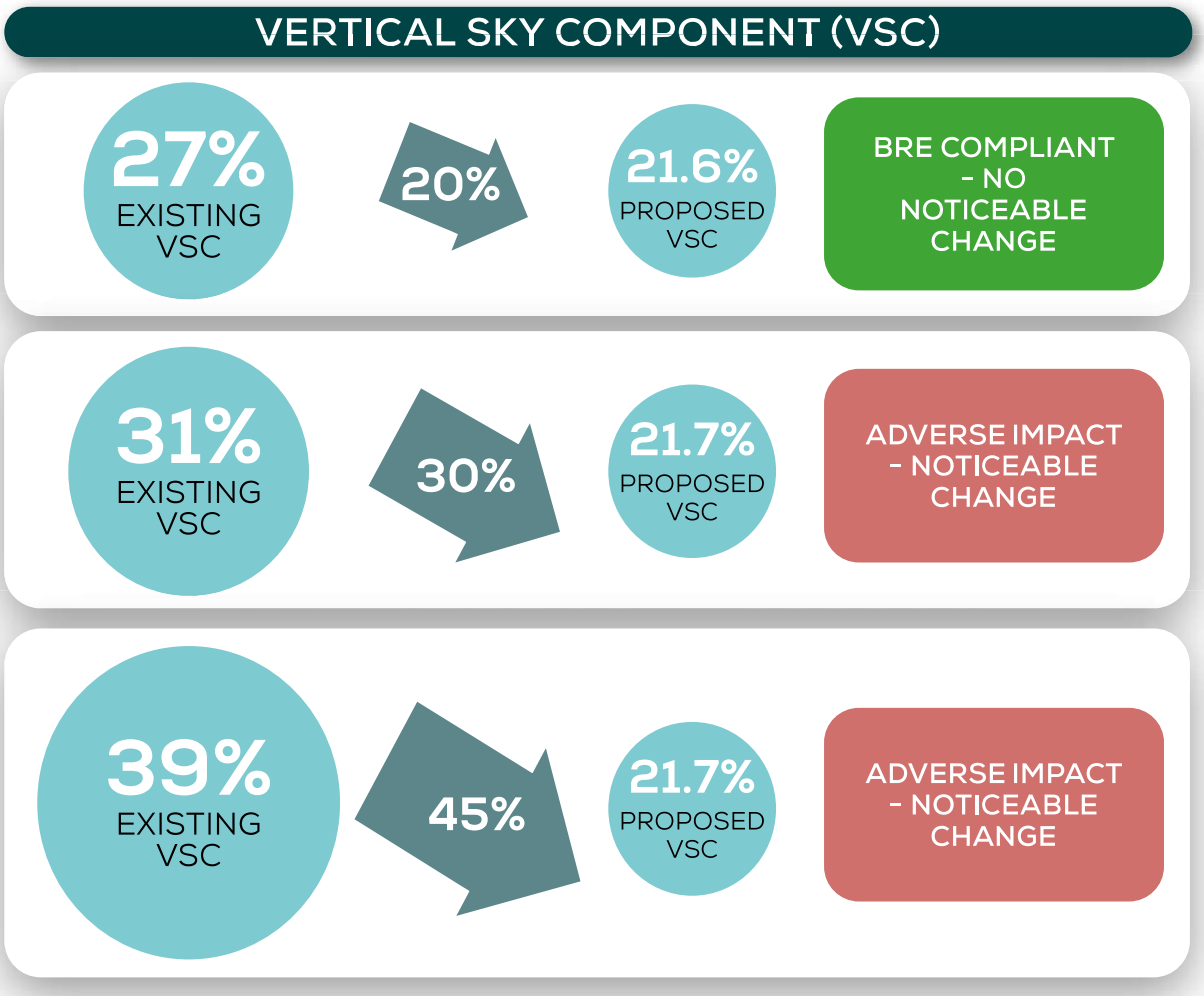

Figure 04: Percentage reduction in VSC and retained VSC values

No Sky Line (NSL)

A 1.28 In addition to the VSC, the BRE recommends the NSL method of assessment where internal layouts are known. Whilst the VSC provides information on the quantum of light reaching a window, the NSL seeks to provide information on how well this light is distributed within the room. The NSL is sometimes also referred to as 'Daylight Distribution' for this reason.

A 1.29 Paragraph D3 of Appendix D of the BRE Guidelines is clear that the no sky line can only be calculated where room layouts are known:

> *"In most cases the position of the no sky line has to be found from plans. The calculation can only be carried out where room layouts are known. Using estimated room layouts is likely to give inaccurate results and is not recommended. However where plans are available, for example on the local authority's online planning portal, the calculation should be carried out".*[5]

A 1.30 The NSL in the Glossary of the guidance as *"the outline on the working plane of the area from which no sky can be seen."* and so the NSL is effectively an assessment of sky visibility within a room. As stated already, the calculation is undertaken across the working plane which in accordance with paragraph 2.2.10 *"in houses [...] is assumed to be horizontal and 0.85m high"*.

A 1.31 Again, both the existing and proposed positions are calculated and presented alongside any change in position of the NSL. The results can then be presented in table format or else illustrated on a contour plot if required, an example of which can be found at Figure 05 overleaf.

A 1.32 The BRE Guidelines state at paragraph 2.211 (page 16) that:

> *"If, following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value this will be noticeable to the occupants, and more of the room will appear poorly lit. This is also true if the no sky line encroaches on key areas like kitchen sinks and worktops."*

A 1.33 In accordance with the strict application of the national numerical values, therefore the change in daylight would be noticeable to the occupants should the NSL experience a loss of NSL greater than 20%.

A 1.34 It is relevant to note that this assessment takes the number and size of windows serving a room into account as well as the shape of the room but, being concerned only with sky visibility and the distribution of light, does not consider the quantum of light reaching the room.

5 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, para D3 p. 79

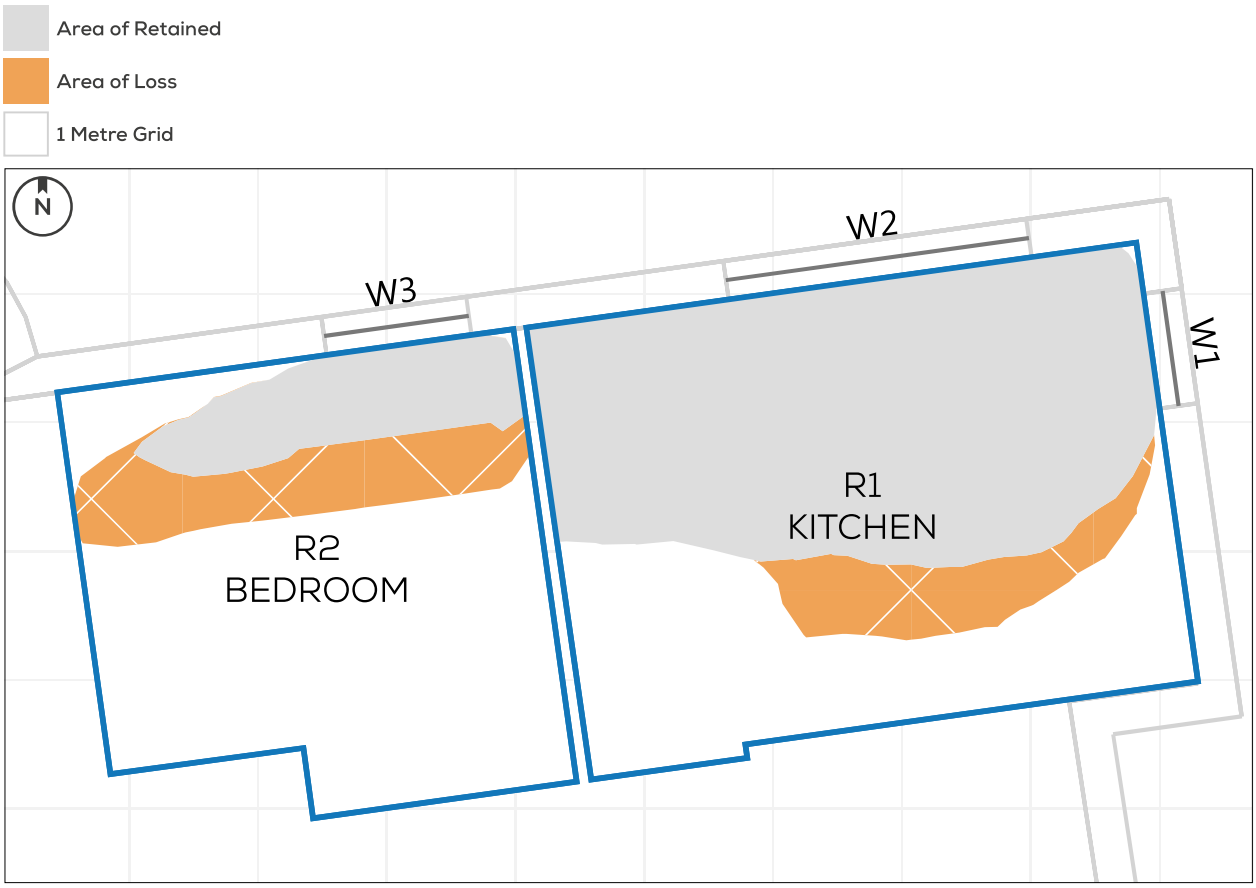

Figure 05: Example NSL Contour Plot

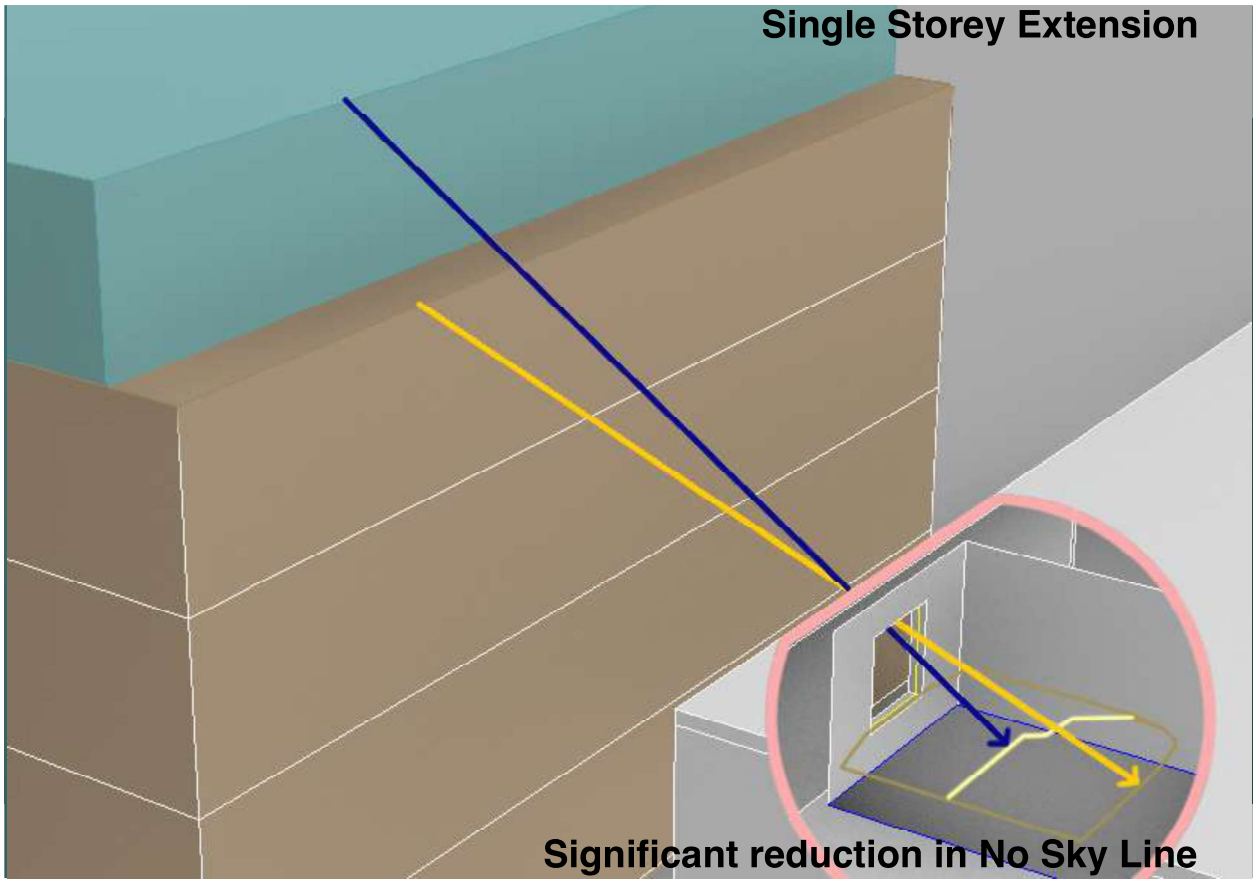

Figure 06: Example of movement of NSL

Decision Chart (Figure 20 of the BRE Guide)

A 1.35 The flowchart in Figure 09[6] illustrates the steps and criteria outlined within the BRE Guidelines to understand whether the daylighting (VSC and NSL) has been significantly affected.

A 1.36 Almost invariably when this methodology is applied in a town centre or more generally in an urban context the flowchart will point to *"daylight likely to be significantly affected"* when the real-life experiential change in light may not appear to be even noticeably affected.

A 1.37 The section at Figure 08[7] provides an example of the angle measurement subtended by a new development. This is the starting point provided within the BRE Guidelines from which to assess whether daylighting is likely to be significantly affected by new development. It is clear from the image that this principle has not been developed with urban town centre locations in mind.[8]

6 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, Figure 20 p. 18
7 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, Figure 14 p. 15
8 Appeal Ref: APP/E5900/W/17/3171437 para 108

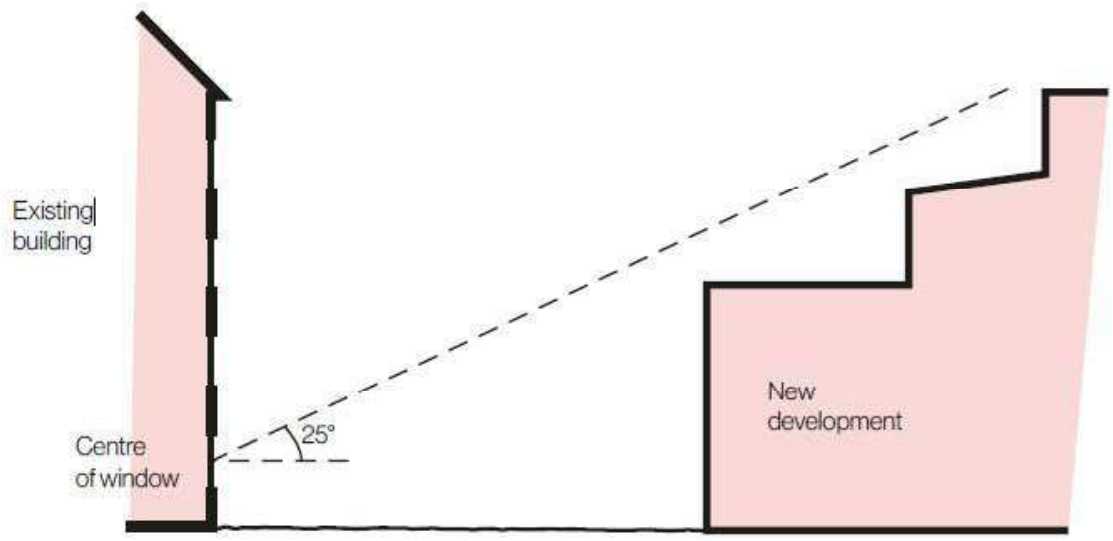

Figure 08: BRE VSC diagram (Figure 14): *Section in plane perpendicular to the affected window wall*

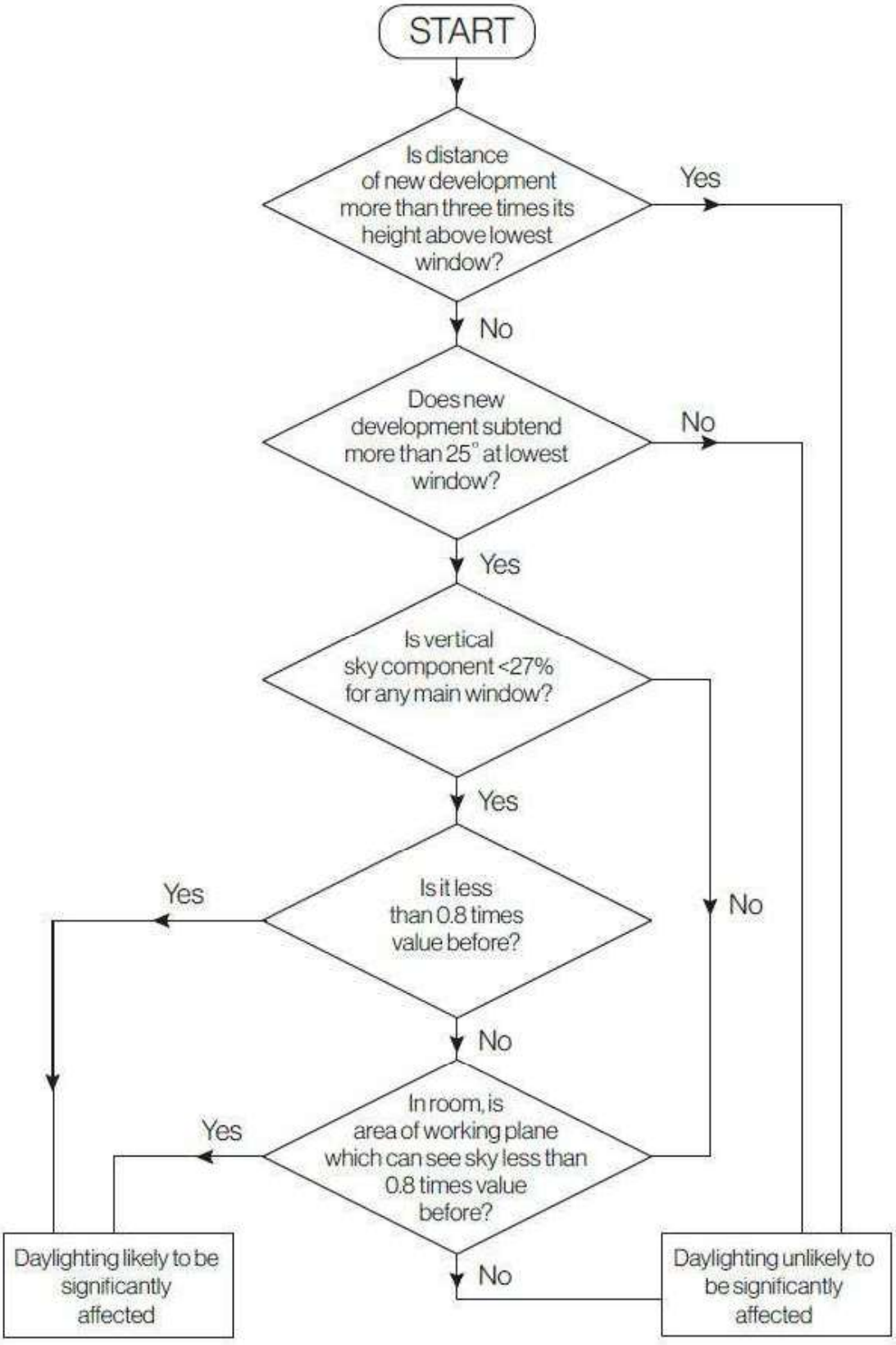

Figure 09: BRE Decision Chart (Figure 20): *diffuse daylight in existing buildings.*

EFFECTS TO SUNLIGHT

Annual Probable Sunlight Hours (APSH)

A 1.38 The BRE Guidance suggests that to understand sunlight impacts to a property, an assessment of Annual Probable Sunlight Hours (APSH) is undertaken. The APSH is defined in the Glossary as:

> *"the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account)"*

A 1.39 Expanding on the above, long-term averages were used to position 100 spots in the sky, representative of sunlight over the whole year. Correlating to the probability of the sun to shine, the majority of these (70) are at times to the six-months containing summer (from spring equinox to autumn equinox) which 30 are the 'winter' months from autumn equinox to spring. The APSH is calculated though calculating how many of these 'spots' can be seen from a location (normally a window) both overall and how many of these are during the winter months.

A 1.40 To understand the potential sunlight impacts therefore, all windows facing within 90 degrees of due south and overlooking the development are generally assessed for APSH.

A 1.41 The BRE Guidelines set out the overall methodology and criteria for the assessment of Sunlight in Chapter 3. The BRE Guidelines state in paragraph 3.2.3 and 3.2.5:

> *"To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun."*
>
> *"A point at the centre of the window on the outside face of the window wall may be taken."*

A 1.42 In interpreting the results, the BRE Guidance states in summary 3.2.13 that:

> *"If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:*
>
> - *receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March, and*
> - *receives less than 0.8 times its former sunlight hours during either period; and*
> - *has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours."*

A 1.43 The image in Figure 10 depicts the APSH sun spots overlaid on a Waldram Diagram. The existing buildings are solidly pictured with the proposed scheme semi-transparent in the foreground. The yellow spots indicate summer sun and the blue spots indicate winter sun.

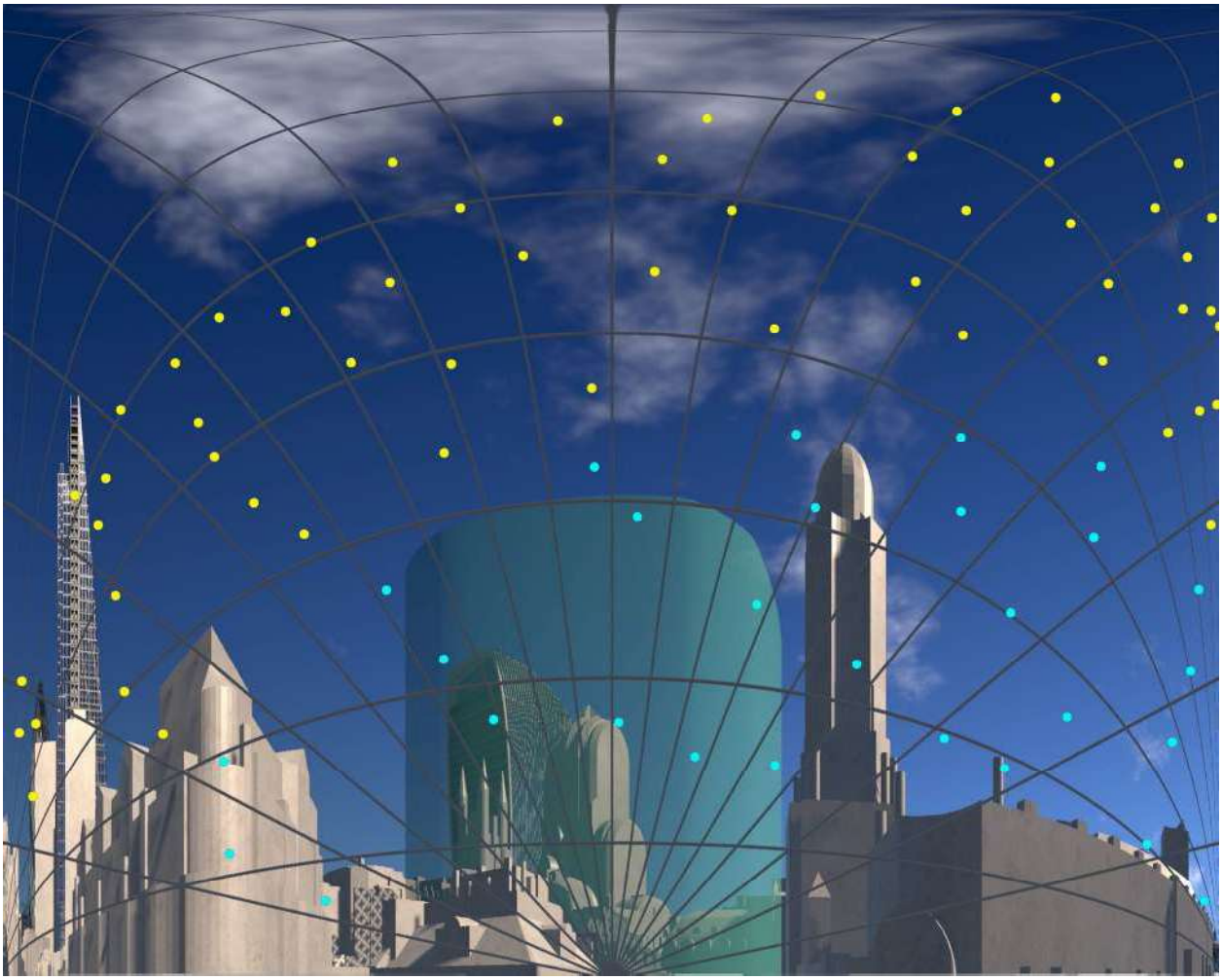

Figure 10: Waldram diagram

Sun Analysis Key:

- Winter sun restricted by the existing buildings
- Summer sun restricted by the existing buildings
- No impact to Winter sun
- No impact to Summer sun
- Winter sun restricted by the Proposed Development
- Summer sun restricted by the Proposed Development

EFFECTS TO OVERSHADOWING

A 1.44 The BRE Guidelines consider overshadowing of amenity spaces in section 3.3 which states:

> *Sunlight in the spaces between and around buildings has an important impact on the overall appearance and ambience of a development. It is valuable for a number of reasons, to:*
>
> *- provide attractive sunlit views (all year)*
>
> *- make outdoor activities like sitting out and children's play more pleasant (mainly warmer months)*
>
> *- encourage plant growth (mainly spring and summer)*
>
> *- dry out the ground, reducing moss and slime (mainly in colder months)*
>
> *- melt frost, ice and snow (in winter)*
>
> *- dry clothes (all year).*

A 1.45 It must be acknowledged that in urban areas the availability of sunlight on the ground is a factor which is significantly controlled by the existing urban fabric around the site and so may have very little to do with the form of the development itself.

A 1.46 Likewise, there may be many other urban design, planning and site constraints which determine and run contrary to the best form, siting and location of a proposed development in terms of availability of sun on the ground.

Transient Overshadowing

A 1.47 In order to ascertain the additional overshadowing impact that a development would have on the neighbouring properties amenity, the hourly shadows can be mapped for the following three key dates in the year:

- 21st March (Spring Equinox);
- 21st June (Summer Solstice); and
- 21st December (Winter Solstice).

A 1.48 While the BRE Guidelines do not provide any criteria for Transient Overshadowing, the above dates are generally selected so as to present the mid-case, the best and worst scenarios. On 21st March, the sun is in the same position as on 21st September and therefore the results presented are valid for both equinoxes. On 21st June, the sun is at its highest and the shadows cast are shortest, therefore this date represents a best-case scenario in terms of overshadowing. On 21st December, the sun is at its lowest point causing longer shadows to be cast and represents the worst-case scenario.

A 1.49 For each of these dates, specialist simulation software is used to produce images showing the shadows cast at hourly intervals throughout the day from sunrise to sunset.

A 1.50 Two images are produced for each time and presented beside each other for comparison purposes. Shadows from neighbouring buildings are coloured grey but should additional shadow be cast by the existing or proposed buildings, these are coloured in green or blue to provide clarification on the cause of the shadow.

A 1.51 In order to produce the images, it is necessary to create an accurate 3D model of the existing buildings, proposed scheme and surrounding buildings. The surrounding and existing buildings are modelled from photogrammetry, providing a precise model which in turn ensures that the analysis accurately represents the overshadowing conditions within the assessed area.

A 1.52 Where the overshadowing conditions of an area cannot be clearly identified by the transient assessments, a Sun Hours on Ground test and a Sun Exposure analysis are provided. The Sun Exposure analysis illustrates in false-colours the exact number of hours of sunlight available in the area. Sun Exposure is not relevant for the BRE Guidelines.

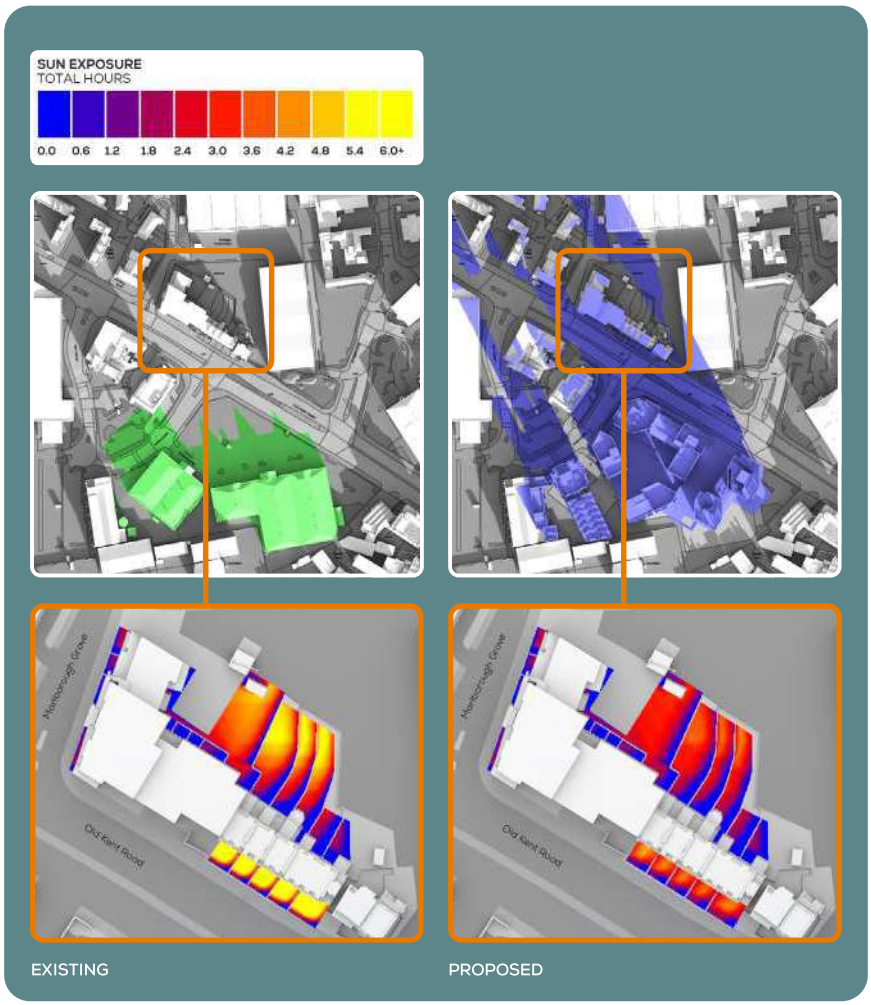

Figure 11: Example of Transient Overshadowing and Sun Exposure Analyses

Sun Hours on Ground

A 1.67 Sun Hours on Ground assessments can be undertaken to illustrate the sunlight availability within outdoor amenity areas, both within a proposed development and within the neighbouring properties.

A 1.68 The BRE Guidelines suggests that Sun Hours on Ground assessments should be undertaken on the Equinox (21st March and 21st September). Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not.

A 1.69 As with regard to any other site layout-dependent factors, the quality of an outdoor open space is determined by an array of important amenities like greenery, landscape, accessibility and design for instance, of which sun on ground is one component.

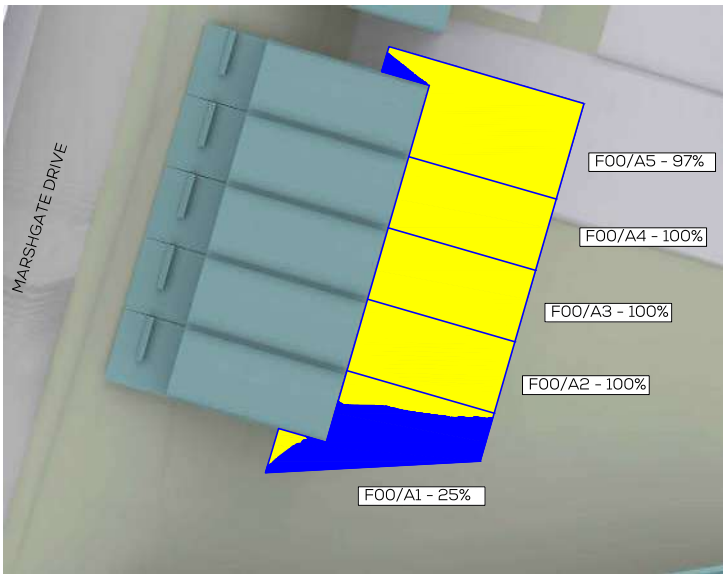

Figure 12: Example Sun Hours on Ground Assessment

AREA THAT RECEIVES MORE THAN 2 HOURS OF DIRECT SUNLIGHT ON 21st MARCH

AREA THAT RECEIVES LESS THAN 2 HOURS OF DIRECT SUNLIGHT ON 21st MARCH

BRE GUIDELINES: ADDITIONAL DAYLIGHT AND SUNLIGHT TESTS

VSC and APSH to Rooms

A 1.53 As outlined within the BRE Guidelines (paragraph 2.2.6), the VSC value is calculated for each window; however:

> *"If a room has two or more windows of equal size, the mean of their VSCs may be taken".*

A 1.54 Where a room is served by two or more windows of the same or different sizes, the VSC value to the room can be calculated by applying an average weighting calculation to understand the VSC value to the room. The formula used is as follows;

Σ(Vn*An) / ΣAn

Where:

V = window VSC
A = window area
n = the number of windows

A 1.55 The BRE provide a methodology to calculate APSH in relation to the room and window, paragraph 3.1.12 states:

> *"If a room has multiple windows, the amount of sunlight received by each can be added together provided they occur at different times and sunlight hours are not double counted."*

A 1.56 The above extract of the BRE is in relation to proposed units rather than existing buildings. It does, however, make sense to apply this methodology to existing rooms as well, when room layouts are known as a room served by multiple windows could receive the benefit of sunlight from all windows and not just one.

A 1.57 GIA calculate the APSH room assessment in the following way:

1 The sunlight hours (both winter and annual) are calculated for each window. Instead of simply returning the overall per cent pass rate, i.e. one figure for winter, and one for the whole year, the yes/no result of each of the 100 sun spots is tracked. For this accounting to work, each sun dot needs to be assigned a unique identifier, e.g. from 1 to 100;

2 The sets of 100 sun spots are combined for each room using Boolean logic, i.e. conjunctions of yes/no values. The outcome of this step is a set of 100 yes/no values corresponding to the 100 sun spots, but on a per-room basis. Each per-room dot is counted if it is unobstructed for at least one of its windows; and

3 The unobstructed sun dots for the room are summed up and expressed as a percentage of the total number of annual and winter spots.

Balconies/Overhangs

A 1.58 The BRE recognises that existing architectural features on neighbouring buildings such as balconies and overhangs inherently restrict the quantum of skylight to a window. The BRE Guidelines note on page 11, paragraph 2.1.17 and page 16, paragraph 2.2.13:

> *"This is a particular problem if there are large obstructions opposite; with the combined effect of the overhang and the obstruction, it may be impossible to see the sky from inside the room, and hence to receive any direct skylight or sunlight at all."*

> *"Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and the area receiving direct skylight, for both the existing and proposed situations, without the balcony in place."*

A 1.59 As noted by the BRE Guidelines, where there are existing overhanging features, larger reductions in skylight and sunlight may be unavoidable and alternative criteria can be used. The guidance suggests that in such situations a calculation is carried out that excludes the balcony or the obstruction.

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DAYLIGHT - MIRROR MASSING & ADJOINING DEVELOPMENT LAND

Alternative target Values for Skylight and Sunlight Access "Mirror Massing"

A 1.60 The BRE Guidelines provide a calculation for the VSC and APSH analysis to quantify an appropriate alternative value based on the context of an environment. This approach is known as the 'mirror image' analysis (see Figure 12).

A 1.61 The BRE notes in paragraph F5:

> *"where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light. Figure F3 shows an example where side windows of an existing building are close to the boundary. To ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a 'mirror-image' building of the same height and size, an equal distance away on the other side of the boundary."*

A 1.62 This analysis is used to understand the levels of Daylight (VSC) and Sunlight (APSH) that would be experienced by an extant neighbouring property if there were a building of the same height and extent opposite.

A 1.63 The mirror image assessment is fairly simplistic and is not, therefore, easily applied to large and complex site footprints which are not all built at equal distances from the site boundary or of the same footprint.

Adjoining Development Land

A 1.64 The "Adjoining Development Land" analysis provided within the BRE Guidelines is a simple test to ensure that a proposal is a reasonable distance from the boundary so as to "enable future nearby developments to enjoy a similar access to daylight." (2.3.1)

A 1.65 The BRE comments in paragraphs 2.3.3, 2.3.6 and 2.3.7 that:

> *"The diffuse daylight coming over the boundary may be quantified in the following way. As a first check, draw a section in a plane perpendicular to the boundary (Figure 21). If a road separates the two sites then the centre line of the road should be taken. Measure the angle to the horizontal subtended at a point 1.6 metres above the boundary by the proposed new buildings. If this angle is less than 43 ° then there will normally still be the potential for good daylighting on the adjoining development site (but see Sections 2.3.6 and 2.3.7)."*
>
> *"The guidelines above should not be applied too rigidly. A particularly important exception occurs when the two sites are very unequal in size and the proposed new building is larger in scale than the likely future development nearby. This is because the numerical values above are derived by assuming the future development will be exactly the same size as the ·proposed new building (Figure 22). If the adjoining sites for development are a lot smaller, a better approach is to make a rough prediction of where the nearest window wall of the future development may be; then to carry out the 'new building' analysis in Section 2.1 for this window wall."*
>
> *"The 43° angle should not be used as a form generator, to produce a building which slopes or steps down towards the boundary. Compare Figure 23 with Figure 22 to see how this can result in a higher than anticipated obstruction to daylight. In Figure 23 the proposed building subtends 34° at its mirror image, rather than the maximum of 25° suggested here. In cases of doubt, the best approach is again to carry out a new building analysis for the most likely location of a window wall of a future development."*

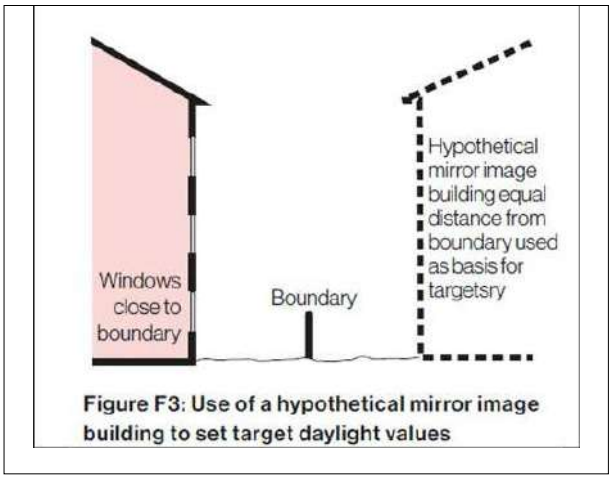

Image © BRE Guidelines

Figure 13: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 87 Figure F3

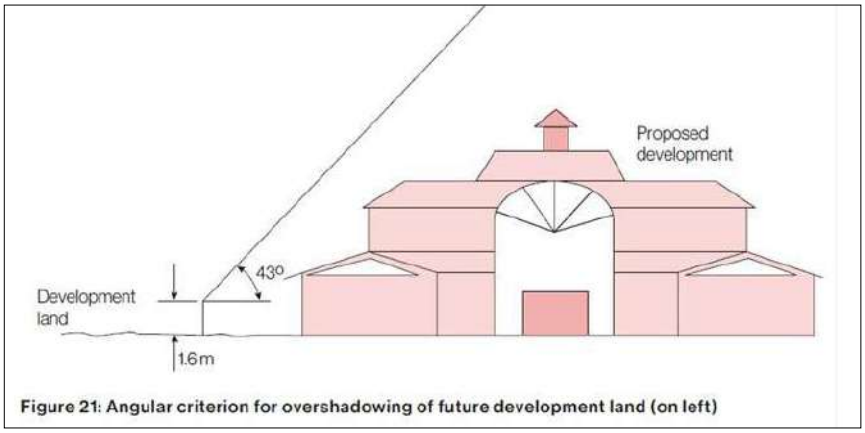

Image © BRE Guidelines

Figure 21: Angular criterion for overshadowing of future development land (on left)

Figure 14: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 19 Figure 21

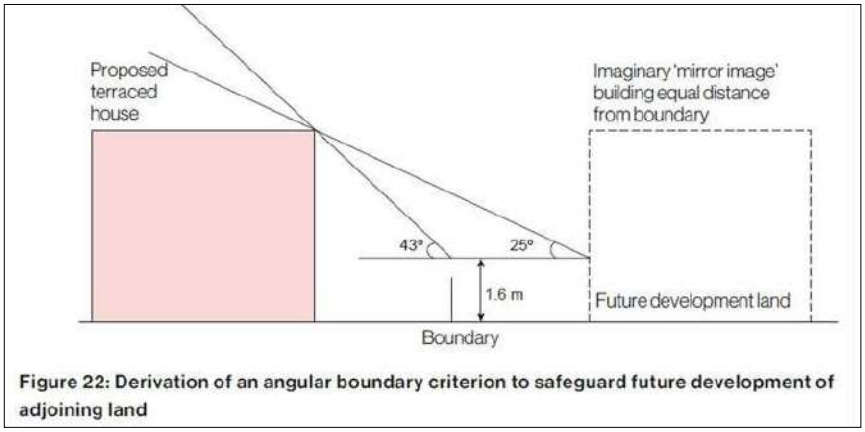

Image © BRE Guidelines

Figure 22: Derivation of an angular boundary criterion to safeguard future development of adjoining land

Figure 15: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 20 Figure 22

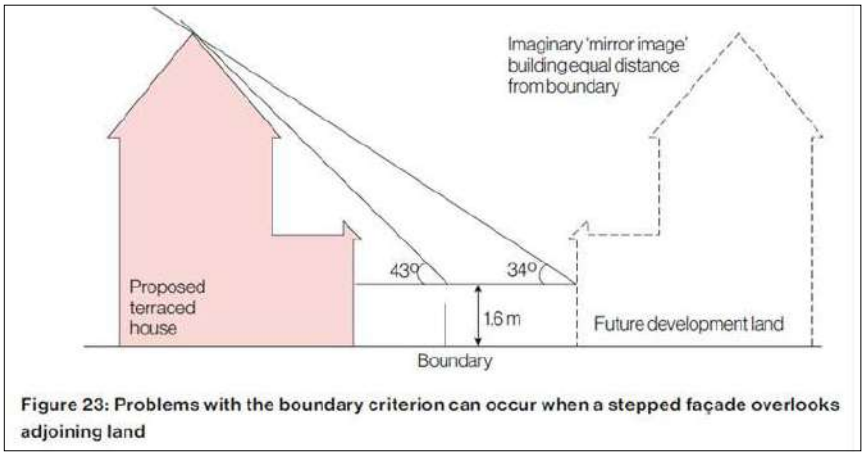

Image © BRE Guidelines

Figure 23: Problems with the boundary criterion can occur when a stepped façade overlooks adjoining land

Figure 16: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 20 Figure 23

A 1.66 As outlined above, the Adjoining Development Land analysis is predicated on ensuring that a proposal next to future development land is not negatively impacting the ability to develop in consideration of light matters.

PHOTOVOLTAICS

A 1.70 Paragraph 4.5.2 states that *"where a proposed development may result in loss of radiation to existing solar panels (either photovoltaic or solar thermal), an assessment should be carried out."*

A 1.71 Paragraph 4.5.8 states that *"Where the annual probable sunlight hours received by a solar panel with the new development in place is less than 0.90 times the value before, a more detailed calculation of the loss of solar radiation should be undertaken. This is a specialist type of assessment and expert advice should be sought. The assessment should include both direct solar and diffuse sky radiation; over a whole year, around 60% of the radiation received on a horizontal roof comes from the sky. However, reflected radiation from the ground and obstructions need not be included. The modelling should take account of the effects of cloud in reducing direct solar radiation at different times of year, and include a realistic simulation of the way that incoming solar radiation varies from different parts of the sky."*

A 1.72 Paragraph 4.5.9 states that *"if over the whole year the ratio of total solar radiation received with the new development, to the existing value is less than the values given in Table 2, then the loss of radiation is significant."*

A 1.73 Finally, paragraph 4.5.10 notes that *"numerical values given are purely advisory. Different criteria may be used based on the requirements for solar energy in an area viewed against other site layout constraints. Another important issue is whether the existing solar panels are reasonably sited, at a sensible height and distance from the boundary. A greater loss of solar radiation may be inevitable if panels are mounted close to the ground and near to the site boundary."*

OTHER AMENITY CONSIDERATIONS

A 1.74 Daylight and sunlight is one factor among many under the heading of residential amenity considerations for any given development design or planning application; others include:

- View;
- Privacy;
- Security;
- Access;
- Enclosure;
- Microclimate;
- Solar Dazzle; and
- Solar Convergence.

TABLE 2: RECOMMENDED MINIMUM RATIOS OF SOLAR RADIATION RECEIVED

SLOPE OF SOLAR PANEL IN DEGREES TO HORIZONTAL	RECOMMENDED MINIMUM RATIO OF RADIATION RECEIVED AFTER/BEFORE
0-30	0.90
30.01-59.99	0.85
60-90	0.80

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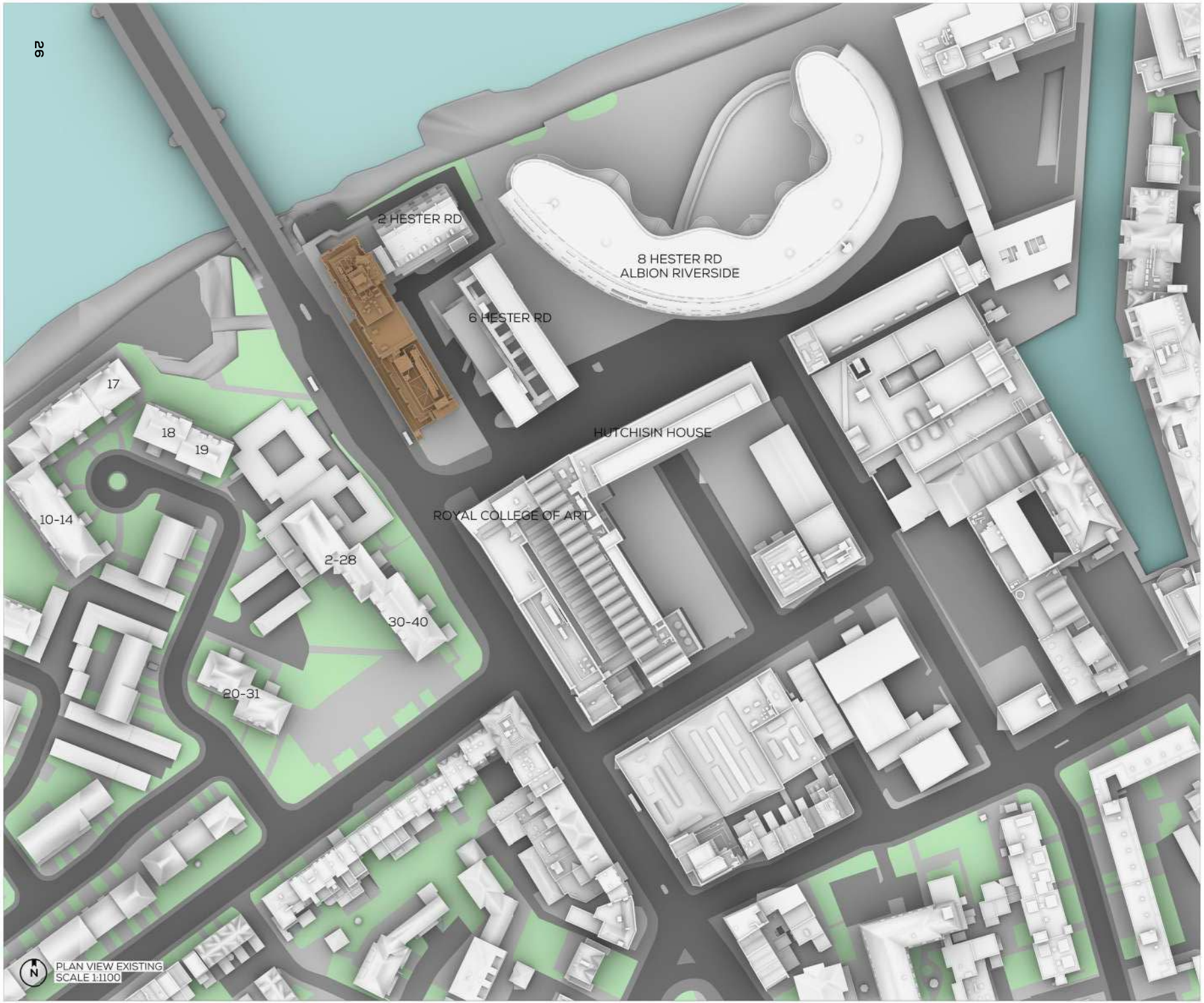
APPENDIX 02
DRAWINGS

APPENDIX 02
DRAWINGS:

EXISTING



PLAN VIEW EXISTING
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SOURCES OF INFORMATION

IR03-24.08.21-VU.CITY Tiles

MEASURED SURVEY - POINT CLOUD

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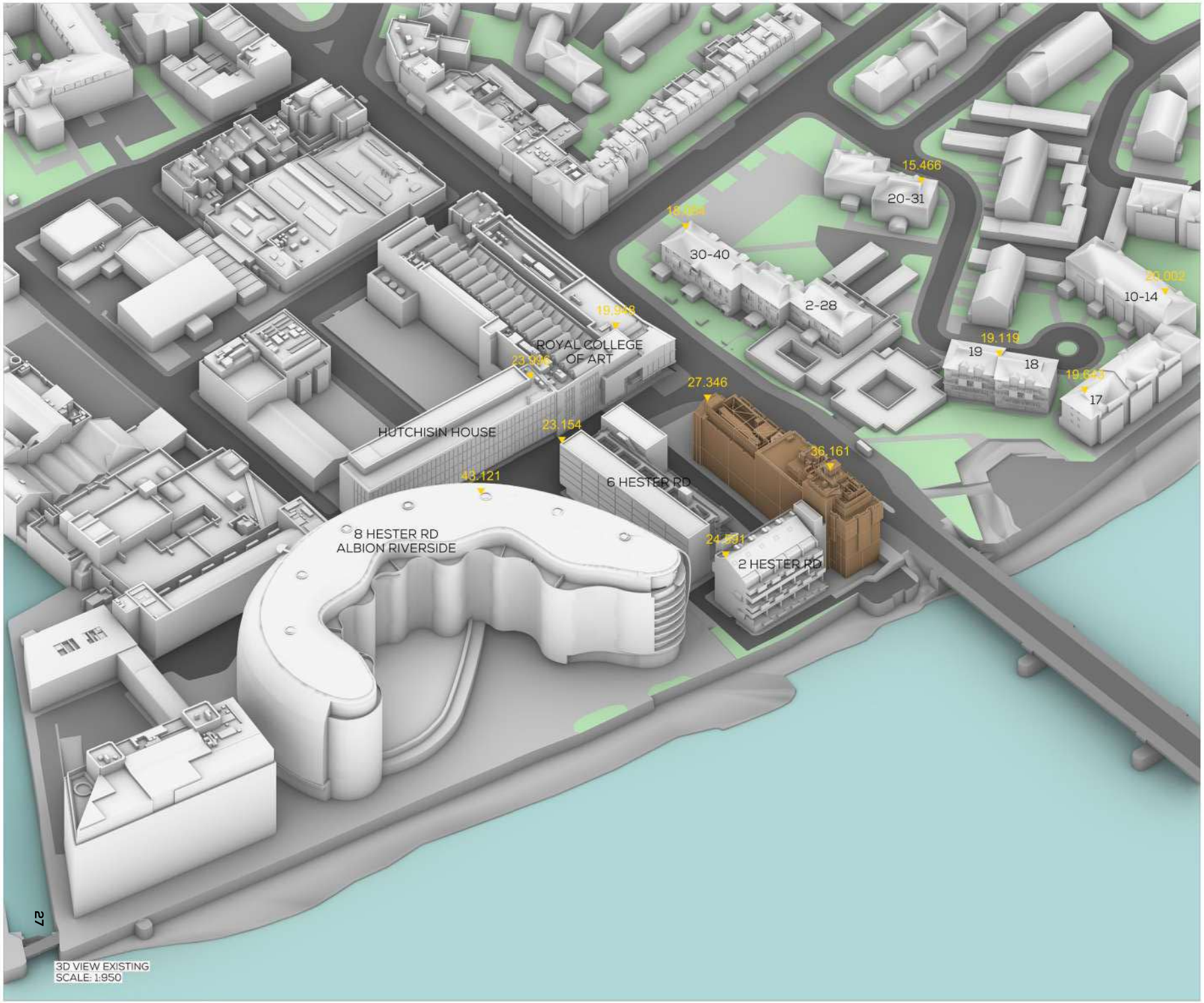

3D VIEW EXISTING
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27

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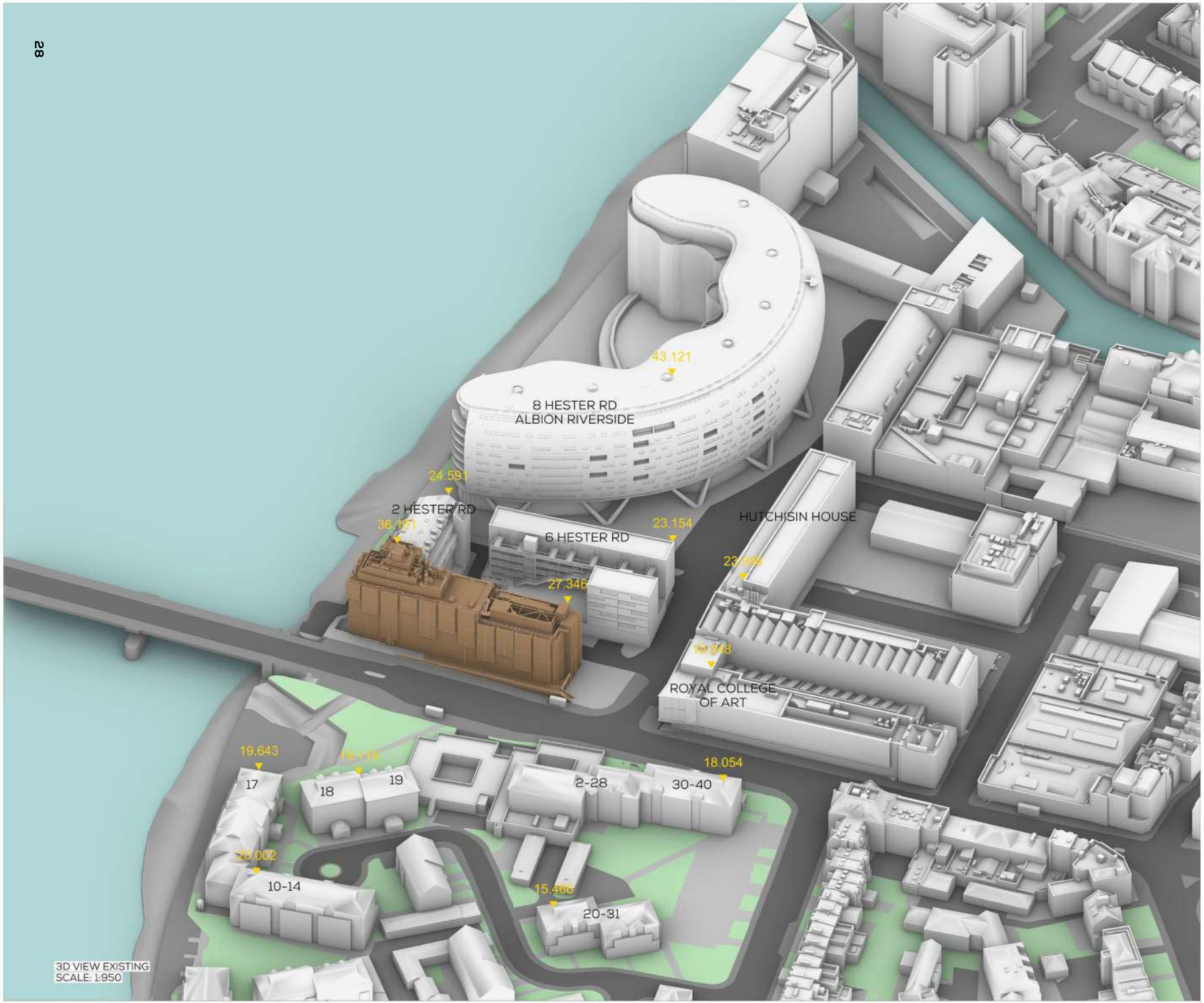

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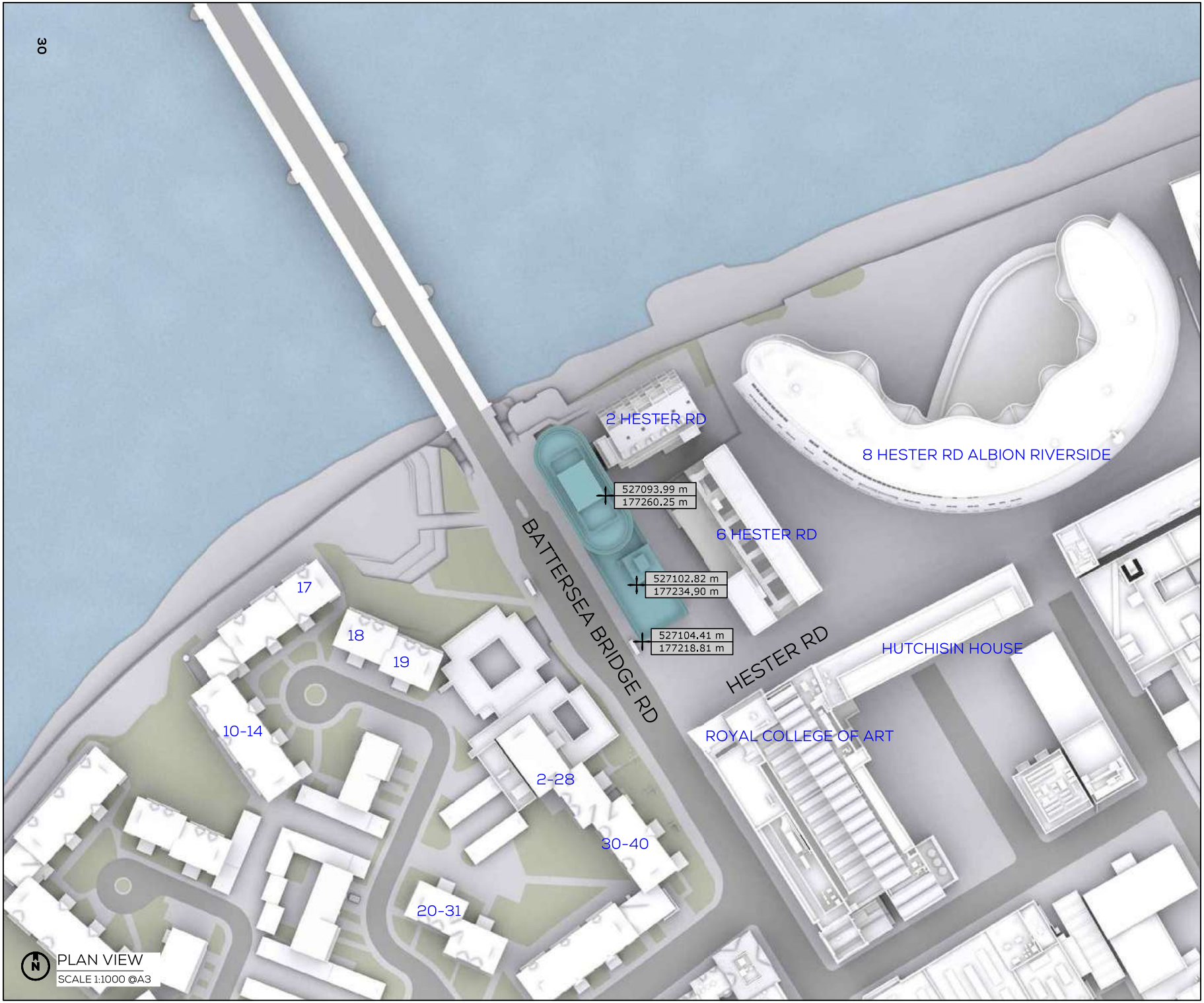

SOURCES OF INFORMATION

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Site_Photos

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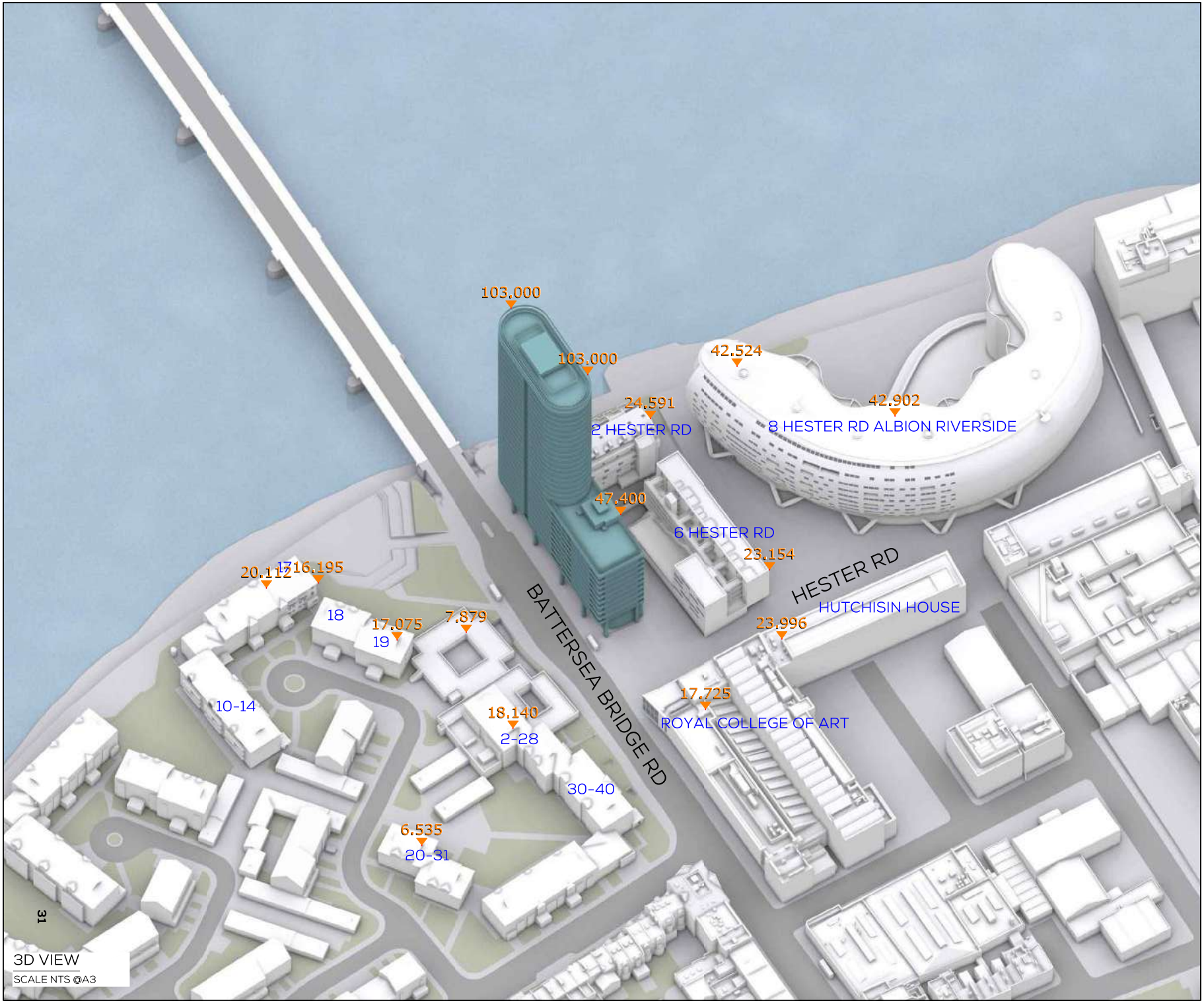

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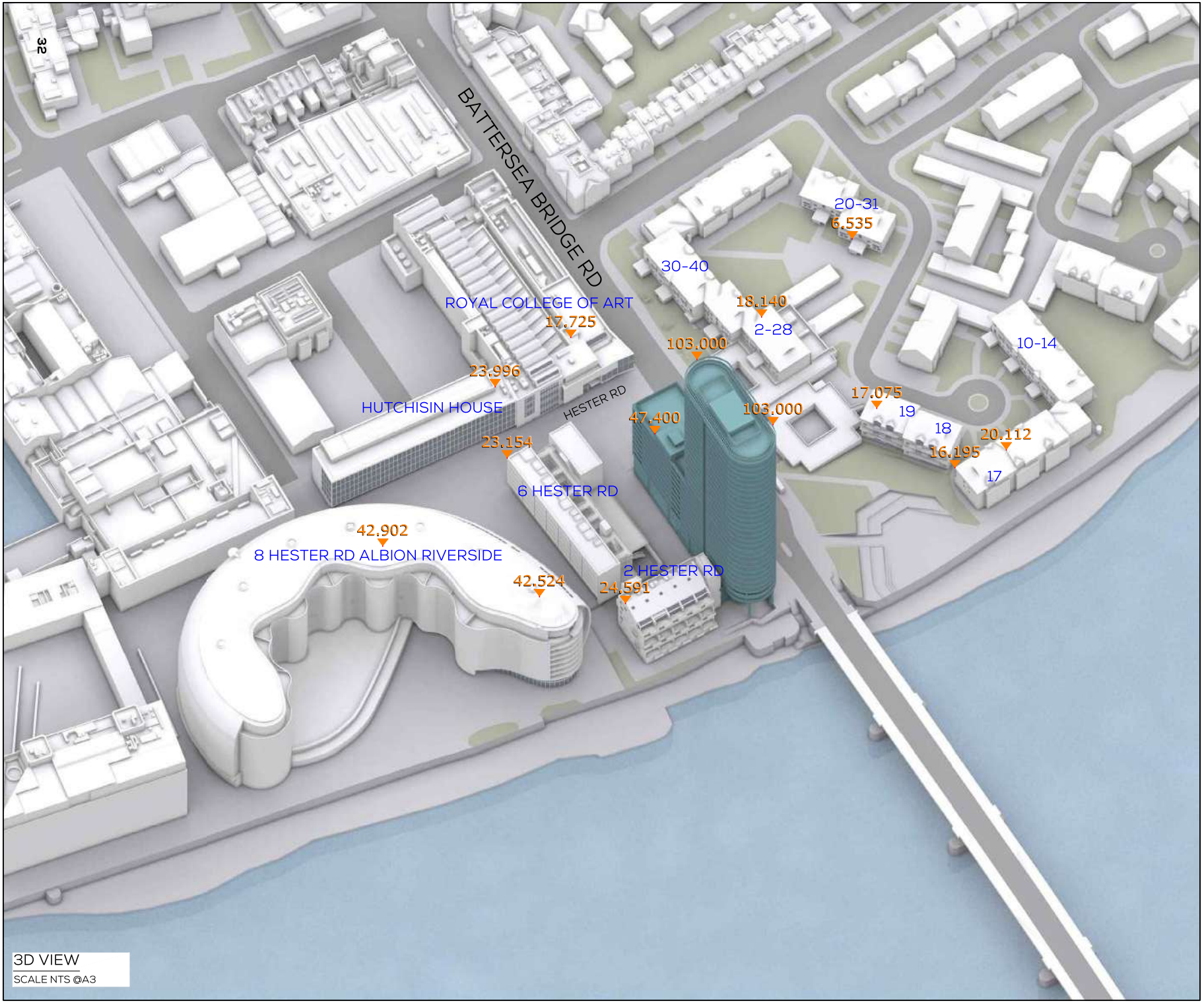

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CONTEXT
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APPENDIX 03
ASSUMPTIONS

APPENDIX 03
ASSUMPTIONS

A 3.1 A measured survey has been carried out by GIA in August 2021. This has been used to understand the base levels and heights of the surrounding buildings and the location and size of those apertures that surround and face the site. GIA carried out a review of the survey model in 2024 and supplemented this with photogrammetry for the modelling of 10-14 Paveley Road and 20-31 Paveley Road.

A 3.2 Where buildings were beyond the scope of the survey or were unable to be scanned due to foliage or inherent site constraints GIA have used a mix of site photographs and OS information to estimate as closely as possible the position of buildings and windows within the relevant elevations.

A 3.3 GIA has sought to create the most accurate 3D model possible based on the data available, however, a degree of tolerance should be applied.

A 3.4 The scope of buildings assessed has been determined as a reasonable zone which considers both the scale of the proposed scheme and the proximity of those buildings which surround and face the site. There may be properties outside of the considered scope that are affected by the scheme; however, no significant effects are anticipated.

A 3.5 The property uses have been ascertained by reference to a Valuation Office Agency search carried out in January 2024 and is based upon external observations from a site visit carried out in August and September 2021.

A 3.6 GIA has obtained full or partial floor plans for all properties assessed. These layouts have been incorporated into our 3D computer model. It is reasonable to assume that these layouts have been implemented, however, GIA would require access to confirm this.

A 3.7 Where layouts are unknown, the No Sky Line methodology should not been applied and instead the Vertical Sky Component methodology is relied upon. This is due to the fact that basing NSL calculations on assumed layouts could offer misleading figures. This follows the commentary within the BRE Guidelines 2022 which states:

> *"In most cases the position of the no sky line has to be found from plans. The calculation can only be carried out where room layouts are known. Using estimated room layouts is likely to give inaccurate results and is not recommended. However where plans are available, for example on the local authority's online planning portal, the calculation should be carried out."*[4]

A 3.8 Floor levels have been assumed for adjoining properties as access has not been obtained. This dictates the level of the working plane which is the point at which the No Sky Line assessments are carried out (if relevant).

A 3.9 GIA has discounted rooms that appear to be or are confirmed to be bathrooms, hallways, circulation space etc. These rooms are not considered to be habitable and thus do not require assessment in accordance with the BRE Guidelines.

4 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 15 para 2.2.6

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APPENDIX 04
RESULTS & CONTOURS

APPENDIX 04
RESULTS & CONTOURS:

EXISTING v PROPOSED (RESULTS)

						VSC (WINDOW)		VSC (ROOM)						NSL						APSH (WINDOW)					
FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	EX. SQM	PR. %	PR. SQM	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
																				ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
6 HESTER ROAD																									
	F01	R1	RESIDENTIAL	LKD	W1/F01	22.1	17.2	4.9	22.2	24	19.1	4.9	20.4	69.3	18.6	65.4	17.6	1	5.5	42	18	42	18	0.0	0.0
					W2/F01	23.6	18.8	4.8	20.3											45	18	45	18	0.0	0.0
					W3/F01	24.7	19.8	4.9	19.8											46	18	46	18	0.0	0.0
					W4/F01	25.7	20.6	5.1	19.8											47	18	47	18	0.0	0.0
		R2	RESIDENTIAL	LKD	W5/F01	27.6	22.7	4.9	17.8	28.4	23.4	5	17.6	73.8	19.7	66.9	17.9	1.8	9.3	49	18	48	18	2.0	0.0
					W6/F01	28.4	23.2	5.2	18.3											50	18	48	18	4.0	0.0
					W7/F01	28.8	23.7	5.1	17.7											50	18	49	18	2.0	0.0
					W8/F01	28.9	23.9	5.0	17.3											48	17	47	17	2.1	0.0
FLAT 7		R3	RESIDENTIAL	BEDROOM	W9/F01	7.3	7.3	0.0	0.0	7.3	7.3	0	0	25.3	4.1	25.3	4.1	0	0	27	9	27	9	0.0	0.0
FLAT 7		R4	RESIDENTIAL	BEDROOM	W10/F01	1.8	1.6	0.2	11.1	1.8	1.6	0.2	11.1	11.8	1.1	11.8	1.1	0	0	0	0	0	0	0.0	0.0
FLAT 1		R5	RESIDENTIAL	BEDROOM	W11/F01	4.7	1.4	3.3	70.2	4.7	1.4	3.3	70.2	21.3	3.2	9.6	1.5	1.8	54.8	1	0	0	0	100.0	0.0
FLAT 1		R6	RESIDENTIAL	BEDROOM	W12/F01	1.5	0.8	0.7	46.7	1.5	0.8	0.7	46.7	19.7	1.7	5.3	0.5	1.3	73.1	1	0	0	0	100.0	0.0
FLAT 2		R8	RESIDENTIAL	BEDROOM	W14/F01	0.7	0.7	0.0	0.0	0.7	0.7	0	0	1.1	0.1	1.1	0.1	0	0	3	0	3	0	0.0	0.0
FLAT 3		R10	RESIDENTIAL	BEDROOM	W16/F01	1.1	1.0	0.1	9.1	1.1	1	0.1	9.1	15.8	1.7	4.0	0.4	1.3	74.5	3	0	3	0	0.0	0.0
FLAT 4		R11	RESIDENTIAL	BEDROOM	W17/F01	1.4	1.2	0.2	14.3	1.4	1.2	0.2	14.3	35.0	3.9	30.8	3.4	0.5	12.1	3	1	3	1	0.0	0.0
FLAT 6		R15	RESIDENTIAL	BEDROOM	W22/F01	0.9	0.8	0.1	11.1	0.9	0.8	0.1	11.1	3.8	0.4	1.5	0.2	0.3	60.3	5	2	5	2	0.0	0.0
FLAT 5		R16	RESIDENTIAL	BEDROOM	W19/F01	0.6	0.5	0.1	16.7	0.6	0.5	0.1	16.7	4.6	0.5	0.8	0.1	0.4	81.9	3	0	3	0	0.0	0.0
	F02	R1	RESIDENTIAL	LKD	W1/F02	27.2	21.1	6.1	22.4	28.4	22.1	6.3	22.2	98.1	26.3	98.1	26.3	0	0	50	21	49	21	2.0	0.0
					W2/F02	28.3	21.9	6.4	22.6											51	20	48	20	5.9	0.0
					W3/F02	29.0	22.6	6.4	22.1											54	22	49	20	9.3	9.1
					W4/F02	29.4	23.0	6.4	21.8											49	20	47	20	4.1	0.0
		R2	RESIDENTIAL	LKD	W5/F02	27.7	21.9	5.8	20.9	28.4	22.7	5.7	20.1	79.9	21.3	67.1	17.9	3.4	16	50	18	49	18	2.0	0.0
					W6/F02	28.4	22.5	5.9	20.8											51	18	49	18	3.9	0.0
					W7/F02	28.7	23.0	5.7	19.9											51	18	50	18	2.0	0.0
					W8/F02	28.8	23.3	5.5	19.1											48	16	46	16	4.2	0.0
FLAT 16		R3	RESIDENTIAL	BEDROOM	W9/F02	8.4	8.3	0.1	1.2	8.4	8.3	0.1	1.2	24.6	3.9	24.6	3.9	0	0	29	11	29	11	0.0	0.0
FLAT 16		R4	RESIDENTIAL	BEDROOM	W10/F02	3.6	3.2	0.4	11.1	3.6	3.2	0.4	11.1	14.2	1.4	14.2	1.4	0	0	1	1	1	1	0.0	0.0
FLAT 10		R5	RESIDENTIAL	BEDROOM	W11/F02	5.8	1.9	3.9	67.2	5.8	1.9	3.9	67.2	28.2	4.3	13.2	2.0	2.3	53.3	1	0	0	0	100.0	0.0
FLAT 10		R6	RESIDENTIAL	BEDROOM	W12/F02	3.1	1.8	1.3	41.9	3.1	1.8	1.3	41.9	32.5	3.0	7.7	0.7	2.3	76.3	2	1	1	1	50.0	0.0
FLAT 11		R8	RESIDENTIAL	BEDROOM	W14/F02	1.2	1.2	0.0	0.0	1.2	1.2	0	0	1.3	0.1	1.3	0.1	0	0	7	0	7	0	0.0	0.0
FLAT 12		R10	RESIDENTIAL	BEDROOM	W16/F02	1.9	0.9	1.0	52.6	1.9	0.9	1	52.6	30.4	3.4	3.0	0.3	3.1	90	3	0	2	0	33.3	0.0
FLAT 14		R13	RESIDENTIAL	BEDROOM	W20/F02	1.4	0.4	1.0	71.4	1.4	0.4	1	71.4	22.5	2.6	0.0	0.0	2.6	99.9	2	2	2	2	0.0	0.0
FLAT 15		R15	RESIDENTIAL	BEDROOM	W22/F02	1.3	0.7	0.6	46.2	1.3	0.7	0.6	46.2	18.9	2.1	0.2	0.0	2.1	99.2	2	2	2	2	0.0	0.0
FLAT 13		R16	RESIDENTIAL	BEDROOM	W18/F02	1.9	1.6	0.3	15.8	1.9	1.6	0.3	15.8	19.7	2.3	6.6	0.8	1.5	66.7	5	1	5	1	0.0	0.0
	F03	R1	RESIDENTIAL	LKD	W1/F03	26.6	18.2	8.4	31.6	28.3	20.2	8.1	28.6	77.4	20.8	65.4	17.5	3.2	15.5	49	22	44	22	10.2	0.0
					W2/F03	28.2	19.9	8.3	29.4											50	22	47	22	6.0	0.0
					W3/F03	29.1	21.1	8.0	27.5											50	21	47	21	6.0	0.0
					W4/F03	29.4	21.6	7.8	26.5											45	18	43	18	4.4	0.0
		R2	RESIDENTIAL	LKD	W5/F03	33.2	27.2	6.0	18.1	33.7	27.9	5.8	17.2	93.2	24.9	93.3	24.9	0	-0.2	57	22	55	22	3.5	0.0
					W6/F03	33.8	27.8	6.0	17.8											57	22	55	22	3.5	0.0
					W7/F03	34.0	28.2	5.8	17.1											55	20	53	20	3.6	0.0
					W8/F03	33.8	28.3	5.5	16.3											52	19	50	19	3.8	0.0
FLAT 25		R3	RESIDENTIAL	BEDROOM	W9/F03	9.9	9.6	0.3	3.0	9.9	9.6	0.3	3	26.7	4.2	25.7	4.1	0.2	3.9	33	15	33	15	0.0	0.0
FLAT 25		R4	RESIDENTIAL	BEDROOM	W10/F03	8.0	7.0	1.0	12.5	8	7	1	12.5	35.4	3.4	35.4	3.4	0	0	7	4	7	4	0.0	0.0
FLAT 19		R5	RESIDENTIAL	BEDROOM	W11/F03	7.5	2.7	4.8	64.0	7.5	2.7	4.8	64	39.0	6.0	14.0	2.1	3.8	64.2	6	0	1			

* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

						VSC (WINDOW)			VSC (ROOM)					NSL						APSH (WINDOW)					
FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	EX. SQM	PR. %	PR. SQM	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
																				ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
6 HESTER ROAD (CONTINUED)																									
FLAT 19	F03	R6	RESIDENTIAL	BEDROOM	W12/F03	6.6	4.0	2.6	39.4	6.6	4	2.6	39.4	47.6	4.4	13.2	1.2	3.2	72.4	12	3	9	1	25.0	66.7
FLAT 20		R8	RESIDENTIAL	BEDROOM	W14/F03	2.4	2.4	0.0	0.0	2.4	2.4	0	0	1.6	0.2	1.6	0.2	0	0	12	1	12	1	0.0	0.0
FLAT 21		R9	RESIDENTIAL	BEDROOM	W15/F03	3.9	2.8	1.1	28.2	3.9	2.8	1.1	28.2	78.9	8.4	44.3	4.7	3.7	43.9	12	2	10	1	16.7	50.0
FLAT 23		R12	RESIDENTIAL	BEDROOM	W19/F03	4.6	3.9	0.7	15.2	4.6	3.9	0.7	15.2	20.1	2.3	19.0	2.1	0.1	5.5	17	1	17	1	0.0	0.0
FLAT 24		R14	RESIDENTIAL	BEDROOM	W21/F03	3.3	2.8	0.5	15.2	3.3	2.8	0.5	15.2	14.8	1.7	13.5	1.5	0.1	8.4	16	5	16	5	0.0	0.0
FLAT 28		R16	RESIDENTIAL	BEDROOM	W18/F03	3.8	1.2	2.6	68.4	3.8	1.2	2.6	68.4	72.5	8.4	6.7	0.8	7.7	90.8	3	1	2	1	33.3	0.0
	F04	R1	RESIDENTIAL	LKD	W1/F04	30.1	19.1	11.0	36.5	31.4	21.2	10.2	32.5	93.9	25.2	65.7	17.6	7.5	30	55	22	45	22	18.2	0.0
					W2/F04	31.4	20.9	10.5	33.4											56	22	48	22	14.3	0.0
					W3/F04	32.1	22.1	10.0	31.2											55	22	49	22	10.9	0.0
					W4/F04	32.3	22.6	9.7	30.0											49	19	44	19	10.2	0.0
		R2	RESIDENTIAL	LKD	W5/F04	31.8	24.0	7.8	24.5	32.3	24.9	7.4	22.9	89.7	24.0	64.9	17.3	6.6	27.7	57	22	53	22	7.0	0.0
					W6/F04	32.4	24.7	7.7	23.8											57	22	53	22	7.0	0.0
					W7/F04	32.6	25.4	7.2	22.1											57	22	54	22	5.3	0.0
					W8/F04	32.5	25.6	6.9	21.2											52	19	50	19	3.8	0.0
FLAT 34		R3	RESIDENTIAL	BEDROOM	W9/F04	12.4	11.0	1.4	11.3	12.4	11	1.4	11.3	36.5	5.8	28.1	4.5	1.3	22.8	36	17	36	17	0.0	0.0
FLAT 34		R4	RESIDENTIAL	BEDROOM	W10/F04	16.9	13.3	3.6	21.3	16.9	13.3	3.6	21.3	60.1	5.8	60.1	5.8	0	0	23	5	22	5	4.3	0.0
FLAT 28		R5	RESIDENTIAL	BEDROOM	W11/F04	10.9	4.5	6.4	58.7	10.9	4.5	6.4	58.7	59.1	9.1	17.2	2.6	6.4	70.9	14	6	8	6	42.9	0.0
FLAT 28		R6	RESIDENTIAL	BEDROOM	W12/F04	17.0	7.6	9.4	55.3	17	7.6	9.4	55.3	52.1	4.8	15.4	1.4	3.4	70.4	38	6	21	4	44.7	33.3
FLAT 29		R8	RESIDENTIAL	BEDROOM	W14/F04	4.2	4.2	0.0	0.0	4.2	4.2	0	0	6.3	0.7	6.3	0.7	0	0.5	20	7	20	7	0.0	0.0
FLAT 30		R10	RESIDENTIAL	BEDROOM	W16/F04	9.3	4.2	5.1	54.8	9.3	4.2	5.1	54.8	66.6	7.5	4.4	0.5	7	93.4	14	6	9	6	35.7	0.0
FLAT 31		R11	RESIDENTIAL	BEDROOM	W17/F04	11.0	8.3	2.7	24.5	11	8.3	2.7	24.5	81.9	8.9	64.2	7.0	1.9	21.6	32	13	31	13	3.1	0.0
FLAT 32		R13	RESIDENTIAL	BEDROOM	W20/F04	14.1	12.3	1.8	12.8	14.1	12.3	1.8	12.8	47.9	5.5	15.4	1.8	3.7	67.8	38	9	34	9	10.5	0.0
FLAT 33		R15	RESIDENTIAL	BEDROOM	W22/F04	10.7	5.4	5.3	49.5	10.7	5.4	5.3	49.5	49.8	5.6	10.3	1.2	4.5	79.3	17	10	13	10	23.5	0.0
	F05	R1	RESIDENTIAL	LKD	W1/F05	34.5	23.3	11.2	32.5	35.2	24.6	10.6	30.1	96.5	25.9	96.5	25.9	0	0	60	22	49	22	18.3	0.0
					W2/F05	35.2	24.2	11.0	31.3											61	23	49	22	19.7	4.3
					W3/F05	35.6	25.1	10.5	29.5											62	24	50	22	19.4	8.3
					W4/F05	35.8	25.9	9.9	27.7											59	21	52	21	11.9	0.0
		R2	RESIDENTIAL	LKD	W5/F05	36.1	28.7	7.4	20.5	36.5	29.5	7	19.2	96.6	25.8	96.6	25.8	0	0	61	24	57	24	6.6	0.0
					W6/F05	36.6	29.4	7.2	19.7											62	24	57	24	8.1	0.0
					W7/F05	36.7	29.9	6.8	18.5											63	24	57	24	9.5	0.0
					W8/F05	36.5	30.1	6.4	17.5											58	21	52	21	10.3	0.0
FLAT 43		R3	RESIDENTIAL	BEDROOM	W9/F05	33.5	27.1	6.4	19.1	33.5	27.1	6.4	19.1	92.3	14.7	62.1	9.9	4.8	32.7	62	20	53	20	14.5	0.0
FLAT 43		R4	RESIDENTIAL	BEDROOM	W10/F05	32.9	25.8	7.1	21.6	32.9	25.8	7.1	21.6	87.4	8.4	87.4	8.4	0	0	61	20	53	20	13.1	0.0
FLAT 37		R5	RESIDENTIAL	BEDROOM	W11/F05	31.7	12.3	19.4	61.2	31.7	12.3	19.4	61.2	91.8	14.1	26.0	4.0	10.1	71.7	56	19	29	9	48.2	52.6
FLAT 37		R6	RESIDENTIAL	BEDROOM	W12/F05	31.9	12.4	19.5	61.1	31.9	12.4	19.5	61.1	83.7	7.7	32.2	3.0	4.8	61.6	58	18	29	8	50.0	55.6
FLAT 38		R8	RESIDENTIAL	BEDROOM	W14/F05	18.6	11.4	7.2	38.7	18.6	11.4	7.2	38.7	73.2	8.3	18.1	2.1	6.2	75.2	32	12	28	12	12.5	0.0
FLAT 39		R9	RESIDENTIAL	BEDROOM	W15/F05	31.8	16.0	15.8	49.7	31.8	16	15.8	49.7	89.1	9.5	56.2	6.0	3.5	36.9	58	21	39	15	32.8	28.6
FLAT 41		R13	RESIDENTIAL	BEDROOM	W20/F05	33.4	21.0	12.4	37.1	33.4	21	12.4	37.1	90.4	10.4	24.4	2.8	7.6	73	63	21	46	20	27.0	4.8
FLAT 42		R14	RESIDENTIAL	BEDROOM	W21/F05	32.3	22.9	9.4	29.1	32.3	22.9	9.4	29.1	90.4	10.1	90.4	10.1	0	0	61	19	49	19	19.7	0.0
FLAT 40		R16	RESIDENTIAL	BEDROOM	W18/F05	34.3	19.1	15.2	44.3	34.3	19.1	15.2	44.3	89.8	10.4	14.7	1.7	8.7	83.6	62	22	42	18	32.3	18.2
18 PAVELEY DRIVE																									
	F00	R1	RESIDENTIAL	BEDROOM	W1/F00	29.7	24.5	5.2	17.5	29.7	24.5	5.2	17.5	85.7	10.8	85.6	10.8	0	0						
		R2	RESIDENTIAL	BEDROOM	W2/F00	25.7	20.5	5.2	20.2	25.7	20.4	5.3	20.6	100.0	8.2	100.0	8.2	0	0						
					W3/F00	25.7	20.4	5.3	20.6																
FLAT 18		R3	RESIDENTIAL	BEDROOM	W4/F00	25.8	20.1	5.7	22.1	25.9	20.2	5.7	22	100.0	8.3	100.0	8.3	0	0						

* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

						VSC (WINDOW)		VSC (ROOM)					NSL						APSH (WINDOW)					
FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	EX. SQM	PR. %	PR. SQM	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
																				ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
18 PAVELEY DRIVE (CONTINUED)																									
FLAT 18	F00	R3	RESIDENTIAL	BEDROOM	W5/F00	26.0	20.2	5.8	22.3	25.9	20.2	5.7	22	100.0	8.3	100.0	8.3	0	0						
FLAT 18		R4	RESIDENTIAL	BEDROOM	W6/F00	30.9	23.9	7.0	22.7	30.9	23.9	7	22.7	89.2	11.1	64.3	8.0	3.1	28						
	F01	R1	RESIDENTIAL	BEDROOM	W1/F01	12.8	11.1	1.7	13.3	12.8	11.1	1.7	13.3	83.1	10.4	82.4	10.4	0.1	0.8						
		R2	RESIDENTIAL	BEDROOM	W2/F01	21.3	16.6	4.7	22.1	21.3	16.7	4.6	21.6	100.0	8.2	100.0	8.2	0	0						
					W3/F01	21.3	16.8	4.5	21.1																
FLAT 18		R3	RESIDENTIAL	BEDROOM	W4/F01	20.9	15.9	5.0	23.9	20.9	16	4.9	23.4	100.0	8.3	100.0	8.3	0	0						
FLAT 18					W5/F01	20.9	16.1	4.8	23.0																
FLAT 18		R4	RESIDENTIAL	BEDROOM	W6/F01	12.5	10.0	2.5	20.0	12.5	10	2.5	20	85.3	10.6	56.7	7.1	3.6	33.5						
	F02	R1	RESIDENTIAL	BEDROOM	W1/F02	31.4	27.5	3.9	12.4	31.4	27.5	3.9	12.4	89.0	11.2	88.9	11.2	0	0						
		R2	RESIDENTIAL	BEDROOM	W2/F02	36.2	29.7	6.5	18.0	21.3	16	5.3	24.9	99.7	10.9	99.0	10.9	0.1	0.7	12	0	9	0	33.3	0.0
					W3/F02	8.3	2.9	5.4	65.1											7	1	3	1	57.1	0.0
					W4/F02	8.9	3.3	5.6	62.9											8	2	4	2	50.0	0.0
					W7/F02	7.4	7.4	0.0	0.0											0	0	0	0	0.0	0.0
					W8/F02	10.8	10.8	0.0	0.0											0	0	0	0	0.0	0.0
		R3	RESIDENTIAL	BEDROOM	W5/F02	36.2	29.1	7.1	19.6	31	24.5	6.5	21	99.6	11.1	99.2	11.1	0	0.4	12	0	8	0	33.3	0.0
					W9/F02	8.9	4.2	4.7	52.8											9	2	5	2	44.4	0.0
					W10/F02	12.4	8.3	4.1	33.1											15	1	13	1	13.3	0.0
		R4	RESIDENTIAL	BEDROOM	W6/F02	32.3	24.7	7.6	23.5	32.3	24.7	7.6	23.5	93.3	11.7	70.0	8.7	2.9	25						
	F03	R1	RESIDENTIAL	BEDROOM	W1/F03	22.2	17.7	4.5	20.3	22.2	17.7	4.5	20.3	90.5	11.4	90.4	11.4	0	0						
		R2	RESIDENTIAL	BEDROOM	W2/F03	35.3	28.7	6.6	18.7	36.2	29.5	6.7	18.5	100.0	8.2	100.0	8.2	0	0						
					W3/F03	35.3	28.6	6.7	19.0																
					W4/F03	37.6	30.9	6.7	17.8																
FLAT 18		R3	RESIDENTIAL	BEDROOM	W5/F03	35.3	28.2	7.1	20.1	36.1	28.9	7.2	19.9	100.0	8.3	100.0	8.3	0	0						
FLAT 18					W6/F03	35.2	27.9	7.3	20.7																
FLAT 18					W7/F03	37.5	30.2	7.3	19.5																
FLAT 18		R4	RESIDENTIAL	BEDROOM	W8/F03	22.2	16.3	5.9	26.6	22.2	16.3	5.9	26.6	92.0	11.5	62.4	7.8	3.7	32.2						
19 PAVELEY DRIVE																									
	F00	R1	RESIDENTIAL	BEDROOM	W1/F00	23.0	15.8	7.2	31.3	23	15.8	7.2	31.3	77.6	9.8	77.4	9.7	0	0.3						
		R2	RESIDENTIAL	BEDROOM	W2/F00	27.2	19.9	7.3	26.8	27.2	19.8	7.4	27.2	100.0	8.2	100.0	8.2	0	0						
					W3/F00	27.2	19.8	7.4	27.2																
FLAT 19		R3	RESIDENTIAL	BEDROOM	W4/F00	26.9	19.2	7.7	28.6	26.9	19.2	7.7	28.6	100.0	8.3	100.0	8.3	0	0						
FLAT 19					W5/F00	26.9	19.2	7.7	28.6																
FLAT 19		R4	RESIDENTIAL	BEDROOM	W6/F00	27.0	21.3	5.7	21.1	27	21.3	5.7	21.1	83.7	10.4	57.1	7.1	3.3	31.8						
	F01	R1	RESIDENTIAL	BEDROOM	W1/F01	8.9	6.5	2.4	27.0	8.9	6.5	2.4	27	75.3	9.5	73.8	9.3	0.2	1.9						
		R2	RESIDENTIAL	BEDROOM	W2/F01	19.3	13.3	6.0	31.1	19.2	13.3	5.9	30.7	100.0	8.2	100.0	8.2	0	0						
					W3/F01	19.2	13.4	5.8	30.2																
FLAT 19		R3	RESIDENTIAL	BEDROOM	W4/F01	19.2	12.9	6.3	32.8	19.2	12.8	6.4	33.3	100.0	8.3	100.0	8.3	0	0						
FLAT 19					W5/F01	19.1	12.8	6.3	33.0																
FLAT 19		R4	RESIDENTIAL	BEDROOM	W6/F01	13.4	9.6	3.8	28.4	13.4	9.6	3.8	28.4	83.1	10.4	53.4	6.7	3.7	35.7						
	F02	R1	RESIDENTIAL	BEDROOM	W1/F02	23.8	16.8	7.0	29.4	23.8	16.8	7	29.4	78.1	9.8	77.7	9.8	0	0.4						
		R2	RESIDENTIAL	BEDROOM	W2/F02	35.7	27.3	8.4	23.5	21.2	15.2	6	28.3	99.7	10.8	98.3	10.6	0.2	1.4	13	0	9	0	30.8	0.0
					W3/F02	8.3	2.9	5.4	65.1											7	1	3	1	57.1	0.0
					W4/F02	8.9	3.7	5.2	58.4											8	2	4	2	50.0	0.0
					W8/F02	9.3	9.3	0.0	0.0											0	0	0	0	0.0	0.0
					W9/F02	9.1	9.1	0.0	0.0											0	0	0			

* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

						VSC (WINDOW)			VSC (ROOM)					NSL						APSH (WINDOW)					
FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	EX. SQM	PR. %	PR. SQM	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
																				ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
19 PAVELEY DRIVE (CONTINUED)																									
FLAT 19	F02	R3	RESIDENTIAL	BEDROOM	W5/F02	35.4	26.5	8.9	25.1	30.4	22.5	7.9	26	99.3	10.8	90.6	9.8	1	8.8	13	0	9	0	30.8	0.0
FLAT 19					W10/F02	10.0	5.0	5.0	50.0											9	2	5	2	44.4	0.0
FLAT 19					W11/F02	12.4	8.7	3.7	29.8											15	2	14	2	6.7	0.0
FLAT 19		R4	RESIDENTIAL	BEDROOM	W6/F02	32.0	22.6	9.4	29.4	32	22.6	9.4	29.4	93.6	11.7	60.3	7.5	4.2	35.6						
	F03	R1	RESIDENTIAL	BEDROOM	W1/F03	17.3	10.7	6.6	38.2	17.3	10.7	6.6	38.2	76.5	9.6	76.4	9.6	0	0						
		R2	RESIDENTIAL	BEDROOM	W2/F03	34.5	26.1	8.4	24.3	35.4	26.9	8.5	24	100.0	8.2	100.0	8.2	0	0						
					W3/F03	34.6	26.0	8.6	24.9																
					W4/F03	36.9	28.3	8.6	23.3																
FLAT 19		R3	RESIDENTIAL	BEDROOM	W5/F03	34.6	25.6	9.0	26.0	35.3	26.2	9.1	25.8	100.0	8.3	100.0	8.3	0	0						
FLAT 19					W6/F03	34.5	25.3	9.2	26.7																
FLAT 19					W7/F03	36.7	27.5	9.2	25.1																
FLAT 19		R4	RESIDENTIAL	BEDROOM	W8/F03	22.7	14.6	8.1	35.7	22.7	14.6	8.1	35.7	92.3	11.5	55.4	6.9	4.6	40						
17 PAVELEY DRIVE																									
	F00	R2	RESIDENTIAL	KITCHEN***	W2/F00	16.0	16.0	0.0	0.0	16	16	0	0	43.4	3.6	43.4	3.6	0	0	36	13	36	13	0.0	0.0
		R4	RESIDENTIAL	BEDROOM	W4/F00	21.9	20.3	1.6	7.3	20.3	18.8	1.5	7.4	95.7	11.8	90.3	11.2	0.7	5.6	49	16	45	16	8.2	0.0
					W5/F00	18.7	17.3	1.4	7.5											33	6	29	6	12.1	0.0
	F01	R4	RESIDENTIAL	BEDROOM	W4/F01	23.6	21.4	2.2	9.3	23.7	21.7	2	8.4	94.9	11.3	93.0	11.0	0.2	2	50	13	46	13	8.0	0.0
					W5/F01	23.9	22.0	1.9	7.9											54	16	50	16	7.4	0.0
		R5	RESIDENTIAL	BEDROOM	W6/F01	25.3	23.8	1.5	5.9	25.9	24.5	1.4	5.4	94.2	11.2	89.4	10.6	0.6	5.1	56	20	52	20	7.1	0.0
					W7/F01	26.6	25.3	1.3	4.9											60	20	56	20	6.7	0.0
	F02	R4	RESIDENTIAL	BEDROOM	W4/F02	29.5	27.4	2.1	7.1	29.5	27.4	2.1	7.1	93.1	11.8	92.8	11.8	0	0.2	69	18	65	18	5.8	0.0
		R5	RESIDENTIAL	BEDROOM	W5/F02	31.2	29.7	1.5	4.8	31.2	29.7	1.5	4.8	93.5	11.9	92.9	11.8	0.1	0.6	69	22	65	22	5.8	0.0
	F03	R3	RESIDENTIAL	BEDROOM	W3/F03	26.2	24.9	1.3	5.0	26.2	25	1.2	4.6	98.9	11.7	98.6	11.7	0	0.2	56	23	52	23	7.1	0.0
					W4/F03	26.3	25.1	1.2	4.6											56	23	52	23	7.1	0.0
		R4	RESIDENTIAL	BEDROOM	W5/F03	26.8	25.7	1.1	4.1	26.7	25.6	1.1	4.1	98.9	11.8	98.5	11.7	0.1	0.4	56	23	52	23	7.1	0.0
					W6/F03	26.5	25.5	1.0	3.8											52	19	48	19	7.7	0.0
2-28 BATTERSEA BRIDGE ROAD																									
	F00	R1	RESIDENTIAL	BEDROOM	W1/F00	21.8	21.7	0.1	0.5	23.8	22.3	1.5	6.3	99.8	11.2	99.8	11.2	0	0						
					W2/F00	25.7	22.9	2.8	10.9																
		R2	RESIDENTIAL	BEDROOM	W3/F00	21.5	17.5	4.0	18.6	21.5	17.5	4	18.6	92.1	6.5	92.1	6.5	0	0						
		R4	RESIDENTIAL	BEDROOM	W8/F00	17.9	17.9	0.0	0.0	17.9	17.9	0	0	92.0	6.8	91.9	6.8	0	0.2						
		R5	RESIDENTIAL	BEDROOM	W9/F00	21.4	18.0	3.4	15.9	19.5	16.1	3.4	17.4	98.7	11.4	98.7	11.4	0	0						
					W10/F00	17.6	14.2	3.4	19.3																
	F01	R1	RESIDENTIAL	BEDROOM	W1/F01	31.5	23.4	8.1	25.7	31.3	23.4	7.9	25.2	94.6	14.3	88.8	13.4	0.9	6.2						
					W2/F01	31.2	23.3	7.9	25.3																
		R2	RESIDENTIAL	BEDROOM	W3/F01	28.9	21.4	7.5	26.0	26.2	18.8	7.4	28.2	97.8	11.7	97.8	11.7	0	0						
					W4/F01	23.5	16.2	7.3	31.1																
		R3	RESIDENTIAL	BEDROOM	W5/F01	23.0	20.2	2.8	12.2	24.8	20.5	4.3	17.3	97.8	11.8	93.5	11.2	0.5	4.4						
					W6/F01	26.7	20.7	6.0	22.5																
		R4	RESIDENTIAL	BEDROOM	W7/F01	24.9	19.1	5.8	23.3	22.8	17.1	5.7	25	96.4	14.5	94.9	14.3	0.2	1.5						
					W8/F01	20.6	15.1	5.5	26.7																
		R5	RESIDENTIAL	BEDROOM	W9/F01	30.2	25.0	5.2	17.2	30.1	25.1	5	16.6	99.6	11.2	99.6	11.2	0	0						
					W10/F01	30.1	25.1	5.0	16.6																
		R6	RESIDENTIAL	BEDROOM	W11/F01	30.7	26.0	4.7	15.3	30.7	26	4.7	15.3	94.7	6.7	94.7	6.7	0	0						
		R8	RESIDENTIAL	BEDROOM	W13/F01	27.6	23.7	3.9	14.1	27.6	23.7	3.9	14.1	94.3	7.0	94.3	7.0	0	0						

* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

						VSC (WINDOW)			VSC (ROOM)					NSL						APSH (WINDOW)							
FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	EX. SQM	PR. %	PR. SQM	LOSS SQM	LOSS %	EX.		PR.		LOSS %			
																				ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER		
2-28 BATTERSEA BRIDGE ROAD (CONTINUED)																											
	F01	R9	RESIDENTIAL	BEDROOM	W14/F01	22.8	19.1	3.7	16.2	20.3	16.7	3.6	17.7	98.8	11.4	98.8	11.4	0	0								
					W15/F01	17.9	14.4	3.5	19.6																		
	F02	R1	RESIDENTIAL	BEDROOM	W1/F02	32.7	24.2	8.5	26.0	32.7	24.3	8.4	25.7	95.6	14.4	89.6	13.5	0.9	6.2								
					W2/F02	32.6	24.4	8.2	25.2																		
		R2	RESIDENTIAL	BEDROOM	W3/F02	33.2	25.5	7.7	23.2	33.2	25.5	7.7	23.2	95.5	11.4	95.4	11.4	0	0								
		R4	RESIDENTIAL	BEDROOM	W5/F02	32.4	25.9	6.5	20.1	32.4	25.9	6.5	20.1	91.8	11.0	87.3	10.5	0.5	4.9								
		R5	RESIDENTIAL	BEDROOM	W6/F02	27.3	21.4	5.9	21.6	24.6	18.8	5.8	23.6	97.8	14.7	96.1	14.5	0.3	1.8								
					W7/F02	22.0	16.2	5.8	26.4																		
		R6	RESIDENTIAL	BEDROOM	W8/F02	33.0	27.7	5.3	16.1	33	27.7	5.3	16.1	99.7	11.2	99.6	11.2	0	0								
		R7	RESIDENTIAL	BEDROOM	W9/F02	31.6	26.7	4.9	15.5	31.6	26.7	4.9	15.5	94.8	6.7	94.8	6.7	0	0								
		R9	RESIDENTIAL	BEDROOM	W11/F02	29.7	25.7	4.0	13.5	29.7	25.7	4	13.5	94.7	7.0	94.7	7.0	0	0								
		R10	RESIDENTIAL	BEDROOM	W12/F02	23.7	20.0	3.7	15.6	23.7	20	3.7	15.6	98.9	11.4	98.9	11.4	0	0								
	F03	R1	RESIDENTIAL	BEDROOM	W1/F03	26.4	18.0	8.4	31.8	26.4	18.1	8.3	31.4	97.8	14.7	89.6	13.5	1.2	8.4								
					W2/F03	26.4	18.2	8.2	31.1																		
		R2	RESIDENTIAL	BEDROOM	W3/F03	26.4	18.7	7.7	29.2	26.4	18.9	7.5	28.4	99.5	11.9	99.5	11.9	0	0								
					W4/F03	26.5	19.0	7.5	28.3																		
		R3	RESIDENTIAL	BEDROOM	W5/F03	26.3	19.8	6.5	24.7	26.2	19.9	6.3	24	99.2	11.9	95.6	11.5	0.4	3.7								
					W6/F03	26.1	19.9	6.2	23.8																		
		R4	RESIDENTIAL	BEDROOM	W7/F03	25.0	19.2	5.8	23.2	23.6	18	5.6	23.7	98.6	14.9	96.6	14.6	0.3	2.1								
					W8/F03	22.2	16.7	5.5	24.8																		
		R5	RESIDENTIAL	BEDROOM	W9/F03	28.6	23.2	5.4	18.9	28.5	23.2	5.3	18.6	99.7	11.2	99.7	11.2	0	0								
					W10/F03	28.5	23.3	5.2	18.2																		
		R6	RESIDENTIAL	BEDROOM	W11/F03	28.4	23.6	4.8	16.9	28.4	23.6	4.8	16.9	94.8	6.7	94.8	6.7	0	0								
		R7	RESIDENTIAL	BEDROOM	W12/F03	27.6	23.6	4.0	14.5	27.6	23.6	4	14.5	94.7	7.0	94.7	7.0	0	0								
		R8	RESIDENTIAL	BEDROOM	W13/F03	26.1	22.4	3.7	14.2	22.7	19	3.7	16.3	99.6	11.5	99.6	11.5	0	0								
					W14/F03	19.3	15.7	3.6	18.7																		
30-44 BATTERSEA BRIDGE ROAD																											
	F00	R1	RESIDENTIAL	KITCHEN***	W1/F00	26.3	24.7	1.6	6.1	26.3	24.7	1.6	6.1	72.5	3.7	72.5	3.7	0	0								
		R3	RESIDENTIAL	BEDROOM	W3/F00	27.1	24.7	2.4	8.9	25.5	23.1	2.4	9.4	74.7	11.0	74.7	11.0	0	-0.1								
					W4/F00	23.8	21.5	2.3	9.7																		
		R5	RESIDENTIAL	KITCHEN***	W9/F00	18.2	18.2	0.0	0.0	18.2	18.2	0	0	68.6	3.5	68.6	3.5	0	0								
		R7	RESIDENTIAL	BEDROOM	W11/F00	26.9	25.2	1.7	6.3	25.3	23.7	1.6	6.3	69.1	10.2	68.7	10.1	0.1	0.6								
					W12/F00	23.6	22.1	1.5	6.4																		
	F01	R2	RESIDENTIAL	BEDROOM	W2/F01	28.7	25.8	2.9	10.1	28.5	25.7	2.8	9.8	91.4	13.5	91.3	13.5	0	0								
					W3/F01	28.4	25.6	2.8	9.9																		
		R3	RESIDENTIAL	BEDROOM	W4/F01	28.3	25.8	2.5	8.8	28.2	25.8	2.4	8.5	91.0	13.4	90.8	13.4	0	0.2								
					W5/F01	28.1	25.7	2.4	8.5																		
		R5	RESIDENTIAL	BEDROOM	W7/F01	28.0	26.1	1.9	6.8	28.2	26.3	1.9	6.7	90.3	13.3	90.0	13.3	0	0.3								
					W8/F01	28.4	26.6	1.8	6.3																		
		R6	RESIDENTIAL	BEDROOM	W9/F01	28.4	26.7	1.7	6.0	28.6	26.9	1.7	5.9	89.6	13.2	89.1	13.1	0.1	0.5								
					W10/F01	28.7	27.1	1.6	5.6																		
	F02	R1	RESIDENTIAL	BEDROOM	W1/F02	32.7	29.8	2.9	8.9	32.7	29.8	2.9	8.9	90.1	13.3	89.1	13.1	0.1	1.1								
		R2	RESIDENTIAL	BEDROOM	W2/F02	32.5	30.1	2.4	7.4	32.5	30.1	2.4	7.4	91.5	13.5	90.3	13.3	0.2	1.4								
		R3	RESIDENTIAL	BEDROOM	W3/F02	32.7	30.8	1.9	5.8	32.7	30.8	1.9	5.8	93.9	13.8	92.9	13.7	0.2	1.1								
		R4	RESIDENTIAL	BEDROOM	W4/F02	32.9	31.3	1.6	4.9	32.9	31.3	1.6	4.9	93.8	13.8	92.8	13.7	0.1	1.1								

* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

						VSC (WINDOW)			VSC (ROOM)					NSL						APSH (WINDOW)					
FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	EX. SQM	PR. %	PR. SQM	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
																				ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
30-44 BATTERSEA BRIDGE ROAD (CONTINUED)																									
	F03	R2	RESIDENTIAL	BEDROOM	W2/F03	25.1	22.6	2.5	10.0	25.1	22.6	2.5	10	99.1	14.6	99.1	14.6	0	0						
					W3/F03	25.1	22.7	2.4	9.6																
		R3	RESIDENTIAL	BEDROOM	W4/F03	25.0	22.8	2.2	8.8	24.4	22.3	2.1	8.6	99.0	14.6	98.8	14.5	0	0.2						
					W5/F03	23.9	21.9	2.0	8.4																
		R5	RESIDENTIAL	BEDROOM	W8/F03	24.1	23.4	0.7	2.9	24.6	23.5	1.1	4.5	99.1	14.6	98.7	14.5	0.1	0.4						
					W9/F03	25.1	23.6	1.5	6.0																
		R6	RESIDENTIAL	BEDROOM	W10/F03	25.3	23.9	1.4	5.5	25.4	24	1.4	5.5	99.2	14.6	99.0	14.6	0	0.3						
					W11/F03	25.4	24.1	1.3	5.1																
ROYAL COLLEGE OF ART																									
	F00	R1	EDUCATIONAL	UNKNOWN	W1/F00	21.1	16.2	4.9	23.2	21.2	16.4	4.8	22.6	95.9	89.0	95.9	89.0	0	0						
					W2/F00	22.1	17.0	5.1	23.1																
					W3/F00	22.7	17.5	5.2	22.9																
					W4/F00	21.4	16.6	4.8	22.4																
					W5/F00	22.5	17.4	5.1	22.7																
					W6/F00	23.0	17.8	5.2	22.6																
					W7/F00	21.6	16.8	4.8	22.2																
					W8/F00	22.6	17.5	5.1	22.6																
					W9/F00	23.1	17.9	5.2	22.5																
					W10/F00	23.0	17.8	5.2	22.6																
					W11/F00	22.5	17.4	5.1	22.7																
					W12/F00	21.6	16.8	4.8	22.2																
					W13/F00	21.4	16.6	4.8	22.4																
					W14/F00	21.9	16.9	5.0	22.8																
					W15/F00	22.4	17.2	5.2	23.2																
					W16/F00	20.9	15.8	5.1	24.4																
					W17/F00	20.5	15.5	5.0	24.4																
					W18/F00	20.7	16.0	4.7	22.7																
					W19/F00	19.5	14.9	4.6	23.6																
					W20/F00	17.3	12.9	4.4	25.4																
					W21/F00	17.2	12.8	4.4	25.6																
		R2	EDUCATIONAL	LOBBY	W22/F00	11.8	8.9	2.9	24.6	17.6	14.1	3.5	19.9	91.9	55.0	91.9	55.0	0	0						
					W23/F00	16.1	13.0	3.1	19.3																
					W24/F00	20.7	16.3	4.4	21.3																
					W25/F00	21.8	17.8	4.0	18.3																
					W26/F00	5.0	4.3	0.7	14.0																
					W27/F00	21.4	17.4	4.0	18.7																
					W39/F00	20.6	15.9	4.7	22.8																
					W40/F00	8.6	6.4	2.2	25.6																
					W41/F00	9.3	7.0	2.3	24.7																
		R3	EDUCATIONAL	GALLERY	W28/F00	17.0	14.0	3.0	17.6	17.5	16	1.5	8.6	99.6	84.1	99.6	84.1	0	0	7	0	7	0	0.0	0.0
					W29/F00	15.4	12.3	3.1	20.1											7	0	7	0	0.0	0.0
					W30/F00	15.2	12.1	3.1	20.4											7	0	7	0	0.0	0.0
					W31/F00	15.1	12.0	3.1	20.5											6	0	6	0	0.0	0.0
					W32/F00	14.5	11.9	2.6	17.9											7	0	7	0	0.0	0.0
					W33/F00	14.7	14.7	0.0	0.0											29	12	29			

* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

						VSC (WINDOW)		VSC (ROOM)						NSL						APSH (WINDOW)					
FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	EX. SQM	PR. %	PR. SQM	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
																				ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
ROYAL COLLEGE OF ART (CONTINUED)																									
	F00	R3	EDUCATIONAL	GALLERY	W34/F00	16.7	16.7	0.0	0.0	17.5	16	1.5	8.6	99.6	84.1	99.6	84.1	0	0	38	15	38	15	0.0	0.0
					W35/F00	21.9	21.9	0.0	0.0											46	16	46	16	0.0	0.0
					W36/F00	19.2	19.2	0.0	0.0											41	15	41	15	0.0	0.0
					W37/F00	24.3	24.3	0.0	0.0											47	16	47	16	0.0	0.0
	F04	R1	HIGHER EDUCATION	UNKNOWN	W1/F04*	61.7	54.7	7.0	11.3	61.9	55	6.9	11.1	100.0	25.6	100.0	25.6	0	0						
					W2/F04*	61.7	54.7	7.0	11.3																
					W3/F04*	61.8	54.8	7.0	11.3																
					W4/F04*	61.8	54.9	6.9	11.2																
					W5/F04*	61.9	54.9	7.0	11.3																
					W6/F04*	61.9	55.0	6.9	11.1																
					W7/F04*	62.0	55.0	7.0	11.3																
					W8/F04*	62.0	55.1	6.9	11.1																
					W9/F04*	62.1	55.2	6.9	11.1																
					W10/F04*	62.1	55.3	6.8	11.0																
					W11/F04*	62.2	55.3	6.9	11.1																
		R2	HIGHER EDUCATION	UNKNOWN	W12/F04*	58.6	53.5	5.1	8.7	58.8	53.7	5.1	8.7	100.0	25.6	100.0	25.6	0	0						
					W13/F04*	58.3	53.2	5.1	8.7																
					W14/F04*	58.3	53.2	5.1	8.7																
					W15/F04*	58.3	53.3	5.0	8.6																
					W16/F04*	58.4	53.4	5.0	8.6																
					W17/F04*	58.5	53.5	5.0	8.5																
					W18/F04*	58.6	53.6	5.0	8.5																
					W19/F04*	58.8	53.8	5.0	8.5																
					W20/F04*	59.1	54.1	5.0	8.5																
					W21/F04*	59.5	54.5	5.0	8.4																
					W22/F04*	60.2	54.6	5.6	9.3																
2 HESTER ROAD																									
	F01	R9	RESIDENTIAL	LD	W8/F01	28.1	28.1	0.0	0.0	26.9	26.9	0	0	99.9	29.3	99.9	29.3	0	0						
					W14/F01	23.8	23.8	0.0	0.0																
		R10**	RESIDENTIAL	LD	W9/F01	28.3	28.3	0.0	0.0	28.3	28.3	0	0	100.0	28.1	100.0	28.1	0	0						
		R11**	RESIDENTIAL	LD	W10/F01	28.5	28.5	0.0	0.0	28.5	28.5	0	0	100.0	28.1	100.0	28.1	0	0						
		R12**	RESIDENTIAL	LD	W11/F01	28.5	28.5	0.0	0.0	28.5	28.5	0	0	100.0	28.1	100.0	28.1	0	0						
		R13	RESIDENTIAL	LD	W12/F01	28.4	28.4	0.0	0.0	27.4	27.4	0	0	100.0	28.0	100.0	28.0	0	0	8	0	5	0	0.0	0.0
					W13/F01*	10.8	11.0	-0.2	-1.9											8	0	10	2	0.0	0.0
FLAT 5	F02	R2	RESIDENTIAL	BEDROOM	W2/F02	19.7	16.2	3.5	17.8	19.7	16.2	3.5	17.8	56.3	10.1	48.7	8.7	1.4	13.4	36	6	30	6	16.7	0.0
FLAT 1		R3	RESIDENTIAL	UNKNOWN	W3/F02	20.6	16.5	4.1	19.9	20.6	16.5	4.1	19.9	68.1	12.2	57.4	10.3	1.9	15.8	40	10	27	7	32.5	30.0
FLAT 2		R4	RESIDENTIAL	BEDROOM	W4/F02	19.6	15.4	4.2	21.4	19.6	15.4	4.2	21.4	85.8	13.2	69.6	10.7	2.5	18.9	39	11	24	6	38.5	45.5
FLAT 3		R5	RESIDENTIAL	BEDROOM	W5/F02	13.8	9.9	3.9	28.3	13.8	9.9	3.9	28.3	73.7	15.2	58.6	12.1	3.1	20.5	34	9	22	4	35.3	55.6
		R7**	RESIDENTIAL	BEDROOM	W7/F02	18.7	18.7	0.0	0.0	18.7	18.7	0	0	46.4	9.1	46.4	9.1	0	0						
		R10	RESIDENTIAL	BEDROOM	W9/F02	11.5	11.5	0.0	0.0	11.5	11.5	0	0	99.9	19.0	99.9	19.0	0	0						
FLAT 3		R11	RESIDENTIAL	BEDROOM	W10/F02	11.0	11.0	0.0	0.0	11	11	0	0	100.0	18.3	100.0	18.3	0	0						
FLAT 2		R12	RESIDENTIAL	BEDROOM	W11/F02	11.1	11.1	0.0	0.0	11.1	11.1	0	0	100.0	18.3	100.0	18.3	0	0						
FLAT 1		R13	RESIDENTIAL	BEDROOM	W12/F02	11.2	11.1	0.1	0.9	11.2	11.1	0.1	0.9	100.0	18.3	100.0	18.3	0	0						
FLAT 5		R14	RESIDENTIAL	BEDROOM	W13/F02	11.3	11.1	0.2	1.8	11.3	11.1	0.2	1.8	99.9	18.3	99.9	18.3	0	0						
	F03	R8	RESIDENTIAL	LIVING ROOM	W8/F03	26.3	26.3	0.0	0.0	25.9	25.9	0	0	100.0	26.1	100.0	26.1	0	0						

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						VSC (WINDOW)		VSC (ROOM)						NSL						APSH (WINDOW)					
FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	EX. SQM	PR. %	PR. SQM	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
																				ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
2 HESTER ROAD (CONTINUED)																									
	F03	R8	RESIDENTIAL	LIVING ROOM	W13/F03	24.6	24.6	0.0	0.0	25.9	25.9	0	0	100.0	26.1	100.0	26.1	0	0						
		R9**	RESIDENTIAL	LIVING ROOM	W9/F03	24.6	24.6	0.0	0.0	24.6	24.6	0	0	100.0	24.9	100.0	24.9	0	0						
		R10**	RESIDENTIAL	LIVING ROOM	W10/F03	24.5	24.5	0.0	0.0	24.5	24.5	0	0	100.0	25.0	100.0	25.0	0	0						
		R11**	RESIDENTIAL	LIVING ROOM	W11/F03	24.7	24.7	0.0	0.0	24.7	24.7	0	0	100.0	24.9	100.0	24.9	0	0						
		R12**	RESIDENTIAL	LIVING ROOM	W12/F03	24.9	24.9	0.0	0.0	24.9	24.9	0	0	100.0	24.9	100.0	24.9	0	0						
FLAT 6	F04	R2	RESIDENTIAL	BEDROOM	W2/F04	27.5	21.2	6.3	22.9	27.5	21.2	6.3	22.9	62.0	11.1	48.5	8.7	2.4	21.8	50	10	35	6	30.0	40.0
FLAT 7		R3	RESIDENTIAL	BEDROOM	W3/F04	29.5	22.7	6.8	23.1	29.5	22.7	6.8	23.1	82.3	14.8	61.2	11.0	3.8	25.6	61	16	39	8	36.1	50.0
FLAT 8		R4	RESIDENTIAL	BEDROOM	W4/F04	29.2	22.9	6.3	21.6	29.2	22.9	6.3	21.6	94.2	16.9	70.4	12.6	4.3	25.3	65	18	43	10	33.8	44.4
FLAT 9		R5	RESIDENTIAL	BEDROOM	W5/F04	21.7	16.3	5.4	24.9	21.7	16.3	5.4	24.9	93.2	16.7	75.5	13.6	3.2	19	51	15	31	8	39.2	46.7
		R7	RESIDENTIAL	BEDROOM	W7/F04	21.2	21.2	0.0	0.0	21.2	21.2	0	0	61.9	9.8	61.9	9.8	0	0						
		R8	RESIDENTIAL	BEDROOM	W8/F04	11.5	11.5	0.0	0.0	11.5	11.5	0	0	99.8	20.5	99.8	20.5	0	0						
FLAT 9		R9	RESIDENTIAL	BEDROOM	W9/F04	11.9	11.9	0.0	0.0	11.9	11.9	0	0	99.9	20.5	99.9	20.5	0	0						
FLAT 8		R10	RESIDENTIAL	BEDROOM	W10/F04	12.0	12.0	0.0	0.0	12	12	0	0	99.9	20.5	99.9	20.5	0	0						
FLAT 7		R11	RESIDENTIAL	BEDROOM	W11/F04	12.0	12.0	0.0	0.0	12	12	0	0	99.9	20.5	99.9	20.5	0	0						
FLAT 6		R12	RESIDENTIAL	BEDROOM	W12/F04	12.0	12.0	0.0	0.0	12	12	0	0	99.9	20.5	99.9	20.5	0	0						
	F05	R3	RESIDENTIAL	HOME OFFICE	W8/F05	24.2	24.2	0.0	0.0	24.2	24.2	0	0	68.5	12.3	68.5	12.3	0	0						
		R4	RESIDENTIAL	LIVING ROOM	W9/F05	38.9	38.7	0.2	0.5	52.6	49.5	3.1	5.9	99.8	25.8	99.8	25.8	0	0						
					W14/F05*	92.2	81.8	10.4	11.3																
					W19/F05	27.1	27.1	0.0	0.0																
		R7	RESIDENTIAL	LKD	W10/F05	38.3	38.0	0.3	0.8	54.9	50.6	4.3	7.8	100.0	23.0	100.0	23.0	0	0						
					W15/F05*	84.9	73.3	11.6	13.7																
		R8	RESIDENTIAL	BEDROOM	W11/F05	38.3	37.9	0.4	1.0	57.6	52.4	5.2	9	100.0	25.2	100.0	25.2	0	0						
					W16/F05*	92.5	78.7	13.8	14.9																
		R9	RESIDENTIAL	LKD	W12/F05	38.3	37.6	0.7	1.8	57.2	51.3	5.9	10.3	100.0	25.2	100.0	25.2	0	0						
					W17/F05*	91.4	76.1	15.3	16.7																
		R10	RESIDENTIAL	LKD	W13/F05	37.5	36.8	0.7	1.9	55.4	49.4	6	10.8	100.0	26.3	100.0	26.3	0	0						
					W18/F05*	87.7	72.2	15.5	17.7																
FLAT 11	F06	R1	RESIDENTIAL	BEDROOM	W1/F06	18.7	3.4	15.3	81.8	47.7	35.1	12.6	26.4	91.8	21.0	91.8	21.0	0	0	39	16	9	3	76.9	81.2
FLAT 11					W2/F06	34.2	24.3	9.9	28.9											70	22	40	10	42.9	54.5
FLAT 11					W15/F06*	89.4	70.1	19.3	21.6											65	13	37	4	43.1	69.2
FLAT 12		R2	RESIDENTIAL	BEDROOM	W3/F06	25.3	6.2	19.1	75.5	49.6	37.9	11.7	23.6	68.3	16.9	68.3	16.9	0	0	49	18	16	5	67.3	72.2
FLAT 12					W4/F06	35.2	26.5	8.7	24.7											73	23	46	12	37.0	47.8
FLAT 12					W14/F06*	92.5	74.7	17.8	19.2											76	14	44	6	42.1	57.1
FLAT 14		R3	RESIDENTIAL	BEDROOM	W5/F06	27.0	8.9	18.1	67.0	49.5	39.4	10.1	20.4	68.7	17.0	68.7	17.0	0	0	51	19	21	8	58.8	57.9
FLAT 14					W6/F06	34.6	27.3	7.3	21.1											73	25	47	14	35.6	44.0
FLAT 14					W13/F06*	93.2	77.8	15.4	16.5											80	16	50	7	37.5	56.2
FLAT 15		R4	RESIDENTIAL	STUDY	W7/F06	27.4	10.7	16.7	60.9	12.2	6.8	5.4	44.3	26.7	3.5	25.8	3.4	0.1	3.1	47	17	19	5	59.6	70.6
FLAT 15					W8/F06	10.9	6.4	4.5	41.3											26	9	5	0	80.8	100.0
		R5	RESIDENTIAL	BEDROOM	W9/F06	21.7	10.3	11.4	52.5	42.6	38	4.6	10.8	82.1	19.8	82.1	19.8	0	0	33	4	13	0	60.6	100.0
					W10/F06	25.2	23.9	1.3	5.2											51	11	40	10	21.6	9.1
					W11/F06*	92.1	81.0	11.1	12.1											79	19	52	10	34.2	47.4
8 HESTER ROAD ALBION RIVERSIDE																									
A21	F02	R1	RESIDENTIAL	BEDROOM	W1/F02*	16.1	13.4	2.7	16.8	16.1	13.4	2.7	16.8	89.3	8.9	71.4	7.1	1.8	20	62	21	53	20	14.5	4.8
A21		R2	RESIDENTIAL	BEDROOM	W2/F02*	16.7	14.3	2.4	14.4	16.7	14.3	2.4	14.4	73.6	10.3	61.3	8.6	1.7	16.7	64	22	57	22	10.9	0.0
B25		R3**	RESIDENTIAL	BEDROOM	W3/F02*	17.3	15.5	1.8	10.4	17.3	15.5	1.8	10.4	83.9	19.9	81.3	19.3	0.6	3	67	22	59			

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						VSC (WINDOW)		VSC (ROOM)						NSL						APSH (WINDOW)					
FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	EX. SQM	PR. %	PR. SQM	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
																				ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
8 HESTER ROAD ALBION RIVERSIDE (CONTINUED)																									
	F02	R4	RESIDENTIAL	BEDROOM	W4/F02*	17.7	16.4	1.3	7.3	17.7	16.4	1.3	7.3	100.0	10.4	100.0	10.4	0	0	71	24	63	24	11.3	0.0
		R5	RESIDENTIAL	BEDROOM	W5/F02*	18.0	16.9	1.1	6.1	18	16.9	1.1	6.1	100.0	19.6	99.7	19.6	0.1	0.3	72	26	66	26	8.3	0.0
		R6	RESIDENTIAL	BEDROOM	W9/F02*	18.1	17.6	0.5	2.8	18.1	17.6	0.5	2.8	100.0	10.3	99.8	10.3	0	0.2	70	24	69	24	1.4	0.0
		R7	RESIDENTIAL	LKD	W10/F02*	18.1	17.7	0.4	2.2	18.2	17.8	0.4	2.2	98.3	20.3	98.3	20.3	0	0	73	25	71	24	2.7	4.0
					W11/F02*	18.2	17.8	0.4	2.2											75	27	73	26	2.7	3.7
					W12/F02*	18.2	17.9	0.3	1.6											77	27	75	26	2.6	3.7
		R8	RESIDENTIAL	LKD	W22/F02	24.3	24.0	0.3	1.2	19.4	17.4	2	10.3	100.0	56.6	100.0	56.6	0	0	12	0	11	0	8.3	0.0
					W23/F02*	22.2	21.1	1.1	5.0											14	0	11	0	21.4	0.0
					W24/F02*	17.5	15.1	2.4	13.7											16	0	10	0	37.5	0.0
					W25/F02*	13.6	8.4	5.2	38.2											44	15	29	11	34.1	26.7
A24		R9	RESIDENTIAL	BEDROOM	W26/F02*	13.5	8.2	5.3	39.3	13.5	8.2	5.3	39.3	71.3	7.9	34.6	3.8	4.1	51.5	45	15	30	11	33.3	26.7
A24		R10	RESIDENTIAL	BEDROOM	W27/F02*	13.3	8.3	5.0	37.6	13.3	8.3	5	37.6	79.5	7.3	49.7	4.6	2.7	37.4	46	14	35	13	23.9	7.1
A24		R11**	RESIDENTIAL	BEDROOM	W28/F02*	13.1	8.3	4.8	36.6	13.1	8.3	4.8	36.6	43.0	11.1	19.8	5.1	6	54	47	14	36	13	23.4	7.1
A23		R12	RESIDENTIAL	BEDROOM	W29/F02*	13.0	9.0	4.0	30.8	13	9	4	30.8	52.7	6.3	34.8	4.2	2.1	34	48	15	38	15	20.8	0.0
A23		R13**	RESIDENTIAL	LKD	W30/F02*	13.4	9.6	3.8	28.4	13.5	9.8	3.7	27.4	47.1	12.3	46.1	12.0	0.3	2.3	49	15	40	15	18.4	0.0
A23					W31/F02*	13.5	9.8	3.7	27.4											52	15	42	15	19.2	0.0
A23					W32/F02*	13.6	10.1	3.5	25.7											51	15	42	15	17.6	0.0
A22		R14	RESIDENTIAL	LKD	W33/F02*	14.0	10.5	3.5	25.0	14.4	10.9	3.5	24.3	58.1	14.3	58.0	14.3	0	0.1	52	16	43	16	17.3	0.0
A22					W34/F02*	14.3	10.8	3.5	24.5											54	17	44	16	18.5	5.9
A22					W35/F02*	14.8	11.4	3.4	23.0											55	18	46	17	16.4	5.6
		R15	RESIDENTIAL	BEDROOM	W36/F02*	15.2	12.0	3.2	21.1	15.2	12	3.2	21.1	77.0	9.4	77.0	9.4	0	0	56	18	47	17	16.1	5.6
A21		R16**	RESIDENTIAL	BEDROOM	W37/F02*	15.9	13.1	2.8	17.6	15.9	13.1	2.8	17.6	75.7	19.1	75.7	19.1	0	0	58	18	49	17	15.5	5.6
		R17**	RESIDENTIAL	LKD	W6/F02*	18.2	17.3	0.9	4.9	18.2	17.5	0.7	3.8	99.0	25.5	99.0	25.5	0	0	74	26	68	26	8.1	0.0
					W7/F02*	18.1	17.4	0.7	3.9											73	26	68	26	6.8	0.0
					W8/F02*	18.2	17.6	0.6	3.3											75	26	71	26	5.3	0.0
		R18	RESIDENTIAL	BEDROOM	W13/F02*	18.1	17.8	0.3	1.7	18.1	17.8	0.3	1.7	99.8	7.7	99.8	7.7	0	0	76	25	74	24	2.6	4.0
		R19	RESIDENTIAL	BEDROOM	W14/F02*	17.9	17.8	0.1	0.6	17.9	17.8	0.1	0.6	98.9	10.3	98.8	10.3	0	0	77	26	75	25	2.6	3.8
		R20	RESIDENTIAL	BEDROOM	W15/F02*	18.0	17.9	0.1	0.6	18	17.9	0.1	0.6	94.4	9.7	94.4	9.7	0	0	73	22	71	21	2.7	4.5
		R21	RESIDENTIAL	BEDROOM	W16/F02*	18.1	18.0	0.1	0.6	18.1	18	0.1	0.6	100.0	7.6	100.0	7.6	0	0	70	21	68	20	2.9	4.8
		R22	RESIDENTIAL	LKD	W17/F02*	18.4	18.3	0.1	0.5	18.5	18.5	0	0	96.9	17.9	96.9	17.9	0	0	74	22	73	21	1.4	4.5
					W18/F02*	18.5	18.5	0.0	0.0											74	22	74	22	0.0	0.0
					W19/F02*	18.6	18.6	0.0	0.0											75	23	75	23	0.0	0.0
		R23	RESIDENTIAL	BEDROOM	W20/F02*	18.3	18.3	0.0	0.0	18.3	18.3	0	0	100.0	11.1	100.0	11.1	0	0	74	22	74	22	0.0	0.0
		R24	RESIDENTIAL	BEDROOM	W21/F02*	18.4	18.4	0.0	0.0	18.4	18.4	0	0	93.1	12.0	93.1	12.0	0	0	74	24	74	24	0.0	0.0
	F03	R1	RESIDENTIAL	BEDROOM	W1/F03*	22.2	18.2	4.0	18.0	22.2	18.2	4	18	100.0	9.9	87.2	8.6	1.3	12.8	69	23	58	22	15.9	4.3
		R2	RESIDENTIAL	BEDROOM	W2/F03*	22.6	19.0	3.6	15.9	22.6	19	3.6	15.9	100.0	14.0	90.8	12.7	1.3	9.2	70	24	61	23	12.9	4.2
		R3**	RESIDENTIAL	BEDROOM	W3/F03*	23.2	20.8	2.4	10.3	23.2	20.8	2.4	10.3	98.9	23.5	98.9	23.5	0	0	72	24	63	23	12.5	4.2
		R4	RESIDENTIAL	BEDROOM	W4/F03*	23.2	21.0	2.2	9.5	23.2	21	2.2	9.5	100.0	10.4	97.9	10.2	0.2	2.1	73	24	64	23	12.3	4.2
		R5	RESIDENTIAL	BEDROOM	W5/F03*	23.6	22.0	1.6	6.8	23.6	22	1.6	6.8	100.0	19.6	99.5	19.5	0.1	0.5	78	27	70	26	10.3	3.7
		R6	RESIDENTIAL	BEDROOM	W9/F03*	23.9	23.1	0.8	3.3	23.9	23.1	0.8	3.3	100.0	10.3	99.9	10.3	0	0.1	78	27	73	26	6.4	3.7
		R7	RESIDENTIAL	LKD	W10/F03*	23.6	23.0	0.6	2.5	23.5	23	0.5	2.1	100.0	21.5	100.0	21.5	0	0	79	28	76	27	3.8	3.6
					W11/F03*	23.5	23.0	0.5	2.1											79	28	76	27	3.8	3.6
					W12/F03*	23.4	23.0	0.4	1.7											80	29	78	28	2.5	3.4
		R8	RESIDENTIAL	LKD	W19/F03	25.1	24.4	0.7	2.8	20.7	17.3	3.4	16.4	100.0	51.7	100.0	51.7	0	0	15	3	11	0	26.7	100.0
					W20/F03*	23.4	21.4	2.0	8.5											17	3	11			

* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

						VSC (WINDOW)		VSC (ROOM)						NSL						APSH (WINDOW)					
FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	EX. SQM	PR. %	PR. SQM	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
																				ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
8 HESTER ROAD ALBION RIVERSIDE (CONTINUED)																									
	F03	R8	RESIDENTIAL	LKD	W21/F03*	19.0	15.6	3.4	17.9	20.7	17.3	3.4	16.4	100.0	51.7	100.0	51.7	0	0	20	1	10	0	50.0	100.0
					W22/F03*	20.0	12.0	8.0	40.0											57	19	37	14	35.1	26.3
A34		R9	RESIDENTIAL	BEDROOM	W23/F03*	19.8	11.8	8.0	40.4	19.8	11.8	8	40.4	100.0	10.6	61.3	6.5	4.1	38.7	57	18	39	15	31.6	16.7
A34		R10	RESIDENTIAL	BEDROOM	W24/F03*	19.8	11.9	7.9	39.9	19.8	11.9	7.9	39.9	100.0	9.2	63.5	5.8	3.3	36.4	56	17	42	15	25.0	11.8
A34		R11**	RESIDENTIAL	BEDROOM	W25/F03*	19.6	12.5	7.1	36.2	19.6	12.5	7.1	36.2	69.8	18.1	45.1	11.7	6.4	35.3	58	18	46	17	20.7	5.6
		R12	RESIDENTIAL	BEDROOM	W26/F03*	19.8	13.3	6.5	32.8	19.8	13.3	6.5	32.8	98.8	12.8	83.9	10.9	1.9	15.1	60	19	47	17	21.7	10.5
		R13**	RESIDENTIAL	LKD	W27/F03*	20.1	13.7	6.4	31.8	20.2	14	6.2	30.7	83.8	21.7	79.8	20.7	1	4.7	61	21	49	19	19.7	9.5
					W28/F03*	20.2	14.0	6.2	30.7											61	21	48	19	21.3	9.5
					W29/F03*	20.4	14.3	6.1	29.9											63	21	51	19	19.0	9.5
		R14	RESIDENTIAL	LKD	W30/F03*	20.6	14.8	5.8	28.2	20.8	15.2	5.6	26.9	96.1	23.7	96.1	23.7	0	0	63	21	51	19	19.0	9.5
					W31/F03*	20.9	15.2	5.7	27.3											64	21	52	19	18.8	9.5
					W32/F03*	21.1	15.6	5.5	26.1											65	22	52	19	20.0	13.6
A32		R15	RESIDENTIAL	BEDROOM	W33/F03*	21.2	16.0	5.2	24.5	21.2	16	5.2	24.5	99.9	12.5	69.5	8.7	3.8	30.4	66	22	52	19	21.2	13.6
A31		R16**	RESIDENTIAL	BEDROOM	W34/F03*	21.9	17.3	4.6	21.0	21.9	17.3	4.6	21	96.1	24.2	84.5	21.2	2.9	12.1	68	23	56	21	17.6	8.7
		R17**	RESIDENTIAL	LKD	W6/F03*	23.7	22.5	1.2	5.1	23.7	22.6	1.1	4.6	100.0	25.8	100.0	25.8	0	0	77	27	70	26	9.1	3.7
					W7/F03*	23.7	22.6	1.1	4.6											77	27	71	26	7.8	3.7
					W8/F03*	23.8	22.8	1.0	4.2											78	27	72	26	7.7	3.7
		R18	RESIDENTIAL	BEDROOM	W13/F03*	23.3	23.0	0.3	1.3	23.3	23	0.3	1.3	100.0	7.7	100.0	7.7	0	0	81	29	79	28	2.5	3.4
		R19	RESIDENTIAL	BEDROOM	W14/F03*	23.3	23.1	0.2	0.9	23.3	23.1	0.2	0.9	100.0	10.4	100.0	10.4	0	0	81	29	80	28	1.2	3.4
		R20	RESIDENTIAL	BEDROOM	W15/F03*	23.5	23.4	0.1	0.4	23.5	23.4	0.1	0.4	99.9	11.0	99.9	11.0	0	0	83	29	82	28	1.2	3.4
		R21	RESIDENTIAL	BEDROOM	W16/F03*	23.7	23.6	0.1	0.4	23.7	23.6	0.1	0.4	99.9	7.6	99.9	7.6	0	0	84	29	83	28	1.2	3.4
		R22	RESIDENTIAL	BEDROOM	W17/F03*	24.5	24.4	0.1	0.4	24.5	24.4	0.1	0.4	100.0	11.6	100.0	11.6	0	0	83	30	82	29	1.2	3.3
		R23	RESIDENTIAL	BEDROOM	W18/F03*	24.7	24.7	0.0	0.0	24.7	24.7	0	0	100.0	12.6	100.0	12.6	0	0	84	29	83	28	1.2	3.4
A41	F04	R1	RESIDENTIAL	BEDROOM	W1/F04*	28.7	23.4	5.3	18.5	28.7	23.4	5.3	18.5	99.7	12.3	86.0	10.6	1.7	13.8	73	26	63	25	13.7	3.8
		R2	RESIDENTIAL	BEDROOM	W2/F04*	28.8	24.1	4.7	16.3	28.8	24.1	4.7	16.3	99.9	15.6	96.8	15.1	0.5	3.2	74	26	66	25	10.8	3.8
		R3**	RESIDENTIAL	BEDROOM	W3/F04*	17.2	15.2	2.0	11.6	17.2	15.2	2	11.6	100.0	26.8	100.0	26.8	0	0	31	22	28	21	9.7	4.5
B45		R4	RESIDENTIAL	BEDROOM	W4/F04*	29.3	26.7	2.6	8.9	29.3	26.7	2.6	8.9	99.8	14.9	99.8	14.9	0	0	82	30	73	28	11.0	6.7
B45		R5**	RESIDENTIAL	BEDROOM	W5/F04*	29.3	27.0	2.3	7.8	29.3	27	2.3	7.8	98.8	25.6	91.0	23.6	2	7.9	82	30	72	28	12.2	6.7
		R6	RESIDENTIAL	LKD	W6/F04*	29.2	27.6	1.6	5.5	29.4	28	1.4	4.8	100.0	73.8	99.9	73.7	0	0	82	30	74	28	9.8	6.7
					W7/F04*	29.3	27.9	1.4	4.8											83	30	76	28	8.4	6.7
					W8/F04*	29.4	28.2	1.2	4.1											85	30	77	28	9.4	6.7
					W9/F04*	29.5	28.4	1.1	3.7											85	30	78	28	8.2	6.7
		R7**	RESIDENTIAL	LKD	W10/F04*	29.2	28.5	0.7	2.4	29.4	28.7	0.7	2.4	100.0	24.9	100.0	24.9	0	0	84	30	79	28	6.0	6.7
					W11/F04*	29.5	28.9	0.6	2.0											84	30	79	28	6.0	6.7
					W12/F04*	29.5	28.9	0.6	2.0											83	30	80	28	3.6	6.7
		R8	RESIDENTIAL	BEDROOM	W13/F04*	29.5	29.1	0.4	1.4	29.5	29.1	0.4	1.4	99.3	12.9	99.3	12.9	0	0	83	30	81	28	2.4	6.7
		R9	RESIDENTIAL	BEDROOM	W14/F04*	29.5	29.2	0.3	1.0	29.5	29.2	0.3	1	99.5	15.2	99.5	15.2	0	0	86	30	84	28	2.3	6.7
		R10**	RESIDENTIAL	BEDROOM	W15/F04*	29.6	29.4	0.2	0.7	29.6	29.4	0.2	0.7	99.6	16.7	99.6	16.7	0	0	86	30	84	28	2.3	6.7
		R11	RESIDENTIAL	BEDROOM	W16/F04*	29.7	29.6	0.1	0.3	29.7	29.6	0.1	0.3	99.8	13.1	99.8	13.1	0	0	86	30	85	29	1.2	3.3
		R12	RESIDENTIAL	LKD	W17/F04*	16.0	16.0	0.0	0.0	16	16	0	0	100.0	17.9	100.0	17.9	0	0	30	27	30	27	0.0	0.0
		R13**	RESIDENTIAL	BEDROOM	W18/F04*	30.0	30.0	0.0	0.0	30	30	0	0	96.7	20.6	96.7	20.6	0	0	85	30	84	29	1.2	3.3
		R14	RESIDENTIAL	BEDROOM	W19/F04*	30.1	30.1	0.0	0.0	30.1	30.1	0	0	98.4	18.0	98.4	18.0	0	0	85	30	84	29	1.2	3.3
		R15	RESIDENTIAL	LKD	W20/F04	25.1	24.4	0.7	2.8	22.8	18.9	3.9	17.1	99.8	65.0	99.8	65.0	0	0	15	3	12	1	20.0	66.7
					W21/F04*	24.2	21.6	2.6	10.7											20	6	11	0	45.0	100.0
					W22/F04*	20.5	16.1	4.4	21.5											21	2	10			

* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

						VSC (WINDOW)		VSC (ROOM)						NSL						APSH (WINDOW)					
FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	EX. SQM	PR. %	PR. SQM	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
																				ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
8 HESTER ROAD ALBION RIVERSIDE (CONTINUED)																									
	F04	R15	RESIDENTIAL	LKD	W23/F04*	27.3	16.3	11.0	40.3	22.8	18.9	3.9	17.1	99.8	65.0	99.8	65.0	0	0	63	21	42	16	33.3	23.8
A44		R16**	RESIDENTIAL	BEDROOM	W24/F04*	27.3	16.2	11.1	40.7	27.3	16.2	11.1	40.7	99.0	19.3	40.9	8.0	11.3	58.7	63	22	43	17	31.7	22.7
A44		R17	RESIDENTIAL	BEDROOM	W25/F04*	27.2	16.5	10.7	39.3	27.2	16.5	10.7	39.3	99.8	15.5	58.6	9.1	6.4	41.3	62	21	46	17	25.8	19.0
A44		R18**	RESIDENTIAL	BEDROOM	W26/F04*	27.2	17.2	10.0	36.8	27.2	17.2	10	36.8	98.7	33.0	68.1	22.7	10.2	31.1	66	23	50	18	24.2	21.7
A43		R19**	RESIDENTIAL	BEDROOM	W27/F04*	27.4	17.7	9.7	35.4	27.4	17.7	9.7	35.4	99.8	16.6	74.1	12.3	4.3	25.8	65	23	49	18	24.6	21.7
A43		R20**	RESIDENTIAL	LKD	W28/F04*	27.5	18.3	9.2	33.5	27.6	18.7	8.9	32.2	100.0	32.3	91.9	29.7	2.6	8.1	67	24	52	19	22.4	20.8
A43					W29/F04*	27.7	18.7	9.0	32.5											70	24	54	19	22.9	20.8
A43					W30/F04*	27.6	19.1	8.5	30.8											70	24	55	19	21.4	20.8
A42		R21**	RESIDENTIAL	LKD	W31/F04*	27.9	19.6	8.3	29.7	28	20.1	7.9	28.2	100.0	30.8	100.0	30.8	0	0	70	24	55	19	21.4	20.8
A42					W32/F04*	28.0	20.1	7.9	28.2											71	24	56	20	21.1	16.7
A42					W33/F04*	28.2	20.6	7.6	27.0											71	25	58	22	18.3	12.0
A42		R22**	RESIDENTIAL	LKD	W34/F04*	28.3	21.1	7.2	25.4	28.3	21.1	7.2	25.4	99.9	16.1	73.0	11.8	4.3	26.9	71	25	58	22	18.3	12.0
A41		R23**	RESIDENTIAL	BEDROOM	W35/F04*	28.7	22.9	5.8	20.2	28.7	22.9	5.8	20.2	98.2	34.4	98.2	34.4	0	0	73	26	63	25	13.7	3.8
	F05	R1	RESIDENTIAL	BEDROOM	W1/F05*	34.7	29.0	5.7	16.4	34.7	29	5.7	16.4	99.3	14.3	99.3	14.3	0	0	78	28	67	25	14.1	10.7
		R2	RESIDENTIAL	BEDROOM	W2/F05*	34.9	29.6	5.3	15.2	34.9	29.6	5.3	15.2	99.5	20.1	94.4	19.1	1	5.2	78	28	68	26	12.8	7.1
		R3**	RESIDENTIAL	BEDROOM	W3/F05*	34.7	31.2	3.5	10.1	34.7	31.2	3.5	10.1	98.2	33.3	98.2	33.3	0	0	82	29	71	27	13.4	6.9
		R4**	RESIDENTIAL	BEDROOM	W4/F05*	34.9	31.7	3.2	9.2	34.9	31.7	3.2	9.2	99.4	16.3	96.8	15.9	0.4	2.6	83	30	73	28	12.0	6.7
		R5**	RESIDENTIAL	BEDROOM	W5/F05*	35.4	32.9	2.5	7.1	35.4	32.9	2.5	7.1	99.6	29.2	98.9	29.0	0.2	0.7	84	30	75	28	10.7	6.7
		R6**	RESIDENTIAL	LKD	W6/F05*	35.0	33.1	1.9	5.4	35	33.3	1.7	4.9	100.0	34.8	100.0	34.8	0	0	85	30	77	28	9.4	6.7
					W7/F05*	34.9	33.3	1.6	4.6											85	30	78	28	8.2	6.7
					W8/F05*	35.0	33.6	1.4	4.0											86	30	79	28	8.1	6.7
		R7**	RESIDENTIAL	BEDROOM	W9/F05*	35.1	33.9	1.2	3.4	35.1	33.9	1.2	3.4	99.4	16.2	98.9	16.1	0.1	0.5	86	30	79	28	8.1	6.7
		R8**	RESIDENTIAL	LKD	W10/F05*	17.8	17.6	0.2	1.1	17.8	17.6	0.2	1.1	100.0	24.8	100.0	24.8	0	0	26	26	25	25	3.8	3.8
		R9	RESIDENTIAL	BEDROOM	W11/F05*	35.0	34.5	0.5	1.4	35	34.5	0.5	1.4	99.4	13.7	99.4	13.7	0	0	85	30	83	28	2.4	6.7
		R10**	RESIDENTIAL	BEDROOM	W12/F05*	35.0	34.6	0.4	1.1	35	34.6	0.4	1.1	99.6	16.1	99.6	16.1	0	0	86	30	84	28	2.3	6.7
		R11**	RESIDENTIAL	BEDROOM	W13/F05*	35.0	34.8	0.2	0.6	35	34.8	0.2	0.6	99.4	17.6	99.4	17.6	0	0	87	30	86	29	1.1	3.3
		R12	RESIDENTIAL	BEDROOM	W14/F05*	34.8	34.7	0.1	0.3	34.8	34.7	0.1	0.3	99.3	13.8	99.3	13.8	0	0	87	30	86	29	1.1	3.3
		R13**	RESIDENTIAL	LKD	W15/F05*	35.0	34.9	0.1	0.3	35.1	35	0.1	0.3	100.0	28.0	100.0	28.0	0	0	87	30	86	29	1.1	3.3
					W16/F05*	35.1	35.0	0.1	0.3											86	30	85	29	1.2	3.3
					W17/F05*	35.3	35.2	0.1	0.3											86	30	85	29	1.2	3.3
		R14**	RESIDENTIAL	BEDROOM	W18/F05*	35.1	35.1	0.0	0.0	35.1	35.1	0	0	99.5	16.6	99.5	16.6	0	0	87	30	86	29	1.1	3.3
		R15	RESIDENTIAL	BEDROOM	W19/F05*	35.2	35.2	0.0	0.0	35.2	35.2	0	0	99.3	20.9	99.3	20.9	0	0	87	30	87	30	0.0	0.0
		R16	RESIDENTIAL	LKD	W20/F05	25.3	24.5	0.8	3.2	23.6	19.3	4.3	18.2	99.9	60.8	99.9	60.8	0	0	15	3	12	1	20.0	66.7
					W21/F05*	24.6	21.6	3.0	12.2											20	6	11	0	45.0	100.0
					W22/F05*	21.0	16.2	4.8	22.9											22	3	10	0	54.5	100.0
					W23/F05*	33.5	20.5	13.0	38.8											65	22	43	16	33.8	27.3
A54		R17	RESIDENTIAL	BEDROOM	W24/F05*	33.7	20.7	13.0	38.6	33.7	20.7	13	38.6	99.3	14.6	55.2	8.1	6.5	44.4	67	23	46	17	31.3	26.1
A54		R18	RESIDENTIAL	BEDROOM	W25/F05*	33.6	20.8	12.8	38.1	33.6	20.8	12.8	38.1	99.4	12.1	59.9	7.3	4.8	39.8	67	23	48	17	28.4	26.1
A54		R19**	RESIDENTIAL	BEDROOM	W26/F05*	33.9	21.4	12.5	36.9	33.9	21.4	12.5	36.9	92.6	34.0	36.0	13.2	20.8	61.1	68	24	49	17	27.9	29.2
A53		R20**	RESIDENTIAL	BEDROOM	W27/F05*	33.9	22.3	11.6	34.2	33.9	22.3	11.6	34.2	99.6	19.0	43.9	8.4	10.6	56	72	25	53	19	26.4	24.0
		R21**	RESIDENTIAL	LKD	W28/F05*	34.1	23.2	10.9	32.0	34.1	23.6	10.5	30.8	100.0	36.8	91.4	33.6	3.2	8.6	72	25	56	19	22.2	24.0
					W29/F05*	34.1	23.6	10.5	30.8											72	25	55	19	23.6	24.0
					W30/F05*	34.3	24.1	10.2	29.7											72	25	56	19	22.2	24.0
		R22**	RESIDENTIAL	LKD	W31/F05*	34.4	24.7	9.7	28.2	34.4	25.2	9.2	26.7	100.0	33.2	100.0	33.2	0	0	74	27	58	21	21.6	22.2
					W32/F05*	34.3	25.1	9.2	26.8											74	27	58			

* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

						VSC (WINDOW)		VSC (ROOM)						NSL						APSH (WINDOW)					
FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	EX. SQM	PR. %	PR. SQM	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
																				ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
8 HESTER ROAD ALBION RIVERSIDE (CONTINUED)																									
	F05	R22**	RESIDENTIAL	LKD	W33/F05*	34.5	25.7	8.8	25.5	34.4	25.2	9.2	26.7	100.0	33.2	100.0	33.2	0	0	75	27	59	22	21.3	18.5
A52		R23**	RESIDENTIAL	BEDROOM	W34/F05*	34.3	26.0	8.3	24.2	34.3	26	8.3	24.2	99.6	19.5	71.3	14.0	5.5	28.4	75	27	59	22	21.3	18.5
		R24**	RESIDENTIAL	BEDROOM	W35/F05*	18.1	13.6	4.5	24.9	18.1	13.6	4.5	24.9	100.0	28.7	100.0	28.7	0	0	31	21	23	17	25.8	19.0
	F06	R1**	RESIDENTIAL	BEDROOM	W1/F06*	39.2	32.7	6.5	16.6	39.2	32.7	6.5	16.6	99.2	16.2	93.1	15.2	1	6.2	80	28	69	25	13.8	10.7
		R2**	RESIDENTIAL	BEDROOM	W2/F06*	39.3	33.6	5.7	14.5	39.3	33.6	5.7	14.5	99.3	21.3	97.1	20.8	0.5	2.2	81	28	70	26	13.6	7.1
		R3**	RESIDENTIAL	BEDROOM	W3/F06*	20.1	17.9	2.2	10.9	20.1	17.9	2.2	10.9	100.0	30.1	100.0	30.1	0	0	28	22	25	20	10.7	9.1
		R4**	RESIDENTIAL	BEDROOM	W4/F06*	39.3	36.1	3.2	8.1	39.3	36.1	3.2	8.1	99.2	19.2	99.2	19.2	0	0	85	30	76	28	10.6	6.7
		R5**	RESIDENTIAL	BEDROOM	W5/F06*	39.3	36.7	2.6	6.6	39.3	36.7	2.6	6.6	99.3	32.0	98.2	31.6	0.3	1	86	30	77	28	10.5	6.7
		R6**	RESIDENTIAL	LKD	W6/F06*	39.4	37.4	2.0	5.1	39.4	37.6	1.8	4.6	100.0	36.6	100.0	36.6	0	0	87	30	79	28	9.2	6.7
					W7/F06*	39.3	37.6	1.7	4.3											87	30	79	28	9.2	6.7
					W8/F06*	39.4	37.9	1.5	3.8											87	30	79	28	9.2	6.7
		R7**	RESIDENTIAL	BEDROOM	W9/F06*	39.4	38.0	1.4	3.6	39.4	38	1.4	3.6	99.2	18.8	98.4	18.6	0.2	0.8	86	30	79	28	8.1	6.7
		R8**	RESIDENTIAL	LKD	W10/F06*	39.3	38.3	1.0	2.5	39.4	38.5	0.9	2.3	100.0	31.8	100.0	31.8	0	0	88	30	81	28	8.0	6.7
					W11/F06*	39.4	38.5	0.9	2.3											88	30	82	28	6.8	6.7
					W12/F06*	39.4	38.7	0.7	1.8											88	30	83	28	5.7	6.7
		R9	RESIDENTIAL	BEDROOM	W13/F06*	39.4	38.8	0.6	1.5	39.4	38.8	0.6	1.5	99.2	13.6	99.2	13.6	0	0	89	30	84	28	5.6	6.7
		R10**	RESIDENTIAL	BEDROOM	W14/F06*	39.4	39.0	0.4	1.0	39.4	39	0.4	1	99.4	20.0	99.3	20.0	0	0	88	30	85	29	3.4	3.3
		R11**	RESIDENTIAL	BEDROOM	W15/F06*	39.4	39.2	0.2	0.5	39.4	39.2	0.2	0.5	99.2	19.7	99.2	19.7	0	0	87	30	86	29	1.1	3.3
		R12	RESIDENTIAL	BEDROOM	W16/F06*	39.4	39.2	0.2	0.5	39.4	39.2	0.2	0.5	99.2	13.0	99.2	13.0	0	0	87	30	86	29	1.1	3.3
		R13**	RESIDENTIAL	LKD	W17/F06*	21.0	21.0	0.0	0.0	21	21	0	0	100.0	25.4	100.0	25.4	0	0	33	28	33	28	0.0	0.0
		R14**	RESIDENTIAL	BEDROOM	W18/F06*	39.3	39.3	0.0	0.0	39.3	39.3	0	0	99.3	19.8	99.3	19.8	0	0	88	30	87	29	1.1	3.3
		R15	RESIDENTIAL	LKD	W20/F06	25.4	24.5	0.9	3.5	24.4	19.7	4.7	19.3	99.9	64.8	99.9	64.8	0	0	16	4	12	1	25.0	75.0
					W21/F06*	25.0	21.7	3.3	13.2											20	6	11	0	45.0	100.0
					W22/F06*	21.4	16.3	5.1	23.8											23	4	10	0	56.5	100.0
					W23/F06*	38.6	24.3	14.3	37.0											67	23	45	17	32.8	26.1
A64		R16**	RESIDENTIAL	BEDROOM	W24/F06*	38.6	24.3	14.3	37.0	38.6	24.3	14.3	37	99.0	18.9	56.4	10.8	8.1	43	68	24	46	17	32.4	29.2
A64		R17	RESIDENTIAL	BEDROOM	W25/F06*	38.7	24.7	14.0	36.2	38.7	24.7	14	36.2	98.9	13.7	61.6	8.6	5.2	37.7	69	24	49	17	29.0	29.2
A64		R18**	RESIDENTIAL	BEDROOM	W26/F06*	17.7	8.7	9.0	50.8	17.7	8.7	9	50.8	100.0	30.0	70.4	21.1	8.9	29.6	29	15	18	10	37.9	33.3
A63		R19**	RESIDENTIAL	BEDROOM	W27/F06*	38.9	26.7	12.2	31.4	38.9	26.7	12.2	31.4	99.2	20.9	73.6	15.5	5.4	25.8	73	26	56	20	23.3	23.1
		R20**	RESIDENTIAL	LKD	W28/F06*	39.0	27.3	11.7	30.0	38.9	27.7	11.2	28.8	100.0	36.1	92.6	33.4	2.7	7.4	76	27	59	21	22.4	22.2
					W29/F06*	38.9	27.7	11.2	28.8											76	27	59	21	22.4	22.2
					W30/F06*	38.9	28.1	10.8	27.8											76	27	61	22	19.7	18.5
		R21**	RESIDENTIAL	LKD	W31/F06*	39.1	28.7	10.4	26.6	39.1	29.2	9.9	25.3	100.0	34.4	100.0	34.4	0	0	76	27	60	21	21.1	22.2
					W32/F06*	39.1	29.2	9.9	25.3											76	27	61	23	19.7	14.8
					W33/F06*	39.2	29.8	9.4	24.0											77	27	62	23	19.5	14.8
		R22**	RESIDENTIAL	BEDROOM	W34/F06*	39.1	30.8	8.3	21.2	39.1	30.8	8.3	21.2	99.2	19.4	99.2	19.4	0	0	78	28	65	25	16.7	10.7
A61		R23**	RESIDENTIAL	BEDROOM	W35/F06*	39.1	32.2	6.9	17.6	39.1	32.2	6.9	17.6	97.5	36.5	97.5	36.5	0	0	80	28	68	25	15.0	10.7
		R24**	RESIDENTIAL	BEDROOM	W19/F06*	39.2	39.2	0.0	0.0	39.2	39.2	0	0	98.7	22.0	98.7	22.0	0	0	89	30	89	30	0.0	0.0
	F07	R1**	RESIDENTIAL	BEDROOM	W1/F07*	43.2	37.1	6.1	14.1	43.2	37.1	6.1	14.1	99.4	16.1	99.5	16.1	0	0	81	28	71	25	12.3	10.7
		R2**	RESIDENTIAL	BEDROOM	W2/F07*	43.2	37.6	5.6	13.0	43.2	37.6	5.6	13	98.9	20.8	98.8	20.8	0	0	82	28	73	26	11.0	7.1
		R3**	RESIDENTIAL	BEDROOM	W3/F07*	43.3	39.1	4.2	9.7	43.3	39.1	4.2	9.7	98.8	35.3	97.9	34.9	0.3	1	85	30	75	28	11.8	6.7
		R4**	RESIDENTIAL	BEDROOM	W4/F07*	43.3	39.7	3.6	8.3	43.3	39.7	3.6	8.3	99.0	18.6	97.2	18.2	0.3	1.8	86	30	78	29	9.3	3.3
B75		R5**	RESIDENTIAL	BEDROOM	W5/F07*	43.3	40.4	2.9	6.7	43.3	40.4	2.9	6.7	97.3	30.6	92.5	29.1	1.5	5	87	30	78	28	10.3	6.7
		R6**	RESIDENTIAL	LKD	W6/F07*	43.1	41.0	2.1	4.9	43.2	41.4	1.8	4.2	100.0	37.4	100.0	37.4	0	0	87	30	80	29	8.0	3.3
					W7/F07*	43.2	41.4	1.8	4.2											87	30	79			

* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

						VSC (WINDOW)		VSC (ROOM)						NSL						APSH (WINDOW)					
FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	EX. SQM	PR. %	PR. SQM	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
																				ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
8 HESTER ROAD ALBION RIVERSIDE (CONTINUED)																									
	F07	R6**	RESIDENTIAL	LKD	W8/F07*	43.4	41.8	1.6	3.7	43.2	41.4	1.8	4.2	100.0	37.4	100.0	37.4	0	0	88	30	81	29	8.0	3.3
		R7**	RESIDENTIAL	BEDROOM	W9/F07*	43.2	41.8	1.4	3.2	43.2	41.8	1.4	3.2	99.1	18.4	98.6	18.3	0.1	0.6	89	30	81	28	9.0	6.7
		R8**	RESIDENTIAL	LKD	W10/F07*	19.7	19.7	0.0	0.0	19.7	19.7	0	0	100.0	25.3	100.0	25.3	0	0	27	25	27	25	0.0	0.0
		R9	RESIDENTIAL	BEDROOM	W11/F07*	43.1	42.6	0.5	1.2	43.1	42.6	0.5	1.2	98.4	15.4	98.4	15.4	0	0	90	30	86	29	4.4	3.3
		R10**	RESIDENTIAL	BEDROOM	W12/F07*	43.3	42.8	0.5	1.2	43.3	42.8	0.5	1.2	98.8	18.6	98.7	18.6	0	0.1	89	30	86	29	3.4	3.3
		R11**	RESIDENTIAL	BEDROOM	W13/F07*	43.2	43.0	0.2	0.5	43.2	43	0.2	0.5	98.8	19.3	98.8	19.3	0	0	88	30	86	29	2.3	3.3
		R12	RESIDENTIAL	BEDROOM	W14/F07*	43.2	43.0	0.2	0.5	43.2	43	0.2	0.5	98.5	14.2	98.4	14.2	0	0	87	30	86	29	1.1	3.3
		R13**	RESIDENTIAL	LKD	W15/F07*	43.3	43.2	0.1	0.2	43.3	43.2	0.1	0.2	99.9	30.9	99.9	30.9	0	0	87	30	86	29	1.1	3.3
					W16/F07*	43.3	43.2	0.1	0.2											88	30	87	29	1.1	3.3
					W17/F07*	43.3	43.3	0.0	0.0											89	30	88	29	1.1	3.3
		R14**	RESIDENTIAL	BEDROOM	W18/F07*	43.4	43.4	0.0	0.0	43.4	43.4	0	0	98.9	17.9	98.9	17.9	0	0	90	30	89	29	1.1	3.3
		R15**	RESIDENTIAL	BEDROOM	W19/F07*	43.2	43.2	0.0	0.0	43.2	43.2	0	0	95.6	22.4	95.6	22.4	0	0	90	30	90	30	0.0	0.0
		R16	RESIDENTIAL	LKD	W20/F07	25.6	24.6	1.0	3.9	25	20	5	20	99.9	64.2	99.9	64.2	0	0	16	4	12	1	25.0	75.0
					W21/F07*	25.2	21.7	3.5	13.9											21	7	11	0	47.6	100.0
					W22/F07*	21.8	16.3	5.5	25.2											23	4	10	0	56.5	100.0
					W23/F07*	43.1	28.3	14.8	34.3											71	25	48	18	32.4	28.0
A74		R17**	RESIDENTIAL	BEDROOM	W24/F07*	43.3	28.7	14.6	33.7	43.3	28.7	14.6	33.7	98.7	18.6	56.6	10.7	7.9	42.6	73	26	51	19	30.1	26.9
A74		R18	RESIDENTIAL	BEDROOM	W25/F07*	43.2	28.8	14.4	33.3	43.2	28.8	14.4	33.3	98.4	13.5	66.7	9.1	4.3	32.1	73	25	54	19	26.0	24.0
A74		R19**	RESIDENTIAL	BEDROOM	W26/F07*	43.2	29.7	13.5	31.3	43.2	29.7	13.5	31.3	98.6	35.5	50.8	18.3	17.2	48.4	75	26	59	21	21.3	19.2
		R20**	RESIDENTIAL	BEDROOM	W27/F07*	43.3	30.9	12.4	28.6	43.3	30.9	12.4	28.6	98.2	21.7	78.6	17.4	4.3	19.9	76	27	59	21	22.4	22.2
		R21**	RESIDENTIAL	LKD	W28/F07*	43.3	31.4	11.9	27.5	43.3	31.9	11.4	26.3	100.0	35.9	93.8	33.7	2.2	6.2	76	27	61	22	19.7	18.5
					W29/F07*	43.3	31.9	11.4	26.3											77	27	61	22	20.8	18.5
					W30/F07*	43.2	32.3	10.9	25.2											77	27	62	22	19.5	18.5
		R22**	RESIDENTIAL	LKD	W31/F07*	43.2	32.8	10.4	24.1	43.3	33.4	9.9	22.9	99.9	34.9	99.9	34.9	0	0	77	27	62	22	19.5	18.5
					W32/F07*	43.2	33.3	9.9	22.9											78	27	63	23	19.2	14.8
					W33/F07*	43.4	34.0	9.4	21.7											78	27	64	24	17.9	11.1
A72		R23**	RESIDENTIAL	BEDROOM	W34/F07*	43.3	34.4	8.9	20.6	43.3	34.4	8.9	20.6	98.6	18.4	81.3	15.2	3.2	17.5	78	27	64	24	17.9	11.1
		R24**	RESIDENTIAL	BEDROOM	W35/F07*	21.4	16.5	4.9	22.9	21.4	16.5	4.9	22.9	100.0	29.0	100.0	29.0	0	0	33	21	24	18	27.3	14.3
	F08	R1	RESIDENTIAL	BEDROOM	W1/F08*	52.7	46.5	6.2	11.8	52.7	46.5	6.2	11.8	96.7	16.1	96.7	16.1	0	0	84	28	74	25	11.9	10.7
		R2	RESIDENTIAL	BEDROOM	W2/F08*	52.7	46.8	5.9	11.2	52.7	46.8	5.9	11.2	97.6	17.8	95.4	17.4	0.4	2.3	84	28	75	26	10.7	7.1
		R3	RESIDENTIAL	BEDROOM	W3/F08*	24.8	22.7	2.1	8.5	24.8	22.7	2.1	8.5	100.0	18.8	100.0	18.8	0	0	35	24	32	22	8.6	8.3
		R4	RESIDENTIAL	BEDROOM	W4/F08*	52.3	48.9	3.4	6.5	52.3	48.9	3.4	6.5	97.8	16.6	97.8	16.6	0	0	87	30	79	29	9.2	3.3
		R5	RESIDENTIAL	BEDROOM	W5/F08*	52.1	49.3	2.8	5.4	52.1	49.3	2.8	5.4	97.7	28.0	96.5	27.7	0.3	1.2	89	30	81	29	9.0	3.3
		R6	RESIDENTIAL	LKD	W6/F08*	51.7	49.4	2.3	4.4	51.7	49.7	2	3.9	99.8	36.3	99.8	36.3	0	0	90	30	83	29	7.8	3.3
					W7/F08*	51.6	49.6	2.0	3.9											91	30	84	29	7.7	3.3
					W8/F08*	51.8	50.1	1.7	3.3											92	30	85	29	7.6	3.3
		R7	RESIDENTIAL	BEDROOM	W9/F08*	51.7	50.1	1.6	3.1	51.7	50.1	1.6	3.1	97.7	15.4	96.4	15.2	0.2	1.3	92	30	85	29	7.6	3.3
		R8	RESIDENTIAL	LKD	W10/F08*	51.5	50.3	1.2	2.3	51.6	50.5	1.1	2.1	99.6	31.1	99.6	31.1	0	0	93	30	86	29	7.5	3.3
					W11/F08*	51.0	50.0	1.0	2.0											93	30	86	29	7.5	3.3
					W12/F08*	52.1	51.2	0.9	1.7											92	30	86	29	6.5	3.3
		R9	RESIDENTIAL	BEDROOM	W13/F08*	51.9	51.2	0.7	1.3	51.9	51.2	0.7	1.3	97.6	13.8	97.6	13.8	0	0	92	30	86	29	6.5	3.3
		R10	RESIDENTIAL	BEDROOM	W15/F08*	51.7	51.4	0.3	0.6	51.7	51.4	0.3	0.6	99.5	17.3	99.3	17.2	0	0.2	89	30	86	29	3.4	3.3
		R11	RESIDENTIAL	BEDROOM	W16/F08*	52.1	51.8	0.3	0.6	52.1	51.8	0.3	0.6	99.4	14.3	99.4	14.3	0	0	90	30	87	29	3.3	3.3
		R12	RESIDENTIAL	LKD	W17/F08*	24.1	24.1	0.0	0.0	24.1	24.1	0	0	99.9	23.2	99.9	23.2	0	0	34	28	34	28	0.0	0.0
		R13	RESIDENTIAL	BEDROOM	W18/F08*	51.8	51.8	0.0	0.0	51.8	51.8	0	0	98.5	20.3	98.5	20.3	0	0	91	30	90			

* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

						VSC (WINDOW)		VSC (ROOM)						NSL						APSH (WINDOW)					
FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	EX. SQM	PR. %	PR. SQM	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
																				ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
8 HESTER ROAD ALBION RIVERSIDE (CONTINUED)																									
	F08	R14	RESIDENTIAL	BEDROOM	W19/F08*	52.2	52.2	0.0	0.0	52.2	52.2	0	0	98.2	21.8	98.2	21.8	0	0	91	30	90	29	1.1	3.3
		R15	RESIDENTIAL	LKD	W20/F08	27.2	26.2	1.0	3.7	25.9	20.8	5.1	19.7	99.8	122.3	98.9	121.2	1.1	0.9	16	4	12	1	25.0	75.0
					W21/F08*	25.2	21.5	3.7	14.7											21	7	11	0	47.6	100.0
					W22/F08*	22.1	16.2	5.9	26.7											23	4	10	0	56.5	100.0
					W23/F08*	52.4	37.1	15.3	29.2											75	26	52	19	30.7	26.9
A84		R16	RESIDENTIAL	LKD	W24/F08*	52.3	37.3	15.0	28.7	52.2	37.3	14.9	28.5	98.2	44.1	67.2	30.2	13.9	31.5	77	26	56	20	27.3	23.1
A84					W25/F08*	52.0	37.3	14.7	28.3											78	27	59	21	24.4	22.2
A84		R17	RESIDENTIAL	BEDROOM	W26/F08*	52.7	38.5	14.2	26.9	52.9	38.9	14	26.5	98.8	33.3	63.4	21.4	11.9	35.8	78	27	60	21	23.1	22.2
A84					W27/F08*	53.0	39.2	13.8	26.0											78	27	62	22	20.5	18.5
		R18	RESIDENTIAL	BEDROOM	W28/F08*	52.9	40.4	12.5	23.6	52.7	40.4	12.3	23.3	98.7	19.6	98.7	19.6	0	0	79	27	64	23	19.0	14.8
					W29/F08*	52.5	40.4	12.1	23.0											79	27	65	23	17.7	14.8
		R19	RESIDENTIAL	BEDROOM	W30/F08*	52.2	40.6	11.6	22.2	52.2	40.6	11.6	22.2	97.3	12.7	84.1	11.0	1.7	13.5	79	27	64	23	19.0	14.8
		R20	RESIDENTIAL	BEDROOM	W31/F08*	52.6	42.5	10.1	19.2	52.2	42.4	9.8	18.8	97.7	19.5	97.7	19.5	0	0	80	27	66	24	17.5	11.1
					W32/F08*	51.9	42.4	9.5	18.3											80	27	66	24	17.5	11.1
		R21	RESIDENTIAL	BEDROOM	W33/F08*	52.4	43.9	8.5	16.2	52.4	43.9	8.5	16.2	96.1	11.7	96.1	11.7	0	0	83	28	70	25	15.7	10.7
		R22	RESIDENTIAL	BEDROOM	W34/F08*	51.9	44.4	7.5	14.5	51.9	44.4	7.5	14.5	97.2	22.5	96.5	22.3	0.2	0.8	83	28	71	26	14.5	7.1
		R23	RESIDENTIAL	BEDROOM	W14/F08*	51.5	50.9	0.6	1.2	51.5	50.9	0.6	1.2	98.2	17.0	98.1	17.0	0	0.1	90	30	86	29	4.4	3.3
	F09	R1	RESIDENTIAL	BEDROOM	W1/F09*	66.7	60.7	6.0	9.0	66.7	60.9	5.8	8.7	97.6	37.8	97.6	37.8	0	0	88	29	79	27	10.2	6.9
					W2/F09*	66.7	61.0	5.7	8.5											88	29	79	27	10.2	6.9
		R2	RESIDENTIAL	LKD	W3/F09*	33.1	30.2	2.9	8.8	33.1	30.2	2.9	8.8	100.0	35.7	100.0	35.7	0	0	54	26	47	25	13.0	3.8
		R3	RESIDENTIAL	LKD	W4/F09*	37.2	35.2	2.0	5.4	37.2	35.2	2	5.4	100.0	38.5	100.0	38.5	0	0	61	28	58	27	4.9	3.6
		R4	RESIDENTIAL	BEDROOM	W5/F09*	66.1	63.9	2.2	3.3	66.1	63.9	2.2	3.3	97.3	21.0	97.3	21.0	0	0	94	30	86	29	8.5	3.3
					W6/F09*	66.0	64.0	2.0	3.0											94	30	87	29	7.4	3.3
		R5	RESIDENTIAL	BEDROOM	W8/F09*	66.4	65.1	1.3	2.0	66.4	65.1	1.3	2	95.0	15.9	94.4	15.8	0.1	0.6	93	30	86	29	7.5	3.3
		R6	RESIDENTIAL	BEDROOM	W11/F09*	66.7	66.2	0.5	0.7	66.7	66.2	0.5	0.7	97.9	23.7	97.2	23.5	0.2	0.7	93	30	90	30	3.2	0.0
					W12/F09*	66.7	66.3	0.4	0.6											93	30	89	29	4.3	3.3
		R7	RESIDENTIAL	BEDROOM	W13/F09*	65.9	65.7	0.2	0.3	65.9	65.7	0.2	0.3	98.6	14.6	98.7	14.6	0	0	93	30	90	29	3.2	3.3
		R8	RESIDENTIAL	BEDROOM	W14/F09*	66.1	66.0	0.1	0.2	66.1	66	0.1	0.2	98.8	14.4	98.8	14.4	0	0	93	30	91	30	2.2	0.0
		R9	RESIDENTIAL	BEDROOM	W15/F09*	66.3	66.2	0.1	0.2	66.3	66.2	0.1	0.2	99.2	31.1	99.2	31.1	0	0	93	30	92	30	1.1	0.0
					W16/F09*	66.3	66.2	0.1	0.2											93	30	92	30	1.1	0.0
		R10	RESIDENTIAL	LKD	W17/F09	38.5	36.4	2.1	5.5	33.4	28	5.4	16.2	89.0	87.2	88.5	86.7	0.5	0.6	28	5	15	1	46.4	80.0
					W18/F09*	38.4	32.8	5.6	14.6											36	9	19	2	50.0	77.8
					W19/F09*	33.2	24.3	8.9	26.8											31	6	11	0	64.5	100.0
					W25/F10	29.9	28.5	1.4	4.7											19	5	13	1	31.6	80.0
					W26/F10*	30.3	25.3	5.0	16.5											29	9	14	2	51.7	77.8
					W27/F10*	29.6	20.1	9.5	32.1											34	9	14	2	58.8	77.8
		R11	RESIDENTIAL	LKD	W20/F09*	66.9	52.4	14.5	21.7	66.9	52.7	14.2	21.2	98.6	41.2	98.5	41.1	0	0.1	81	27	60	20	25.9	25.9
					W21/F09*	66.9	52.5	14.4	21.5											81	27	61	21	24.7	22.2
					W22/F09*	66.9	52.7	14.2	21.2											81	27	62	21	23.5	22.2
					W23/F09*	67.1	53.3	13.8	20.6											81	27	63	21	22.2	22.2
		R12	RESIDENTIAL	BEDROOM	W27/F09*	66.9	55.4	11.5	17.2	66.9	55.6	11.3	16.9	96.8	19.0	96.7	19.0	0	0.1	85	27	71	23	16.5	14.8
					W28/F09*	66.9	55.8	11.1	16.6											85	27	71	23	16.5	14.8
		R13	RESIDENTIAL	BEDROOM	W29/F09*	66.6	57.0	9.6	14.4	66.6	57	9.6	14.4	95.3	11.6	95.3	11.6	0	0	86	28	73	25	15.1	10.7
		R14	RESIDENTIAL	BEDROOM	W30/F09*	66.6	57.4	9.2	13.8	66.6	57.4	9.2	13.8	98.7	13.4	96.4	13.1	0.3	2.4	86	28	73	25	15.1	10.7
		R15	RESIDENTIAL	BEDROOM	W31/F09*	67.4	59.7	7.7	11.4	67.4	59.7	7.7	11.4	98.4	16.9	98.4	16.9	0	0	86	28	73			

* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

						VSC (WINDOW)		VSC (ROOM)						NSL						APSH (WINDOW)					
FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	EX. SQM	PR. %	PR. SQM	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
																				ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
8 HESTER ROAD ALBION RIVERSIDE (CONTINUED)																									
	F09	R16	RESIDENTIAL	BEDROOM	W32/F09*	67.2	60.4	6.8	10.1	67.2	60.4	6.8	10.1	98.5	16.0	98.5	16.0	0	0	88	29	76	27	13.6	6.9
		R17	RESIDENTIAL	LKD	W24/F09*	67.0	53.5	13.5	20.1	66.7	53.7	13	19.5	97.0	52.4	96.7	52.3	0.1	0.3	82	27	65	22	20.7	18.5
					W25/F09*	66.5	53.3	13.2	19.8											82	27	67	23	18.3	14.8
					W26/F09*	66.6	54.3	12.3	18.5											85	27	69	23	18.8	14.8
		R18	RESIDENTIAL	BEDROOM	W7/F09*	66.8	65.0	1.8	2.7	66.8	65	1.8	2.7	95.7	13.1	94.7	13.0	0.1	1.1	94	30	87	29	7.4	3.3
		R19	RESIDENTIAL	BEDROOM	W9/F09*	66.1	65.2	0.9	1.4	66.1	65.2	0.9	1.4	96.0	20.2	95.7	20.1	0.1	0.4	93	30	86	29	7.5	3.3
					W10/F09*	66.1	65.2	0.9	1.4											93	30	86	29	7.5	3.3
	F10	R1	RESIDENTIAL	BEDROOM	W1/F10*	80.1	76.0	4.1	5.1	79.8	75.9	3.9	4.9	95.9	33.4	95.9	33.4	0	0	93	30	85	29	8.6	3.3
					W2/F10*	79.6	75.8	3.8	4.8											93	30	85	29	8.6	3.3
					W3/F10*	78.8	75.3	3.5	4.4											93	30	85	29	8.6	3.3
					W20/F10*	80.7	76.3	4.4	5.5											93	30	85	29	8.6	3.3
		R2	RESIDENTIAL	BEDROOM	W4/F10*	78.0	74.7	3.3	4.2	77	74	3	3.9	97.9	42.6	97.9	42.6	0	0	93	30	85	29	8.6	3.3
					W5/F10*	76.7	73.6	3.1	4.0											91	30	83	29	8.8	3.3
					W6/F10*	77.1	74.3	2.8	3.6											93	30	85	29	8.6	3.3
					W7/F10*	76.1	73.4	2.7	3.5											93	30	86	29	7.5	3.3
		R3	RESIDENTIAL	BEDROOM	W8/F10*	75.7	73.3	2.4	3.2	74.3	72.2	2.1	2.8	95.5	32.3	95.5	32.3	0	0	93	30	87	30	6.5	0.0
					W9/F10*	74.2	71.9	2.3	3.1											93	30	87	30	6.5	0.0
					W10/F10*	74.5	72.4	2.1	2.8											93	30	87	30	6.5	0.0
					W11/F10*	74.0	72.1	1.9	2.6											93	30	87	30	6.5	0.0
					W12/F10*	73.1	71.3	1.8	2.5											92	30	86	30	6.5	0.0
		R5	RESIDENTIAL	BEDROOM	W16/F10*	70.1	68.8	1.3	1.9	71.3	69.8	1.5	2.1	74.1	17.1	74.1	17.1	0	0	92	30	87	30	5.4	0.0
					W17/F10*	71.6	70.1	1.5	2.1											93	30	88	30	5.4	0.0
					W18/F10*	72.3	70.6	1.7	2.4											93	30	87	30	6.5	0.0
		R6	RESIDENTIAL	BEDROOM	W19/F10*	80.3	75.5	4.8	6.0	80.6	75.4	5.2	6.5	98.4	27.8	98.4	27.8	0	0	92	30	84	29	8.7	3.3
					W21/F10*	80.8	75.8	5.0	6.2											90	30	80	28	11.1	6.7
					W22/F10*	80.4	75.0	5.4	6.7											90	30	80	28	11.1	6.7
					W23/F10*	80.8	75.1	5.7	7.1											90	30	78	28	13.3	6.7
		R7	RESIDENTIAL	BEDROOM	W24/F10*	80.4	74.4	6.0	7.5	80.6	74.4	6.2	7.7	99.9	20.6	99.9	20.6	0	0	89	30	77	28	13.5	6.7
					W41/F10*	80.7	74.4	6.3	7.8											88	29	76	26	13.6	10.3
		R8	RESIDENTIAL	LIVING ROOM	W25/F10 (dup)	29.9	28.5	1.4	4.7	39.7	33.2	6.5	16.4	98.8	53.3	98.7	53.3	0	0.1	19	5	13	1	31.6	80.0
					W26/F10* (dup)	30.3	25.3	5.0	16.5											29	9	14	2	51.7	77.8
					W27/F10* (dup)	29.6	20.1	9.5	32.1											34	9	14	2	58.8	77.8
					W28/F10*	81.1	68.8	12.3	15.2											85	27	65	21	23.5	22.2
					W29/F10*	81.7	69.5	12.2	14.9											85	27	64	20	24.7	25.9
		R9	RESIDENTIAL	BEDROOM	W30/F10*	81.3	69.2	12.1	14.9	81.3	69.5	11.8	14.5	100.0	31.6	84.1	26.6	5	15.9	85	27	65	21	23.5	22.2
					W31/F10*	81.3	69.4	11.9	14.6											85	27	66	21	22.4	22.2
					W32/F10*	81.4	69.8	11.6	14.3											85	27	68	22	20.0	18.5
		R10	RESIDENTIAL	BEDROOM	W33/F10*	81.4	70.0	11.4	14.0	81.2	70.3	10.9	13.4	99.1	34.4	99.1	34.4	0	0	85	27	69	23	18.8	14.8
					W34/F10*	81.2	70.2	11.0	13.5											86	27	71	24	17.4	11.1
					W35/F10*	80.9	70.1	10.8	13.3											86	27	72	24	16.3	11.1
					W36/F10*	81.2	70.8	10.4	12.8											86	27	72	24	16.3	11.1
		R12	RESIDENTIAL	BEDROOM	W39/F10*	81.4	74.4	7.0	8.6	81	74.1	6.9	8.5	98.8	20.6	96.6	20.1	0.5	2.2	88	29	76	26	13.6	10.3
					W40/F10*	80.5	73.8	6.7	8.3											88	29	75	26	14.8	10.3
10 TO 14 PAVELEY DRIVE																									
FLOORI	F00	R2	RESIDENTIAL	BEDROOM	W3/F00	27.5	23.8	3.7	13.5	28.6	24.7	3.9	13.6	99.4	13.1	96.4	12.7	0.4	3						

* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

						VSC (WINDOW)			VSC (ROOM)				NSL						APSH (WINDOW)					
FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	EX. SQM	PR. %	PR. SQM	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
																				ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
10 TO 14 PAVELEY DRIVE (CONTINUED)																									
FLOORI	F00	R2	RESIDENTIAL	BEDROOM	W4/F00	29.6	25.7	3.9	13.2	28.6	24.7	3.9	13.6	99.4	13.1	96.4	12.7	0.4	3						
FLOORI		R4	RESIDENTIAL	KITCHEN***	W6/F00	26.6	22.7	3.9	14.7	26.6	22.7	3.9	14.7	97.9	8.3	75.1	6.3	1.9	23.3						
FLOORI		R6	RESIDENTIAL	BEDROOM	W9/F00	27.0	23.4	3.6	13.3	28.6	24.9	3.7	12.9	99.4	13.1	99.4	13.1	0	0						
FLOORI					W10/F00	30.2	26.5	3.7	12.3																
FLOORI		R8	RESIDENTIAL	KITCHEN***	W12/F00	27.6	24.0	3.6	13.0	27.6	24	3.6	13	93.5	7.9	75.3	6.4	1.5	19.4						
REPLIC.		R10	RESIDENTIAL	BEDROOM	W15/F00	23.9	20.5	3.4	14.2	24.8	21.3	3.5	14.1	98.7	13.0	98.7	13.0	0	0						
REPLIC.					W16/F00	25.7	22.1	3.6	14.0																
REPLIC.		R12	RESIDENTIAL	KITCHEN***	W18/F00	22.0	18.4	3.6	16.4	22	18.4	3.6	16.4	96.8	8.2	79.9	6.7	1.4	17.4						
REPLIC.	F01	R3	RESIDENTIAL	BEDROOM	W2/F01	31.1	27.0	4.1	13.2	31.1	26.9	4.2	13.5	99.4	13.1	99.4	13.1	0	0						
REPLIC.					W3/F01	31.1	26.9	4.2	13.5																
REPLIC.		R5	RESIDENTIAL	KITCHEN***	W5/F01	31.3	27.0	4.3	13.7	31.3	27	4.3	13.7	98.5	8.3	81.3	6.9	1.5	17.4						
REPLIC.		R8	RESIDENTIAL	BEDROOM	W7/F01	31.4	27.2	4.2	13.4	31.5	27.3	4.2	13.3	99.4	13.1	99.4	13.1	0	0						
REPLIC.					W8/F01	31.5	27.4	4.1	13.0																
REPLIC.		R10	RESIDENTIAL	KITCHEN***	W10/F01	31.0	27.0	4.0	12.9	31	27	4	12.9	98.5	8.3	82.3	6.9	1.4	16.5						
REPLIC.		R13	RESIDENTIAL	BEDROOM	W12/F01	29.3	25.3	4.0	13.7	28.9	24.9	4	13.8	99.3	13.1	99.3	13.1	0	0						
REPLIC.					W13/F01	28.5	24.5	4.0	14.0																
REPLIC.		R15	RESIDENTIAL	KITCHEN***	W15/F01	24.1	20.1	4.0	16.6	24.1	20.1	4	16.6	98.5	8.3	84.8	7.2	1.2	13.9						
FLOORI	F02	R1	RESIDENTIAL	BEDROOM	W1/F02	34.7	30.4	4.3	12.4	34.7	30.4	4.3	12.4	99.2	10.3	99.2	10.3	0	0						
FLOORI		R2	RESIDENTIAL	BEDROOM	W2/F02	34.9	30.5	4.4	12.6	34.9	30.5	4.4	12.6	99.2	9.8	99.2	9.8	0	0						
FLOORI		R3	RESIDENTIAL	BEDROOM	W3/F02	34.9	30.5	4.4	12.6	34.9	30.5	4.4	12.6	99.3	10.4	99.3	10.4	0	0						
FLOORI		R4	RESIDENTIAL	BEDROOM	W4/F02	34.7	30.4	4.3	12.4	34.7	30.4	4.3	12.4	99.3	9.7	99.3	9.7	0	0						
REPLIC.		R5	RESIDENTIAL	BEDROOM	W5/F02	33.4	29.1	4.3	12.9	33.4	29.1	4.3	12.9	99.2	10.4	99.2	10.4	0	0						
REPLIC.		R6	RESIDENTIAL	BEDROOM	W6/F02	30.6	26.3	4.3	14.1	30.6	26.3	4.3	14.1	98.4	9.5	98.4	9.5	0	0						
FLOORI	F03	R1	RESIDENTIAL	LD	W1/F03	35.0	30.9	4.1	11.7	34.8	33.7	1.1	3.2	99.6	52.1	99.6	52.1	0	0	26	6	26	6	0.0	0.0
FLOORI					W25/F03	35.1	35.1	0.0	0.0											59	21	59	21	0.0	0.0
FLOORI					W26/F03	33.5	33.5	0.0	0.0											56	20	56	20	0.0	0.0
FLOORI		R2	RESIDENTIAL	KITCHEN	W2/F03	32.1	27.8	4.3	13.4	32.1	27.8	4.3	13.4	97.3	13.5	97.3	13.5	0	0						
FLOORI					W3/F03	32.1	27.8	4.3	13.4																
FLOORI		R3	RESIDENTIAL	KITCHEN	W4/F03	32.0	27.7	4.3	13.4	31.8	27.5	4.3	13.5	97.2	14.9	97.2	14.9	0	0						
FLOORI					W5/F03	31.6	27.3	4.3	13.6																
FLOORI		R4	RESIDENTIAL	LD	W6/F03	16.1	12.2	3.9	24.2	26.1	24.4	1.7	6.5	99.7	51.3	99.6	51.3	0	0.1	9	1	9	1	0.0	0.0
FLOORI					W23/F03	35.0	35.0	0.0	0.0											60	22	60	22	0.0	0.0
FLOORI					W24/F03	33.2	33.2	0.0	0.0											57	21	57	21	0.0	0.0
FLOORI		R5	RESIDENTIAL	KITCHEN	W7/F03	31.5	27.1	4.4	14.0	31.6	27.3	4.3	13.6	97.6	13.4	97.6	13.4	0	0						
FLOORI					W8/F03	31.8	27.4	4.4	13.8																
FLOORI		R6	RESIDENTIAL	KITCHEN	W9/F03	31.7	27.4	4.3	13.6	31.5	27.1	4.4	14	97.5	13.4	97.5	13.4	0	0						
FLOORI					W10/F03	31.3	26.9	4.4	14.1																
FLOORI		R7	RESIDENTIAL	LD	W11/F03	15.7	11.8	3.9	24.8	28.7	27.2	1.5	5.2	99.8	51.6	99.8	51.6	0	0.1	9	1	9	1	0.0	0.0
FLOORI					W21/F03	33.5	33.5	0.0	0.0											57	21	57	21	0.0	0.0
FLOORI					W22/F03	37.7	37.7	0.0	0.0											67	23	67	23	0.0	0.0
REPLIC.		R8	RESIDENTIAL	KITCHEN	W12/F03	30.8	26.5	4.3	14.0	30.9	26.6	4.3	13.9	97.1	14.8	97.1	14.8	0	0						
REPLIC.					W13/F03	31.0	26.7	4.3	13.9																
REPLIC.		R9	RESIDENTIAL	KITCHEN	W14/F03	30.6	26.2	4.4	14.4	30.2	25.9	4.3	14.2	97.3	13.6	97.3	13.6	0	0						
REPLIC.					W15/F03	29.9	25.6	4.3	14.4																
REPLIC.		R10	RESIDENTIAL	LD	W16/F03	23.6	19.3	4.3	18.2	32.1	31.5	0.6	1.9	99.9	53.5	99.9	53.5	0	0	22	4	21			

* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

						VSC (WINDOW)		VSC (ROOM)						NSL						APSH (WINDOW)					
FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	EX. SQM	PR. %	PR. SQM	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
																				ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
10 TO 14 PAVELEY DRIVE (CONTINUED)																									
REPLIC.	F03	R10	RESIDENTIAL	LD	W17/F03	20.7	20.7	0.0	0.0	32.1	31.5	0.6	1.9	99.9	53.5	99.9	53.5	0	0	9	2	9	2	0.0	0.0
REPLIC.					W18/F03	21.9	21.9	0.0	0.0											9	2	9	2	0.0	0.0
REPLIC.					W19/F03	34.1	34.1	0.0	0.0											58	22	58	22	0.0	0.0
REPLIC.					W20/F03	38.1	38.1	0.0	0.0											67	23	67	23	0.0	0.0
20 TO 31 PAVELEY DRIVE																									
FLOORI	F00	R1	RESIDENTIAL	BEDROOM	W1/F00	30.0	27.2	2.8	9.3	29.6	26.8	2.8	9.5	99.8	11.0	99.8	11.0	0	0						
FLOORI					W2/F00	29.3	26.5	2.8	9.6																
FLOORI		R2	RESIDENTIAL	BEDROOM	W3/F00	22.1	20.0	2.1	9.5	22.1	20	2.1	9.5	98.6	7.0	91.1	6.5	0.5	7.6						
FLOORI		R4	RESIDENTIAL	BEDROOM	W5/F00	19.6	16.6	3.0	15.3	19.6	16.6	3	15.3	94.3	6.3	83.1	5.5	0.7	11.9						
FLOORI		R5	RESIDENTIAL	BEDROOM	W6/F00	21.5	18.4	3.1	14.4	19.3	16.6	2.7	14	99.6	11.0	94.7	10.5	0.5	4.9						
FLOORI					W7/F00	17.0	14.9	2.1	12.4																
FLOORI		R6	RESIDENTIAL	BEDROOM	W8/F00	30.9	27.6	3.3	10.7	30.5	27.2	3.3	10.8	99.8	11.0	99.8	11.0	0	0						
FLOORI					W9/F00	30.1	26.8	3.3	11.0																
FLOORI		R7	RESIDENTIAL	BEDROOM	W10/F00	22.4	19.4	3.0	13.4	22.4	19.4	3	13.4	98.6	7.0	83.7	6.0	1.1	15.2						
FLOORI		R9	RESIDENTIAL	BEDROOM	W12/F00	24.0	20.8	3.2	13.3	24	20.8	3.2	13.3	98.7	6.6	89.1	5.9	0.6	9.8						
FLOORI		R10	RESIDENTIAL	BEDROOM	W13/F00	30.0	26.5	3.5	11.7	30.4	26.8	3.6	11.8	99.8	11.0	99.8	11.0	0	0						
FLOORI					W14/F00	30.8	27.2	3.6	11.7																
FLOORI	F01	R1	RESIDENTIAL	BEDROOM	W1/F01	34.0	30.9	3.1	9.1	34	30.9	3.1	9.1	99.7	11.0	99.7	11.0	0	0						
FLOORI		R2	RESIDENTIAL	BEDROOM	W2/F01	32.5	29.4	3.1	9.5	32.5	29.4	3.1	9.5	98.6	7.0	91.9	6.6	0.5	6.7						
FLOORI		R4	RESIDENTIAL	BEDROOM	W5/F01	29.7	26.6	3.1	10.4	29.7	26.6	3.1	10.4	97.4	6.5	88.9	5.9	0.6	8.7						
FLOORI		R5	RESIDENTIAL	BEDROOM	W6/F01	23.1	19.9	3.2	13.9	23.1	19.9	3.2	13.9	99.6	11.0	94.8	10.5	0.5	4.9						
FLOORI		R6	RESIDENTIAL	BEDROOM	W7/F01	34.3	30.8	3.5	10.2	34.3	30.8	3.5	10.2	99.7	11.0	99.7	11.0	0	0						
FLOORI		R7	RESIDENTIAL	BEDROOM	W8/F01	32.8	29.2	3.6	11.0	32.8	29.2	3.6	11	98.6	7.0	88.6	6.3	0.7	10.1						
FLOORI		R9	RESIDENTIAL	BEDROOM	W11/F01	32.6	29.0	3.6	11.0	32.6	29	3.6	11	98.4	6.5	89.1	5.9	0.6	9.5						
FLOORI		R10	RESIDENTIAL	BEDROOM	W12/F01	34.2	30.4	3.8	11.1	34.2	30.4	3.8	11.1	99.8	11.0	99.7	11.0	0	0.1						
FLOORI	F02	R1	RESIDENTIAL	BEDROOM	W1/F02	23.8	20.7	3.1	13.0	23.8	20.7	3.1	13	99.8	11.0	99.8	11.0	0	0						
FLOORI					W2/F02	23.7	20.6	3.1	13.1																
FLOORI		R2	RESIDENTIAL	BEDROOM	W3/F02	23.7	20.6	3.1	13.1	23.7	20.6	3.1	13.1	98.6	7.0	94.9	6.8	0.3	3.7						
FLOORI		R3	RESIDENTIAL	BEDROOM	W4/F02	22.8	19.6	3.2	14.0	22.8	19.6	3.2	14	97.7	6.5	93.5	6.2	0.3	4.2						
FLOORI		R4	RESIDENTIAL	BEDROOM	W5/F02	21.2	17.9	3.3	15.6	17.5	14.9	2.6	14.9	99.7	11.0	99.7	11.0	0	0						
FLOORI					W6/F02	13.9	11.9	2.0	14.4																
FLOORI		R5	RESIDENTIAL	BEDROOM	W7/F02	23.9	20.3	3.6	15.1	23.9	20.3	3.6	15.1	99.8	11.0	99.8	11.0	0	0						
FLOORI					W8/F02	23.8	20.2	3.6	15.1																
FLOORI		R6	RESIDENTIAL	BEDROOM	W9/F02	23.8	20.1	3.7	15.5	23.8	20.1	3.7	15.5	98.6	7.0	91.7	6.5	0.5	7						
FLOORI		R7	RESIDENTIAL	BEDROOM	W10/F02	23.8	20.1	3.7	15.5	23.8	20.1	3.7	15.5	98.6	6.6	91.9	6.1	0.4	6.8						
FLOORI		R8	RESIDENTIAL	BEDROOM	W11/F02	23.8	20.1	3.7	15.5	24	20.3	3.7	15.4	99.8	11.0	99.8	11.0	0	0						
FLOORI					W12/F02	24.3	20.5	3.8	15.6																

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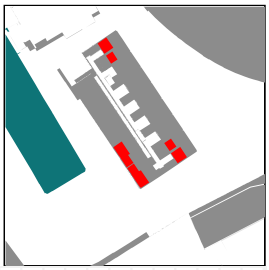
APPENDIX 04
RESULTS & CONTOURS:

EXISTING v PROPOSED (CONTOURS)

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 6 HESTER ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL1

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

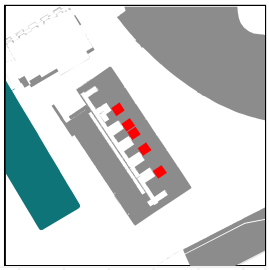


F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
6 HESTER ROAD								
F01	R1	RESIDENTIAL	LKD	26.8	69.3	65.4	1.0	5.5
F01	R2	RESIDENTIAL	LKD	26.7	73.8	66.9	1.8	9.3
F01	R3	RESIDENTIAL	BEDROOM	16.1	25.3	25.3	0.0	0
F01	R4	RESIDENTIAL	BEDROOM	9.4	11.8	11.8	0.0	0
F01	R5	RESIDENTIAL	BEDROOM	15.2	21.3	9.6	1.8	54.8
F01	R6	RESIDENTIAL	BEDROOM	8.8	19.7	5.3	1.3	73.1

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 6 HESTER ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL2

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

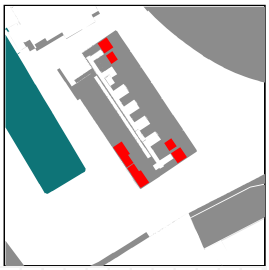


F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
6 HESTER ROAD								
F01	R8	RESIDENTIAL	BEDROOM	11.3	1.1	1.1	0.0	0
F01	R10	RESIDENTIAL	BEDROOM	11.0	15.8	4	1.3	74.5
F01	R11	RESIDENTIAL	BEDROOM	11.1	35	30.8	0.5	12.1
F01	R15	RESIDENTIAL	BEDROOM	11.5	3.8	1.5	0.3	60.3
F01	R16	RESIDENTIAL	BEDROOM	11.2	4.6	0.8	0.4	81.9

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 6 HESTER ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL3

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

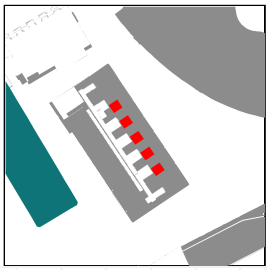


F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
6 HESTER ROAD								
F02	R1	RESIDENTIAL	LKD	26.8	98.1	98.1	0.0	0
F02	R2	RESIDENTIAL	LKD	26.7	79.9	67.1	3.4	16
F02	R3	RESIDENTIAL	BEDROOM	15.9	24.6	24.6	0.0	0
F02	R4	RESIDENTIAL	BEDROOM	9.7	14.2	14.2	0.0	0
F02	R5	RESIDENTIAL	BEDROOM	15.4	28.2	13.2	2.3	53.3
F02	R6	RESIDENTIAL	BEDROOM	9.2	32.5	7.7	2.3	76.3

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 6 HESTER ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL4

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

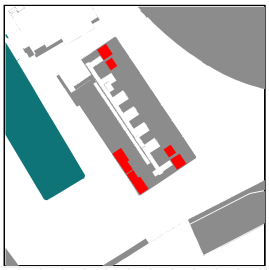


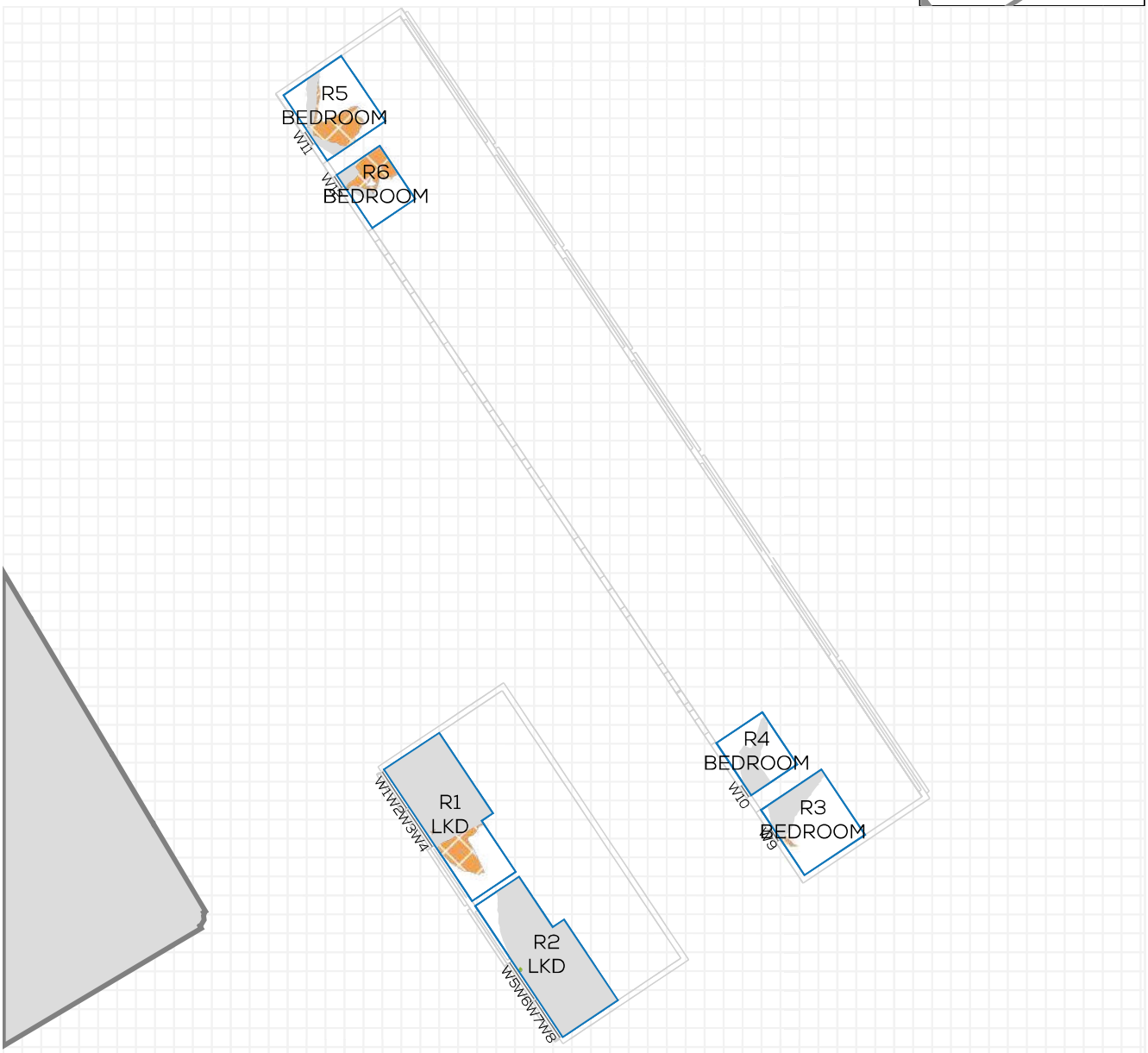
F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
6 HESTER ROAD								
F02	R8	RESIDENTIAL	BEDROOM	11.3	1.3	1.3	0.0	0
F02	R10	RESIDENTIAL	BEDROOM	11.2	30.4	3	3.1	90
F02	R13	RESIDENTIAL	BEDROOM	11.5	22.5	0	2.6	99.9
F02	R15	RESIDENTIAL	BEDROOM	11.3	18.9	0.2	2.1	99.2
F02	R16	RESIDENTIAL	BEDROOM	11.6	19.7	6.6	1.5	66.7

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 6 HESTER ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL5

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
6 HESTER ROAD								
F03	R1	RESIDENTIAL	LKD	26.8	77.4	65.4	3.2	15.5
F03	R2	RESIDENTIAL	LKD	26.7	93.2	93.3	0.0	-0.2
F03	R3	RESIDENTIAL	BEDROOM	15.9	26.7	25.7	0.2	3.9
F03	R4	RESIDENTIAL	BEDROOM	9.7	35.4	35.4	0.0	0
F03	R5	RESIDENTIAL	BEDROOM	15.4	39	14	3.8	64.2
F03	R6	RESIDENTIAL	BEDROOM	9.2	47.6	13.2	3.2	72.4

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 6 HESTER ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL6

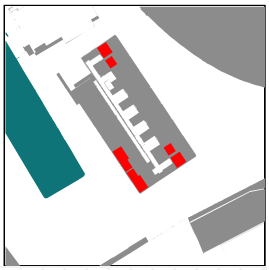
KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

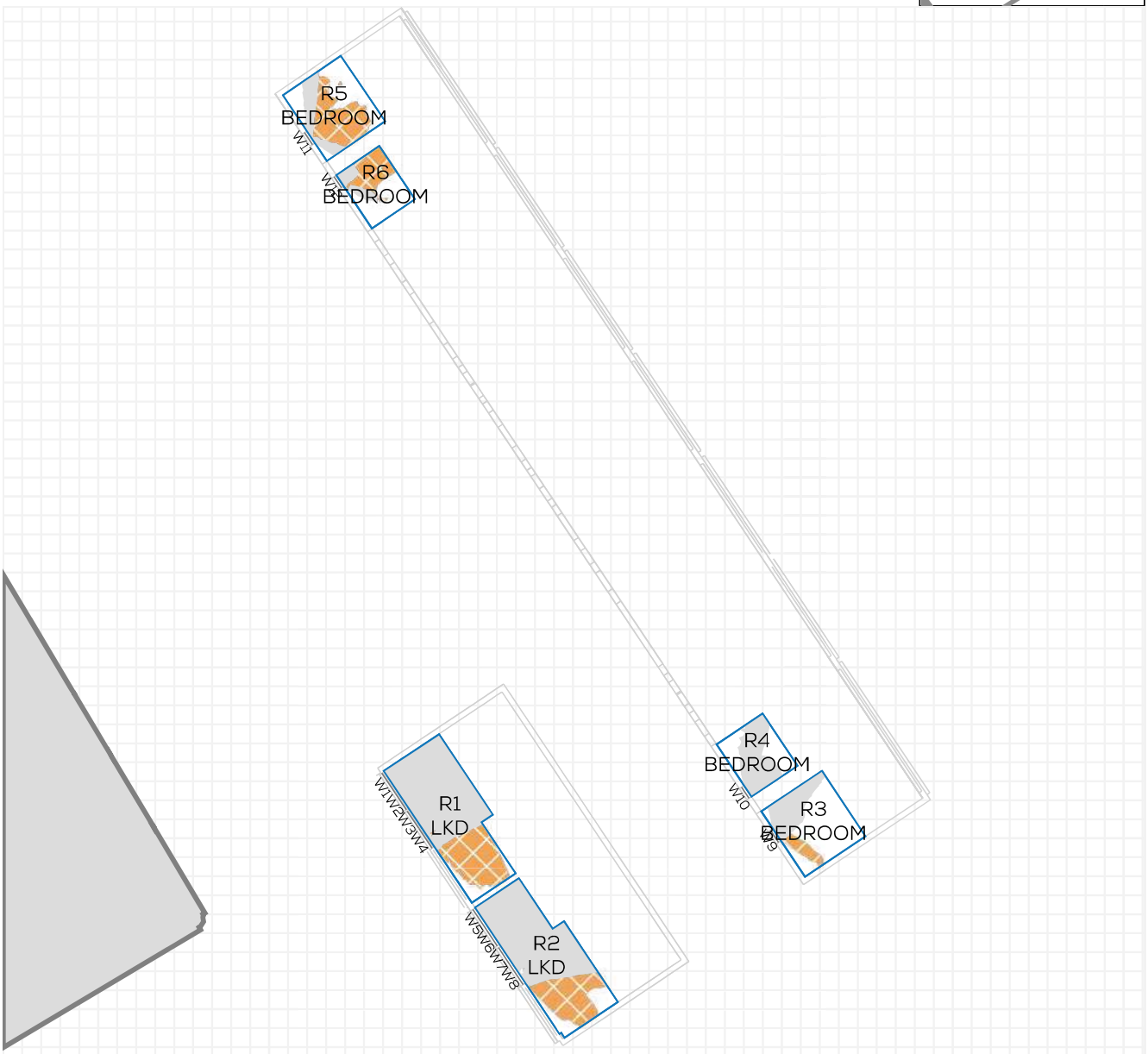
F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
6 HESTER ROAD								
F03	R8	RESIDENTIAL	BEDROOM	11.3	1.6	1.6	0.0	0
F03	R9	RESIDENTIAL	BEDROOM	10.6	78.9	44.3	3.7	43.9
F03	R12	RESIDENTIAL	BEDROOM	11.2	20.1	19	0.1	5.5
F03	R14	RESIDENTIAL	BEDROOM	11.2	14.8	13.5	0.1	8.4
F03	R16	RESIDENTIAL	BEDROOM	11.6	72.5	6.7	7.7	90.8

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 6 HESTER ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL7

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



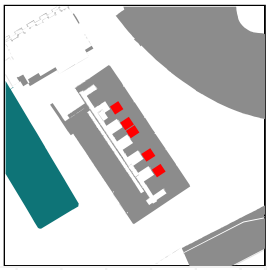


F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
6 HESTER ROAD								
F04	R1	RESIDENTIAL	LKD	26.8	93.9	65.7	7.5	30
F04	R2	RESIDENTIAL	LKD	26.7	89.7	64.9	6.6	27.7
F04	R3	RESIDENTIAL	BEDROOM	15.9	36.5	28.1	1.3	22.8
F04	R4	RESIDENTIAL	BEDROOM	9.7	60.1	60.1	0.0	0
F04	R5	RESIDENTIAL	BEDROOM	15.4	59.1	17.2	6.4	70.9
F04	R6	RESIDENTIAL	BEDROOM	9.2	52.1	15.4	3.4	70.4

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 6 HESTER ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL8

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

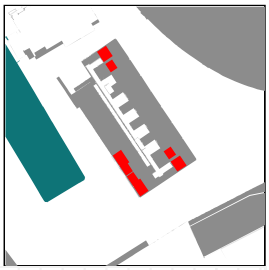


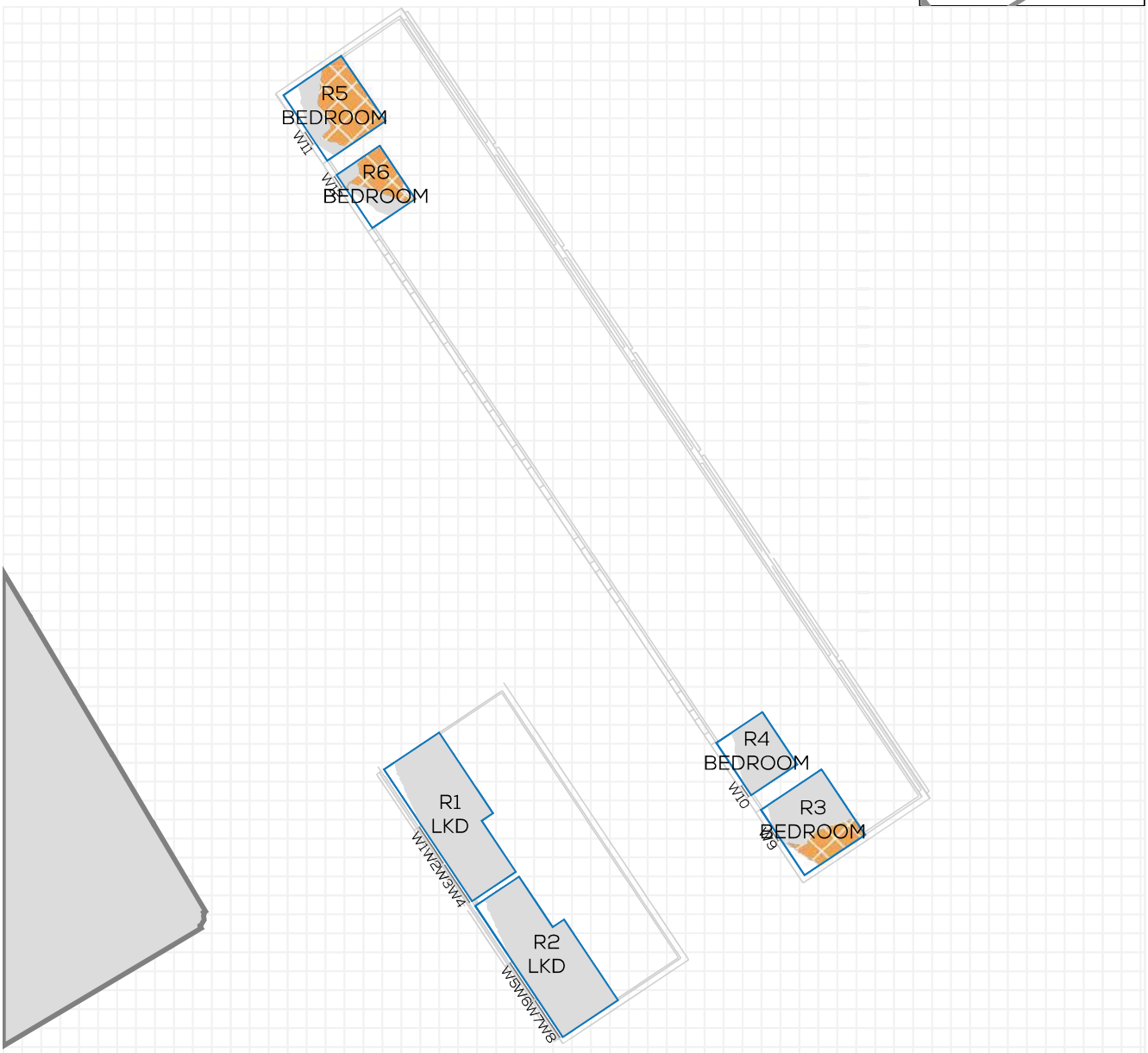
F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
6 HESTER ROAD								
F04	R8	RESIDENTIAL	BEDROOM	11.3	6.3	6.3	0.0	0.5
F04	R10	RESIDENTIAL	BEDROOM	11.2	66.6	4.4	7.0	93.4
F04	R11	RESIDENTIAL	BEDROOM	10.9	81.9	64.2	1.9	21.6
F04	R13	RESIDENTIAL	BEDROOM	11.5	47.9	15.4	3.7	67.8
F04	R15	RESIDENTIAL	BEDROOM	11.3	49.8	10.3	4.5	79.3

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 6 HESTER ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL9

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



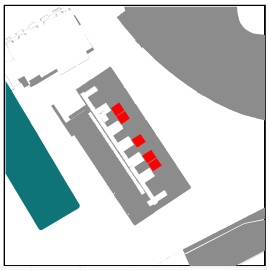


F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
6 HESTER ROAD								
F05	R1	RESIDENTIAL	LKD	26.8	96.5	96.5	0.0	0
F05	R2	RESIDENTIAL	LKD	26.7	96.6	96.6	0.0	0
F05	R3	RESIDENTIAL	BEDROOM	15.9	92.3	62.1	4.8	32.7
F05	R4	RESIDENTIAL	BEDROOM	9.7	87.4	87.4	0.0	0
F05	R5	RESIDENTIAL	BEDROOM	15.4	91.8	26	10.1	71.7
F05	R6	RESIDENTIAL	BEDROOM	9.2	83.7	32.2	4.8	61.6

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 6 HESTER ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL10

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



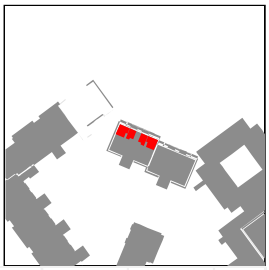
F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
6 HESTER ROAD								
F05	R8	RESIDENTIAL	BEDROOM	11.3	73.2	18.1	6.2	75.2
F05	R9	RESIDENTIAL	BEDROOM	10.6	89.1	56.2	3.5	36.9
F05	R13	RESIDENTIAL	BEDROOM	11.5	90.4	24.4	7.6	73
F05	R14	RESIDENTIAL	BEDROOM	11.2	90.4	90.4	0.0	0
F05	R16	RESIDENTIAL	BEDROOM	11.6	89.8	14.7	8.7	83.6

NSL CONTOURS

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 18 PAVELEY DRIVE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL11

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



F00

F00

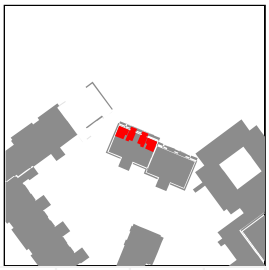
F01

F01

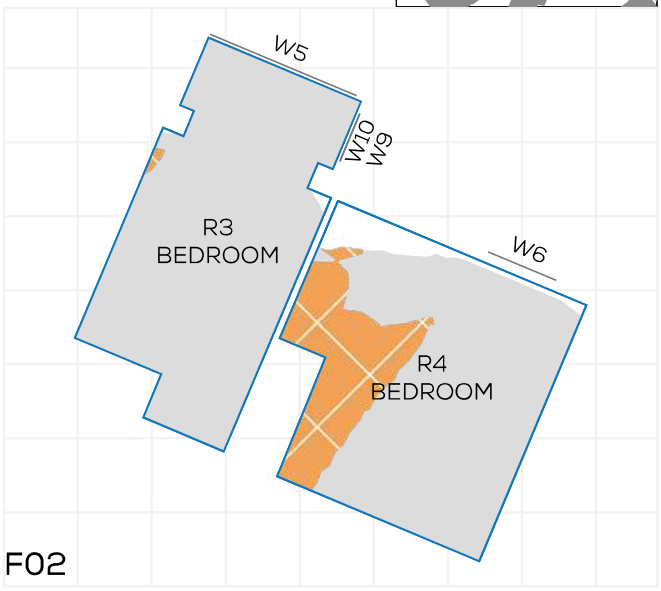
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
18 PAVELEY DRIVE								
F00	R1	RESIDENTIAL	BEDROOM	12.6	85.7	85.6	0.0	0
F00	R2	RESIDENTIAL	BEDROOM	8.2	100	100	0.0	0
F00	R3	RESIDENTIAL	BEDROOM	8.3	100	100	0.0	0
F00	R4	RESIDENTIAL	BEDROOM	12.5	89.2	64.3	3.1	28
F01	R1	RESIDENTIAL	BEDROOM	12.6	83.1	82.4	0.1	0.8
F01	R2	RESIDENTIAL	BEDROOM	8.2	100	100	0.0	0
F01	R3	RESIDENTIAL	BEDROOM	8.3	100	100	0.0	0
F01	R4	RESIDENTIAL	BEDROOM	12.5	85.3	56.7	3.6	33.5

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 18 PAVELEY DRIVE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL12

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



F02



F02

F03

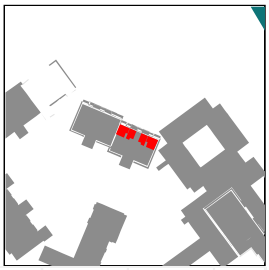
F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
18 PAVELEY DRIVE								
F02	R1	RESIDENTIAL	BEDROOM	12.6	89	88.9	0.0	0
F02	R2	RESIDENTIAL	BEDROOM	11.0	99.7	99	0.1	0.7
F02	R3	RESIDENTIAL	BEDROOM	11.2	99.6	99.2	0.0	0.4
F02	R4	RESIDENTIAL	BEDROOM	12.5	93.3	70	2.9	25
F03	R1	RESIDENTIAL	BEDROOM	12.6	90.5	90.4	0.0	0
F03	R2	RESIDENTIAL	BEDROOM	8.2	100	100	0.0	0
F03	R3	RESIDENTIAL	BEDROOM	8.3	100	100	0.0	0
F03	R4	RESIDENTIAL	BEDROOM	12.5	92	62.4	3.7	32.2

NSL CONTOURS

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 19 PAVELEY DRIVE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL13

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



F00

F00

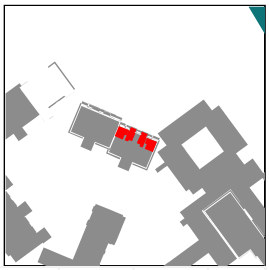
F01

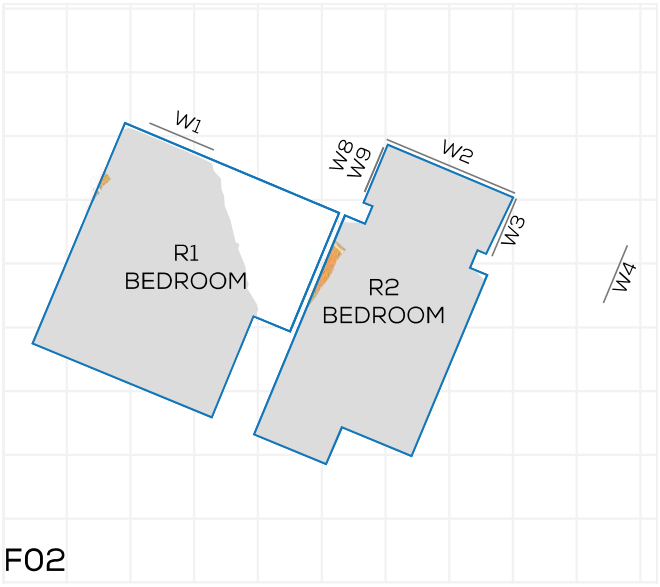
F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
19 PAVELEY DRIVE								
F00	R1	RESIDENTIAL	BEDROOM	12.6	77.6	77.4	0.0	0.3
F00	R2	RESIDENTIAL	BEDROOM	8.2	100	100	0.0	0
F00	R3	RESIDENTIAL	BEDROOM	8.3	100	100	0.0	0
F00	R4	RESIDENTIAL	BEDROOM	12.5	83.7	57.1	3.3	31.8
F01	R1	RESIDENTIAL	BEDROOM	12.6	75.3	73.8	0.2	1.9
F01	R2	RESIDENTIAL	BEDROOM	8.2	100	100	0.0	0
F01	R3	RESIDENTIAL	BEDROOM	8.3	100	100	0.0	0
F01	R4	RESIDENTIAL	BEDROOM	12.5	83.1	53.4	3.7	35.7

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 19 PAVELEY DRIVE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL14

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





F02

F02

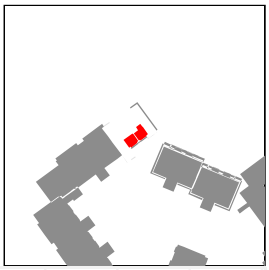
F03

F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
19 PAVELEY DRIVE								
F02	R1	RESIDENTIAL	BEDROOM	12.6	78.1	77.7	0.0	0.4
F02	R2	RESIDENTIAL	BEDROOM	10.8	99.7	98.3	0.2	1.4
F02	R3	RESIDENTIAL	BEDROOM	10.9	99.3	90.6	1.0	8.8
F02	R4	RESIDENTIAL	BEDROOM	12.5	93.6	60.3	4.2	35.6
F03	R1	RESIDENTIAL	BEDROOM	12.6	76.5	76.4	0.0	0
F03	R2	RESIDENTIAL	BEDROOM	8.2	100	100	0.0	0
F03	R3	RESIDENTIAL	BEDROOM	8.3	100	100	0.0	0
F03	R4	RESIDENTIAL	BEDROOM	12.5	92.3	55.4	4.6	40

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 17 PAVELEY DRIVE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL15

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



F00

F01

F02

F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
17 PAVELEY DRIVE								
F00	R2	RESIDENTIAL	KITCHEN	8.3	43.4	43.4	0.0	0
F00	R4	RESIDENTIAL	BEDROOM	12.4	95.7	90.3	0.7	5.6
F01	R4	RESIDENTIAL	BEDROOM	11.9	94.9	93	0.2	2
F01	R5	RESIDENTIAL	BEDROOM	11.9	94.2	89.4	0.6	5.1
F02	R4	RESIDENTIAL	BEDROOM	12.7	93.1	92.8	0.0	0.2
F02	R5	RESIDENTIAL	BEDROOM	12.7	93.5	92.9	0.1	0.6
F03	R3	RESIDENTIAL	BEDROOM	11.9	98.9	98.6	0.0	0.2
F03	R4	RESIDENTIAL	BEDROOM	11.9	98.9	98.5	0.1	0.4

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 2-28 BATTERSEA BRIDGE ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL16

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

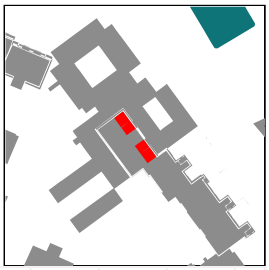
F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2-28 BATTERSEA BRIDGE ROAD								
F00	R1	RESIDENTIAL	BEDROOM	11.3	99.8	99.8	0.0	0
F00	R2	RESIDENTIAL	BEDROOM	7.1	92.1	92.1	0.0	0
F00	R4	RESIDENTIAL	BEDROOM	7.4	92	91.9	0.0	0.2
F00	R5	RESIDENTIAL	BEDROOM	11.6	98.7	98.7	0.0	0

NSL CONTOURS

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 2-28 BATTERSEA BRIDGE ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL17

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2-28 BATTERSEA BRIDGE ROAD								
F01	R1	RESIDENTIAL	BEDROOM	15.1	94.6	88.8	0.9	6.2
F01	R2	RESIDENTIAL	BEDROOM	12.0	97.8	97.8	0.0	0
F01	R3	RESIDENTIAL	BEDROOM	12.0	97.8	93.5	0.5	4.4
F01	R4	RESIDENTIAL	BEDROOM	15.1	96.4	94.9	0.2	1.5

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 2-28 BATTERSEA BRIDGE ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL18

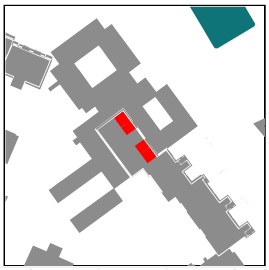
KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

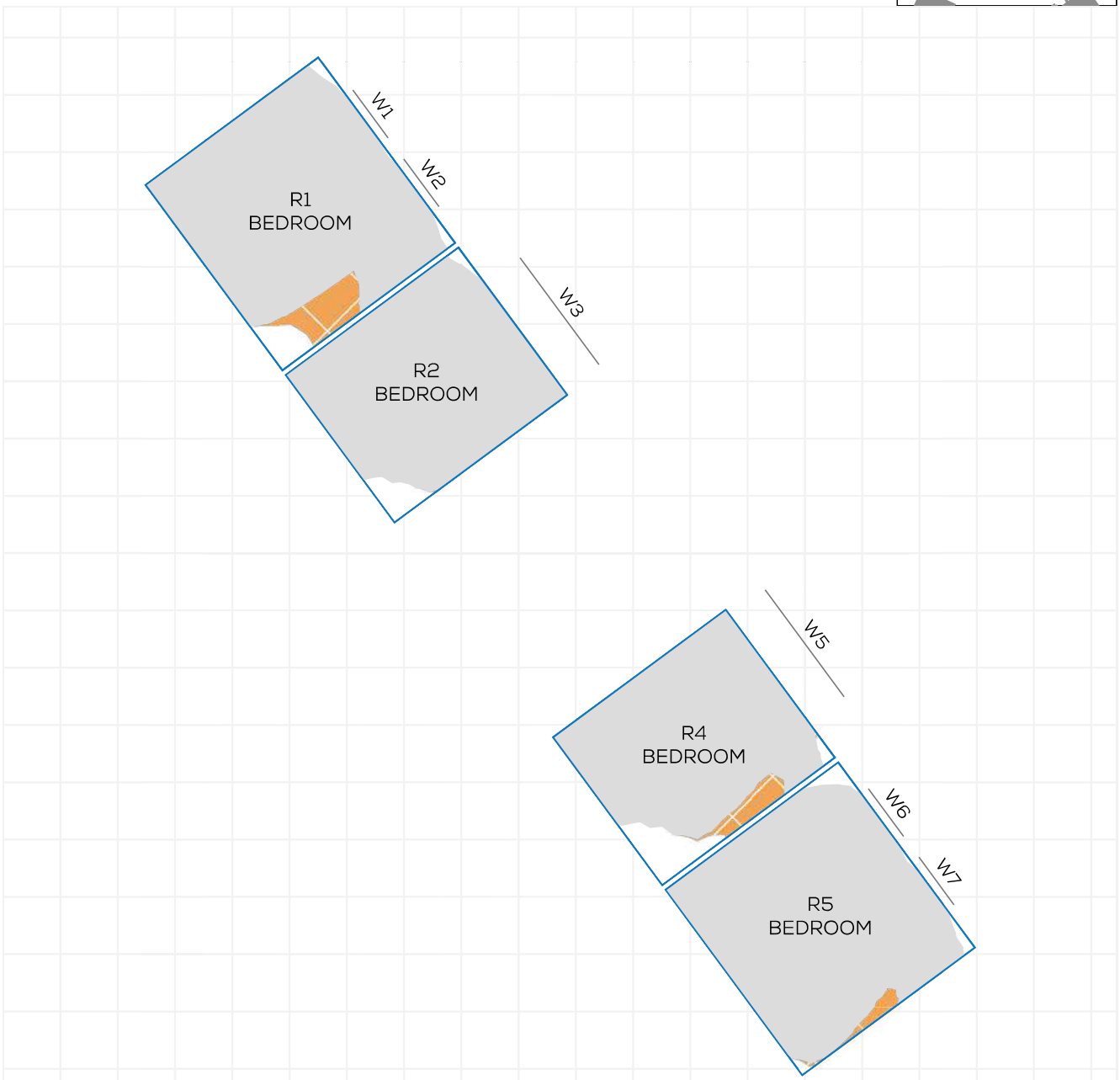
F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2-28 BATTERSEA BRIDGE ROAD								
F01	R5	RESIDENTIAL	BEDROOM	11.3	99.6	99.6	0.0	0
F01	R6	RESIDENTIAL	BEDROOM	7.1	94.7	94.7	0.0	0
F01	R8	RESIDENTIAL	BEDROOM	7.4	94.3	94.3	0.0	0
F01	R9	RESIDENTIAL	BEDROOM	11.6	98.8	98.8	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 2-28 BATTERSEA BRIDGE ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL19

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2-28 BATTERSEA BRIDGE ROAD								
F02	R1	RESIDENTIAL	BEDROOM	15.1	95.6	89.6	0.9	6.2
F02	R2	RESIDENTIAL	BEDROOM	12.0	95.5	95.4	0.0	0
F02	R4	RESIDENTIAL	BEDROOM	12.0	91.8	87.3	0.5	4.9
F02	R5	RESIDENTIAL	BEDROOM	15.1	97.8	96.1	0.3	1.8

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 2-28 BATTERSEA BRIDGE ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL20

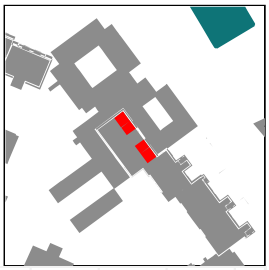
KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2-28 BATTERSEA BRIDGE ROAD								
F02	R6	RESIDENTIAL	BEDROOM	11.3	99.7	99.6	0.0	0
F02	R7	RESIDENTIAL	BEDROOM	7.1	94.8	94.8	0.0	0
F02	R9	RESIDENTIAL	BEDROOM	7.4	94.7	94.7	0.0	0
F02	R10	RESIDENTIAL	BEDROOM	11.6	98.9	98.9	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 2-28 BATTERSEA BRIDGE ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL21

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2-28 BATTERSEA BRIDGE ROAD								
F03	R1	RESIDENTIAL	BEDROOM	15.1	97.8	89.6	1.2	8.4
F03	R2	RESIDENTIAL	BEDROOM	12.0	99.5	99.5	0.0	0
F03	R3	RESIDENTIAL	BEDROOM	12.0	99.2	95.6	0.4	3.7
F03	R4	RESIDENTIAL	BEDROOM	15.1	98.6	96.6	0.3	2.1

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 2-28 BATTERSEA BRIDGE ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL22

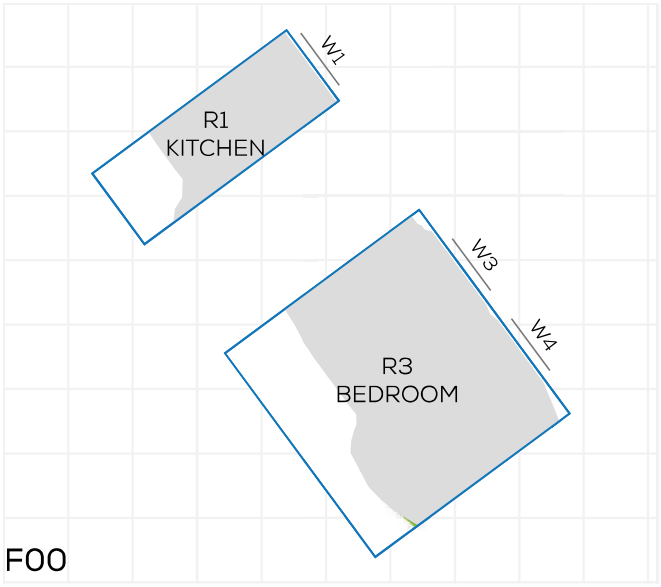
KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2-28 BATTERSEA BRIDGE ROAD								
F03	R5	RESIDENTIAL	BEDROOM	11.3	99.7	99.7	0.0	0
F03	R6	RESIDENTIAL	BEDROOM	7.1	94.8	94.8	0.0	0
F03	R7	RESIDENTIAL	BEDROOM	7.4	94.7	94.7	0.0	0
F03	R8	RESIDENTIAL	BEDROOM	11.6	99.6	99.6	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 30-44 BATTERSEA BRIDGE ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL23

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



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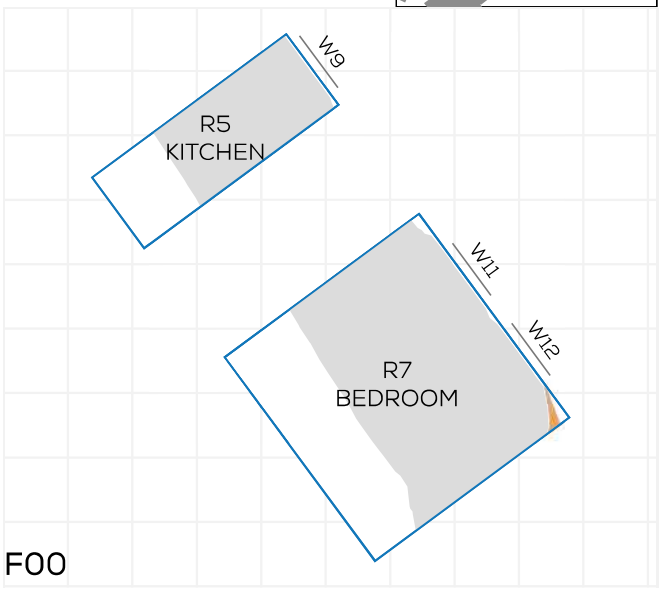
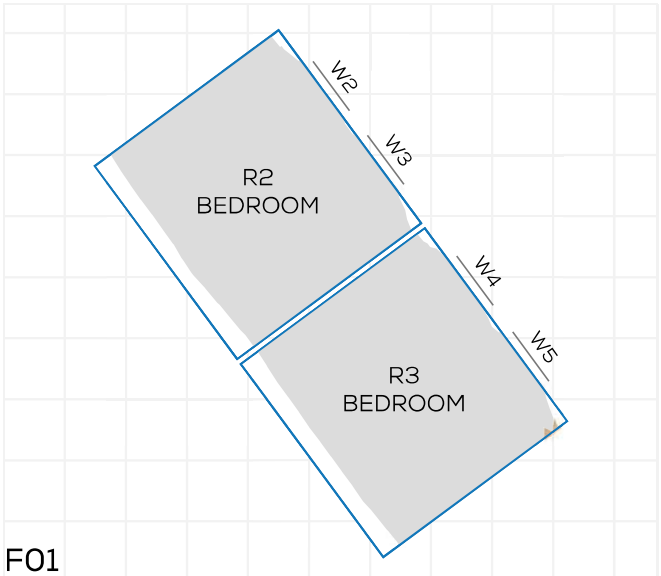
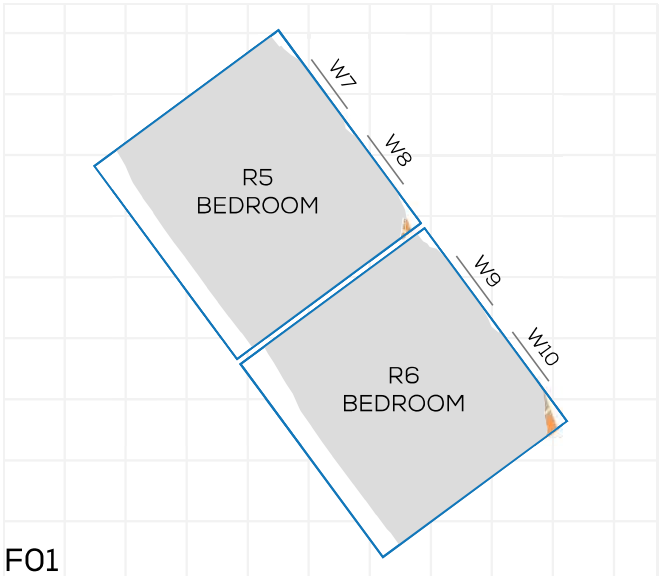


F00



F01

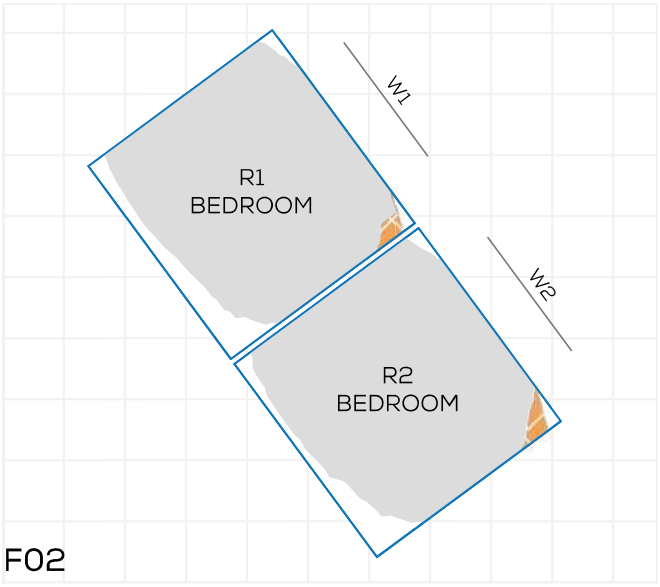


F01

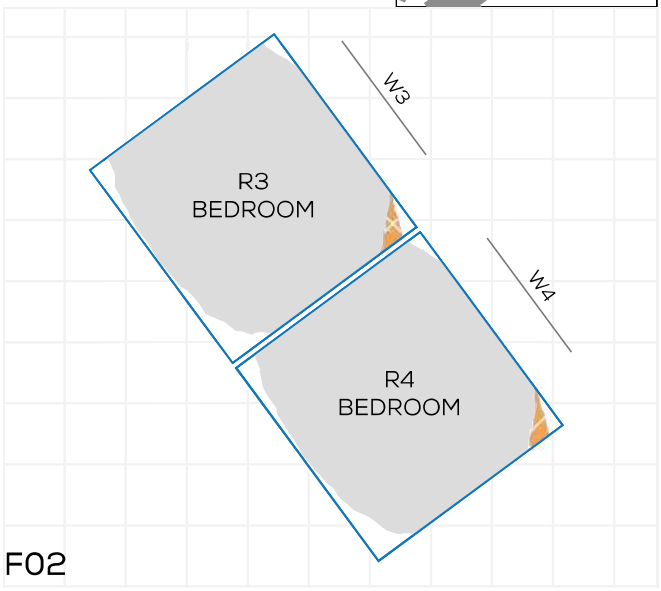
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
30-44 BATTERSEA BRIDGE ROAD								
F00	R1	RESIDENTIAL	KITCHEN	5.1	72.5	72.5	0.0	0
F00	R3	RESIDENTIAL	BEDROOM	14.7	74.7	74.7	0.0	-0.1
F00	R5	RESIDENTIAL	KITCHEN	5.1	68.6	68.6	0.0	0
F00	R7	RESIDENTIAL	BEDROOM	14.7	69.1	68.7	0.1	0.6
F01	R2	RESIDENTIAL	BEDROOM	14.7	91.4	91.3	0.0	0
F01	R3	RESIDENTIAL	BEDROOM	14.7	91	90.8	0.0	0.2
F01	R5	RESIDENTIAL	BEDROOM	14.7	90.3	90	0.0	0.3
F01	R6	RESIDENTIAL	BEDROOM	14.7	89.6	89.1	0.1	0.5

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 30-44 BATTERSEA BRIDGE ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL24

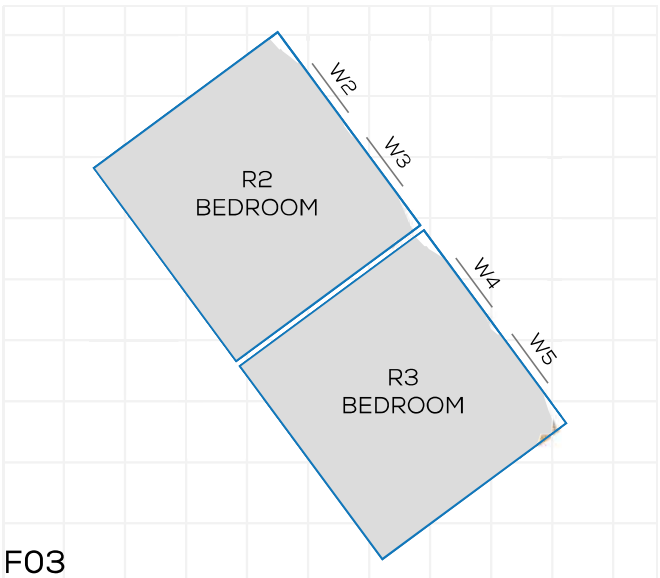
KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



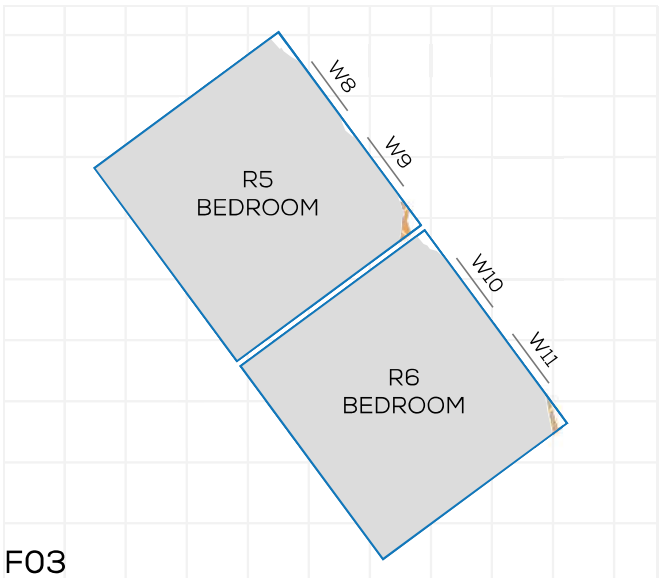
F02



F02



F03

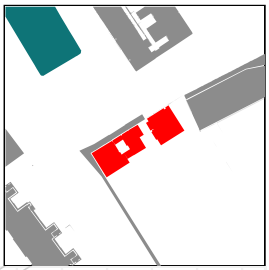


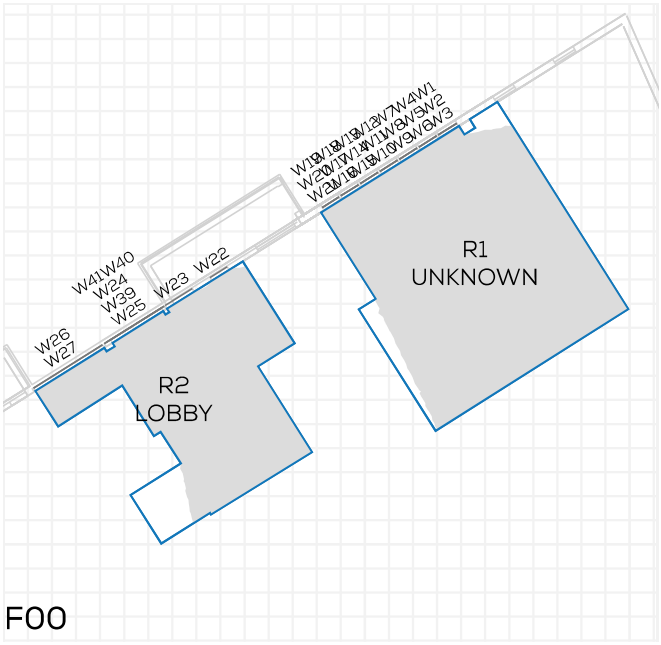
F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
30-44 BATTERSEA BRIDGE ROAD								
F02	R1	RESIDENTIAL	BEDROOM	14.7	90.1	89.1	0.1	1.1
F02	R2	RESIDENTIAL	BEDROOM	14.7	91.5	90.3	0.2	1.4
F02	R3	RESIDENTIAL	BEDROOM	14.7	93.9	92.9	0.2	1.1
F02	R4	RESIDENTIAL	BEDROOM	14.7	93.8	92.8	0.1	1.1
F03	R2	RESIDENTIAL	BEDROOM	14.7	99.1	99.1	0.0	0
F03	R3	RESIDENTIAL	BEDROOM	14.7	99	98.8	0.0	0.2
F03	R5	RESIDENTIAL	BEDROOM	14.7	99.1	98.7	0.1	0.4
F03	R6	RESIDENTIAL	BEDROOM	14.7	99.2	99	0.0	0.3

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ROYAL COLLEGE OF ART
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL25

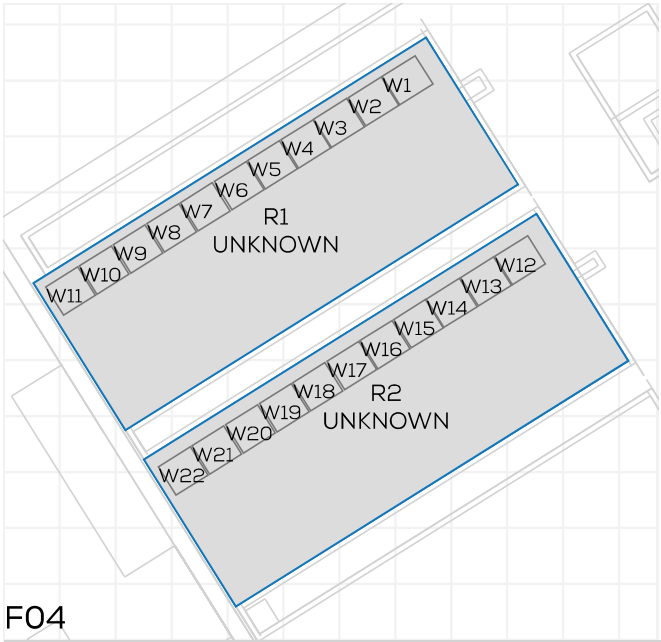
KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





F00

F00

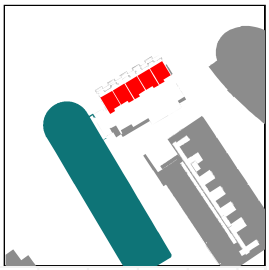


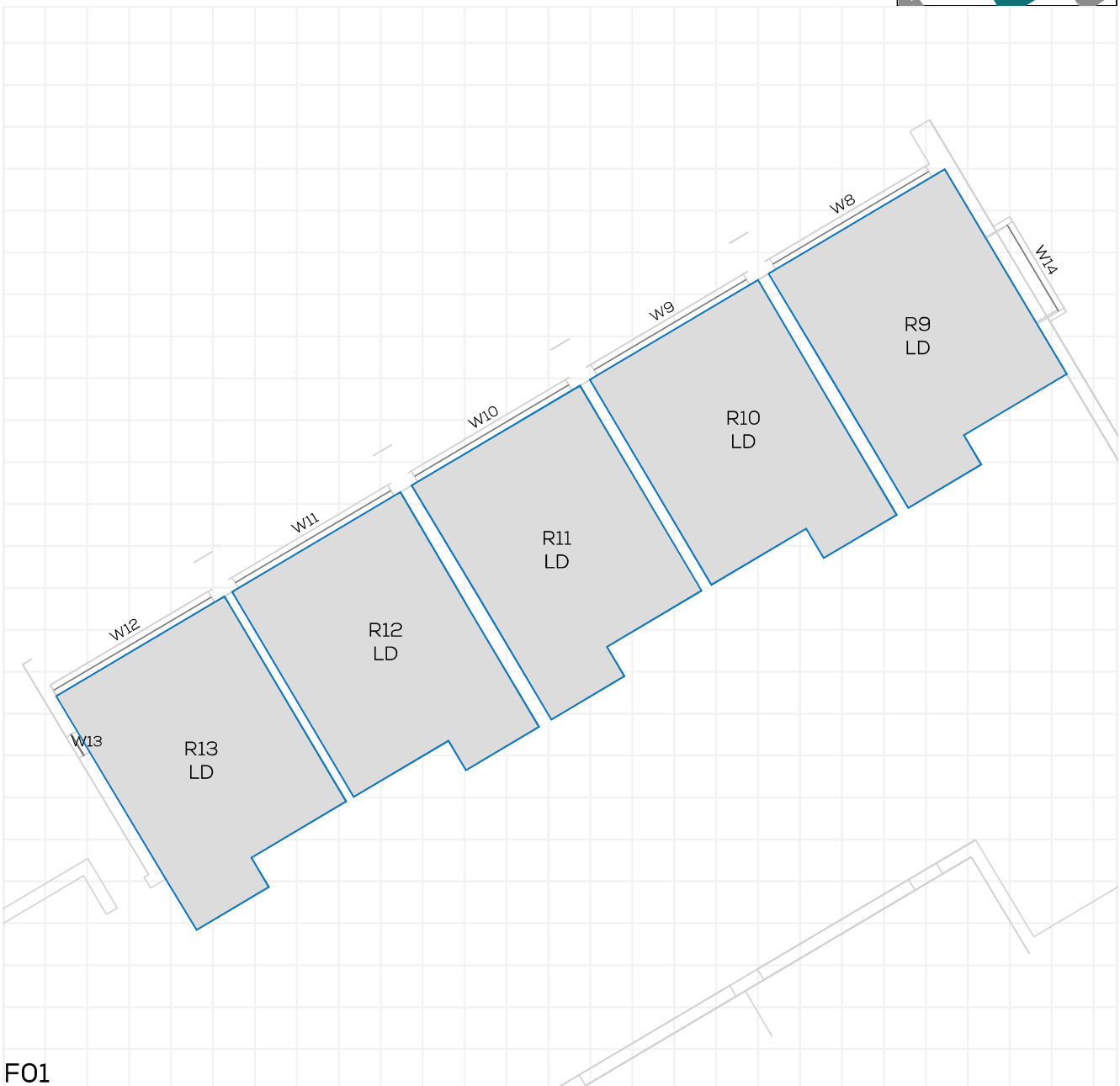
F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ROYAL COLLEGE OF ART								
F00	R1	EDUCATIONAL	UNKNOWN	92.9	95.9	95.9	0.0	0
F00	R2	EDUCATIONAL	LOBBY	59.9	91.9	91.9	0.0	0
F00	R3	EDUCATIONAL	GALLERY	84.4	99.6	99.6	0.0	0
F04	R1	HIGHER EDUCATIO	UNKNOWN	25.6	100	100	0.0	0
F04	R2	HIGHER EDUCATIO	UNKNOWN	25.6	100	100	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 2 HESTER ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL26

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



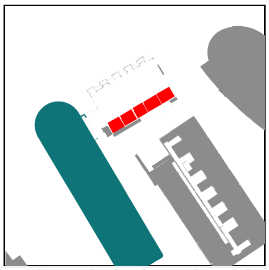


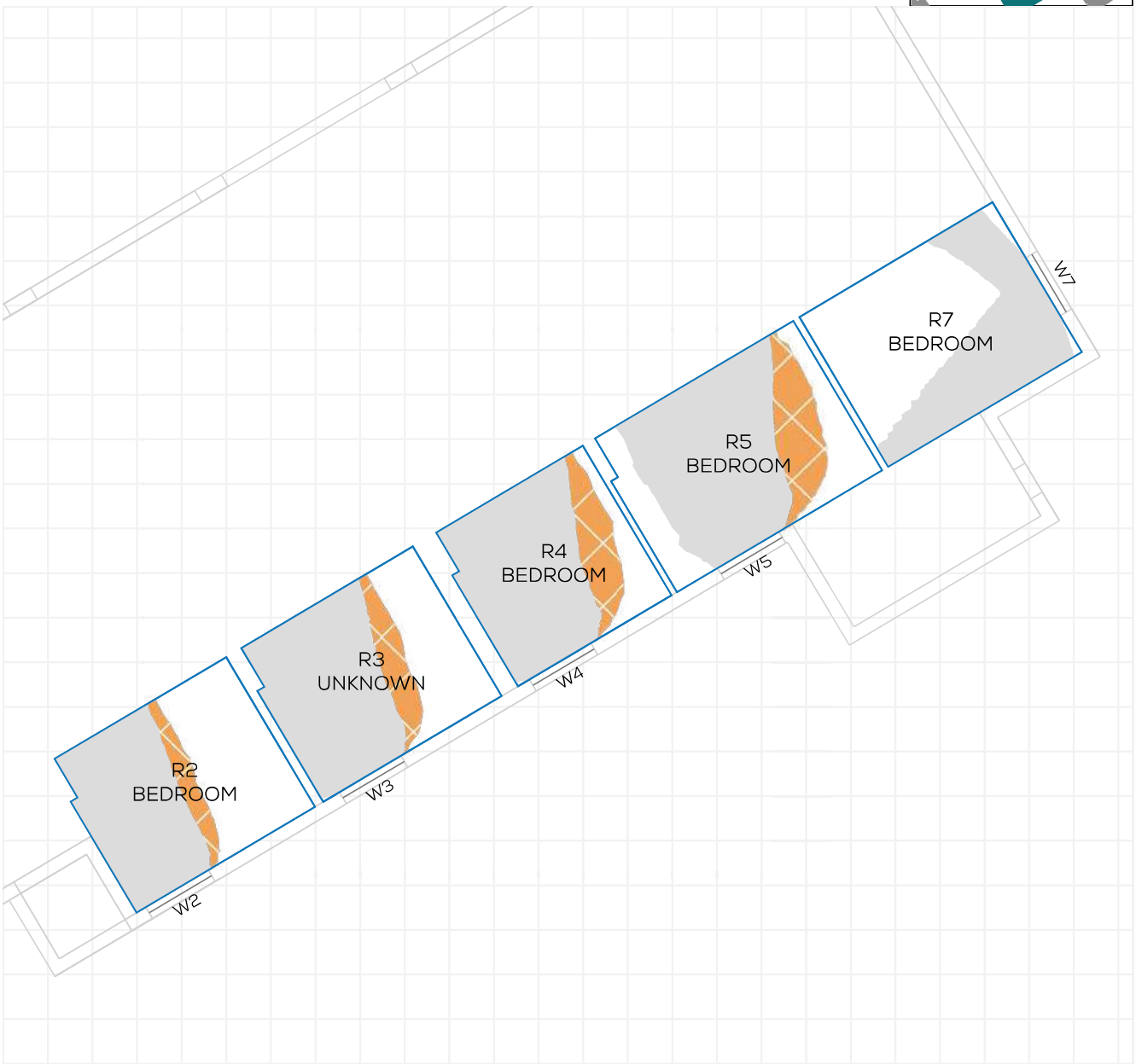
F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2 HESTER ROAD								
F01	R9	RESIDENTIAL	LD	29.4	99.9	99.9	0.0	0
F01	R10	RESIDENTIAL	LD	28.1	100	100	0.0	0
F01	R11	RESIDENTIAL	LD	28.1	100	100	0.0	0
F01	R12	RESIDENTIAL	LD	28.1	100	100	0.0	0
F01	R13	RESIDENTIAL	LD	28.1	100	100	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 2 HESTER ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL27

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



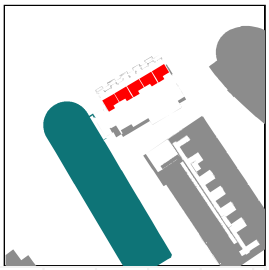


F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2 HESTER ROAD								
F02	R2	RESIDENTIAL	BEDROOM	18.0	56.3	48.7	1.4	13.4
F02	R3	RESIDENTIAL	UNKNOWN	18.0	68.1	57.4	1.9	15.8
F02	R4	RESIDENTIAL	BEDROOM	15.4	85.8	69.6	2.5	18.9
F02	R5	RESIDENTIAL	BEDROOM	20.7	73.7	58.6	3.1	20.5
F02	R7	RESIDENTIAL	BEDROOM	19.7	46.4	46.4	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 2 HESTER ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL28

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



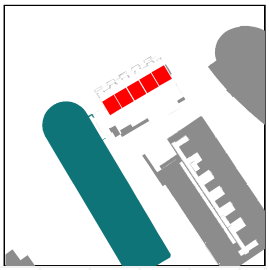
F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2 HESTER ROAD								
F02	R10	RESIDENTIAL	BEDROOM	19.0	99.9	99.9	0.0	0
F02	R11	RESIDENTIAL	BEDROOM	18.3	100	100	0.0	0
F02	R12	RESIDENTIAL	BEDROOM	18.3	100	100	0.0	0
F02	R13	RESIDENTIAL	BEDROOM	18.3	100	100	0.0	0
F02	R14	RESIDENTIAL	BEDROOM	18.3	99.9	99.9	0.0	0

NSL CONTOURS

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 2 HESTER ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL29

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

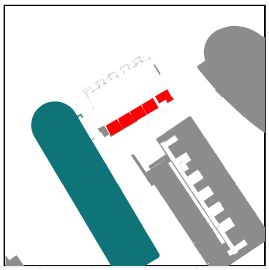


F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2 HESTER ROAD								
F03	R8	RESIDENTIAL	LIVING ROOM	26.2	100	100	0.0	0
F03	R9	RESIDENTIAL	LIVING ROOM	24.9	100	100	0.0	0
F03	R10	RESIDENTIAL	LIVING ROOM	25.0	100	100	0.0	0
F03	R11	RESIDENTIAL	LIVING ROOM	24.9	100	100	0.0	0
F03	R12	RESIDENTIAL	LIVING ROOM	24.9	100	100	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 2 HESTER ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL30

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

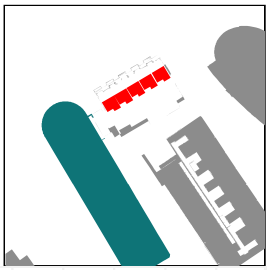


F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2 HESTER ROAD								
F04	R2	RESIDENTIAL	BEDROOM	18.0	62	48.5	2.4	21.8
F04	R3	RESIDENTIAL	BEDROOM	18.0	82.3	61.2	3.8	25.6
F04	R4	RESIDENTIAL	BEDROOM	18.0	94.2	70.4	4.3	25.3
F04	R5	RESIDENTIAL	BEDROOM	18.0	93.2	75.5	3.2	19
F04	R7	RESIDENTIAL	BEDROOM	15.9	61.9	61.9	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 2 HESTER ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL31

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

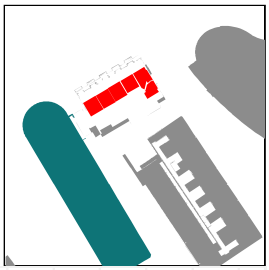


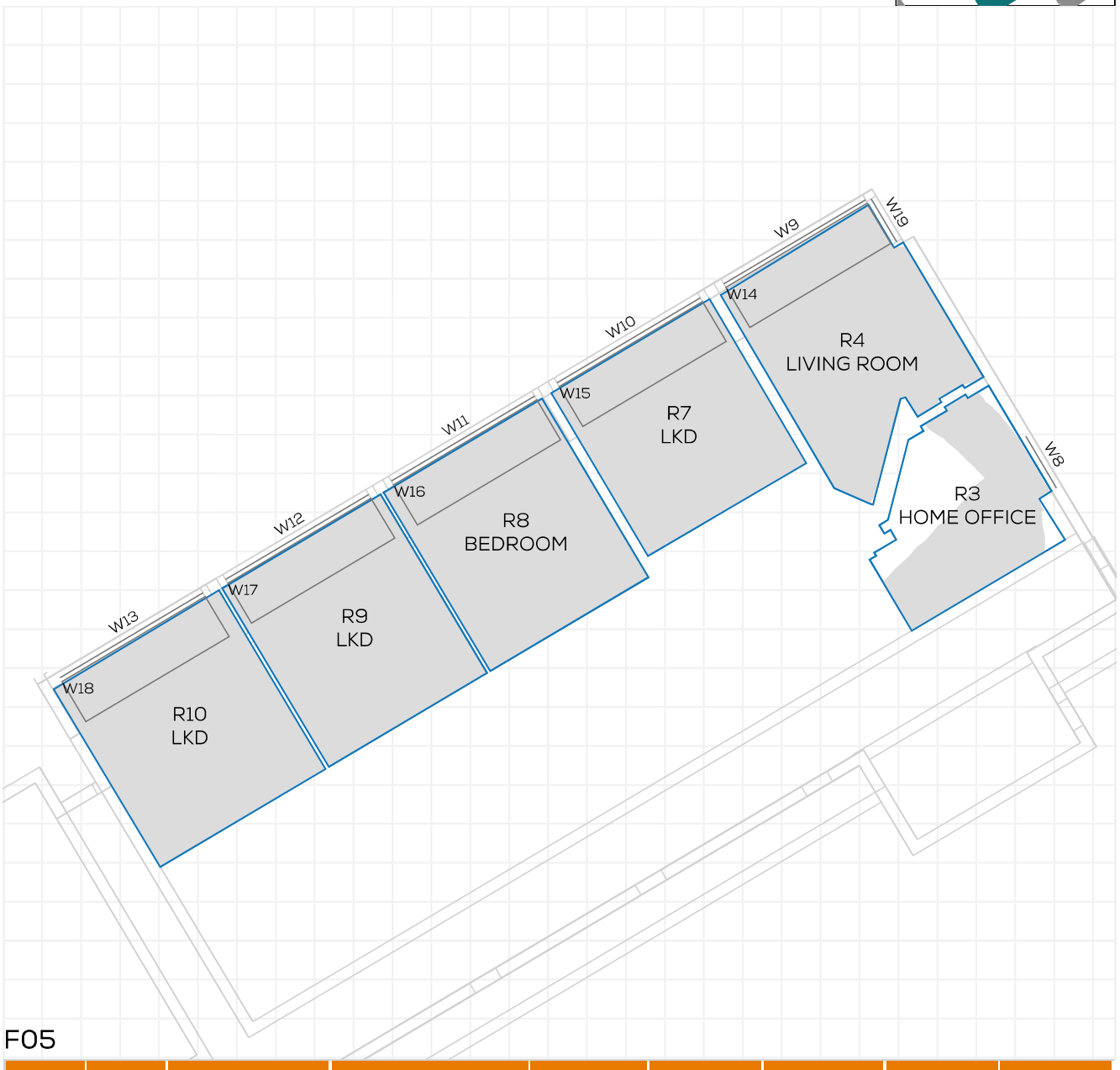
F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2 HESTER ROAD								
F04	R8	RESIDENTIAL	BEDROOM	20.5	99.8	99.8	0.0	0
F04	R9	RESIDENTIAL	BEDROOM	20.5	99.9	99.9	0.0	0
F04	R10	RESIDENTIAL	BEDROOM	20.5	99.9	99.9	0.0	0
F04	R11	RESIDENTIAL	BEDROOM	20.5	99.9	99.9	0.0	0
F04	R12	RESIDENTIAL	BEDROOM	20.5	99.9	99.9	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 2 HESTER ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL32

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



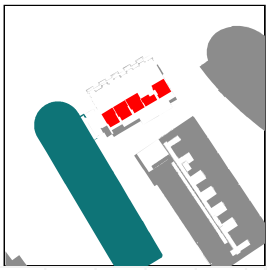


F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2 HESTER ROAD								
F05	R3	RESIDENTIAL	HOME OFFICE	17.9	68.5	68.5	0.0	0
F05	R4	RESIDENTIAL	LIVING ROOM	25.9	99.8	99.8	0.0	0
F05	R7	RESIDENTIAL	LKD	23.0	100	100	0.0	0
F05	R8	RESIDENTIAL	BEDROOM	25.2	100	100	0.0	0
F05	R9	RESIDENTIAL	LKD	25.2	100	100	0.0	0
F05	R10	RESIDENTIAL	LKD	26.3	100	100	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 2 HESTER ROAD
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL33

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

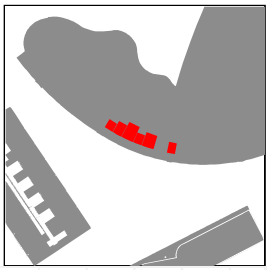


F06

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2 HESTER ROAD								
F06	R1	RESIDENTIAL	BEDROOM	22.9	91.8	91.8	0.0	0
F06	R2	RESIDENTIAL	BEDROOM	24.8	68.3	68.3	0.0	0
F06	R3	RESIDENTIAL	BEDROOM	24.8	68.7	68.7	0.0	0
F06	R4	RESIDENTIAL	STUDY	13.1	26.7	25.8	0.1	3.1
F06	R5	RESIDENTIAL	BEDROOM	24.1	82.1	82.1	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL34

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

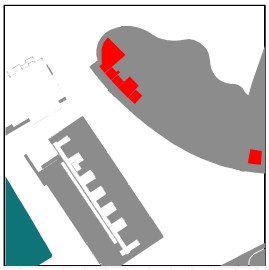


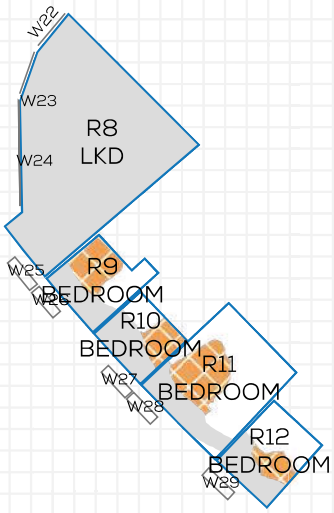
F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F02	R1	RESIDENTIAL	BEDROOM	9.9	89.3	71.4	1.8	20
F02	R2	RESIDENTIAL	BEDROOM	14.0	73.6	61.3	1.7	16.7
F02	R3	RESIDENTIAL	BEDROOM	23.7	83.9	81.3	0.6	3
F02	R4	RESIDENTIAL	BEDROOM	10.4	100	100	0.0	0
F02	R5	RESIDENTIAL	BEDROOM	19.6	100	99.7	0.1	0.3
F02	R6	RESIDENTIAL	BEDROOM	10.3	100	99.8	0.0	0.2

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL35

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



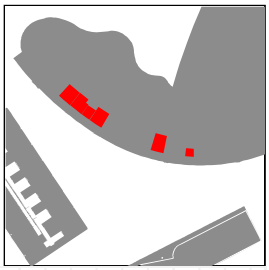


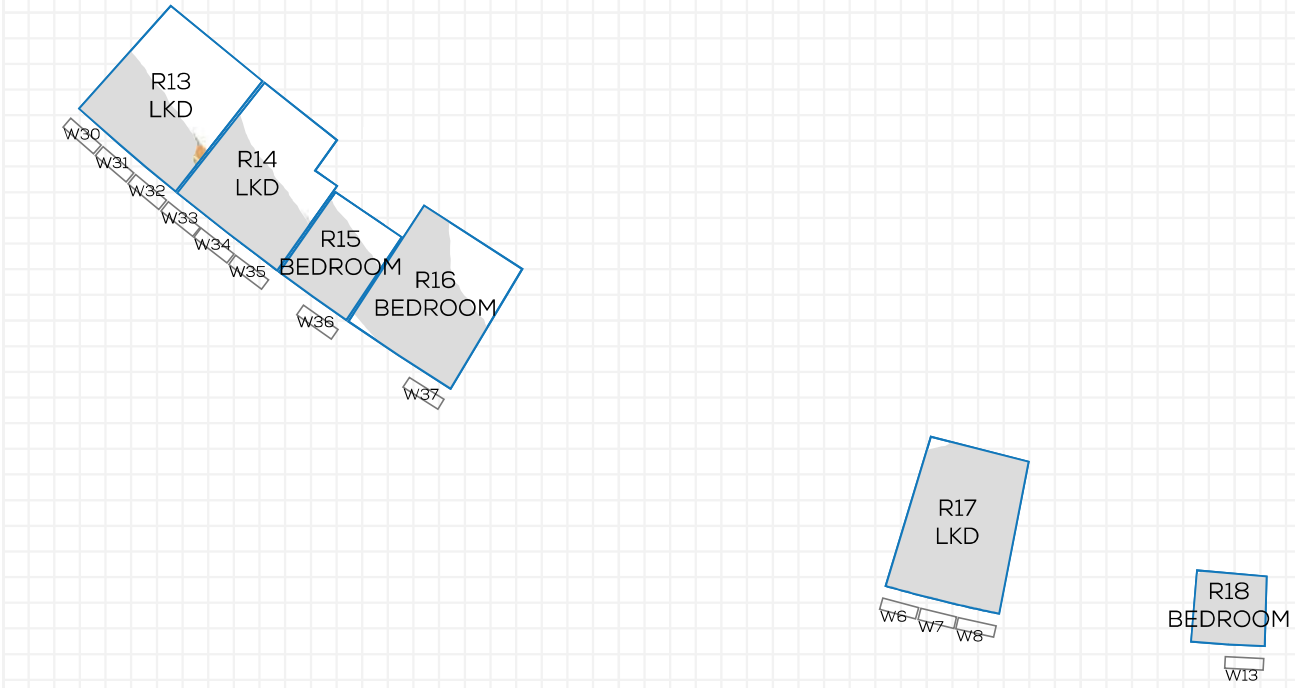
F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F02	R7	RESIDENTIAL	LKD	20.7	98.3	98.3	0.0	0
F02	R8	RESIDENTIAL	LKD	56.6	100	100	0.0	0
F02	R9	RESIDENTIAL	BEDROOM	11.1	71.3	34.6	4.1	51.5
F02	R10	RESIDENTIAL	BEDROOM	9.2	79.5	49.7	2.7	37.4
F02	R11	RESIDENTIAL	BEDROOM	25.9	43	19.8	6.0	54
F02	R12	RESIDENTIAL	BEDROOM	12.0	52.7	34.8	2.1	34

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL36

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



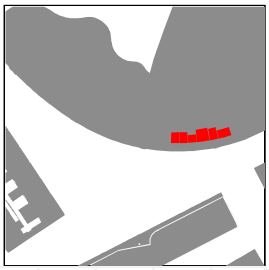


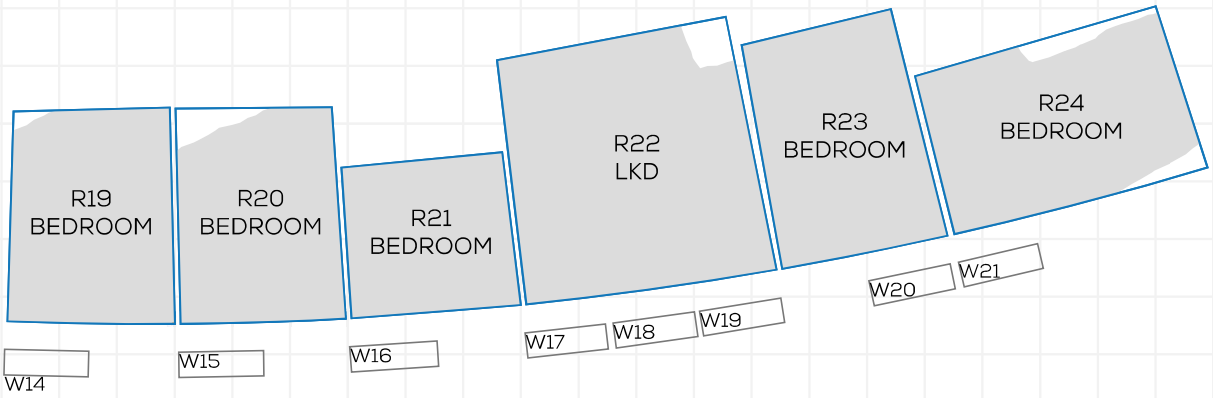
F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F02	R13	RESIDENTIAL	LKD	26.1	47.1	46.1	0.3	2.3
F02	R14	RESIDENTIAL	LKD	24.7	58.1	58	0.0	0.1
F02	R15	RESIDENTIAL	BEDROOM	12.2	77	77	0.0	0
F02	R16	RESIDENTIAL	BEDROOM	25.3	75.7	75.7	0.0	0
F02	R17	RESIDENTIAL	LKD	25.8	99	99	0.0	0
F02	R18	RESIDENTIAL	BEDROOM	7.7	99.8	99.8	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL37

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



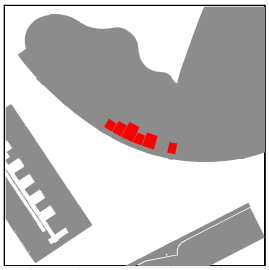


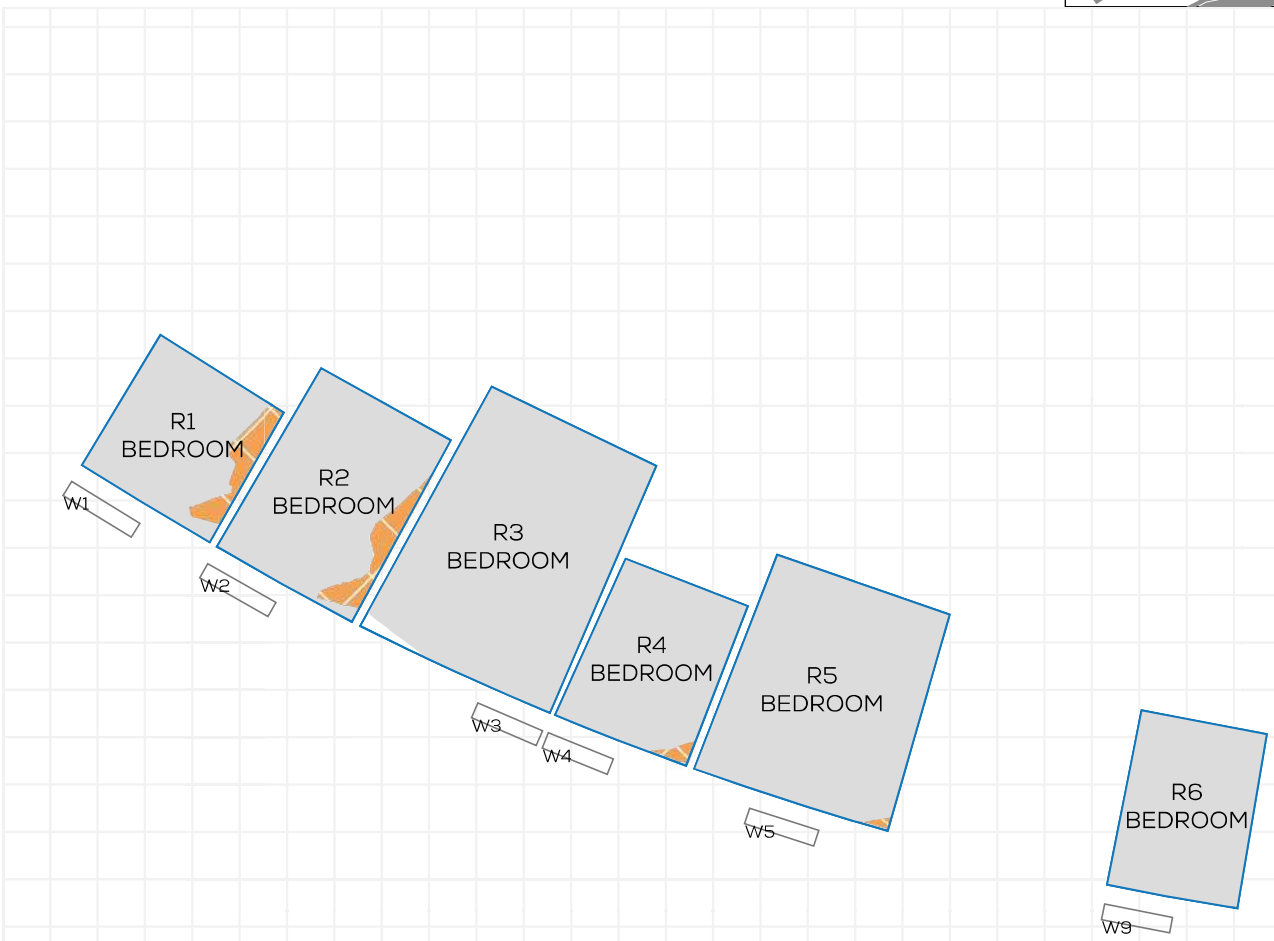
F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F02	R19	RESIDENTIAL	BEDROOM	10.4	98.9	98.8	0.0	0
F02	R20	RESIDENTIAL	BEDROOM	10.3	94.4	94.4	0.0	0
F02	R21	RESIDENTIAL	BEDROOM	7.6	100	100	0.0	0
F02	R22	RESIDENTIAL	LKD	18.4	96.9	96.9	0.0	0
F02	R23	RESIDENTIAL	BEDROOM	11.1	100	100	0.0	0
F02	R24	RESIDENTIAL	BEDROOM	12.9	93.1	93.1	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL38

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





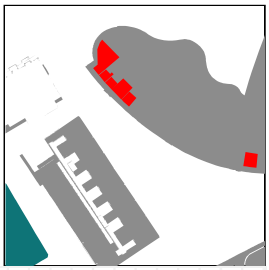
F03

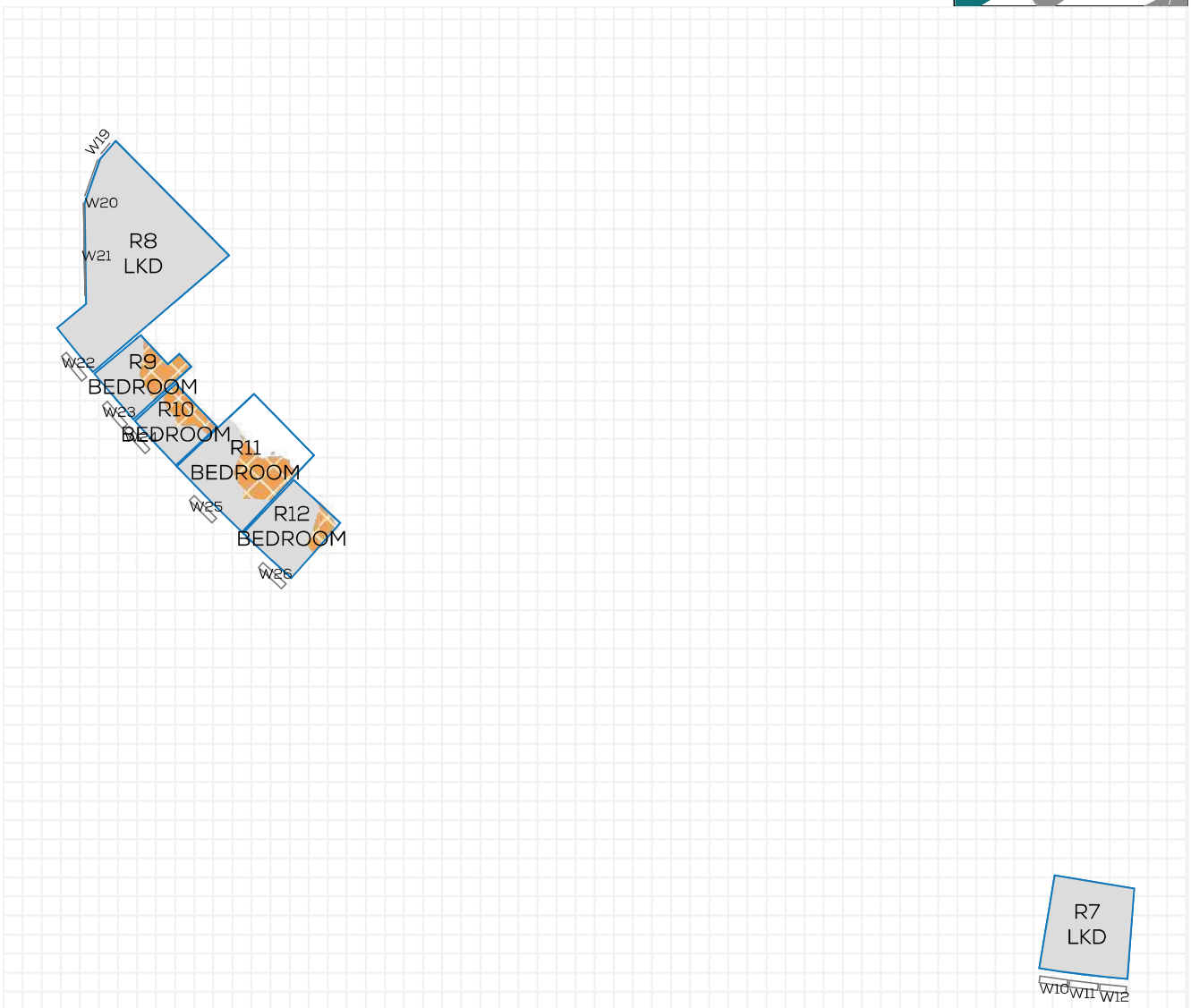
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F03	R1	RESIDENTIAL	BEDROOM	9.9	100	87.2	1.3	12.8
F03	R2	RESIDENTIAL	BEDROOM	14.0	100	90.8	1.3	9.2
F03	R3	RESIDENTIAL	BEDROOM	23.7	98.9	98.9	0.0	0
F03	R4	RESIDENTIAL	BEDROOM	10.4	100	97.9	0.2	2.1
F03	R5	RESIDENTIAL	BEDROOM	19.6	100	99.5	0.1	0.5
F03	R6	RESIDENTIAL	BEDROOM	10.3	100	99.9	0.0	0.1

NSL CONTOURS

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL39

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



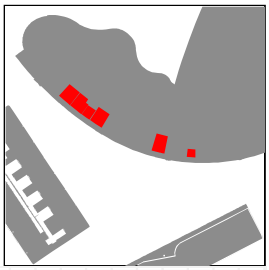


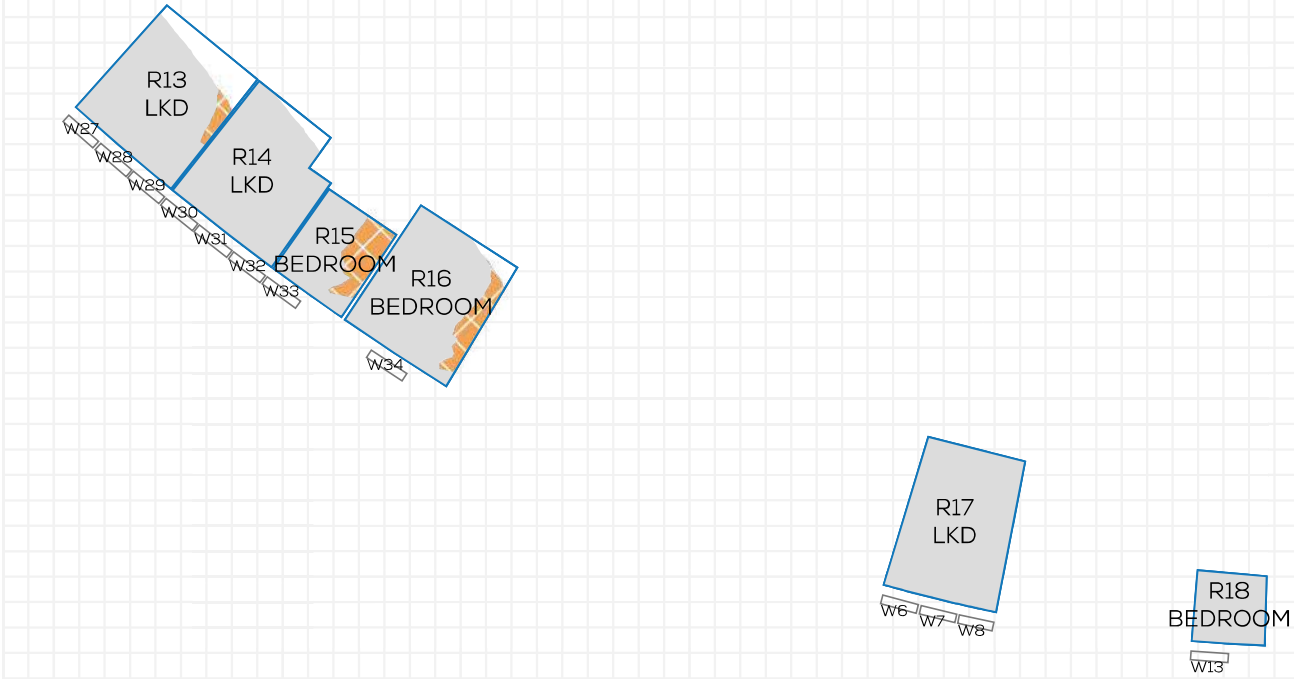
F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F03	R7	RESIDENTIAL	LKD	21.5	100	100	0.0	0
F03	R8	RESIDENTIAL	LKD	51.7	100	100	0.0	0
F03	R9	RESIDENTIAL	BEDROOM	10.6	100	61.3	4.1	38.7
F03	R10	RESIDENTIAL	BEDROOM	9.2	100	63.5	3.3	36.4
F03	R11	RESIDENTIAL	BEDROOM	25.9	69.8	45.1	6.4	35.3
F03	R12	RESIDENTIAL	BEDROOM	13.0	98.8	83.9	1.9	15.1

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL40

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



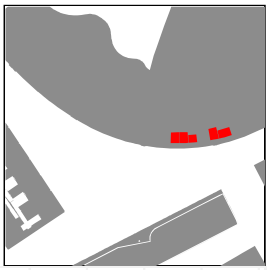


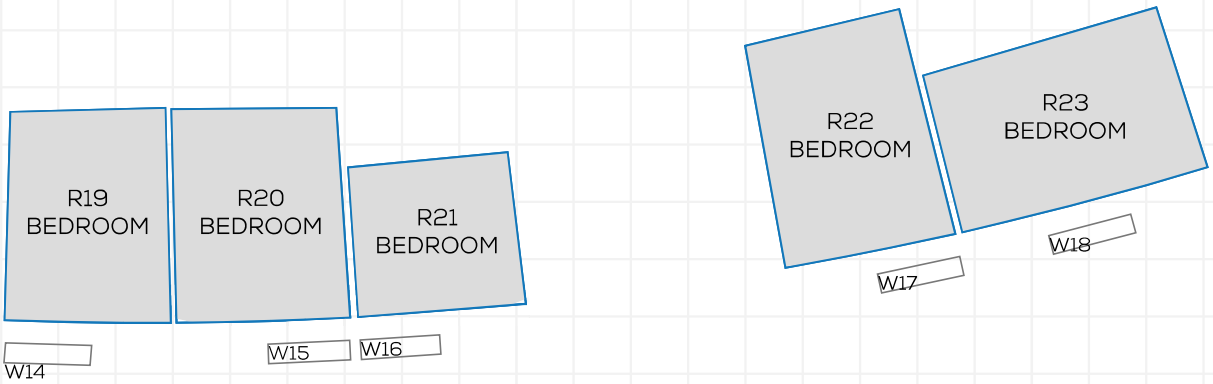
F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F03	R13	RESIDENTIAL	LKD	25.9	83.8	79.8	1.0	4.7
F03	R14	RESIDENTIAL	LKD	24.6	96.1	96.1	0.0	0
F03	R15	RESIDENTIAL	BEDROOM	12.5	99.9	69.5	3.8	30.4
F03	R16	RESIDENTIAL	BEDROOM	25.2	96.1	84.5	2.9	12.1
F03	R17	RESIDENTIAL	LKD	25.8	100	100	0.0	0
F03	R18	RESIDENTIAL	BEDROOM	7.7	100	100	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL41

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



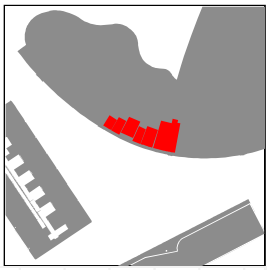


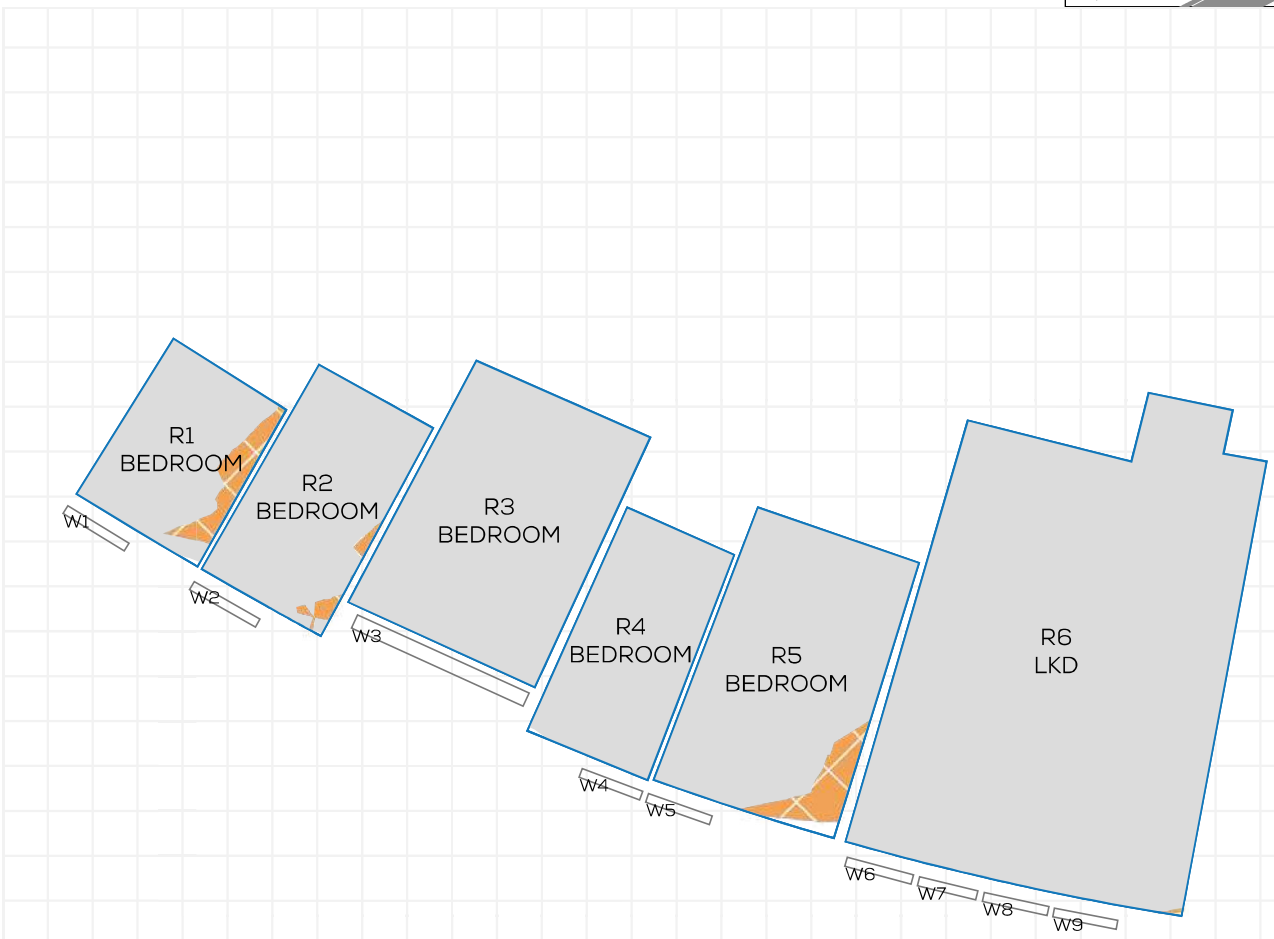
F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F03	R19	RESIDENTIAL	BEDROOM	10.4	100	100	0.0	0
F03	R20	RESIDENTIAL	BEDROOM	11.0	99.9	99.9	0.0	0
F03	R21	RESIDENTIAL	BEDROOM	7.6	99.9	99.9	0.0	0
F03	R22	RESIDENTIAL	BEDROOM	11.6	100	100	0.0	0
F03	R23	RESIDENTIAL	BEDROOM	12.6	100	100	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL42

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





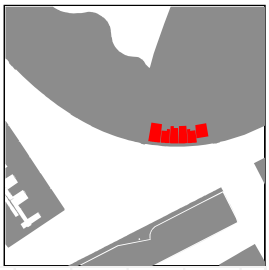
F04

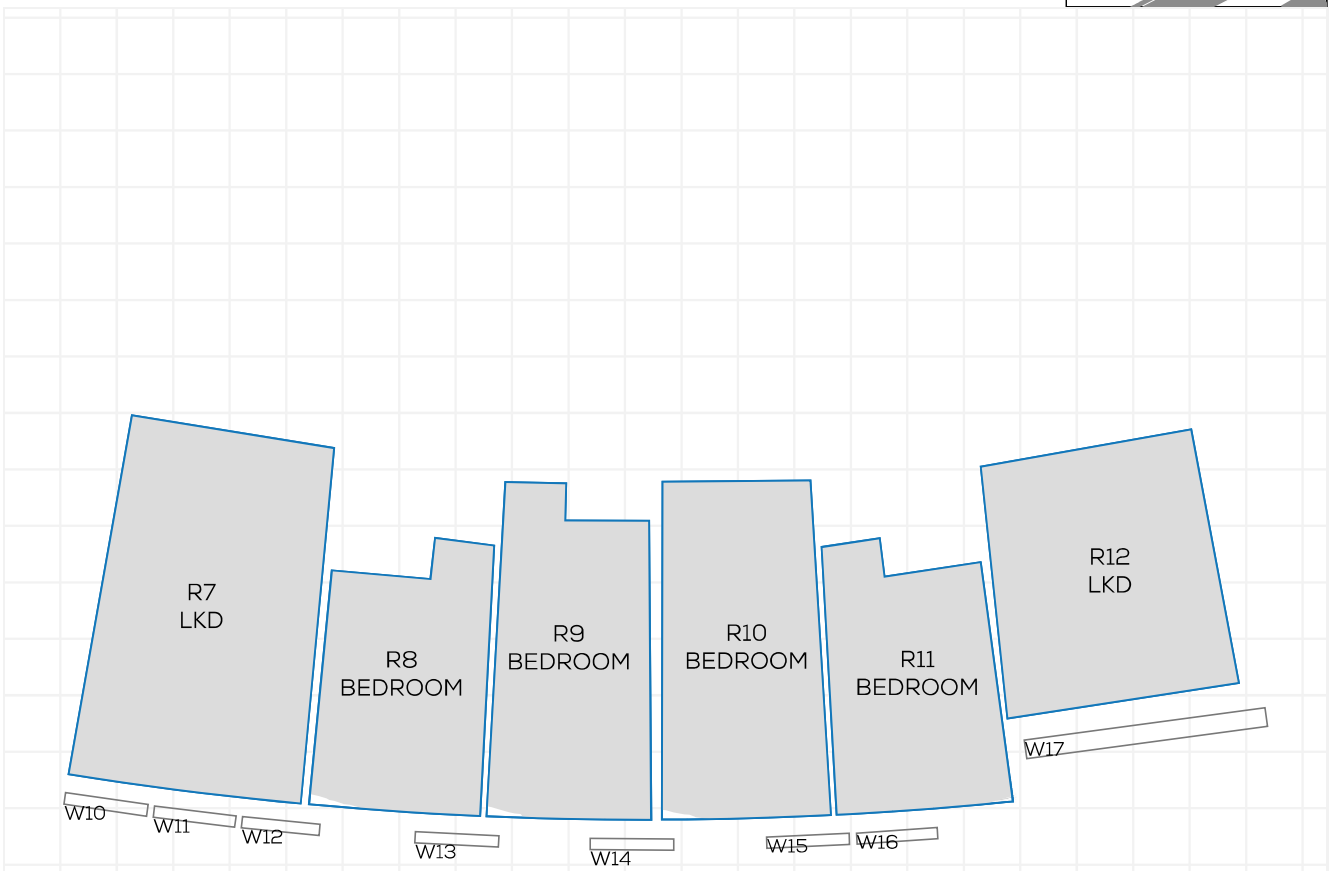
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F04	R1	RESIDENTIAL	BEDROOM	12.4	99.7	86	1.7	13.8
F04	R2	RESIDENTIAL	BEDROOM	15.6	99.9	96.8	0.5	3.2
F04	R3	RESIDENTIAL	BEDROOM	26.8	100	100	0.0	0
F04	R4	RESIDENTIAL	BEDROOM	14.9	99.8	99.8	0.0	0
F04	R5	RESIDENTIAL	BEDROOM	25.9	98.8	91	2.0	7.9
F04	R6	RESIDENTIAL	LKD	73.8	100	99.9	0.0	0

NSL CONTOURS

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL43

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



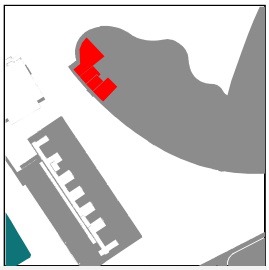


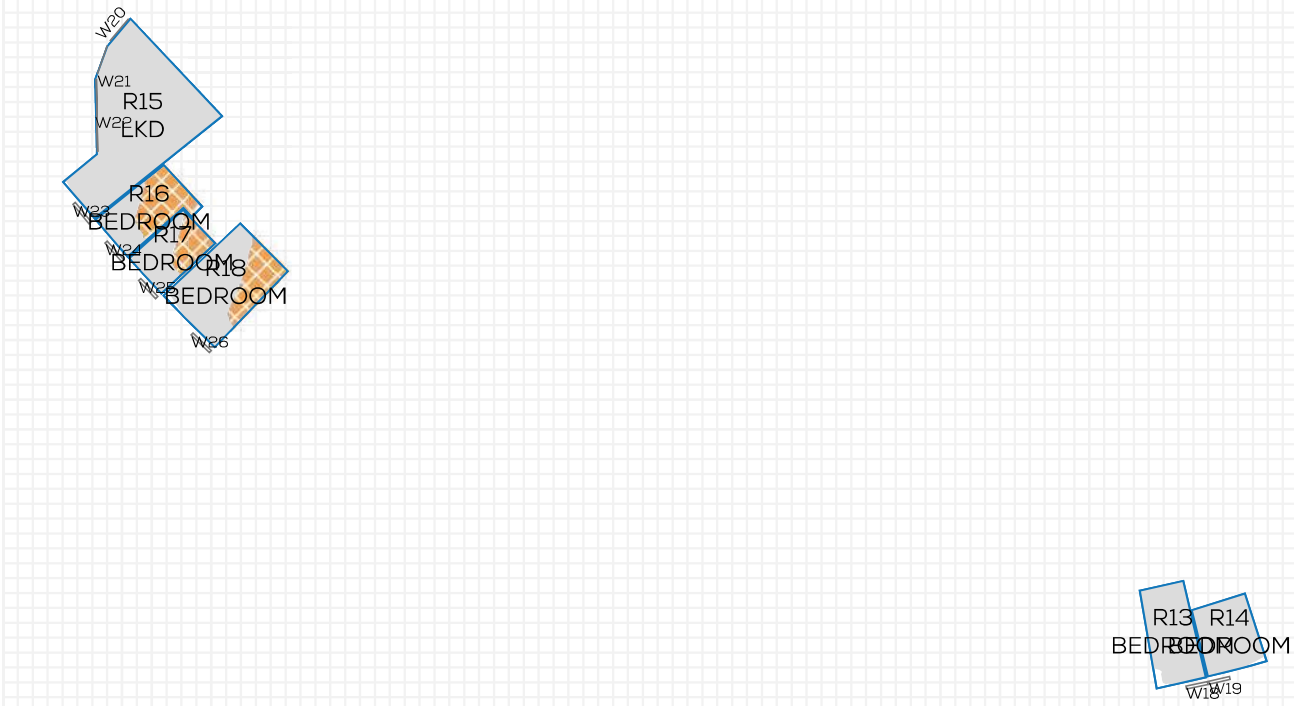
F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F04	R7	RESIDENTIAL	LKD	24.9	100	100	0.0	0
F04	R8	RESIDENTIAL	BEDROOM	12.9	99.3	99.3	0.0	0
F04	R9	RESIDENTIAL	BEDROOM	15.2	99.5	99.5	0.0	0
F04	R10	RESIDENTIAL	BEDROOM	16.7	99.6	99.6	0.0	0
F04	R11	RESIDENTIAL	BEDROOM	13.1	99.8	99.8	0.0	0
F04	R12	RESIDENTIAL	LKD	17.9	100	100	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL44

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



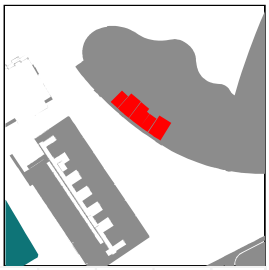


F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F04	R13	RESIDENTIAL	BEDROOM	21.3	96.7	96.7	0.0	0
F04	R14	RESIDENTIAL	BEDROOM	18.3	98.4	98.4	0.0	0
F04	R15	RESIDENTIAL	LKD	65.2	99.8	99.8	0.0	0
F04	R16	RESIDENTIAL	BEDROOM	19.5	99	40.9	11.3	58.7
F04	R17	RESIDENTIAL	BEDROOM	15.5	99.8	58.6	6.4	41.3
F04	R18	RESIDENTIAL	BEDROOM	33.4	98.7	68.1	10.2	31.1

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL45

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

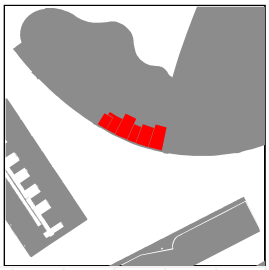


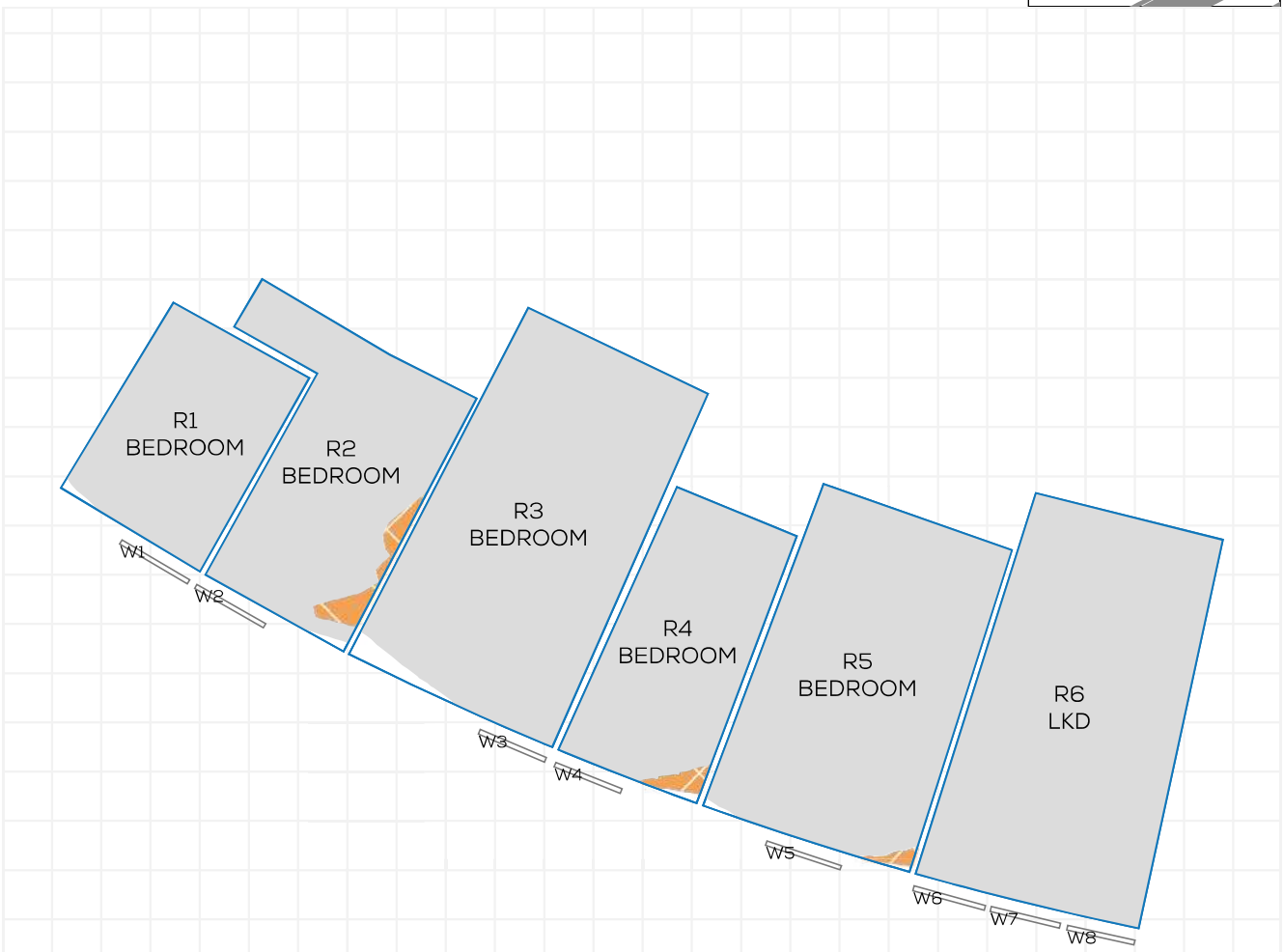
F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F04	R19	RESIDENTIAL	BEDROOM	16.7	99.8	74.1	4.3	25.8
F04	R20	RESIDENTIAL	LKD	32.3	100	91.9	2.6	8.1
F04	R21	RESIDENTIAL	LKD	30.8	100	100	0.0	0
F04	R22	RESIDENTIAL	LKD	16.2	99.9	73	4.3	26.9
F04	R23	RESIDENTIAL	BEDROOM	35.0	98.2	98.2	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL46

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





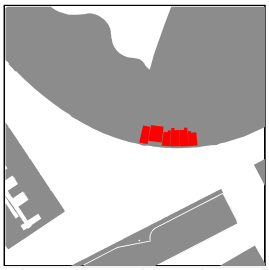
F05

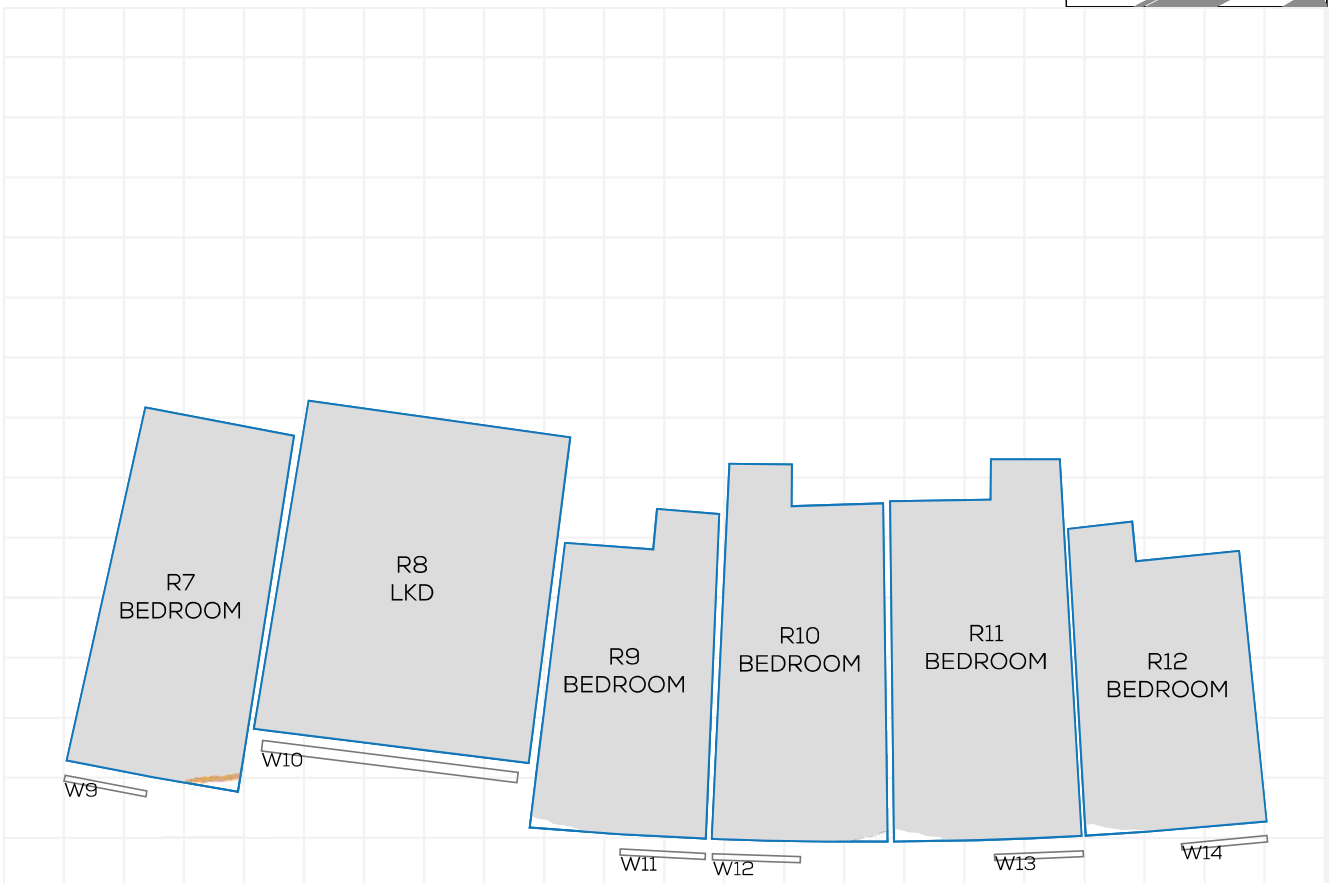
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F05	R1	RESIDENTIAL	BEDROOM	14.4	99.3	99.3	0.0	0
F05	R2	RESIDENTIAL	BEDROOM	20.2	99.5	94.4	1.0	5.2
F05	R3	RESIDENTIAL	BEDROOM	33.9	98.2	98.2	0.0	0
F05	R4	RESIDENTIAL	BEDROOM	16.4	99.4	96.8	0.4	2.6
F05	R5	RESIDENTIAL	BEDROOM	29.3	99.6	98.9	0.2	0.7
F05	R6	RESIDENTIAL	LKD	34.8	100	100	0.0	0

NSL CONTOURS

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL47

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



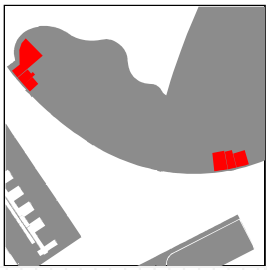


F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F05	R7	RESIDENTIAL	BEDROOM	16.3	99.4	98.9	0.1	0.5
F05	R8	RESIDENTIAL	LKD	24.8	100	100	0.0	0
F05	R9	RESIDENTIAL	BEDROOM	13.8	99.4	99.4	0.0	0
F05	R10	RESIDENTIAL	BEDROOM	16.2	99.6	99.6	0.0	0
F05	R11	RESIDENTIAL	BEDROOM	17.7	99.4	99.4	0.0	0
F05	R12	RESIDENTIAL	BEDROOM	13.9	99.3	99.3	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL48

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

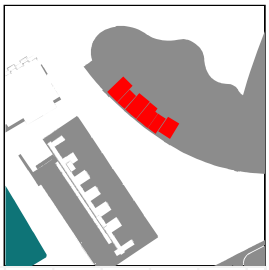


F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F05	R13	RESIDENTIAL	LKD	28.0	100	100	0.0	0
F05	R14	RESIDENTIAL	BEDROOM	16.7	99.5	99.5	0.0	0
F05	R15	RESIDENTIAL	BEDROOM	21.0	99.3	99.3	0.0	0
F05	R16	RESIDENTIAL	LKD	60.9	99.9	99.9	0.0	0
F05	R17	RESIDENTIAL	BEDROOM	14.7	99.3	55.2	6.5	44.4
F05	R18	RESIDENTIAL	BEDROOM	12.2	99.4	59.9	4.8	39.8

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL49

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

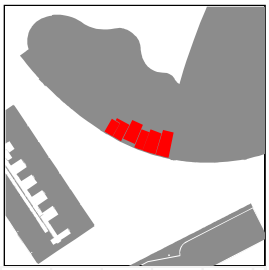


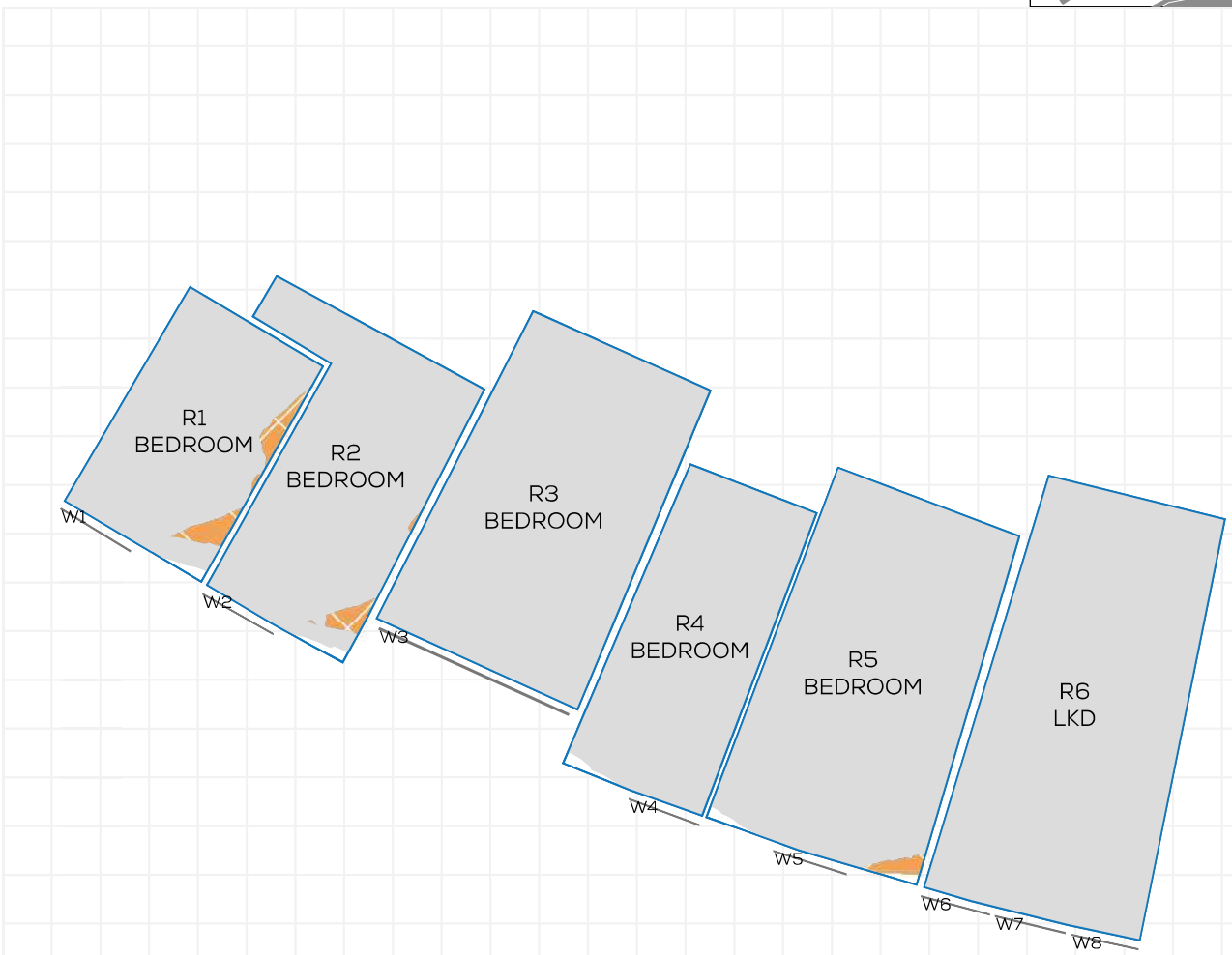
F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F05	R19	RESIDENTIAL	BEDROOM	36.7	92.6	36	20.8	61.1
F05	R20	RESIDENTIAL	BEDROOM	19.1	99.6	43.9	10.6	56
F05	R21	RESIDENTIAL	LKD	36.8	100	91.4	3.2	8.6
F05	R22	RESIDENTIAL	LKD	33.2	100	100	0.0	0
F05	R23	RESIDENTIAL	BEDROOM	19.6	99.6	71.3	5.5	28.4
F05	R24	RESIDENTIAL	BEDROOM	28.7	100	100	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL50

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



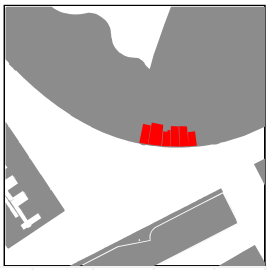


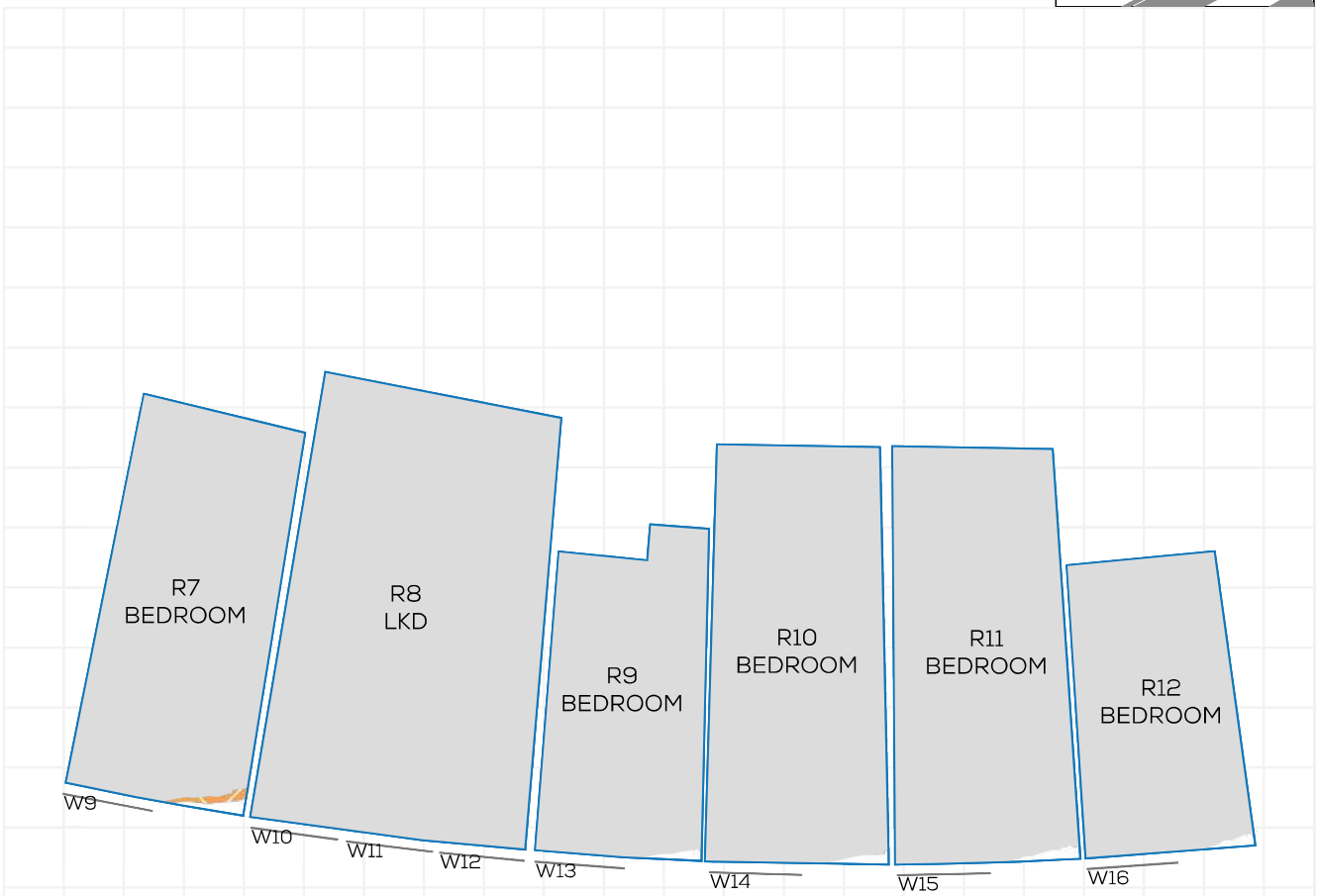
F06

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F06	R1	RESIDENTIAL	BEDROOM	16.3	99.2	93.1	1.0	6.2
F06	R2	RESIDENTIAL	BEDROOM	21.4	99.3	97.1	0.5	2.2
F06	R3	RESIDENTIAL	BEDROOM	30.1	100	100	0.0	0
F06	R4	RESIDENTIAL	BEDROOM	19.4	99.2	99.2	0.0	0
F06	R5	RESIDENTIAL	BEDROOM	32.2	99.3	98.2	0.3	1
F06	R6	RESIDENTIAL	LKD	36.6	100	100	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL51

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



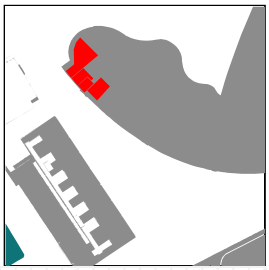


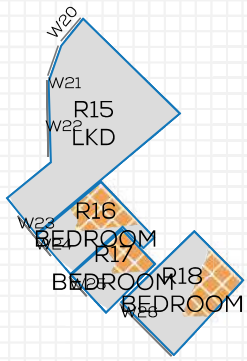
F06

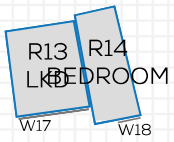
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F06	R7	RESIDENTIAL	BEDROOM	18.9	99.2	98.4	0.2	0.8
F06	R8	RESIDENTIAL	LKD	31.8	100	100	0.0	0
F06	R9	RESIDENTIAL	BEDROOM	13.7	99.2	99.2	0.0	0
F06	R10	RESIDENTIAL	BEDROOM	20.1	99.4	99.3	0.0	0
F06	R11	RESIDENTIAL	BEDROOM	19.9	99.2	99.2	0.0	0
F06	R12	RESIDENTIAL	BEDROOM	13.1	99.2	99.2	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL52

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





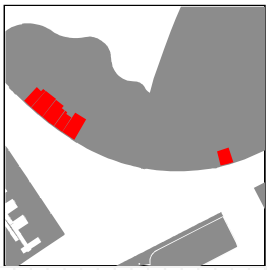


F06

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F06	R13	RESIDENTIAL	LKD	25.4	100	100	0.0	0
F06	R14	RESIDENTIAL	BEDROOM	19.9	99.3	99.3	0.0	0
F06	R15	RESIDENTIAL	LKD	64.9	99.9	99.9	0.0	0
F06	R16	RESIDENTIAL	BEDROOM	19.1	99	56.4	8.1	43
F06	R17	RESIDENTIAL	BEDROOM	13.9	98.9	61.6	5.2	37.7
F06	R18	RESIDENTIAL	BEDROOM	30.0	100	70.4	8.9	29.6

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL53

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

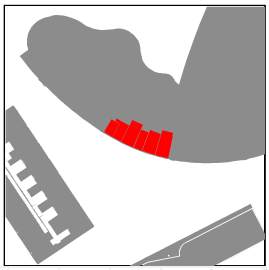


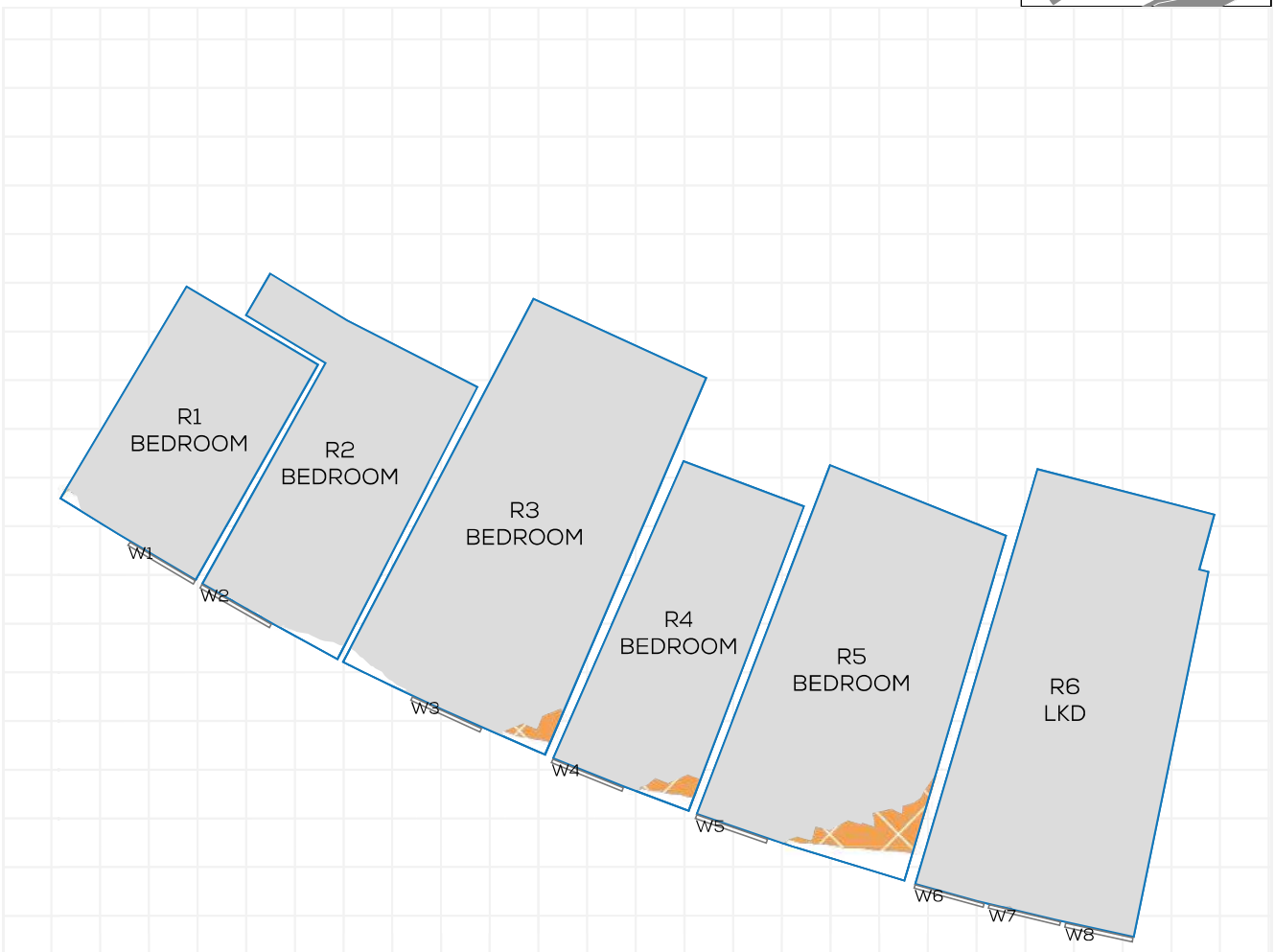
F06

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F06	R19	RESIDENTIAL	BEDROOM	21.1	99.2	73.6	5.4	25.8
F06	R20	RESIDENTIAL	LKD	36.1	100	92.6	2.7	7.4
F06	R21	RESIDENTIAL	LKD	34.4	100	100	0.0	0
F06	R22	RESIDENTIAL	BEDROOM	19.5	99.2	99.2	0.0	0
F06	R23	RESIDENTIAL	BEDROOM	37.4	97.5	97.5	0.0	0
F06	R24	RESIDENTIAL	BEDROOM	22.3	98.7	98.7	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL54

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



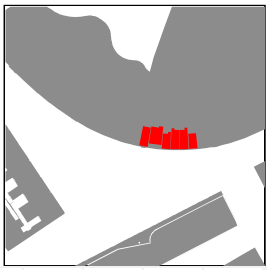


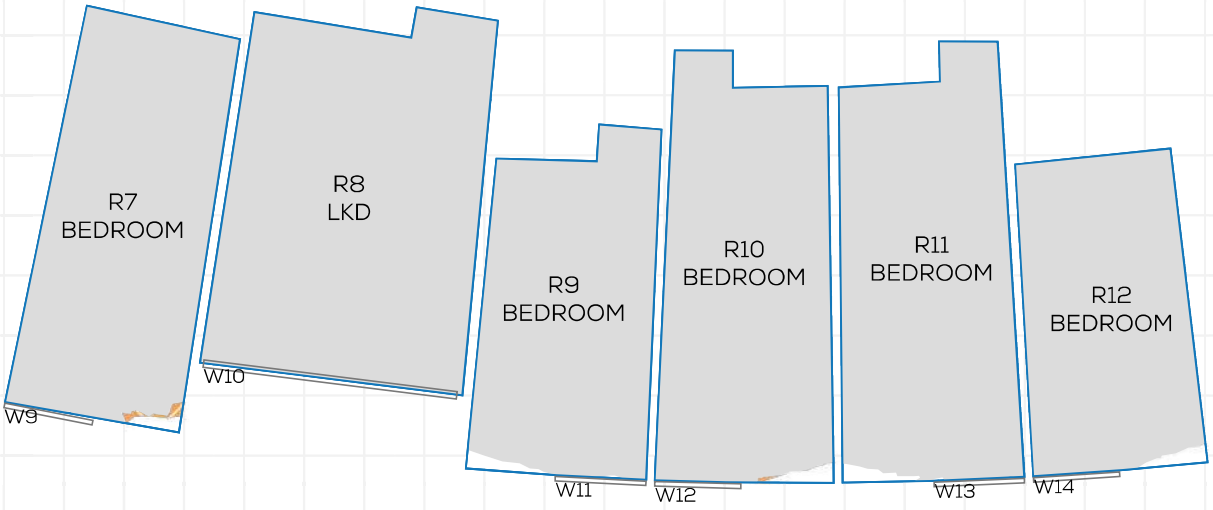
F07

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F07	R1	RESIDENTIAL	BEDROOM	16.2	99.4	99.5	0.0	0
F07	R2	RESIDENTIAL	BEDROOM	21.0	98.9	98.8	0.0	0
F07	R3	RESIDENTIAL	BEDROOM	35.7	98.8	97.9	0.3	1
F07	R4	RESIDENTIAL	BEDROOM	18.8	99	97.2	0.3	1.8
F07	R5	RESIDENTIAL	BEDROOM	31.5	97.3	92.5	1.5	5
F07	R6	RESIDENTIAL	LKD	37.4	100	100	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL55

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



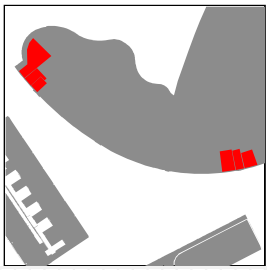


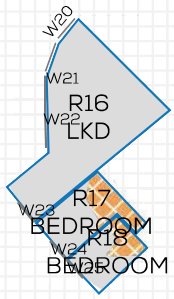
F07

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F07	R7	RESIDENTIAL	BEDROOM	18.5	99.1	98.6	0.1	0.6
F07	R8	RESIDENTIAL	LKD	25.3	100	100	0.0	0
F07	R9	RESIDENTIAL	BEDROOM	15.6	98.4	98.4	0.0	0
F07	R10	RESIDENTIAL	BEDROOM	18.9	98.8	98.7	0.0	0.1
F07	R11	RESIDENTIAL	BEDROOM	19.5	98.8	98.8	0.0	0
F07	R12	RESIDENTIAL	BEDROOM	14.4	98.5	98.4	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL56

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





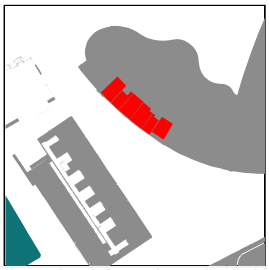
F07

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F07	R13	RESIDENTIAL	LKD	30.9	99.9	99.9	0.0	0
F07	R14	RESIDENTIAL	BEDROOM	18.1	98.9	98.9	0.0	0
F07	R15	RESIDENTIAL	BEDROOM	23.4	95.6	95.6	0.0	0
F07	R16	RESIDENTIAL	LKD	64.3	99.9	99.9	0.0	0
F07	R17	RESIDENTIAL	BEDROOM	18.9	98.7	56.6	7.9	42.6
F07	R18	RESIDENTIAL	BEDROOM	13.7	98.4	66.7	4.3	32.1

NSL CONTOURS

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL57

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

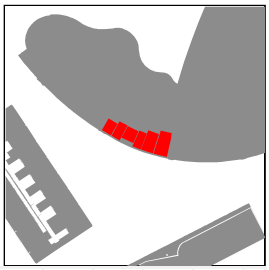


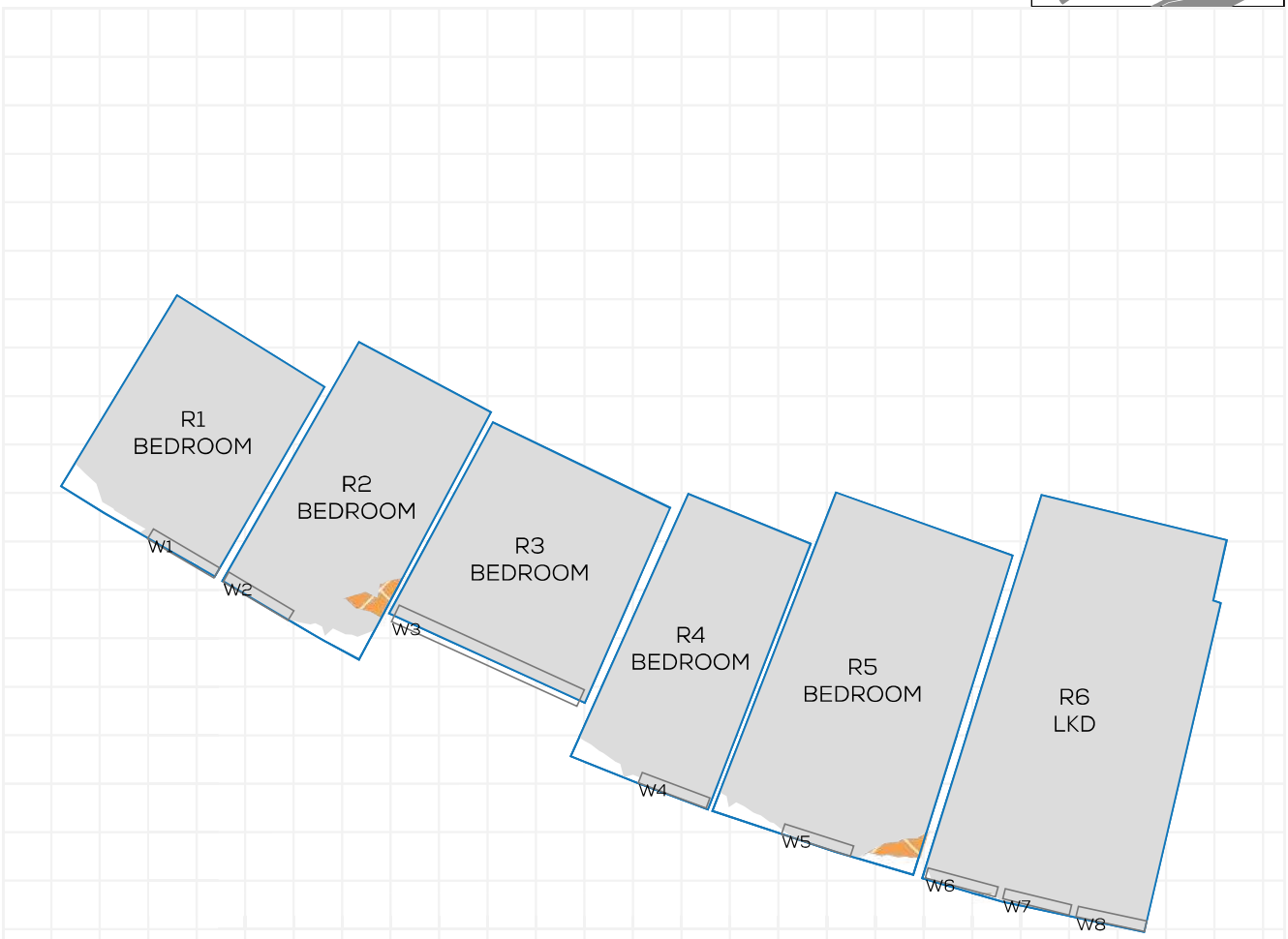
F07

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F07	R19	RESIDENTIAL	BEDROOM	36.0	98.6	50.8	17.2	48.4
F07	R20	RESIDENTIAL	BEDROOM	22.1	98.2	78.6	4.3	19.9
F07	R21	RESIDENTIAL	LKD	35.9	100	93.8	2.2	6.2
F07	R22	RESIDENTIAL	LKD	35.0	99.9	99.9	0.0	0
F07	R23	RESIDENTIAL	BEDROOM	18.7	98.6	81.3	3.2	17.5
F07	R24	RESIDENTIAL	BEDROOM	29.0	100	100	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL58

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



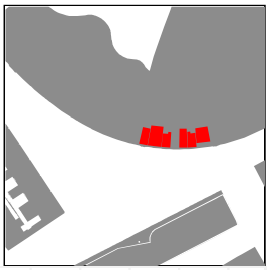


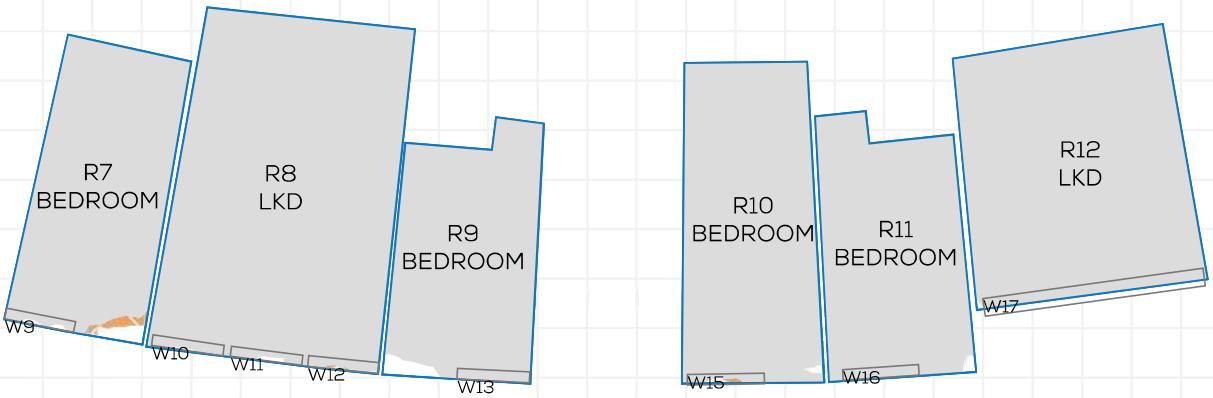
F08

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F08	R1	RESIDENTIAL	BEDROOM	16.6	96.7	96.7	0.0	0
F08	R2	RESIDENTIAL	BEDROOM	18.2	97.6	95.4	0.4	2.3
F08	R3	RESIDENTIAL	BEDROOM	18.8	100	100	0.0	0
F08	R4	RESIDENTIAL	BEDROOM	17.0	97.8	97.8	0.0	0
F08	R5	RESIDENTIAL	BEDROOM	28.7	97.7	96.5	0.3	1.2
F08	R6	RESIDENTIAL	LKD	36.4	99.8	99.8	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL59

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



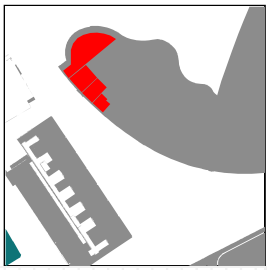


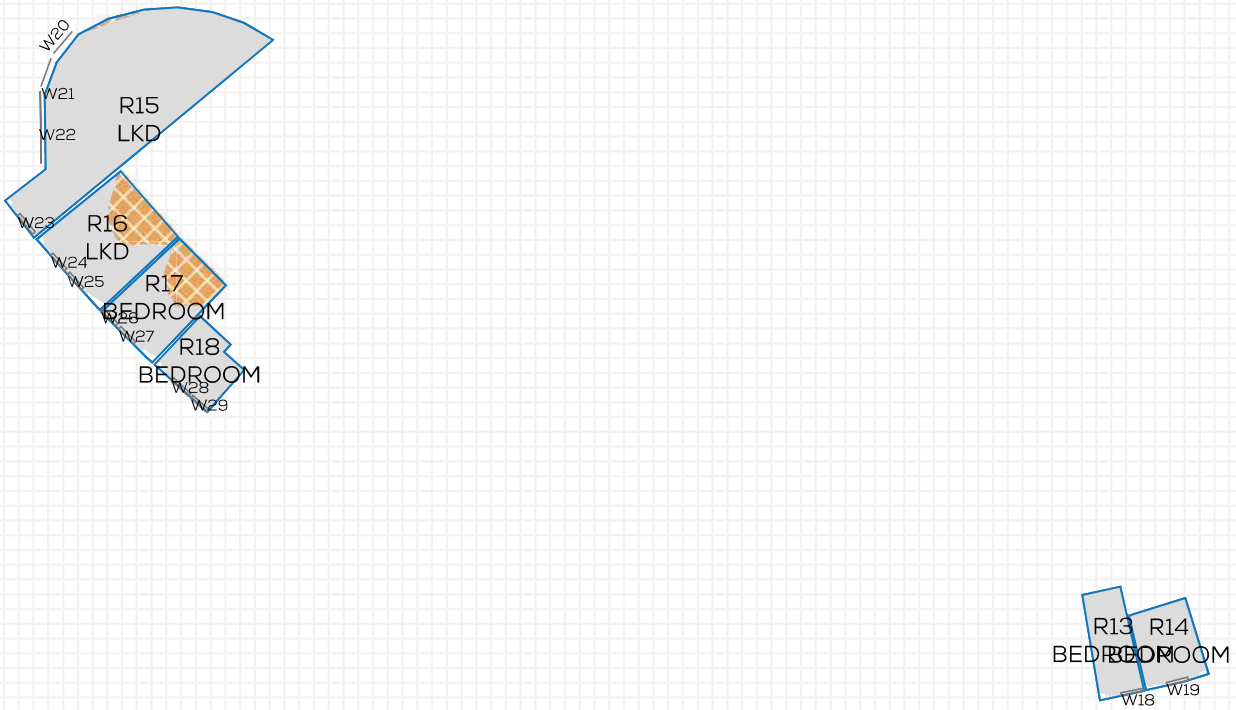
F08

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F08	R7	RESIDENTIAL	BEDROOM	15.8	97.7	96.4	0.2	1.3
F08	R8	RESIDENTIAL	LKD	31.2	99.6	99.6	0.0	0
F08	R9	RESIDENTIAL	BEDROOM	14.1	97.6	97.6	0.0	0
F08	R10	RESIDENTIAL	BEDROOM	17.4	99.5	99.3	0.0	0.2
F08	R11	RESIDENTIAL	BEDROOM	14.4	99.4	99.4	0.0	0
F08	R12	RESIDENTIAL	LKD	23.2	99.9	99.9	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL60

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



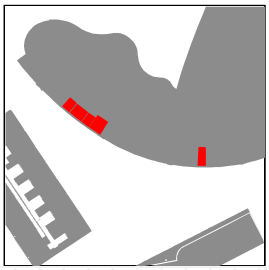


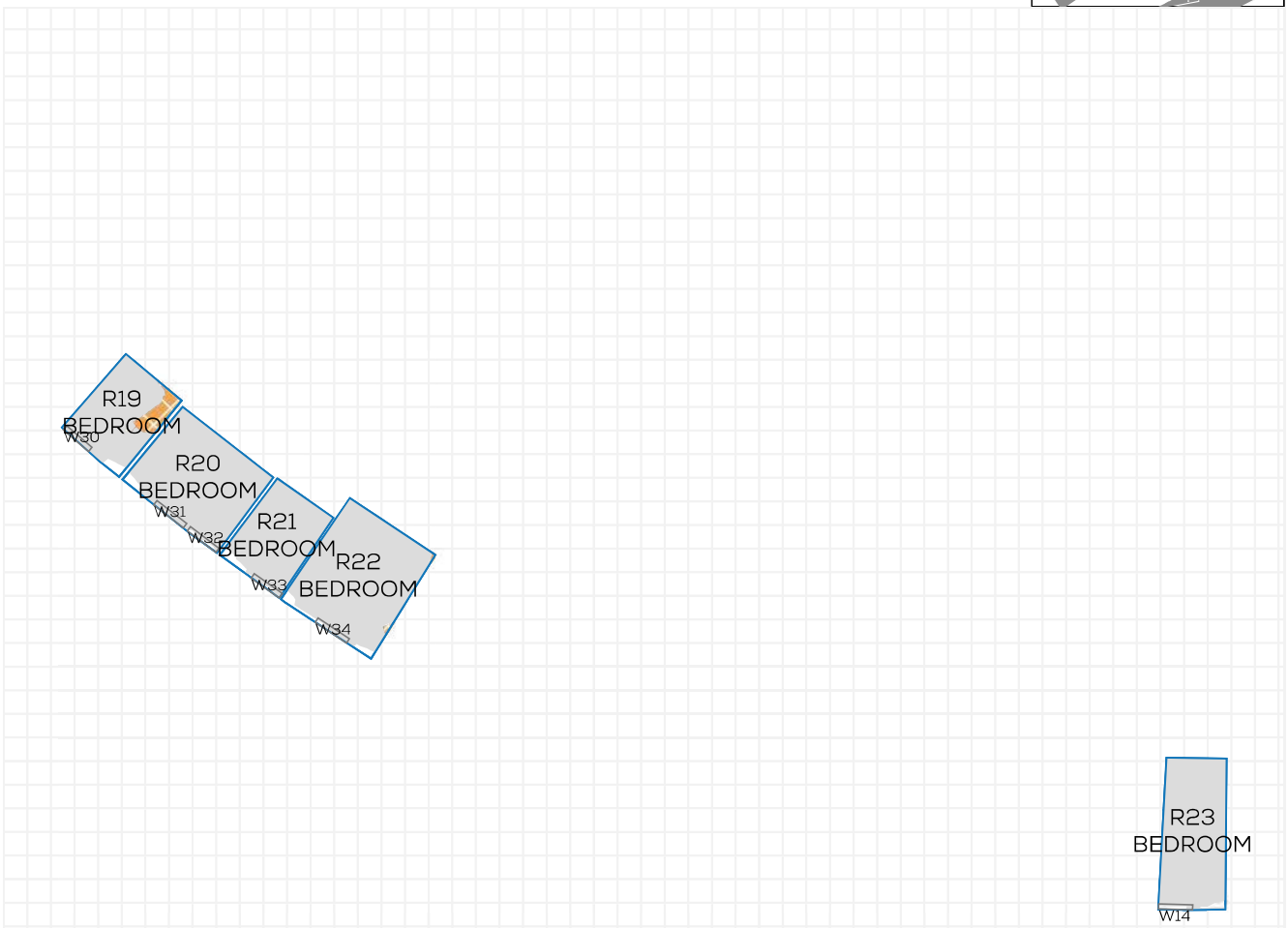
F08

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F08	R13	RESIDENTIAL	BEDROOM	20.6	98.5	98.5	0.0	0
F08	R14	RESIDENTIAL	BEDROOM	22.2	98.2	98.2	0.0	0
F08	R15	RESIDENTIAL	LKD	122.5	99.8	98.9	1.1	0.9
F08	R16	RESIDENTIAL	LKD	44.9	98.2	67.2	13.9	31.5
F08	R17	RESIDENTIAL	BEDROOM	33.7	98.8	63.4	11.9	35.8
F08	R18	RESIDENTIAL	BEDROOM	19.9	98.7	98.7	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL61

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



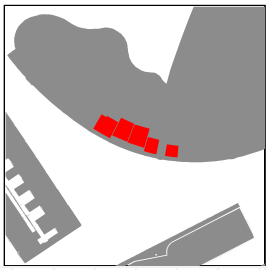


F08

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F08	R19	RESIDENTIAL	BEDROOM	13.1	97.3	84.1	1.7	13.5
F08	R20	RESIDENTIAL	BEDROOM	19.9	97.7	97.7	0.0	0
F08	R21	RESIDENTIAL	BEDROOM	12.2	96.1	96.1	0.0	0
F08	R22	RESIDENTIAL	BEDROOM	23.1	97.2	96.5	0.2	0.8
F08	R23	RESIDENTIAL	BEDROOM	17.3	98.2	98.1	0.0	0.1

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL62

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

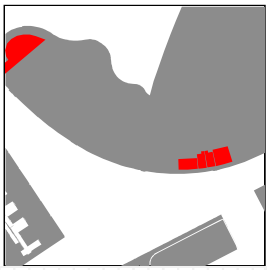


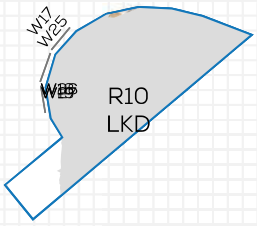
F09

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F09	R1	RESIDENTIAL	BEDROOM	38.7	97.6	97.6	0.0	0
F09	R2	RESIDENTIAL	LKD	35.7	100	100	0.0	0
F09	R3	RESIDENTIAL	LKD	38.5	100	100	0.0	0
F09	R4	RESIDENTIAL	BEDROOM	21.5	97.3	97.3	0.0	0
F09	R5	RESIDENTIAL	BEDROOM	16.7	95	94.4	0.1	0.6

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL63

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



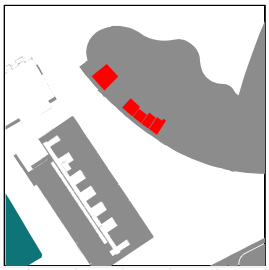


F09

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F09	R6	RESIDENTIAL	BEDROOM	24.2	97.9	97.2	0.2	0.7
F09	R7	RESIDENTIAL	BEDROOM	14.8	98.6	98.7	0.0	0
F09	R8	RESIDENTIAL	BEDROOM	14.6	98.8	98.8	0.0	0
F09	R9	RESIDENTIAL	BEDROOM	31.4	99.2	99.2	0.0	0
F09	R10	RESIDENTIAL	LKD	97.9	89	88.5	0.5	0.6

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL64

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

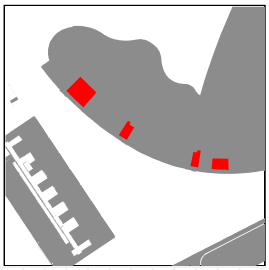


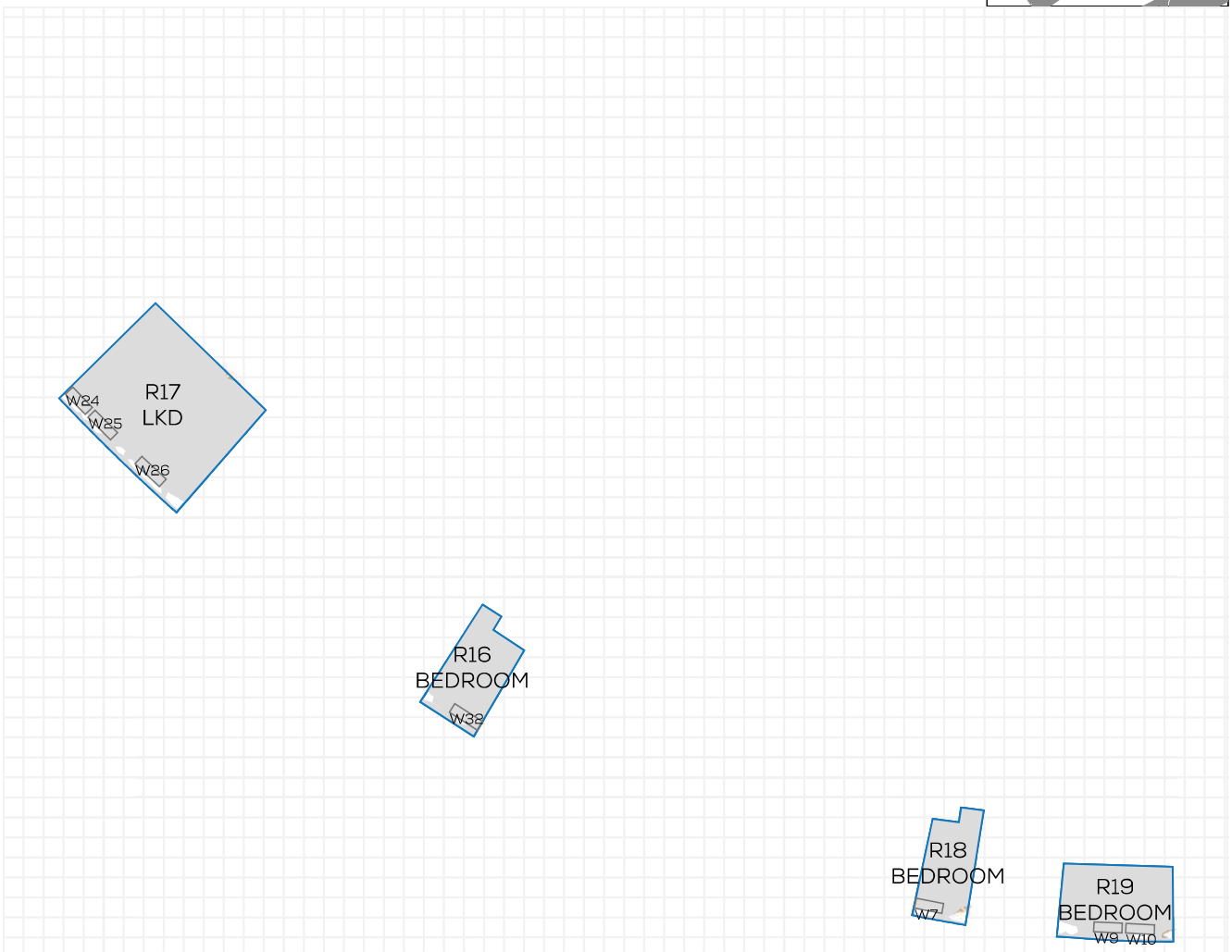
F09

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F09	R11	RESIDENTIAL	LKD	41.7	98.6	98.5	0.0	0.1
F09	R12	RESIDENTIAL	BEDROOM	19.6	96.8	96.7	0.0	0.1
F09	R13	RESIDENTIAL	BEDROOM	12.2	95.3	95.3	0.0	0
F09	R14	RESIDENTIAL	BEDROOM	13.6	98.7	96.4	0.3	2.4
F09	R15	RESIDENTIAL	BEDROOM	17.2	98.4	98.4	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL65

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



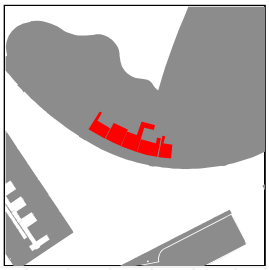


F09

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F09	R16	RESIDENTIAL	BEDROOM	16.3	98.5	98.5	0.0	0
F09	R17	RESIDENTIAL	LKD	54.1	97	96.7	0.1	0.3
F09	R18	RESIDENTIAL	BEDROOM	13.7	95.7	94.7	0.1	1.1
F09	R19	RESIDENTIAL	BEDROOM	21.0	96	95.7	0.1	0.4

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL66

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

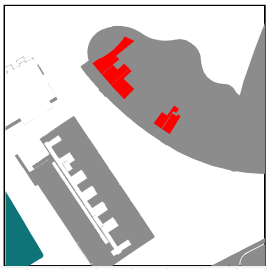


F10

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F10	R1	RESIDENTIAL	BEDROOM	34.8	95.9	95.9	0.0	0
F10	R2	RESIDENTIAL	BEDROOM	43.5	97.9	97.9	0.0	0
F10	R3	RESIDENTIAL	BEDROOM	33.8	95.5	95.5	0.0	0
F10	R5	RESIDENTIAL	BEDROOM	23.1	74.1	74.1	0.0	0
F10	R6	RESIDENTIAL	BEDROOM	28.3	98.4	98.4	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 8 HESTER ROAD ALBION RIVERSIDE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL67

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



F10

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8 HESTER ROAD ALBION RIVERSIDE								
F10	R7	RESIDENTIAL	BEDROOM	20.6	99.9	99.9	0.0	0
F10	R8	RESIDENTIAL	LIVING ROOM	54.0	98.8	98.7	0.0	0.1
F10	R9	RESIDENTIAL	BEDROOM	31.6	100	84.1	5.0	15.9
F10	R10	RESIDENTIAL	BEDROOM	34.8	99.1	99.1	0.0	0
F10	R12	RESIDENTIAL	BEDROOM	20.9	98.8	96.6	0.5	2.2

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 10 TO 14 PAVELEY DRIVE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL68

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
10 TO 14 PAVELEY DRIVE								
F00	R2	RESIDENTIAL	BEDROOM	13.2	99.4	96.4	0.4	3
F00	R4	RESIDENTIAL	KITCHEN	8.4	97.9	75.1	1.9	23.3
F00	R6	RESIDENTIAL	BEDROOM	13.2	99.4	99.4	0.0	0
F00	R8	RESIDENTIAL	KITCHEN	8.4	93.5	75.3	1.5	19.4
F00	R10	RESIDENTIAL	BEDROOM	13.2	98.7	98.7	0.0	0
F00	R12	RESIDENTIAL	KITCHEN	8.4	96.8	79.9	1.4	17.4

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 10 TO 14 PAVELEY DRIVE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL69

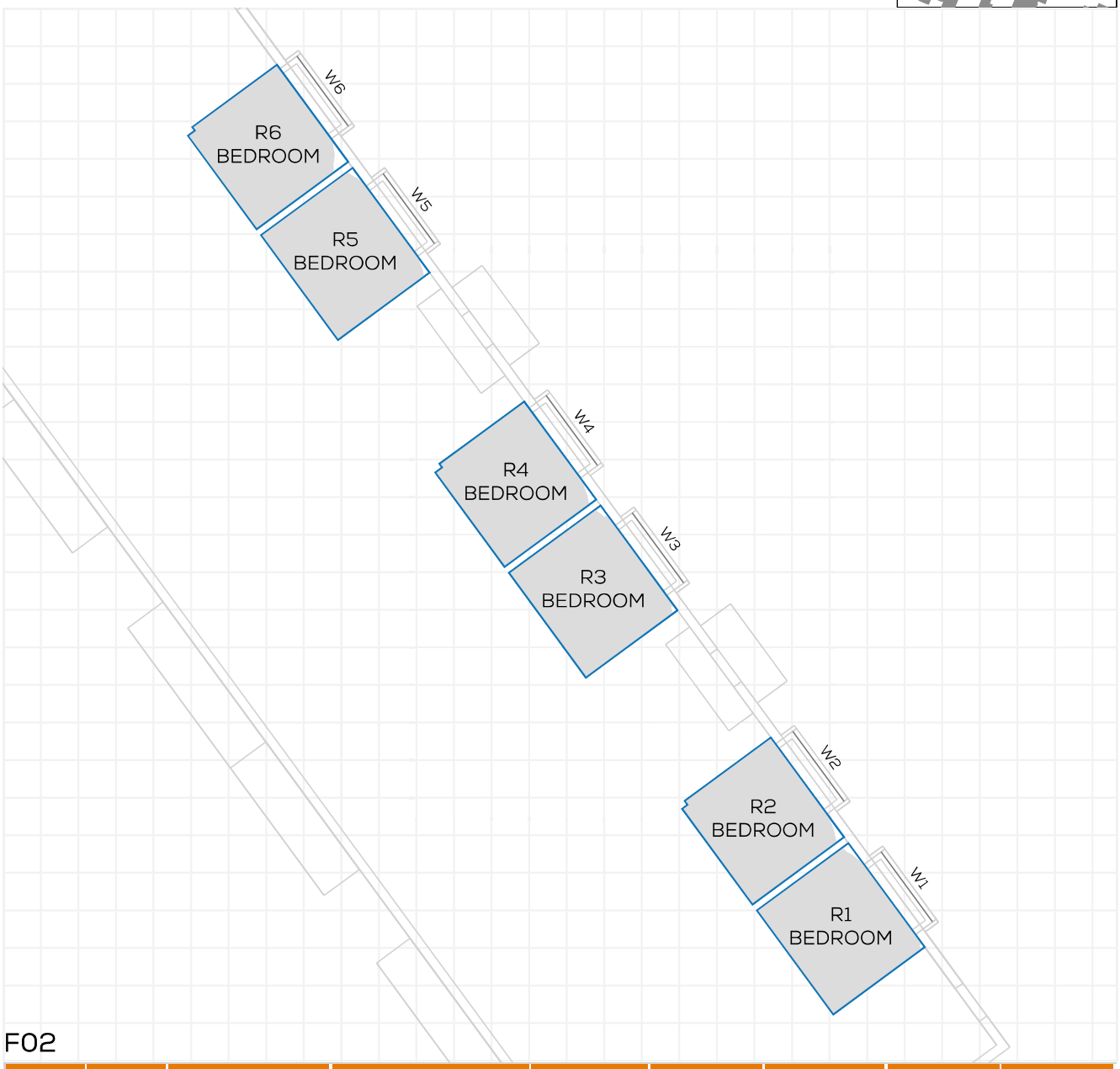
KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
10 TO 14 PAVELEY DRIVE								
F01	R3	RESIDENTIAL	BEDROOM	13.2	99.4	99.4	0.0	0
F01	R5	RESIDENTIAL	KITCHEN	8.4	98.5	81.3	1.5	17.4
F01	R8	RESIDENTIAL	BEDROOM	13.2	99.4	99.4	0.0	0
F01	R10	RESIDENTIAL	KITCHEN	8.4	98.5	82.3	1.4	16.5
F01	R13	RESIDENTIAL	BEDROOM	13.2	99.3	99.3	0.0	0
F01	R15	RESIDENTIAL	KITCHEN	8.4	98.5	84.8	1.2	13.9

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 10 TO 14 PAVELEY DRIVE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL70

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
10 TO 14 PAVELEY DRIVE								
F02	R1	RESIDENTIAL	BEDROOM	10.4	99.2	99.2	0.0	0
F02	R2	RESIDENTIAL	BEDROOM	9.9	99.2	99.2	0.0	0
F02	R3	RESIDENTIAL	BEDROOM	10.5	99.3	99.3	0.0	0
F02	R4	RESIDENTIAL	BEDROOM	9.8	99.3	99.3	0.0	0
F02	R5	RESIDENTIAL	BEDROOM	10.5	99.2	99.2	0.0	0
F02	R6	RESIDENTIAL	BEDROOM	9.7	98.4	98.4	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 10 TO 14 PAVELEY DRIVE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL71

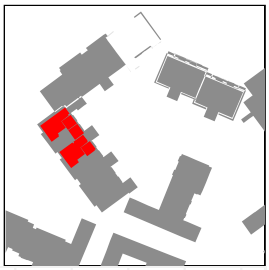
KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
10 TO 14 PAVELEY DRIVE								
F03	R1	RESIDENTIAL	LD	52.4	99.6	99.6	0.0	0
F03	R2	RESIDENTIAL	KITCHEN	13.9	97.3	97.3	0.0	0
F03	R3	RESIDENTIAL	KITCHEN	15.3	97.2	97.2	0.0	0
F03	R4	RESIDENTIAL	LD	51.5	99.7	99.6	0.0	0.1
F03	R5	RESIDENTIAL	KITCHEN	13.8	97.6	97.6	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 10 TO 14 PAVELEY DRIVE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL72

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
10 TO 14 PAVELEY DRIVE								
F03	R6	RESIDENTIAL	KITCHEN	13.8	97.5	97.5	0.0	0
F03	R7	RESIDENTIAL	LD	51.7	99.8	99.8	0.0	0.1
F03	R8	RESIDENTIAL	KITCHEN	15.2	97.1	97.1	0.0	0
F03	R9	RESIDENTIAL	KITCHEN	14.0	97.3	97.3	0.0	0
F03	R10	RESIDENTIAL	LD	53.5	99.9	99.9	0.0	0

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 20 TO 31 PAVELEY DRIVE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL73

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
20 TO 31 PAVELEY DRIVE								
F00	R1	RESIDENTIAL	BEDROOM	11.1	99.8	99.8	0.0	0
F00	R2	RESIDENTIAL	BEDROOM	7.1	98.6	91.1	0.5	7.6
F00	R4	RESIDENTIAL	BEDROOM	6.7	94.3	83.1	0.7	11.9
F00	R5	RESIDENTIAL	BEDROOM	11.1	99.6	94.7	0.5	4.9

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 20 TO 31 PAVELEY DRIVE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL74

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

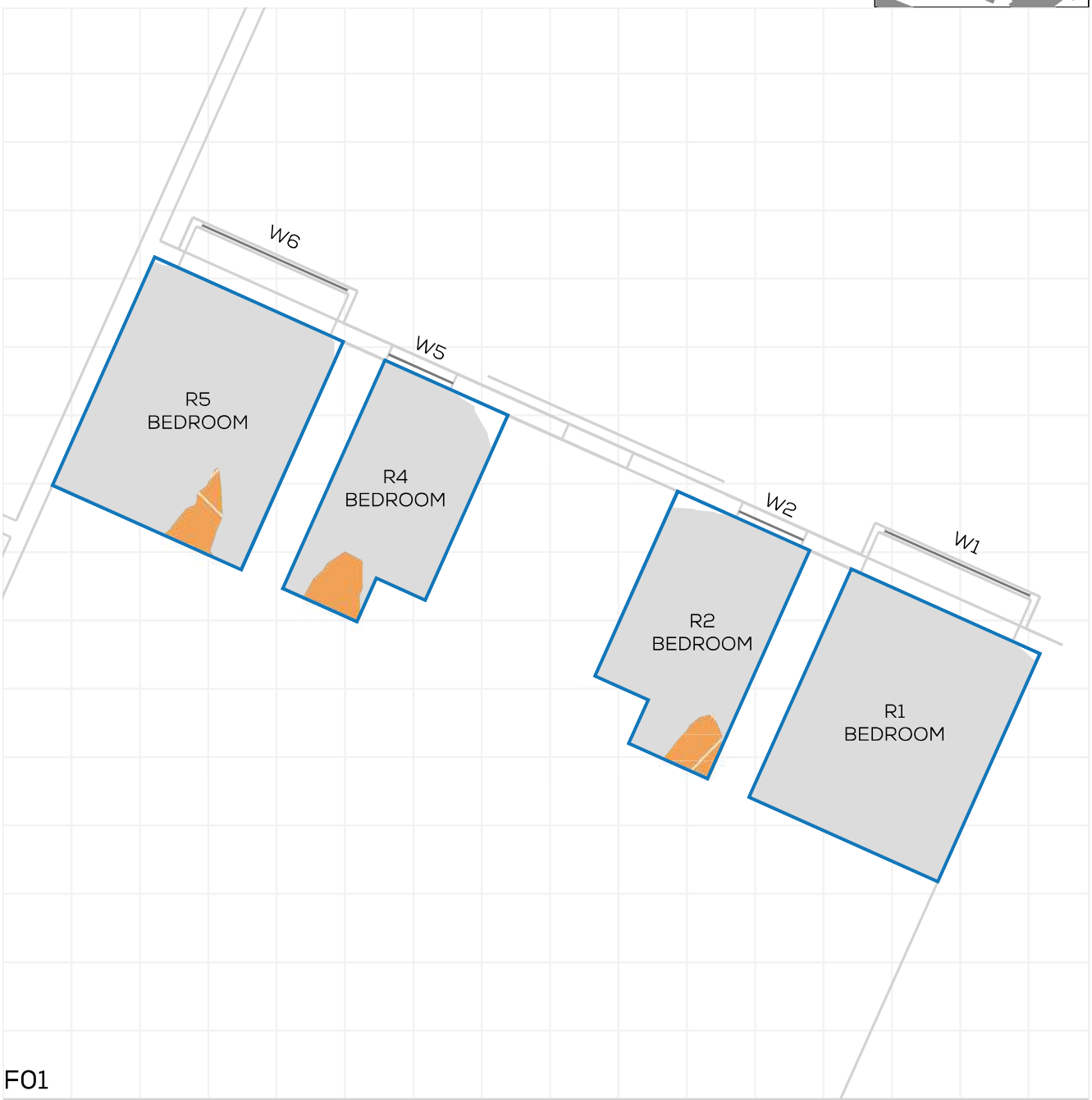
F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
20 TO 31 PAVELEY DRIVE								
F00	R6	RESIDENTIAL	BEDROOM	11.1	99.8	99.8	0.0	0
F00	R7	RESIDENTIAL	BEDROOM	7.1	98.6	83.7	1.1	15.2
F00	R9	RESIDENTIAL	BEDROOM	6.7	98.7	89.1	0.6	9.8
F00	R10	RESIDENTIAL	BEDROOM	11.1	99.8	99.8	0.0	0

NSL CONTOURS

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 20 TO 31 PAVELEY DRIVE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL75

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

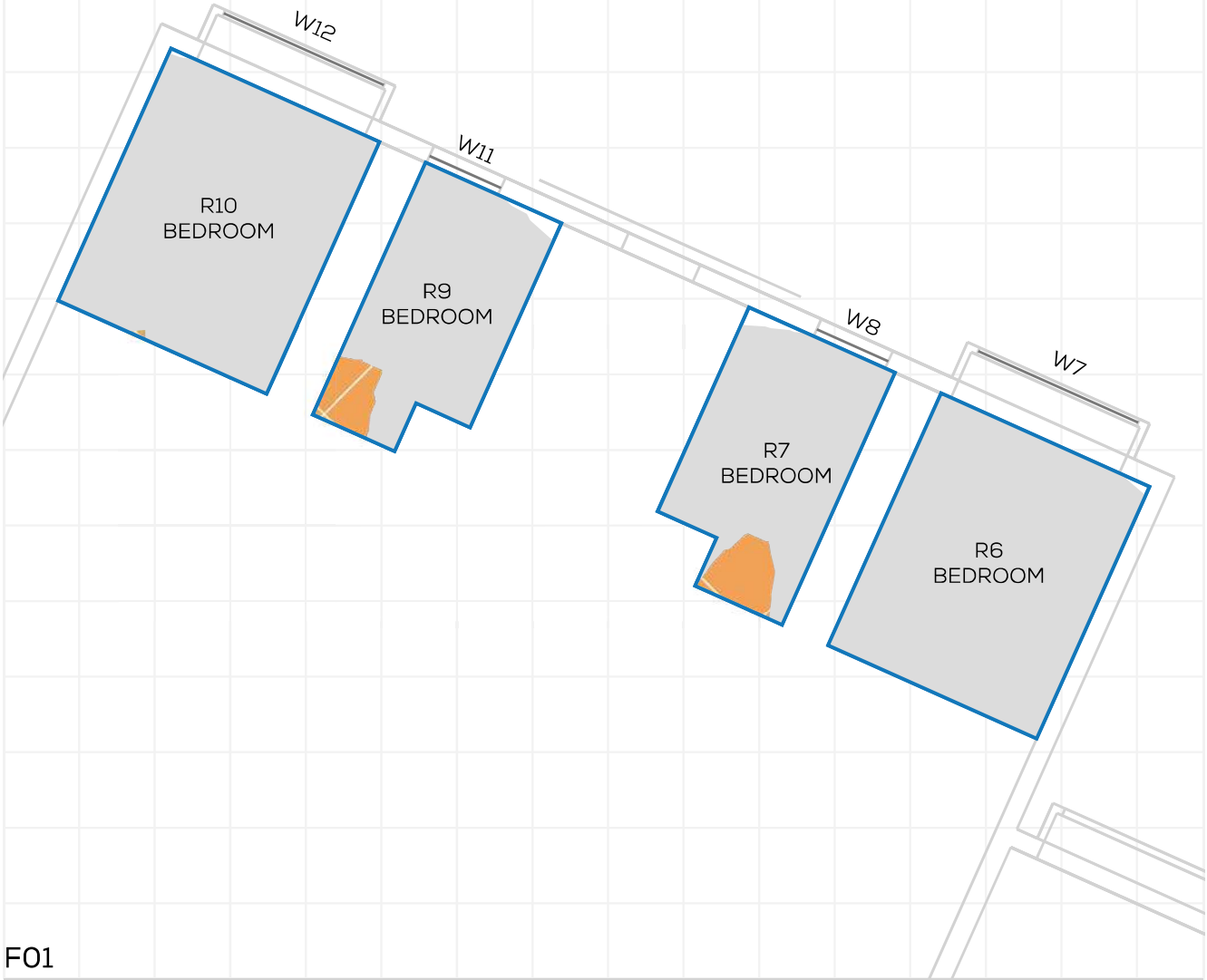


F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
20 TO 31 PAVELEY DRIVE								
F01	R1	RESIDENTIAL	BEDROOM	11.1	99.7	99.7	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	7.1	98.6	91.9	0.5	6.7
F01	R4	RESIDENTIAL	BEDROOM	6.7	97.4	88.9	0.6	8.7
F01	R5	RESIDENTIAL	BEDROOM	11.1	99.6	94.8	0.5	4.9

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 20 TO 31 PAVELEY DRIVE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL76

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
20 TO 31 PAVELEY DRIVE								
F01	R6	RESIDENTIAL	BEDROOM	11.1	99.7	99.7	0.0	0
F01	R7	RESIDENTIAL	BEDROOM	7.1	98.6	88.6	0.7	10.1
F01	R9	RESIDENTIAL	BEDROOM	6.7	98.4	89.1	0.6	9.5
F01	R10	RESIDENTIAL	BEDROOM	11.1	99.8	99.7	0.0	0.1

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 20 TO 31 PAVELEY DRIVE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL77

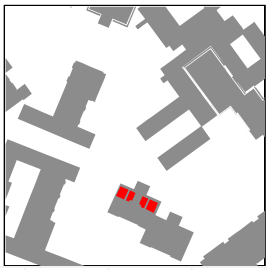
KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
20 TO 31 PAVELEY DRIVE								
F02	R1	RESIDENTIAL	BEDROOM	11.1	99.8	99.8	0.0	0
F02	R2	RESIDENTIAL	BEDROOM	7.1	98.6	94.9	0.3	3.7
F02	R3	RESIDENTIAL	BEDROOM	6.7	97.7	93.5	0.3	4.2
F02	R4	RESIDENTIAL	BEDROOM	11.1	99.7	99.7	0.0	0

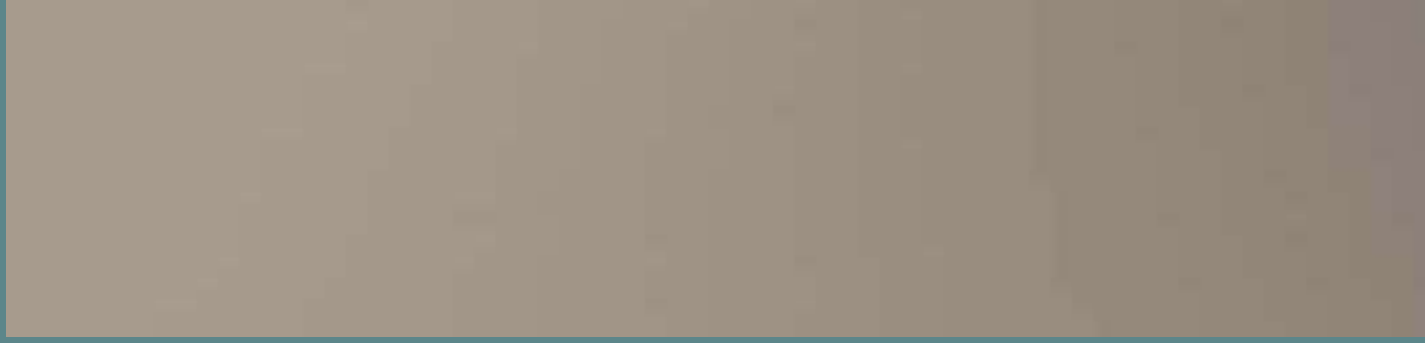
PROJECT: 18043 - GLASSMILL - ONE BATTERSEA E
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 20 TO 31 PAVELEY DRIVE
DATE: 25/09/2024
SCHEME IR: IR34 (18.09.2024)
DRAWING No.: 18043-REL09-IS02-NSL78

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
20 TO 31 PAVELEY DRIVE								
F02	R5	RESIDENTIAL	BEDROOM	11.1	99.8	99.8	0.0	0
F02	R6	RESIDENTIAL	BEDROOM	7.1	98.6	91.7	0.5	7
F02	R7	RESIDENTIAL	BEDROOM	6.7	98.6	91.9	0.4	6.8
F02	R8	RESIDENTIAL	BEDROOM	11.1	99.8	99.8	0.0	0



(RESULTS)

					VSC (ROOM)				NSL				APSH (WINDOW)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
													ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
6 HESTER ROAD																		
F01	R1	RESIDENTIAL	LKD	W1/F01	24	19.1	4.9	20.4	69.3	65.4	1	5.5	42	18	42	18	0.0	0.0
				W2/F01									45	18	45	18	0.0	0.0
				W3/F01									46	18	46	18	0.0	0.0
				W4/F01									47	18	47	18	0.0	0.0
	R2	RESIDENTIAL	LKD	W5/F01	28.4	23.4	5	17.6	73.8	66.9	1.8	9.3	49	18	48	18	2.0	0.0
				W6/F01									50	18	48	18	4.0	0.0
				W7/F01									50	18	49	18	2.0	0.0
				W8/F01									48	17	47	17	2.1	0.0
F02	R1	RESIDENTIAL	LKD	W1/F02	28.4	22.1	6.3	22.2	98.1	98.0	0	0	50	21	49	21	2.0	0.0
				W2/F02									51	20	48	20	5.9	0.0
				W3/F02									54	22	49	20	9.3	9.1
				W4/F02									49	20	47	20	4.1	0.0
	R2	RESIDENTIAL	LKD	W5/F02	28.4	22.7	5.7	20.1	79.9	67.0	3.4	16.1	50	18	49	18	2.0	0.0
				W6/F02									51	18	49	18	3.9	0.0
				W7/F02									51	18	50	18	2.0	0.0
				W8/F02									48	16	46	16	4.2	0.0
F03	R1	RESIDENTIAL	LKD	W1/F03	28.3	20.2	8.1	28.6	77.4	65.4	3.2	15.5	49	22	44	22	10.2	0.0
				W2/F03									50	22	47	22	6.0	0.0
				W3/F03									50	21	47	21	6.0	0.0
				W4/F03									45	18	43	18	4.4	0.0
	R2	RESIDENTIAL	LKD	W5/F03	33.7	27.9	5.8	17.2	93.2	93.3	0	-0.2	57	22	55	22	3.5	0.0
				W6/F03									57	22	55	22	3.5	0.0
				W7/F03									55	20	53	20	3.6	0.0
				W8/F03									52	19	50	19	3.8	0.0
F04	R1	RESIDENTIAL	LKD	W1/F04	31.4	21.2	10.2	32.5	93.9	65.7	7.5	30	55	22	45	22	18.2	0.0
				W2/F04									56	22	48	22	14.3	0.0
				W3/F04									55	22	49	22	10.9	0.0
				W4/F04									49	19	44	19	10.2	0.0
	R2	RESIDENTIAL	LKD	W5/F04	32.3	24.9	7.4	22.9	89.7	64.9	6.6	27.7	57	22	53	22	7.0	0.0
				W6/F04									57	22	53	22	7.0	0.0
				W7/F04									57	22	54	22	5.3	0.0
				W8/F04									52	19	50	19	3.8	0.0
F05	R1	RESIDENTIAL	LKD	W1/F05	35.2	24.6	10.6	30.1	96.5	96.5	0	0	60	22	49	22	18.3	0.0
				W2/F05									61	23	49	22	19.7	4.3
				W3/F05									62	24	50	22	19.4	8.3
				W4/F05									59	21	52	21	11.9	0.0
	R2	RESIDENTIAL	LKD	W5/F05	36.5	29.5	7	19.2	96.6	96.6	0	0	61	24	57	24	6.6	0.0
				W6/F05									62	24	57	24	8.1	0.0
				W7/F05									63	24	57	24	9.5	0.0
				W8/F05									58	21	52	21	10.3	0.0
6 HESTER ROAD - FLAT 1																		
F01	R5	RESIDENTIAL	BEDROOM	W11/F01	20.4	8.3	12.1	59.3	42.6	20.3	3.4	52.3	42	12	24	8	42.9	33.3
	R6	RESIDENTIAL	BEDROOM	W12/F01	21.3	9	12.3	57.7	32.5	10.5	1.9	67.6	43	13	26	10	39.5	23.1
6 HESTER ROAD - FLAT 10																		
F02	R5	RESIDENTIAL	BEDROOM	W11/F02	23.4	9.4	14	59.8	54.9	22.5	5	58.9	44	13	25			

* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

					VSC (ROOM)				NSL				APSH (WINDOW)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
													ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
6 HESTER ROAD - FLAT 10 (CONTINUED)																		
F02	R6	RESIDENTIAL	BEDROOM	W12/F02	24.2	10.1	14.1	58.3	43.7	12.4	2.9	71.6	45	13	27	10	40.0	23.1
6 HESTER ROAD - FLAT 11																		
F02	R8	RESIDENTIAL	BEDROOM	W14/F02	25.3	11.4	13.9	54.9	41.0	11.6	3.3	71.6	47	13	28	10	40.4	23.1
6 HESTER ROAD - FLAT 12																		
F02	R10	RESIDENTIAL	BEDROOM	W16/F02	25.4	12.3	13.1	51.6	45.9	11.0	3.9	76.1	47	11	28	10	40.4	9.1
6 HESTER ROAD - FLAT 13																		
F02	R16	RESIDENTIAL	BEDROOM	W18/F02	23.5	11.9	11.6	49.4	48.3	10.6	4.4	78.1	41	6	25	6	39.0	0.0
6 HESTER ROAD - FLAT 14																		
F02	R13	RESIDENTIAL	BEDROOM	W20/F02	18.9	9.4	9.5	50.3	52.8	6.7	5.3	87.3	31	5	19	5	38.7	0.0
6 HESTER ROAD - FLAT 15																		
F02	R15	RESIDENTIAL	BEDROOM	W22/F02	13.2	9.4	3.8	28.8	32.6	6.8	2.9	79.2	21	6	20	6	4.8	0.0
6 HESTER ROAD - FLAT 16																		
F02	R3	RESIDENTIAL	BEDROOM	W9/F02	15.9	14.3	1.6	10.1	28.6	26.6	0.3	6.8	29	11	29	11	0.0	0.0
	R4	RESIDENTIAL	BEDROOM	W10/F02	13.3	11.4	1.9	14.3	45.0	45.0	0	0	24	9	24	9	0.0	0.0
6 HESTER ROAD - FLAT 19																		
F03	R5	RESIDENTIAL	BEDROOM	W11/F03	26.4	10.6	15.8	59.8	86.2	25.0	9.4	71	52	17	27	10	48.1	41.2
	R6	RESIDENTIAL	BEDROOM	W12/F03	27.1	11.3	15.8	58.3	73.7	28.8	4.1	60.9	53	18	29	12	45.3	33.3
6 HESTER ROAD - FLAT 2																		
F01	R8	RESIDENTIAL	BEDROOM	W14/F01	22.5	10.3	12.2	54.2	32.3	9.7	2.6	70	43	12	26	10	39.5	16.7
6 HESTER ROAD - FLAT 20																		
F03	R8	RESIDENTIAL	BEDROOM	W14/F03	28.2	12.7	15.5	55	71.2	17.4	6.1	75.6	54	18	31	13	42.6	27.8
6 HESTER ROAD - FLAT 21																		
F03	R9	RESIDENTIAL	BEDROOM	W15/F03	28.5	13.7	14.8	51.9	90.1	58.0	3.4	35.7	52	16	31	13	40.4	18.8
6 HESTER ROAD - FLAT 22																		
F03	R16	RESIDENTIAL	BEDROOM	W18/F03	26.9	14	12.9	48	87.4	13.5	8.6	84.6	50	12	31	10	38.0	16.7
6 HESTER ROAD - FLAT 23																		
F03	R12	RESIDENTIAL	BEDROOM	W19/F03	23.2	12.2	11	47.4	46.9	29.3	2	37.6	42	7	29	7	31.0	0.0
6 HESTER ROAD - FLAT 24																		
F03	R14	RESIDENTIAL	BEDROOM	W21/F03	17.6	12.8	4.8	27.3	24.6	24.5	0	0.1	31	8	29	8	6.5	0.0
6 HESTER ROAD - FLAT 25																		
F03	R3	RESIDENTIAL	BEDROOM	W9/F03	20	17.7	2.3	11.5	38.0	31.1	1.1	18.2	37	15	37	15	0.0	0.0
	R4	RESIDENTIAL	BEDROOM	W10/F03	17.5	15	2.5	14.3	57.4	57.4	0	0	34	13	34	13	0.0	0.0
6 HESTER ROAD - FLAT 28																		
F04	R5	RESIDENTIAL	BEDROOM	W11/F04	29.7	12	17.7	59.6	89.9	25.1	10	72	56	20	30	12	46.4	40.0
	R6	RESIDENTIAL	BEDROOM	W12/F04	30.3	12.5	17.8	58.7	78.1	31.3	4.3	59.9	57	20	30	12	47.4	40.0
6 HESTER ROAD - FLAT 29																		
F04	R8	RESIDENTIAL	BEDROOM	W14/F04	31.2	13.9	17.3	55.4	76.3	17.4	6.7	77.2	57	20	33	14	42.1	30.0
6 HESTER ROAD - FLAT 3																		
F01	R10	RESIDENTIAL	BEDROOM	W16/F01	22.6	11	11.6	51.3	39.8	10.1	3.3	74.6	39	7	24	6	38.5	14.3
6 HESTER ROAD - FLAT 30																		
F04	R10	RESIDENTIAL	BEDROOM	W16/F04	31.5	15.5	16	50.8	86.7	14.0	8.2	83.9	59	20	37	16	37.3	20.0

* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

					VSC (ROOM)				NSL			APSH (WINDOW)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS SQM	LOSS %	EX.		PR.		LOSS %	
													ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
6 HESTER ROAD - FLAT 31																		
F04	R11	RESIDENTIAL	BEDROOM	W17/F04	30.9	16.5	14.4	46.6	88.5	68.9	2.1	22.2	58	18	37	15	36.2	16.7
6 HESTER ROAD - FLAT 32																		
F04	R13	RESIDENTIAL	BEDROOM	W20/F04	27.6	16.1	11.5	41.7	90.4	16.2	8.5	82.1	53	12	37	12	30.2	0.0
6 HESTER ROAD - FLAT 33																		
F04	R15	RESIDENTIAL	BEDROOM	W22/F04	23.7	17.4	6.3	26.6	56.2	18.6	4.2	66.9	47	12	40	12	14.9	0.0
6 HESTER ROAD - FLAT 34																		
F04	R3	RESIDENTIAL	BEDROOM	W9/F04	26	22	4	15.4	52.3	36.4	2.5	30.5	48	17	47	17	2.1	0.0
	R4	RESIDENTIAL	BEDROOM	W10/F04	24.1	19.6	4.5	18.7	68.7	68.7	0	0.1	46	15	45	15	2.2	0.0
6 HESTER ROAD - FLAT 37																		
F05	R5	RESIDENTIAL	BEDROOM	W11/F05	32.8	13.3	19.5	59.5	91.8	26.1	10.1	71.6	59	21	32	11	45.8	47.6
	R6	RESIDENTIAL	BEDROOM	W12/F05	33.2	13.7	19.5	58.7	83.7	32.2	4.8	61.6	62	22	33	12	46.8	45.5
6 HESTER ROAD - FLAT 38																		
F05	R8	RESIDENTIAL	BEDROOM	W14/F05	34.1	15.2	18.9	55.4	86.4	19.6	7.6	77.4	61	22	36	14	41.0	36.4
6 HESTER ROAD - FLAT 39																		
F05	R9	RESIDENTIAL	BEDROOM	W15/F05	34.5	16.8	17.7	51.3	89.1	56.3	3.5	36.8	61	21	39	15	36.1	28.6
6 HESTER ROAD - FLAT 4																		
F01	R11	RESIDENTIAL	BEDROOM	W17/F01	20.9	10.4	10.5	50.2	43.9	36.2	0.8	17.4	34	5	21	5	38.2	0.0
6 HESTER ROAD - FLAT 40																		
F05	R16	RESIDENTIAL	BEDROOM	W18/F05	34.6	19.4	15.2	43.9	89.8	14.7	8.7	83.6	62	22	42	18	32.3	18.2
6 HESTER ROAD - FLAT 41																		
F05	R13	RESIDENTIAL	BEDROOM	W20/F05	33.6	21.1	12.5	37.2	90.4	24.4	7.6	73	63	21	46	20	27.0	4.8
6 HESTER ROAD - FLAT 42																		
F05	R14	RESIDENTIAL	BEDROOM	W21/F05	32.6	23.3	9.3	28.5	90.4	90.4	0	0	62	20	50	20	19.4	0.0
6 HESTER ROAD - FLAT 43																		
F05	R3	RESIDENTIAL	BEDROOM	W9/F05	33.9	27.3	6.6	19.5	92.3	62.1	4.8	32.7	62	20	53	20	14.5	0.0
	R4	RESIDENTIAL	BEDROOM	W10/F05	33	25.8	7.2	21.8	87.4	87.4	0	0	61	20	53	20	13.1	0.0
6 HESTER ROAD - FLAT 5																		
F01	R16	RESIDENTIAL	BEDROOM	W19/F01	16.6	7.6	9	54.2	22.9	8.3	1.6	63.7	23	2	13	2	43.5	0.0
6 HESTER ROAD - FLAT 6																		
F01	R15	RESIDENTIAL	BEDROOM	W22/F01	10.6	7.1	3.5	33	25.4	5.4	2.3	78.8	16	5	16	5	0.0	0.0
6 HESTER ROAD - FLAT 7																		
F01	R3	RESIDENTIAL	BEDROOM	W9/F01	13	11.8	1.2	9.2	27.6	26.3	0.2	4.7	27	9	27	9	0.0	0.0
	R4	RESIDENTIAL	BEDROOM	W10/F01	10.5	9	1.5	14.3	35.8	35.8	0	0	21	7	21	7	0.0	0.0

* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

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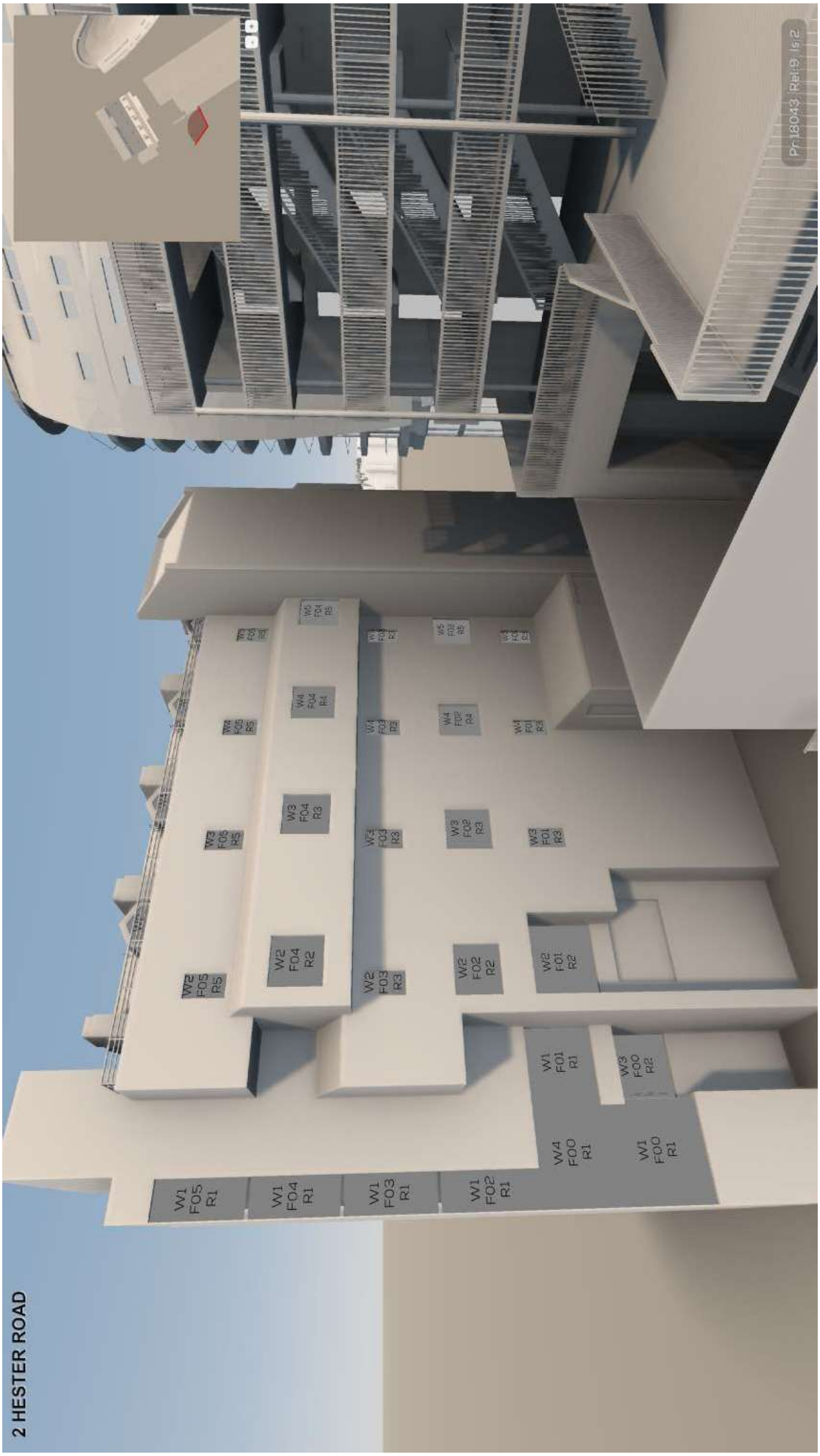
APPENDIX 05
WINDOW MAPS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W1 F02 R1
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W3 F00 R2
W2 F05 R5
W2 F04 R2
W2 F03 R3
W2 F02 R2
W2 F01 R2
W3 F05 R5
W3 F04 R3
W3 F03 R3
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W4 F04 R4
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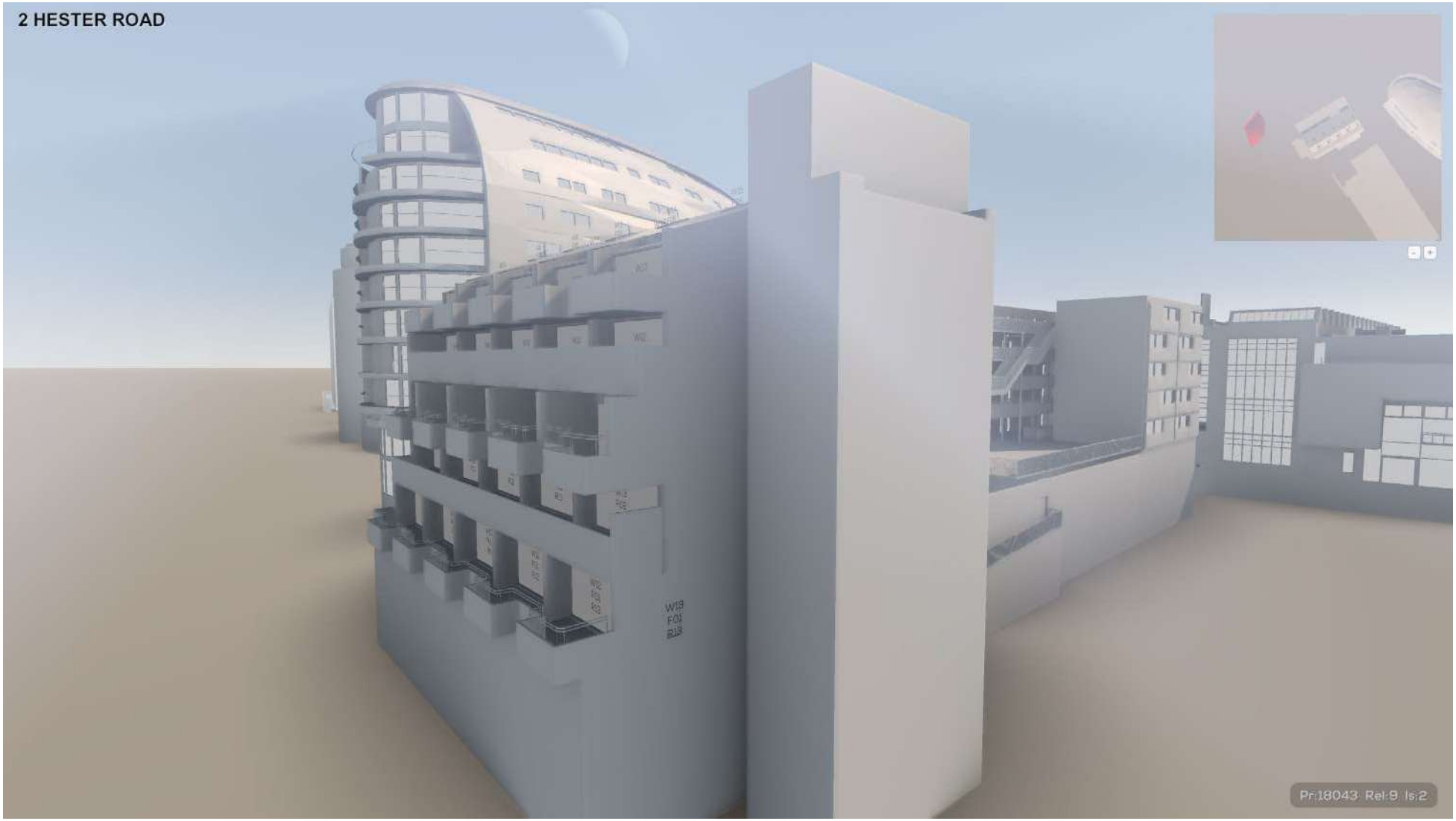
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2 HESTER ROAD
W11 F06
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W16 F05
W17 F05
W18 F05
W9
W10
W11
W12
W13
W8
W9
W10
W11
W12
W8 F03 R8
W9 F03 R9
W10 F03 R10
W11 F03 R11
W12 F03 R12
F02 R10
F02 R11
F02 R12
F02 R13
W13 F02 R14
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W9 F01 R10
W10 F01 R11
W11 F01 R12
W12 F01 R13
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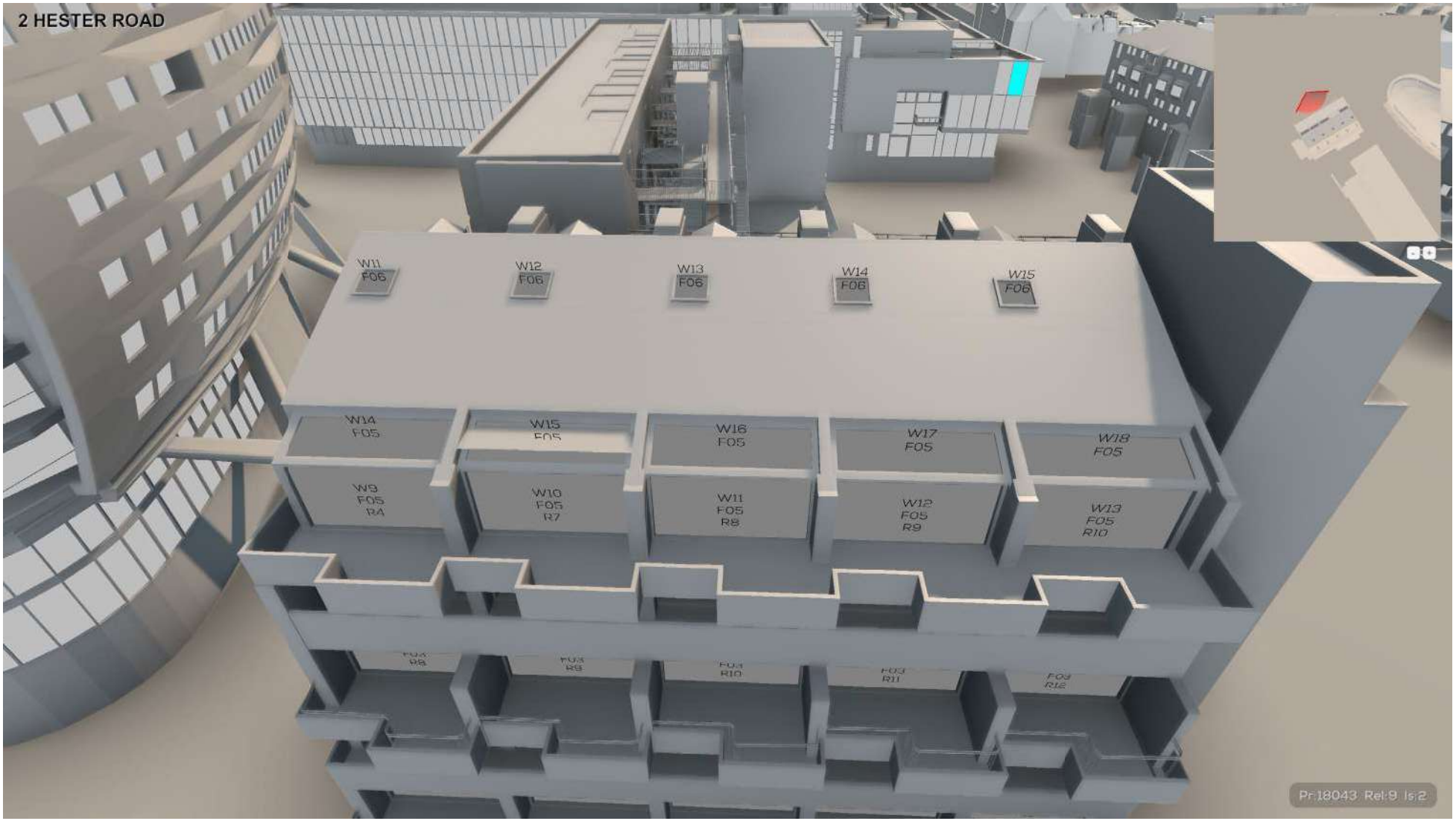
2 HESTER ROAD
W11 F06
W12 F06
W13 F06
W14 F06
W15 F06
W14 F05
W15 F05
W16 F05
W17 F05
W18 F05
W9 F05 R4
W10 F05 R7
W11 F05 R8
W12 F05 R9
W13 F05 R10
F04 R10
F03 R11
F03 R12
Pr:18043 Rel:9 Is:2

2 HESTER ROAD
Pr:18043 Rel:9 Is:2
W19 F05 R4
W13 F03 R8
W14 F01 R9
W8 F05 R3
W7 F05 R5
W7 F04 R7
W7 F03 R3
W7 F02 R7
W7 F01 R3
W6 F05 R6
W6 F03 R6
W6 F02 R6
W6 F01 R6


2 HESTER ROAD
W6 F05 R6
W7 F05 R5
W6 F04 R6
W7 F04 R7
W6 F03 R6
W7 F03 R3
W6 F02 R6
W7 F02 R7
W6 F01 R6
W7 F01 R3
Pr:18043 Rel:9 Is:2

2-28 BATTERSEA BRIDGE ROAD
Pr:18043 Rel:9 Is:3


2-28 BATTERSEA BRIDGE ROAD
W8 F03 R4
W7 F03 R4
W6 F03 R3
W5 F03 R3
W4 F03 R2
W3 F03 R2
W2 F03 R1
W1 F03 R1
W4 F02 R3
W7 F02 R5
W6 F02 R5
W5 F02 R4
W3 F02 R2
W2 F02 R1
W1 F02 R1
W8 F01 R4
W7 F01 R4
W6 F01 R3
W5 F01 R3
W4 F01 R2
W3 F01 R2
W2 F01 R1
W1 F01 R1
Pr:18043 Rel:9 Is:3


5 HESTER ROAD-HUTCHISON HOUSE
Pr:18043 Rel:9 Is:3

5 HESTER ROAD-HUTCHISON HOUSE

5 HESTER ROAD-HUTCHISON HOUSE
W20 F01 R3
W21 F01 R4
W22 F01 R4
W23 F01 R4
W24 F01 R4
W25 F01 R4
W26 F01 R4
W27 F01 R4
W19 F00 R1
W20 F00 R1
W22 F00 R1
W23 F00 R1
W24 F00 R1
W25 F00 R1
W26 F00 R1
W27 F00 R1
W28 F00 R1
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W30 F00 R1
W31 F00 R1
W32 F00 R1
W33 F00 R1
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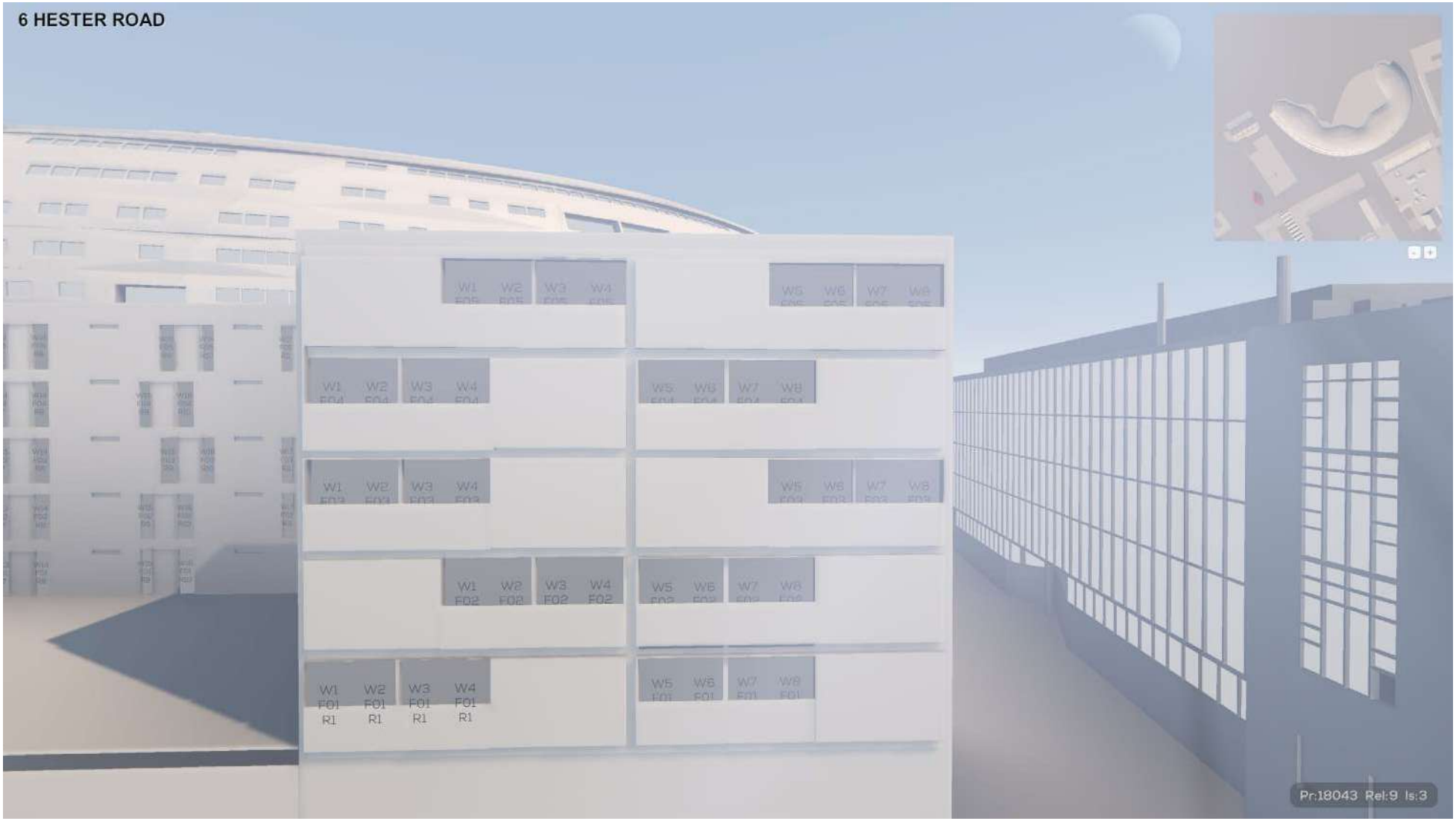
W1 W2 W3 W4
W5 W6 W7 W8
W1 W2 W3 W4 F01 R1
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6 HESTER ROAD
Pr:18043 Rel:9 Is:3


W15 F05 R9
W16 F05 R10
W17 F05 R11
W18 F05 R16
W19 F05 R12
W20 F05 R13
W21 F05 R14
W22 F05 R15
W15 F04 R9
W16 F04 R10
W17 F04 R11
W18 F04 R16
W19 F04 R12
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W21 F04 R14
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W22 F03 R15
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W16 F02 R10
W17 F02 R11
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W20 F02 R13
W21 F02 R14
W22 F02 R15
W15 F01 R9
W16 F01 R10
W17 F01 R11
W18 F01 R12
W19 F01 R16
W20 F01 R13
W21 F01 R14
W22 F01 R15
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6 HESTER ROAD
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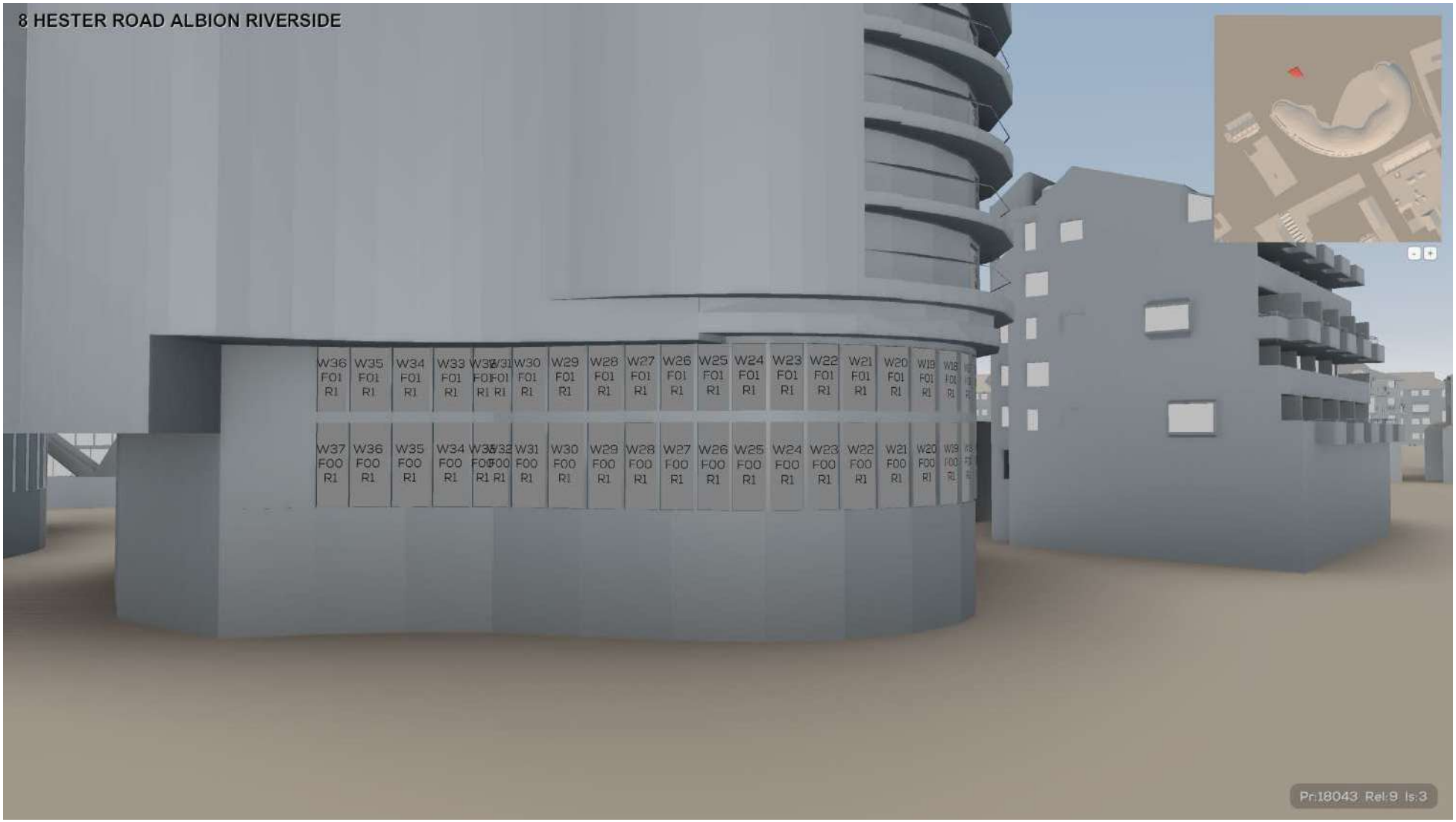
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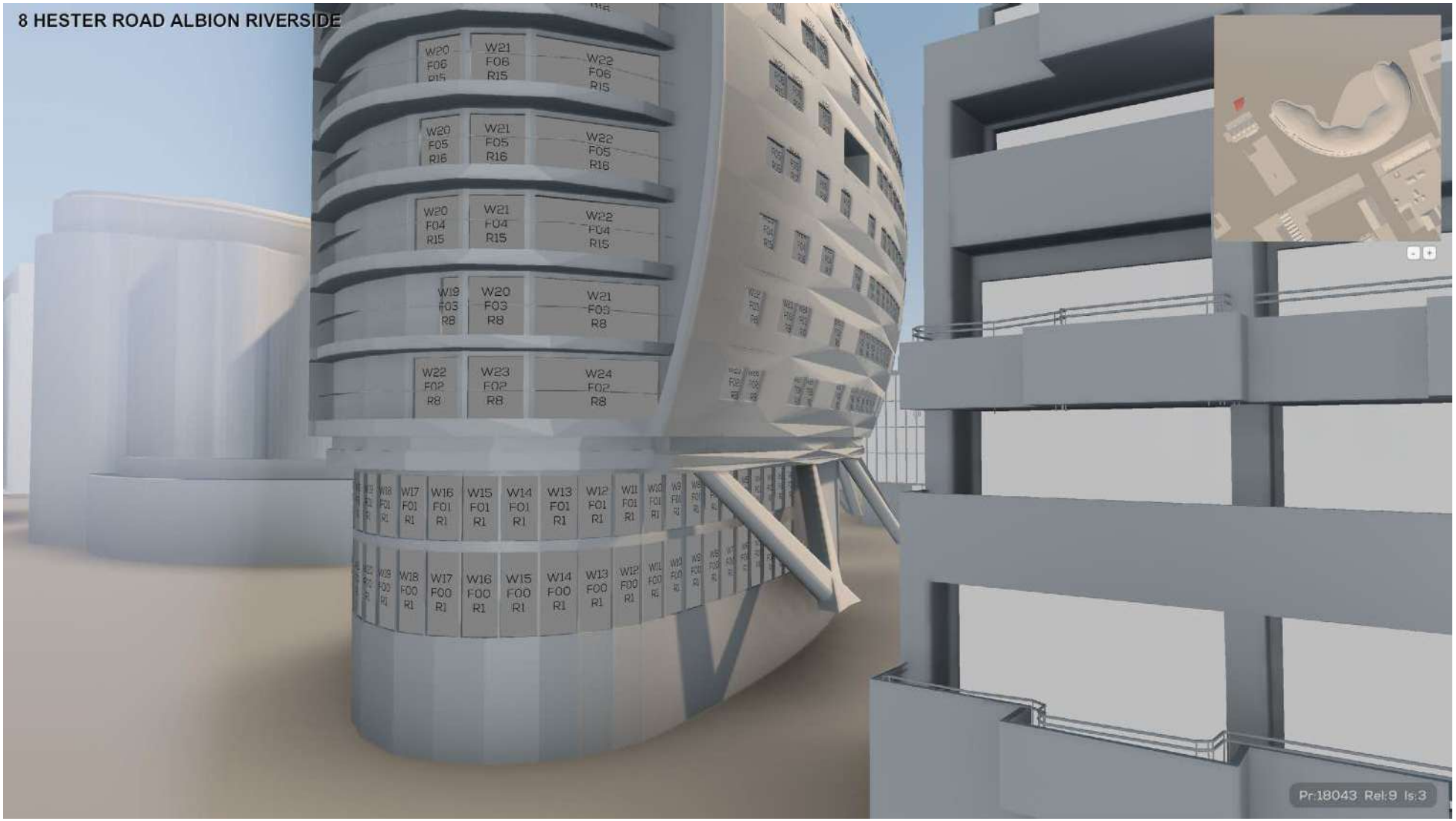
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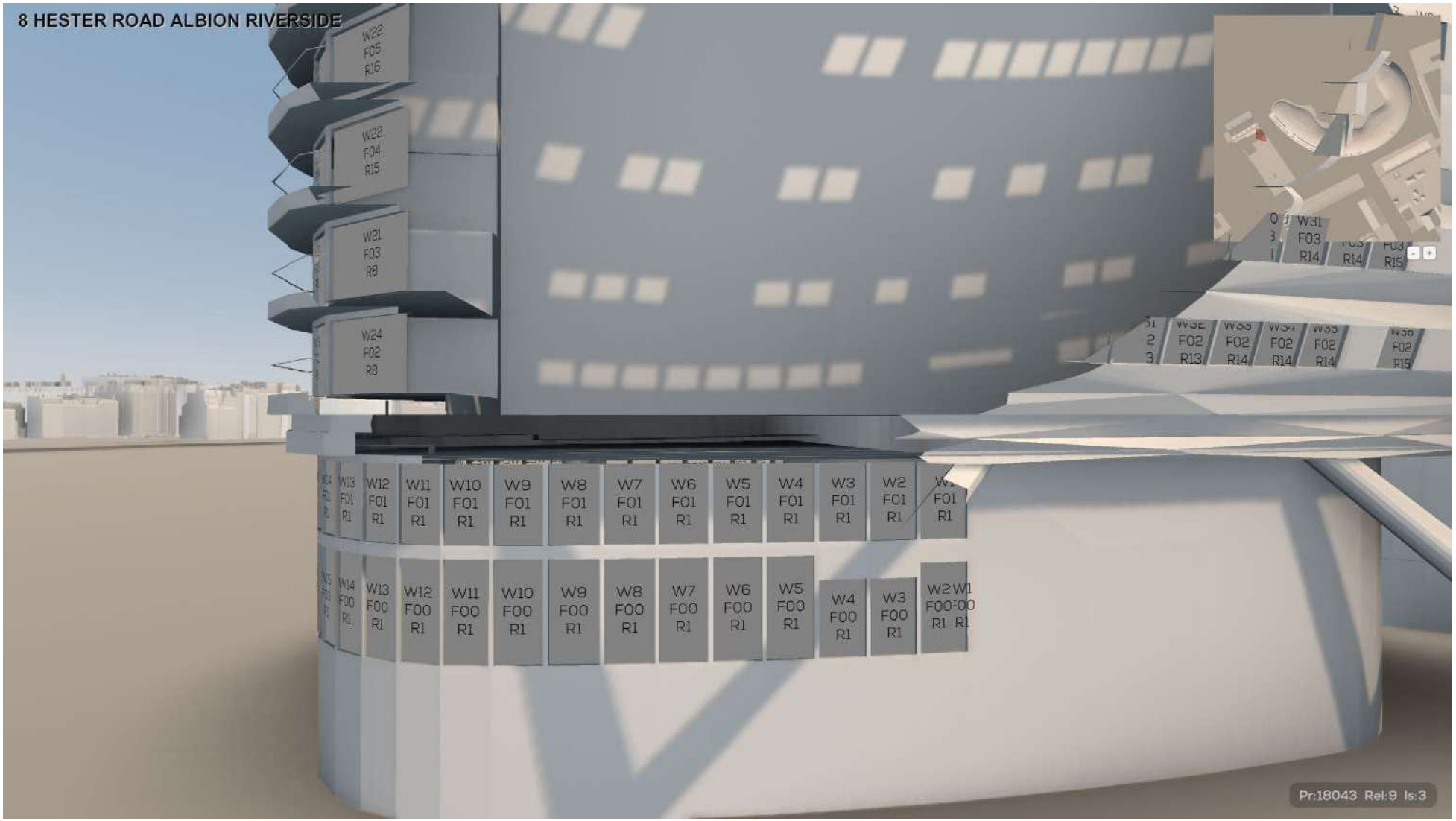
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W22 F05 R16
W22 F04 R15
W21 F03 R8
W24 F02 R8
W31 F03 R14
W32 F02 R13
W33 F02 R14
W34 F02 R14
W35 F02 R14
W36 F02 R15
W13 F01 R1
W12 F01 R1
W11 F01 R1
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W6 F01 R1
W5 F01 R1
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W11 F00 R1
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W9 F00 R1
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W7 F00 R1
W6 F00 R1
W5 F00 R1
W4 F00 R1
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W2 F00 R1
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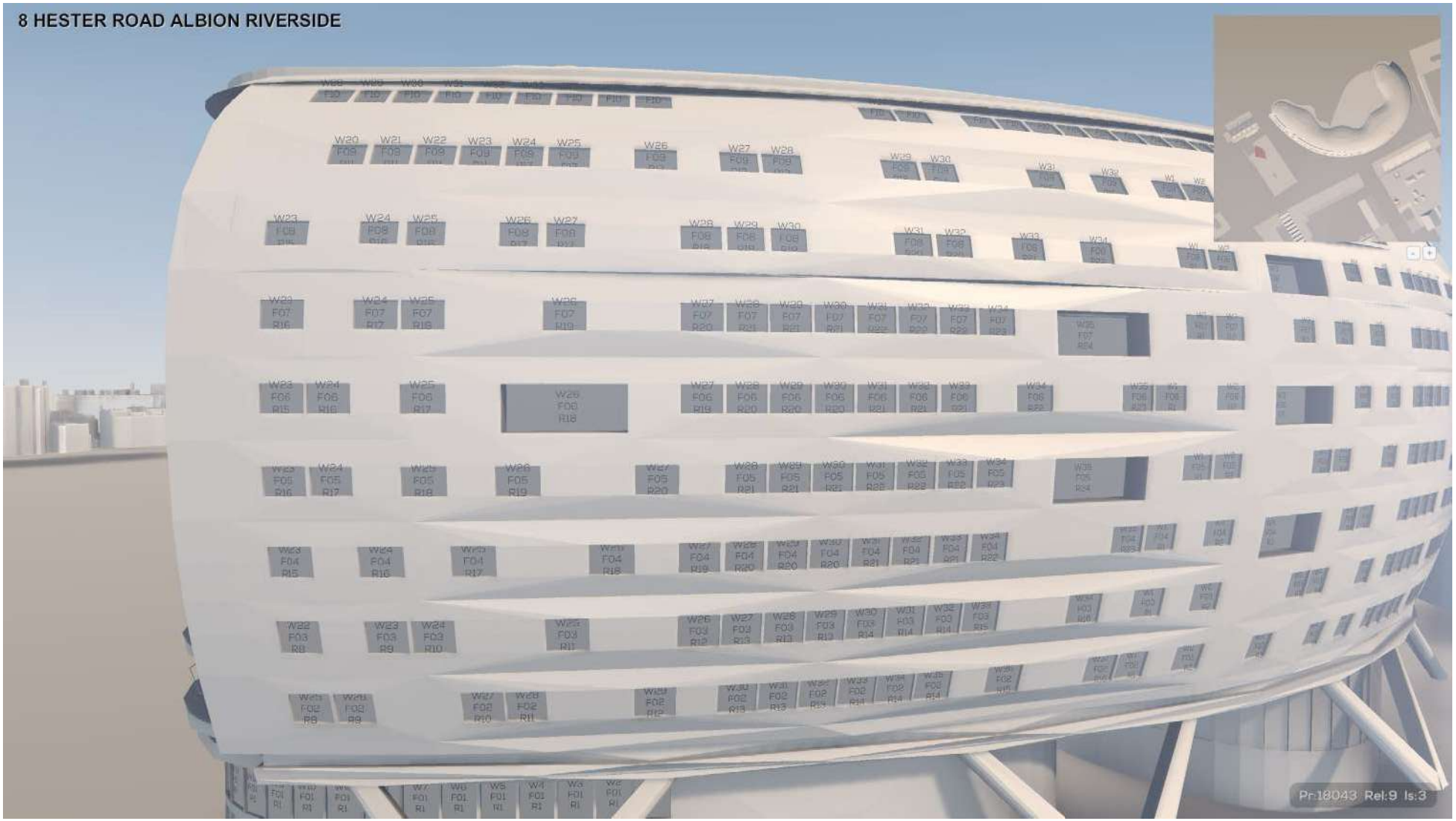
8 HESTER ROAD ALBION RIVERSIDE
Pn:18043 Rel:9 Is:3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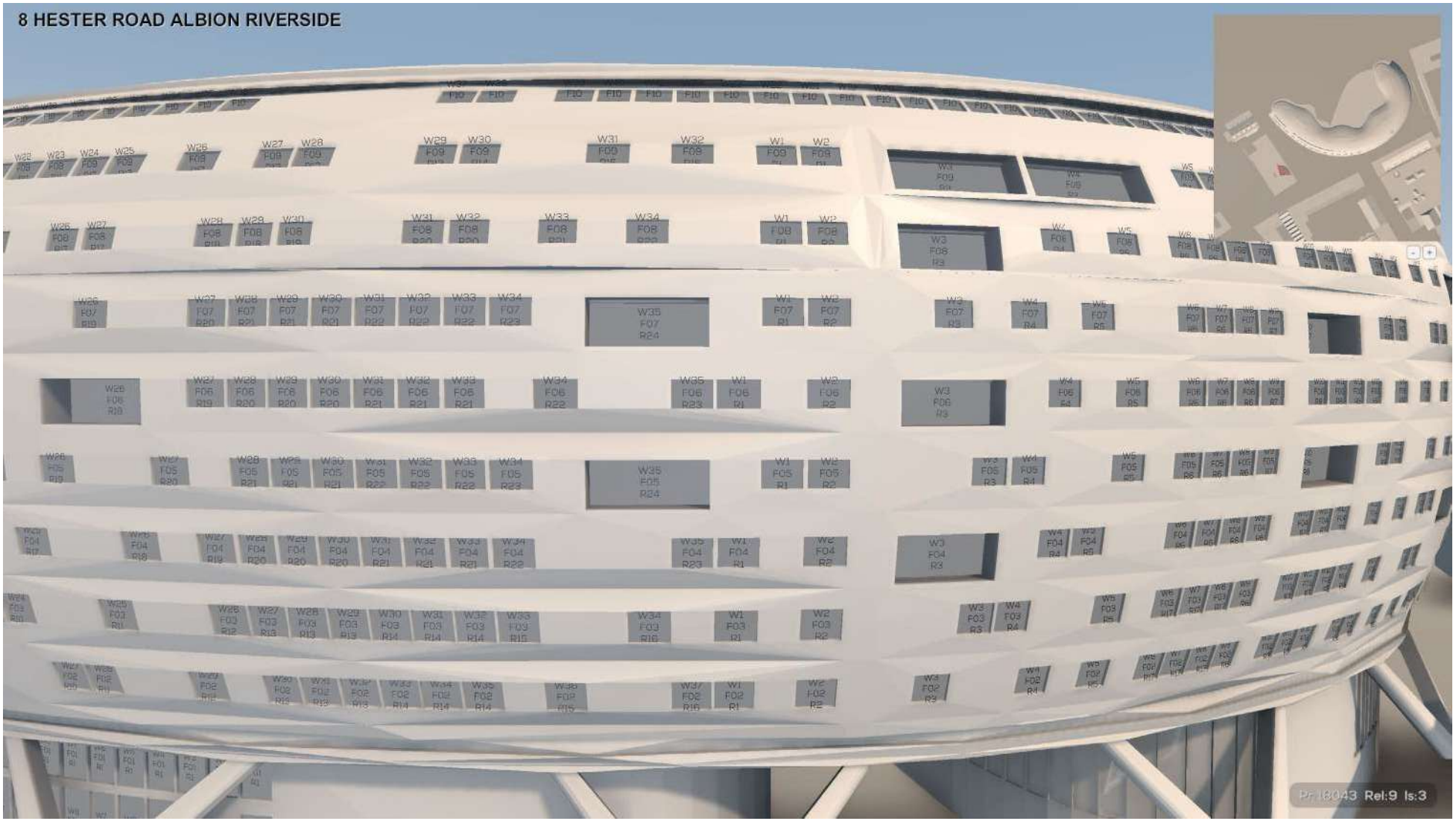
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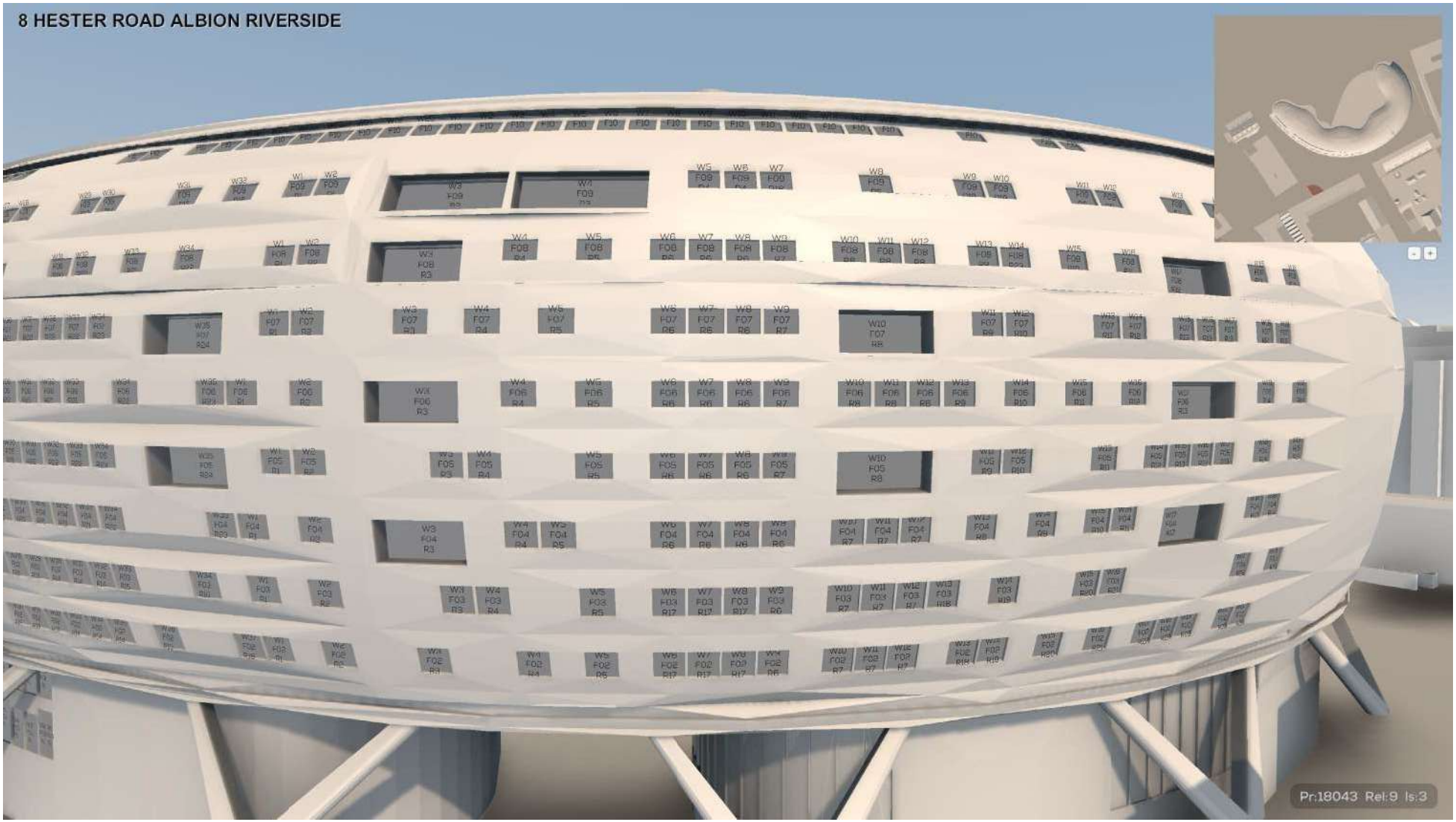
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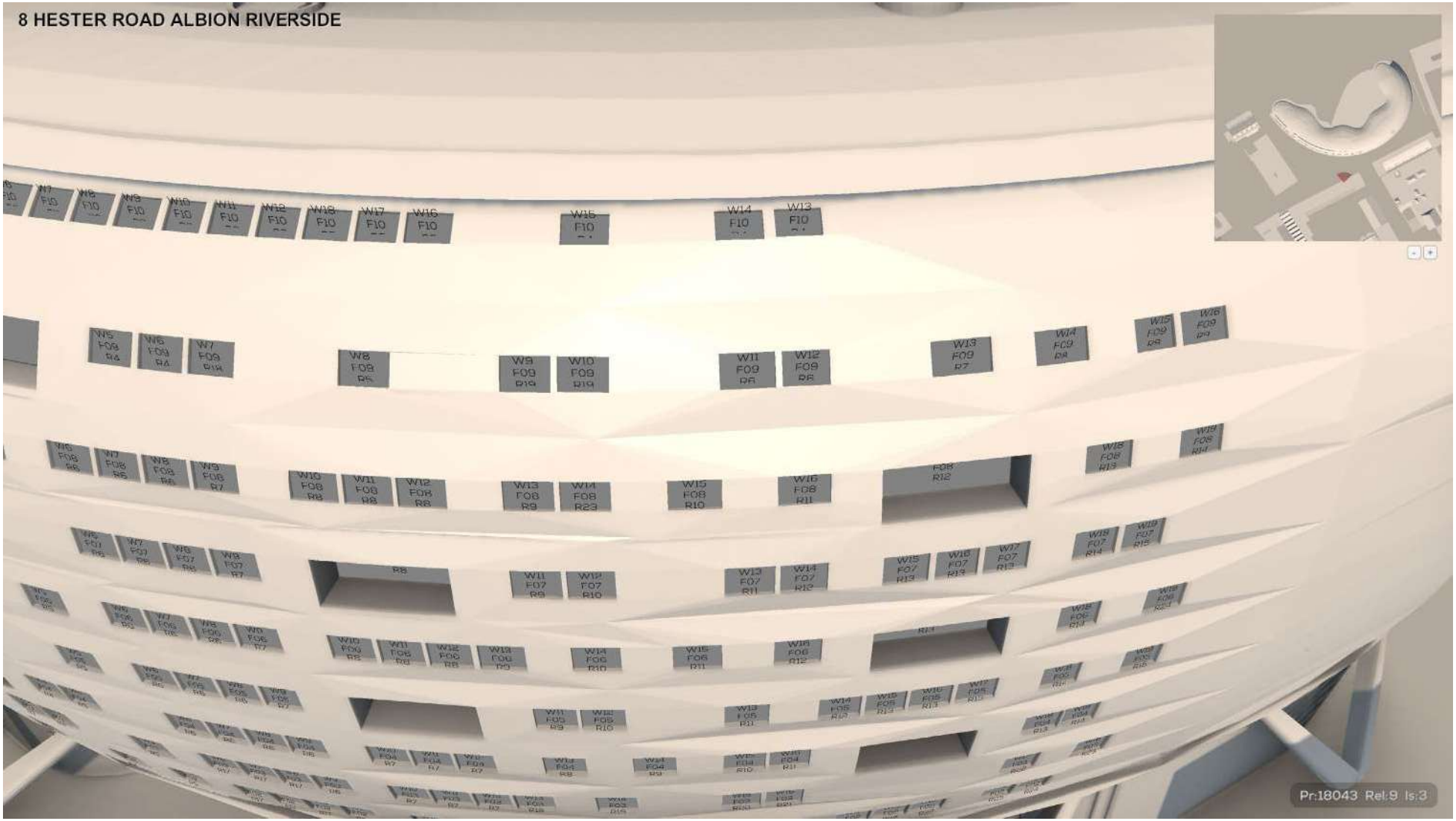
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8 HESTER ROAD ALBION RIVERSIDE
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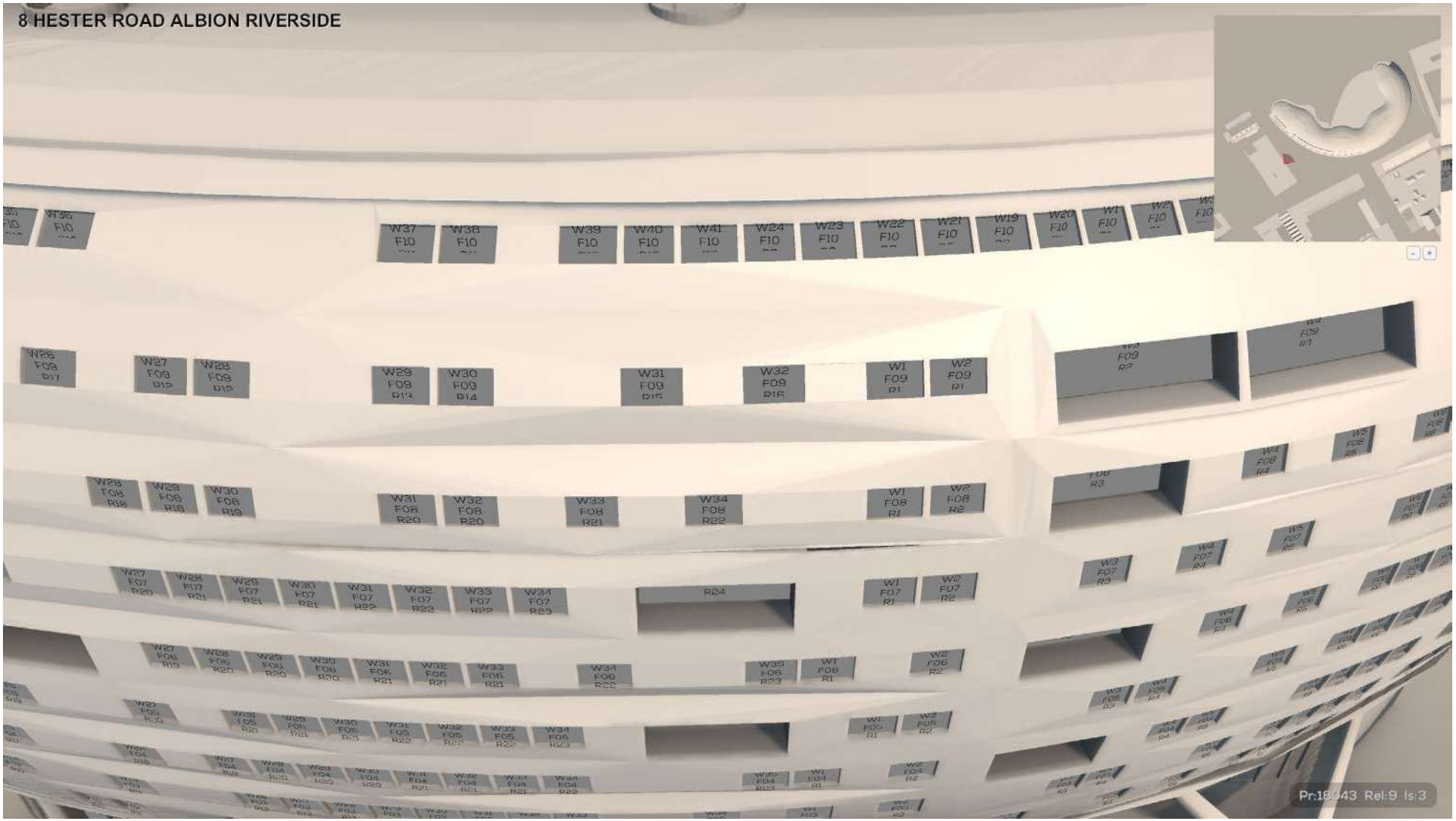
8 HESTER ROAD ALBION RIVERSIDE

8 HESTER ROAD ALBION RIVERSIDE
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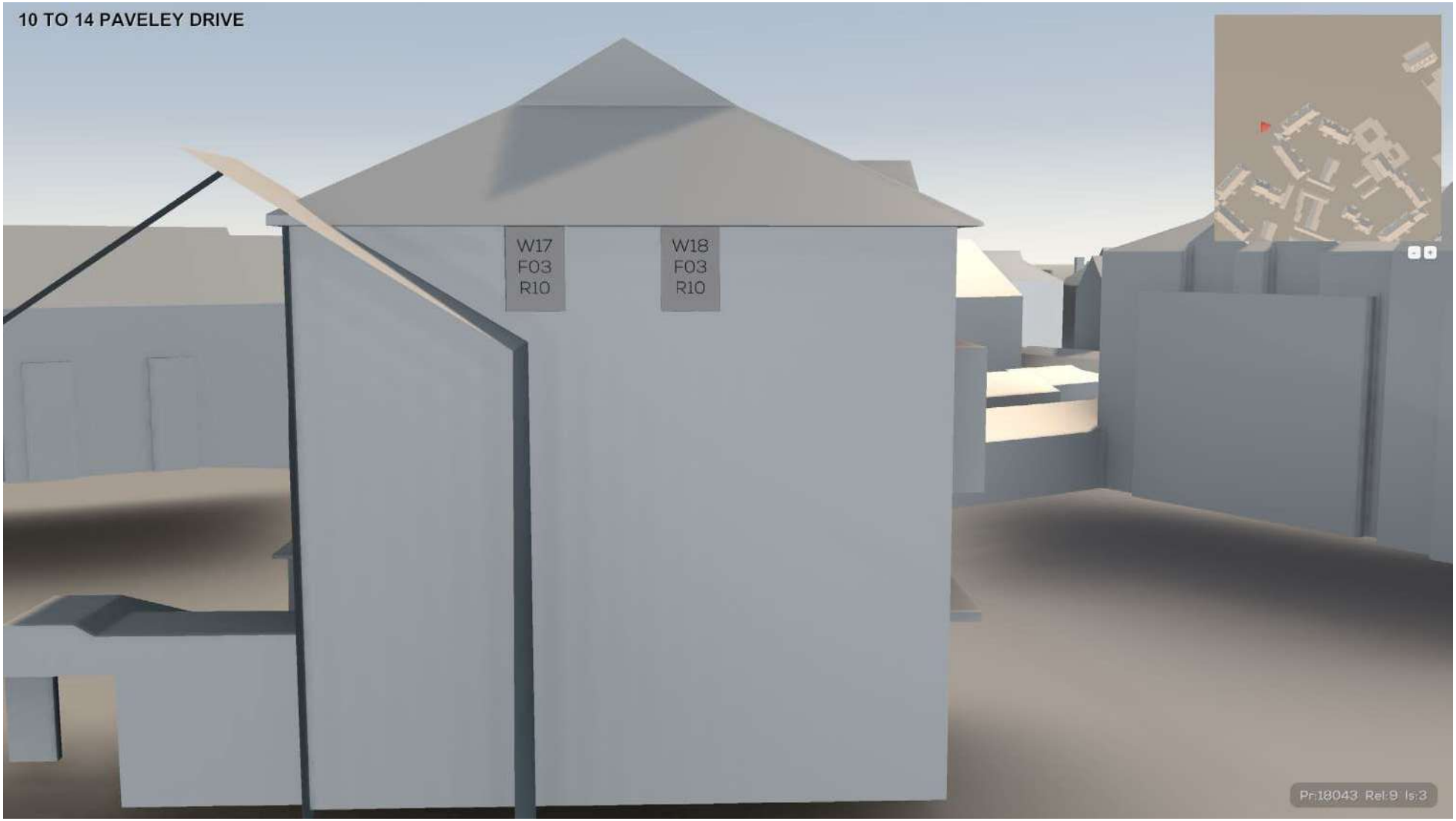
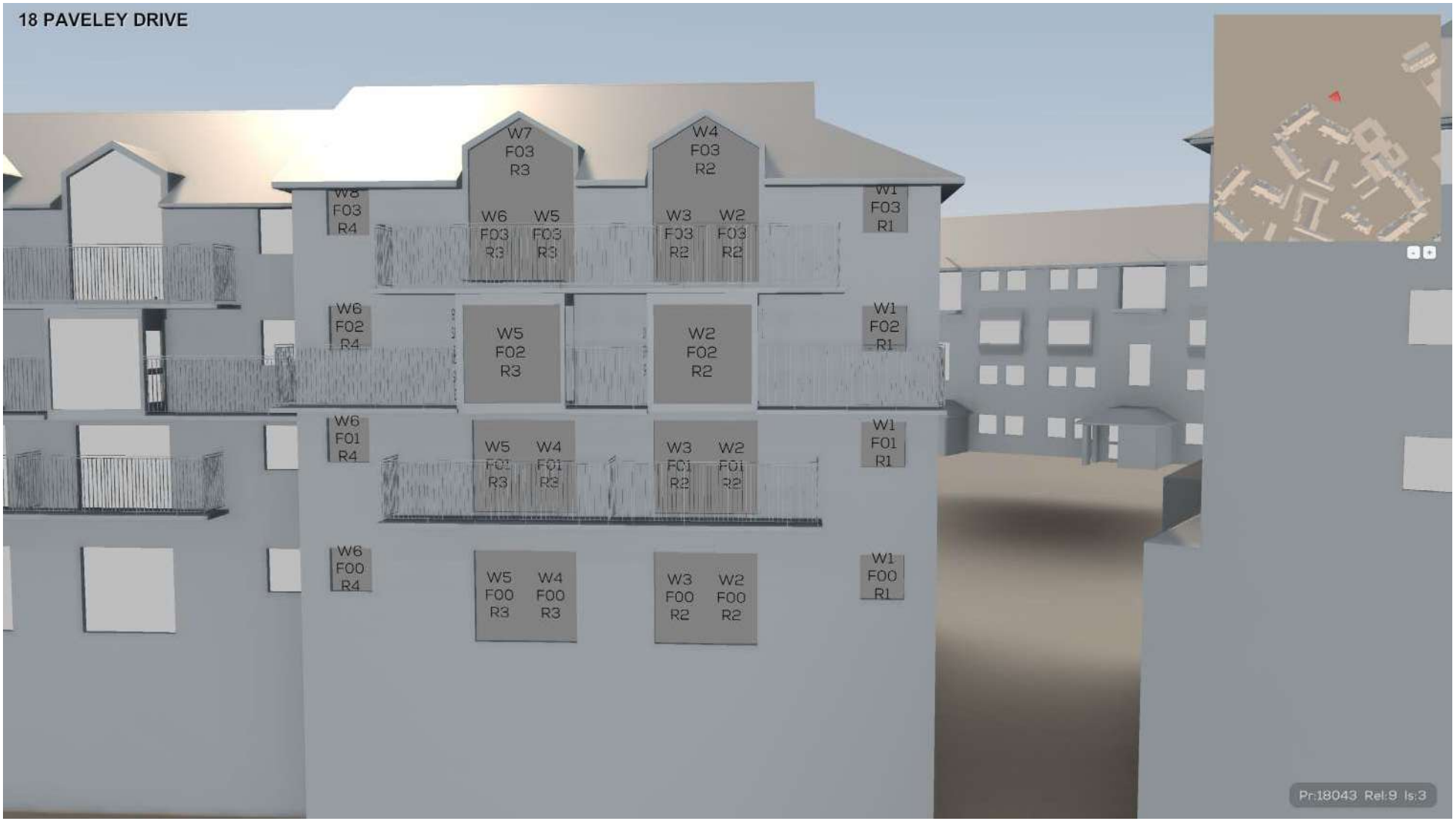

10 TO 14 PAVELEY DRIVE
W17
F03
R10
W18
F03
R10
Pr:18043 Rel:9 Is:3


10 TO 14 PAVELEY DRIVE
W8 F03 R5
W9 F03 R6
W10 F03 R6
W11 F03 R7
W12 F03 R8
W13 F03 R8
W14 F03 R9
W15 F03 R9
W16 F03 R10
W4 F02 R4
W5 F02 R5
W6 F02 R6
W11 F01 VR
W16 F01 VR
W8 F01 R8
W9 F01 R9
W10 F01 R10
W12 F01 R13
W13 F01 R13
W14 F01 R14
W15 F01 R15
W10 F00 R6
W11 F00 R7
W12 F00 R8
W14 F00 R9
W15 F00 R10
W16 F00 R10
W17 F00 R11
W18 F00 R12
W19 F00 VR
Pr:18043 Rel:9 Is:3


10 TO 14 PAVELEY DRIVE
W1 F03 R1
W2 F03 R2
W3 F03 R2
W4 F03 R3
W5 F03 R3
W6 F03 R4
W7 F03 R5
W8 F03 R5
W9 F03 R6
W10 F03 R6
W1 F02 R1
W2 F02 R2
W3 F02 R3
W4 F02 R4
W1 F01 VR
W2 F01 R3
W3 F01 R3
W4 F01 R4
W5 F01 R5
W6 F01 VR
W7 F01 R8
W8 F01 R8
W9 F01 R9
W10 F01 R10
W11 F01 VR
W12 F01 R13
W2 F00 R1
W3 F00 R2
W4 F00 R2
W5 F00 R3
W6 F00 R4
W8 F00 R5
W9 F00 R6
W10 F00 R6
W11 F00 R7
W12 F00 R8
W14 F00 R9
W15 F00 R10
Pr:18043 Rel:9 Is:3

17 PAVELEY DRIVE
W1 F03 R1
W2 F03 R2
W1 F02 R1
W2 F02 R2
W1 F01 R1
W2 F01 R2
Pr:18043 Re:9 Is:3


17 PAVELEY DRIVE
W6 F03 R4
W5 F03 R4
W4 F03 R3
W3 F03 R3
W3 F02 R3
W5 F02 R5
W4 F02 R4
W3 F01 R3
W7 F01 R5
W6 F01 R5
W5 F01 R4
W4 F01 R4
W6 F00 R5
W5 F00 R4
W4 F00 R4
W3 F00 R3
W2 F00 R2
W1 F00 R1
Pr:18043 Rel:9 Is:3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W7 F03 R3
W4 F03 R2
W6 F03 R4
W6 F03 R3
W5 F03 R3
W3 F03 R2
W2 F03 R2
W1 F03 R1
W6 F02 R4
W5 F02 R3
W2 F02 R2
W1 F02 R1
W6 F01 R4
W5 F01 R3
W4 F01 R3
W3 F01 R2
W2 F01 R2
W1 F01 R1
W6 F00 R4
W5 F00 R3
W4 F00 R3
W3 F00 R2
W2 F00 R2
W1 F00 R1
Pr:18043 Rel:9 Is:3


18 PAVELEY DRIVE
W7 F03 R3
W4 F03 R2
W1 F03 R1
W6 F03 R3
W5 F03 R3
W3 F03 R2
W2 F03 R2
W6 F02 R4
W5 F02 R3
W2 F02 R2
W1 F02 R1
W6 F01 R4
W5 F01 R3
W4 F01 R3
W3 F01 R2
W2 F01 R2
W1 F01 R1
W6 F00 R4
W5 F00 R3
W4 F00 R3
W3 F00 R2
W2 F00 R2
W1 F00 R1
Pr:18043 Rel:9 Is:3

18 PAVELEY DRIVE
Pr:18043 Rel:9 Is:3
W7 F03 R3
W5 F03 R3
W6 F03 R3
W4 F03 R2
W2 F03 R2
W3 F03 R2
W5 F02 R3
W2 F02 R2
W3 F02 R2
W9 F02
W8 F03 R4
W6 F02 R4
W6 F01 R4
W5 F01 R3
W4 F01 R3
W3 F01 R2
W2 F01 R2
W6 F00 R4
W5 F00 R3
W4 F00 R3
W3 F00 R2
W2 F00 R2


19 PAVELEY DRIVE
W7 F03 R3
W4 F03 R2
W6 F03 R3
W5 F03 R3
W3 F03 R2
W2 F03 R2
W1 F03 R1
W5 F02 R3
W2 F02 R2
W1 F02 R1
W5 F01 R3
W4 F01 R3
W3 F01 R2
W2 F01 R2
W1 F01 R1
W5 F00 R3
W4 F00 R3
W3 F00 R2
W2 F00 R2
W1 F00 R1
Pr:18043 Rel:9 Is:3

19 PAVELEY DRIVE
W9
F03
R5
W7
F02
R5
W7
F01
R5
Pr:18043 Rel:9 Is:3


19 PAVELEY DRIVE
W7 F03 R3
W4 F03 R2
W8 F03 R4
W6 F03 R3
W5 F03 R3
W3 F03 R2
W2 F03 R2
W3 F02 R2
W2 F02 R2
W10 F02 R3
W5 F02 R3
W6 F02 R4
W4 F01 R3
R4
Pr:18043 Rel:9 Is:3

19 PAVELEY DRIVE
Pr:18043 Ref: 6.3


20 TO 31 PAVELEY DRIVE
W1 F02 R1
W2 F02 R1
W3 F02 R2
W4 F02 R3
W5 F02 R4
W6 F02 R4
W7 F02 R5
W8 F02 R5
W9 F02 R6
W10 F02 R7
W11 F02 R8
W12 F02 R8
W4 F01 VR
W10 F01 VR
W1 F01 R1
W2 F01 R2
W5 F01 R4
W6 F01 R5
W7 F01 R6
W8 F01 R7
W11 F01 R9
W12 F01 R10
W1 F00 R1
W2 F00 R1
W4 F00 VR
W5 F00 R4
W6 F00 R5
W7 F00 R5
W8 F00 R6
W9 F00 R6
W10 F00 R7
W11 F00 VR
W13 F00 R10
W14 F00 R10
Pr:18043 Rel:9 Is:3


30-44 BATTERSEA BRIDGE ROAD
W12 F03 R7
W11 F03 R6
W10 F03 R6
W9 F03 R5
W8 F03 R5
W7 F03
W6 F03
W5 F03 R3
W4 F03 R3
W3 F03 R2
W2 F03 R2
W1 F03 R1
W4 F02 R4
W3 F02 R3
W2 F02 R2
W1 F02 R1
W11 F01 R7
W6 F01 R4
W1 F01 R1
W10 F01 R6
W9 F01 R6
W8 F01 R5
W7 F01 R5
W5 F01 R3
W4 F01 R3
W3 F01 R2
W2 F01 R2
W12 F00 R7
W11 F00 R7
W10 F00 R6
W4 F00 R3
W3 F00 R3
W2 F00 R2
W1 F00 R1
Pr:18043 Rel:9 Is:3


30-44 BATTERSEA BRIDGE ROAD
Pr:18043 Rel:9 Is:3

30-44 BATTERSEA BRIDGE ROAD
Pr:18043 Re:9 Is:3
W11 F01 R7
W10 F01 R6
W9 F01 R6
W8 F01 R5
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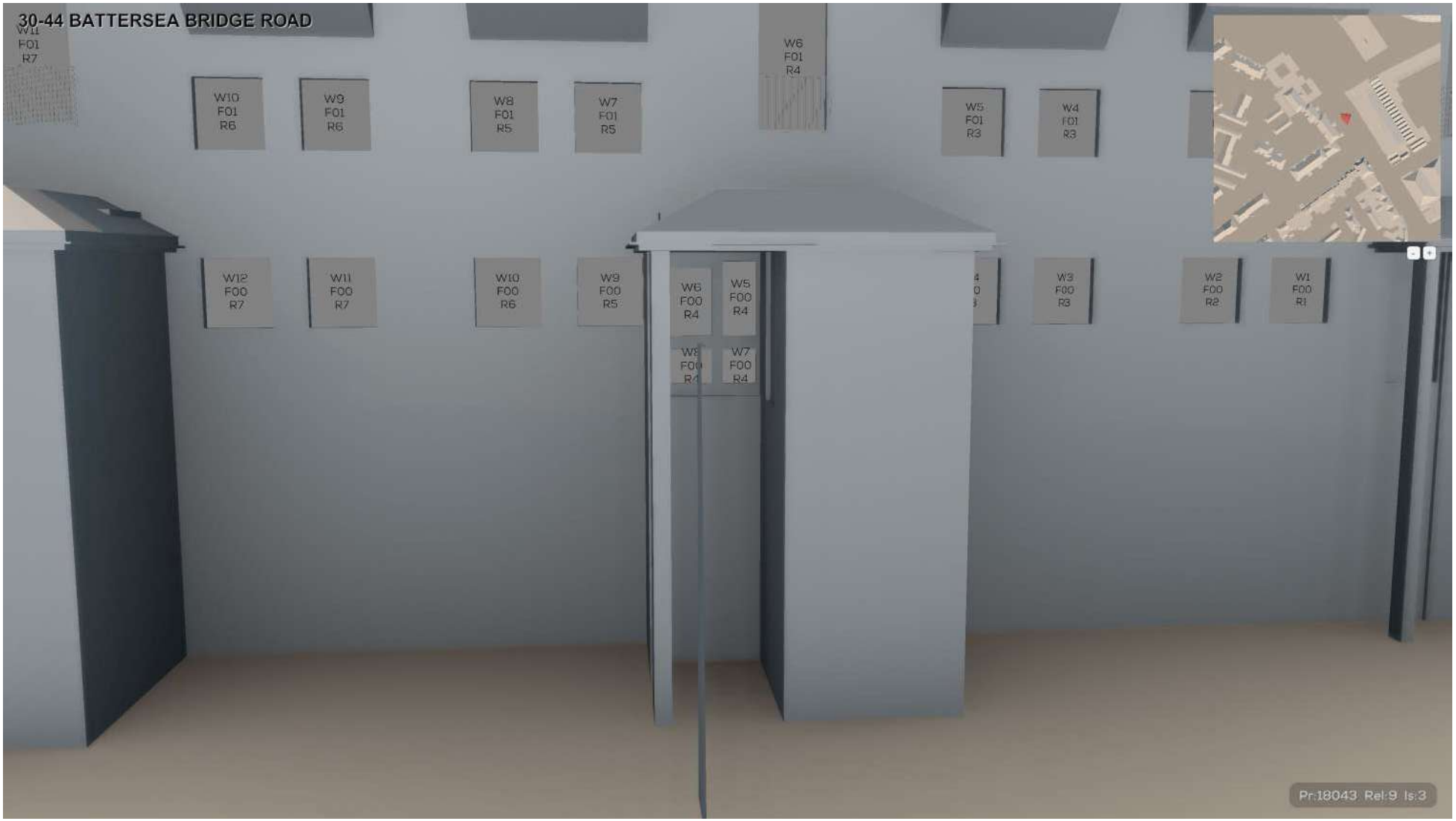
W11 F00 R7
W10 F00 R6
W9 F00 R5


30-44 BATTERSEA BRIDGE ROAD
W11 F01 R7
W10 F01 R6
W9 F01 R6
W8 F01 R5
W7 F01 R5
W6 F01 R4
W5 F01 R3
W4 F01 R3
W12 F00 R7
W11 F00 R7
W10 F00 R6
W9 F00 R5
W6 F00 R4
W5 F00 R4
W7 F00 R4
W3 F00 R3
W2 F00 R2
W1 F00 R1
Pr:18043 Rel:9 Is:3

ROYAL COLLEGE OF ART
Pr:18043 Rel:9 Is:3


ROYAL COLLEGE OF ART
Pr:18043 Rel:9 Is:3

ROYAL COLLEGE OF ART
Pr:18043 Rel:9 Is:3


ROYAL COLLEGE OF ART
Pr:18043 Rel:9 Is:3

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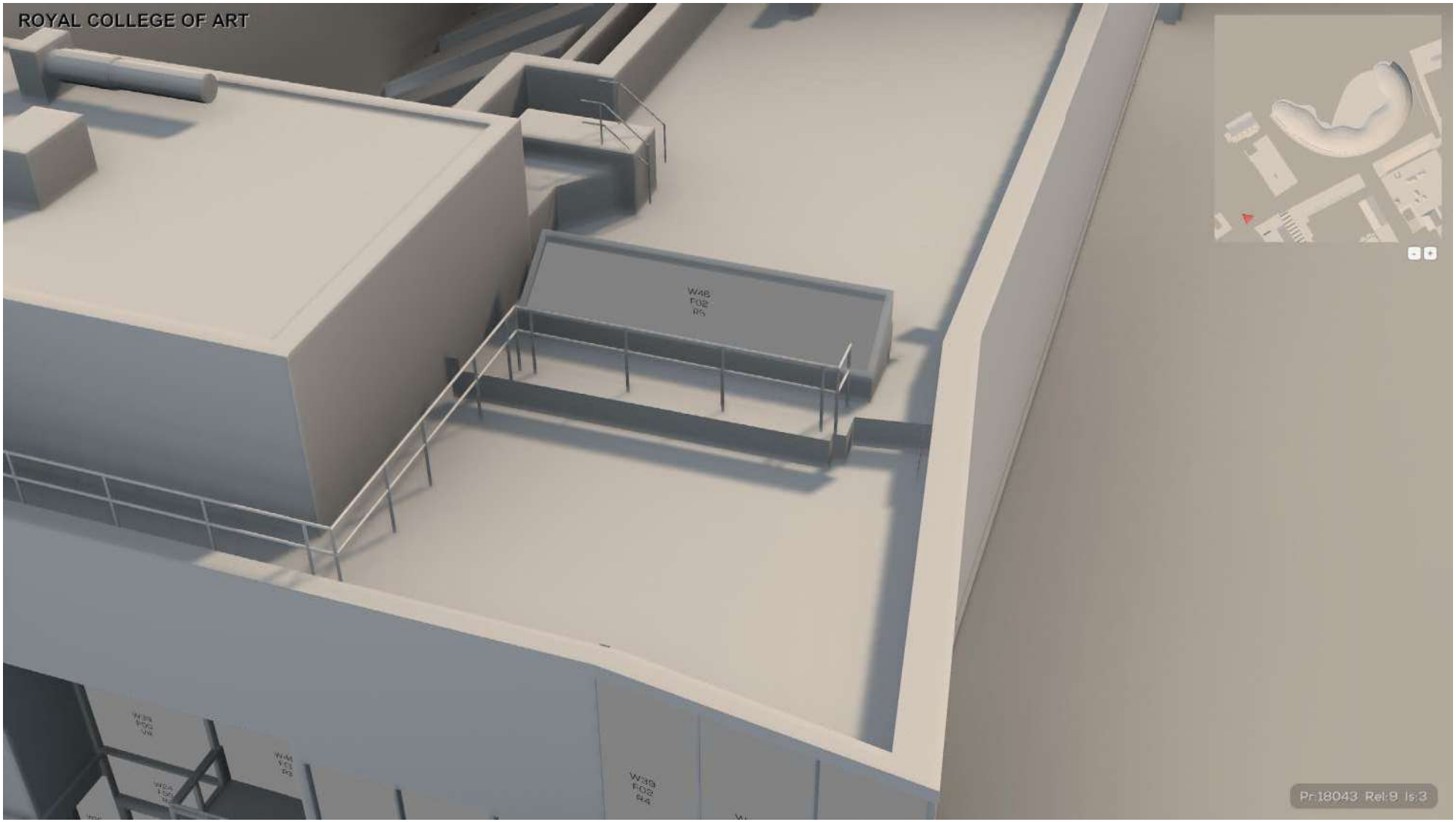
ROYAL COLLEGE OF ART


ROYAL COLLEGE OF ART
W48
F02
R5
W39
F02
R4
Pr:18043 Rel:9 Is:3

ROYAL COLLEGE OF ART
W41 F02 R4
W42 F02 R4
W43 F02 R4
W44 F02 R4
W45 F02 R5
W50 F01 R4
W51 F01 R4
W52 F01 R4
W53 F01 R4
W54 F01 R4
W33 F00 R3
W34 F00 R3
W36 F00 R3
W35 F00 R3
W37 F00 R3
P1-18043 Rev B | 1:2

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APPENDIX 06
FLOOR PLANS

APPENDIX 06
FLOOR PLANS:

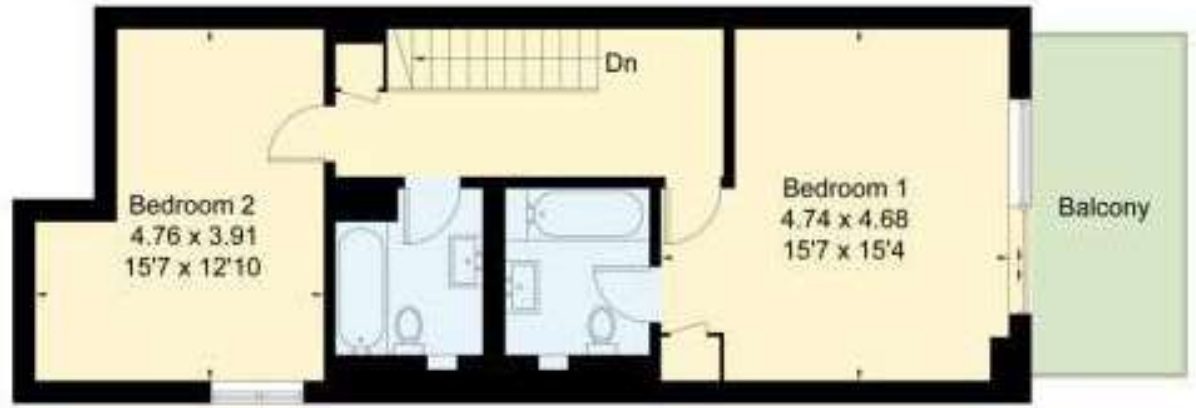
2 HESTER ROAD

HESTER ROAD,SW11

Approx. gross internal area
1281 Sq Ft. / 119.0 Sq M.
10 Sq Ft. / 0.9 Sq M.Reduced Headroom
1291 Sq Ft. / 119.9 Sq M.Including Reduced Headroom

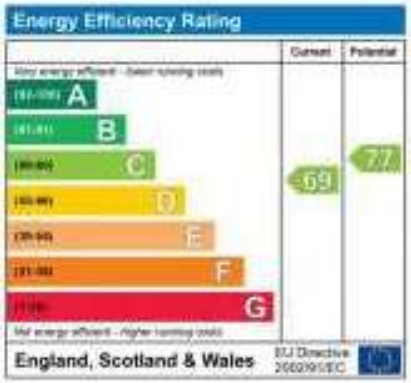
Hester Road, SW11

Gross Internal Area (approx) = 113.2 sq m / 1218 sq ft
Balcony Area = 20.1 sq m / 216 sq ft
For identification only. Not to scale.

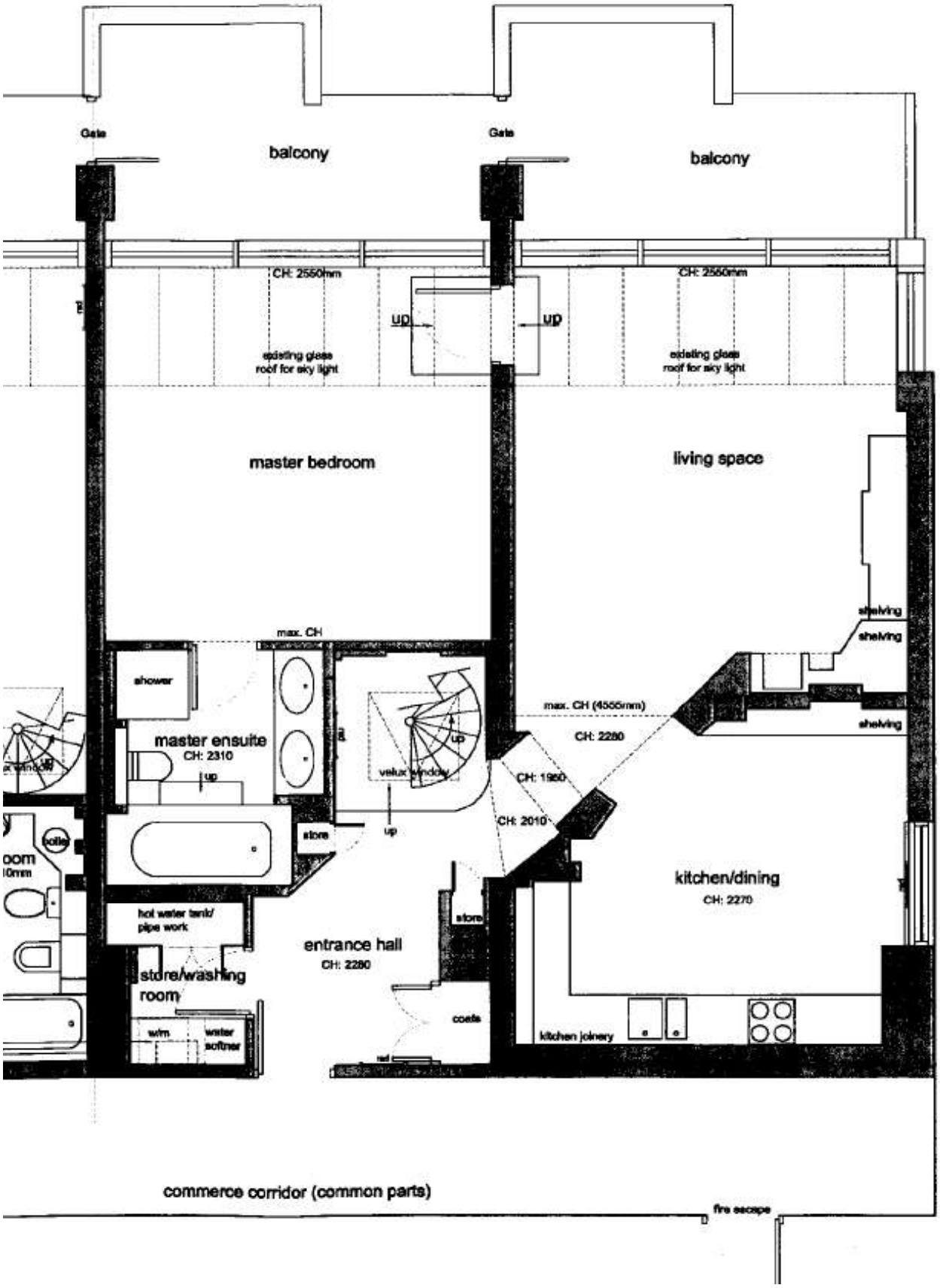


Fourth Floor

Third Floor



ront
don@savills.com
3
uk


Gate
balcony
Gate
balcony
CH: 2550mm
CH: 2550mm
up
up
existing glass roof for sky light
existing glass roof for sky light
master bedroom
living space
max. CH
shower
master ensuite
CH: 2310
up
velux window
up
store
up
max. CH (4550mm)
CH: 2280
CH: 1950
CH: 2010
shelving
shelving
shelving
kitchen/dining
CH: 2270
hot water tank/ pipe work
store/washing room
w/m
water softner
entrance hall
CH: 2280
store
coats
kitchen joinery
commerce corridor (common parts)
fire escape

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APPENDIX 06
FLOOR PLANS:

6 HESTER ROAD

Hester Road, SW11

Approximate gross internal area

46.17 sq m / 497 sq ft

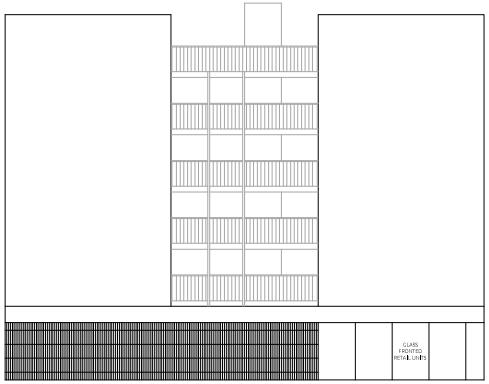
Key :
CH - Ceiling Height

Fifth Floor

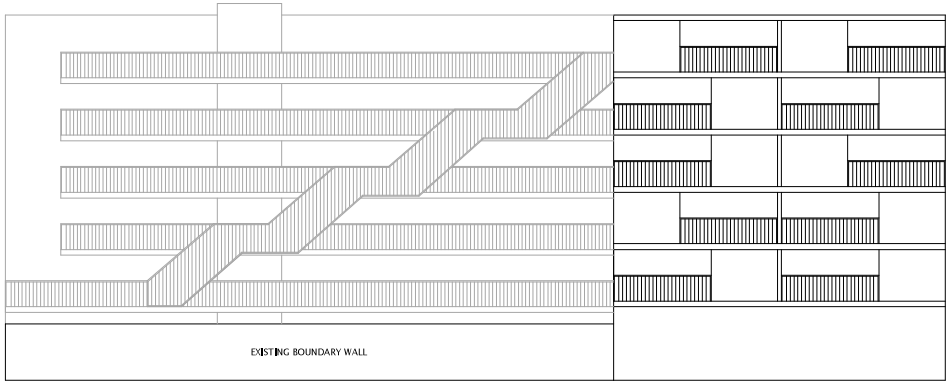
This floor plan is a representation for guidance purposes only, not for valuation.
Any figure is approximate and must not be relied on as a statement of fact.

RICS Certified Property Measurer

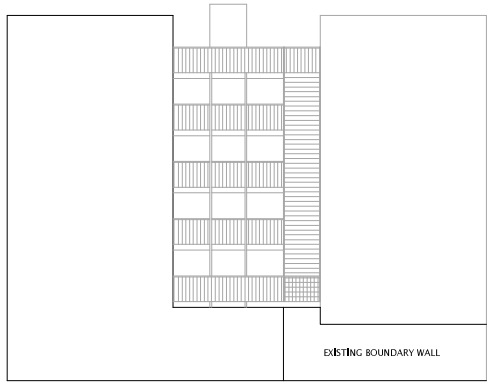
DO NOT SCALE FROM THIS DRAWING



EXISTING ELEVATION A
SCALE 1:100



EXISTING ELEVATION B
SCALE 1:100



EXISTING ELEVATION C
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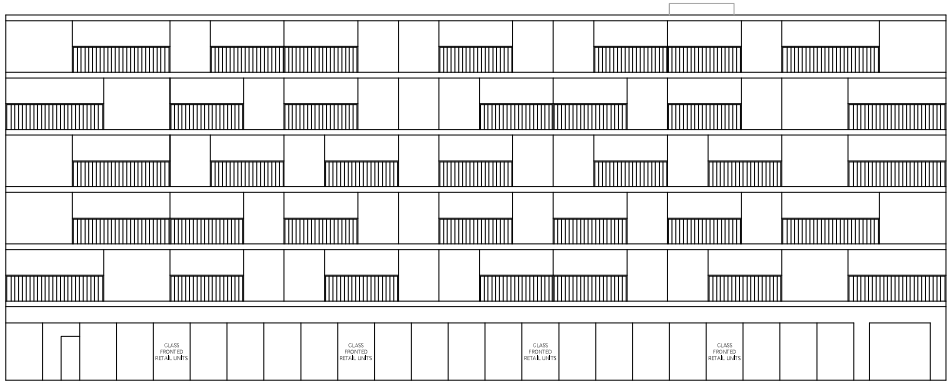
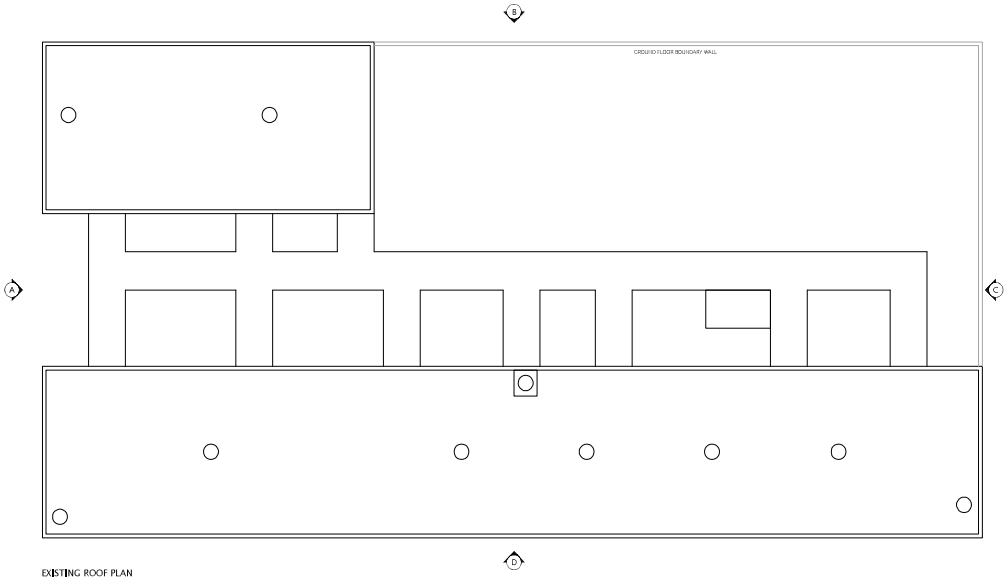
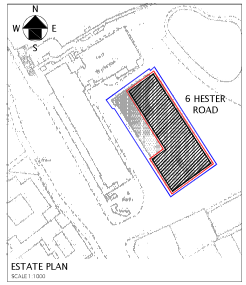


EXISTING ELEVATION D
SCALE 1:100



EXISTING ROOF PLAN
SCALE 1:100



ESTATE PLAN
SCALE 1:1000

MILLIMETRES 0 2000 4000 MILLIMETRES
SCALE 1:100

METRES 0 50 100 METRES
SCALE 1:1000

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT SPECIFICATION AND ALL OTHER RELEVANT DRAWINGS ISSUED BY THE DESIGN.
2. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
3. THE POSITION OF ALL EQUIPMENT INDICATED ON THE DRAWING IS APPROXIMATE. THE EXACT POSITION OF ALL EQUIPMENT TO BE AGREED WITH THE ENGINEER PRIOR TO COMMENCING ERECTION.

REV	BY	AMENDMENT DESCRIPTION	CHKD	DATE

CLIENT -
PEABODY
45 WESTMINSTER BRIDGE ROAAD
LONDON
SE1 7LB

PROJECT -
PHOTVOLTAIC MICROGENERATION ROLL-OUT

TITLE -
6 HESTER ROAD
SW11 4AL
EXISTING ROOF PLAN & ELEVATIONS
PLANNING APPLICATION DRAWING

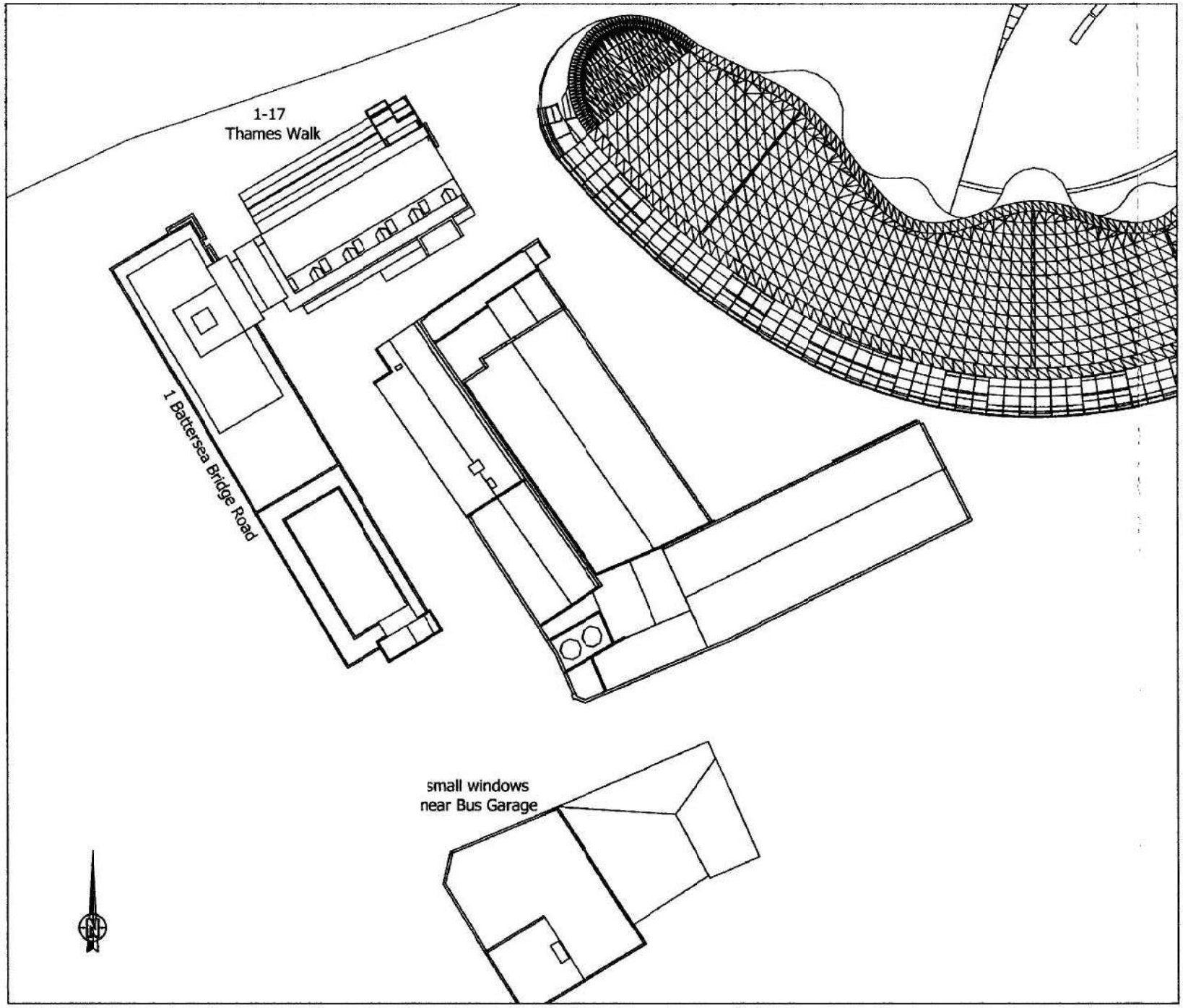
NIFES CONSULTING GROUP
BANDRAVE ROAD
CORBY, NORTHANTS, NN17 1NN
TEL: 0845 168 6686 FAX: 0845 168 6681

DRAWN	B.T	CAD BY	J.R/R.R.W
CHECKED	J.K.	DATE	04/11/2011
APPROVED	J.K.	DATE	04/11/2011
SCALE	1:1000, 1:100 @ A0	STATUS	PLANNING
DRG. No.	11614/ALB/P/001		

REVISIONS

15 October 2024 213

gia



SOURCES OF INFORMATION:

HYDER CONSULTING LTD
Site Survey
Site Photographs

FOSTER & PARTNERS
Proposed scheme received 11/10/01

REV	DESCRIPTION	DATE

KEY:

GORDON INGRAM ASSOCIATES
CHARTERED BUILDING SURVEYORS
40 Drury Lane
Covent Garden
London WC2B 5RR
Telephone: 0171 240 5335
Facsimile: 0171 240 6127

PROJECT: ALBION WHARF
LONDON SW11

TITLE: SITE PLAN
EXISTING BUILDINGS

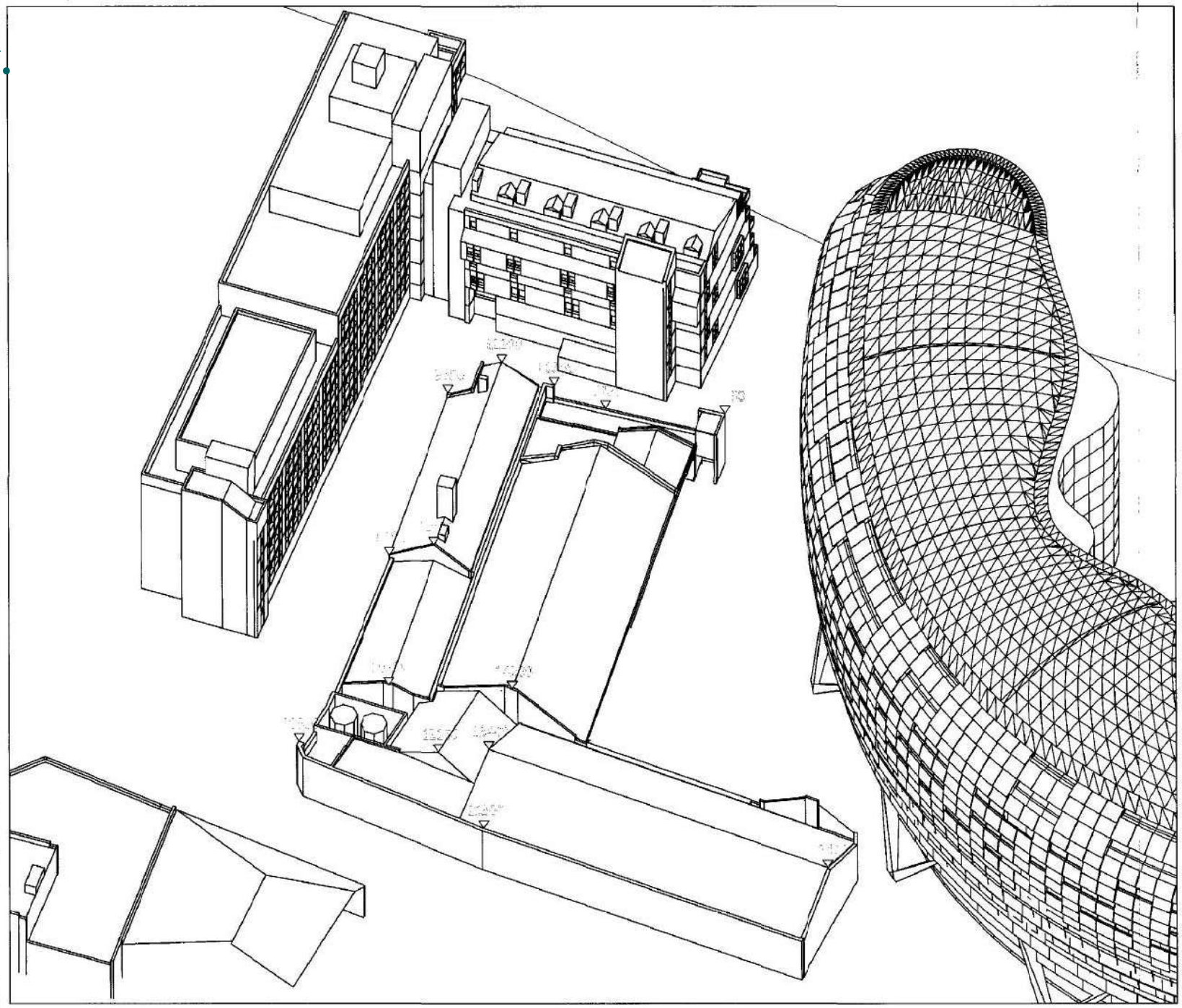
SCALE: 1:500

DATE: OCT 2001

DRAWN:

REVISION:

DRAWING NO: 600/PL1/01



SOURCES OF INFORMATION:

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FOSTER & PARTNERS
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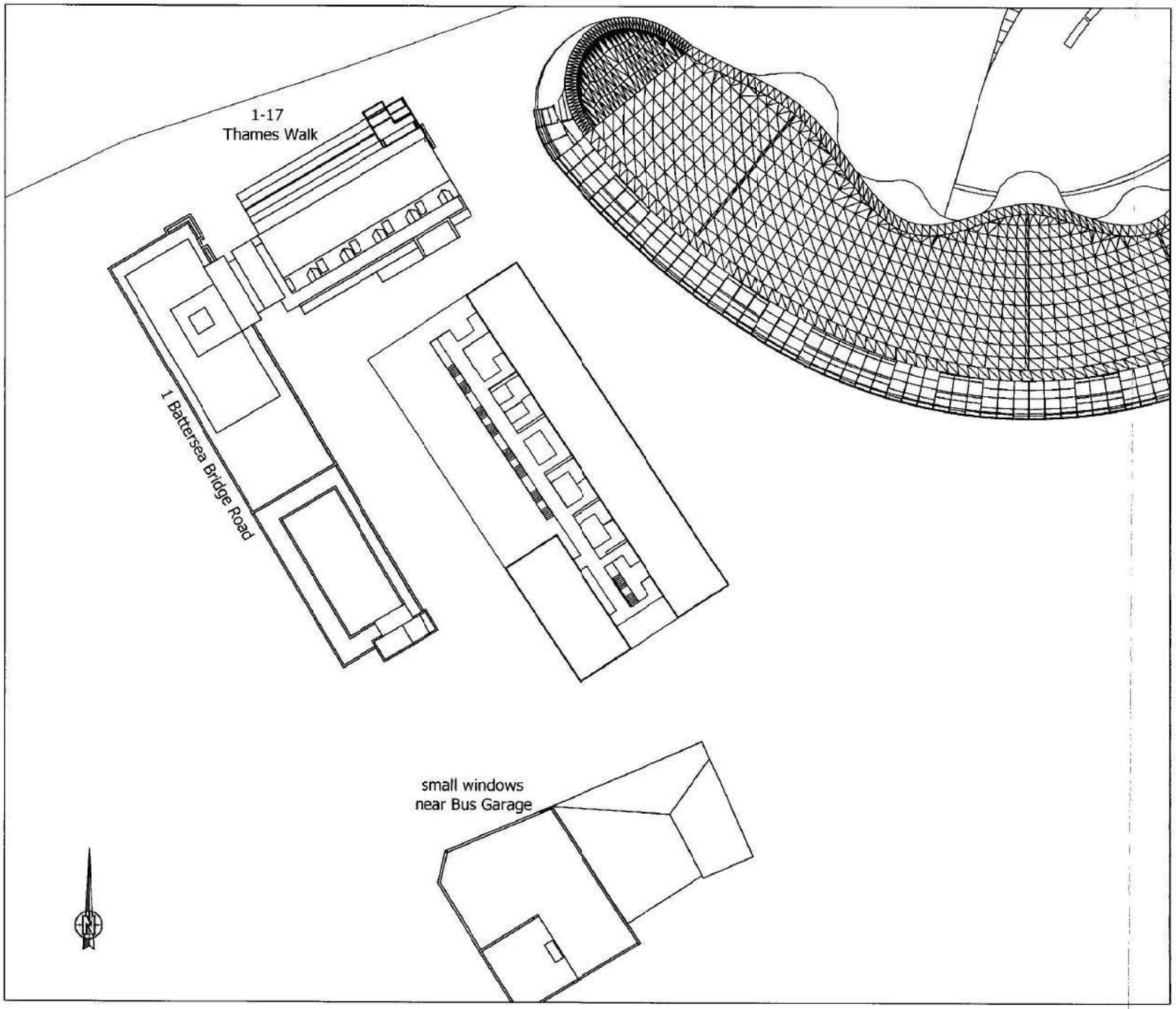
CHARTERED BUILDING SURVEYORS
40 Drury Lane
Covent Garden
London WC2B 5RR
Telephone: 0171 240 5335
Facsimile: 0171 240 6127

PROJECT: ALBION WHARF
LONDON SW11

TITLE: 3D VIEW
EXISTING BUILDINGS

SCALE:	DATE:
N/S	OCT 2001
DRAWN:	REVISION:

DRAWING NO: 600/PL1/02



SOURCES OF INFORMATION:

HYDER CONSULTING LTD
Site Survey
Site Photographs

FOSTER & PARTNERS
Proposed scheme received 11/10/01

REV	DESCRIPTION	DATE

KEY:

GORDON INGRAM ASSOCIATES
CHARTERED BUILDING SURVEYORS
40 Drury Lane
Covent Garden
London WC2B 5RR
Telephone: 0171 240 5335
Facsimile: 0171 240 6127

PROJECT: ALBION WHARF
LONDON SW11

TITLE: SITE PLAN
PROPOSED DEVELOPMENT

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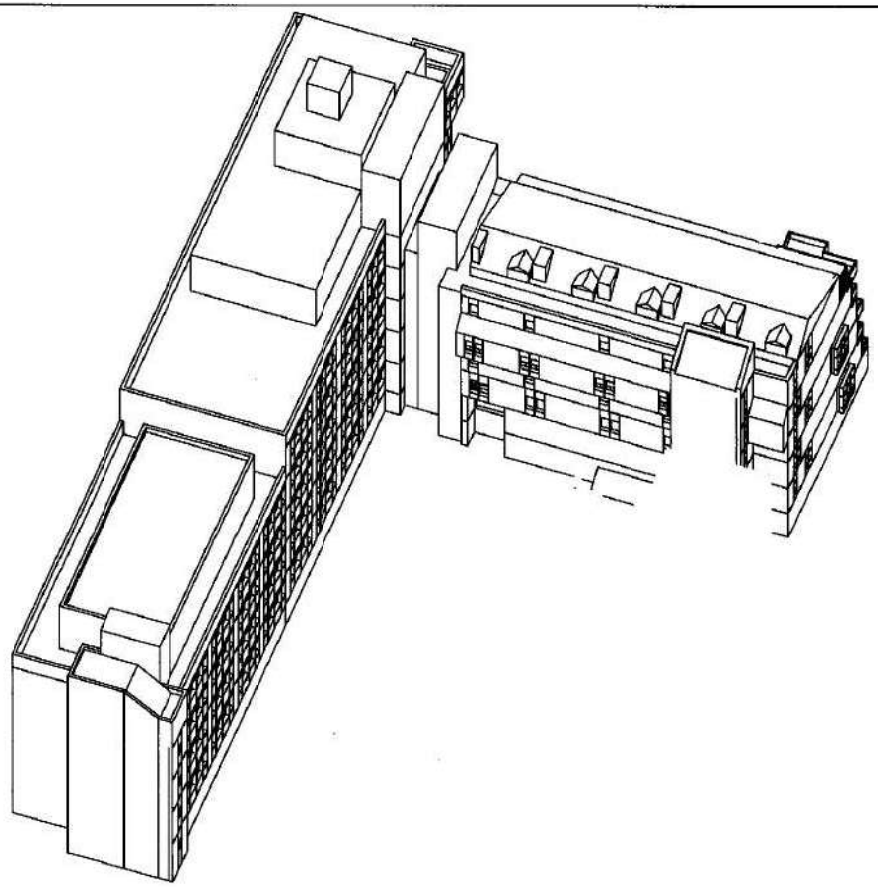
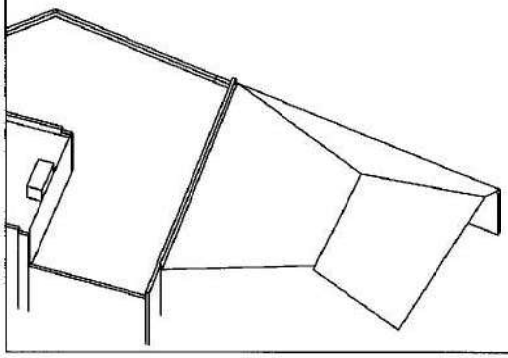
DRAWING NO: 600/PL1/03





SOURCES OF INFORMATION:

HYDER CONSULTING LTD
Site Survey
Site Photographs

FOSTER & PARTNERS
Proposed scheme received 11/10/01

REV	DESCRIPTION	DATE

KEY:

GORDON INGRAM ASSOCIATES
CHARTERED BUILDING SURVEYORS

40 Drury Lane
Covent Garden
London WC2B 5RR
Telephone: 0171 240 5335
Facsimile: 0171 240 6127

PROJECT: ALBION WHARF
LONDON SW11

TITLE: 3D VIEW
PROPOSED DEVELOPMENT

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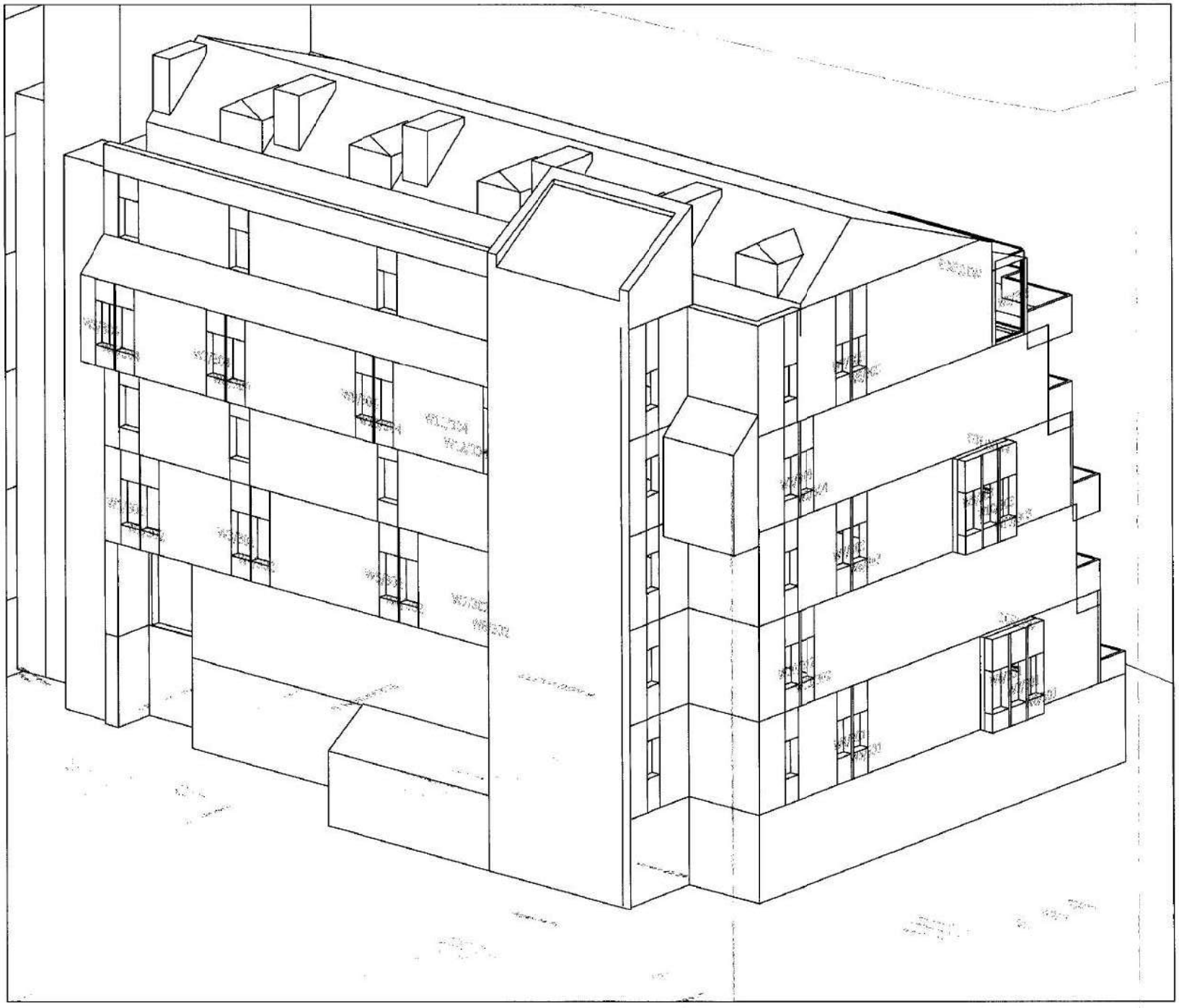

SOURCES OF INFORMATION:

HYDER CONSULTING LTD
Site Survey
Site Photographs

FOSTER & PARTNERS
Proposed scheme received 11/10/01

REV	DESCRIPTION	DATE

KEY:

GORDON INGRAM ASSOCIATES
CHARTERED BUILDING SURVEYORS

40 Drury Lane
Covent Garden
London WC2B 5RR
Telephone: 0171 240 5335
Facsimile: 0171 240 6127

PROJECT: ALBION WHARF
LONDON SW11

TITLE: 3D VIEW
WINDOW MAP FOR
THAMES WALK PROPERTY

SCALE:	DATE:
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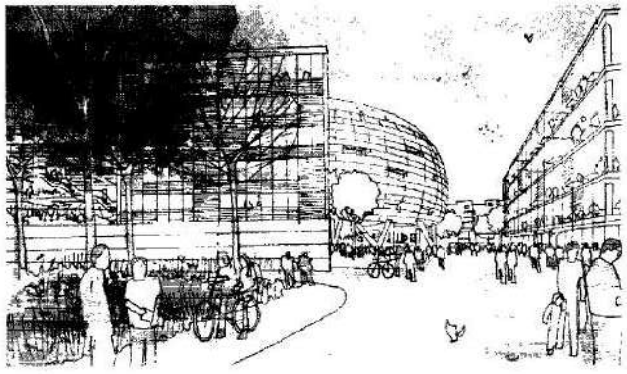
DRAWN:	REVISION:

DRAWING NO: 600/PL1/05

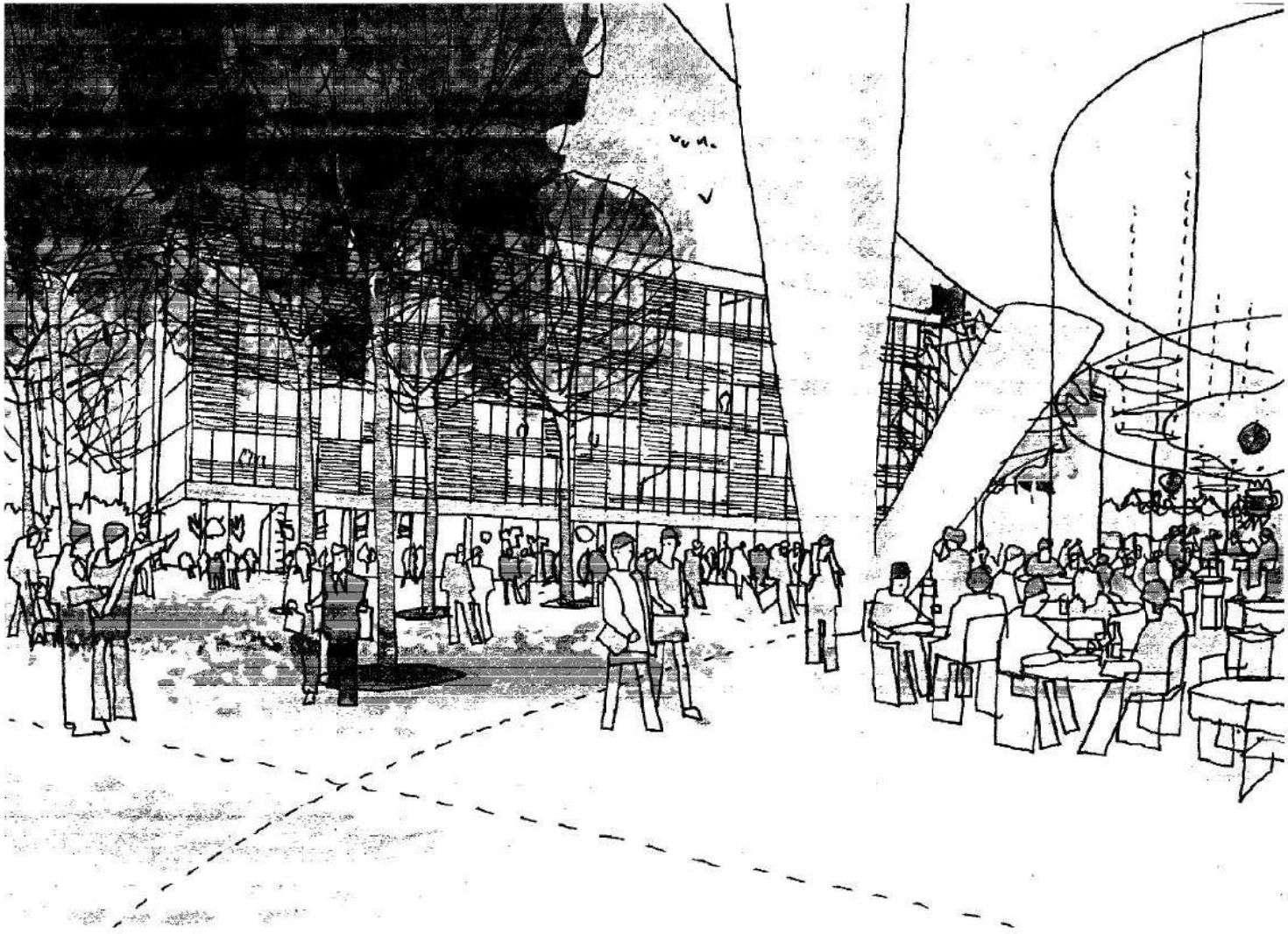
1001 Albion Riverside

Foster and Partners



Planning
Building One - Affordable Housing
November 2001

Perspective Sketches
Current Scheme



View from Albion Square

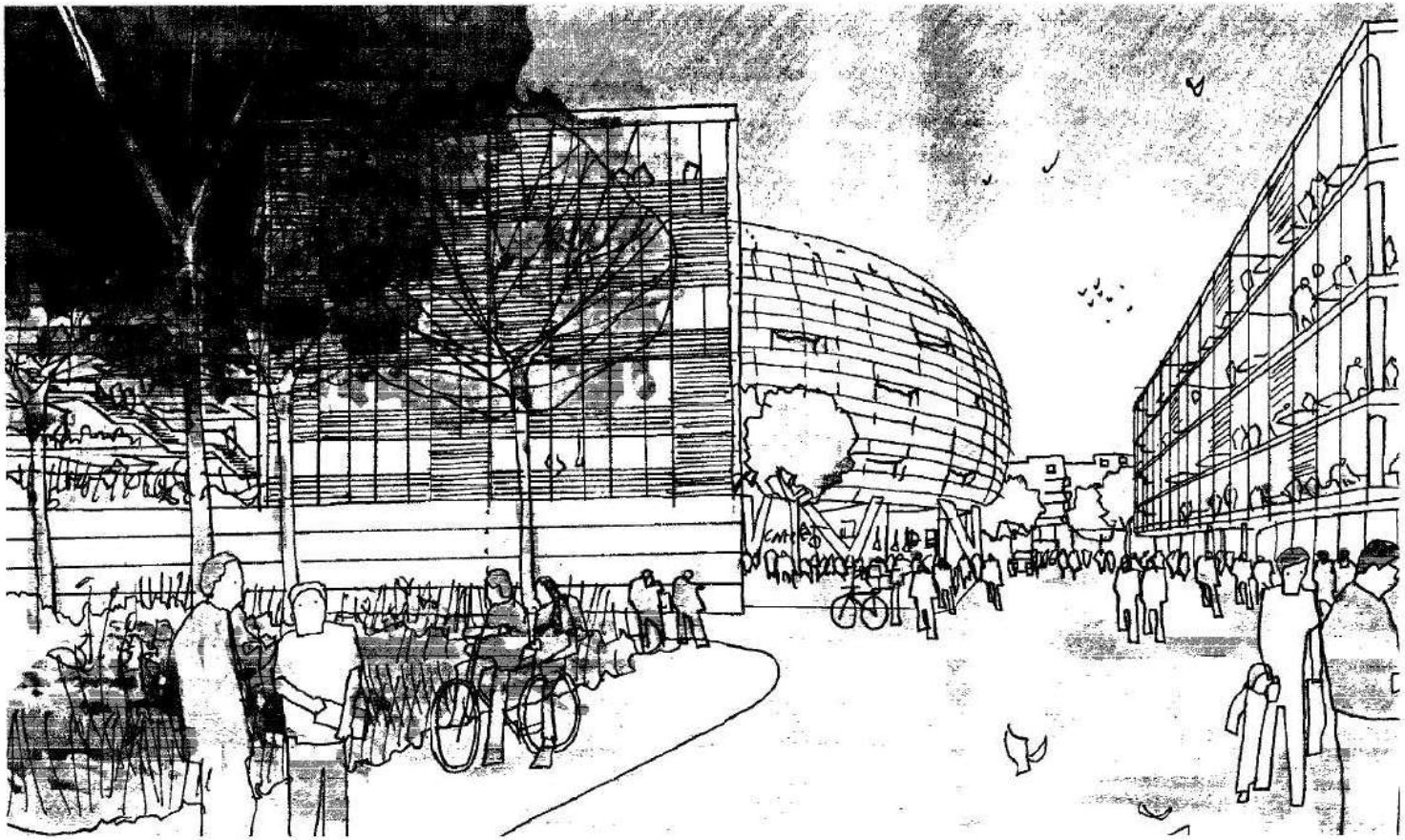
The affordable housing is comprised of 25 one and 20 two bed units, integrated within a mixed-use building. A commercial area is located at ground level, which also includes the ramp entry to the main building car park and a private entry for the housing itself. By way of a structural transfer slab, the residential units and shared garden area are elevated above ground.

The team chose to revsit the scheme in response to feedback received from the Peabody Trust following the London Borough of Wandsworth resolution to grant planning consent. There was an opportunity for their valuable experience to inform the scheme and we collectively feel the project has improved as a result.

The feedback from the Peabody Trust related principally to the proposal for duplicate cores. This, in their experience, doubles the ongoing maintenance costs of the building but more importantly, the proposal for two entrances into the building has implications for the building security. The vertical circulation areas also suffered from limited access to daylight causing a concern for how they would be used and treated in the future.

While retaining the basic footprint, unit mix, and material palette, the team charged the form to incorporate a single, protected and secure entry and core and ore generous private communal garden area. The entrance is at the north end, near the river, and is reached through the richly landscaped Albion Square, engaging the building in the overal masterplan. A secure, protected refuse store is also provided at ground level.

Perspective Sketches
Current Scheme



View from Hester Road

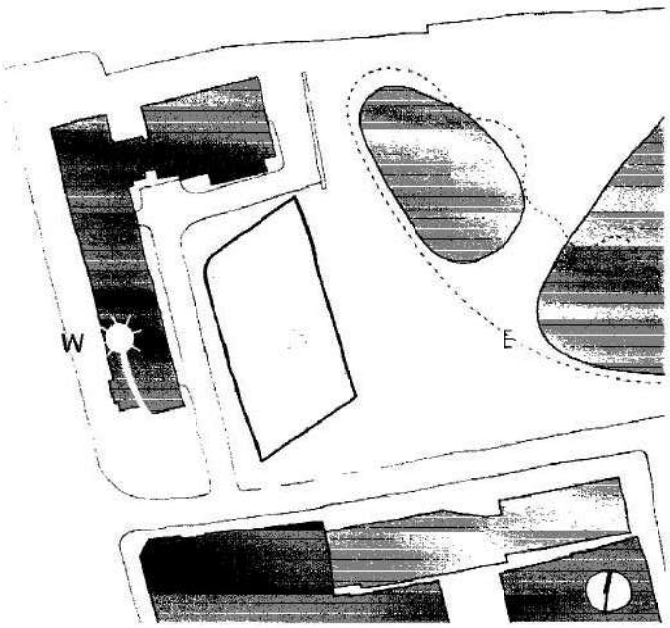
By orientating the two rectangles along the north-south axis, maximum sun and daylight can reach into the garden space and the internal facades. The garden is the heart of the scheme; a large paved area with planting and a child's play area. As well as the shared deck at level one, each resident has a private balcony garden at the unit entrance. Primary circulation is centered along the space, again bringing maximum light to the units, but also providing a higher degree of privacy by pulling the passerby away from the unit windows and entry.

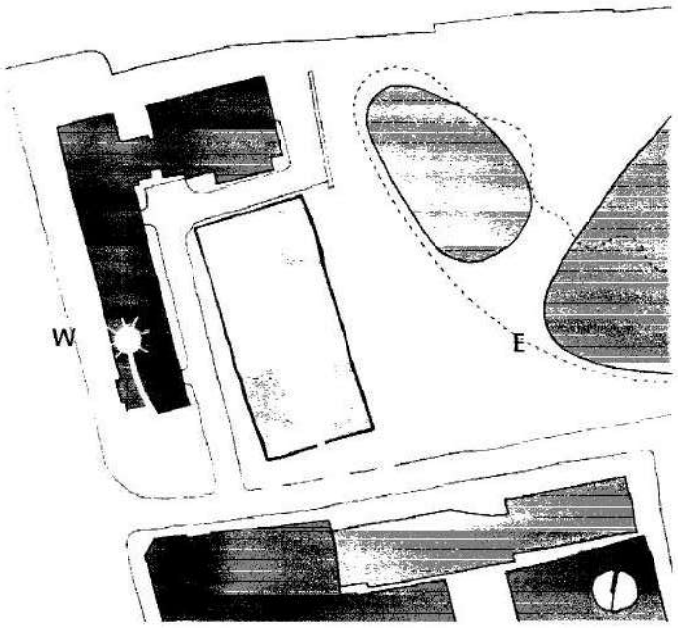
The new scheme also maximizes views, both for the residents and the adjacent building tenants, by stopping the building in line with the Glass Mill Building. Both now benefit from more open views.

The apartment unit has also developed in line with the building. The plan brings the "quiet" rooms in board and presents an open plan living space to Albion Square; the urban, more formal side. Full height operable doors open the living space to the square but perforated metal balustrades ensure privacy at the same time.

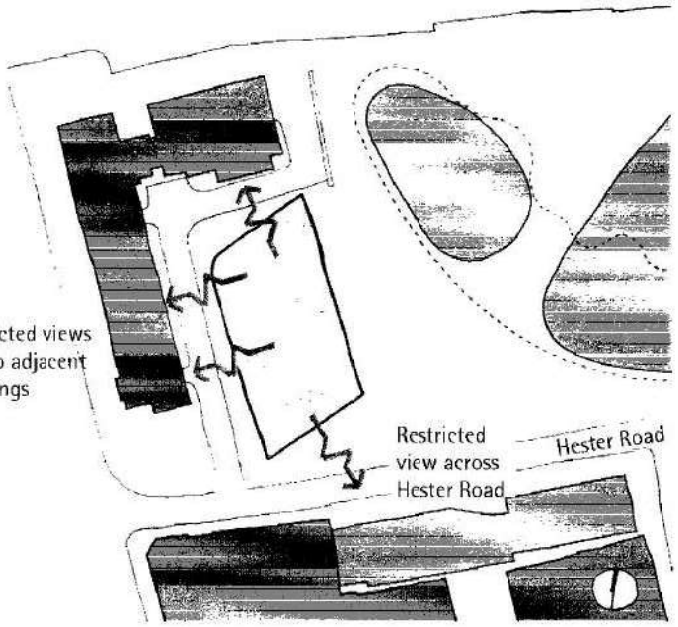
The building material palette has been developed to fit within the family of materials in Albion Riverside as a whole. The patterning of the east and west façades stems from the spirit of the main building's south façade that has a similar character formed by openings in the outer veil.

Context Diagrams

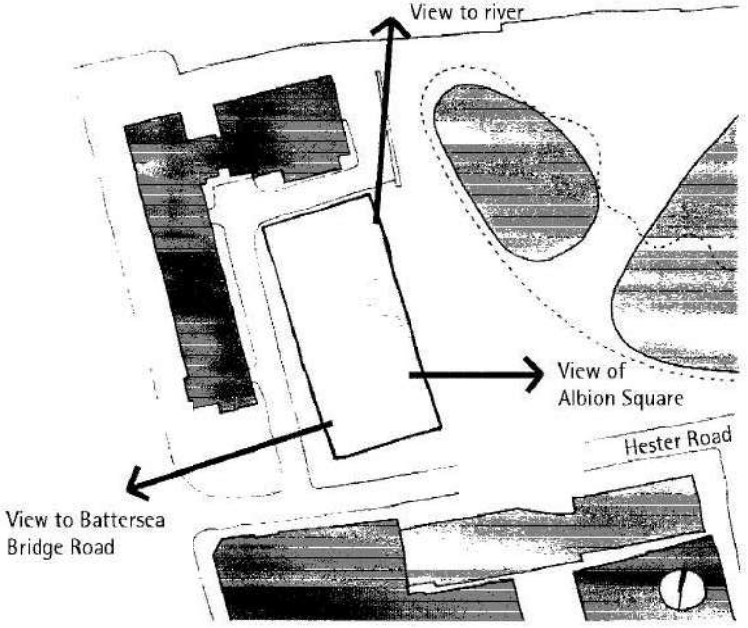




Sun path



Previous Scheme



Views

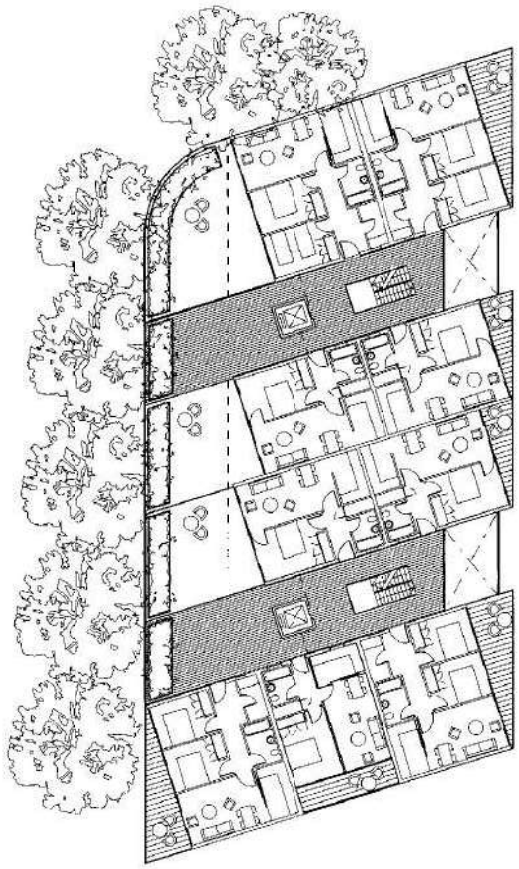
Current Scheme

Previous Scheme

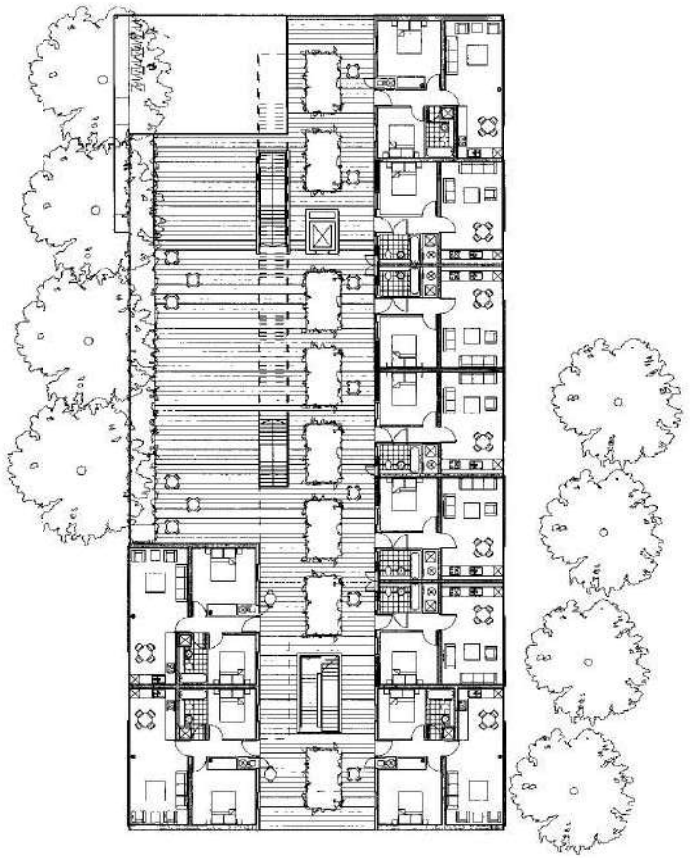
Current Scheme

Ground Floor Plan

Albion Riverside
Building One

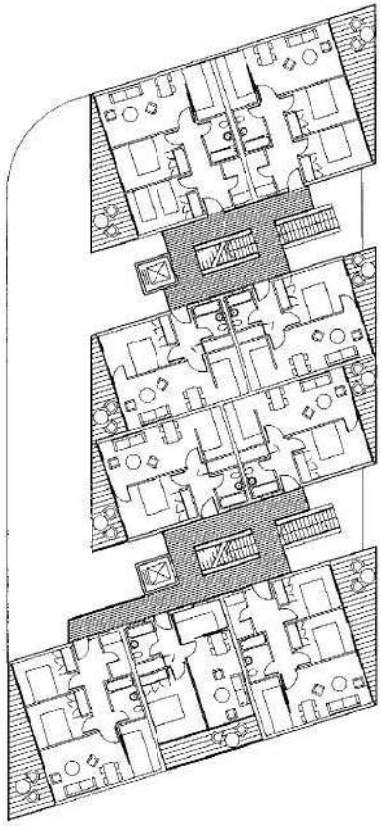


Previous Scheme

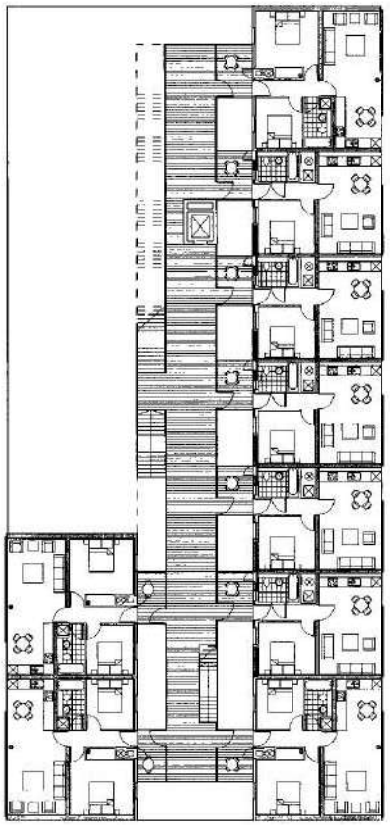


Current Scheme

First Floor Plan



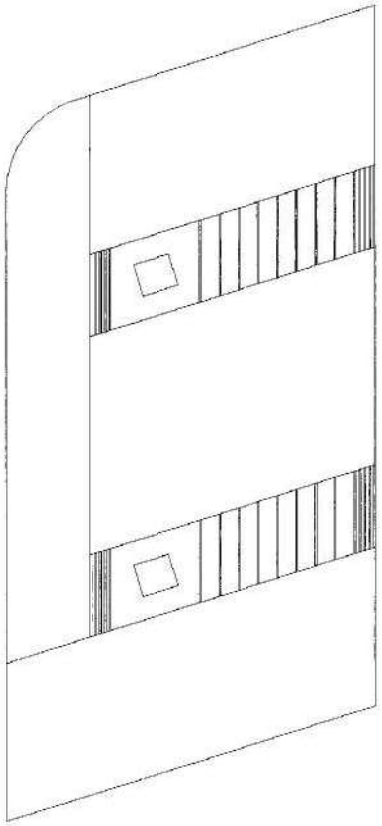
Previous Scheme



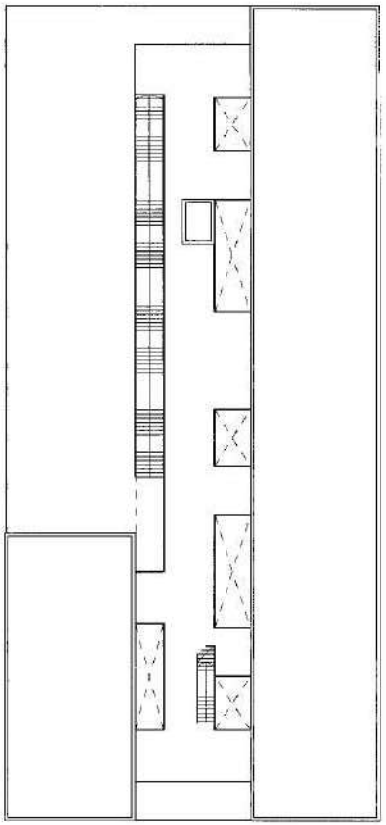
Current Scheme

Typical Upper Floor Plan

Albion Riverside Building One

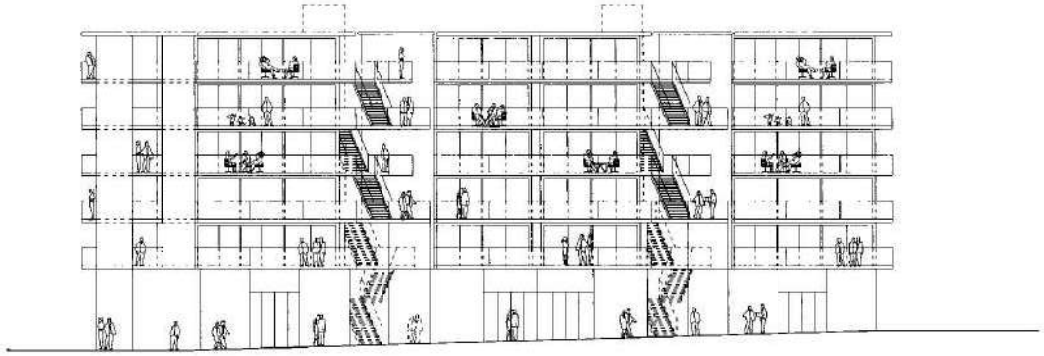


Previous Scheme

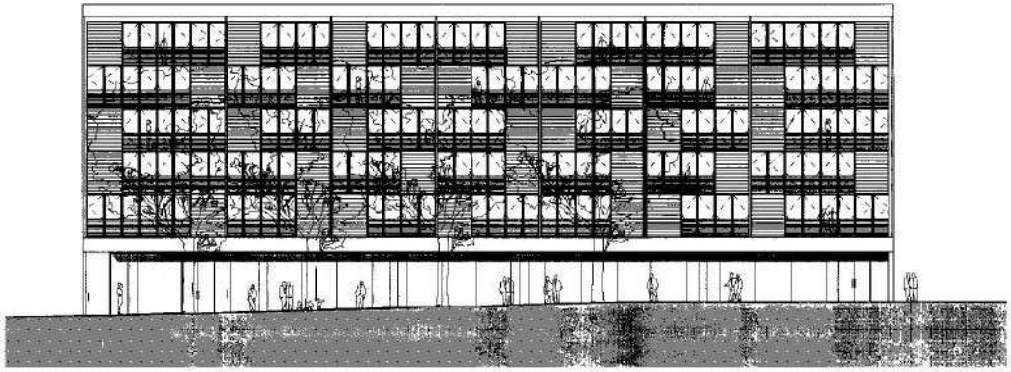


Current Scheme

Roof Plan



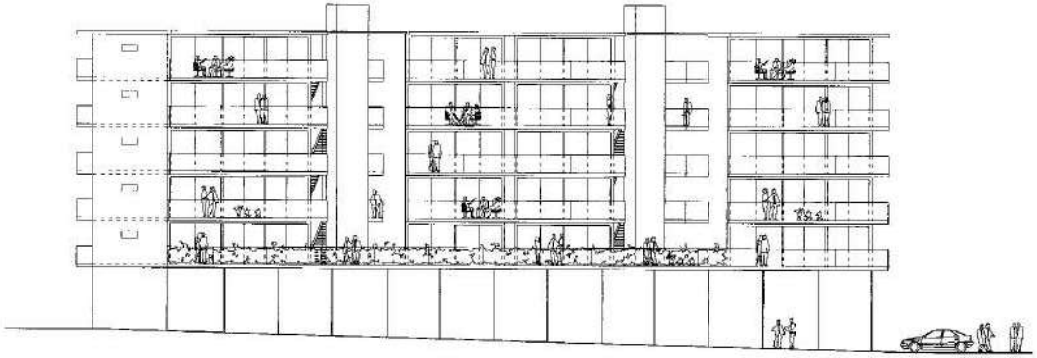
Previous Scheme



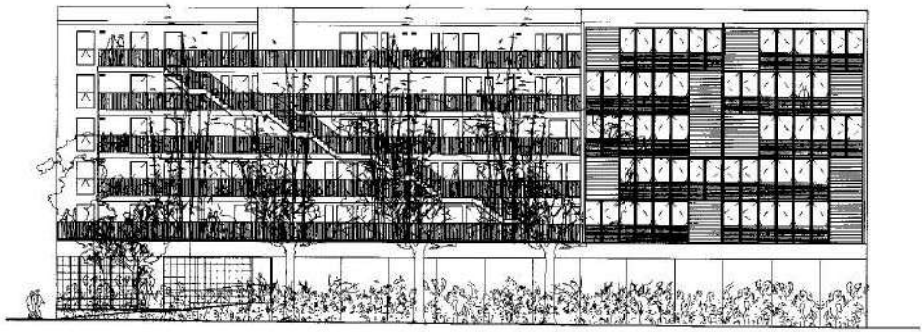
Current Scheme

East Elevation

Albion Riverside Building One



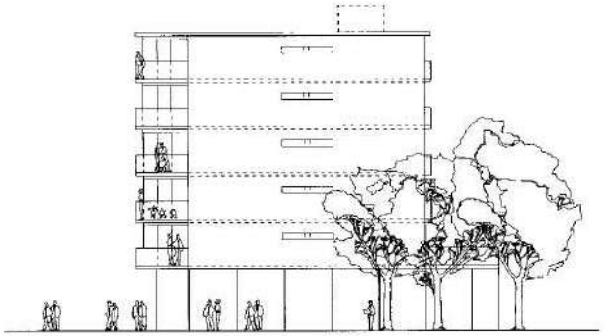
Previous Scheme



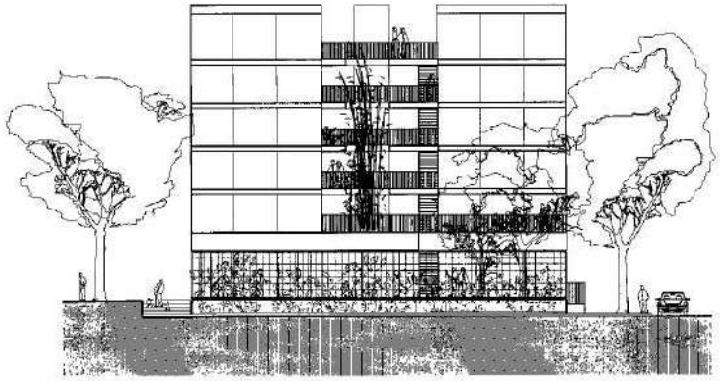
Current Scheme

West Elevation

Albion Riverside
Building One



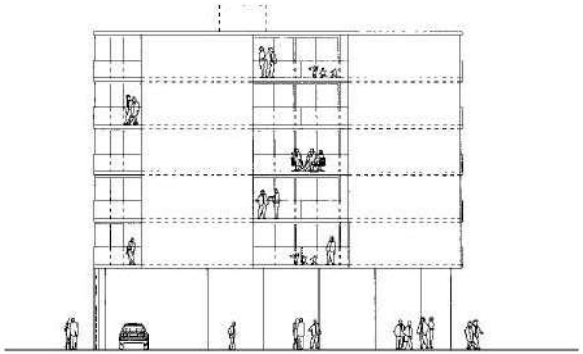
Previous Scheme



Current Scheme

North Elevation

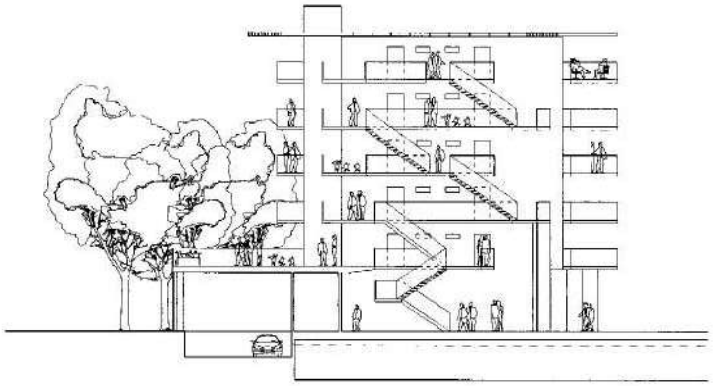
Albion Riverside Building One



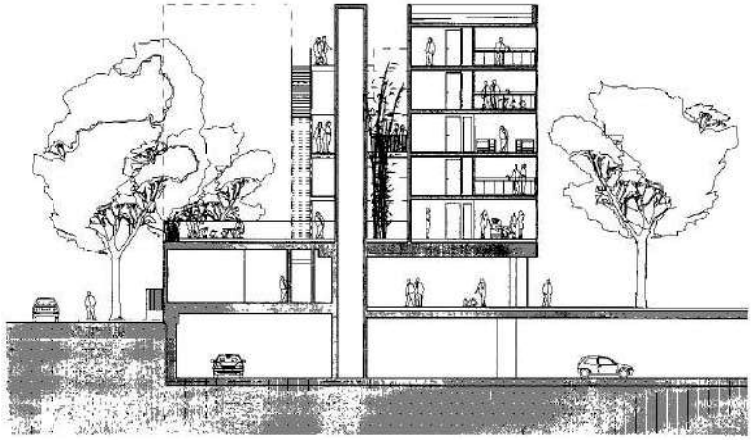
Previous Scheme

Current Scheme

South Elevation

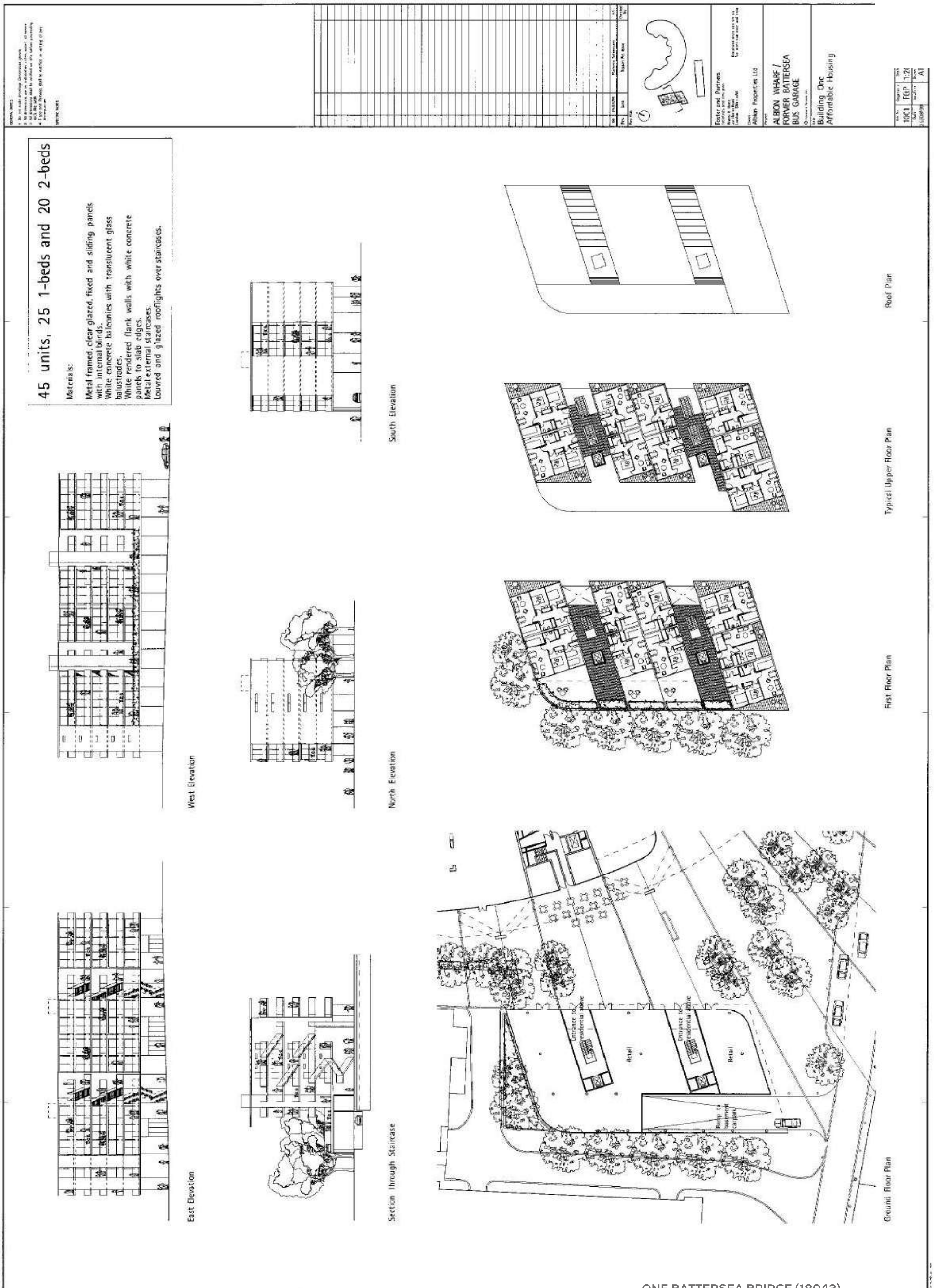


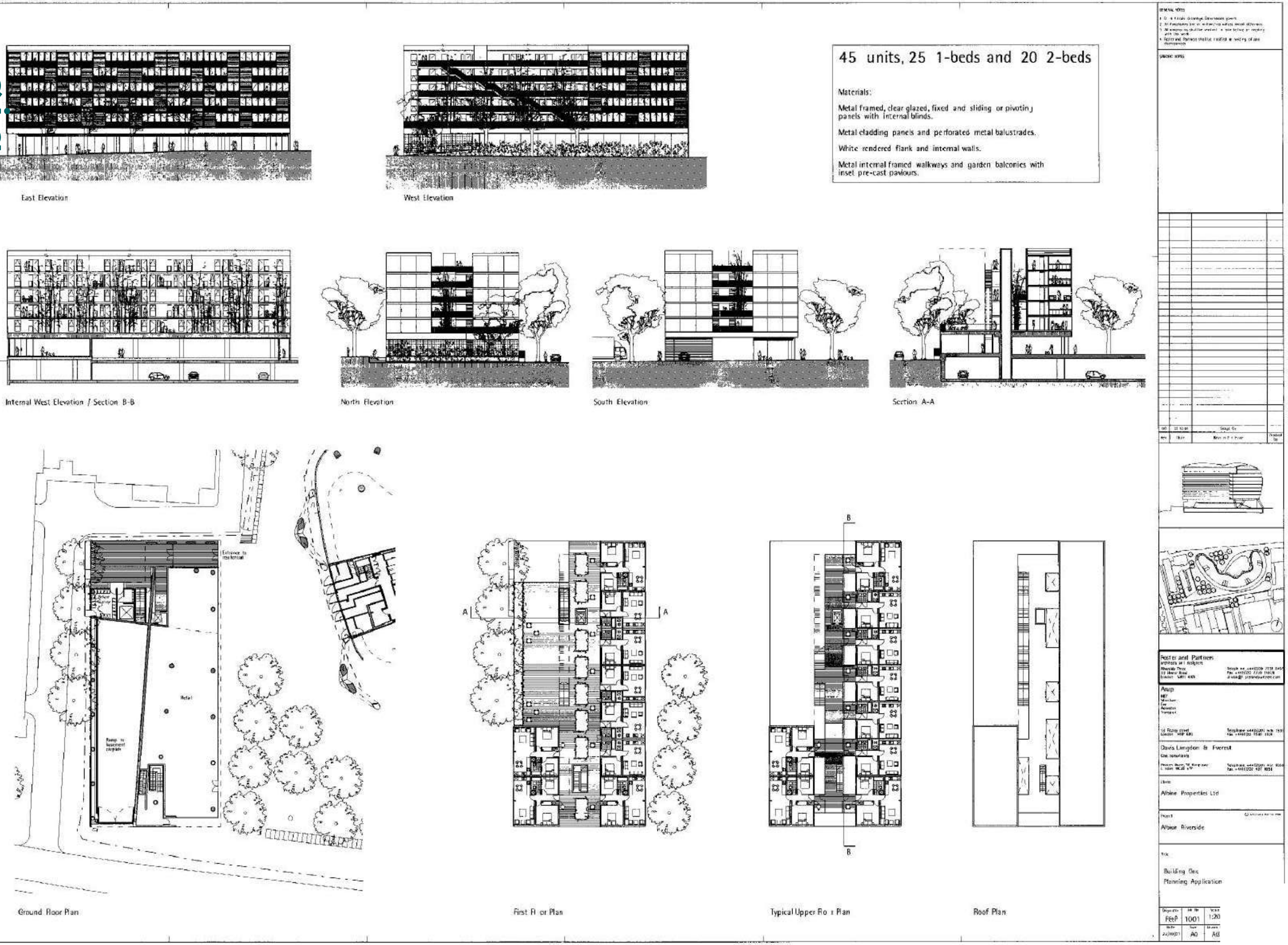
Previous Scheme

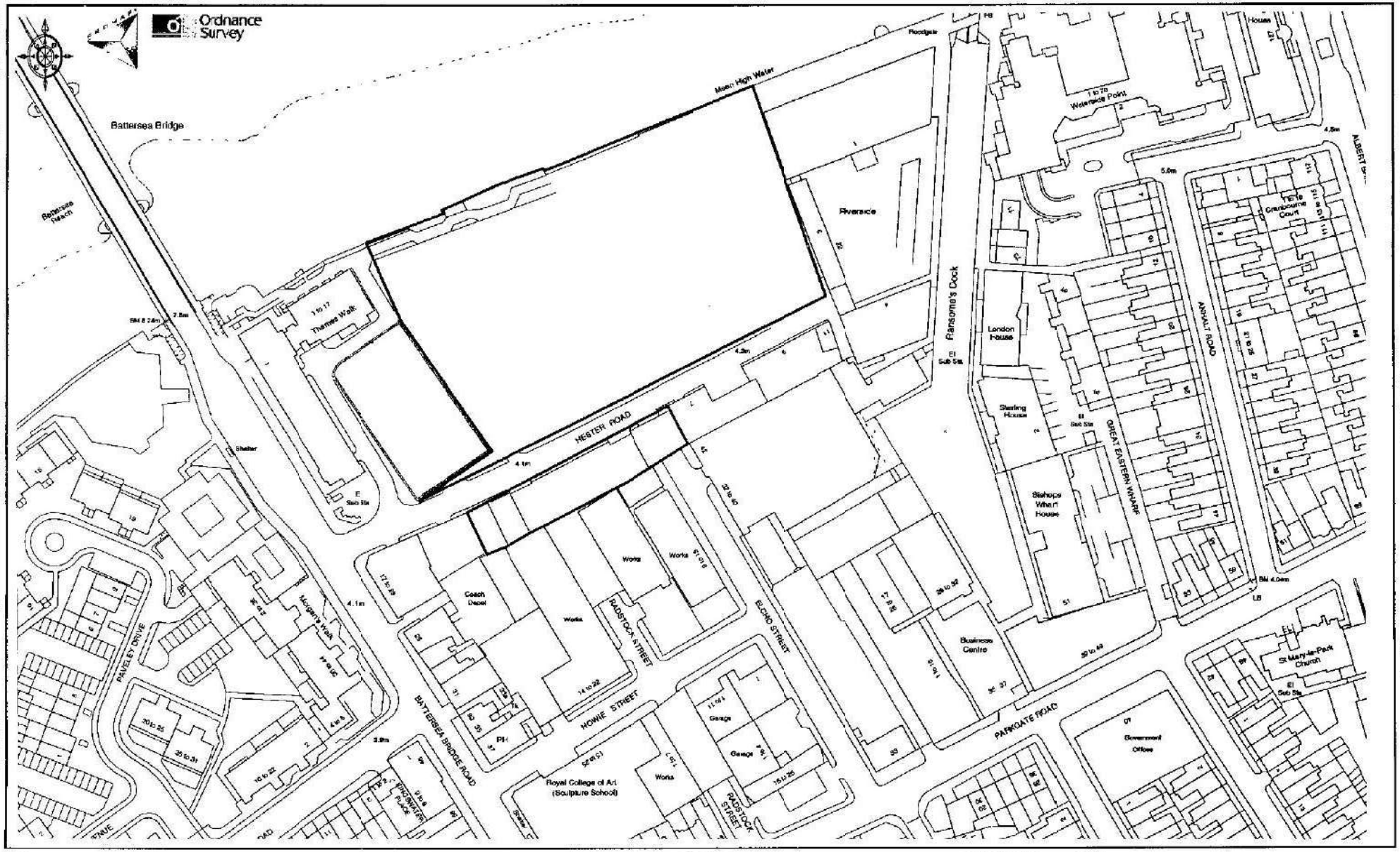


Current Scheme

Section


45 units, 25 1-beds and 20 2-beds
Materials:
Metal framed, clear glazed, fixed and sliding panels with internal blinds.
White concrete balconies with translucent glass balustrades.
White rendered flank walls with white concrete panels to slab edges.
Metal external staircases.
Louvred and glazed rooflights over staircases.
West Elevation
East Elevation
North Elevation
South Elevation
Section through Staircase
Roof Plan
Typical Upper Floor Plan
First Floor Plan
Ground Floor Plan
Retail
Foster and Partners
Albion Properties Ltd
ALBION WHARF /
FORMER BATTERSEA
BUS GARAGE
Building One
Affordable Housing

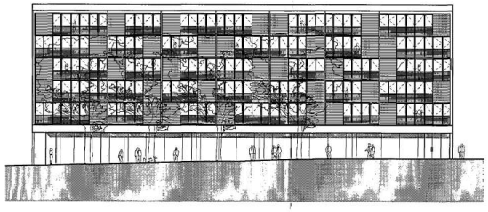

45 units, 25 1-beds and 20 2-beds
Materials:
Metal framed, clear glazed, fixed and sliding or pivoting panels with internal blinds.
Metal cladding panels and perforated metal balustrades.
White rendered flank and internal walls.
Metal internal framed walkways and garden balconies with inset pre-cast paviours.
East Elevation
West Elevation
Internal West Elevation / Section B-B
North Elevation
South Elevation
Section A-A
Ground Floor Plan
First Floor Plan
Typical Upper Floor Plan
Roof Plan
Retail
Foster and Partners
Arup
Davis Langdon & Everest
Albion Properties Ltd
Albion Riverside
Building One
Planning Application
1001
1:20
A0
A
B



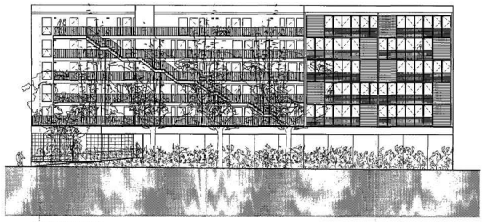
SITE PLAN : ME1
ALBION RIVERSIDE,
BUILDING ONE

Scale 1:1800	Date November 2001	North	Crown Copyright Reserved. Licence number ES 220906 E

MONTAGU EVANS
CHARTERED SURVEYORS
Premier House,
44-48 Dover Street, London W1S 4AZ
Tel : 020-7493 4002 Fax : 020-7312 75



East Elevation



West Elevation

45 units, 25 1-beds and 20 2-beds

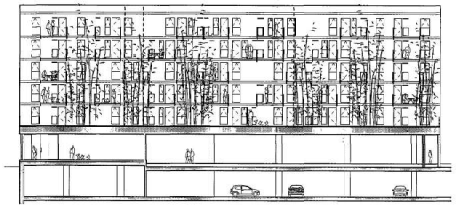
Materials:

Metal framed, clear glazed, fixed and sliding or pivoting panels with internal blinds

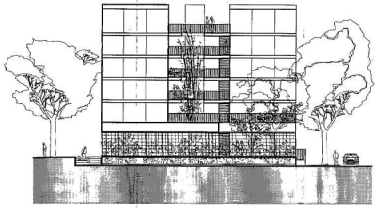
Metal cladding panels and perforated metal balustrades.

White rendered flank and internal walls.

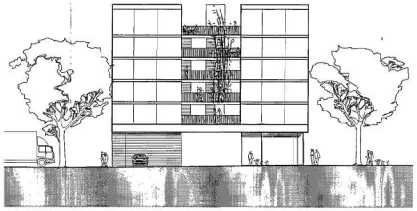
Metal internal framed walkways and garden balconies with inset pre-cast paviours.



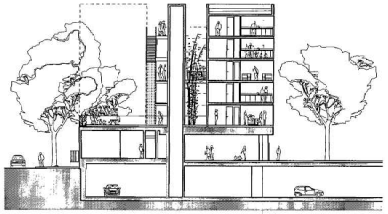
Internal West Elevation / Section B-B



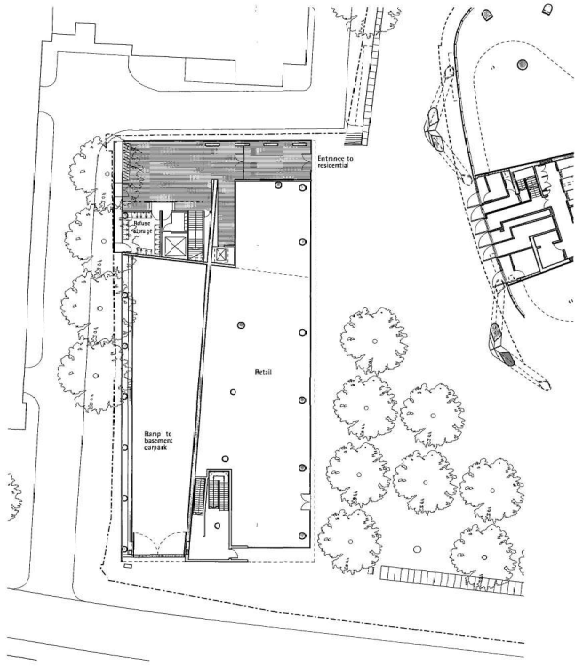
North Elevation



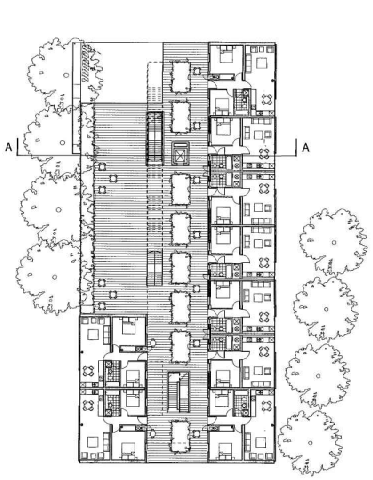
South Elevation



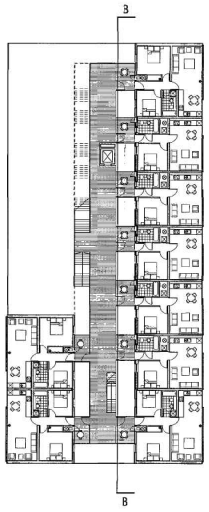
Section A-A



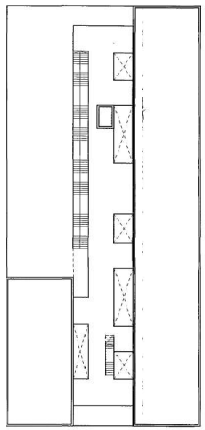
Ground Floor Plan



First Floor Plan



Typical Upper Floor Plan



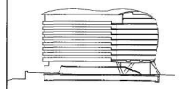
Roof Plan

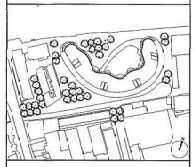
GENERAL NOTES

1. Do not scale drawings. Dimensions given.
2. All dimensions are in millimetres unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Foster and Partners shall be notified in writing of any discrepancies.

SPECIFIC NOTES

Rev.	Date	Reason for Issue	Checked by
00	22.10.01	Stage Co	





Foster and Partners
architects and designers
Riverside Three
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London SW11 4AN
telephone +44(0)20 7738 0455
fax +44(0)20 7738 1179
rlb@fosterandpartners.com

Arup
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Civil
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Davis Langdon & Everest
Cost consultants

Princes House 39 Kingsway
London WC2B 6TP
telephone +44(0)207 497 0004
fax +44(0)207 497 0851

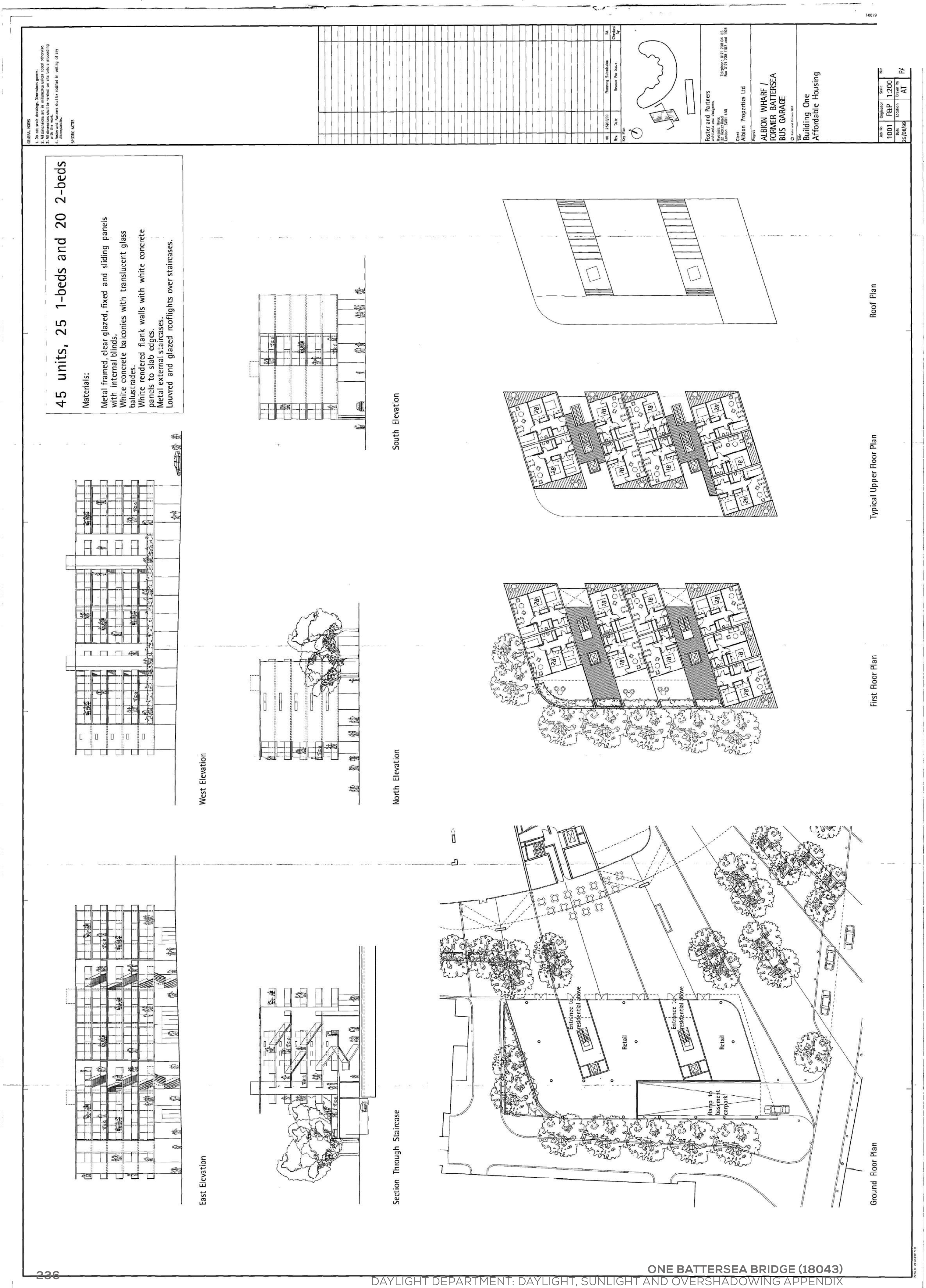
Client
Albion Properties Ltd

Project

Albion Riverside

Title
Building One
Planning Application

Originator	Job No	Scale	Number	
FEP	1001	1:200		00 Revision
Date	Size	Drawn by		
12/10/01	A0	AR	PA_1001	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Metal external staircases.
Louvred and glazed rooflights over staircases.
East Elevation
West Elevation
Section Through Staircase
North Elevation
South Elevation
Ground Floor Plan
First Floor Plan
Typical Upper Floor Plan
Roof Plan
Entrance to residential above
Retail
Ramp to basement carpark
Foster and Partners
Albion Properties Ltd
ALBION WHARF / FORMER BATTERSEA BUS GARAGE
Building One Affordable Housing
1001
F&P
1:200
AT
25/08/98

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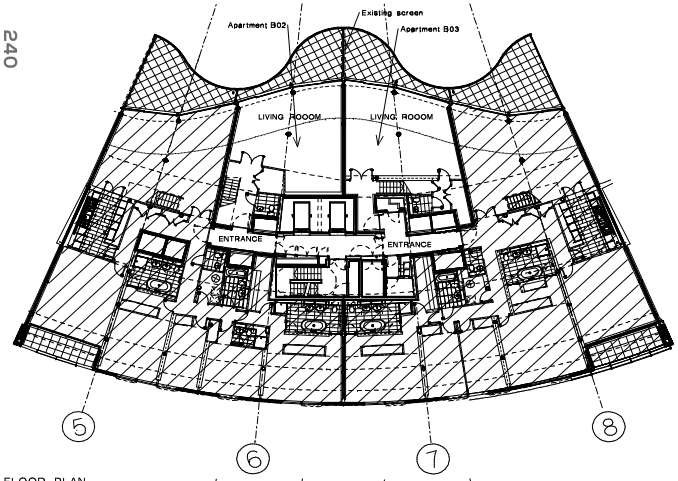
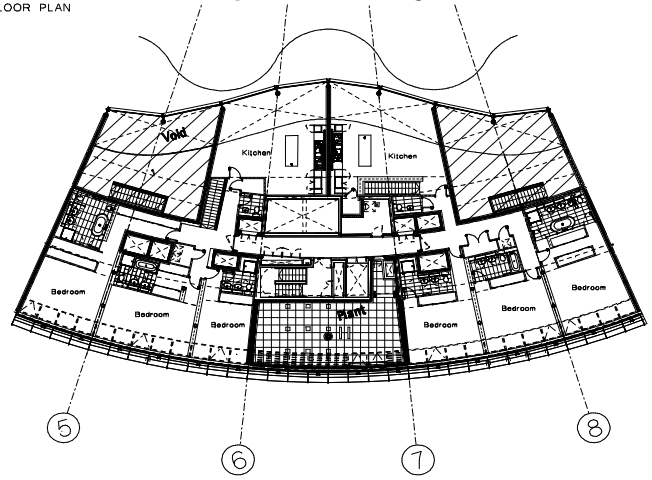
APPENDIX 06
FLOOR PLANS:

8 HESTER ROAD, ALBION RIVERSIDE

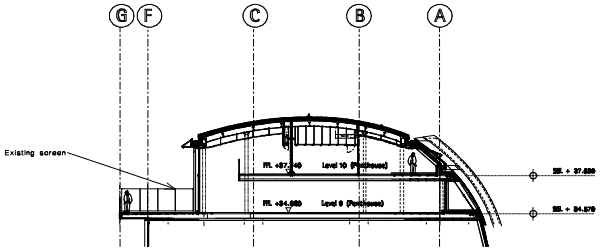
EXISTING



GROUND FLOOR PLAN

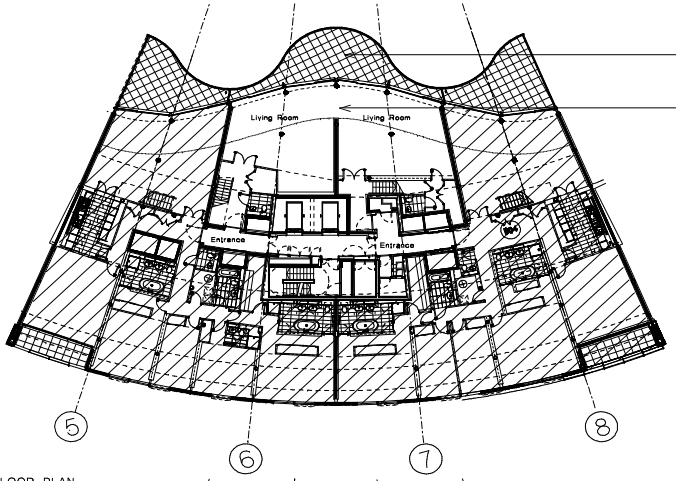


FIRST FLOOR PLAN

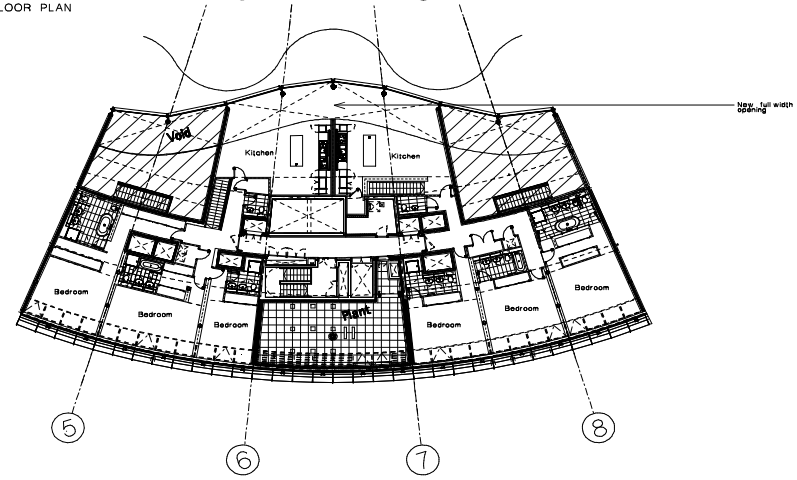


SECTION

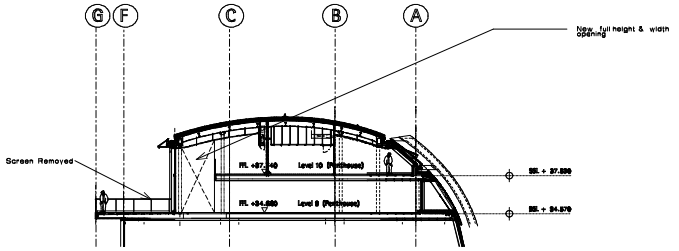
PROPOSED



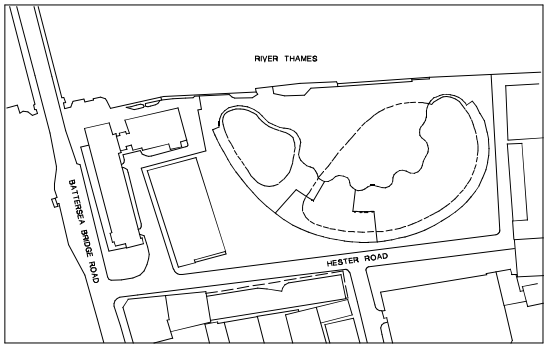
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION



240

ONE BATTERSEA BRIDGE (18043)

DAYLIGHT DEPARTMENT: DAYLIGHT, SUNLIGHT AND OVERSHADOWING APPENDIX

PLANNING PERMISSION

Work Package	Information	Tender	Briefing	Construct.	Work Package	Information	Tender	Briefing	Construct.	Date	Ref.	Revision
										10-12-10	-	issued for planning application

Project	APARTMENT B02 & B03, ALBION RIVERSIDE, LONDON, SW11 4AP
Subject	EXISTING & PROPOSED SCHEME
Scale	1:200/1:50 Date 10 DEC 2010 Project Ref. ARS23 Drawing No.

FOR PLANNING

0 1 2 3 4 5m

15 October 2024

241

Rev	Date	Description	drawn	checked
-	-	-	-	-

Do not Scale. Use figured dimensions only. All dimensions to be checked on site

All drawings to be read in conjunction with the Engineers' drawings. Any discrepencies between consultants drawings to be reported to the Architect before any work commences.

The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous. These items should not be considered as a complete and final list. The Work Package Contractor's normal Health and Safety obligations still apply when undertaking constructional operations both on and off site.

Owen Architects

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London
EC1M 4DH

+44 (0) 20 7608 2889 T
+44 (0) 20 7608 0758 F
info@owenarchitects.co.uk

Project	C85 & C86 Albion Riverside
Title	Apartment Layout Plan Existing

Date	Scale @A3	Project no.	Drawin
13/01/2014	1:100	367	2

FOR PLANNING

0 1 2 3 4 5m

ONE BATTERSEA BRIDGE (18043)

Rev	Date	Description	drawn	checked
-		-	-	-

Do not Scale. Use figured dimensions only. All dimensions to be checked on site

All drawings to be read in conjunction with the Engineers' drawings. Any discrepencies between consultants drawings to be reported to the Architect before any work commences.

The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous. These items should not be considered as a complete and final list. The Work Package Contractor's normal Health and Safety obligations still apply when undertaking constructional operations both on and off site.

Owen Architects
Gate House
1 St John's Square
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+44 (0) 20 7608 2889 T
+44 (0) 20 7608 0758 F
info@owenarchitects.co.uk

Project	C85 & C86 Albion Riverside
Title	Apartment Layout Plan Proposed

Date	Scale @A3	Project no.	Drawing no.	Rev.
12/01/2014	1:100	227	6	

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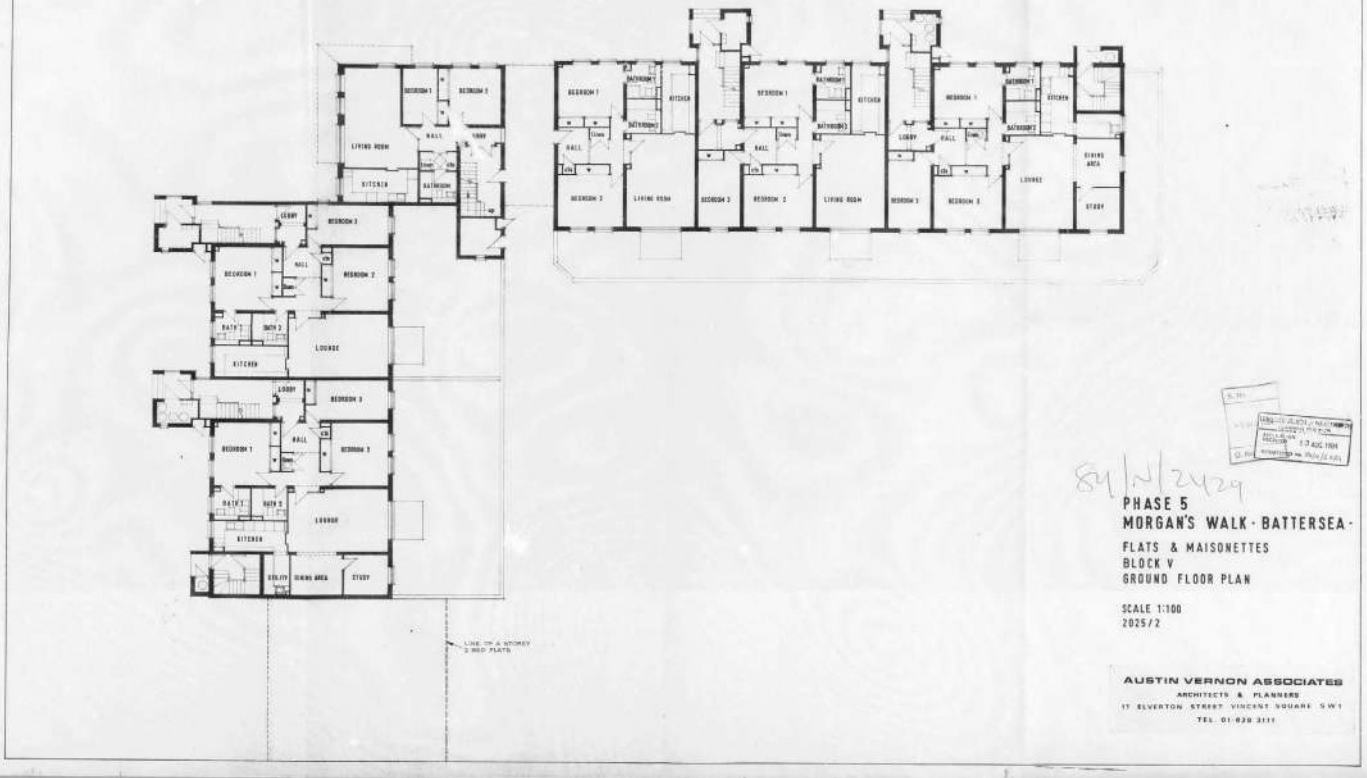
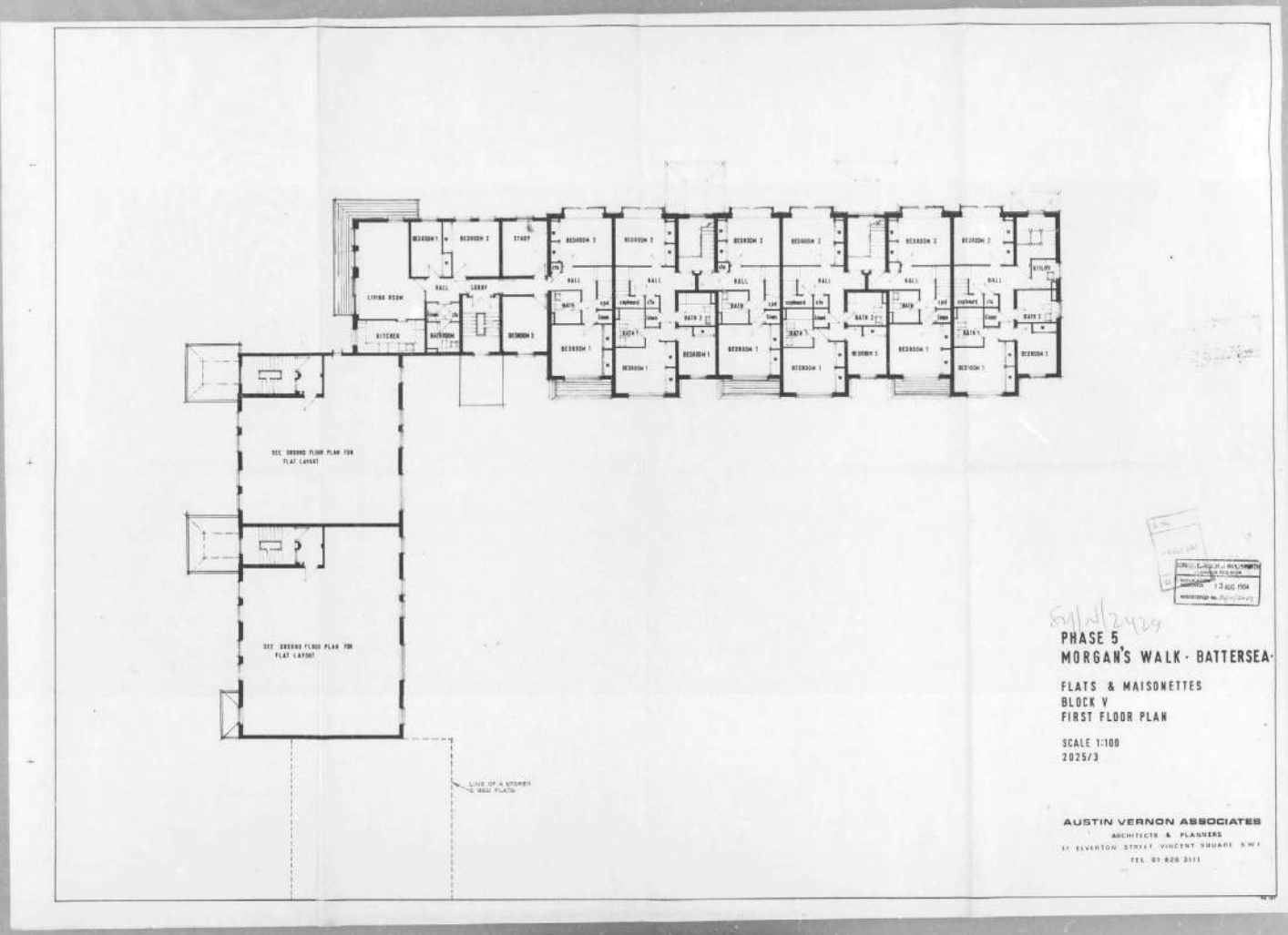
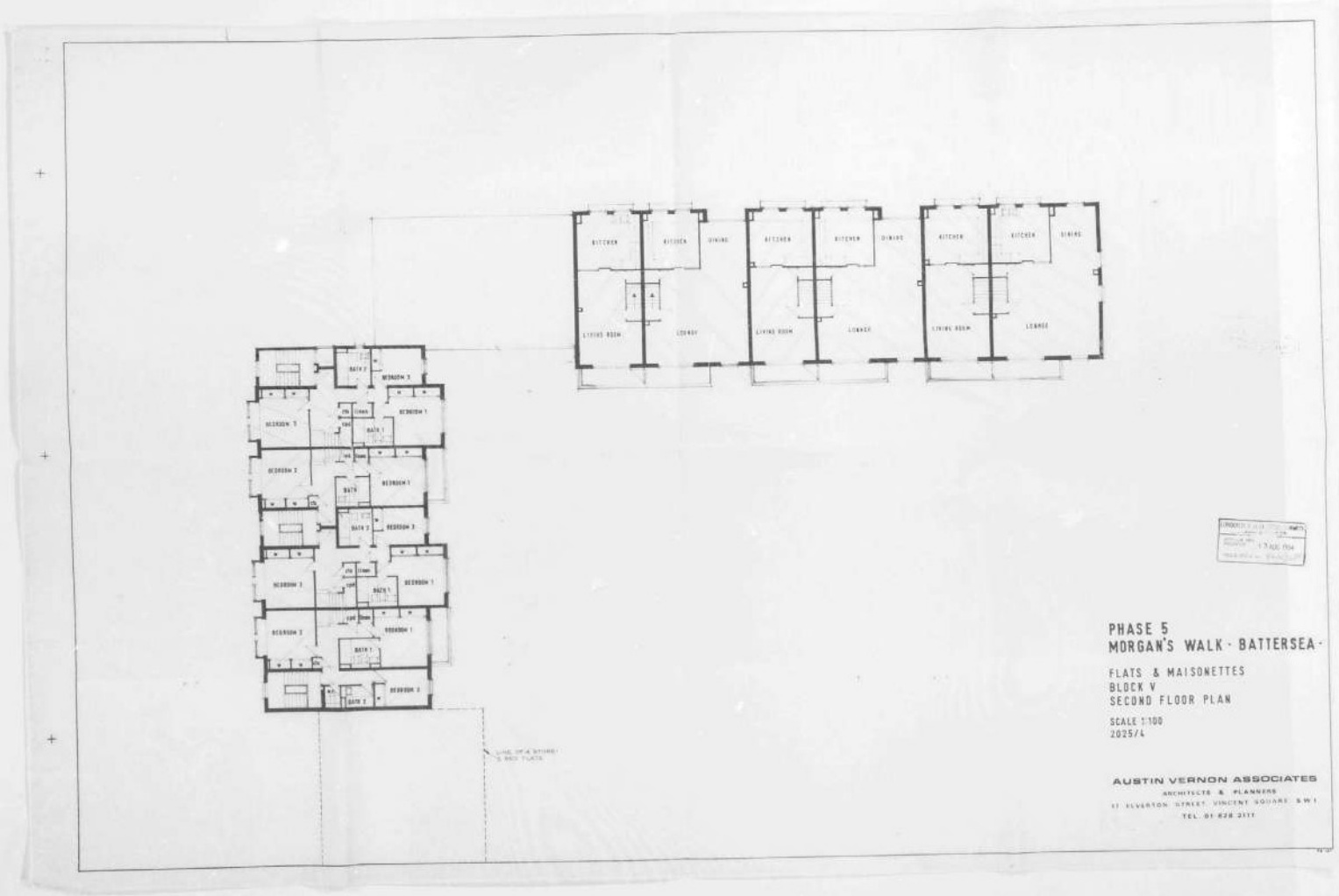
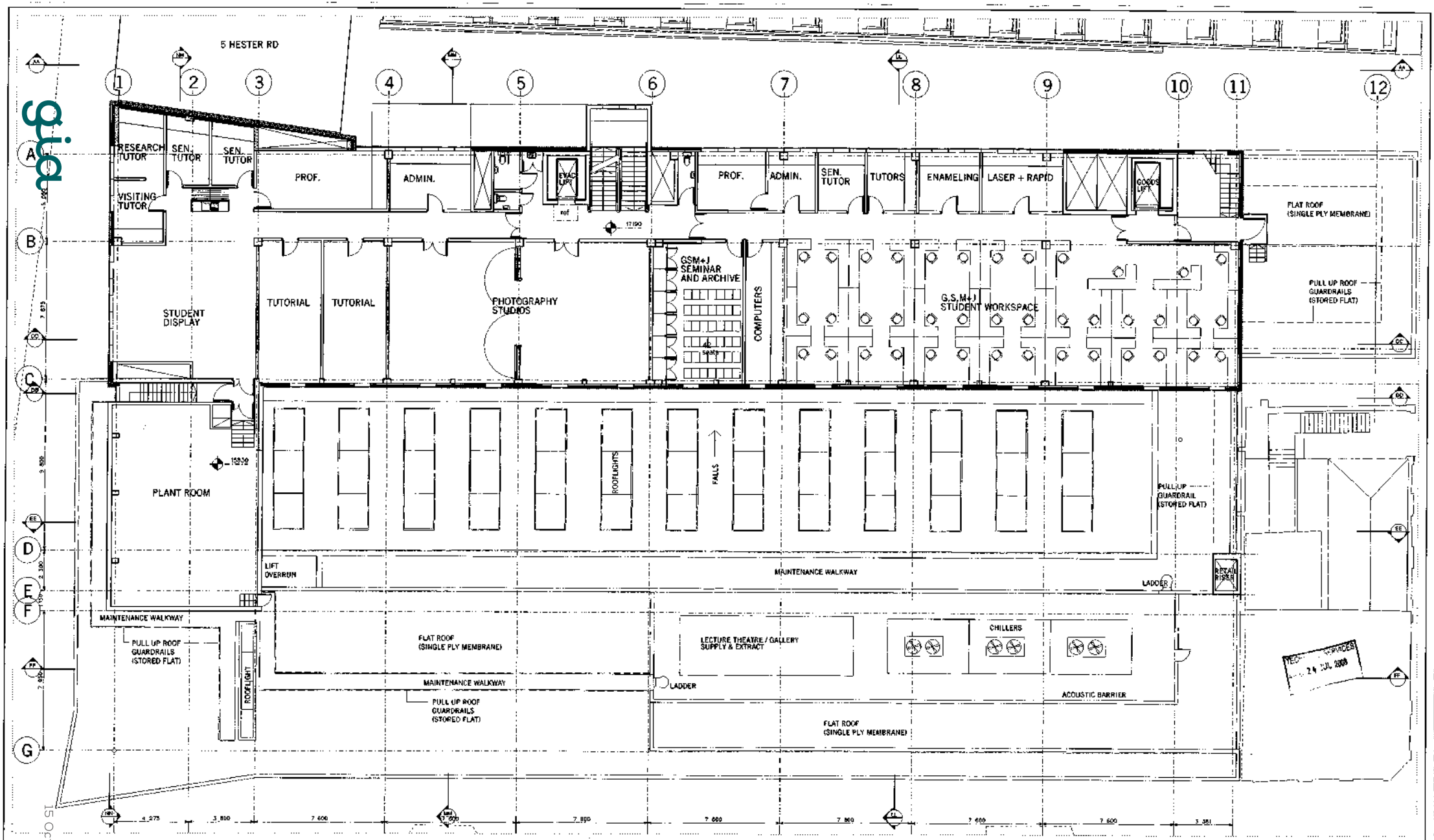
APPENDIX 05
WINDOW MAPS:

10-14 PAVELEY DRIVE






PHASE 5
MORGAN'S WALK · BATTERSEA ·
FLATS & MAISONETTES
BLOCK V
SECOND FLOOR PLAN
SCALE 1:100
2025/4
AUSTIN VERNON ASSOCIATES
ARCHITECTS & PLANNERS



NOTES & KEY

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15 October 2024

249

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION
	27/09/24	PLANNING

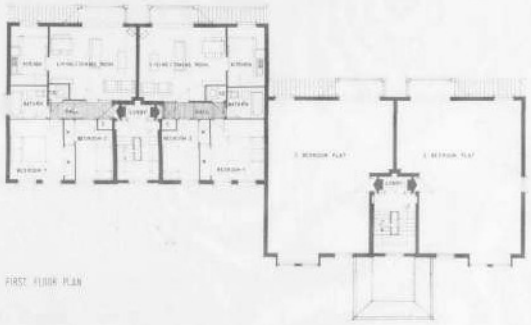
Haworth Tompkins

PROPOSED THIRD FLOOR PLAN

PLA

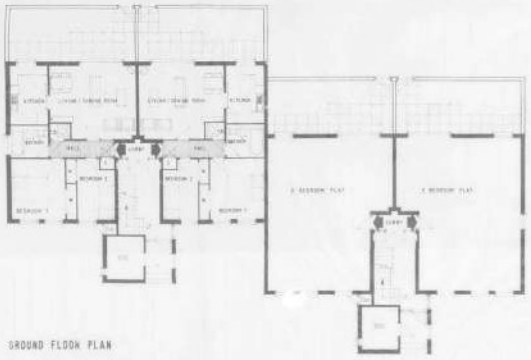
APPENDIX 06
FLOOR PLANS:

20-31 PAVELEY DRIVE



FIRST FLOOR PLAN

SECOND FLOOR PLAN



GROUND FLOOR PLAN

BLOCK W

MORGANS WALK · BATTERSEA

2 BEDROOMED FLATS ·
GROUND · FIRST · SECOND FLOOR PLANS

PHASE 5

AUSTIN VERNON ASSOCIATES
ARCHITECTS & PLANNERS

SCALE 1:100

2025/8

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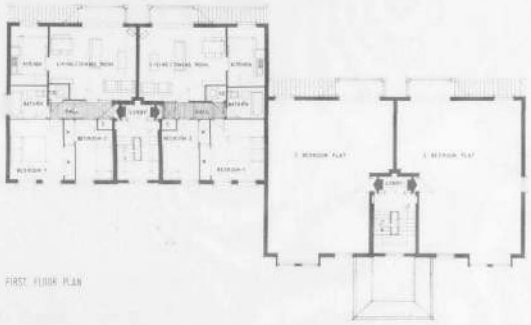
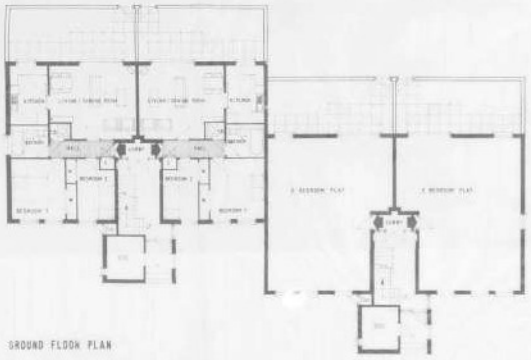
APPENDIX 06
FLOOR PLANS:

17 PAVELEY DRIVE



FIRST FLOOR PLAN

SECOND FLOOR PLAN



GROUND FLOOR PLAN

BLOCK W

MORGANS WALK · BATTERSEA

2 BEDROOMED FLATS ·
GROUND · FIRST · SECOND FLOOR PLANS

PHASE 5

AUSTIN VERNON ASSOCIATES
ARCHITECTS & PLANNERS

SCALE 1:100 2025/8

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APPENDIX 06
FLOOR PLANS:

18 PAVELEY DRIVE

SECOND FLOOR PLAN
FIRST FLOOR PLAN
GROUND FLOOR PLAN
BLOCK W
MORGANS WALK · BATTERSEA
2 BEDROOMED FLATS -
GROUND - FIRST - SECOND FLOOR PLANS
PHASE 5
AUSTIN VERNON ASSOCIATES
ARCHITECTS & PLANNERS
SCALE 1:100
2025/8

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APPENDIX 06
FLOOR PLANS:

19 PAVELEY DRIVE

SECOND FLOOR PLAN
FIRST FLOOR PLAN
GROUND FLOOR PLAN
BLOCK W
MORGANS WALK · BATTERSEA
2 BEDROOMED FLATS -
GROUND - FIRST - SECOND FLOOR PLANS
PHASE 5
AUSTIN VERNON ASSOCIATES
ARCHITECTS & PLANNERS
SCALE 1:100
2025/8

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APPENDIX 06
FLOOR PLANS:

2 - 28 BATTERSEA BRIDGE ROAD

SECOND FLOOR PLAN
FIRST FLOOR PLAN
GROUND FLOOR PLAN
BLOCK W
MORGANS WALK · BATTERSEA
2 BEDROOMED FLATS -
GROUND - FIRST - SECOND FLOOR PLANS
PHASE 5
AUSTIN VERNON ASSOCIATES
ARCHITECTS & PLANNERS
SCALE 1:100
2025/8

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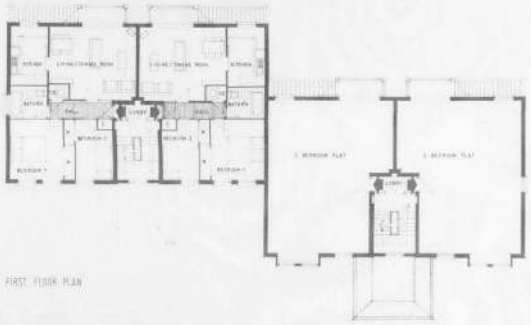
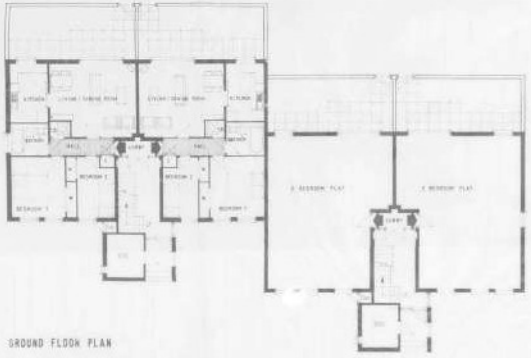
APPENDIX 06
FLOOR PLANS:

30 - 44 BATTERSEA BRIDGE ROAD



FIRST FLOOR PLAN

SECOND FLOOR PLAN



GROUND FLOOR PLAN

BLOCK W

MORGANS WALK · BATTERSEA

2 BEDROOMED FLATS ·
GROUND · FIRST · SECOND FLOOR PLANS

PHASE 5

AUSTIN VERNON ASSOCIATES
ARCHITECTS & PLANNERS

SCALE 1:100

2025/8

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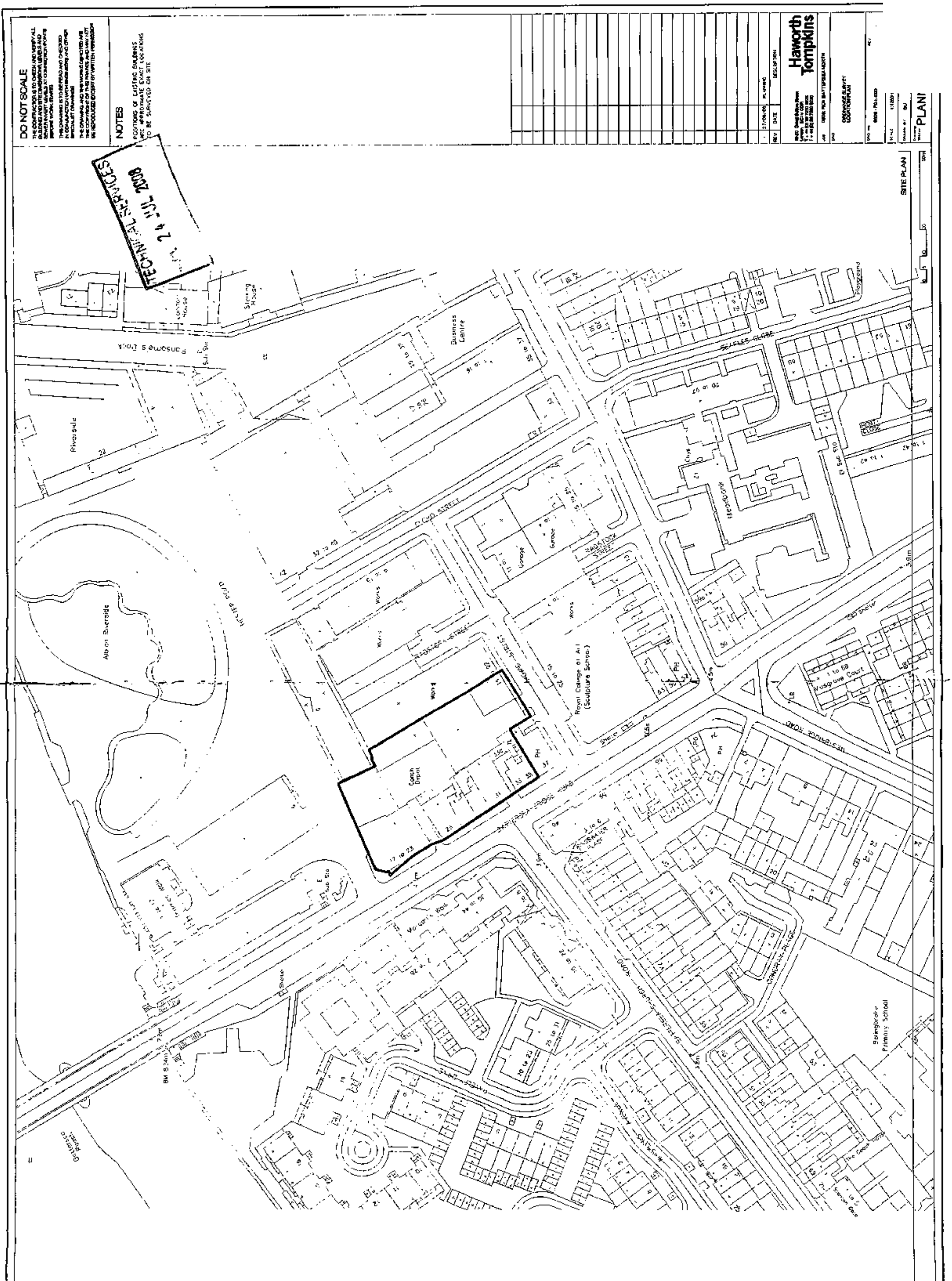
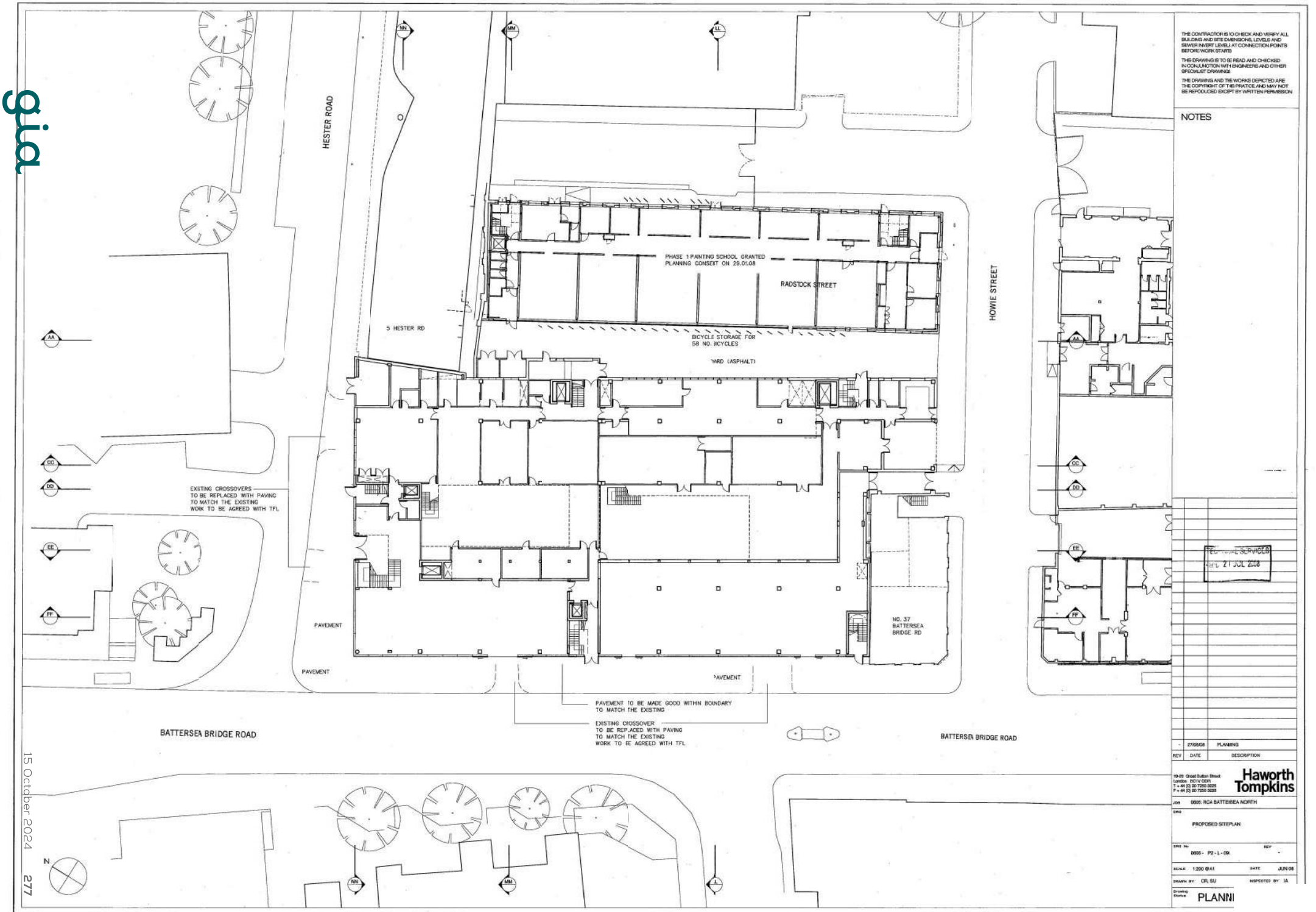
APPENDIX 06
FLOOR PLANS:

ROYAL COLLEGE OF ART, DYSON BUILDING


DO NOT SCALE
NOTES
POSITIONS OF EXISTING BUILDINGS ARE APPROXIMATE. EXACT LOCATIONS TO BE SURVEYED ON SITE
TECHNICAL SERVICES
24 JUL 2008
Haworth Tompkins
SITE PLAN
PLANNING
Business Centre
Riverside
Albion Riverside
Royal College of Art (Sculpture School)
Coach Depot
Works
Garage
PH
1 to 68 Musgrove Court
Playground
Shelter



THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS

THIS DRAWING IS TO BE READ AND CHECKED IN CONJUNCTION WITH ENGINEERS AND OTHER SPECIALIST DRAWINGS

NOTES

PLANNING SERVICES
RECEIVED 21 JUL 2008

REV	DATE	DESCRIPTION
-	27/06/08	PLANNING

19-20 Great Sutton Street
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T + 44 (0) 20 7250 3225
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Haworth Tompkins

JOB 0935: RCA BATTERSEA NORTH

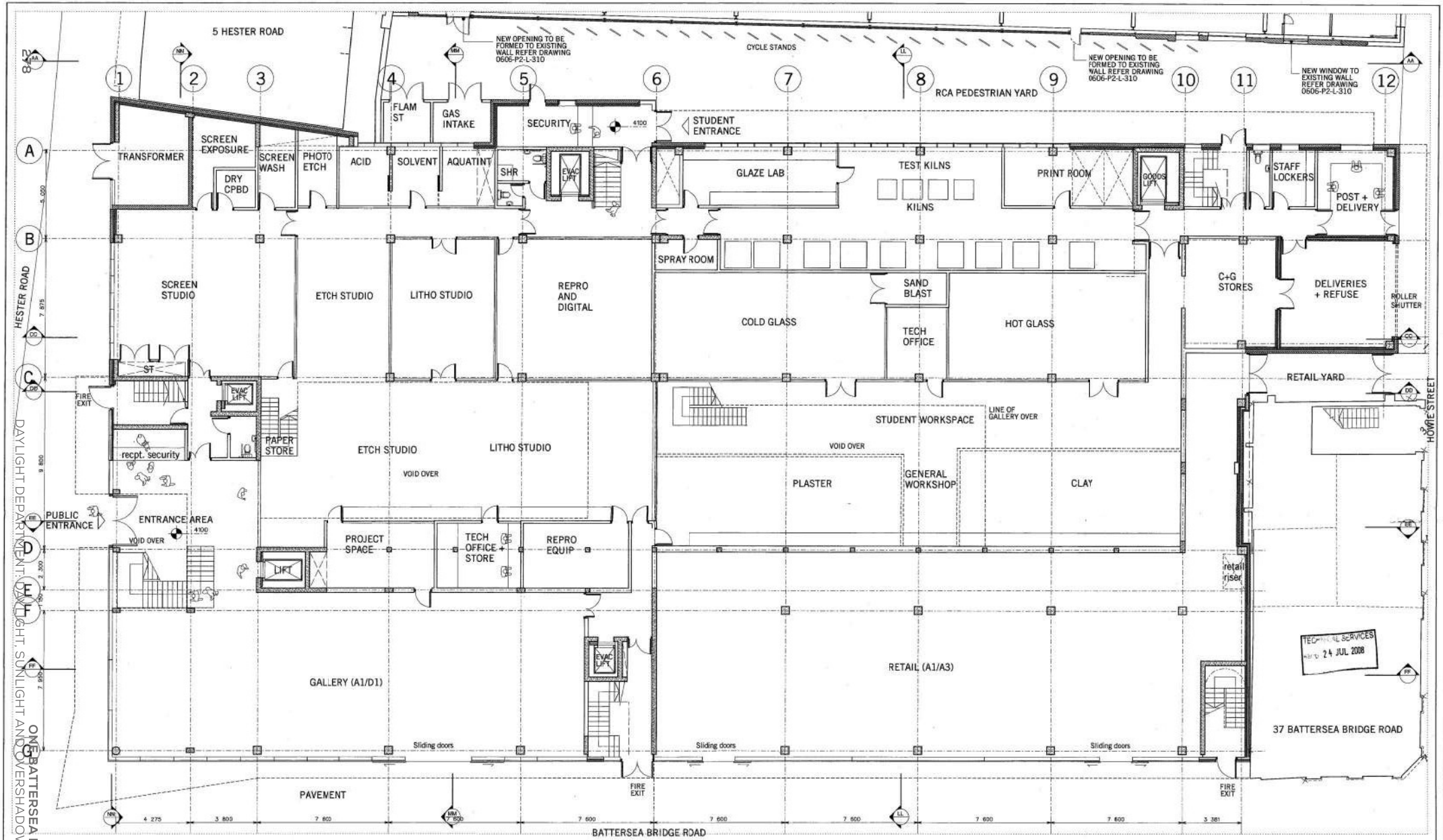
DRG PROPOSED SITEPLAN

DRG No 0935 - P2 - L - 09 REV -

SCALE 1:200 @A1 DATE JUN 08

DRAWN BY CR, SU INSPECTED BY IA

Drawing Status PLANNI



NOTES & KEY

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-	27/06/08	PLANNING

REV	DATE	DESCRIPTION

Haworth Tompkins
19-20 Great Sutton Street
London EC1V 0DR
T + 44 (0) 20 7250 3225
F + 44 (0) 20 7250 3226

JOB 0606: RCA BATTERSEA NORTH

DRG PROPOSED GROUND FLOOR PLAN

DRG No 0606 - PP - L - 100 REV -

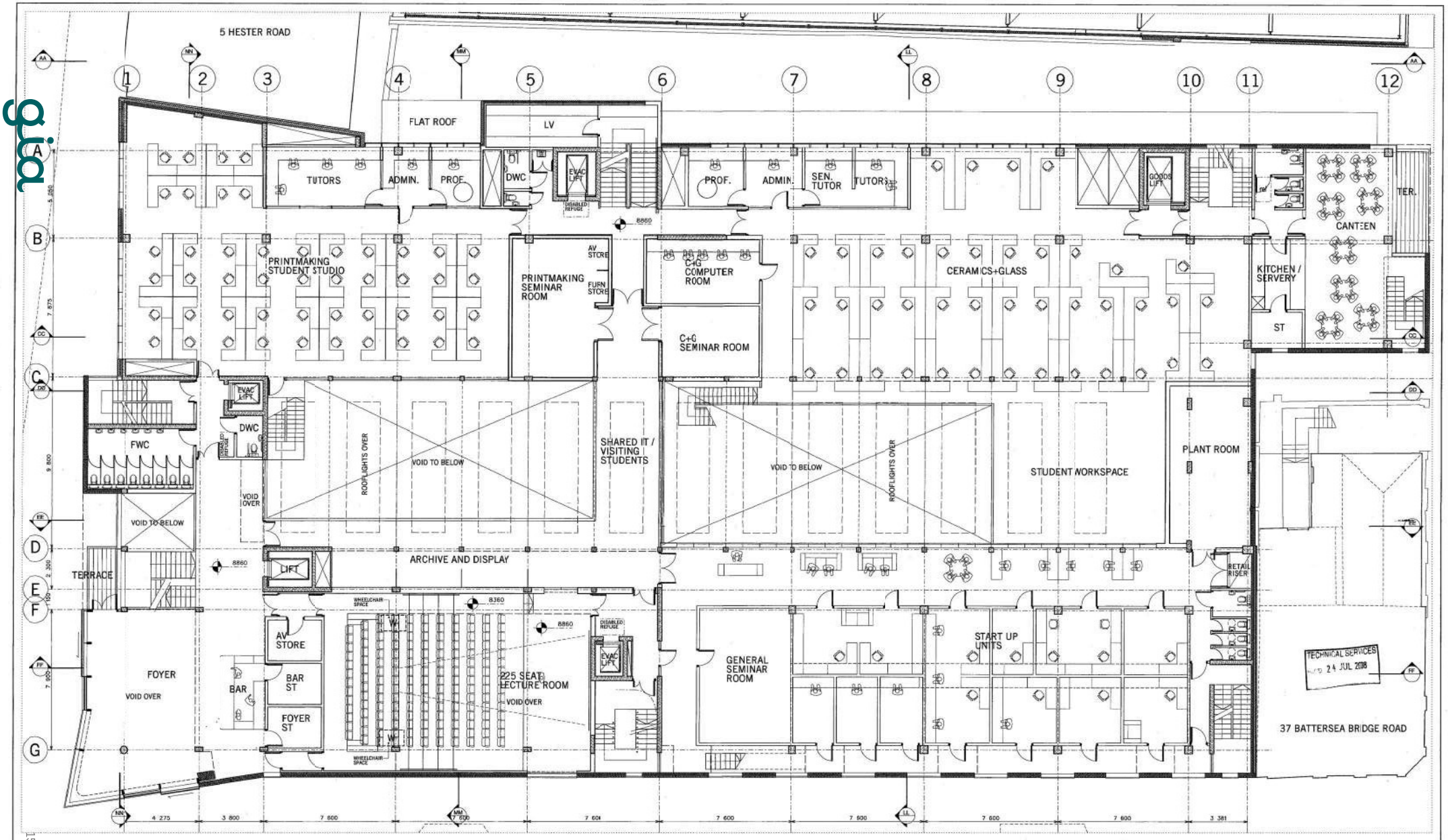
SCALE 1:100 @ A1 DATE JUN 08

DRAWN BY CR, SU INSPECTED BY IA

Drawing Status PLANNI

TECHNICAL SERVICES RECD 24 JUL 2008

ONE BATTERSEA BRIDGE (18043)
DAYLIGHT DEPARTMENT: DAYLIGHT, SUNLIGHT AND OVERSHADOWING APPENDIX



15 October 2024

279

NOTES & KEY

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19-20 Great Sutton Street
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Haworth Tompkins

JOB 0606: RCA BATTERSEA NORTH

DRG PROPOSED FIRST FLOOR PLAN

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SCALE 1:100 @ A1 DATE JUN 08

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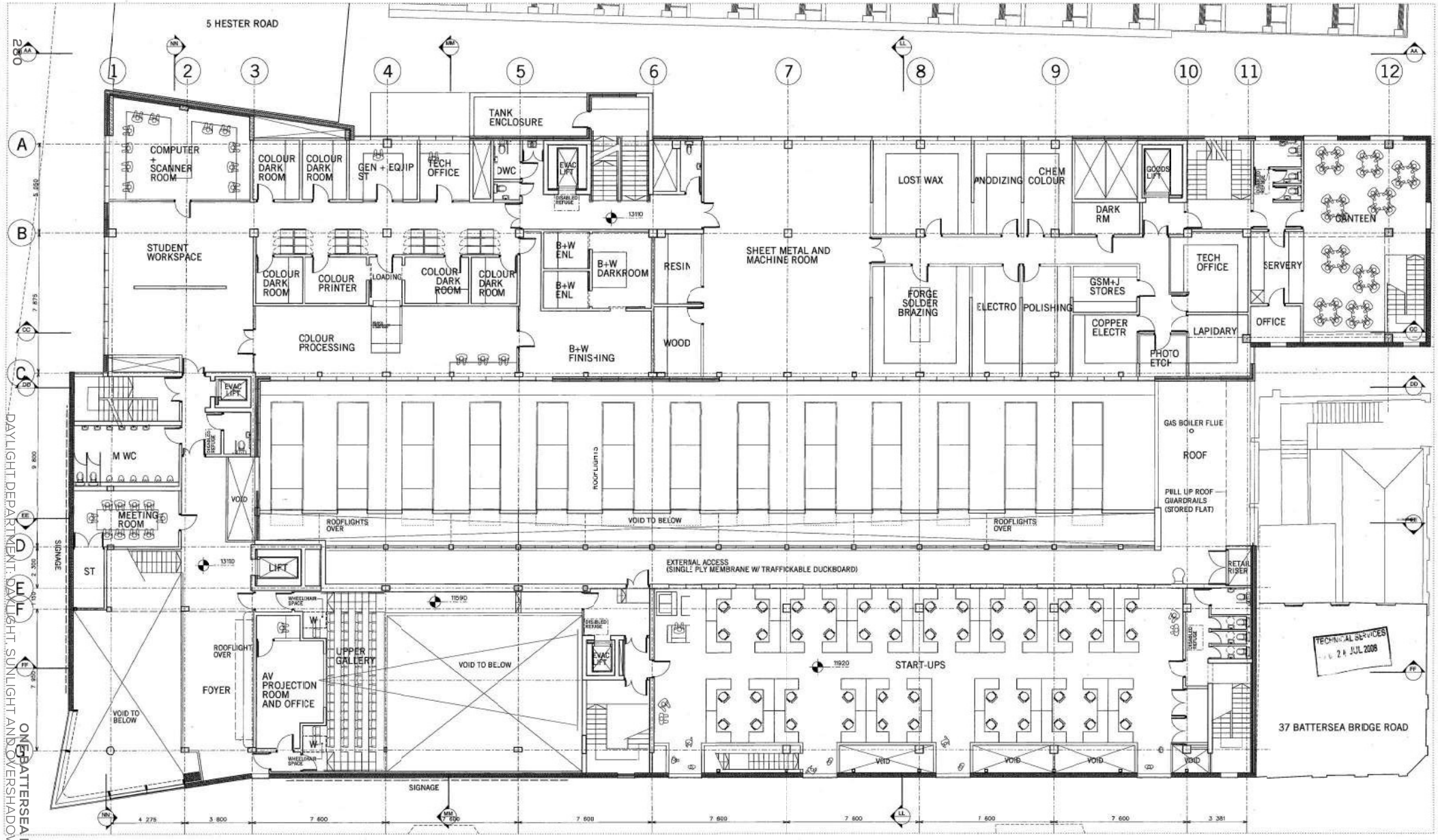
Drawing Status PLANNI



DAYLIGHT DEPARTMENT. DAYLIGHT, SUNLIGHT AND OVERSHADOWING APPENDIX

ONE BATTERSEA BRIDGE (18043)

NOTES & KEY

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-	27/05/08	PLANNING

19-20 Great Sutton Street
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Haworth Tompkins

JOB: 0806: RCA BATTERSEA NORTH

DRG: PROPOSED SECOND FLOOR PLAN

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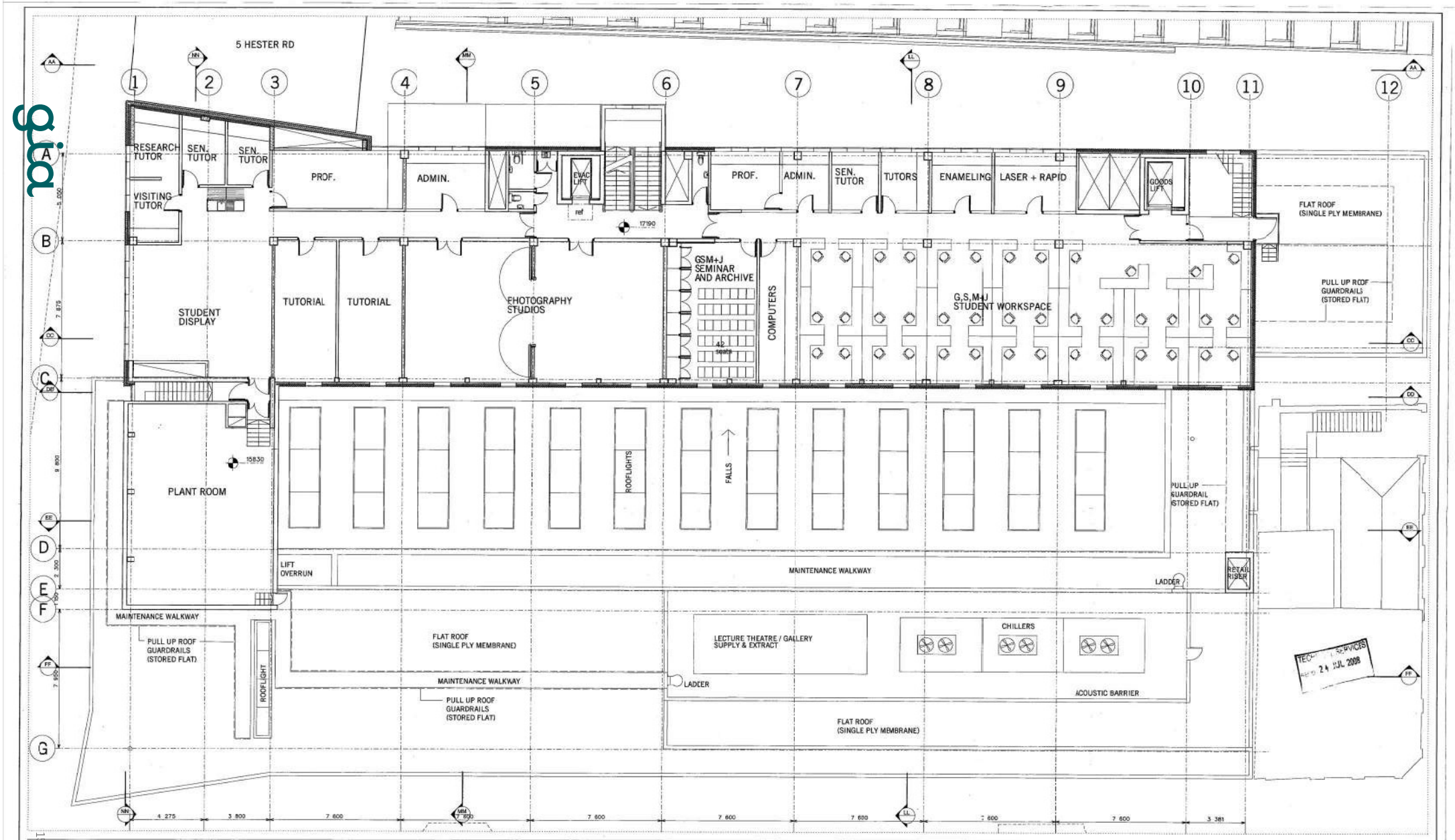
Drawing Status: PLANNI



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REV	DATE	DESCRIPTION
-	27/06/08	PLANNING

Haworth Tompkins

18-20 Great Sutton Street
London EC1V 0DR
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F + 44 (0) 20 7250 3226

JOB 0606 RCA BATTERSEA NORTH

DRG PROPOSED THIRD FLOOR PLAN

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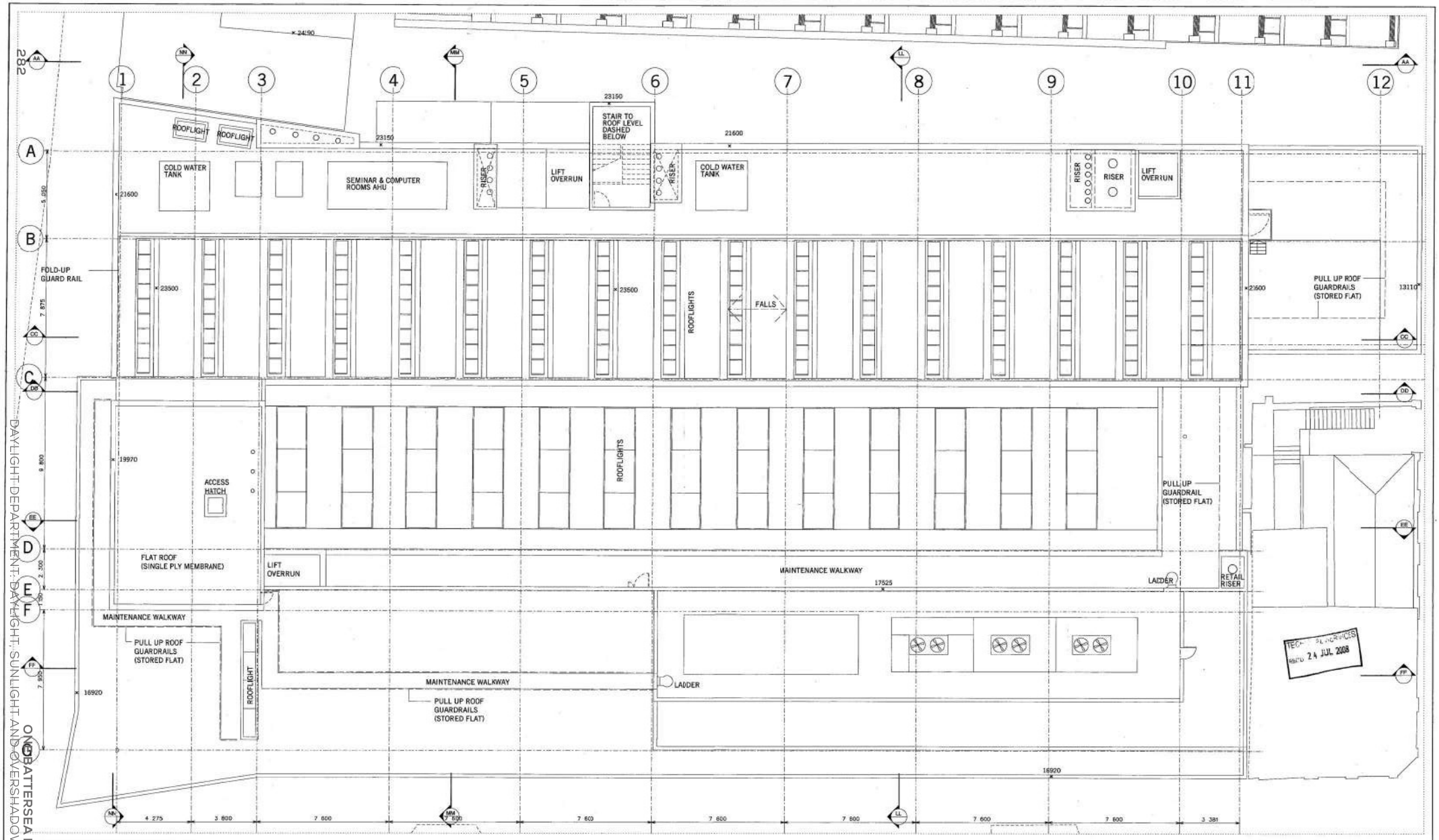
Drawing Status PLANNI

15 October 2024



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-	2/06/08	PLANNING

19-20 Great Sutton Street
London EC1V 0DR
T + 44 (0) 20 7250 3225
P + 44 (0) 20 7250 3225
Haworth Tompkins

JOB 0805: RCA BATTERSEA NORTH

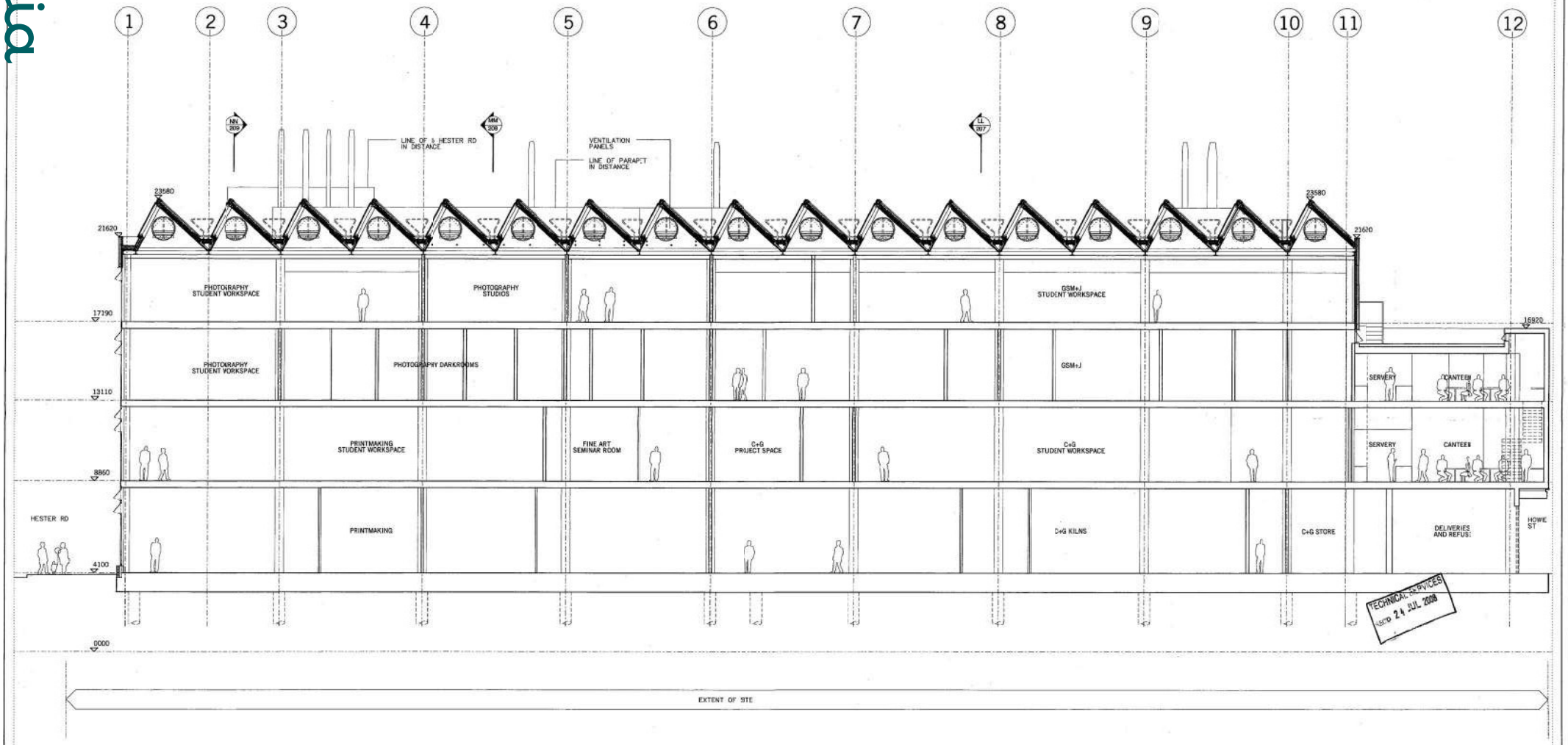
DRG PROPOSED ROOF PLAN

DRG No 0805 - P2 - L - 104 REV -

SCALE 1:100 @ A1 DATE JUN 08

DRAWN BY CR, SU INSPECTED BY IA

Drawing Status PLANN



TECHNICAL SERVICES RECD 24 JUL 2009

15 October 2024

283

THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS

THIS DRAWING IS TO BE READ AND CHECKED IN CONJUNCTION WITH ENGINEERS AND OTHER SPECIALIST DRAWINGS

NOTES & KEY

01) Curtain wall glazing - clear glazed units
02) Fixed pane clear glazed window
03) Single pane shop-front glazing
04) Curtain wall glazing with integral opening vents
05) Curtain wall glazing with integral opening vents & micro mesh insert
06) Wired cast glass channel cladding - translucent finish
07) Fritted glass 'spandrel panel'
08) Sliding image display panel with balustrade behind
08a) Image display panel
09) Clear glazed opening vent
10) Clear glazed door
11) Natural basalt aggregate masonry panel
12) Anodised aluminium window lining
13) Anodised aluminium profile lining
14) Sculptural beacon
15) Metal panel cladding
16) Metal door
17) Metal stair riser
18) Profiled metal rainscreen cladding
19) Horizontal louvre panel
20) Facing brickwork - 'Silverstone' brick with recessed joint
21) Render panel
22) Metal flues
23) Metal mesh balustrade
24) Glazed canopy on steelwork support structure
25) Guard rail in galvanised steel
26) Roller shutter
27) Opaque glass cladding panel
28) Fixed glass pane with mesh insert
29) Cementitious rainscreen panel

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION
-	27/06/08	PLANNING

10-20 Great Sutton Street
London EC1V 0DR
T + 44 (0) 20 7250 3335
F + 44 (0) 20 7250 3336

Haworth Tompkins

JOB: 0606: RCA BATTERSEA NORTH

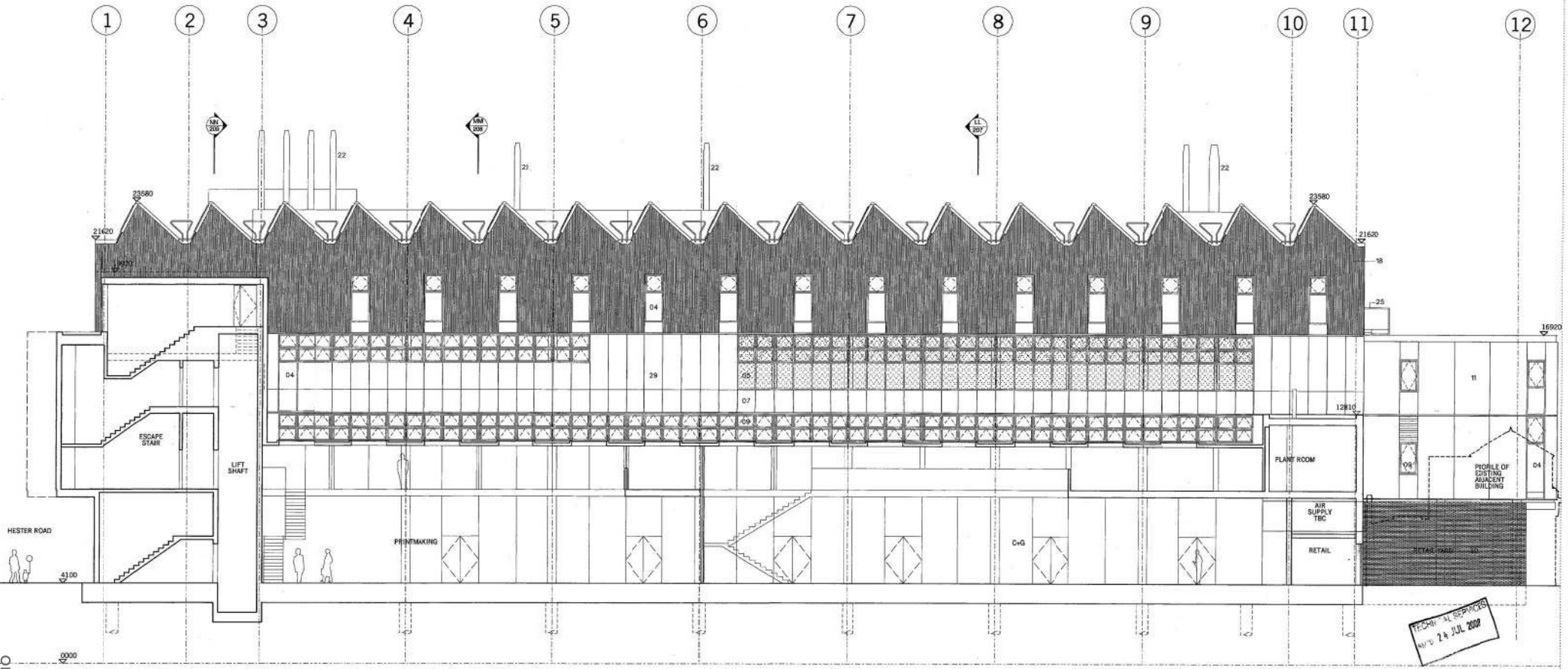
DRG: PROPOSED LONG SECTION CC

DRG No: 0606 - P2 - L - 201 REV: -

SCALE: 1:100 @ A1 DATE: JUN 08

DRAWN BY: CR, SU INSPECTED BY: IA

Drawing Status: PLANN



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01) Curtain wall glazing - clear glazed units
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28) Fixed glass pane with mesh insert
29) Cementitious rainscreen panel

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION
-	27/06/08	PLANNING

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19-20 Great Sutton Street
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F + 44 (0) 20 7250 3226

JOB 0806: RCA BATTERSEA NORTH

DRG PROPOSED LONGSECTION DD

DRG No 0806 - P2 - L - 202 REV -

SCALE 1:100 @ A1 DATE JUN 08

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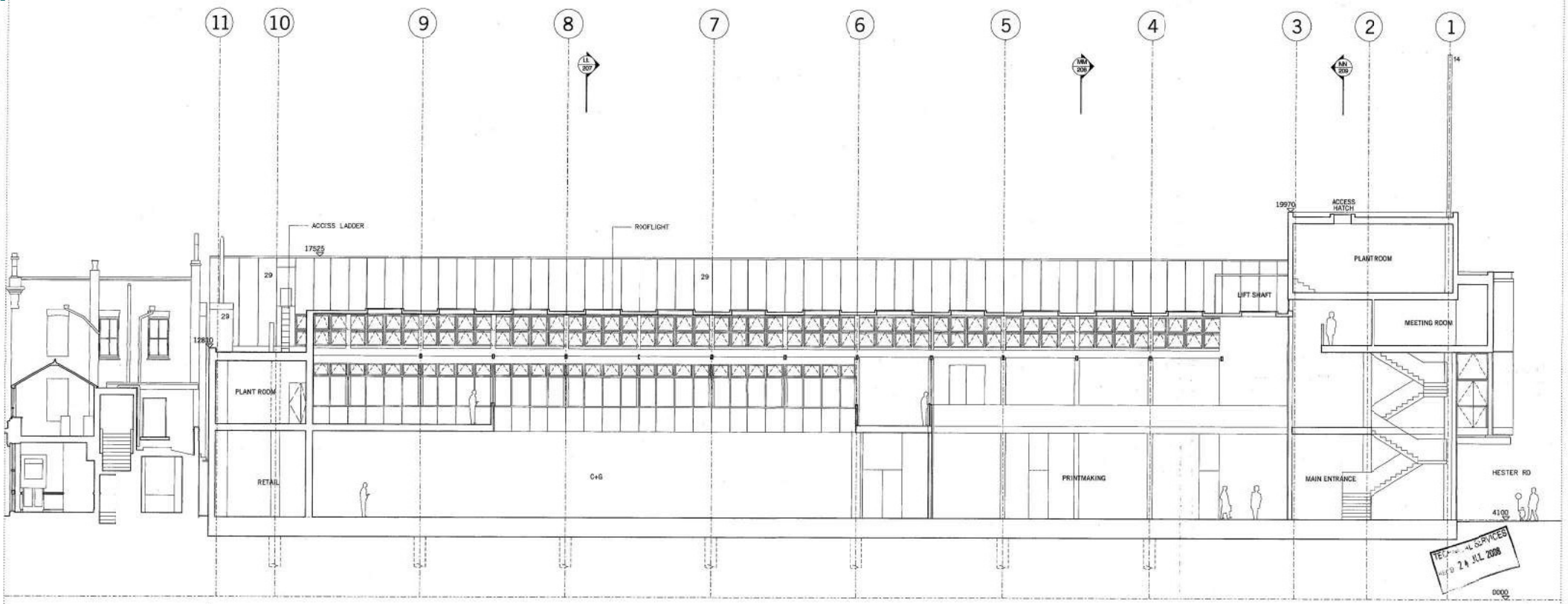
Drawing Status PLANNI

ONE BATTERSEA BRIDGE (18043)



15 October 2024

285

THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS

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27) Opaque glass cladding panel
28) Fixed glass pane with mesh insert
29) Cementitious rainscreen panel

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION
-	27/06/08	PLANNING

10-20 Great Sutton Street
London EC1V 0DR
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F + 44 (0) 20 7250 3625

Haworth Tompkins

JOB 0505: RCA BATTERSEA NORTH

DRG PROPOSED LONG SECTION EE

DRG No 0505 - P2 - L - 203 REV -

SCALE 1:100 @ A1 DATE JUN 08

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Drawing Status PLANN

gia

What we do:

Building Surveying
Daylight & Sunlight
Light Obstruction Notices
Measured Surveys
Party Wall & Neighbourly Matters
Rights of Light
Solar PV
Wind Analysis

Where we are:

Belfast
Birmingham
Bristol
Dublin
London
Manchester

GIA SURVEYORS LIMITED incorporated and registered in England and Wales with company number **14032506** whose registered office is at **The Whitehouse, Belvedere Road, London SE1 8GA**

gia.uk.com

DAYLIGHT, SUNLIGHT & OVERSHADOWING

IMPACT ON NEIGHBOURS REPORT - REVISION 2

One Battersea Bridge

Promontoria Battersea Limited

15 October 2024_Rev01

GIA No: **18043**

PROJECT DATA:

Client	**Promontoria Battersea Limited**
Architect	**Farrells**
Project Title	**One Battersea Bridge**
Project Number	**18043**

REPORT DATA:

Report Title	**Daylight, Sunlight and Overshadowing Report**
GIA Department	**Daylight Department**
Dated	**15 October 2024_Rev01**
Prepared by	**EG/GL**
Type	**Planning**

Revision	Date:	Notes:	Signed:
1	26 September 2024	First Issue	EG
2	15 October 2024	Second Issue	EG
3	**01 April 2025**	**Third Issue (Rev01)**	**EG**

SOURCES OF INFORMATION:

Information Received	**IR34**
Release Number	**Rel_09_18043_CAD, Rel_10_18043_DSD and Rel 13_18043_CAD**
Issue Number	**02 and 03 and 01**
Site Photos	**GIA / Google**
GIA Survey	**PC01_2021.08.25**
3D models	**IR03-24.08.21-VU.CITY Tiles**
OS Data	**FIND Maps**

DISCLAIMER:

N.B This report has been prepared for Promontoria Battersea Limited by GIA as their appointed Daylight & Sunlight consultants. This report is intended solely for Promontoria Battersea Limited and may contain confidential information. No part or whole of its contents may be disclosed to or relied upon by any Third Parties without the express written consent of GIA. It is accurate as at the time of publication and based upon the information we have been provided with as set out in the report. It does not take into account changes that have taken place since the report was written nor does it take into account private information on internal layouts and room uses of adjoining properties unless this information is publicly available.

CONTENTS

APPENDICES (BOUND SEPARATELY)

1 EXECUTIVE SUMMARY

GIA has assessed the Farrells scheme at One Battersea Bridge to understand the potential changes in light to the relevant sensitive receptors.

1.1 GIA has been instructed by Promontoria Battersea Limited to advise on impacts to daylight, sunlight and overshadowing in relation to the proposal at One Battersea Bridge which is located within the London Borough of Wandsworth.

1.2 GIA has undertaken technical assessments on daylight and sunlight to understand the potential effect of the development on the amenity of the relevant neighbouring receptors.

1.3 The technical analysis has been considered by reference to the criteria and methodology within the Building Research Establishment Guidance (BR209, 2022) which when published, recognised that it *"is advisory and the numerical target values within it may be varied to meet the needs of the development and its location"*[1].

1.4 The approach to daylight and sunlight issues has been considered carefully by a number of recent appeal decisions from the Inspectorate. A two-stage process is to be adopted. This was examined more recently at the appeal at Goldsworth Road, Woking with the Inspector fully endorsing the two stage approach (PINS Ref: APP/A3655/W/21/3276474). The approach stems from the High Court decision on the application of Melanie Rainbird and The Council of the London Borough of Tower Hamlets[2].

1.5 The key headlines from the relevant policy documents are summarised in Section 3 of this report.

1.6 Upon successful completion of the Proposed Development:

- 528 of the 748 windows analysed (71%) will meet the BRE Guidelines for the Vertical Sky Component (VSC)
- 366 of the 431 rooms assessed (85%) will achieve BRE compliance in relation to the No Sky Line (NSL).
- 269 of the 280 rooms (96%) relevant for the Annual Probable Sunlight Hour (APSH) assessment will achieve BRE compliance in relation to sunlight.

1.7 Having considered the relevant local policies and the Government's recognition for increased flexibility on daylight and sunlight matters, it is our view that the daylight and sunlight impacts arising from the revised proposal would not be unacceptable. This is mainly due to the type of room uses affected (largely less sensitive bedrooms - APSH and NSL), the retained daylight and sunlight values and other relevant site factors such as the existing architecture of neighbouring buildings.

1.8 This report is supported by several documents, drawings and results which are all enclosed within the Appendices as listed on the Contents Page. All assumptions used in collating this report can be found in Appendix 03.

1 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 85 para F1

2 Rainbird, R (on the application of) v The Council of the London Borough of Tower Hamlets [2018] EWHC 657 (Admin) (28 March 2018)

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2 THE SITE & PROPOSED DEVELOPMENT

GIA has been instructed to review and advise on the daylight and sunlight impacts associated with the implementation of the Proposed Development at One Battersea Bridge.

THE SITE

2.1 The Site is located within the London Borough of Wandsworth.

2.2 The Site is bound to the north by the Thames Path and River Thames, and to the south by Hester Road. Battersea Bridge Road bounds the Site to the west, with a six-storey residential building is situated to the immediate east. The nine-storey Albion Riverside development is situated further to the east.

2.3 The Site is located within the 'Wandsworth's Riverside' Area Strategy Area and Thames Policy Area

2.4 The existing Site comprises a part five-storey, part six-storey 1980s office building (Class E) with a basement level car park.

2.5 Figure 01 below illustrates the Site in the existing scenario in brown with surrounding properties in grey. Plot drawings in plan and 3D can be found in Appendix 02.

Figure 01: Existing Site (brown) and Surrounding Properties

PROPOSED DEVELOPMENT

2.6 The Proposed Development has been revised since the planning application was originally submitted and now comprises:

> *"Comprehensive redevelopment of the Site to include demolition of existing building and erection of a part 10 storey, part 28 storey building (plus ground floor and basement levels) comprising residential use (Class C3), office use (Class E), community use (Class F2), and a restaurant (Class E), with associated car parking, cycle parking, public realm, landscaping and other associated works."*

2.7 Figure 02 below illustrates the Site in the proposed scenario. Plot drawings in plan and 3D can be found in Appendix 02.

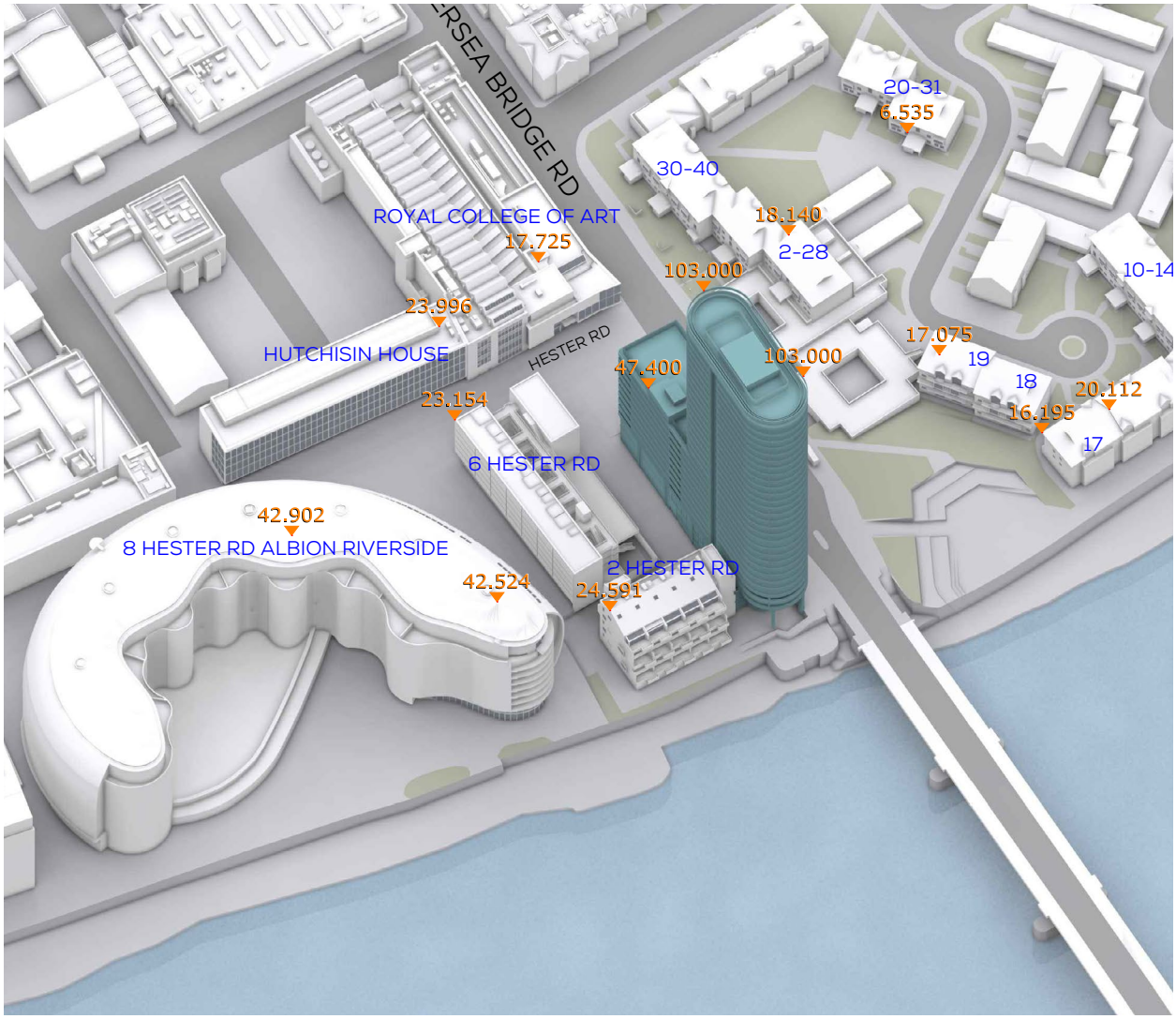

Figure 02: Proposed Development (teal) and Surrounding Properties

3 POLICY & GUIDANCE

This section details the relevant policy and guidance for daylight and sunlight amenity including overshadowing.

3.1 Outlined below are sections from the following documents which are considered to be the most pertinent in relation to daylight and sunlight matters and how the effects of the Proposed Development on relevant neighbouring properties have been approached:

- National Planning Policy Framework (September 2023);
- Planning Practice Guidance (November 2023);
- London Plan 2021 (March 2021);
- Housing SPG (March 2016);
- Housing Design Standards LPG (June 2023);
- Wandsworth Local Plan 2023-2038 (July 2023); and
- Building Research Establishment Guidelines 2022.

3.2 The key headlines from each of the documents can be summarised as follows:

1. The NPPF highlights the Government's recognition that increased flexibility is required on daylight and sunlight in response to the requirement for higher density development. By stating that *"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)"*[1] (our emphasis).
2. The NPPG outlines that all developments should *"maintain acceptable living standards"* and that assessing appropriate daylight and sunlight amenity *"will depend to some degree on context"*[2].
3. It is clear from the London Plan 2021 that the GLA's focus is on "sufficient" or retained daylight and sunlight to neighbouring properties *"that is appropriate for its context"* by reference to criterion 'd' of Policy D6 (Housing Quality and Standards);
4. The GLA's Housing Design Standards LPG recognises that consideration of daylight and sunlight impacts involves a two-stage approach; *"Firstly, by applying the BRE guidance; and secondly, by considering the location and wider context when assessing any impacts."*[3] Paragraph A1.8 states that *"particular consideration should be given to the impact of new development on the level of daylight and sunlight received by the existing residents in surrounding homes".*
5. The Mayor's Housing SPG advocates a flexible approach to daylight and sunlight matters, advising that: *"Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets."* (our emphasis);
6. Within LP2 General Development Principles (Strategic Policy), paragraph 14.11 of the Wandsworth Local Plan notes, *"In assessing whether sunlight and daylight conditions are good, both inside buildings and in gardens and open spaces, the Council will have regard to the most recent Building Research Establishment guidance, both for new development, and for properties affected by new development. In some circumstances, mathematical calculations to assess daylight and sunlight may be an inappropriate measure, and an on-site judgement will often be necessary."* [4]

3.3 Finally, the BRE Guidelines 2022 offer a numerical methodology to calculate changes in daylight and sunlight condition and are widely used in the industry. The key criteria within the BRE Guide, Vertical Sky Component "VSC" , No Sky Line "NSL" and Annual Probable Sunlight Hours "APSH", have been used to understand and compare the existing and retained levels of light once the Proposed Development has been implemented. A summary of the BRE Guidelines 2022 are provided within Appendix 01.

1 MHCLG. (2019). National Planning Policy Framework (2021), p 37, para 125(c)
2 MHCLG. (2021). National Planning Policy Guidance (2021), para 66-007-20190722
3 Greater London Authority. (2022). London Plan Guidance – Housing Design Standards (Consultation Draft). London: GLA, p 19, para 4.1.2
4 Wandsworth Local Plan 2023-2038 (Adopted July 2023), p.289, para 14.11

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4 DAYLIGHT & SUNLIGHT IMPACTS ON NEIGHBOURS

This section details the daylight and sunlight impacts in relation to the relevant properties neighbouring the Site.

MODELLING

4.1 A three-dimensional computer model of the Site and surrounding properties was produced based on a measured survey dated August 2021. A review of the context model was undertaken by GIA in January 2024 to ensure there were no changes to the surrounding context since receipt of the survey model. In 2024, the model was updated using photogrammetry from VU.CITY. Where available, floor plans of the relevant properties have been included and this context model has been used to carry out the technical assessments. All relevant assumptions made in producing this 3D model can be found in Appendix 03.

TWO-STAGE APPROACH

4.2 The impacts to relevant neighbouring properties have been considered in two stages:

Stage 1 - Is there strict compliance with the BRE Guidelines?

- The national numerical assessments for daylight and sunlight as outlined in the BRE Guidelines are applied. Where properties, windows and/or rooms meet the recommendations of the BRE Guidelines, these are not discussed further.

Stage 2 - Are there unacceptable impacts to daylight and sunlight?

- Where properties, windows and rooms do not meet the recommendations of the BRE Guidelines, wider material considerations are examined and applied to determine whether the impacts of the development are acceptable in the circumstances.

TECHNICAL ANALYSIS

4.3 GIA has identified the following 11 properties as relevant for daylight and sunlight assessment. All results can be found in Appendix 04. Window maps illustrating the location of the windows and rooms assessed can be found in Appendix 05.

- 2 Hester Road
- 6 Hester Road
- Albion Riverside, 8 Hester Road
- 10-14 Paveley Drive
- 20-31 Paveley Drive
- 17 Paveley Drive
- 18 Paveley Drive
- 19 Paveley Drive
- 2-28 Battersea Bridge Road
- 30-44 Battersea Bridge Road
- Royal College of Art, Dyson Building

4.4 The following three properties will meet the numerical recommendations set out within the BRE Guidelines (Stage 1) and are not discussed further:

- 17 Paveley Drive
- 30-44 Battersea Bridge Road
- 20-31 Paveley Drive

4.5 In order to establish whether the Proposed Development will result in unacceptable impacts, (Stage 2), the following material considerations have been examined and applied (where relevant):

1. Where the impact is to a kitchen which is less than 13 sqm, these are not discussed further in line with the Housing SPG;
2. If architectural features (e.g. inset / overhanging balconies or protruding side returns) exist which would restrict daylight or sunlight to rooms lit by windows besides or beneath them in accordance with paragraph 2.2.13 and 2.2.14 of the BRE Guidelines;
3. If the change in sunlight is to a bedroom or kitchen; the BRE Guidelines note that the receipt of sunlight is "less important" in bedrooms and kitchens in line with paragraph 3.1.2 of the BRE Guidelines;
4. If the change in daylight distribution (NSL) is to a bedroom the impact is also considered "less important" in accordance with paragraph 2.2.10 of the BRE Guidelines.
5. If a room has two or more windows, the VSC to the room is considered where floorplans have been obtained in line with paragraph 2.26 of the BRE Guidelines;
6. Where a room is greater than 5m then a greater movement of the NSL may be unavoidable as detailed at paragraph 2.2.12 of the BRE Guidelines; and
7. Where there are low existing VSC values, it has been reviewed whether the change in daylight will be perceptible to the occupant i.e. where there is less than an absolute 3% VSC reduction, it is GIA's opinion that this will not be perceptible.

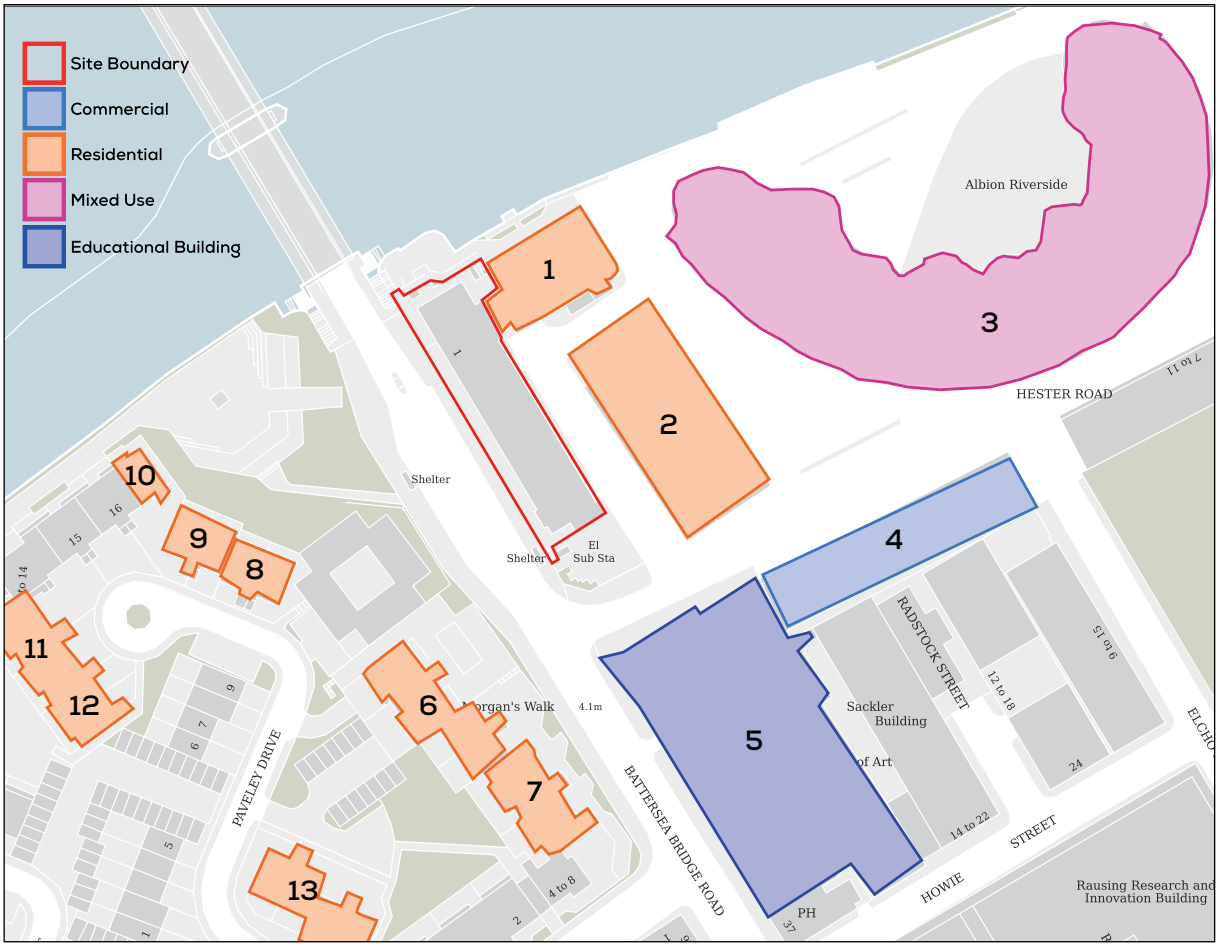

Figure 03: Property Use and Location Map

1 Thameswalk Apartments, 2 Hester Road
2 6 Hester Road
3 Albion Riverside, 8 Hester Road
4 Hutchinson House, 5 Hester Road (Commercial - not relevant for daylight & sunlight analysis)
5 Royal College of Art, Dyson Building
6 2-28 Battersea Bridge Road
7 30-44 Battersea Bridge Road
8 19 Paveley Drive
9 18 Paveley Drive
10 17 Paveley Drive
11 10-14 Paveley Drive
12 20-31 Paveley Drive

4.6 Upon implementation of the Proposed Development, the following two properties experience largely minor impacts and are summarised within 4.8 - 4.17 below:

- 2-28 Battersea Bridge Road, and
- 10-14 Paveley Drive.

4.7 There are six properties that do not meet the numerical recommendations set out within the BRE Guidelines are considered in further detail on page 12 onwards.

2-28 Battersea Bridge Road

4.8 At the above property, 16 of the 28 rooms assessed will meet the BRE Guidelines for daylight (VSC and NSL).

4.9 Of the 44 windows assessed, 23 will meet the BRE Guidelines for VSC. 18 of the 21 impacted windows will experience minor changes in VSC, 9 of those seeing minor alterations will retain greater than 20% VSC and the remaining nine will retain values in the mid to high teens.

4.10 The remaining three windows experience changes up to 31.8%.

4.11 All 28 rooms assessed will remain fully BRE compliant with regards to NSL.

4.12 The property is not relevant for sunlight analysis (APSH) in accordance with the BRE Guidelines.

4.13 Overall the impact on this property is considered minor.

10-14 Paveley Drive

4.14 Following the technical analysis, 25 of the 28 rooms assessed in the above property will meet the BRE Guidelines for daylight (VSC and NSL).

4.15 Of the 50 windows assessed for VSC, 48 will meet the BRE Guidelines for daylight. The remaining two windows will see minor changes.

4.16 With regards to NSL, 27 of the 28 rooms will achieve BRE compliance. The remaining room sees a minor change.

4.17 All four rooms will achieve BRE compliance in relation to sunlight.

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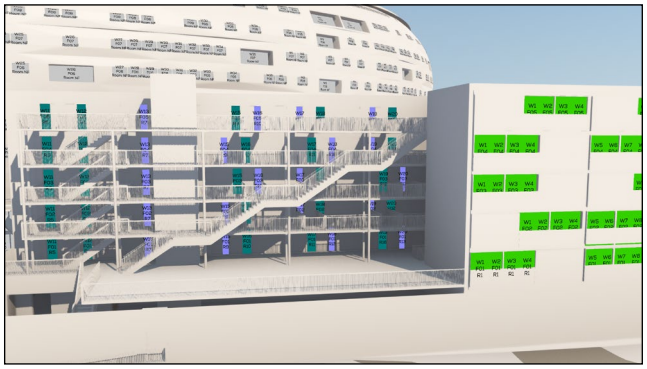
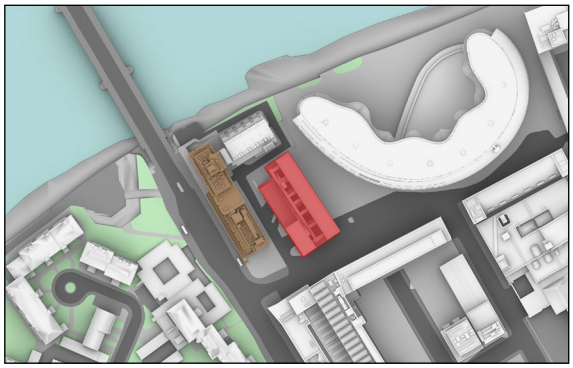
6 HESTER ROAD





4.18 This property is located to the east of the Proposed Development site. A full set of floor plans have been obtained for this property which have been inserted into our computer model. All modelling assumptions can be found in Appendix 03.

4.19 As can be seen in the images above, many of the windows and rooms in the property are restricted by access decks and a staircase on the existing building. On this basis, an alternative assessment in line with paragraph 2.2.13 of the BRE Guidelines has been carried out which removes the obstructions to re-assess the VSC (daylight) and APSH (sunlight) impact of the Proposed Development.

Daylight (VSC and NSL)

4.20 Following the technical analysis, 16 of the 55 rooms assessed will meet the BRE Guidelines in relation to daylight (VSC and NSL).

4.21 With regards to VSC, 36 of the 85 windows assessed will meet the BRE Guidelines.

4.22 Of the widows that do not achieve guidance, 22 would experience minor losses between 20-30%, 10 between 30-40% and the remainder over 40%.

4.23 Of the windows that would experience more than 30% reductions, five would retain more than 20% following implementation of the Proposed Development. A further five would experience between 15-20%.

4.24 Of the remaining 17 windows all serve bedrooms. 13 have VSC values less than 10% in the existing condition and are behind the walkways which restrict light from the sky entering them. They are all bedrooms. Small reductions to these figures can create an exaggerated percentage change.

4.25 All windows would experience much larger existing VSC values if the access decks were removed. All would retain much larger VSC values when considering the "without balcony" scenario.

4.26 In relation to NSL, 24 of the 55 rooms assessed meet the BRE Guidelines for daylight distribution. Four of the rooms see minor alterations in NSL and these serve two LKDs (R1/F04 and R2/F04) and

bedrooms (R3/F04 and R11/F04). The remaining 27 rooms seeing impacts greater than 30% are bedrooms which are less important in relation to daylight distribution as per the BRE Guidelines.

Sunlight (APSH)

4.27 With regards to sunlight, 51 of the 55 rooms relevant for assessment will meet the BRE Guidelines in relation to APSH.

4.28 All rooms are bedrooms and the BRE state that sunlight to bedrooms is considered to be less important.

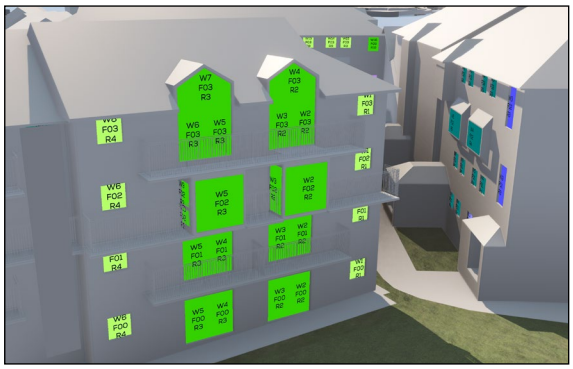
4.29 One bedroom would retain 21% annually following implementation of the Proposed Development and 4% in winter (from annual targets of 25% and winter 5%). The other three bedrooms have low existing annual and winter levels and are reduced further following construction of the Proposed Development.

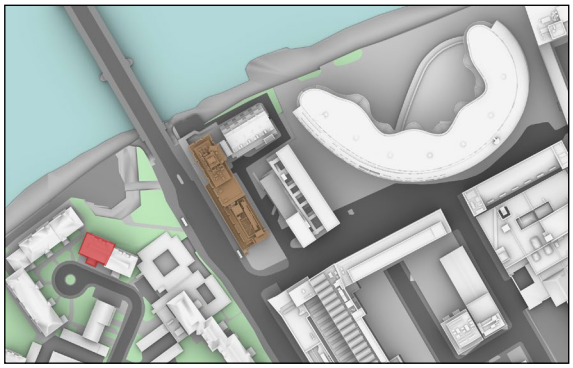
4.30 **Summary**

4.31 This property due to its proximity to the Proposed Development will experience some noticeable changes in daylight. The largest impacts are to bedrooms which are less important for daylight distribution and sunlight. The building's existing architecture is affecting the receipt of daylight and sunlight to some extent and retained levels do improve when this structure is removed, albeit there would still be perceptible percentage changes.

4.32 Where main living spaces are affected the impact is minor and/or the retained daylight levels (VSC) are reasonable for the urban location.

18 PAVELEY ROAD





4.33 This property is located to the west of the Proposed Development site. A full set of floor plans have been obtained for this property which have been inserted into our computer model. All modelling assumptions can be found in Appendix 03.

Daylight (VSC and NSL)

4.34 Following the technical analysis, six of the 16 rooms assessed will meet the BRE Guidelines for daylight (VSC and NSL).

4.35 With regards to VSC, 14 of the 30 windows assessed will achieve BRE compliance.

4.36 Of the windows that exceed guidance, 12 would experience minor losses of between 20-30%, 1 between 30-40% and 3 over 40%.

4.37 The four windows that would experience over 30% losses all serve LD. All windows are secondary windows that serve these rooms and sit beneath balconies which inhibit the top part of the sky reaching the windows beneath them.

4.38 In relation to NSL (daylight distribution), all rooms assessed will meet the BRE Guidelines for NSL.

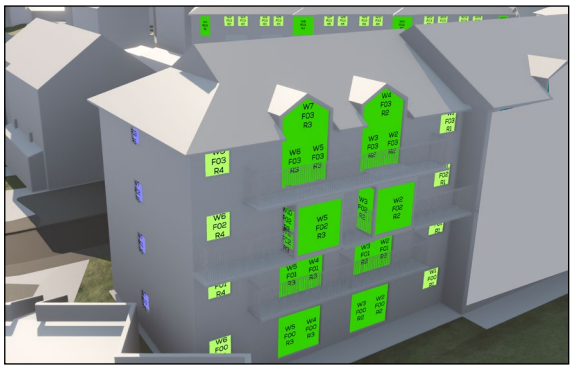
Sunlight (APSH)

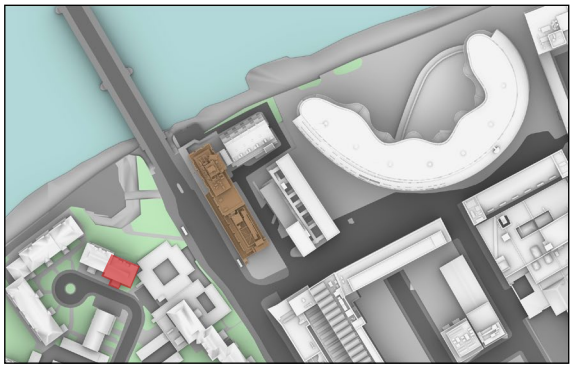
4.39 In relation to sunlight, there are two rooms relevant for assessment in accordance with the BRE Guidelines. Both rooms will achieve BRE compliance in relation to APSH.

Summary

4.40 This property will experience changes in daylight beyond the BRE Guidelines which overall are minor. Where there are bigger impacts these are to window under balconies (VSC). This property will remain fully BRE compliant in relation to NSL and sunlight (APSH).

19 PAVELEY ROAD





4.41 This property is located to the west of the Proposed Development site. A full set of floor plans have been obtained for this property which have been inserted into our computer model. All modelling assumptions can be found in Appendix 03.

Daylight (VSC and NSL)

4.42 Following the technical analysis, four of the 16 rooms assessed will meet the BRE Guidelines for daylight (VSC and NSL).

4.43 In relation to VSC, there are 34 windows relevant for analysis of which nine will meet the BRE Guidelines. Of the remaining 25 windows, 15 experience a minor change in VSC (less than 29.9%), seven between a 30-40% loss and three over 40%.

4.44 All windows that would experience BRE transgressions serve LD and kitchens.

4.45 Given the staggered nature of the balconies of this building, all windows that experience over 30% losses sit beneath these features which inhibit the top most part of the sky reaching the window beneath them.

4.46 The three windows which see larger alterations of 50%-65.1%, have low existing VSC values of 10% or less due to existing balconies. Therefore losses in VSC beyond this can exaggerate the percentage change.

4.47 With regards to NSL, 14 of the 16 rooms assessed will meet the BRE Guidelines. The two rooms that exceed BRE guidance serve kitchens and would only experience 21% and 22% losses, marginally beyond the suggested 20% by the BRE.

4.48 Both rooms would recieve more than 72.2% of their rooms seeing a view of the sky.

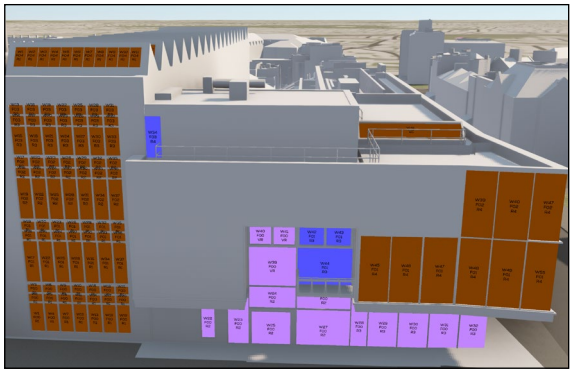
Sunlight (APSH)

4.49 In relation to sunlight, all four rooms assessed will achieve BRE compliance for APSH.

Summary

4.50 This property will experience changes in daylight beyond the BRE Guidelines. Where there are bigger impacts to VSC (over 30%) these are to windows below balconies. There is full BRE compliance in relation to sunlight, as such, sunlight is unaffected.

ROYAL COLLEGE OF ART, DYSON BUILDING



4.51 This property is located to the south of the Proposed Development site. Partial floor plans have been obtained for this property which have been inserted into our computer model. Where layouts have not been sourced, reasonable assumptions based on industry standards have been used. All modelling assumptions can be found in Appendix 03.

4.52 At paragraph 2.2.2, the BRE Guidelines suggests that some *"non-domestic buildings where the occupants have a reasonable expectation of daylight"* should be assessed. For this reason, we have included the Royal College of Art in our assessments. The functional use of some rooms is unclear as such we have included all site facing rooms in our assessments.

Daylight (VSC and NSL)

4.53 Following the technical analysis, two of the five rooms assessed will meet the BRE Guidelines for daylight (VSC and NSL).

4.54 With regards to VSC, 33 of the 62 windows will achieve BRE compliance. There are 29 windows seeing minor impacts. There is a 100% compliance for daylight distribution (NSL) in all rooms.

Sunlight (APSH)

4.55 All five rooms relevant for sunlight assessment will meet the BRE Guidelines.

Summary

4.56 Given the property's uses as an art college, the property is likely to have an expectation for good daylighting as such we have discussed the results in detail.

4.57 Overall the impact on the property is minor, with full NSL and APSH BRE compliance and only small VSC impacts overall.

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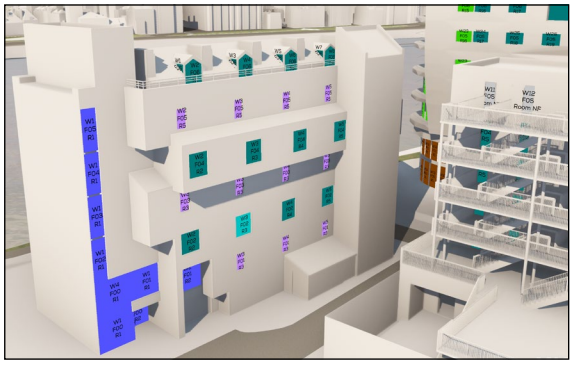
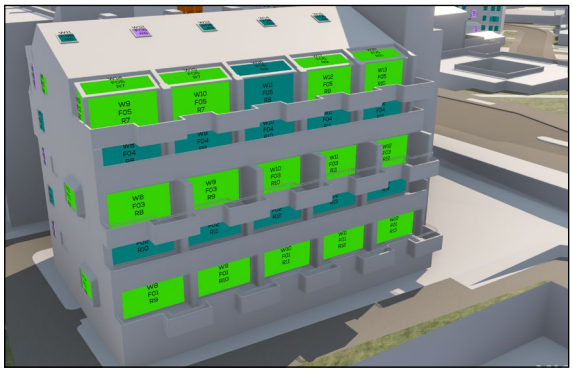
2 HESTER ROAD, THAMESWALK APARTMENTS





4.58 This property is adjacent to the Proposed Development site on the eastern boundary. Partial floor plans have been obtained for this property and inserted into our computer model. Where layouts have not been sourced, reasonable assumptions based on industry standards have been used. All modelling assumptions can be found in Appendix 03.

4.59 At a pre-application meeting with the London Borough of Wandsworth GIA were asked to include the north facing windows of 2 Hester Road, Thameswalk Apartments as illustrated on the window map above. Some of the windows and rooms do not directly face the site, however, we have included this facade on the council's request.

Daylight (VSC and NSL)

4.60 Following the technical analysis, 30 of the 41 rooms assessed will meet the BRE Guidelines for daylight (VSC and NSL).

4.61 With regards to VSC, 45 of the 59 windows assessed will achieve BRE compliance. Eight windows will experience minor transgressions whereby the losses are between 20-30%.

4.62 Six windows, all located on the sixth floor will see changes of between 41.3% and 81.8%.

4.63 All six windows serve rooms on the top floor and are side windows that look towards the Proposed Development. These secondary windows serve rooms that are also served by other windows. If we review the VSC weighted room average, all but one room is compliant. The remaining room is a study. The NSL to these rooms all remain compliant following implementation of the Proposed Development,

4.64 In relation to NSL, 35 of the 39 rooms assessed will meet the BRE Guidelines. The four impacted rooms see minor changes and are bedrooms which are less important for NSL in accordance with the BRE Guide.

Sunlight (APSH)

4.65 In relation to sunlight, 11 of the 14 rooms relevant for assessment will meet the BRE Guidelines.

4.66 Two affected rooms serve bedrooms which the BRE state has less requirement for sunlight. The two rooms in question retain 22 and 24% annual sunlight so marginally less than the suggested 25%. The winter values are at 6% (BRE compliant) and 4%, marginally less than the suggested 5%.

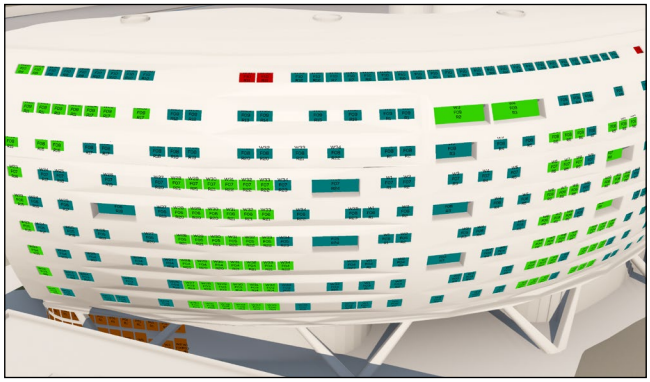
4.67 The remaining room is a study, which again has a lesser requirement for sunlight. The study would retain 19% annual sunlight and 5% in winter (winter being BRE compliant).

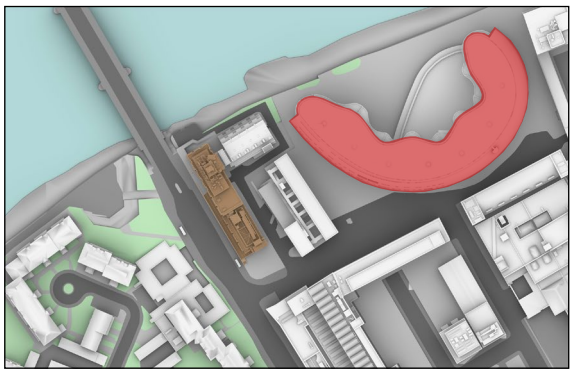
4.68 **Summary**

4.69 This property will experience alterations in daylight (VSC and NSL) which are beyond the suggested BRE Guidelines, however, the rooms impacted are all bedrooms and no main living spaces are affected. Where there are large percentage changes these are to very small windows or to windows restricted by the building's own architecture.

4.70 There are limited impacts in relation to sunlight (only two rooms) and the affected spaces are bedrooms which are less important in relation to APSH.

ALBION RIVERSIDE, 8 HESTER ROAD





4.71 This property is located to the east of the Proposed Development site. A full set of floor plans have been obtained for this property which have been inserted into our computer model. All modelling assumptions can be found in Appendix 03.

Daylight (VSC and NSL)

4.72 Following the technical analysis, 144 of 194 rooms assessed will meet the BRE Guidelines in relation to daylight (VSC and NSL).

4.73 In relation to VSC, 249 of the 313 windows assessed will achieve BRE compliance. 31 windows experience a minor impact in VSC.

4.74 There are 28 windows which experience a VSC change of between 30% and 39.9%. 11 of these windows serve Living Kitchen Diners (LKDs) or living rooms which are served by mitigating windows meaning for the majority of these rooms the VSC to the room is overall compliant. A large number of the windows are located in the building gap between 2 and 6 Hester Road as such, they are in a slightly more sensitive position.

4.75 Of the 64 windows that do not meet BRE compliance for VSC, 42 retain VSC values of over 15%, 23 over 20%.

4.76 Of the five windows which experience a change of over 40%, two serve LKDs where the VSC to the room remains BRE compliant as it is served by multiple windows and three are to single aspect bedrooms.

4.77 With regards to NSL, 167 of the 194 rooms assessed will meet the BRE Guidelines. There are five rooms which experience minor changes between 20-30%. 21 of the remaining 22 windows serve bedrooms which the BRE state are less important for NSL.

4.78 The last room is an LKD which would retain 67% of its area seeing a view of the sky.

Sunlight (APSH)

4.79 In relation to sunlight, 190 of the 194 rooms assessed will achieve BRE compliance. Three of the rooms that do not meet guidance serve bedrooms which are less important for sunlight as per the BRE.

4.80 The remaining room is an LKD which would retain 22% (for the 25% suggested by the BRE) and 4% in the winter, marginally below the 5% suggested by the BRE.

Summary

4.81 This property will experience changes in daylight beyond the BRE Guidelines. Overall, the alterations in daylight are mainly to bedrooms. The few main living spaces impacted have reasonable retained daylight values, or are served by mitigating windows.

4.82 With regards to sunlight, there are limited impacts to four rooms with the remainder of the buildings achieving a high level of sunlight compliance.

5 OVERSHADOWING IMPACTS ON NEIGHBOURS

This section details the overshadowing impacts in relation to the relevant properties neighbouring the Site.

5.1 The guidance in respect of overshadowing of amenity spaces is set out in section 3.3 of the BRE Guidelines. It states that:

> *"for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area 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 sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March."*

5.2 The guidance also states that sunlight should be checked on *"outdoor swimming pools and paddling pools, and other areas of recreational water such as marinas and boating lakes."* We do not classify this part of the River Thames in this category, nor does it have a distinct boundary to test, and so have not undertaken an overshadowing assessment on this area.

5.3 The following areas are considered in relation to overshadowing given their proximity to the application site:

1. Thameswalk
2. 2 Hester Rd Cortyard
3. 30-44 Battersea Bridge Road
4. 2-28 Battersea Bridge Road
5. 10-31 Pavely Drive - Riverbank Green Space
6. 10-31 Pavely Drive -Mother & Child Square

5.4 Area to the south of the development site are not considered relevant for Sun Hours on Ground assessments given they are not expected to be affected by the Proposal.

5.5 The potential overshadowing effects have been appraised by undertaking a Sun Hours on Ground analysis which is outlined in the BRE Guidelines.

5.6 In addition, Sun Exposure assessments illustrates in false-colours the number of hours of sunlight available within a given the area, on a scale of 0 to 6+ hours.

5.7 The results of the Sun Exposure tests, are shown in the figures overleaf.

CONCLUSIONS

5.8 All but one of the six areas tested are minimally or not affected at all, and therefore, the overshadowing effects are BRE compliant.

5.9 The only area experiencing a reduction in sunlight availability on March 21st is the area 2 tested at 6 Hester Road.

5.10 This area would receive at least two hours of sun on 38.1% of its total area on March 21st and, therefore, does not meet BRE's recommendation in the existing condition. This is reduced to 24.2% with the proposed in situ, which equates to a 36% Moderate reduction. However, it is unclear whether this is a sensitive outdoor amenity space, or a green roof. The latter would not necessarily be counted as an amenity space sensitive to shading.

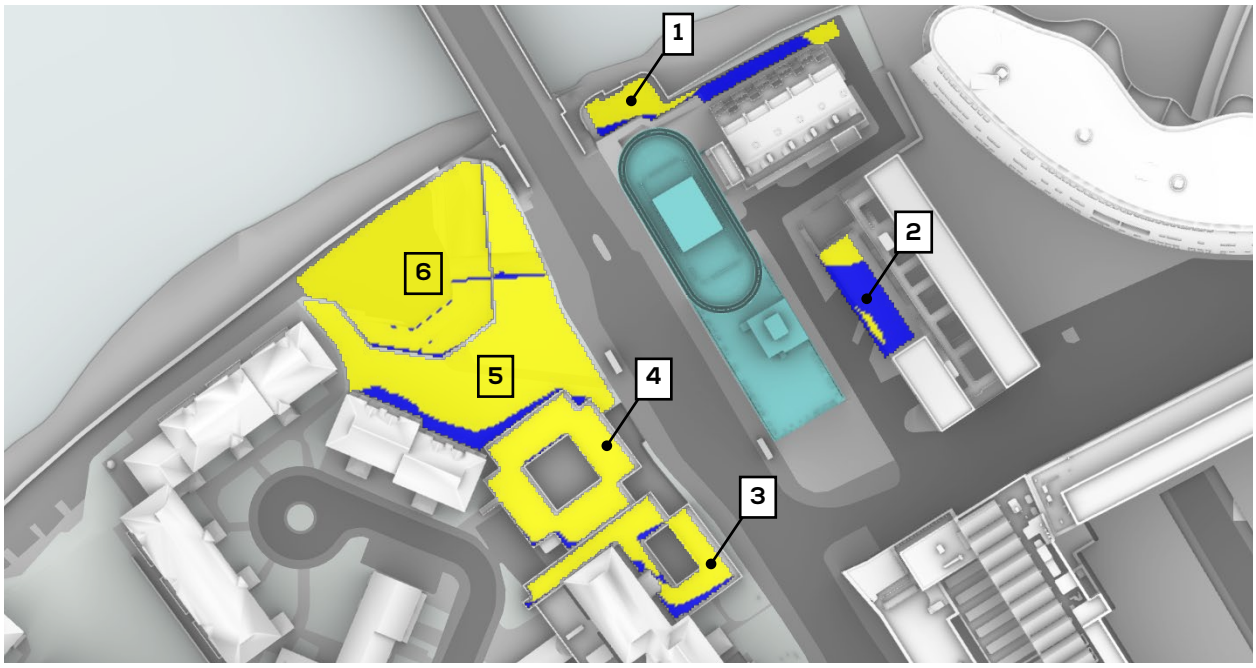
5.11 The sun exposure assessments undertaken in March show that most of the 6 Hester Road tested space will still receive at least 1.5 hours of sunlight on the 21st, which is close to the minimum recommendation. In June, over 50% of the space will see over 3.5 hours of direct sunlight.

5.12 Overall, the overshadowing effects of the Proposed development are considered acceptable and mostly in line with the BRE guidance.

		EXISTING V PROPOSED			
AREA REF.	NAME	EXISTING	PROPOSED	LOSS	% LOSS
1	Thameswalk apartments	68.5	57.0	11.5	16.8
2	6 Hester Rd Cortyard	38.1	24.2	13.9	36.5
3	30-44 Battersea Bridge Road	84.2	84.2	0.0	0.0
4	2-28 Battersea Bridge Road	95.5	95.5	0.0	0.0
5	10 -31 Paveley Drive Riverbank - Green Space	89.7	89.7	0.0	0.0
6	10 -31 Paveley Drive -Mother & Child Square	97.8	97.8	0.0	0.0

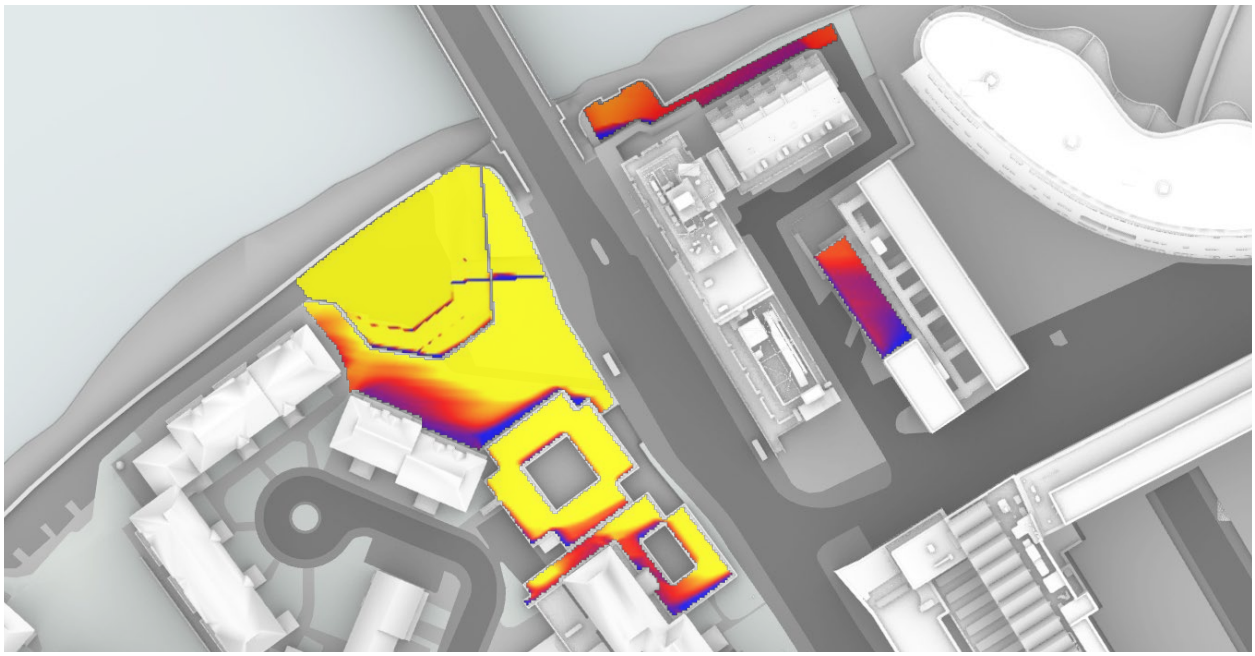
EXISTING SCENARIO

PROPOSED SCENARIO

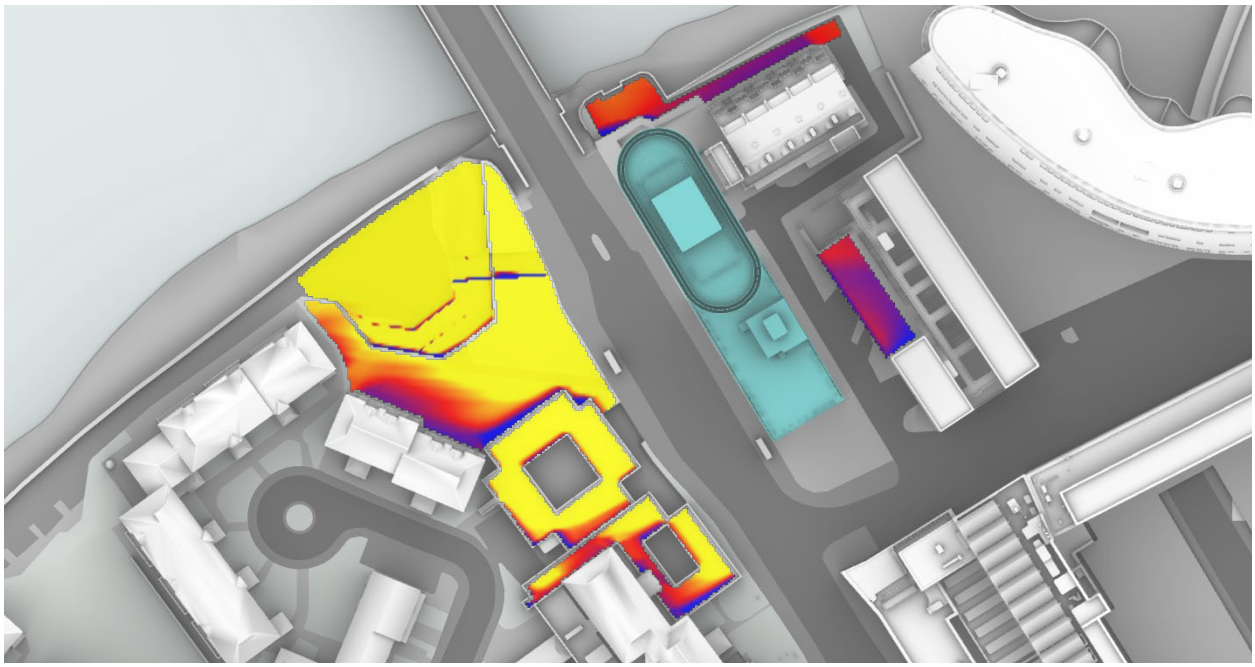


SUN HOURS ON GROUND
BRE TEST - 21ST MARCH

EXISTING SCENARIO



PROPOSED SCENARIO



21st MARCH
(SPRING EQUINOX)

LONDON

Latitude:	51.4
Longitude:	0.0
Sunrise:	06:02 GMT
Sunset:	18:14 GMT

Total Available Sunlight:
12hrs 12mins

SUN EXPOSURE
TOTAL HOURS

SUN EXPOSURE ON GROUND - 21ST JUNE

EXISTING SCENARIO

PROPOSED SCENARIO

21st JUNE
(SUMMER SOLSTICE)

LONDON

Latitude:	51.4
Longitude:	0.0
Sunrise:	04:43 GMT
Sunset:	21:21 GMT

Total Available Sunlight:
16hrs 38mins

SUN EXPOSURE
TOTAL HOURS

6 CONCLUSIONS

GIA has undertaken a daylight, sunlight and overshadowing assessment in relation to the Proposed Development at One Battersea Bridge. The technical analysis has been undertaken in accordance with the BRE Guidelines.

6.1 GIA has completed a comprehensive technical analysis of the impact to daylight and sunlight produced by the Proposed Development at One Battersea Bridge.

6.2 When constructing buildings alterations in light to adjoining properties are often unavoidable and the numerical guidance given in the BRE document can be treated flexibly in consideration of site specifics, particularly in urban locations.

6.3 Upon successful completion of the Proposed Development:

- 528 of the 748 windows analysed (71%) will meet the BRE Guidelines for the Vertical Sky Component (VSC)
- 366 of the 431 rooms assessed (85%) will achieve BRE compliance in relation to the No Sky Line (NSL).
- 269 of the 280 rooms (96%) relevant for the Annual Probable Sunlight Hour (APSH) assessment will achieve BRE compliance in relation to sunlight.

6.4 It is worth reiterating that the BRE's numerical guidance should be treated flexibly in an urban environment. Furthermore, Section 1.6 of the BRE suggests that; *"Although, it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design".*

6.5 It is GIA's opinion that whilst there are some noticeable changes in daylight, the greatest impacts are to bedrooms with main living spaces experiencing minor losses or retaining reasonable daylight values. In some instances, the building's existing architecture (balconies, external walkways, eaves etc) is having some effect on the receipt of daylight and sunlight.

6.6 With regards to the site location and other relevant Stage 2 considerations (see Section 4) such as national, regional and local planning policy, the impacts to the neighbouring properties are, in GIA's opinion, within the intention and flexible application of the BRE Guidelines and are not considered to be unacceptable.

gia

What we do:

Building Surveying
Daylight & Sunlight
Light Obstruction Notices
Measured Surveys
Neighbourly Matters
Rights of Light
Solar Photovoltaics
Wind

Where we are:

Belfast
Birmingham
Bristol
Dublin
London
Manchester

gia.uk.com