



# **DAYLIGHT, SUNLIGHT & OVERSHADOWING**

IMPACT ON NEIGHBOURS  
REPORT - REVISION 2

## **One Battersea Bridge**

Promontoria Battersea Limited

15 October 2024\_Rev01

GIA No: 18043

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Architect **Farrells**  
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DISCLAIMER:

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# 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"*<sup>1</sup>.
- 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<sup>2</sup>.
- 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.

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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.

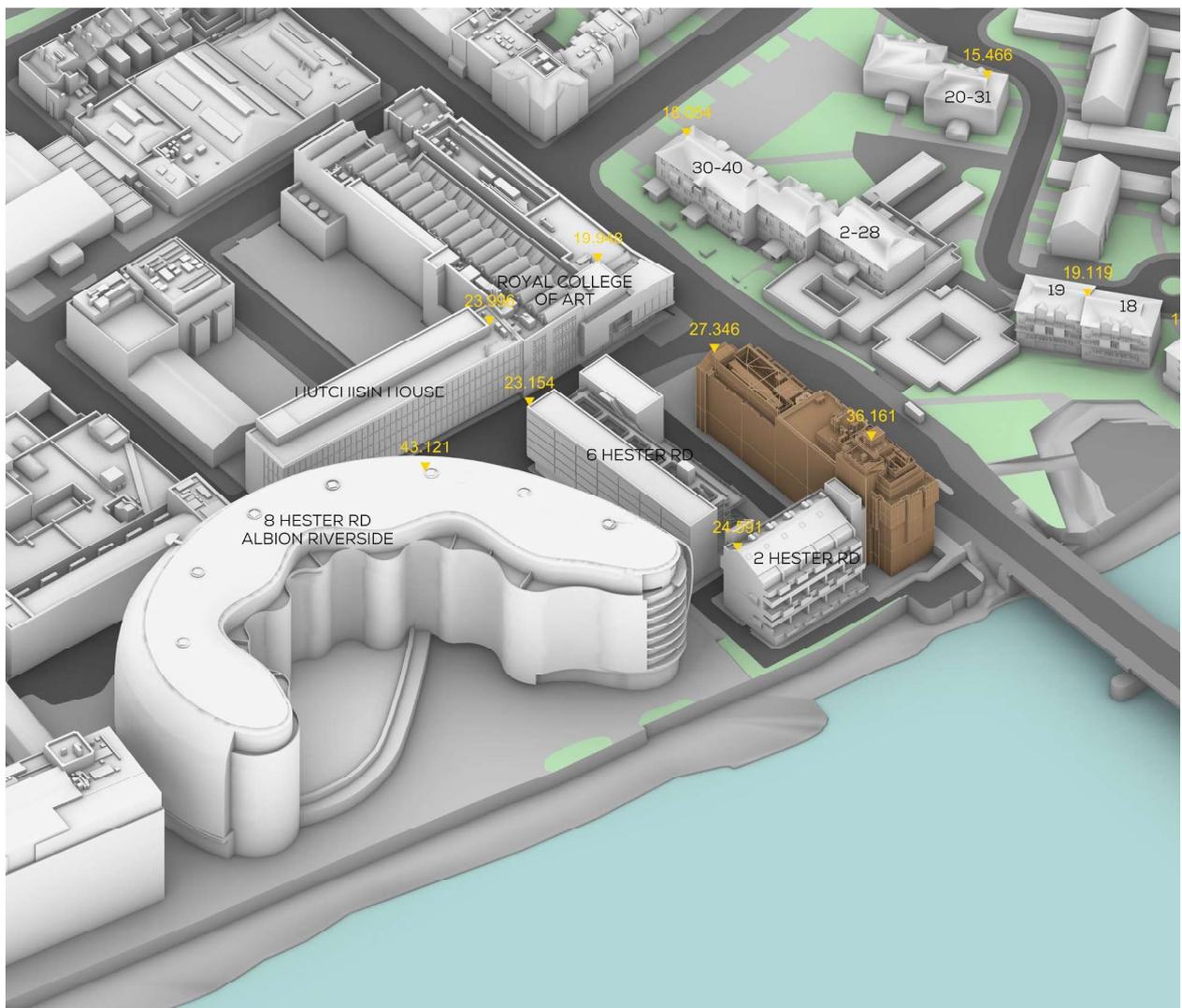


Figure 01: Existing Site (brown) and Surrounding Properties

## 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.”*

scenario. Plot drawings in plan and 3D can be found in Appendix 02.

2.7 Figure 02 below illustrates the Site in the proposed

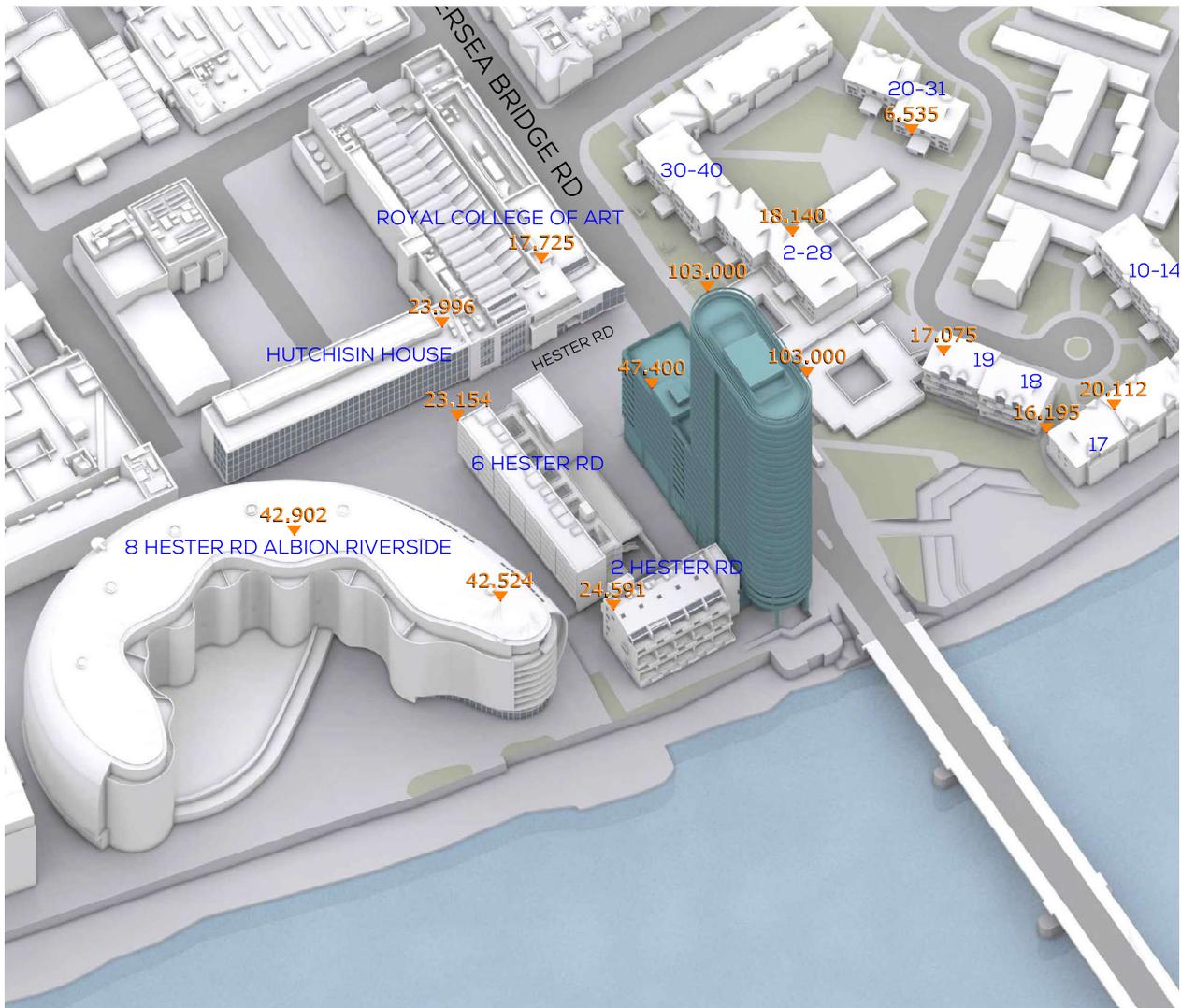


Figure 02: Proposed Development (teal) and Surrounding Properties

### 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)"*<sup>1</sup> (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"*<sup>2</sup>.
- 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."*<sup>3</sup> 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."*<sup>4</sup>

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).

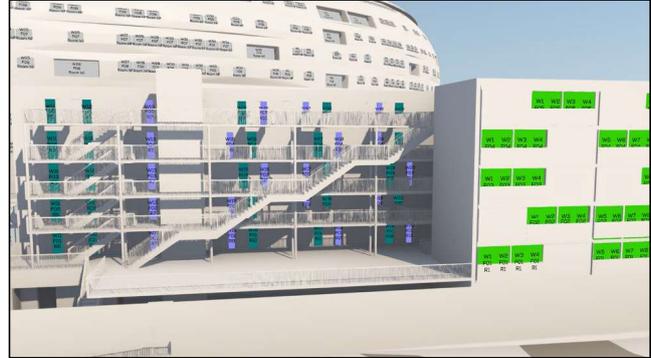
4.15 Of the 50 windows assessed for VSC, 48 will meet the BRE Guidelines for daylight. The remaining two windows will see minor changes.

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 O3.

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.

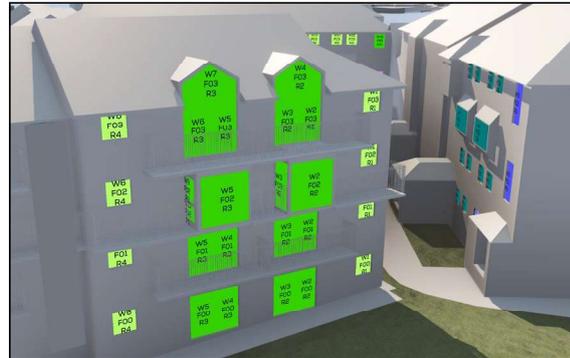
4.26 In relation to NSL, 24 of the 55 rooms assessed meet the BRE Guidelines for daylight distribution. Four of the rooms see minor alterations in NSL and these serve two LKDs (R1/F04 and R2/F04) and

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 receive 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.

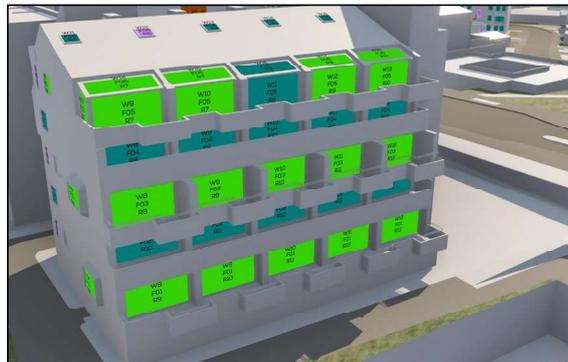
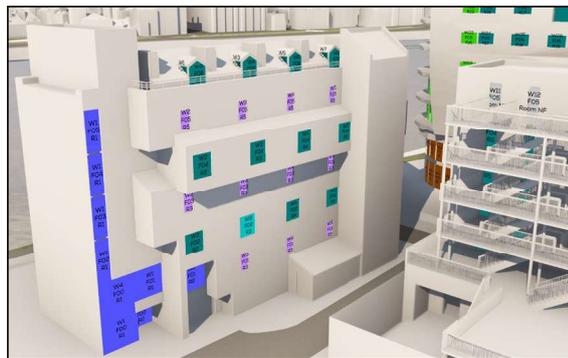
### Summary

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).

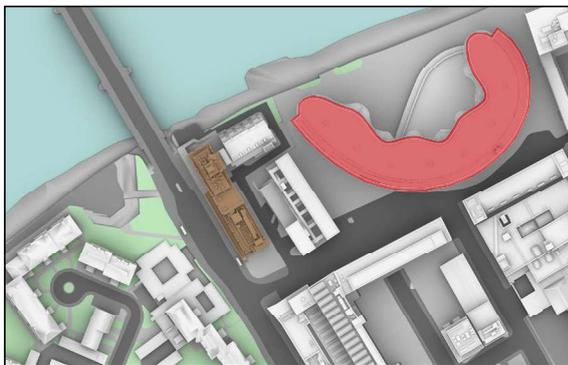
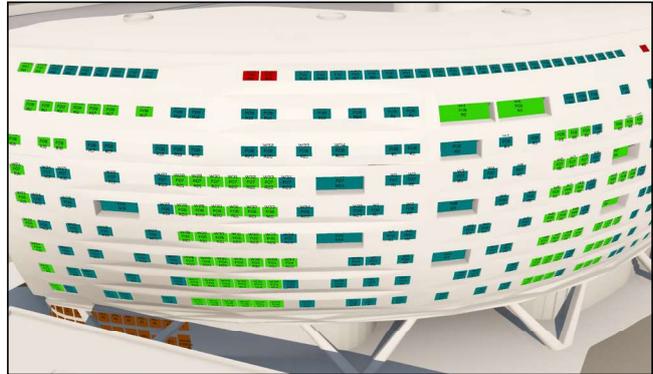
- 4.61 With regards to VSC, 45 of the 59 windows assessed will achieve BRE compliance. Eight windows will experience minor transgressions whereby the losses are between 20-30%.
- 4.62 Six windows, all located on the sixth floor will see changes of between 41.3% and 81.8%.
- 4.63 All six windows serve 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

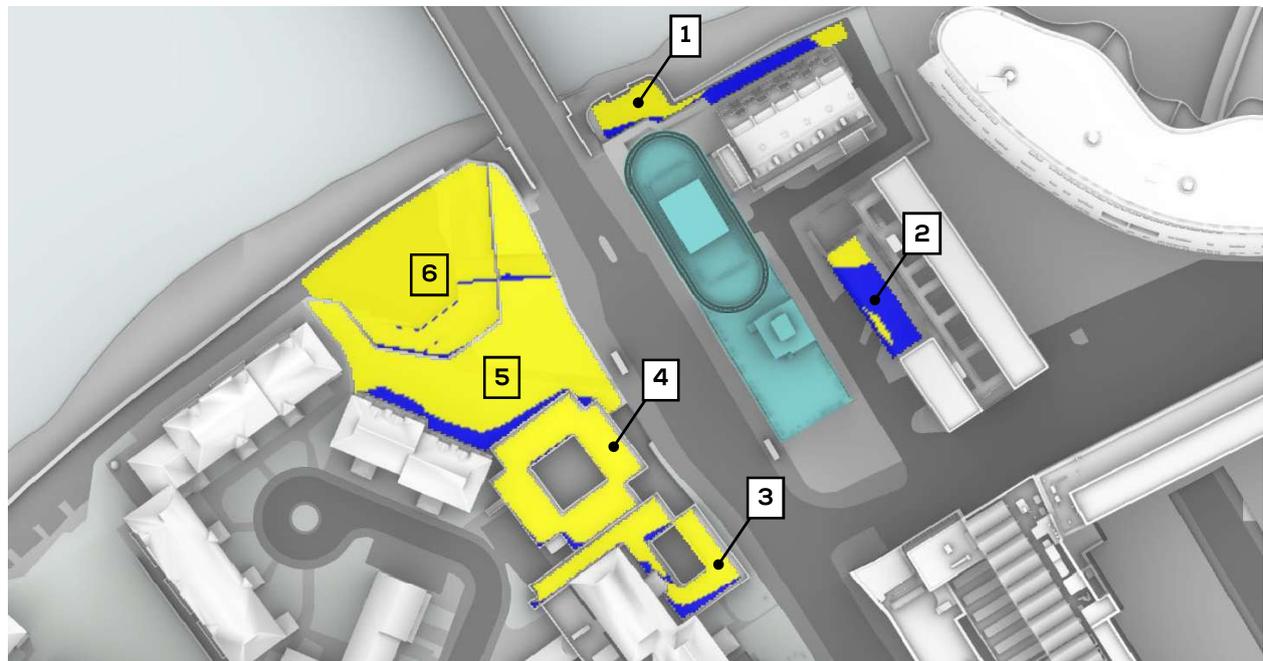
- 5.8 All but one of the six areas tested are minimally or not affected at all, and therefore, the overshadowing effects are BRE compliant.
- 5.9 The only area experiencing a reduction in sunlight availability on March 21st is the area 2 tested at 6 Hester Road.
- 5.10 This area would receive at least 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.

AREA REF.	NAME	EXISTING V PROPOSED			
		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 Pavely Drive Riverbank - Green Space	89.7	89.7	0.0	0.0
6	10 -31 Pavely Drive -Mother & Child Square	97.8	97.8	0.0	0.0

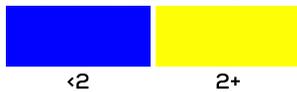
EXISTING SCENARIO



PROPOSED SCENARIO

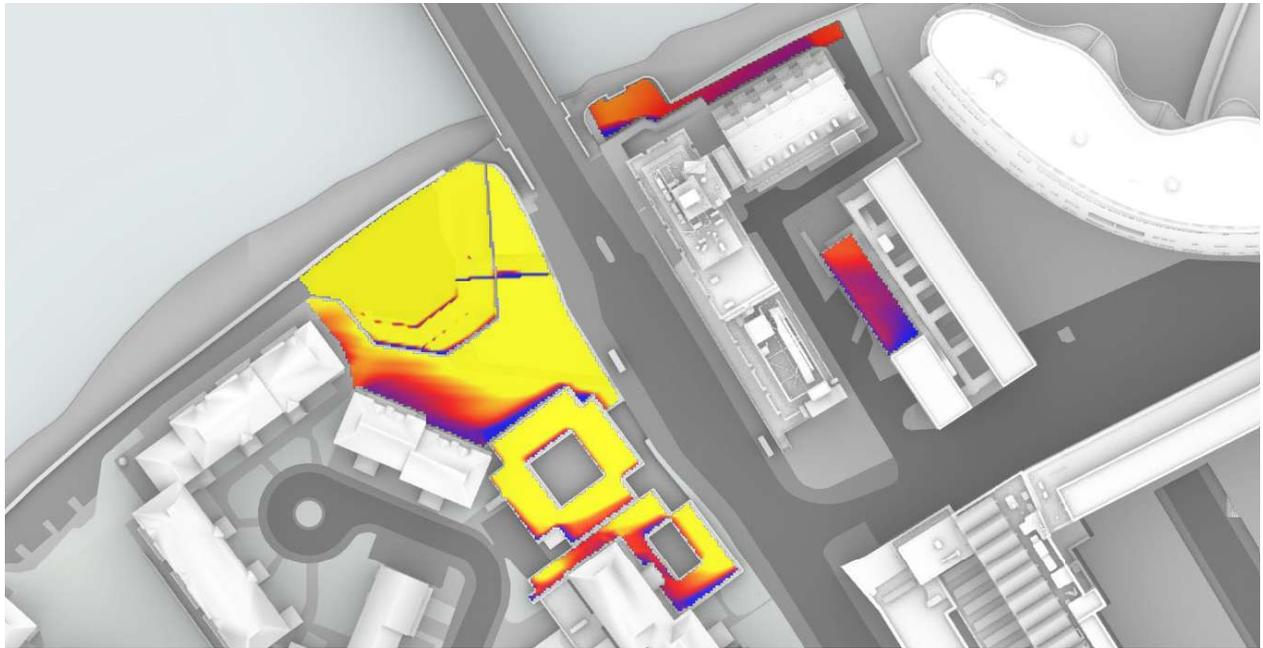


SUN HOURS ON GROUND  
BRE TEST - 21<sup>ST</sup> MARCH

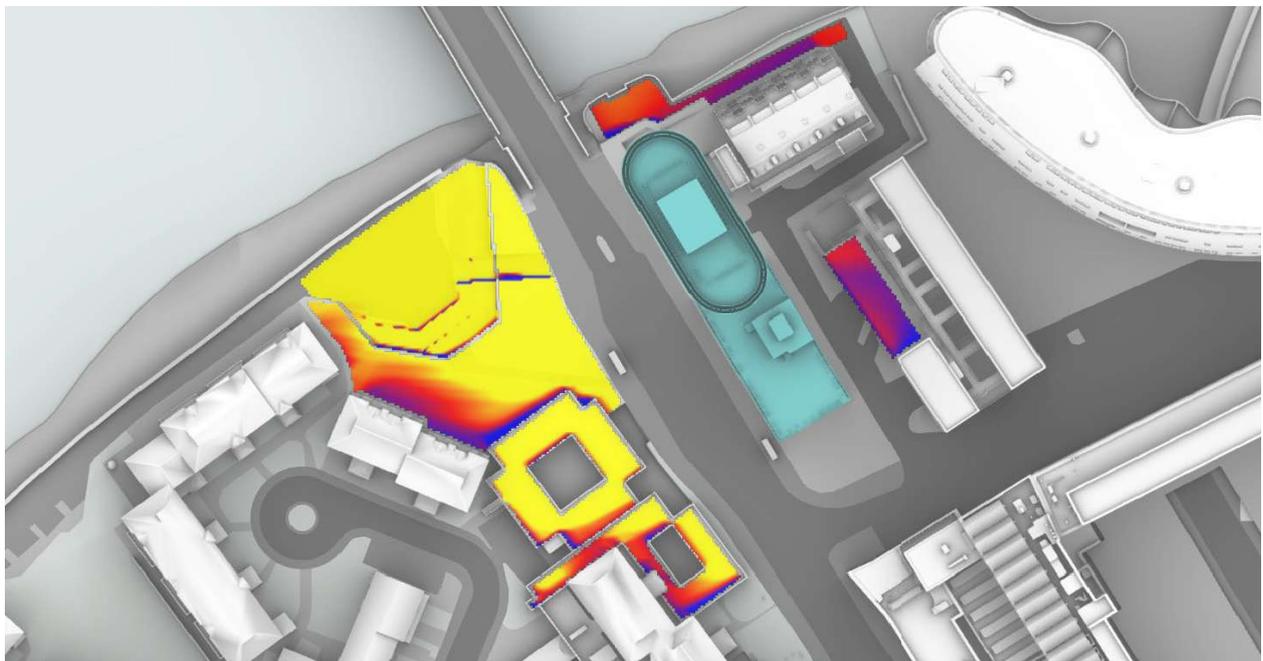


OVERSHADOWING ASSESSMENT - EXISTING VS PROPOSED SCENARIO  
 SUN EXPOSURE ON GROUND - 21<sup>ST</sup> MARCH (21<sup>ST</sup> SEPTEMBER)

EXISTING SCENARIO



PROPOSED SCENARIO



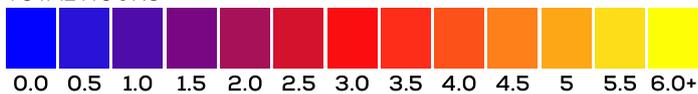
21<sup>ST</sup> MARCH  
 (SPRING EQUINOX)

**LONDON**

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

**Total Available Sunlight:**  
 12hrs 12mins

SUN EXPOSURE  
 TOTAL HOURS



OVERSHADOWING ASSESSMENT - EXISTING VS PROPOSED SCENARIO  
 SUN EXPOSURE ON GROUND - 21<sup>ST</sup> JUNE

EXISTING SCENARIO



PROPOSED SCENARIO

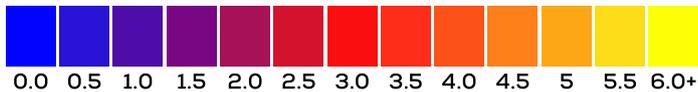


21<sup>ST</sup> JUNE  
 (SUMMER SOLSTICE)

**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.





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Unlocking potential for a better built environment.

## **DAYLIGHT & SUNLIGHT**

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**  
Dated **15 October 2024**  
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Type **Planning**

Revision	Date:	Notes:	Signed:
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3D models **IR03-24.08.21-VU.CITY Tiles**  
OS Data **FIND Maps**

DISCLAIMER:

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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.

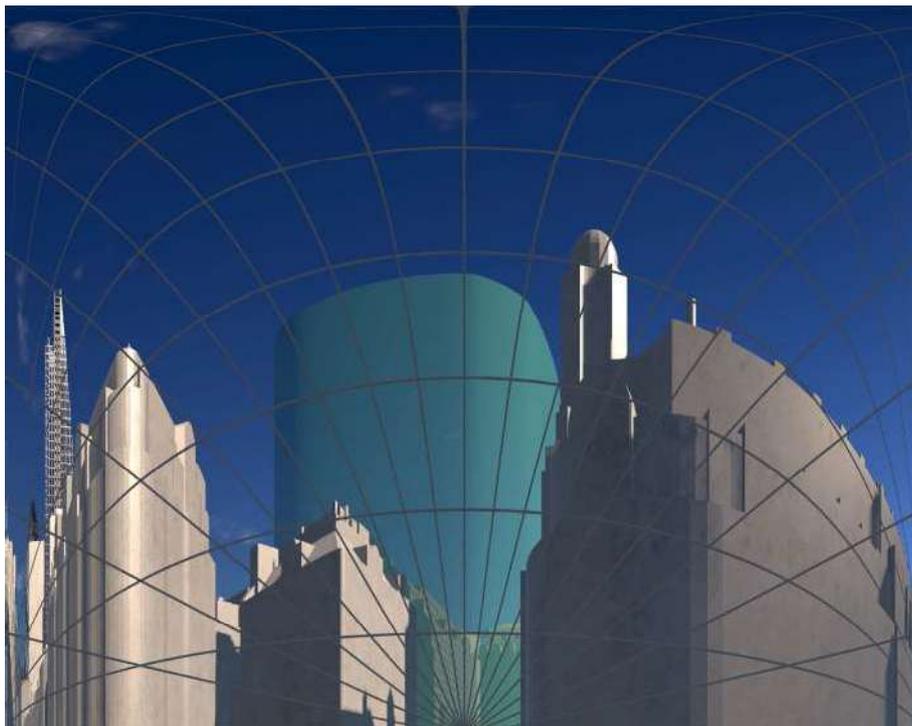


Figure 01: Waldram diagram

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 below 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.

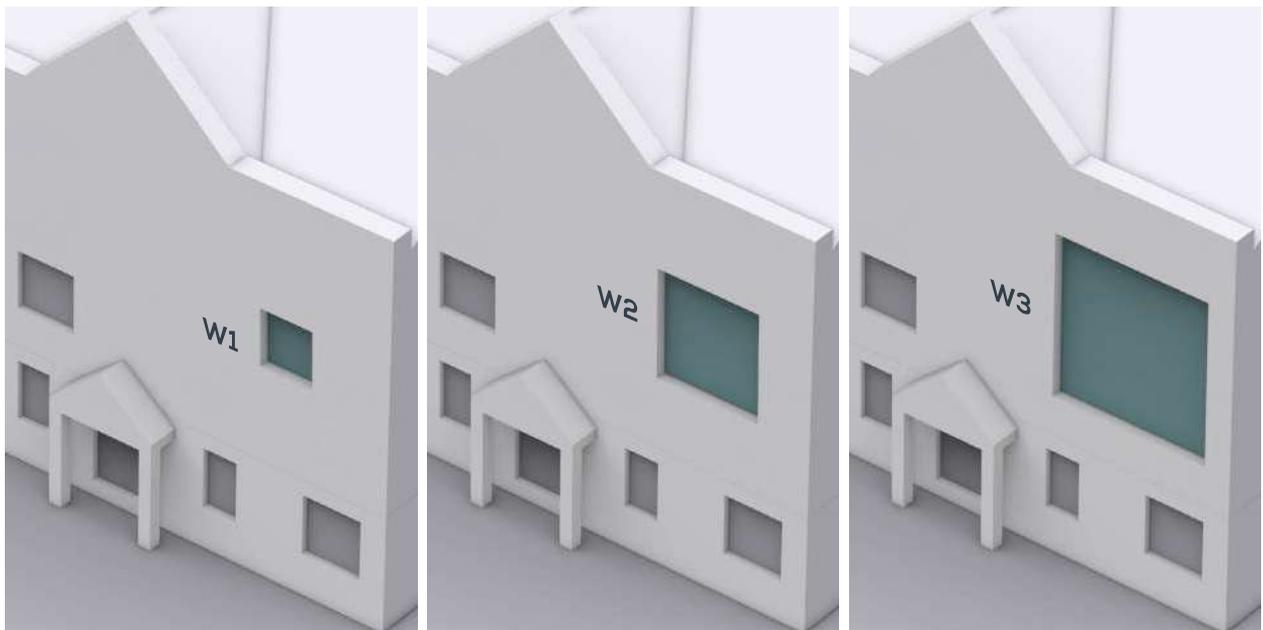


Figure 02: Vertical Sky Component (VSC) indicative analysis

DAYLIGHT FACTOR STUDIES FOR SAMPLE ROOMS WITH SAME VSC

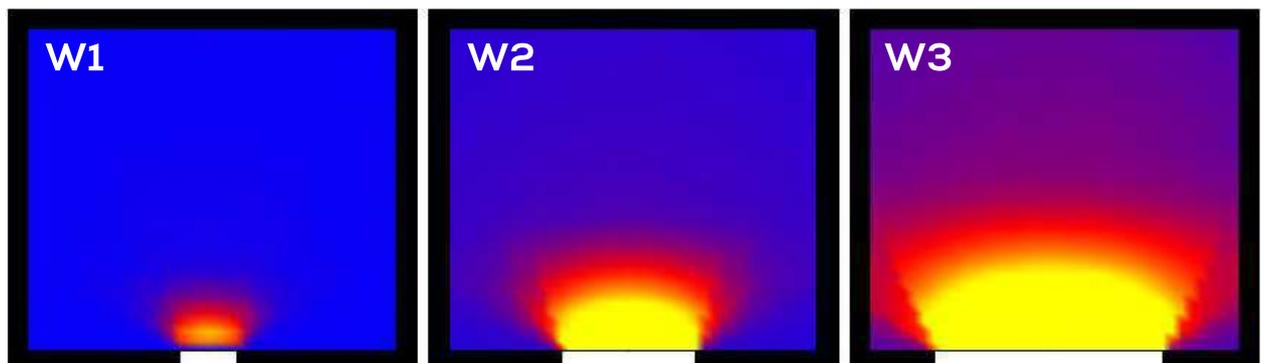


Figure 03: Comparative radiance analysis

A1.24 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.

A1.25 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).

A1.26 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.”<sup>4</sup>*

A1.27 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)

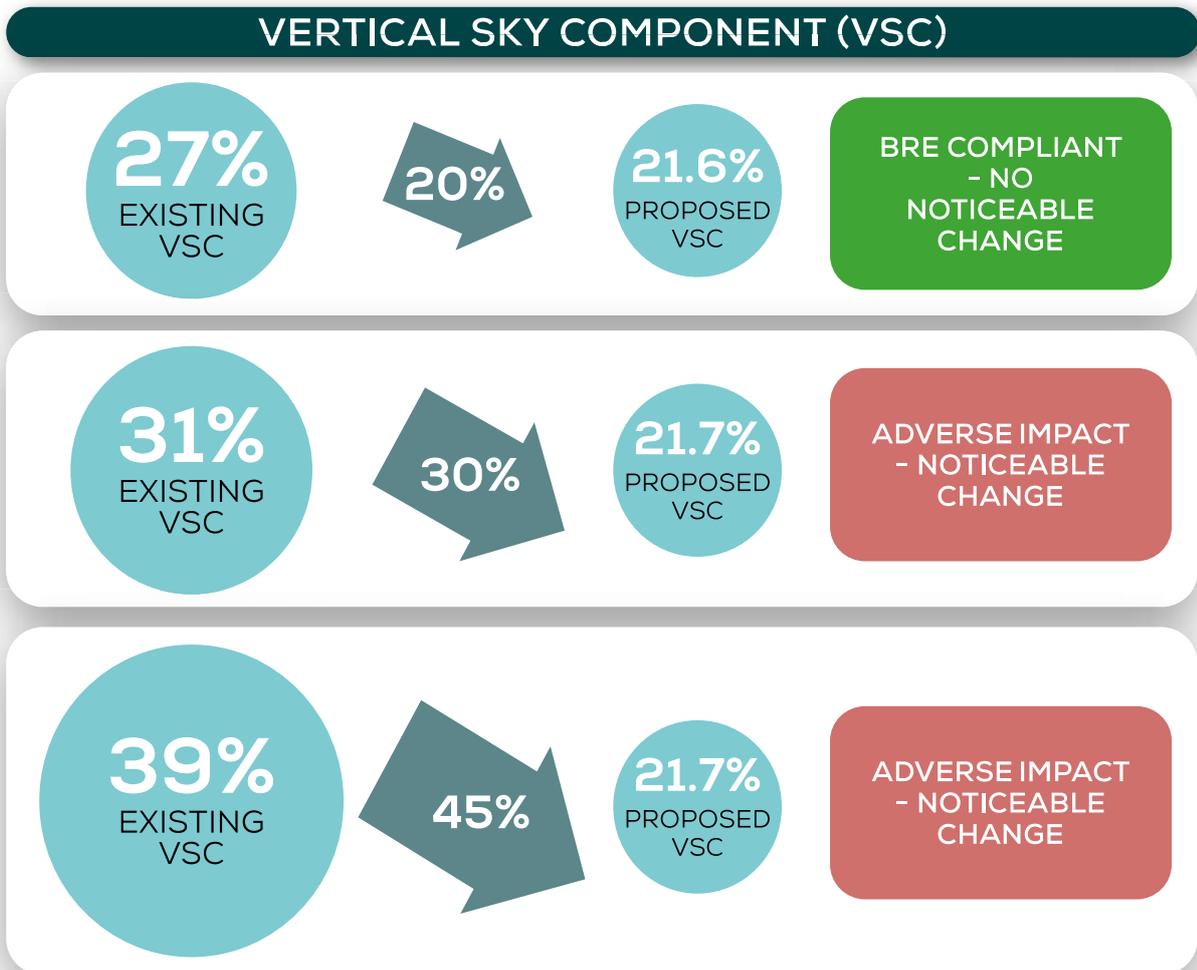


Figure 04: Percentage reduction in VSC and retained VSC values

## 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".<sup>5</sup>*

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.

<sup>5</sup> 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

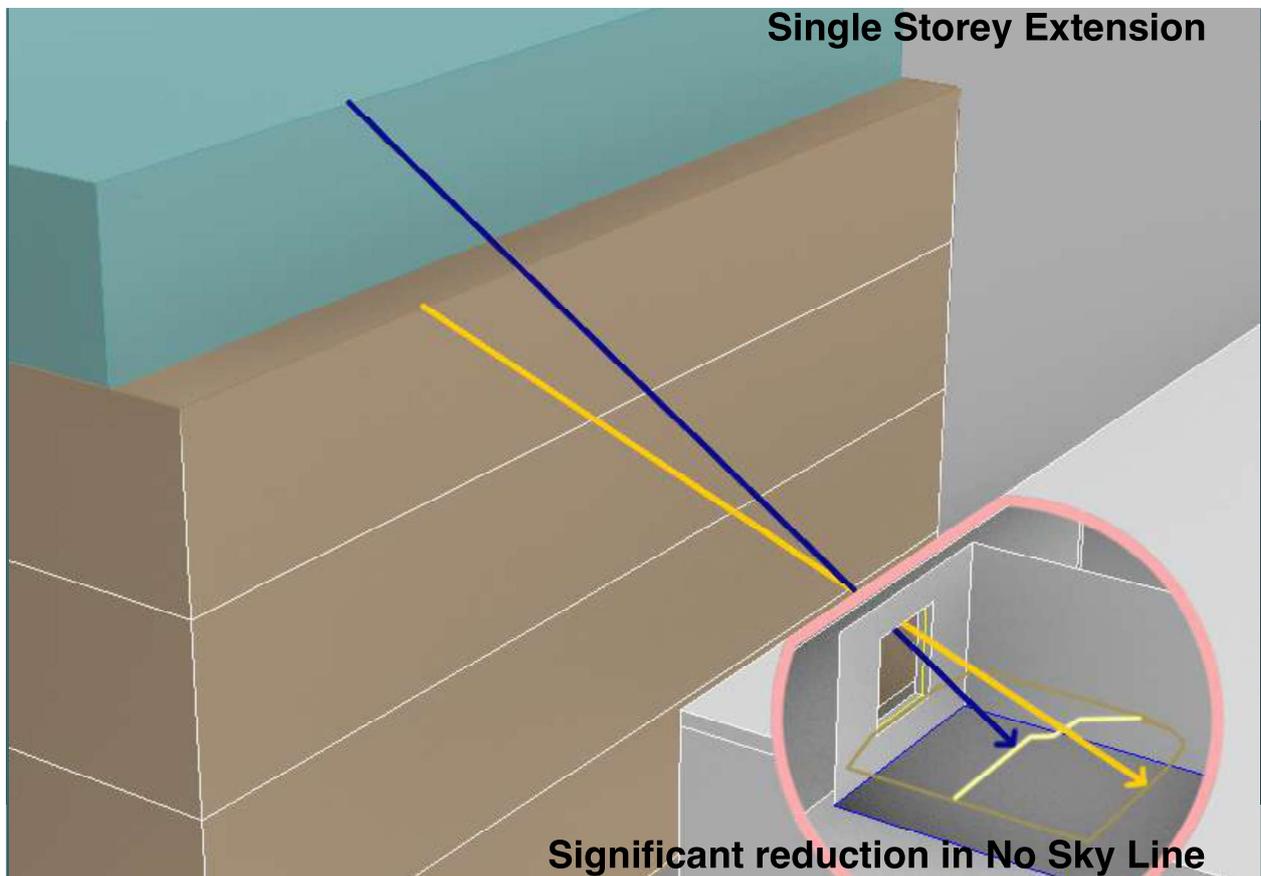


Figure 06: Example of movement of NSL

**Decision Chart (Figure 20 of the BRE Guide)**

- A 1.35 The flowchart in Figure 09<sup>6</sup> 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<sup>7</sup> 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.<sup>8</sup>

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

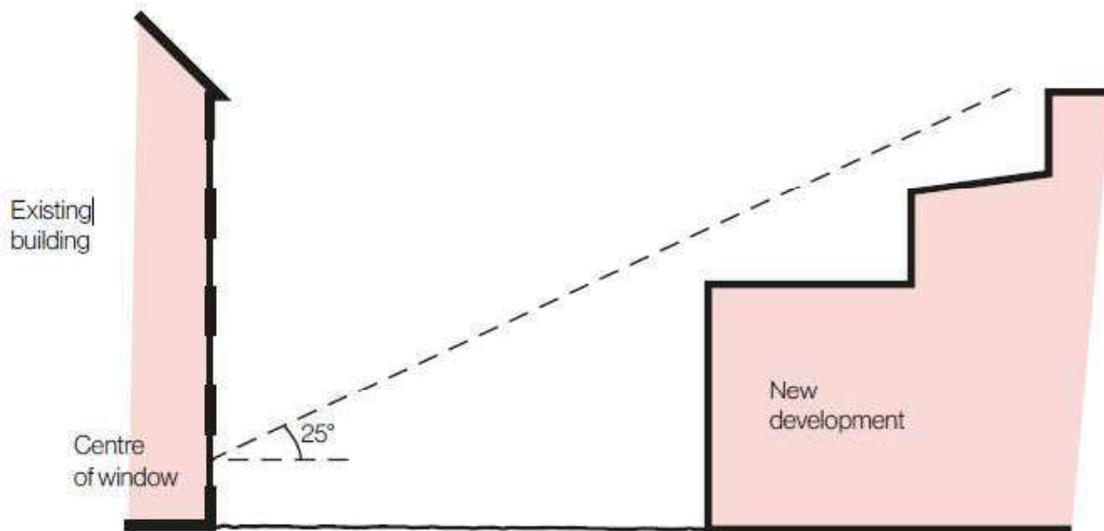


Figure 08: BRE VSC diagram (Figure 14): Section in plane perpendicular to the affected window wall

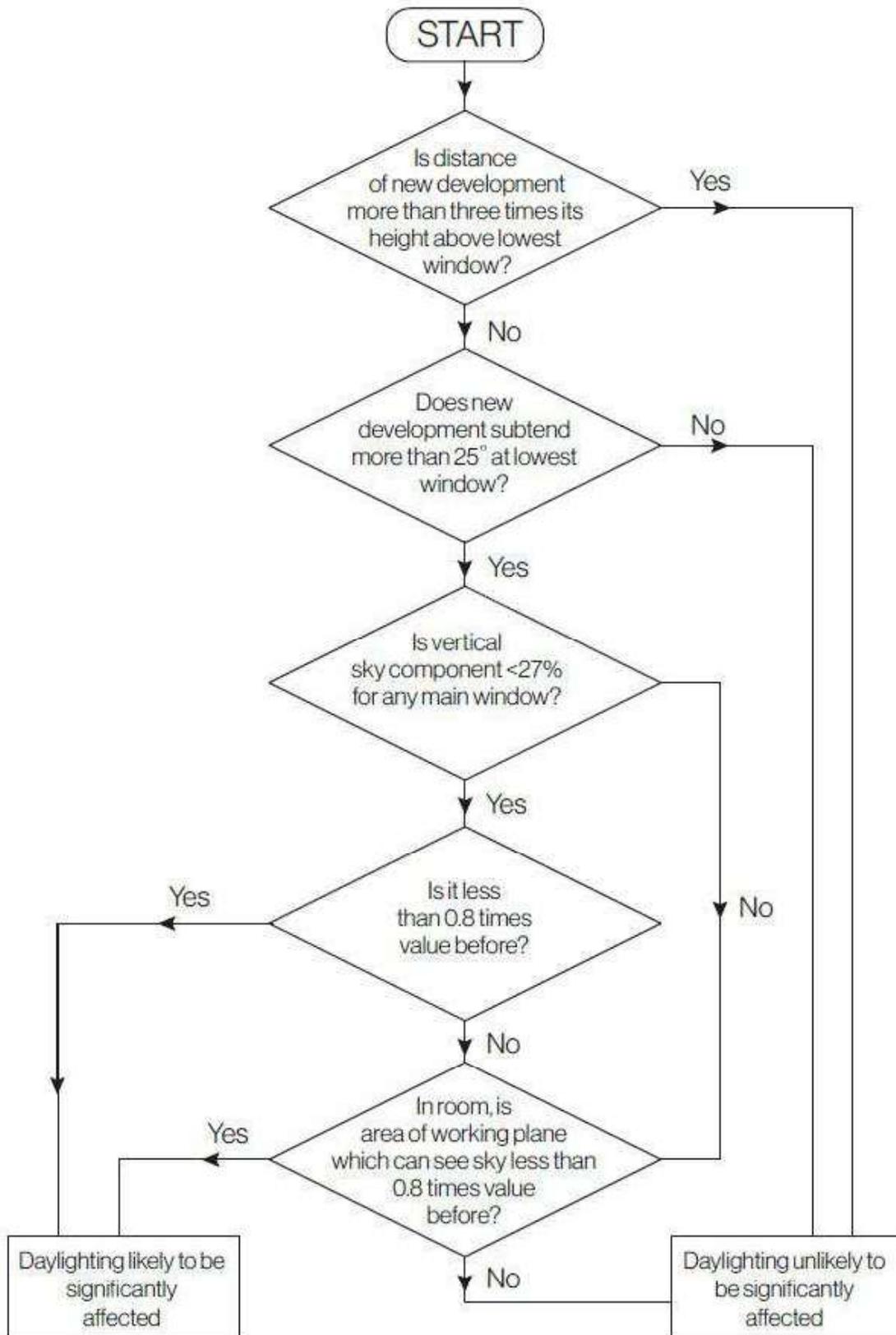


Figure 09: BRE Decision Chart (Figure 20): *diffuse daylight in existing buildings*.

## 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

A1.44 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).

A1.45 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.

A1.46 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

A1.47 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).

A1.48 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.

A1.49 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.

A1.50 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.

A1.51 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.

A1.52 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.

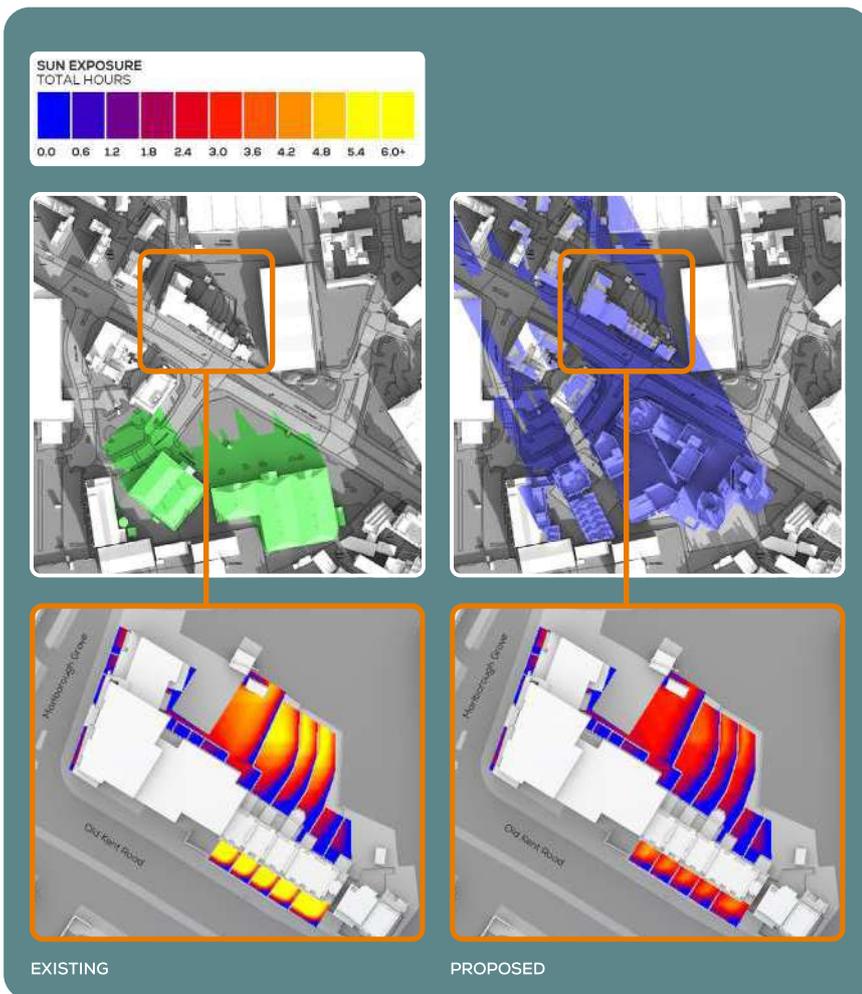


Figure 11: Example of Transient Overshadowing and Sun Exposure Analyses

### 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.

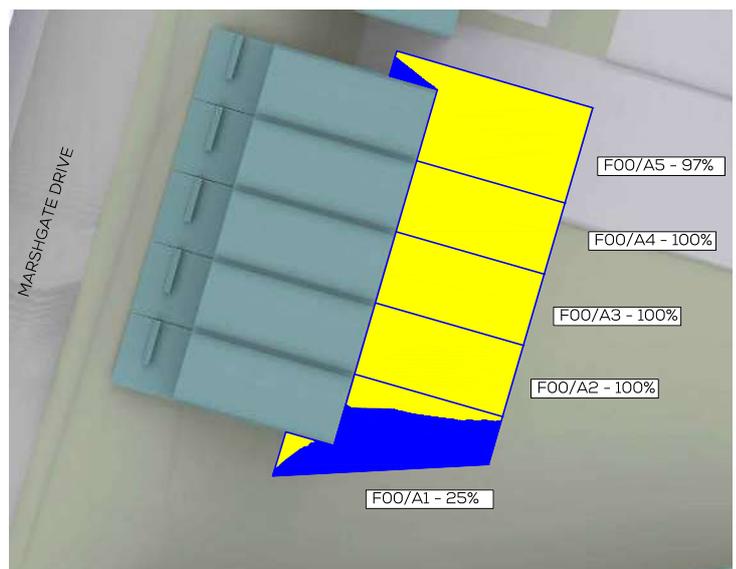


Figure 12: Example Sun Hours on Ground Assessment

- 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

- A1.53 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”.*

- A1.54 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;

$$\Sigma(Vn \cdot An) / \Sigma An$$

Where:

V = window VSC

A = window area

n = the number of windows

- A1.55 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.”*

- A1.56 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.

- A1.57 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

- A1.58 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.”*

- A1.59 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*

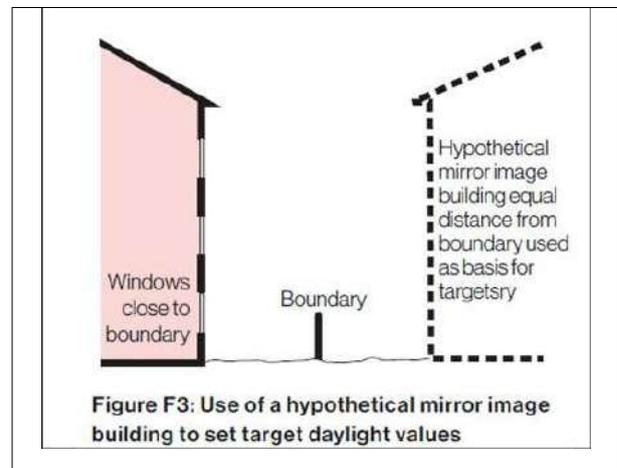


Figure 13: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 87 Figure F3

*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."*

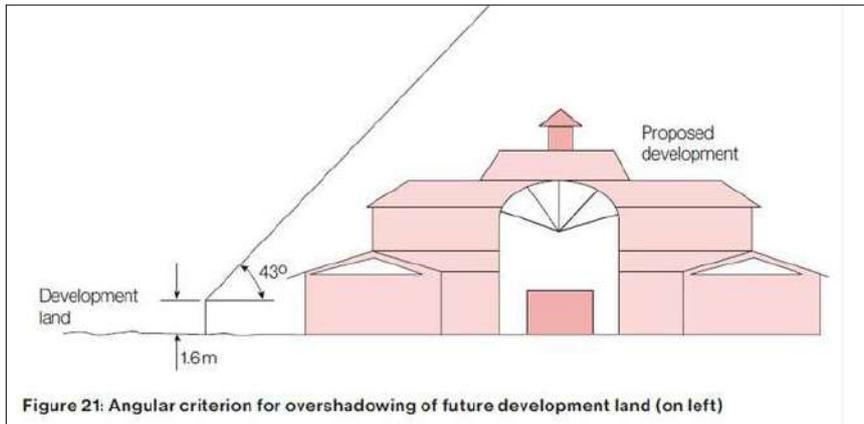


Figure 14: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 19 Figure 21

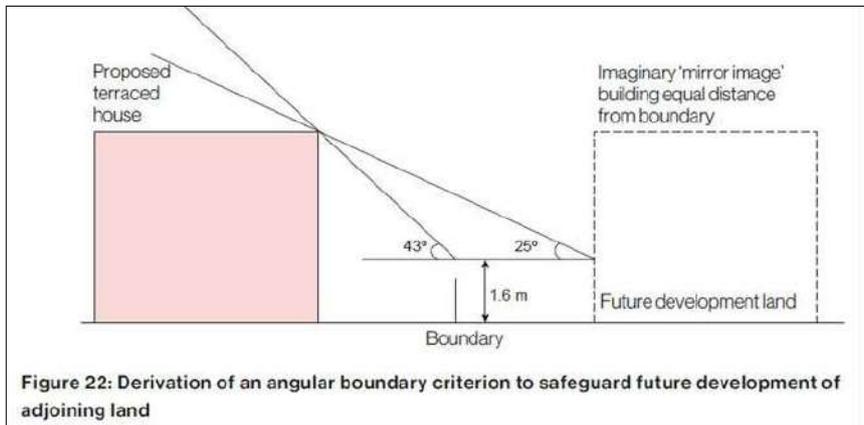


Figure 15: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 20 Figure 22

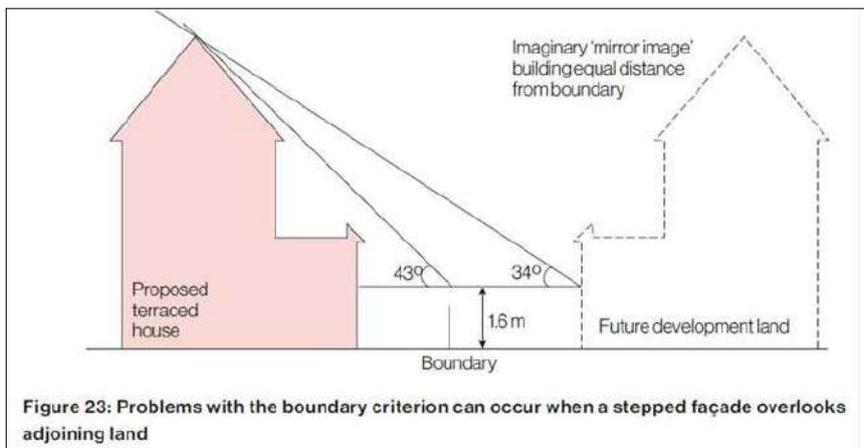


Figure 16: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 20 Figure 23

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

- A1.74 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

SOURCES OF INFORMATION

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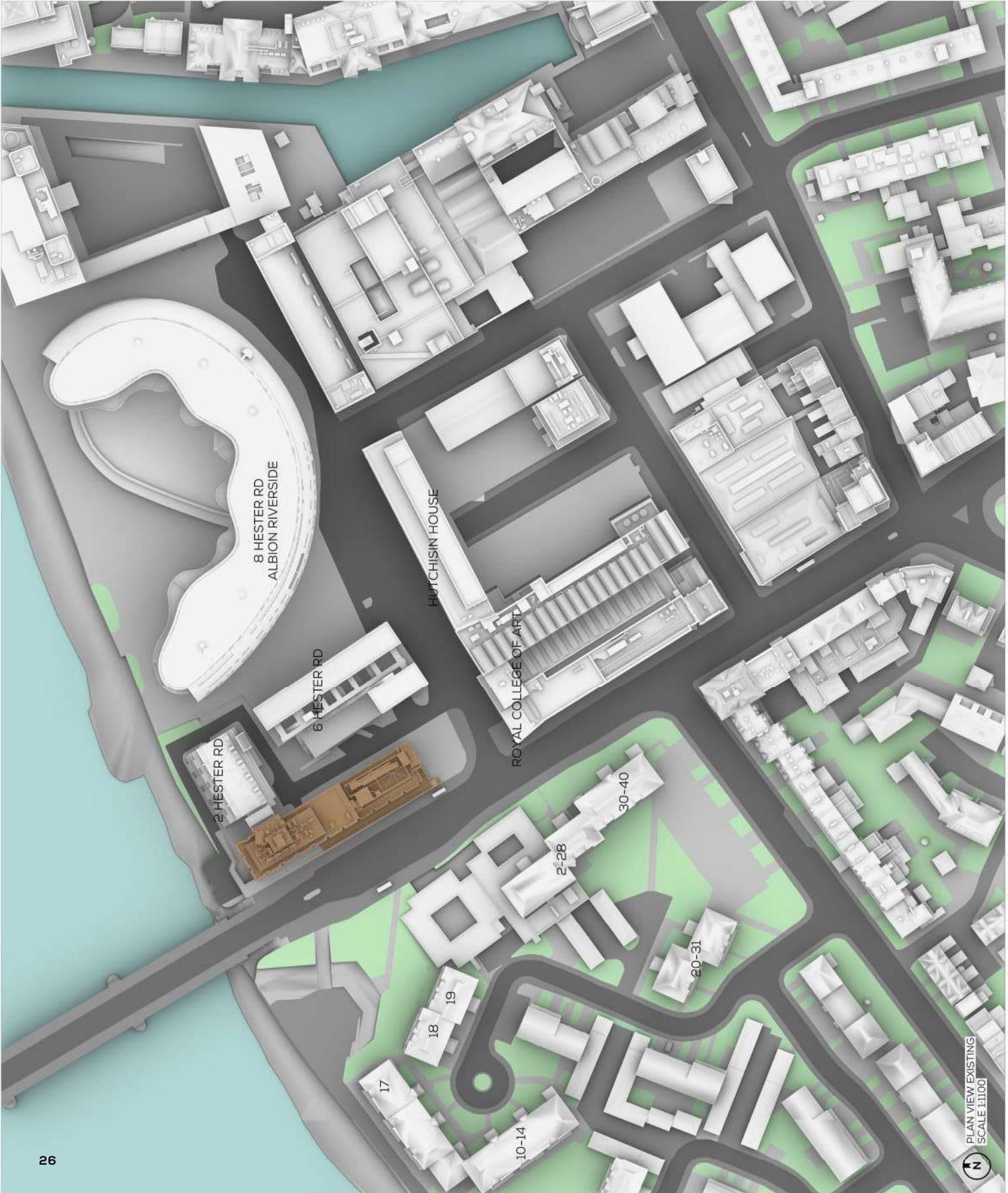
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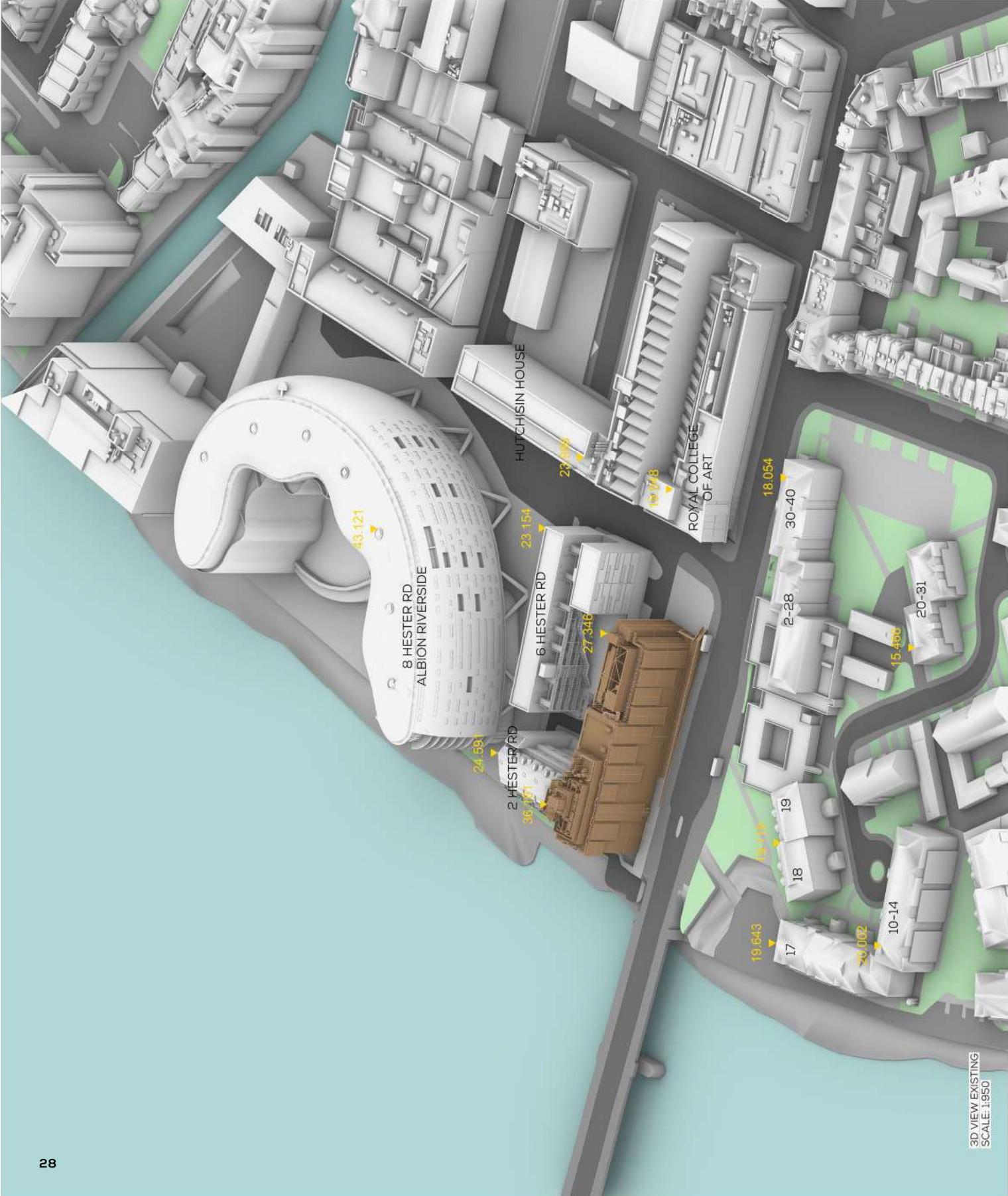
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APPENDIX 02  
DRAWINGS:

# PROPOSED

SOURCES OF INFORMATION  
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 COMTEXT  
 R03-24.08.21-VU CITY Tiles  
 PROPOSED SCHEME  
 IP34-20240818-Farrells(Updated Final missing)-updated

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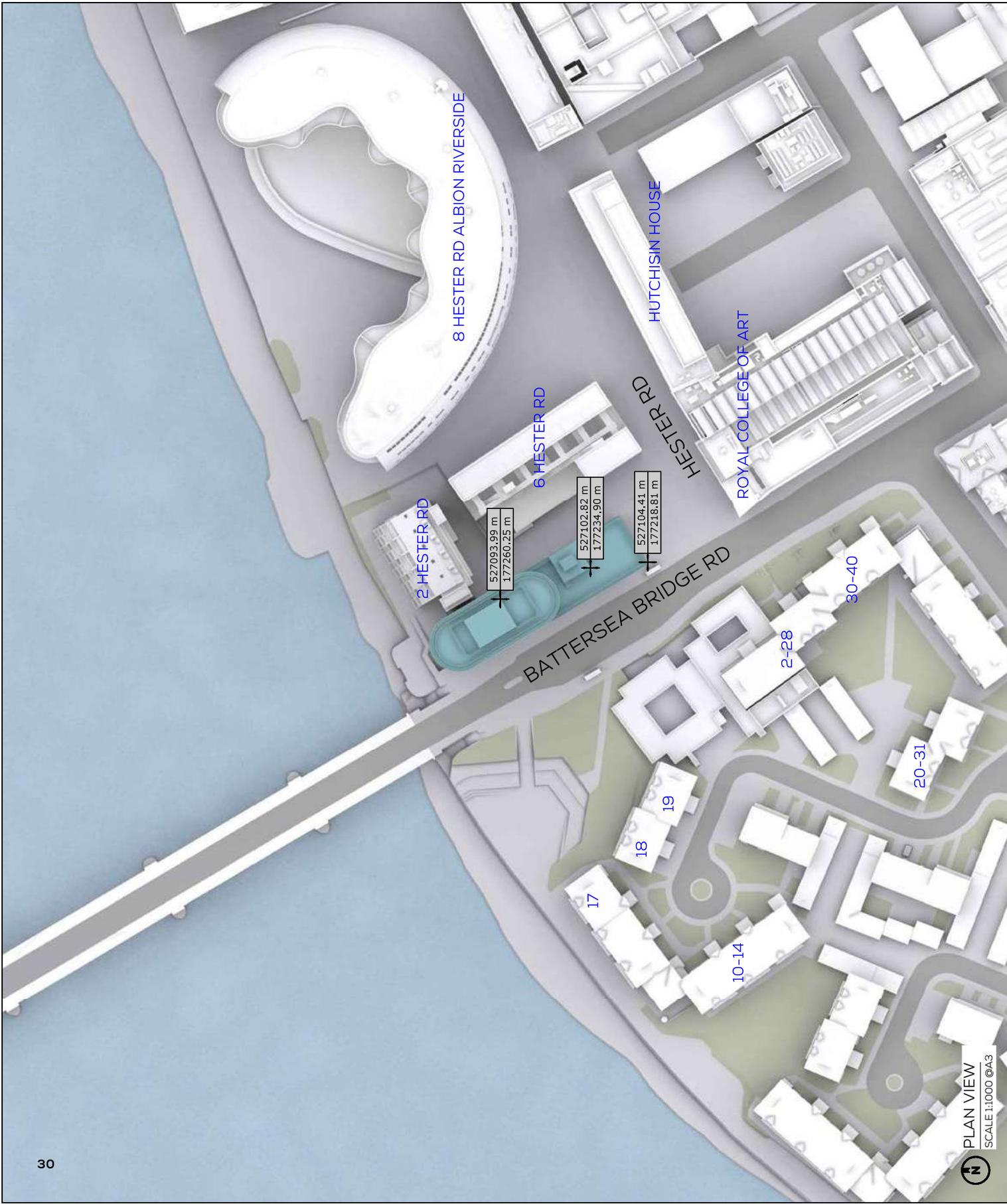
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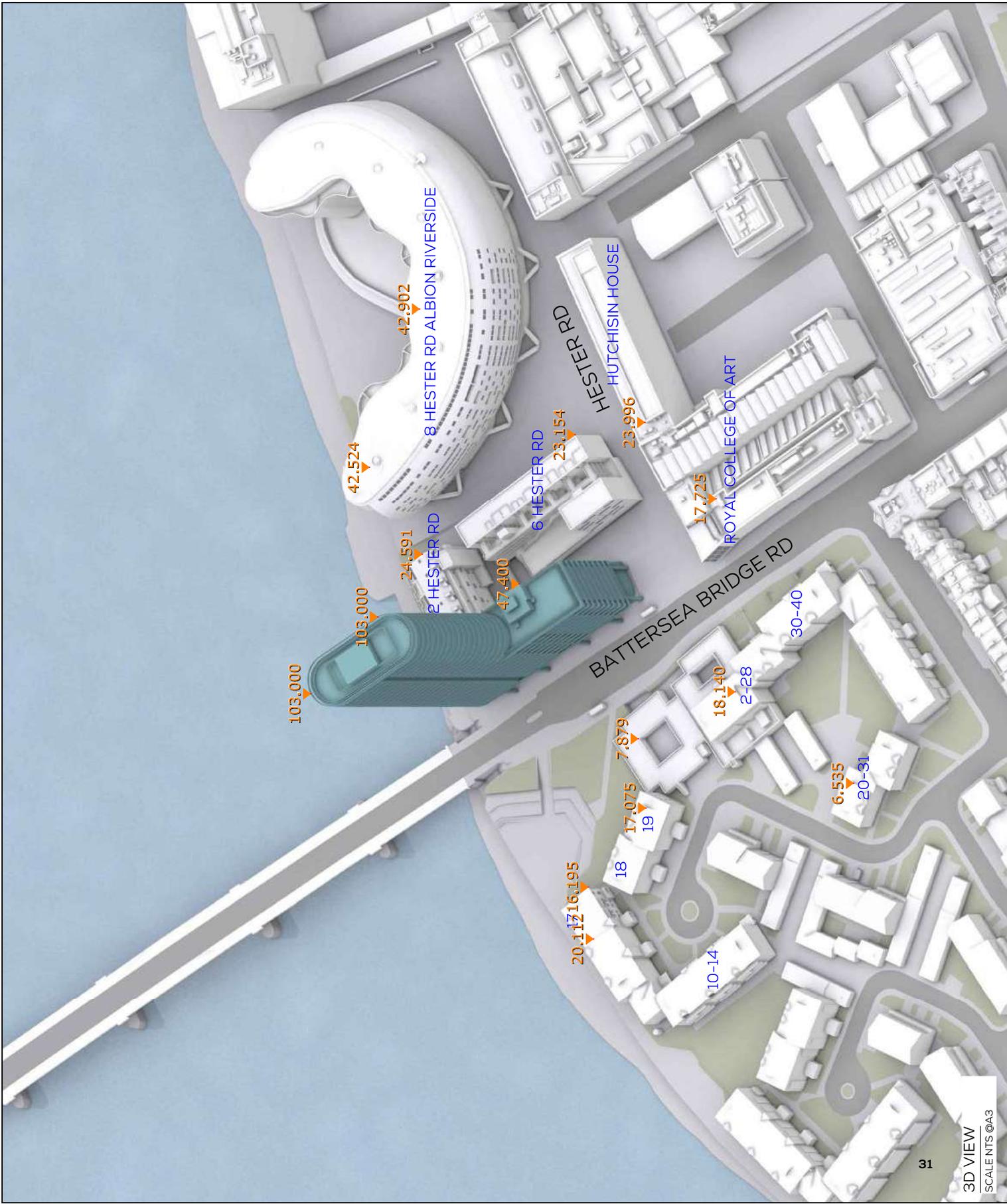
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# APPENDIX 03 ASSUMPTIONS

## 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 be 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:

*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.”<sup>4</sup>*

- 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.

*“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.*

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**



# EXISTING v PROPOSED (RESULTS)

FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC (WINDOW)			VSC (ROOM)			NSL			AFSH (WINDOW)											
						EX %	PR %	LOSS %	LOSS %	EX %	PR %	LOSS %	LOSS %	EX %	PR %	LOSS %	ANNUAL	WINTER	ANNUAL	WINTER						
<b>6 HESTER ROAD</b>																										
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	1.1	1.8	1.6	0.2	1.1	1.8	1.1	1.8	1.1	0	0	0	0	0	0	0	0.0	0.0
FLAT 1	R5	RESIDENTIAL		BEDROOM	W11/F01	4.7	1.4	3.3	7.02	4.7	1.4	3.3	7.02	21.3	3.2	9.6	1.5	1.8	54.8	1	0	0	0	0	100.0	0.0
FLAT 1	R6	RESIDENTIAL		BEDROOM	W12/F01	1.5	0.8	0.7	4.67	1.5	0.8	0.7	4.67	19.7	1.7	5.3	0.5	1.3	73.1	1	0	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	0.0
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	0.0
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	0.0
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	0.0
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	0.0
	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	1.1	3.6	3.2	0.4	1.1	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	6.72	5.8	1.9	3.9	6.72	28.2	4.3	13.2	2.0	2.3	53.3	1	0	0	0	0	100.0	0.0
FLAT 10	R6	RESIDENTIAL		BEDROOM	W12/F02	3.1	1.8	1.3	4.19	3.1	1.8	1.3	4.19	32.5	3.0	7.7	0.7	2.3	76.3	2	1	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	0.0
FLAT 12	R10	RESIDENTIAL		BEDROOM	W16/F02	1.9	0.9	1.0	5.26	1.9	0.9	1	5.26	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	7.14	1.4	0.4	1	7.14	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	4.62	1.3	0.7	0.6	4.62	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	4	0.0	0.0	

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



FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	VSC (WINDOW)			VSC (ROOM)			NSL			AFSH (WINDOW)											
					EX %	PR %	LOSS %	EX %	PR %	LOSS %	EX %	LOSS %	PR %	EX %	LOSS %	PR %	EX %	LOSS %	PR %	EX %	LOSS %				
<b>6 HESTER ROAD (CONTINUED)</b>																									
FLAT 19	F03	R6	RESIDENTIAL	BEDROOM	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	75.4	12	3	9	1	250	66.7	
FLAT 20		R8	RESIDENTIAL	BEDROOM	2.4	2.4	0.0	0.0	2.4	2.4	0	0	1.6	0.2	1.6	0.2	0	0	0	12	1	12	1	1	0.0
FLAT 21		R9	RESIDENTIAL	BEDROOM	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 22		R12	RESIDENTIAL	BEDROOM	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	1	0.0	
FLAT 24		R14	RESIDENTIAL	BEDROOM	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	5	0.0	
FLAT 25		R16	RESIDENTIAL	BEDROOM	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	
FLAT 26		F04	RESIDENTIAL	LKD	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	48	18.2	0.0
FLAT 27					31.4	20.9	10.5	33.4											56	22	48	22	45	14.3	0.0
FLAT 28					32.1	22.1	10.0	31.2											55	22	49	22	49	10.9	0.0
FLAT 29					32.3	22.6	9.7	30.0											49	19	44	19	44	10.2	0.0
FLAT 30		R2	RESIDENTIAL	LKD	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	70	0.0	
FLAT 31					32.4	24.7	7.7	23.8											57	22	45	22	48	7.0	0.0
FLAT 32					32.6	25.4	7.2	22.1											57	22	54	22	5.3	0.0	
FLAT 33					32.5	25.6	6.9	21.2											52	19	50	19	3.8	0.0	
FLAT 34		R3	RESIDENTIAL	BEDROOM	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 35		R4	RESIDENTIAL	BEDROOM	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 36		R5	RESIDENTIAL	BEDROOM	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 37		R6	RESIDENTIAL	BEDROOM	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 38		R8	RESIDENTIAL	BEDROOM	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 39		R10	RESIDENTIAL	BEDROOM	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 40		R11	RESIDENTIAL	BEDROOM	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 41		R13	RESIDENTIAL	BEDROOM	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 42		R15	RESIDENTIAL	BEDROOM	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	
FLAT 43		F05	RESIDENTIAL	LKD	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	
FLAT 44					35.2	24.2	11.0	31.3											61	23	49	22	19.7	4.3	
FLAT 45					35.6	25.1	10.5	29.5											62	24	50	22	19.4	8.3	
FLAT 46					35.8	25.9	9.9	27.7											59	21	52	21	11.9	0.0	
FLAT 47		R2	RESIDENTIAL	LKD	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	
FLAT 48					36.6	29.4	7.2	19.7											62	24	57	24	8.1	0.0	
FLAT 49					36.7	29.9	6.8	18.5											63	24	57	24	9.5	0.0	
FLAT 50					36.5	30.1	6.4	17.5											58	21	52	21	10.3	0.0	
FLAT 51		R3	RESIDENTIAL	BEDROOM	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 52		R4	RESIDENTIAL	BEDROOM	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 53		R5	RESIDENTIAL	BEDROOM	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 54		R6	RESIDENTIAL	BEDROOM	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 55		R8	RESIDENTIAL	BEDROOM	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 56		R9	RESIDENTIAL	BEDROOM	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 57		R13	RESIDENTIAL	BEDROOM	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 58		R14	RESIDENTIAL	BEDROOM	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 59		R16	RESIDENTIAL	BEDROOM	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	19.2	
<b>18 PAVELEY DRIVE</b>																									
FLAT 60		R1	RESIDENTIAL	BEDROOM	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							
FLAT 61		R2	RESIDENTIAL	BEDROOM	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							
FLAT 62					25.7	20.4	5.3	20.6																	
FLAT 63		R3	RESIDENTIAL	BEDROOM	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





FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC (WINDOW)			VSC (ROOM)			NSL			APSH (WINDOW)											
						EX %	PR %	LOSS %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %								
<b>19 PAVELEY DRIVE (CONTINUED)</b>																										
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							
<b>17 PAVELEY DRIVE</b>																										
	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	36	13	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	45	16	8.2
					W5/F00	18.7	17.3	1.4	7.5											33	6	29	6	29	6	12.1
	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	46	13	8.0
					W5/F01	23.9	22.0	1.9	7.9											54	16	50	16	50	16	7.4
					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	52	20	7.1
					W7/F01	26.6	25.3	1.3	4.9											60	20	56	20	56	20	6.7
	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	65	18	5.8
	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	65	22	5.8
	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	52	23	7.1
					W4/F03	26.3	25.1	1.2	4.6											56	23	52	23	52	23	7.1
		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	52	23	7.1
					W6/F03	26.5	25.5	1.0	3.8											52	19	48	19	48	19	7.7
<b>2-28 BATTERSEA BRIDGE ROAD</b>																										
	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							
		R2	RESIDENTIAL	BEDROOM	W2/F01	31.2	23.3	7.9	25.3																	
					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

FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	VSC (WINDOW)			VSC (ROOM)			NSL			APSH (WINDOW)						
					EX %	PR %	LOSS %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %			
					WINDOW	WINDOW	WINDOW	EX %	PR %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %	ANNUAL	WINTER	ANNUAL	WINTER
<b>2-28 BATTERSEA BRIDGE ROAD (CONTINUED)</b>																				
F01	R9	RESIDENTIAL		BEDROOM			228	191	37	16.2	20.3	16.7	3.6	177	98.8	11.4	98.8	11.4	0	0
							179	144	35	19.6										
F02	R1	RESIDENTIAL		BEDROOM			327	242	85	26.0	32.7	24.3	8.4	257	95.6	14.4	89.6	13.5	0.9	6.2
							326	244	82	25.2										
	R2	RESIDENTIAL		BEDROOM			332	255	77	23.2	33.2	25.5	7.7	232	95.5	11.4	95.4	11.4	0	0
	R4	RESIDENTIAL		BEDROOM			324	259	65	20.1	32.4	25.9	6.5	201	91.8	11.0	87.3	10.5	0.5	4.9
	R5	RESIDENTIAL		BEDROOM			273	214	59	21.6	24.6	18.8	5.8	236	97.8	14.7	96.1	14.5	0.3	1.8
							220	162	58	26.4										
	R6	RESIDENTIAL		BEDROOM			330	277	53	16.1	33	27.7	5.3	161	99.7	11.2	99.6	11.2	0	0
	R7	RESIDENTIAL		BEDROOM			316	267	49	15.5	31.6	26.7	4.9	155	94.8	6.7	94.8	6.7	0	0
	R9	RESIDENTIAL		BEDROOM			297	257	40	13.5	29.7	25.7	4	135	94.7	7.0	94.7	7.0	0	0
	R10	RESIDENTIAL		BEDROOM			237	200	37	15.6	23.7	20	3.7	156	98.9	11.4	98.9	11.4	0	0
F03	R1	RESIDENTIAL		BEDROOM			264	180	84	31.8	26.4	18.1	8.3	31.4	97.8	14.7	89.6	13.5	1.2	8.4
							264	182	82	31.1										
	R2	RESIDENTIAL		BEDROOM			264	187	77	29.2	26.4	18.9	7.5	284	99.5	11.9	99.5	11.9	0	0
							265	190	75	28.3										
	R3	RESIDENTIAL		BEDROOM			263	198	65	24.7	26.2	19.9	6.3	24	99.2	11.9	95.6	11.5	0.4	3.7
							261	199	62	23.8										
	R4	RESIDENTIAL		BEDROOM			250	192	58	23.2	23.6	18	5.6	23.7	98.6	14.9	96.6	14.6	0.3	2.1
							222	167	55	24.8										
	R5	RESIDENTIAL		BEDROOM			286	232	54	18.9	28.5	23.2	5.3	186	99.7	11.2	99.7	11.2	0	0
							285	233	52	18.2										
	R6	RESIDENTIAL		BEDROOM			284	236	48	16.9	28.4	23.6	4.8	16.9	94.8	6.7	94.8	6.7	0	0
	R7	RESIDENTIAL		BEDROOM			276	236	40	14.5	27.6	23.6	4	145	94.7	7.0	94.7	7.0	0	0
	R8	RESIDENTIAL		BEDROOM			261	224	37	14.2	22.7	19	3.7	163	99.6	11.5	99.6	11.5	0	0
							193	157	36	18.7										
<b>30-44 BATTERSEA BRIDGE ROAD</b>																				
F00	R1	RESIDENTIAL		KITCHEN**			263	247	16	6.1	26.3	24.7	16	61	72.5	3.7	72.5	3.7	0	0
	R3	RESIDENTIAL		BEDROOM			271	247	24	8.9	25.5	23.1	2.4	9.4	74.7	11.0	74.7	11.0	0	-0.1
							238	215	23	9.7										
	R5	RESIDENTIAL		KITCHEN**			182	182	0.0	0.0	18.2	18.2	0	0	68.6	3.5	68.6	3.5	0	0
	R7	RESIDENTIAL		BEDROOM			269	252	17	6.3	25.3	23.7	1.6	6.3	69.1	10.2	68.7	10.1	0.1	0.6
							236	221	15	6.4										
F01	R2	RESIDENTIAL		BEDROOM			287	258	29	10.1	28.5	25.7	2.8	9.8	91.4	13.5	91.3	13.5	0	0
	R3	RESIDENTIAL		BEDROOM			284	256	28	9.9										
							283	258	25	8.8	28.2	25.8	2.4	8.5	91.0	13.4	90.8	13.4	0	0.2
	R5	RESIDENTIAL		BEDROOM			281	257	24	8.5										
							280	261	19	6.8	28.2	26.3	1.9	6.7	90.3	13.3	90.0	13.3	0	0.3
							284	266	18	6.3										
	R6	RESIDENTIAL		BEDROOM			284	267	17	6.0	28.6	26.9	1.7	5.9	89.6	13.2	89.1	13.1	0.1	0.5
							287	271	16	5.6										
F02	R1	RESIDENTIAL		BEDROOM			327	298	29	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			325	301	24	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			327	308	19	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			329	313	16	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







FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC (WINDOW)			VSC (ROOM)			NSL			APSH (WINDOW)												
						EX %	PR %	LOSS %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %									
<b>2 HESTER ROAD (CONTINUED)</b>																											
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	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	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	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	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	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	5.0	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	62.3	14.8	61.2	11.0	3.8	25.6	6.1	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	4.3	25.3	6.5	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	0.0	0.0	0.0	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	0.0	0.0	0.0	0.0						
	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	0.0	0.0	0.0	0.0						
	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	0.0	0.0	0.0	0.0						
	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	0.0	0.0	0.0	0.0						
	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	0.0	0.0	0.0	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	0.0	0.0	0.0	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	0.0	0.0	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	0.0	0.0	0.0						
	R8	RESIDENTIAL		BEDROOM	W15/F05*	84.9	73.3	11.6	13.7																		
					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	0.0	0.0	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	0.0	0.0	0.0						
	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	0.0	0.0	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	0.0	0.0	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	57	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	0.0	0.0	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	0.0	0.0	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	0.1	0.0	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	0.0	0.0	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
<b>8 HESTER ROAD ALBION RIVERSIDE</b>																											
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	2.0	6.2	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	6.4	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	6.7	22	59					

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

8 HESTER ROAD ALBION RIVERSIDE (CONTINUED)

FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	VSC (WINDOW)			VSC (ROOM)			NSL			AFSH (WINDOW)										
					EX %	PR %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %	ANNUAL	WINTER	ANNUAL	WINTER				
	F02	R4	RESIDENTIAL	BEDROOM	177	16.4	1.3	7.3	177	16.4	1.3	7.3	100.0	10.4	1000	10.4	0	0	71	24	63	24	11.3	0.0
		R5	RESIDENTIAL	BEDROOM	180	16.9	1.1	6.1	18	16.9	1.1	6.1	100.0	19.6	997	19.6	0.1	0.3	72	26	66	26	8.3	0.0
		R6	RESIDENTIAL	BEDROOM	181	17.6	0.5	2.8	181	17.6	0.5	2.8	100.0	10.3	988	10.3	0	0.2	70	24	69	24	1.4	0.0
		R7	RESIDENTIAL	LKD	181	17.7	0.4	2.2	182	17.8	0.4	2.2	98.3	20.3	983	20.3	0	0	73	25	71	24	2.7	4.0
					182	17.8	0.4	2.2										75	27	73	26	2.7	3.7	
					182	17.9	0.3	1.6										77	27	75	26	2.6	3.7	
		R8	RESIDENTIAL	LKD	243	24.0	0.3	1.2	19.4	17.4	2	10.3	100.0	56.6	1000	56.6	0	0	12	0	11	0	8.3	0.0
					222	21.1	1.1	5.0										14	0	11	0	21.4	0.0	
					175	15.1	2.4	13.7										16	0	10	0	37.5	0.0	
					136	8.4	5.2	38.2										44	15	29	11	34.1	26.7	
A24		R9	RESIDENTIAL	BEDROOM	135	8.2	5.3	39.3	13.5	8.2	5.3	39.3	71.3	7.9	346	3.8	4.1	51.5	45	15	30	11	33.3	26.7
A24		R10	RESIDENTIAL	BEDROOM	133	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	131	8.3	4.8	36.6	13.1	8.3	4.8	36.6	43.0	11.1	19.8	5.1	6	5.4	47	14	36	13	23.4	7.1
A23		R12	RESIDENTIAL	BEDROOM	130	9.0	4.0	30.8	13	9	4	30.8	52.7	6.3	34.8	4.2	2.1	3.4	48	15	38	15	20.8	0.0
A23		R13**	RESIDENTIAL	LKD	134	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					135	9.8	3.7	27.4										52	15	42	15	19.2	0.0	
A23					136	10.1	3.5	25.7										51	15	42	15	17.6	0.0	
A22		R14	RESIDENTIAL	LKD	140	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					143	10.8	3.5	24.5										54	17	44	16	18.5	5.9	
A22					148	11.4	3.4	23.0										55	18	46	17	16.4	5.6	
		R15	RESIDENTIAL	BEDROOM	152	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	159	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	182	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
					181	17.4	0.7	3.9										73	26	68	26	6.8	0.0	
					182	17.6	0.6	3.3										75	26	71	26	5.3	0.0	
		R18	RESIDENTIAL	BEDROOM	181	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	179	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	180	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	181	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	184	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
					185	18.5	0.0	0.0										74	22	74	22	0.0	0.0	
					186	18.6	0.0	0.0										75	23	75	23	0.0	0.0	
		R23	RESIDENTIAL	BEDROOM	183	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	184	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	222	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	226	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	232	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	232	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	236	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	239	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	236	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
					235	23.0	0.5	2.1										79	28	76	27	3.8	3.6	
					234	23.0	0.4	1.7										80	29	78	27	3.8	3.6	
		R8	RESIDENTIAL	LKD	251	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	8	11	0	5.6	100.0
					234	21.4	2.0	8.5										17	3	11				

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



8 HESTER ROAD ALBION RIVERSIDE (CONTINUED)

FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	VSC (WINDOW)			VSC (ROOM)			NSL			AFSH (WINDOW)										
					EX %	PR %	LOSS %	LOSS %	EX %	PR %	LOSS %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %						
					ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER						
F03	R8	RESIDENTIAL		LKD	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	500	1000
					20.0	12.0	8.0	40.0											57	19	37	14	95.1	26.3
A34	R9	RESIDENTIAL	BEDROOM	BEDROOM	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	BEDROOM	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	BEDROOM	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	BEDROOM	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	LKD	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
					20.2	14.0	6.2	30.7											61	21	48	19	21.3	9.5
					20.4	14.3	6.1	29.9											63	21	51	19	19.0	9.5
	R14	RESIDENTIAL	LKD	LKD	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
					20.9	15.2	5.7	27.3											64	21	52	19	18.8	9.5
					21.1	15.6	5.5	26.1											65	22	52	19	20.0	13.6
A32	R15	RESIDENTIAL	BEDROOM	BEDROOM	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	BEDROOM	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	LKD	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
					23.7	22.6	1.1	4.6											77	27	71	26	7.8	3.7
					23.8	22.8	1.0	4.2											78	27	72	26	7.7	3.7
	R18	RESIDENTIAL	BEDROOM	BEDROOM	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	BEDROOM	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	BEDROOM	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	BEDROOM	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	BEDROOM	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	BEDROOM	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	RESIDENTIAL	BEDROOM	BEDROOM	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	BEDROOM	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	BEDROOM	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	BEDROOM	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	BEDROOM	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	LKD	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
					29.3	27.9	1.4	4.8											83	30	76	28	8.4	6.7
					29.4	28.2	1.2	4.1											85	30	77	28	9.4	6.7
					29.5	28.4	1.1	3.7											85	30	78	28	8.2	6.7
	R7**	RESIDENTIAL	LKD	LKD	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
					29.5	28.9	0.6	2.0											84	30	79	28	6.0	6.7
					29.5	28.9	0.6	2.0											83	30	80	28	3.6	6.7
	R8	RESIDENTIAL	BEDROOM	BEDROOM	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	BEDROOM	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	BEDROOM	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	BEDROOM	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	LKD	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	BEDROOM	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	BEDROOM	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	LKD	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
					24.2	21.6	2.6	10.7											20	6	11	0	45.0	100.0
					20.5	16.1	4.4	21.5											21	2	10			

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

FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC (WINDOW)			VSC (ROOM)			NSL			AFSH (WINDOW)											
						EX %	PR %	LOSS %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %								
						ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER							
8 HESTER ROAD ALBION RIVERSIDE (CONTINUED)																										
	F04	R15	RESIDENTIAL	LKD		273	163	110	40.3	228	189	3.9	171	99.8	650	99.8	650	0	0	63	21	42	16	333	23.8	
A44		R16**	RESIDENTIAL	BEDROOM	W23/F04*	273	162	111	40.7	273	162	111	40.7	990	19.3	40.9	8.0	11.3	58.7	63	22	43	17	317	22.7	
A44		R17	RESIDENTIAL	BEDROOM	W25/F04*	272	165	10.7	39.3	272	165	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*	272	172	100	36.8	272	172	10	36.8	98.7	330	68.1	22.7	10.2	31.1	66	23	50	18	24.2	21.7	
A43		R19**	RESIDENTIAL	BEDROOM	W27/F04*	274	177	9.7	35.4	274	177	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	W29/F04*	275	183	9.2	33.5	276	187	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*	277	187	9.0	32.5											70	24	54	19	22.9	20.8	
A43					W30/F04*	276	191	8.5	30.8											70	24	55	19	21.4	20.8	
A42		R21**	RESIDENTIAL	LKD	W31/F04*	279	196	8.3	29.7	28	201	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*	280	201	7.9	28.2											71	24	56	20	21.1	16.7	
A42					W33/F04*	282	206	7.6	27.0											71	25	58	22	18.3	12.0	
A42		R22**	RESIDENTIAL	LKD	W34/F04*	283	211	7.2	25.4	283	211	7.2	25.4	99.9	16.1	730	11.8	4.3	26.9	71	25	58	22	18.3	12.0	
A41		R23**	RESIDENTIAL	BEDROOM	W35/F04*	287	229	5.8	20.2	287	229	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	290	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	296	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	312	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	317	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*	350	331	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	333	1.6	4.6											85	30	78	28	8.2	6.7	
					W8/F05*	350	336	1.4	4.0											86	30	79	28	8.1	6.7	
		R7**	RESIDENTIAL	BEDROOM	W9/F05*	351	339	1.2	3.4	351	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	176	0.2	1.1	17.8	176	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*	350	345	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*	350	346	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*	350	348	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*	350	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*	351	350	0.1	0.3											86	30	85	29	1.2	3.3	
					W17/F05*	353	352	0.1	0.3											86	30	85	29	1.2	3.3	
		R14**	RESIDENTIAL	BEDROOM	W18/F05*	351	351	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*	352	352	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	253	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*	246	21.6	3.0	12.2											24	6	4	0	450	100.0	
					W22/F05*	210	16.2	4.8	22.9											22	3	10	0	54.5	100.0	
					W23/F05*	335	20.5	13.0	38.8												65	22	43	16	33.8	27.3
A54		R17	RESIDENTIAL	BEDROOM	W24/F05*	337	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*	336	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*	339	21.4	12.5	36.9	33.9	21.4	12.5	36.9	92.5	34.0	36.0	13.2	20.8	61.1	68	24	49	17	27.9	29.2	
A53		R20**	RESIDENTIAL	BEDROOM	W27/F05*	339	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*	341	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*	341	23.6	10.5	30.8											72	25	55	19	23.6	24.0	
					W30/F05*	343	24.1	10.2	29.7											72	25	56	19	22.2	24.0	
		R22**	RESIDENTIAL	LKD	W31/F05*	344	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*	343	25.1	9.2	26.8											74	27	58	21	21.6	22.2	

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



8 HESTER ROAD ALBION RIVERSIDE (CONTINUED)

FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW			VSC (WINDOW)			VSC (ROOM)			NSL			AFSH (WINDOW)									
					EX %	PR %	LOSS %	LOSS %	EX %	PR %	LOSS %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %	ANNUAL	WINTER	ANNUAL	WINTER				
F05	R22**	RESIDENTIAL		LKD	W39/F05*	34.5	25.7	8.8	25.5	34.4	25.2	9.2	26.7	100.0	33.2	1000	33.2	0	0	75	27	59	22	213	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	140	5.5	28.4	75	27	59	22	213	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	1000	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	1000	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	35.0	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	1000	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	1000	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	1000	25.4	1000	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	
					W31/F06*	39.1	28.7	10.4	26.6	39.1	29.2	9.9	25.3	100.0	34.4	1000	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
					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	R22**	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	
	R23**	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	
	R24**	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	
	R1**	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	
	R2**	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	
	R3**	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	
	R4**	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	
B75	R5**	RESIDENTIAL		BEDROOM	W6/F07*	43.1	41.0	2.1	4.9	43.2	41.4	1.8	4.2	100.0	37.4	1000	37.4	0	0	87	30	80	29	8.0	3.3	
	R6**	RESIDENTIAL		LKD	W7/F07*	43.2	41.4	1.8	4.2											87	30	79				

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

FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC (WINDOW)			VSC (ROOM)			NSL			AFSH (WINDOW)											
						EX %	PR %	LOSS %	LOSS %	EX %	PR %	LOSS %	LOSS %	EX %	PR %	LOSS %	ANNUAL	WINTER	ANNUAL	WINTER						
<b>8 HESTER ROAD ALBION RIVERSIDE (CONTINUED)</b>																										
	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											23	7	31	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	29.0
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	26.0	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



8 HESTER ROAD ALBION RIVERSIDE (CONTINUED)

FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC (WINDOW)				VSC (ROOM)				NSL				AFSH (WINDOW)						
						EX %	PR %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %	
						ANNUAL		WINTER		ANNUAL		WINTER		ANNUAL		WINTER		ANNUAL		WINTER		ANNUAL		WINTER
	F08	R14	RESIDENTIAL	BEDROOM		52.2	52.2	0.0	52.2	52.2	0.0	98.2	21.8	98.2	21.8	0.0	91	30	90	29	29	11	3.3	
		R15	RESIDENTIAL	LKD		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	15	4	12	1	25.0
						25.2	21.5	3.7	14.7								21	7	11	0	47.6	100.0		
						22.1	16.2	5.9	26.7								23	4	10	0	56.5	100.0		
						52.4	37.1	15.3	29.2								75	26	52	19	30.7	26.9		
A84		R16	RESIDENTIAL	LKD		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
A84						52.0	37.3	14.7	28.3								78	27	59	21	24.4	22.2		
A84		R17	RESIDENTIAL	BEDROOM		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
						53.0	39.2	13.8	26.0								78	27	62	22	20.5	18.5		
		R18	RESIDENTIAL	BEDROOM		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	0	79	27	64	23	19.0
						52.5	40.4	12.1	23.0								79	27	65	23	17.7	14.8		
		R19	RESIDENTIAL	BEDROOM		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	18.0
		R20	RESIDENTIAL	BEDROOM		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	0	80	27	66	24	17.5
						51.9	42.4	9.5	18.3								80	27	66	24	17.5	11.1		
		R21	RESIDENTIAL	BEDROOM		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	0	83	28	70	25	15.7
		R22	RESIDENTIAL	BEDROOM		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	89	28	71	26	14.5
		R23	RESIDENTIAL	BEDROOM		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	0.1	90	30	86	29	4.4
F09		R1	RESIDENTIAL	BEDROOM		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	0	88	29	79	27	10.2
						66.7	61.0	5.7	8.5								88	29	79	27	10.2	6.9		
		R2	RESIDENTIAL	LKD		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	0	54	26	47	25	13.0
		R3	RESIDENTIAL	LKD		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	0	61	28	58	27	4.9
		R4	RESIDENTIAL	BEDROOM		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	0	94	30	86	29	8.5
						66.0	64.0	2.0	3.0								94	30	87	29	7.4	3.3		
		R5	RESIDENTIAL	BEDROOM		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
		R6	RESIDENTIAL	BEDROOM		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
						66.7	66.3	0.4	0.6								93	30	89	29	4.3	3.3		
		R7	RESIDENTIAL	BEDROOM		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	0	93	30	90	29	3.2
		R8	RESIDENTIAL	BEDROOM		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	0	93	30	91	30	2.2
		R9	RESIDENTIAL	BEDROOM		66.3	66.2	0.1	0.2	66.3	66.2	0.1	0.2	99.2	3.1	99.2	3.1	0.0	0	93	30	92	30	1.1
						66.3	66.2	0.1	0.2								93	30	92	30	1.1	0.0		
		R10	RESIDENTIAL	LKD		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
						38.4	32.8	5.6	14.6											38	8	19	2	90.0
						33.2	24.3	8.9	26.8								31	6	11	0	64.5	100.0		
						29.9	28.5	1.4	4.7								19	5	13	1	31.6	89.0		
						30.3	25.3	5.0	16.5								29	9	14	2	51.7	77.8		
						29.6	20.1	9.5	32.1								34	9	14	2	58.8	77.8		
		R11	RESIDENTIAL	LKD		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	0.1	81	27	60	20	25.9
						66.9	52.5	14.4	21.5								81	27	61	21	24.7	22.2		
						66.9	52.7	14.2	21.2								81	27	62	21	23.5	22.2		
						67.1	53.3	13.8	20.6								81	27	63	21	22.2	22.2		
		R12	RESIDENTIAL	BEDROOM		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	0.1	85	27	71	23	16.5
						66.9	55.8	11.1	16.6								85	27	71	23	16.5	14.8		
		R13	RESIDENTIAL	BEDROOM		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	0	86	28	73	25	15.1
		R14	RESIDENTIAL	BEDROOM		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
		R15	RESIDENTIAL	BEDROOM		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	0	86	28	73	25	10.7

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

FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC (WINDOW)			VSC (ROOM)			NSL			AFSH (WINDOW)											
						EX %	PR %	LOSS %	EX %	PR %	LOSS %	EX %	LOSS %	PR %	EX %	LOSS %	PR %	EX %	LOSS %							
						ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER							
	F08	R16	RESIDENTIAL	BEDROOM		672	60.4	6.8	101	672	60.4	6.8	101	985	16.0	985	16.0	0	88	29	76	27	13.6	6.9		
		R17	RESIDENTIAL	LKD		670	535	135	201	667	537	13	195	970	52.4	967	523	0.1	0.3	82	27	65	22	20.7	19.5	
						665	533	132	198											82	27	67	23	18.3	14.8	
						666	543	123	185											85	27	69	23	18.8	14.8	
		R18	RESIDENTIAL	BEDROOM		668	650	18	2.7	668	65	18	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		661	652	0.9	1.4	661	652	0.9	1.4	96.0	20.2	95.7	20.1	0.1	0.4	93	30	86	29	7.5	3.3	
						661	652	0.9	1.4											93	30	86	29	7.5	3.3	
		F10	RESIDENTIAL	BEDROOM		801	760	41	51	798	759	39	49	959	33.4	959	33.4	0	0	93	30	85	29	8.6	3.3	
						796	758	38	48											93	30	85	29	8.6	3.3	
						788	753	35	44											93	30	85	29	8.6	3.3	
						807	763	44	55											93	30	85	29	8.6	3.3	
		R2	RESIDENTIAL	BEDROOM		780	747	33	42	77	74	3	39	979	42.6	979	42.6	0	0	93	30	85	29	8.6	3.3	
						767	736	31	40											91	30	83	29	8.8	3.3	
						771	743	28	36											93	30	85	29	8.6	3.3	
						761	734	27	35											93	30	86	29	7.5	3.3	
		R3	RESIDENTIAL	BEDROOM		757	733	24	32	743	722	2.1	28	955	32.3	955	32.3	0	0	92	30	86	29	8.6	3.3	
						742	719	23	31											93	30	87	30	6.5	0.0	
						745	724	21	28											93	30	87	30	6.5	0.0	
						740	721	19	26											93	30	87	30	6.5	0.0	
						731	713	18	25											92	30	86	30	6.5	0.0	
		R5	RESIDENTIAL	BEDROOM		701	688	13	19	713	698	15	21	741	171	741	171	0	0	92	30	87	30	5.4	0.0	
						716	701	15	21											93	30	88	30	5.4	0.0	
						723	706	17	24											93	30	87	30	6.5	0.0	
		R6	RESIDENTIAL	BEDROOM		803	755	48	60	806	754	5.2	65	98.4	27.8	98.4	27.8	0	0	92	30	84	29	8.7	3.3	
						808	758	50	62											90	30	80	28	11.1	6.7	
						804	750	54	67											90	30	80	28	11.1	6.7	
						808	751	57	71											90	30	80	28	11.1	6.7	
		R7	RESIDENTIAL	BEDROOM		804	744	60	75	806	744	6.2	77	99.9	20.6	99.9	20.6	0	0	89	30	77	28	13.5	6.7	
						807	744	63	78											88	29	76	26	13.6	10.3	
		R8	RESIDENTIAL	LIVING ROOM		299	285	14	47	387	332	6.5	16.4	98.8	53.3	98.7	53.3	0	0.1	15	5	15	1	31.6	69.6	
						303	253	50	165											29	9	14	2	51.7	77.8	
						296	201	95	321											34	9	14	2	58.8	77.8	
						811	688	123	152											85	27	65	21	235	22.2	
						817	695	122	149											85	27	64	20	24.7	25.9	
		R9	RESIDENTIAL	BEDROOM		813	692	121	149	813	695	11.8	145	100.0	31.6	84.1	26.6	5	15.9	85	27	65	21	235	22.2	
						813	694	119	146											85	27	66	21	22.4	22.2	
						814	698	116	143											85	27	68	22	20.0	19.5	
		R10	RESIDENTIAL	BEDROOM		814	700	11.4	140	812	703	10.9	134	99.1	34.4	99.1	34.4	0	0	85	27	69	23	18.8	14.8	
						812	702	11.0	135											86	27	71	24	17.4	11.1	
						809	701	10.8	133											86	27	72	24	16.3	11.1	
						812	708	10.4	12.8											86	27	72	24	16.3	11.1	
		R12	RESIDENTIAL	BEDROOM		814	744	70	86	81	741	69	85	98.8	20.6	96.6	20.1	0.5	2.2	88	29	76	26	13.6	10.3	
						805	738	6.7	8.3											88	29	75	26	14.8	10.3	
		10 TO 14 PAVELEY DRIVE																								
		FLOORI F00	RESIDENTIAL	BEDROOM		275	238	3.7	135	286	247	3.9	136	99.4	13.1	96.4	12.7	0.4	3							

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



10 TO 14 PAVELEY DRIVE (CONTINUED)

FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC (WINDOW)			VSC (ROOM)			NSL			APSH (WINDOW)												
						EX %	PR %	LOSS %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %	EX %	PR %	LOSS %									
						ANNUAL			WINTER			ANNUAL			WINTER			ANNUAL			WINTER						
FLOOR1	F00	R2	RESIDENTIAL	BEDROOM	W4/F00	296	257	39	13.2	286	247	39	136	99.4	131	96.4	127	0.4	3								
FLOOR1	F00	R4	RESIDENTIAL	KITCHEN***	W6/F00	266	227	39	147	266	227	39	147	97.9	8.3	75.1	6.3	19	23.3								
FLOOR1	F00	R6	RESIDENTIAL	BEDROOM	W9/F00	270	234	36	13.3	286	249	37	12.9	99.4	131	99.4	131	0	0								
FLOOR1	F00	R8	RESIDENTIAL	KITCHEN***	W10/F00	302	265	37	12.3																		
FLOOR1	F00	R10	RESIDENTIAL	BEDROOM	W12/F00	276	240	36	13.0	276	24	36	13	93.5	79	75.3	6.4	1.5	19.4								
REPLIC.	F00	R10	RESIDENTIAL	BEDROOM	W15/F00	239	205	34	14.2	248	213	35	141	98.7	130	98.7	130	0	0								
REPLIC.	F00	R12	RESIDENTIAL	KITCHEN***	W16/F00	257	221	36	14.0																		
REPLIC.	F01	R3	RESIDENTIAL	BEDROOM	W18/F00	220	184	36	16.4	22	18.4	36	16.4	96.8	82	79.9	6.7	1.4	17.4								
REPLIC.	F01	R3	RESIDENTIAL	BEDROOM	W2/F01	311	270	41	13.2	311	269	42	135	99.4	131	99.4	131	0	0								
REPLIC.	F01	R5	RESIDENTIAL	KITCHEN***	W3/F01	311	269	42	13.5																		
REPLIC.	F01	R8	RESIDENTIAL	BEDROOM	W5/F01	313	270	43	13.7	313	27	43	137	98.5	8.3	81.3	6.9	1.5	17.4								
REPLIC.	F01	R8	RESIDENTIAL	BEDROOM	W7/F01	314	272	42	13.4	315	273	42	133	99.4	131	99.4	131	0	0								
REPLIC.	F01	R10	RESIDENTIAL	KITCHEN***	W8/F01	315	274	41	13.0																		
REPLIC.	F01	R13	RESIDENTIAL	BEDROOM	W10/F01	310	270	40	12.9	31	27	4	12.9	98.5	8.3	82.3	6.9	1.4	16.5								
REPLIC.	F01	R13	RESIDENTIAL	BEDROOM	W12/F01	293	253	40	13.7	289	249	4	138	99.3	131	99.3	131	0	0								
REPLIC.	F01	R15	RESIDENTIAL	KITCHEN***	W13/F01	285	245	40	14.0																		
REPLIC.	F01	R15	RESIDENTIAL	KITCHEN***	W15/F01	241	201	40	16.6	241	201	4	166	98.5	8.3	84.8	7.2	1.2	13.9								
FLOOR1	F02	R1	RESIDENTIAL	BEDROOM	W1/F02	347	304	43	12.4	347	304	43	124	99.2	10.3	99.2	10.3	0	0								
FLOOR1	F02	R2	RESIDENTIAL	BEDROOM	W2/F02	349	305	44	12.6	349	305	44	126	99.2	9.8	99.2	9.8	0	0								
FLOOR1	F02	R3	RESIDENTIAL	BEDROOM	W3/F02	349	305	44	12.6	349	305	44	126	99.3	10.4	99.3	10.4	0	0								
FLOOR1	F02	R4	RESIDENTIAL	BEDROOM	W4/F02	347	304	43	12.4	347	304	43	124	99.3	9.7	99.3	9.7	0	0								
REPLIC.	F02	R5	RESIDENTIAL	BEDROOM	W5/F02	334	291	43	12.9	334	291	43	129	99.2	10.4	99.2	10.4	0	0								
REPLIC.	F02	R6	RESIDENTIAL	BEDROOM	W6/F02	306	263	43	141	306	263	43	141	98.4	9.5	98.4	9.5	0	0								
FLOOR1	F03	R1	RESIDENTIAL	LD	W1/F03	350	309	41	11.7	348	337	11	32	99.6	52.1	99.6	52.1	0	0	26	6	0.0	0.0				
FLOOR1	F03	R1	RESIDENTIAL	LD	W25/F03	351	351	0.0	0.0											59	21	59	21	0.0	0.0		
FLOOR1	F03	R1	RESIDENTIAL	LD	W26/F03	335	335	0.0	0.0											56	20	56	20	0.0	0.0		
FLOOR1	F03	R2	RESIDENTIAL	KITCHEN	W2/F03	321	278	43	13.4	321	278	43	134	97.3	13.5	97.3	13.5	0	0								
FLOOR1	F03	R2	RESIDENTIAL	KITCHEN	W3/F03	321	278	43	13.4																		
FLOOR1	F03	R3	RESIDENTIAL	KITCHEN	W4/F03	320	277	43	13.4	318	275	43	135	97.2	14.9	97.2	14.9	0	0								
FLOOR1	F03	R4	RESIDENTIAL	LD	W5/F03	316	273	43	13.6																		
FLOOR1	F03	R4	RESIDENTIAL	LD	W6/F03	161	122	39	24.2	261	244	17	6.5	99.7	51.3	99.6	51.3	0	0.1	9	1	9	1	0.0	0.0		
FLOOR1	F03	R4	RESIDENTIAL	LD	W23/F03	350	350	0.0	0.0											60	22	60	22	0.0	0.0		
FLOOR1	F03	R4	RESIDENTIAL	LD	W24/F03	332	332	0.0	0.0											57	21	57	21	0.0	0.0		
FLOOR1	F03	R5	RESIDENTIAL	KITCHEN	W7/F03	315	271	44	14.0	316	273	43	136	97.6	13.4	97.6	13.4	0	0								
FLOOR1	F03	R6	RESIDENTIAL	KITCHEN	W8/F03	318	274	44	13.8																		
FLOOR1	F03	R6	RESIDENTIAL	KITCHEN	W9/F03	317	274	43	13.6	315	271	44	14	97.5	13.4	97.5	13.4	0	0								
FLOOR1	F03	R6	RESIDENTIAL	KITCHEN	W10/F03	313	269	44	14.1																		
FLOOR1	F03	R7	RESIDENTIAL	LD	W11/F03	157	118	39	24.8	287	272	15	5.2	99.8	51.6	99.8	51.6	0	0.1	9	1	9	1	0.0	0.0		
FLOOR1	F03	R7	RESIDENTIAL	LD	W21/F03	335	335	0.0	0.0											57	21	57	21	0.0	0.0		
FLOOR1	F03	R7	RESIDENTIAL	LD	W22/F03	377	377	0.0	0.0											67	23	67	23	0.0	0.0		
REPLIC.	F03	R8	RESIDENTIAL	KITCHEN	W12/F03	308	265	43	14.0	309	266	43	139	97.1	14.8	97.1	14.8	0	0								
REPLIC.	F03	R8	RESIDENTIAL	KITCHEN	W13/F03	310	267	43	13.9																		
REPLIC.	F03	R9	RESIDENTIAL	KITCHEN	W14/F03	306	262	44	14.4	302	259	43	142	97.3	13.6	97.3	13.6	0	0								
REPLIC.	F03	R10	RESIDENTIAL	LD	W15/F03	299	256	43	14.4																		
REPLIC.	F03	R10	RESIDENTIAL	LD	W16/F03	236	193	43	18.2	321	315	0.6	1.9	99.9	53.5	99.9	53.5	0	0	22	4	22	4	0.0	0.0		

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

FLAT REF.	FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC (WINDOW)			VSC (ROOM)			NSL			APSH (WINDOW)															
						EX %	PR %	LOSS %	LOSS %	EX %	PR %	LOSS %	LOSS %	EX %	PR %	LOSS %	ANNUAL		WINTER		WINTER									
<b>10 TO 14 PAVELEY DRIVE (CONTINUED)</b>																														
REPLIC.	F03	R10	RESIDENTIAL		LD	207	207	0.0	0.0	32.1	31.5	0.6	1.9	99.9	53.5	99.9	535	0	0	0	9	2	9	2	9	2	0.0	0.0		
REPLIC.					W17/F03	219	219	0.0	0.0												58	22	58	22	58	22	0.0	0.0		
REPLIC.					W18/F03	341	341	0.0	0.0												67	23	67	23	67	23	0.0	0.0		
REPLIC.					W19/F03	381	381	0.0	0.0																					
REPLIC.					W20/F03																									
<b>20 TO 31 PAVELEY DRIVE</b>																														
FLOOR	F00	R1	RESIDENTIAL	BEDROOM	W1/F00	300	272	2.8	9.3	29.6	26.8	2.8	9.5	99.8	11.0	99.8	11.0	0	0	0										
FLOOR					W2/F00	293	265	2.8	9.6																					
FLOOR					W3/F00	221	200	2.1	9.5	22.1	20	2.1	9.5	98.6	70	91.1	65	0.5	7.6											
FLOOR					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											
FLOOR					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											
FLOOR					W7/F00	170	149	2.1	12.4																					
FLOOR					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											
FLOOR					W9/F00	30.1	26.8	3.3	11.0																					
FLOOR					W10/F00	22.4	19.4	3.0	13.4	22.4	19.4	3	13.4	98.6	70	83.7	6.0	1.1	15.2											
FLOOR					W12/F00	240	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											
FLOOR					W13/F00	300	26.5	3.5	11.7	30.4	26.8	3.6	11.8	99.8	11.0	99.8	11.0	0	0											
FLOOR					W14/F00	30.8	27.2	3.6	11.7																					
FLOOR	F01	R1	RESIDENTIAL	BEDROOM	W1/F01	340	30.9	3.1	9.1	34	30.9	3.1	9.1	99.7	11.0	99.7	11.0	0	0											
FLOOR					W2/F01	32.5	29.4	3.1	9.5	32.5	29.4	3.1	9.5	98.6	70	91.9	6.6	0.5	6.7											
FLOOR					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											
FLOOR					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											
FLOOR					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											
FLOOR					W8/F01	32.8	29.2	3.6	11.0	32.8	29.2	3.6	11	98.6	70	88.6	6.3	0.7	10.1											
FLOOR					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											
FLOOR					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											
FLOOR	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											
FLOOR					W2/F02	23.7	20.6	3.1	13.1																					
FLOOR					W3/F02	23.7	20.6	3.1	13.1	23.7	20.6	3.1	13.1	98.6	70	94.9	6.8	0.3	3.7											
FLOOR					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											
FLOOR					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											
FLOOR					W6/F02	13.9	11.9	2.0	14.4																					
FLOOR					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											
FLOOR					W8/F02	23.8	20.2	3.6	15.1																					
FLOOR					W9/F02	23.8	20.1	3.7	15.5	23.8	20.1	3.7	15.5	98.6	70	91.7	6.5	0.5	7											
FLOOR					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											
FLOOR					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											
FLOOR					W12/F02	24.3	20.5	3.8	15.6																					

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

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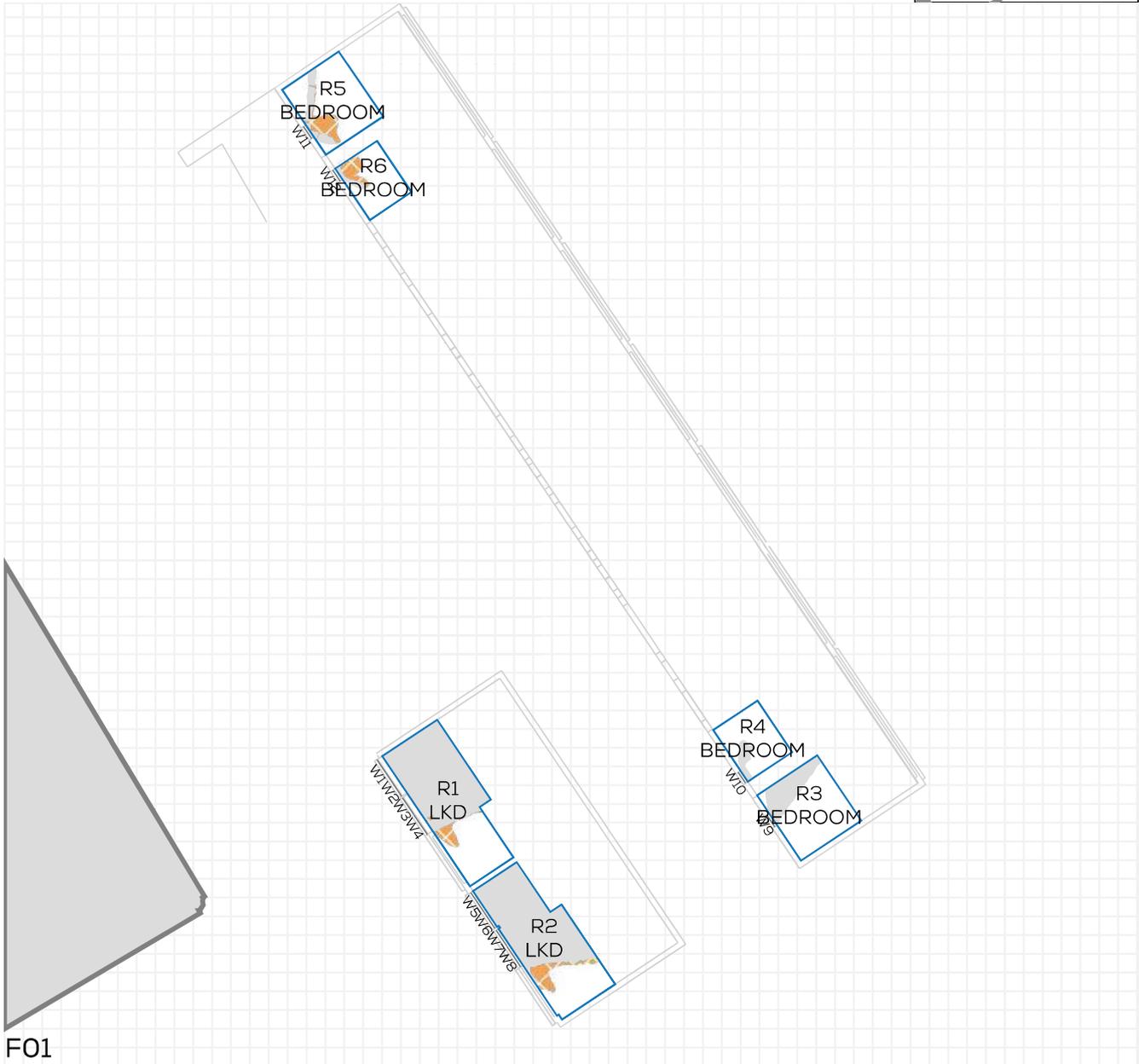
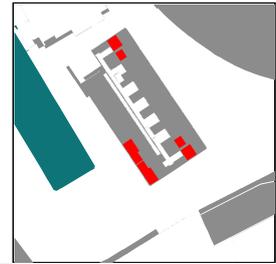


# EXISTING v PROPOSED (CONTOURS)

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-ISO2-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



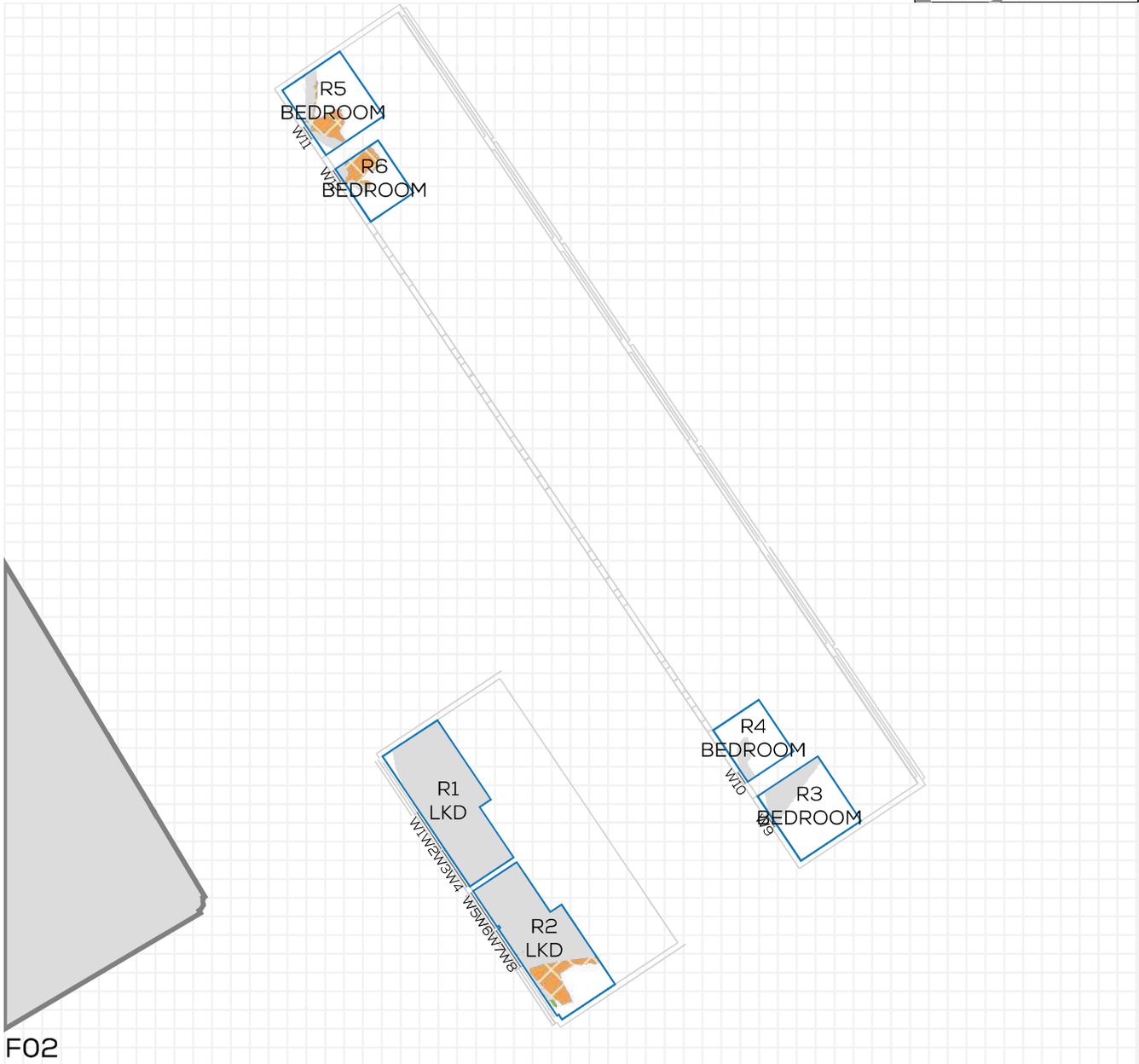
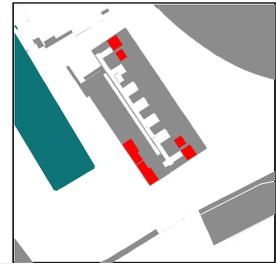
F01

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-ISO2-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



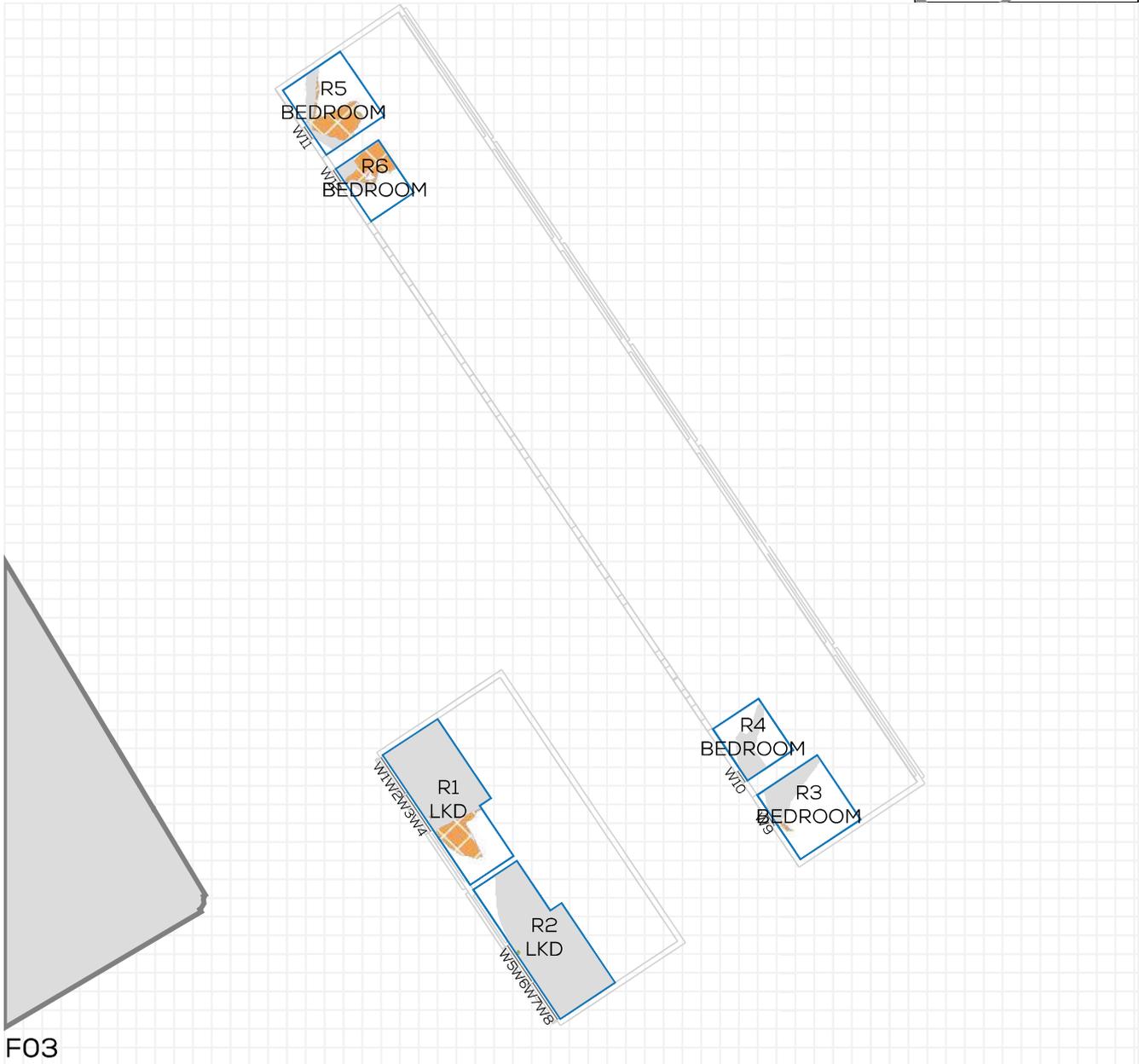
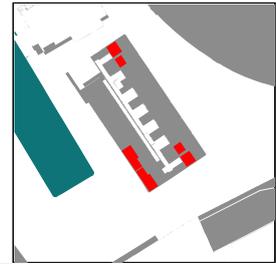
F02

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-ISO2-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



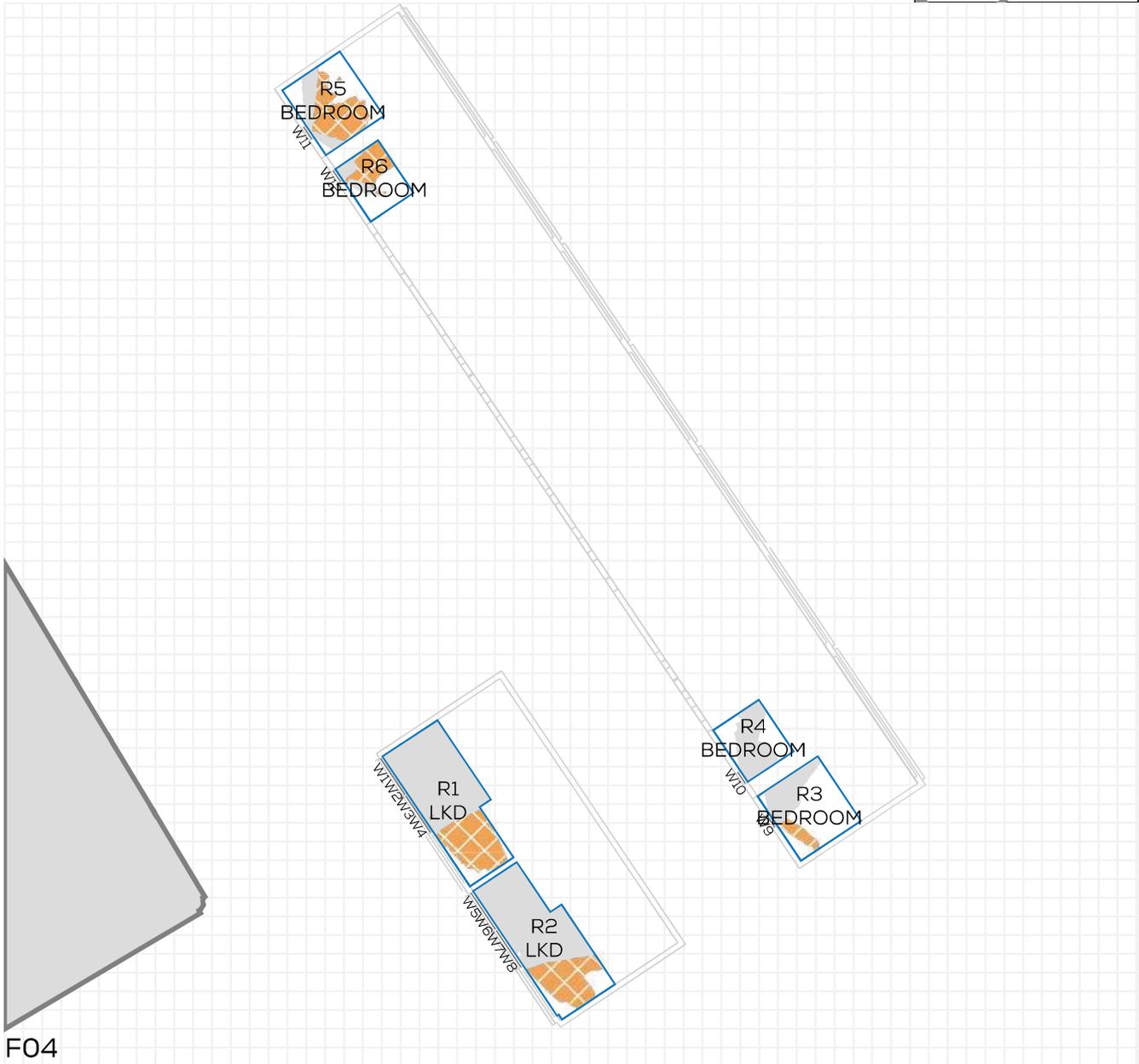
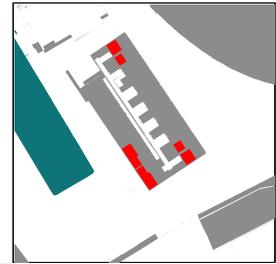
**F03**

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-ISO2-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



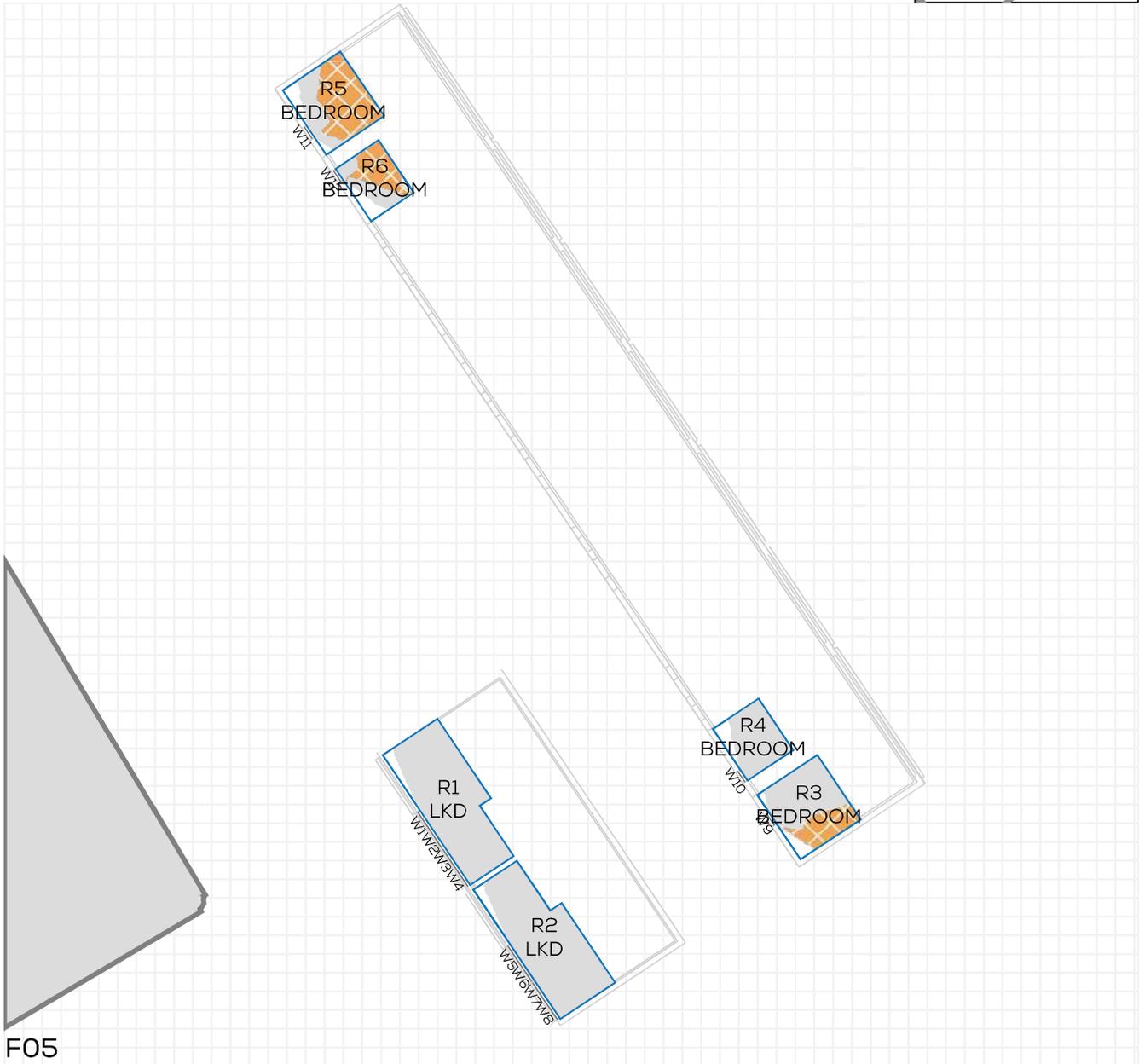
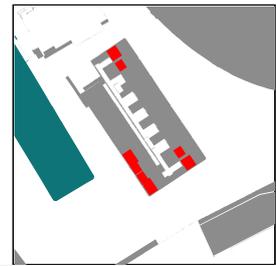
F04

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-ISO2-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



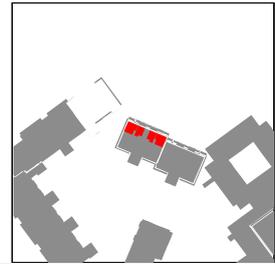
**F05**

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
<b>6 HESTER ROAD</b>								
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

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-ISO2-NSL11

**KEY:**

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

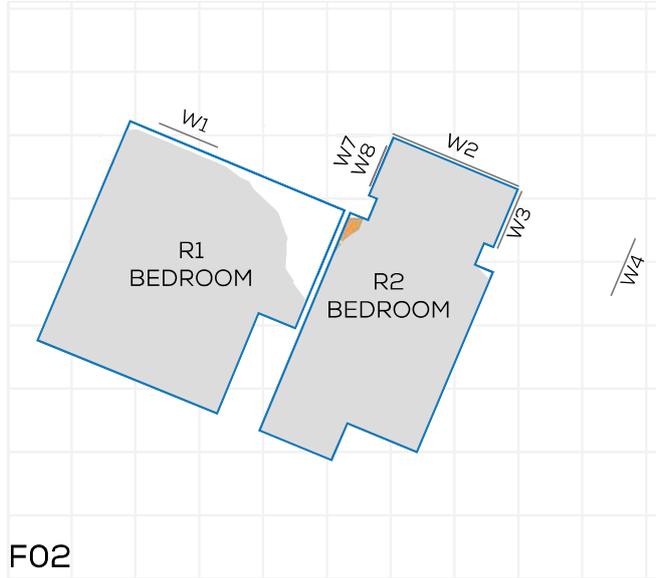
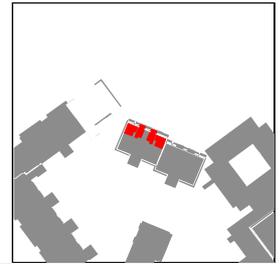


FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
<b>18 PAVELEY DRIVE</b>								
F00	R1	RESIDENTIAL	BEDROOM	12.6	85.7	85.6	0.0	0
F00	R2	RESIDENTIAL	BEDROOM	8.2	100	100	0.0	0
F00	R3	RESIDENTIAL	BEDROOM	8.3	100	100	0.0	0
F00	R4	RESIDENTIAL	BEDROOM	12.5	89.2	64.3	3.1	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

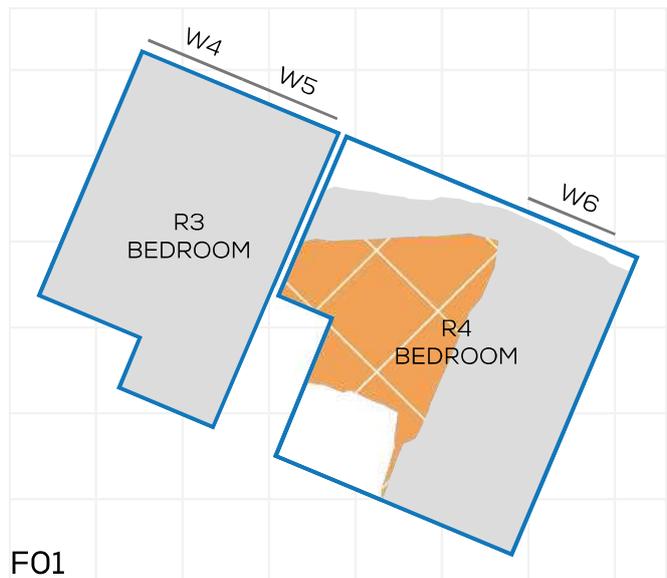
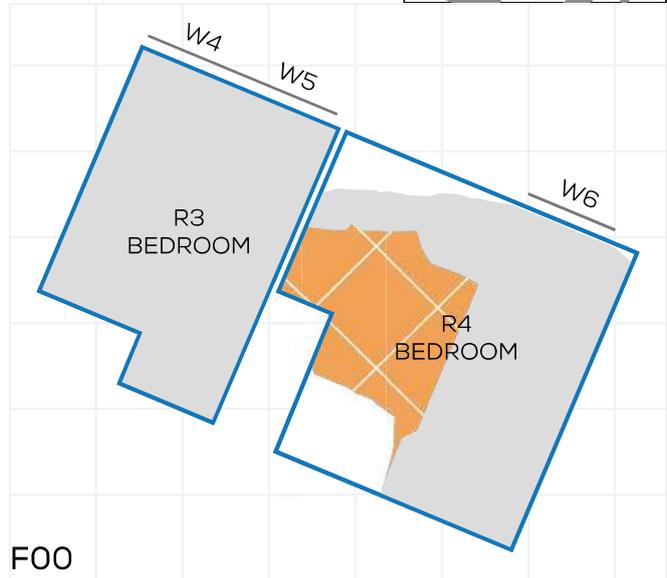


FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
<b>18 PAVELEY DRIVE</b>								
F02	R1	RESIDENTIAL	BEDROOM	12.6	89	88.9	0.0	0
F02	R2	RESIDENTIAL	BEDROOM	11.0	99.7	99	0.1	0.7
F02	R3	RESIDENTIAL	BEDROOM	11.2	99.6	99.2	0.0	0.4
F02	R4	RESIDENTIAL	BEDROOM	12.5	93.3	70	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

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-ISO2-NSL13

**KEY:**

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

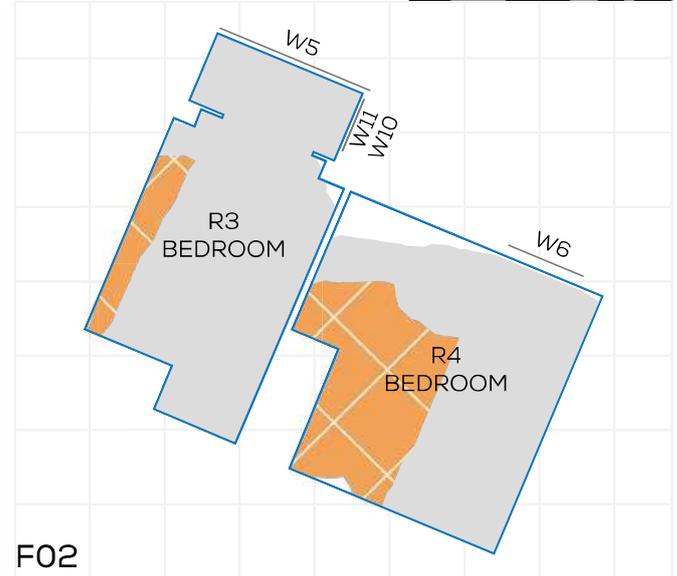
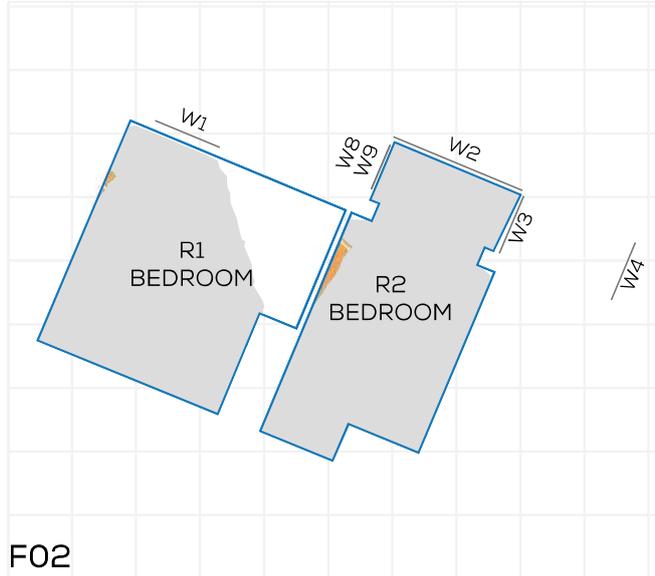


FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
<b>19 PAVELEY DRIVE</b>								
F00	R1	RESIDENTIAL	BEDROOM	12.6	77.6	77.4	0.0	0.3
F00	R2	RESIDENTIAL	BEDROOM	8.2	100	100	0.0	0
F00	R3	RESIDENTIAL	BEDROOM	8.3	100	100	0.0	0
F00	R4	RESIDENTIAL	BEDROOM	12.5	83.7	57.1	3.3	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

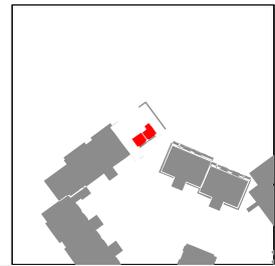


FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
<b>19 PAVELEY DRIVE</b>								
F02	R1	RESIDENTIAL	BEDROOM	12.6	78.1	77.7	0.0	0.4
F02	R2	RESIDENTIAL	BEDROOM	10.8	99.7	98.3	0.2	1.4
F02	R3	RESIDENTIAL	BEDROOM	10.9	99.3	90.6	1.0	8.8
F02	R4	RESIDENTIAL	BEDROOM	12.5	93.6	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-ISO2-NSL15

**KEY:**

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



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
<b>17 PAVELEY DRIVE</b>								
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



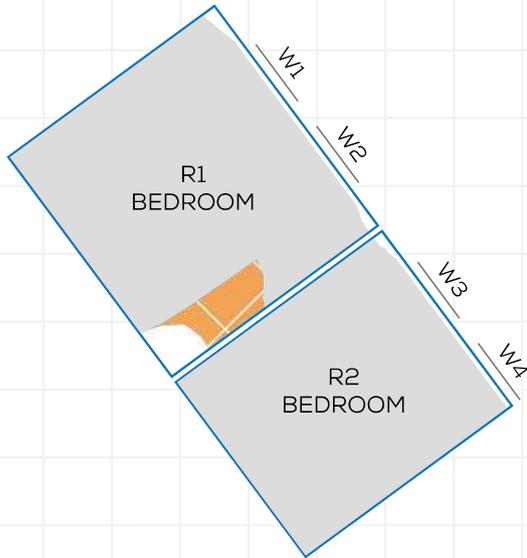
F00

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

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA BRIDGE  
 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-ISO2-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



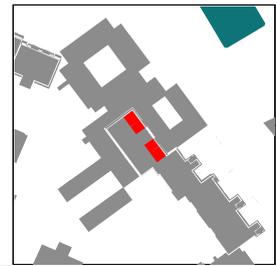
**F01**

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
<b>2-28 BATTERSEA BRIDGE ROAD</b>								
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 BRIDGE  
 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-ISO2-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



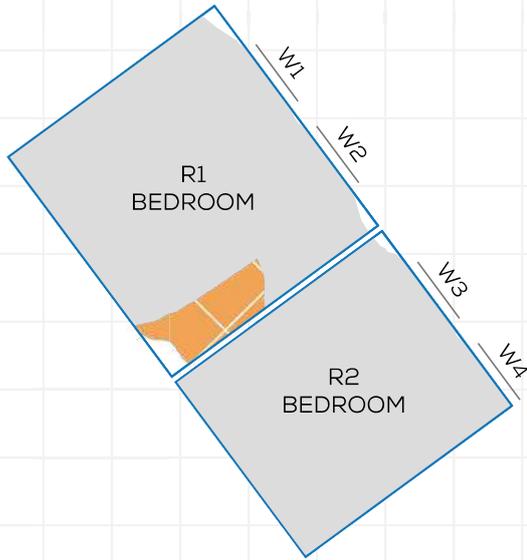
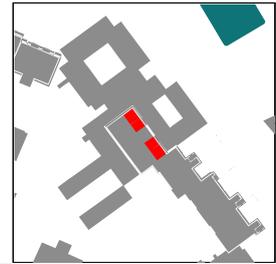
**F02**

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
<b>2-28 BATTERSEA BRIDGE ROAD</b>								
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-ISO2-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



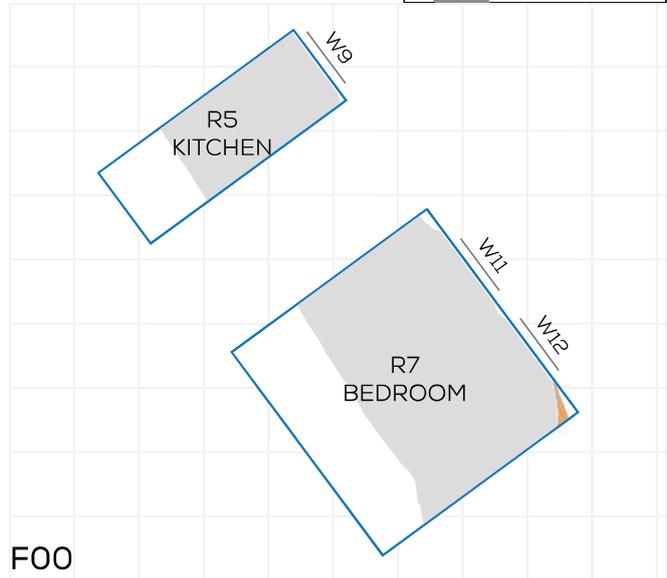
**F03**

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-ISO2-NSL23

**KEY:**

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

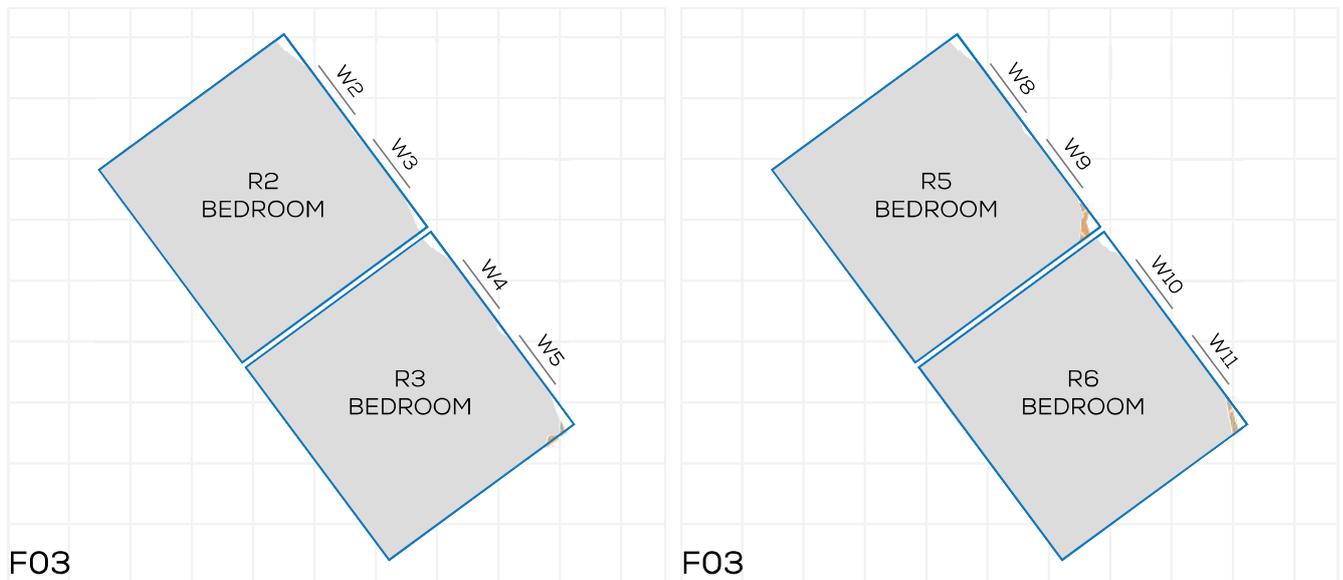
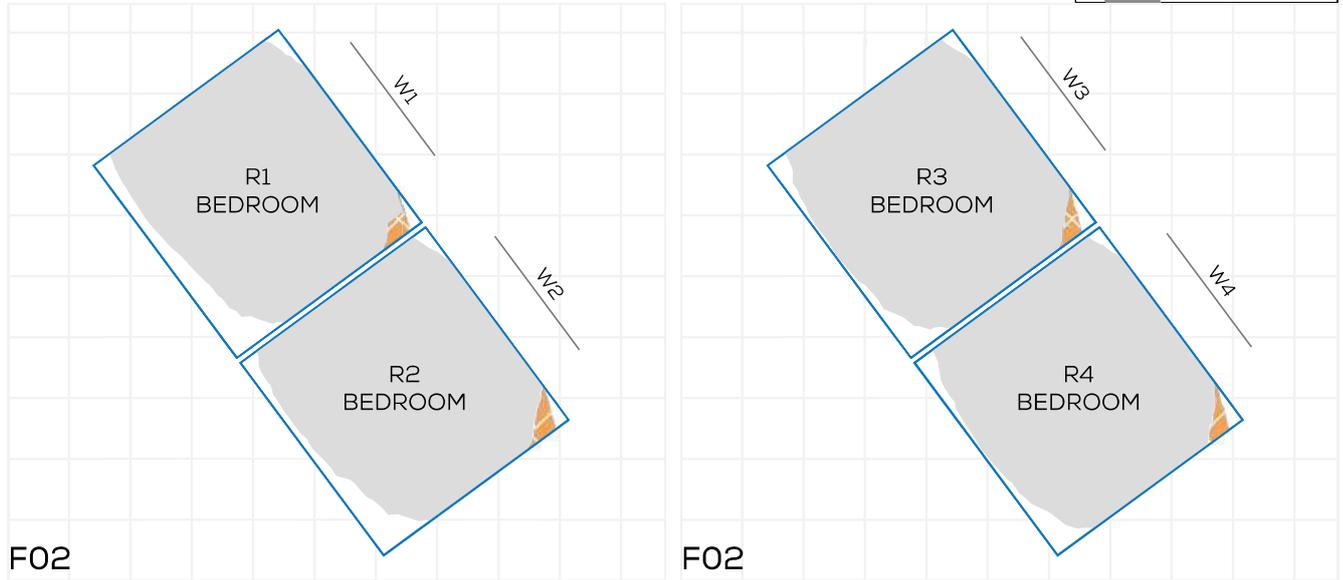


FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
<b>30-44 BATTERSEA BRIDGE ROAD</b>								
F00	R1	RESIDENTIAL	KITCHEN	5.1	72.5	72.5	0.0	0
F00	R3	RESIDENTIAL	BEDROOM	14.7	74.7	74.7	0.0	-0.1
F00	R5	RESIDENTIAL	KITCHEN	5.1	68.6	68.6	0.0	0
F00	R7	RESIDENTIAL	BEDROOM	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

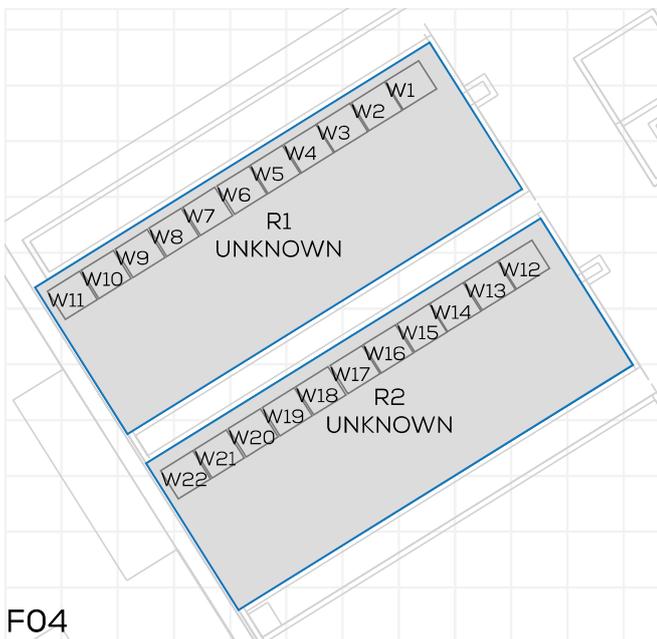
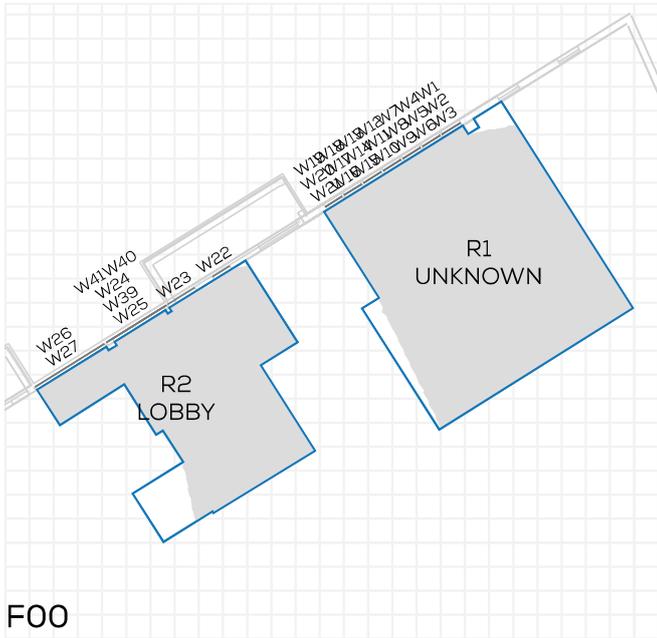
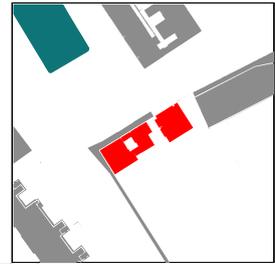


FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
<b>30-44 BATTERSEA BRIDGE ROAD</b>								
F02	R1	RESIDENTIAL	BEDROOM	14.7	90.1	89.1	0.1	1.1
F02	R2	RESIDENTIAL	BEDROOM	14.7	91.5	90.3	0.2	1.4
F02	R3	RESIDENTIAL	BEDROOM	14.7	93.9	92.9	0.2	1.1
F02	R4	RESIDENTIAL	BEDROOM	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-ISO2-NSL25

**KEY:**

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

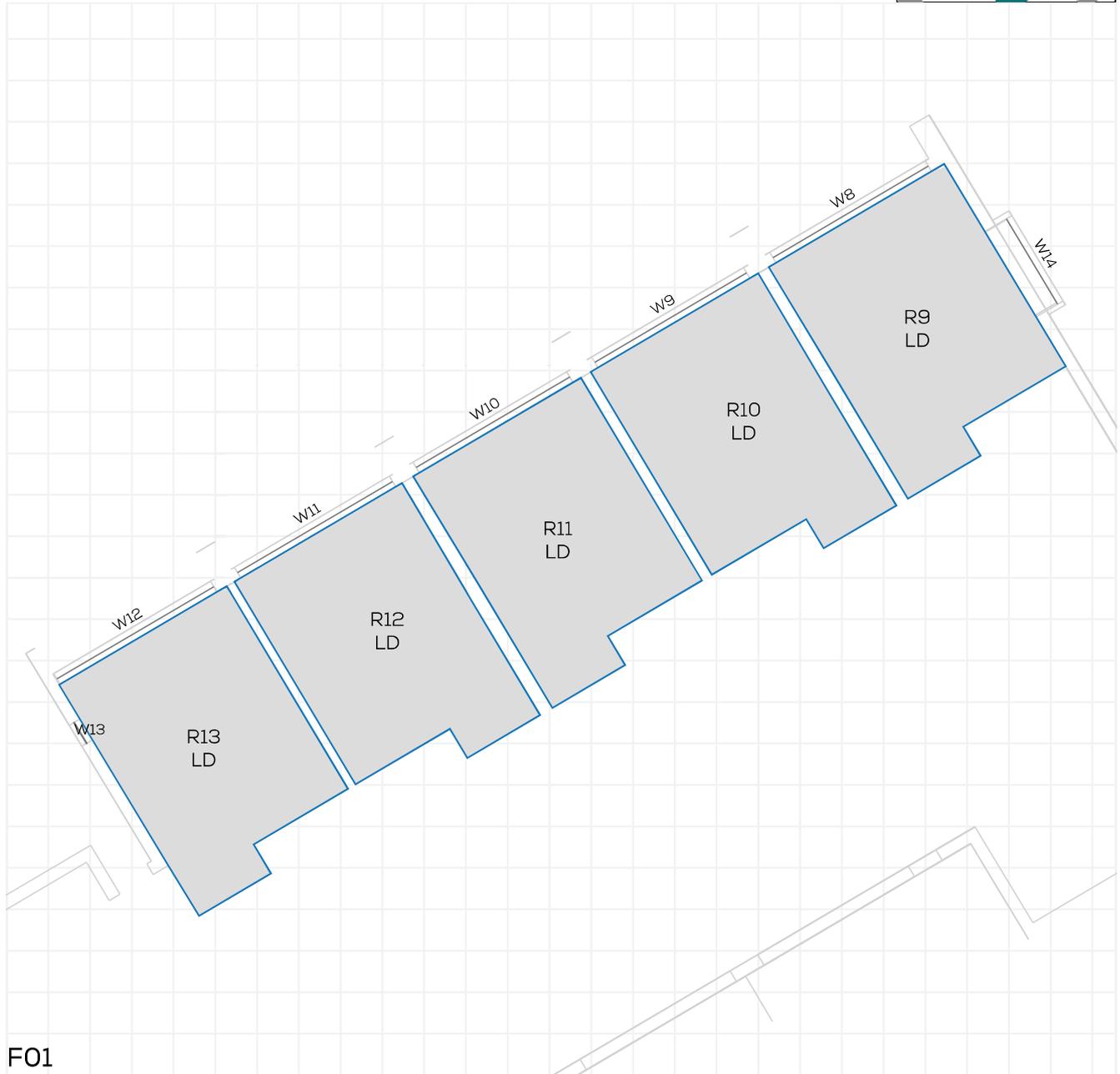
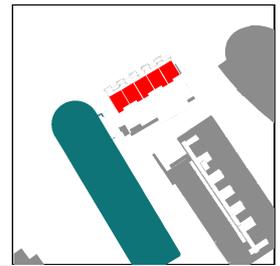


FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ROYAL COLLEGE OF ART								
F00	R1	EDUCATIONAL	UNKNOWN	92.9	95.9	95.9	0.0	0
F00	R2	EDUCATIONAL	LOBBY	59.9	91.9	91.9	0.0	0
F00	R3	EDUCATIONAL	GALLERY	84.4	99.6	99.6	0.0	0
F04	R1	HIGHER EDUCATIO	UNKNOWN	25.6	100	100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



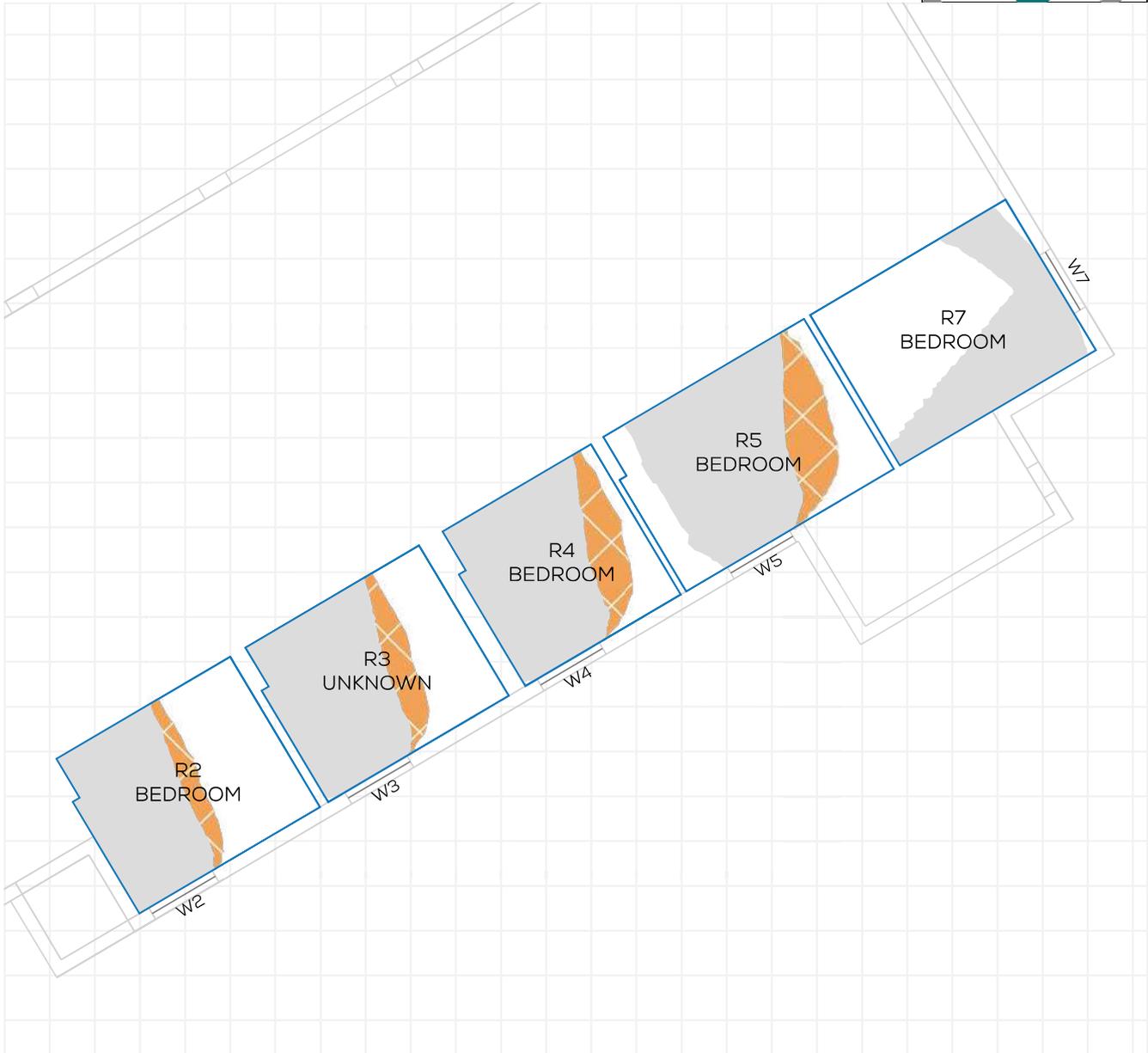
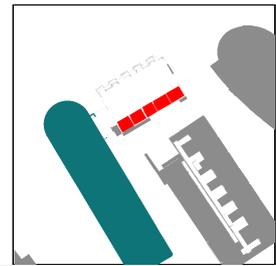
**F01**

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
<b>2 HESTER ROAD</b>								
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-ISO2-NSL27

**KEY:**

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



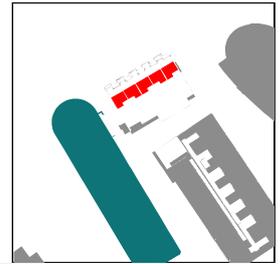
**F02**

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
<b>2 HESTER ROAD</b>								
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



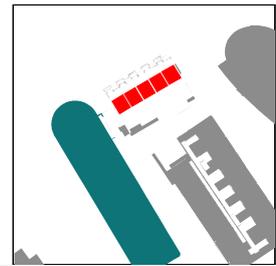
**F02**

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

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



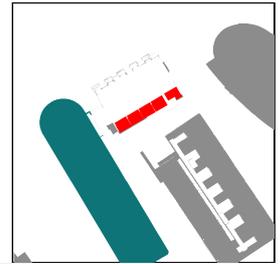
**F03**

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



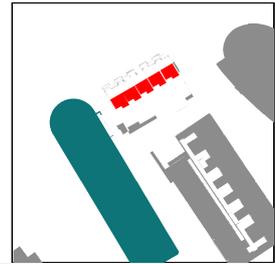
**F04**

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-ISO2-NSL31

**KEY:**

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



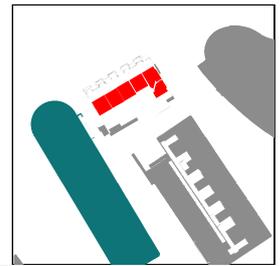
**F04**

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
<b>2 HESTER ROAD</b>								
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



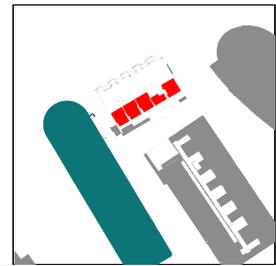
F05

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-ISO2-NSL33

**KEY:**

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



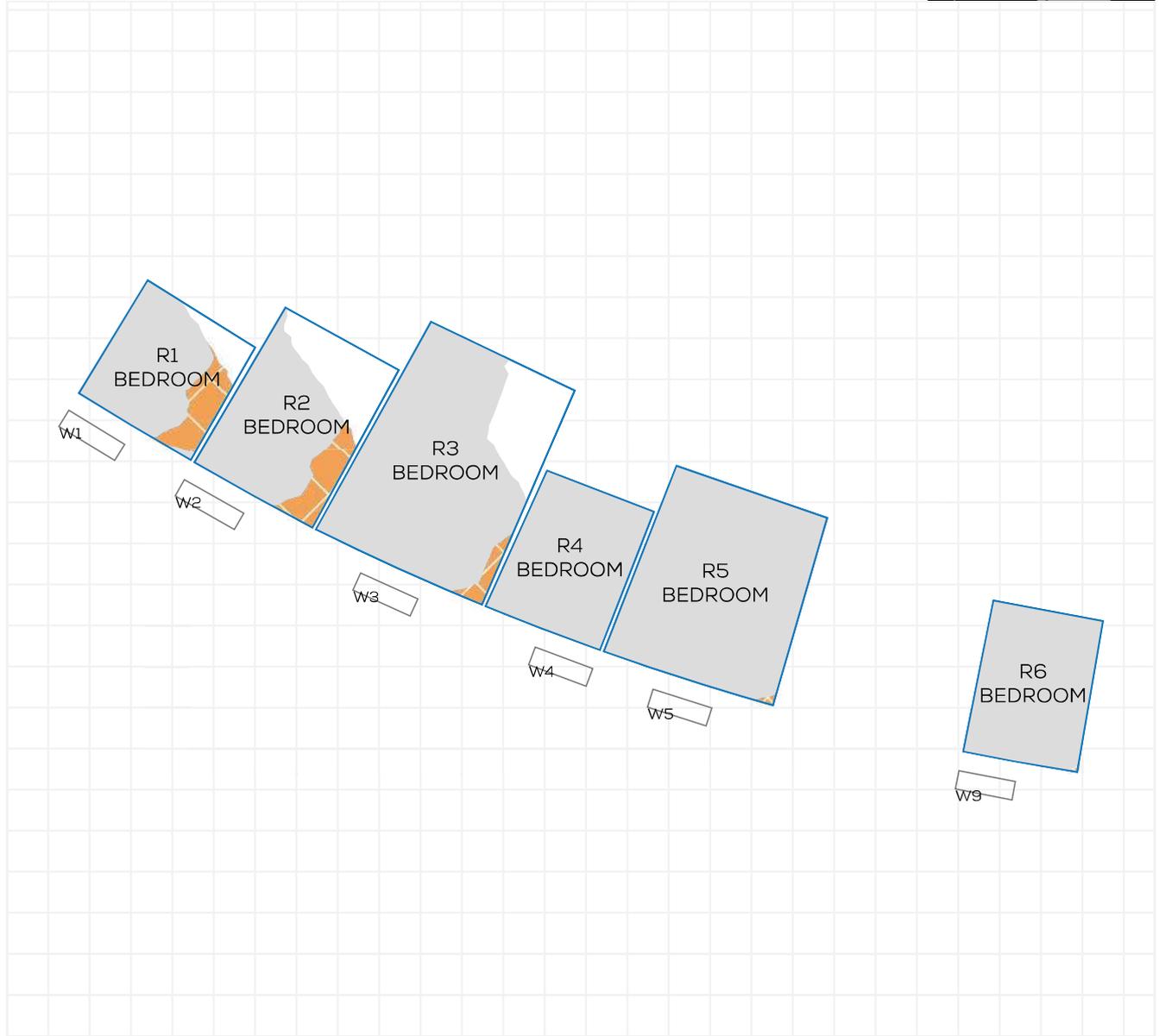
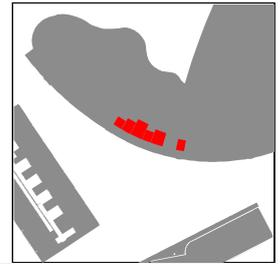
**F06**

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



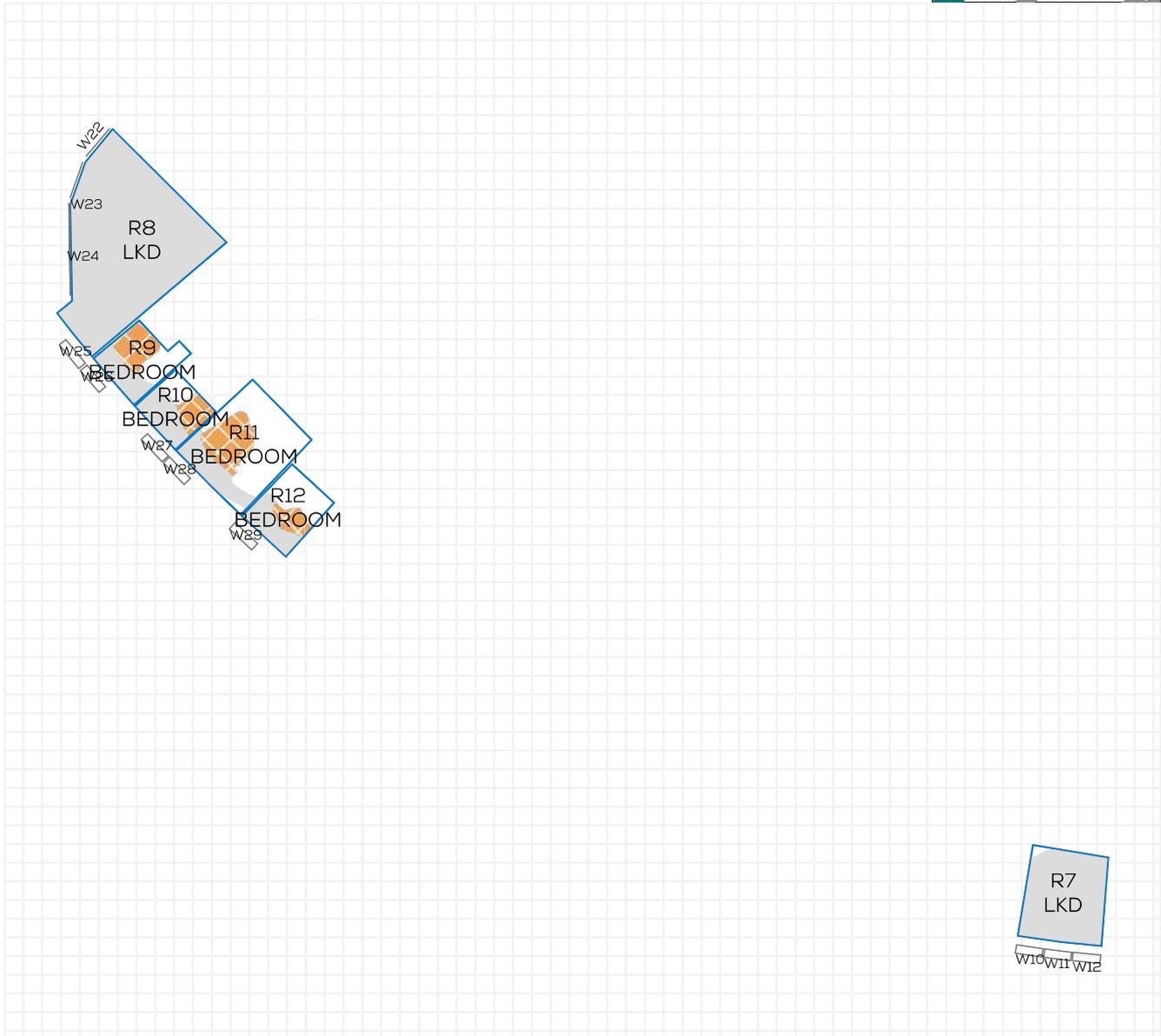
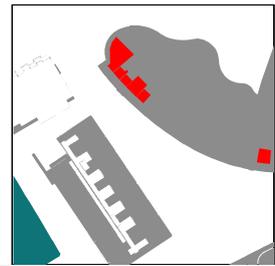
**F02**

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-ISO2-NSL35

**KEY:**

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



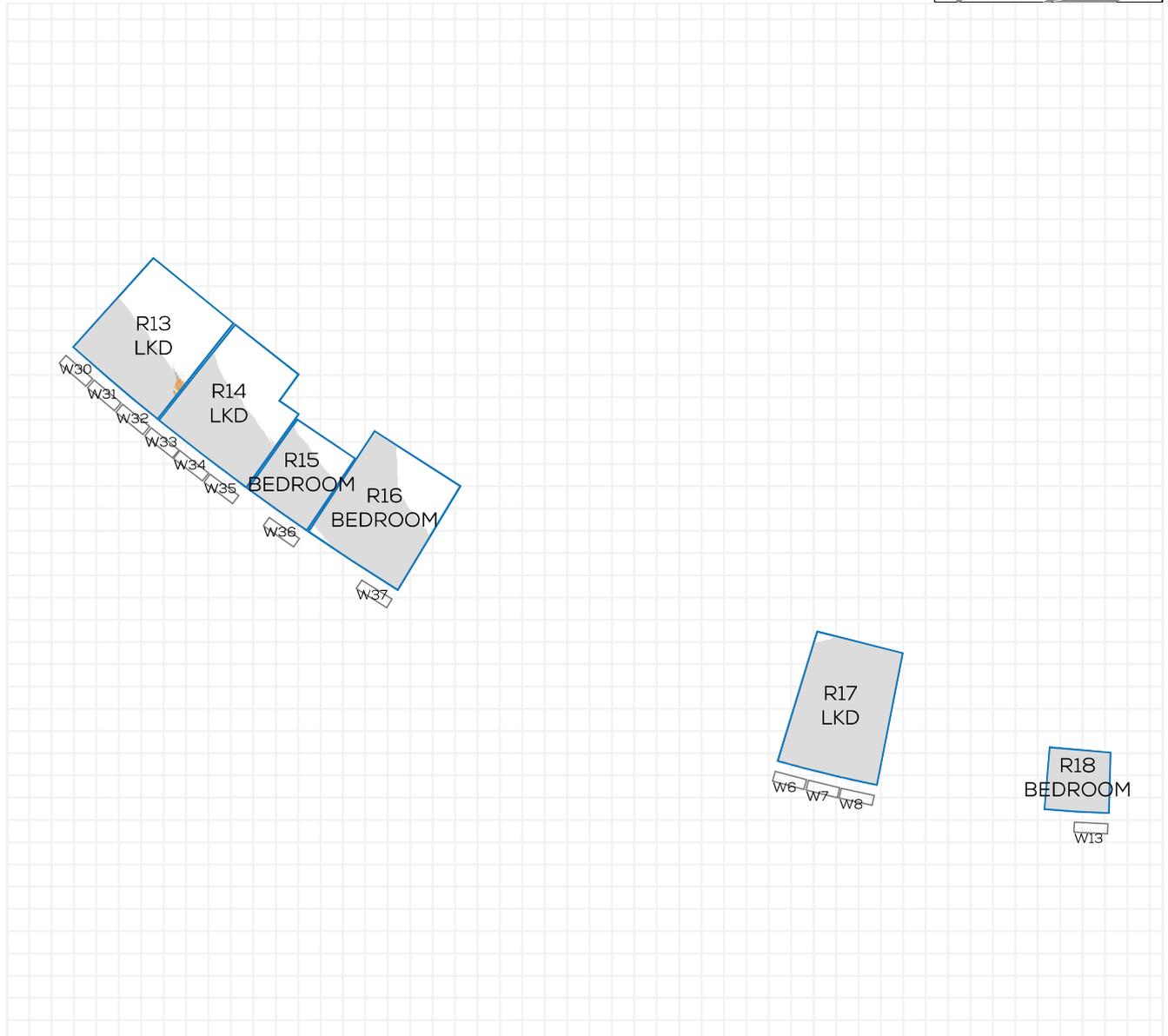
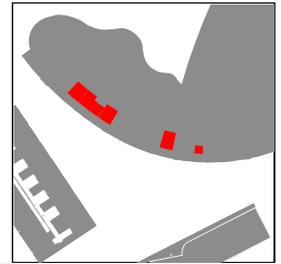
**F02**

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



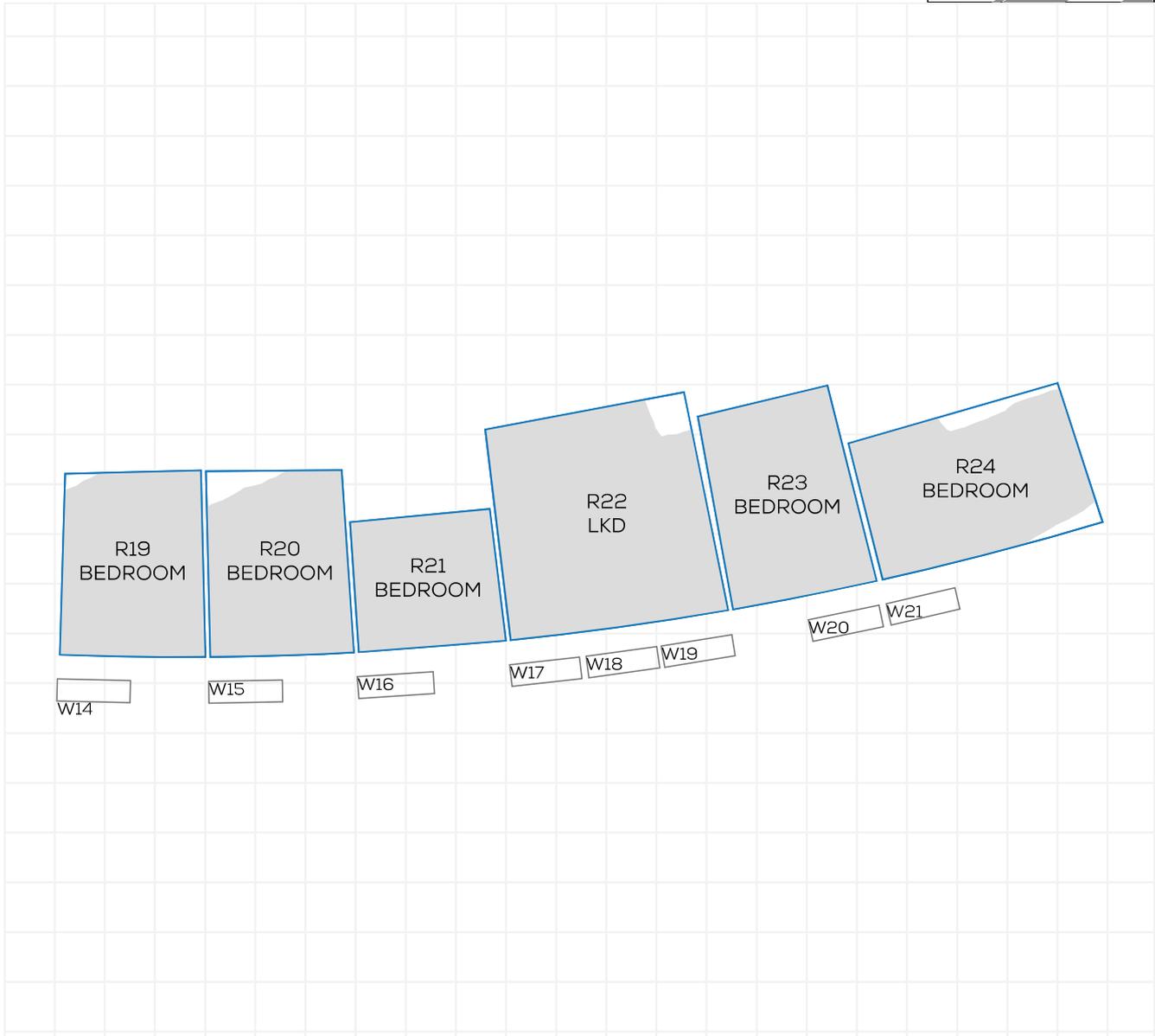
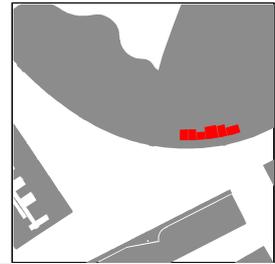
**F02**

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-ISO2-NSL37

**KEY:**

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



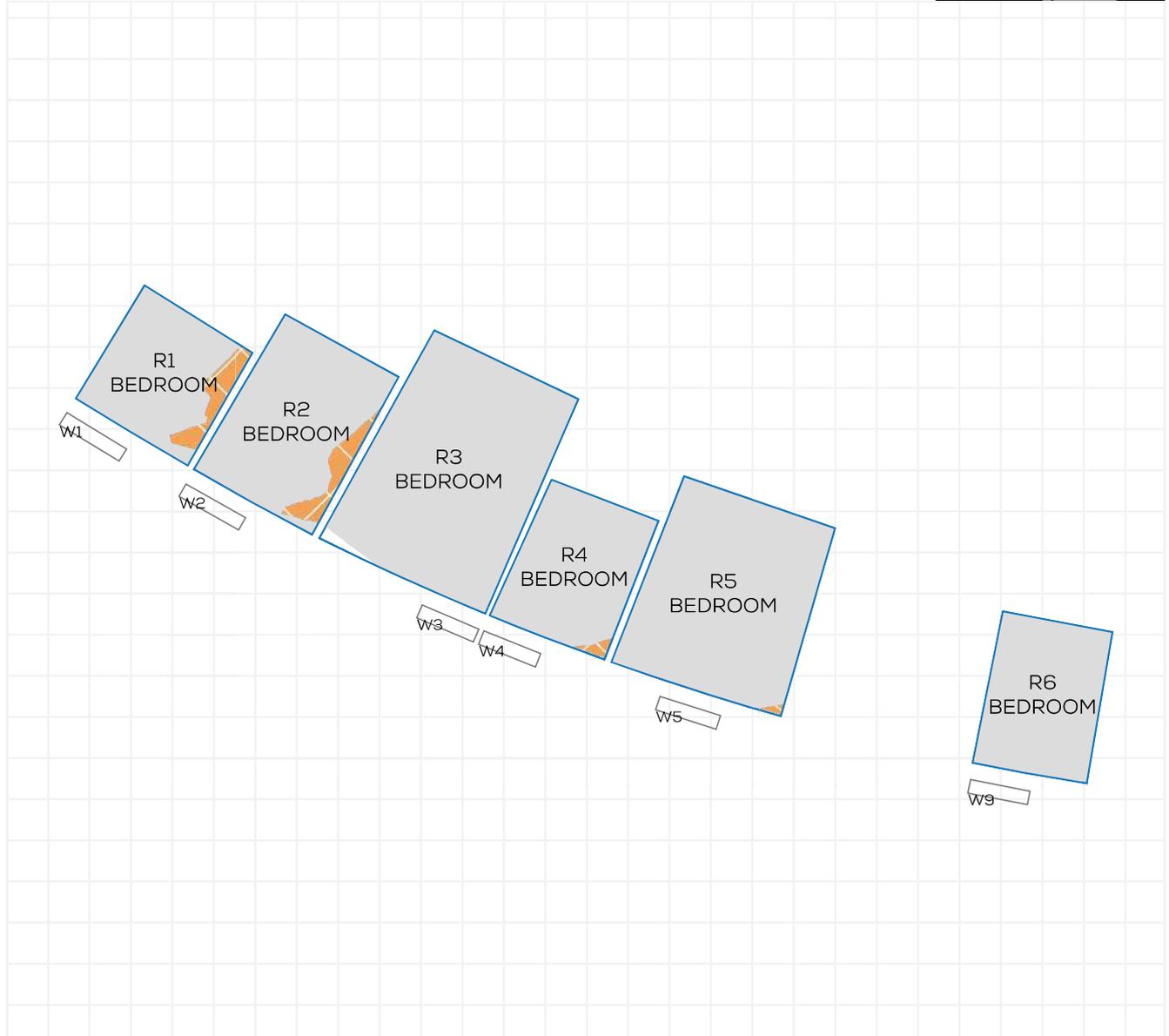
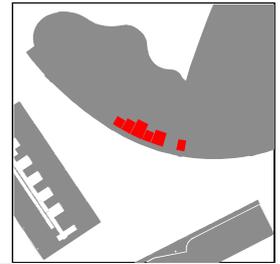
**F02**

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



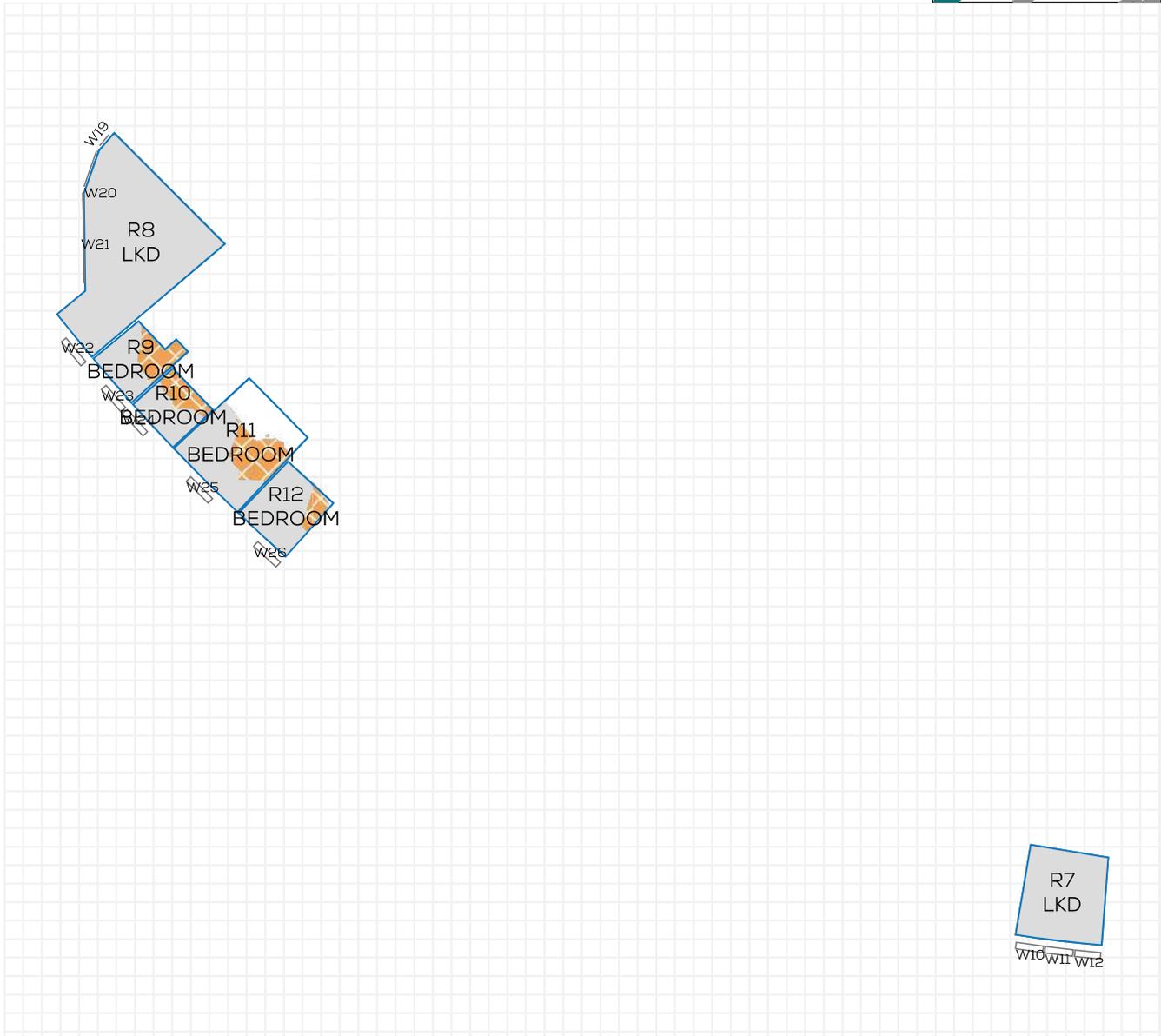
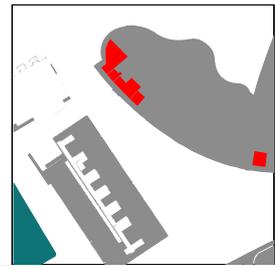
**F03**

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

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-ISO2-NSL39

**KEY:**

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



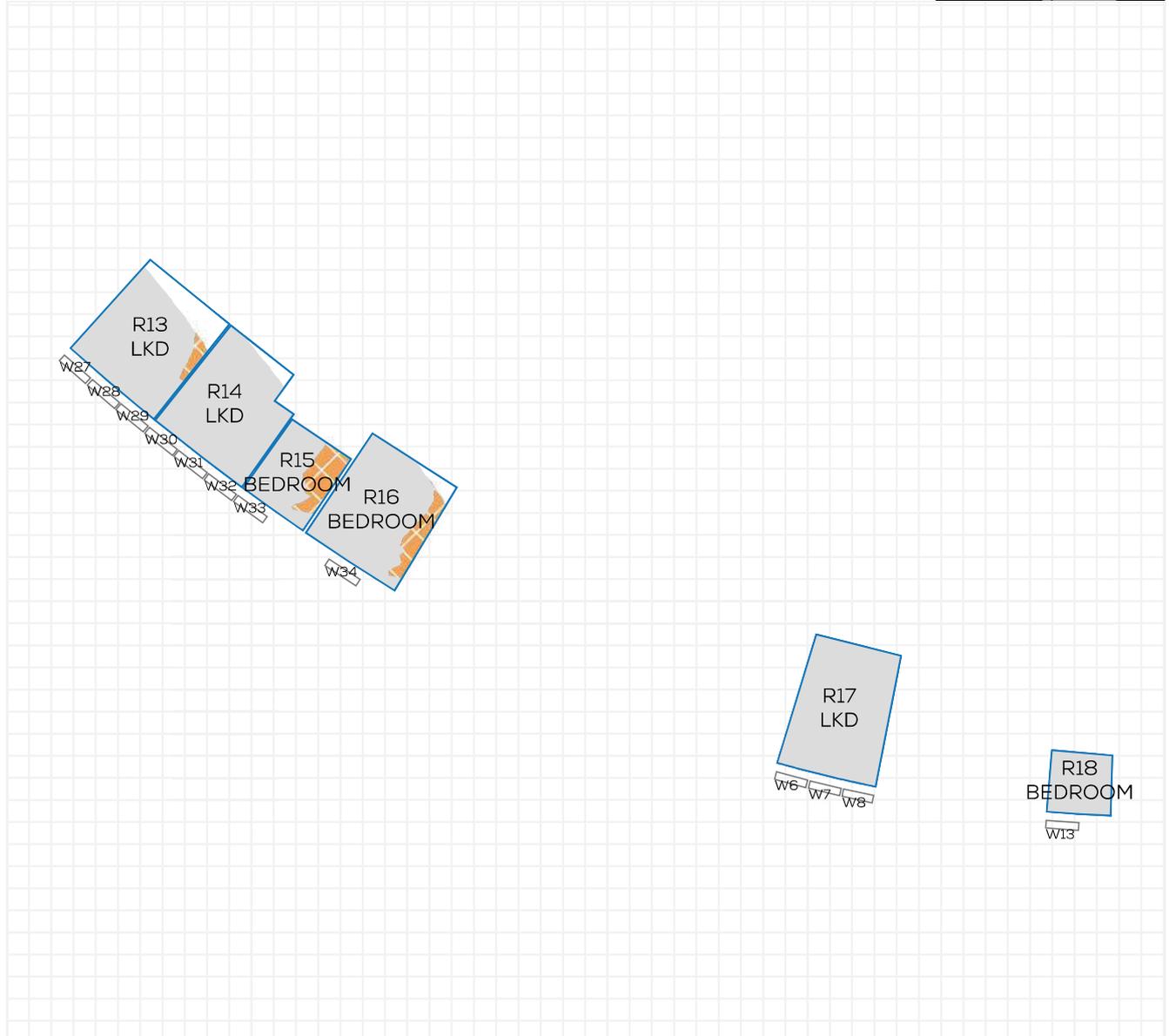
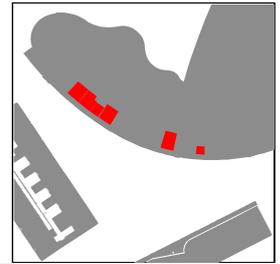
**F03**

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



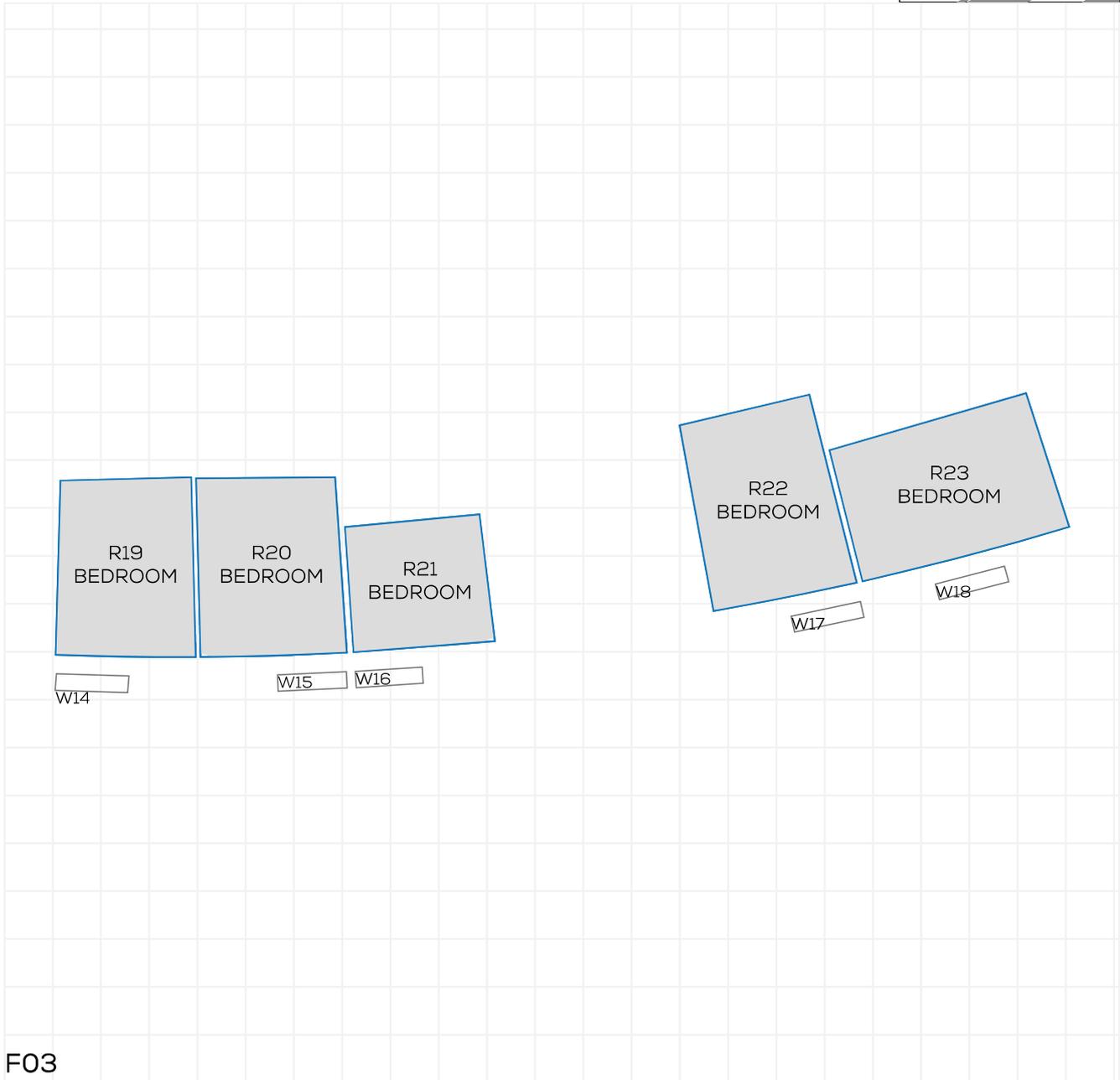
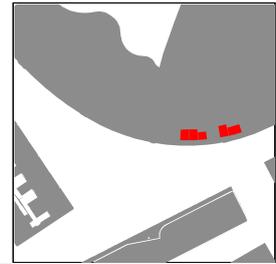
**F03**

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 BRIDGE  
 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-ISO2-NSL41

**KEY:**

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



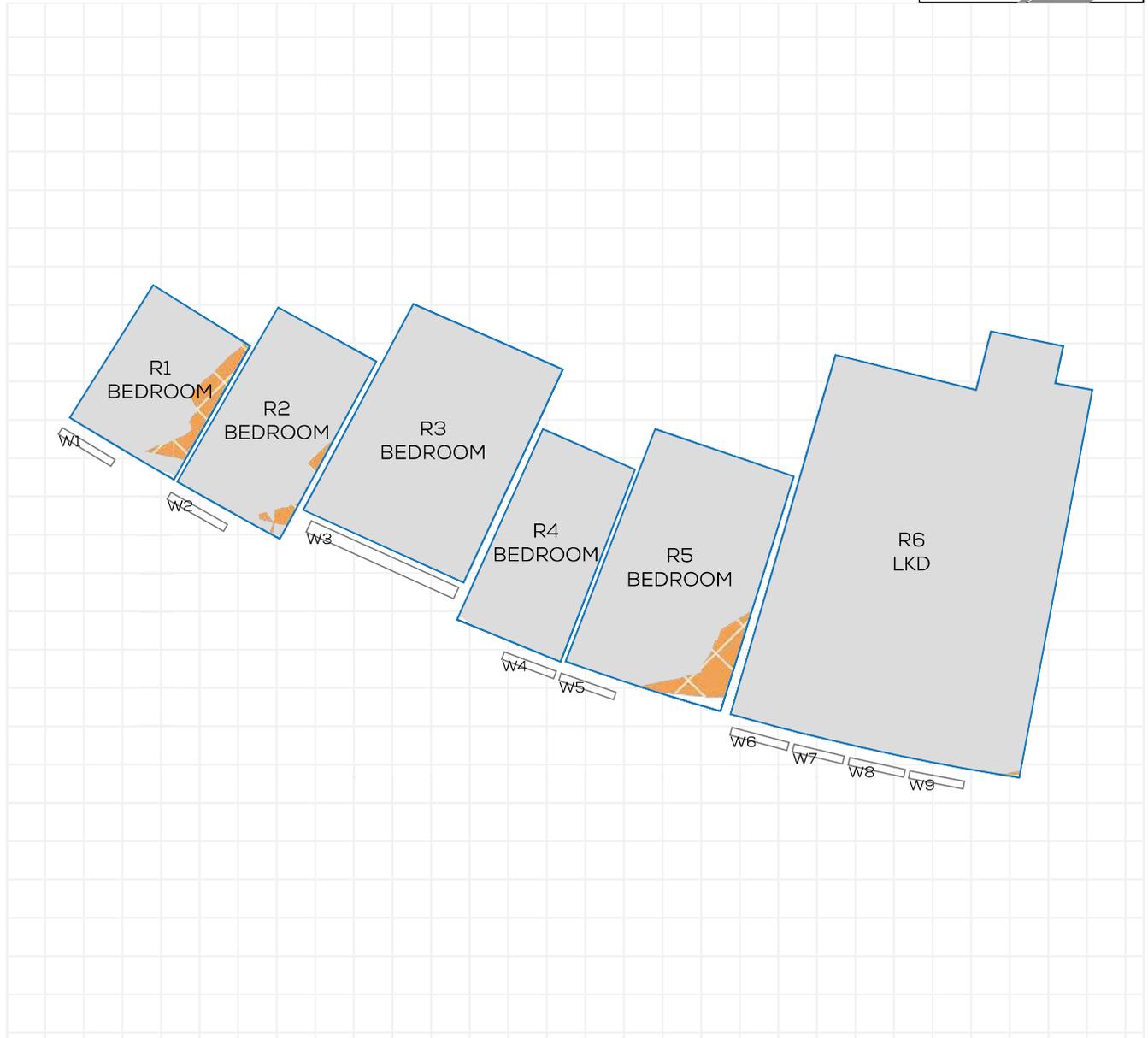
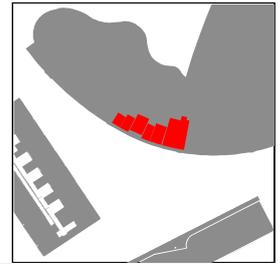
**F03**

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)  
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**KEY:**

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



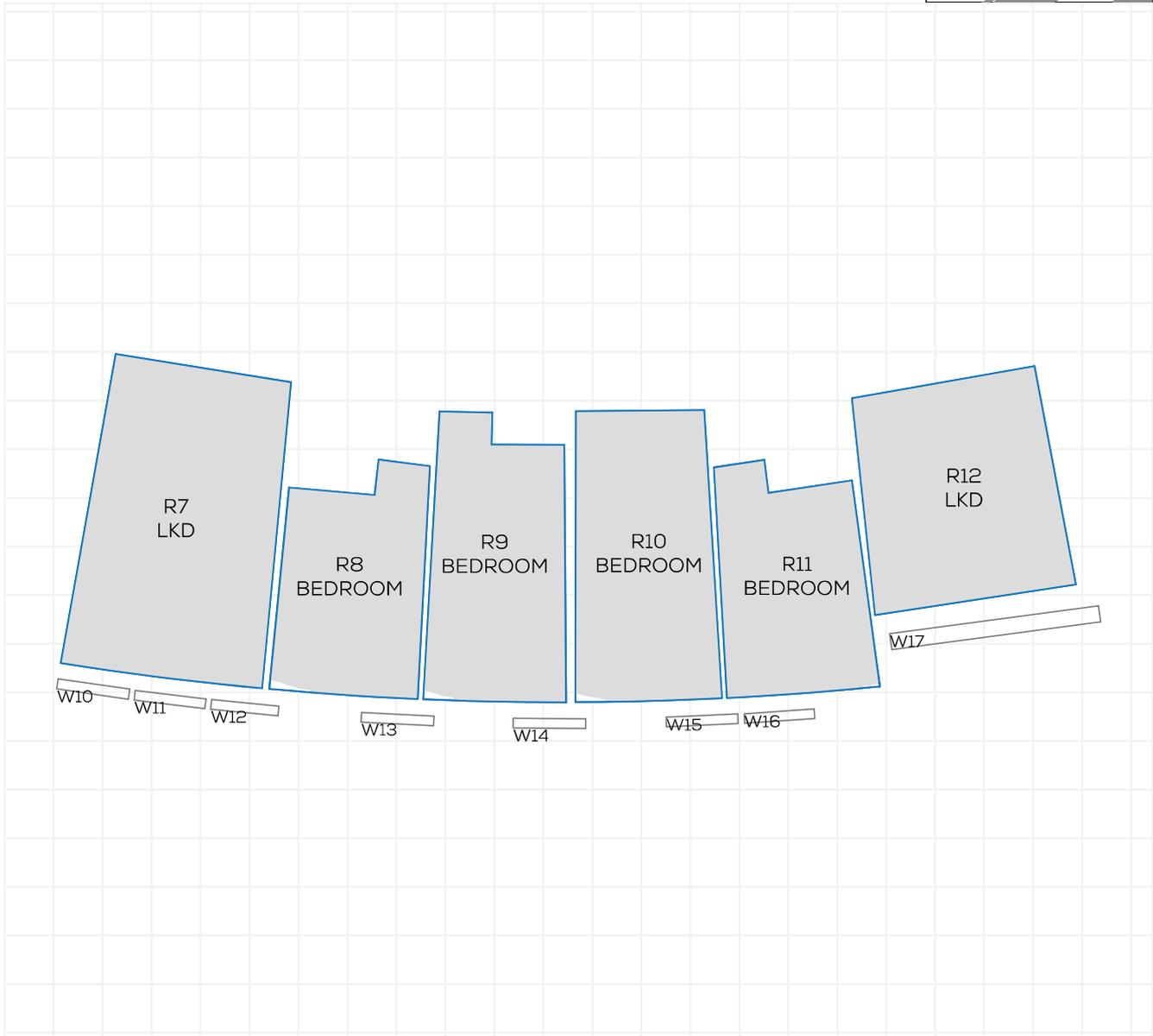
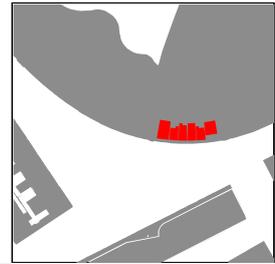
**F04**

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

PROJECT: 18043 - GLASSMILL - ONE BATTERSEA BRIDGE  
 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-ISO2-NSL43

**KEY:**

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



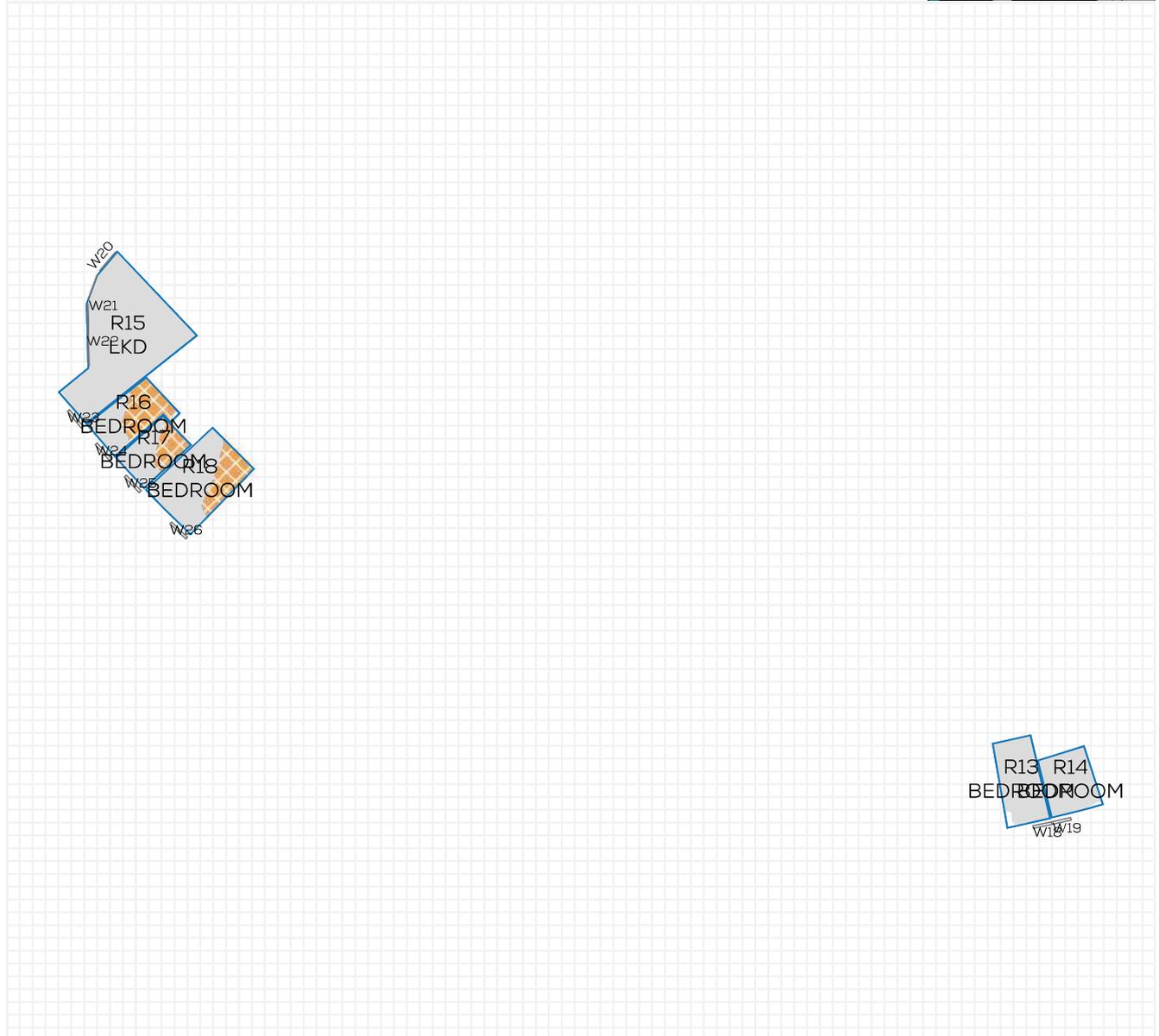
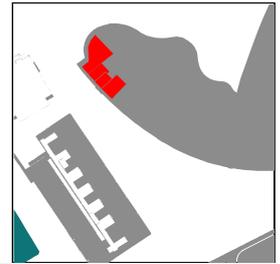
**F04**

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



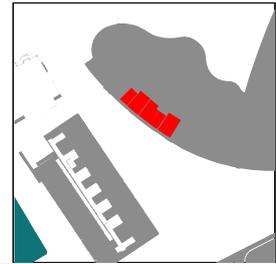
**F04**

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-ISO2-NSL45

**KEY:**

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



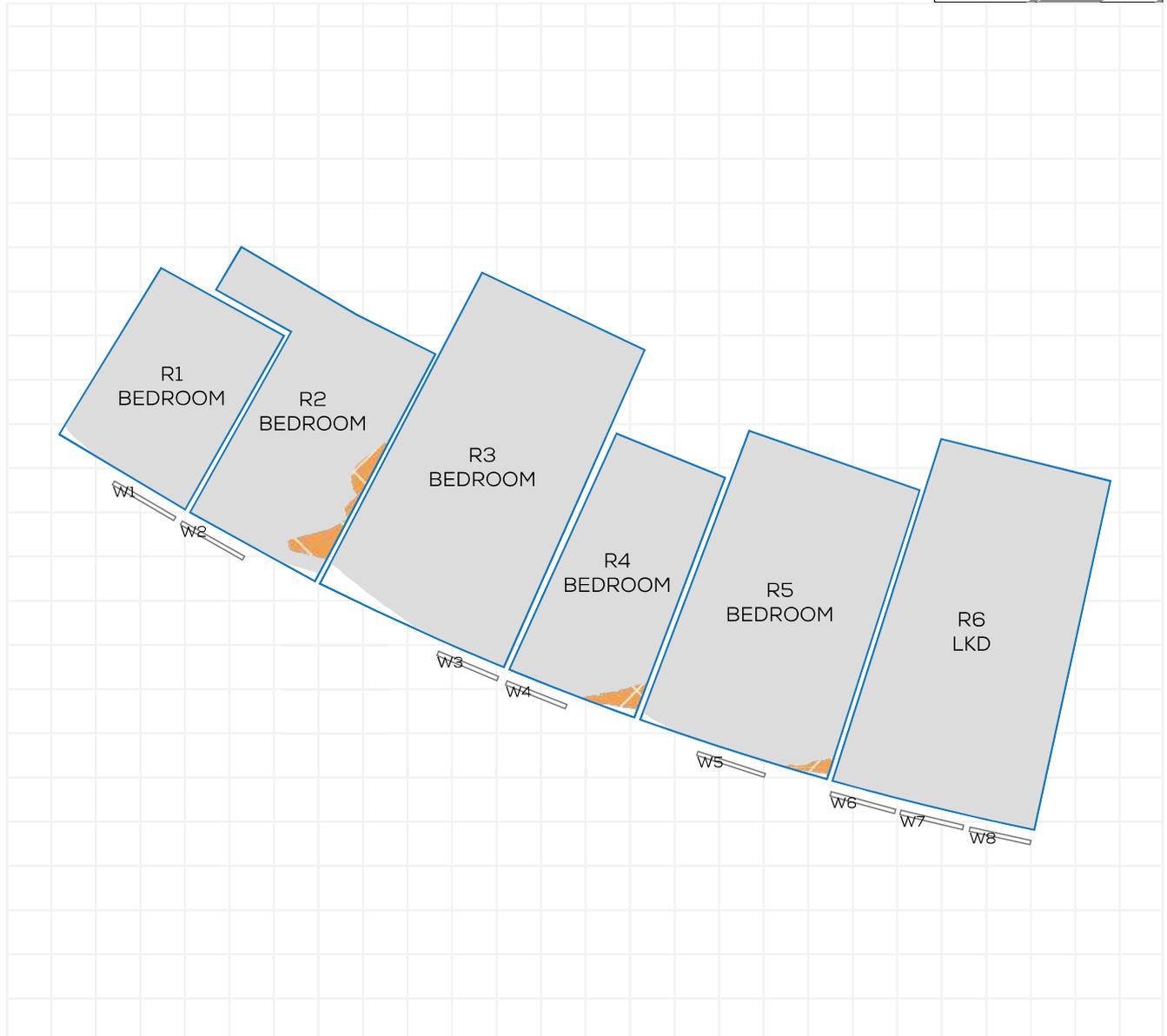
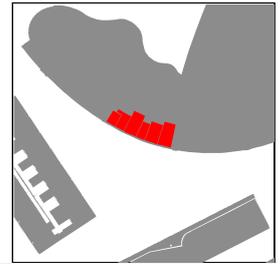
**F04**

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



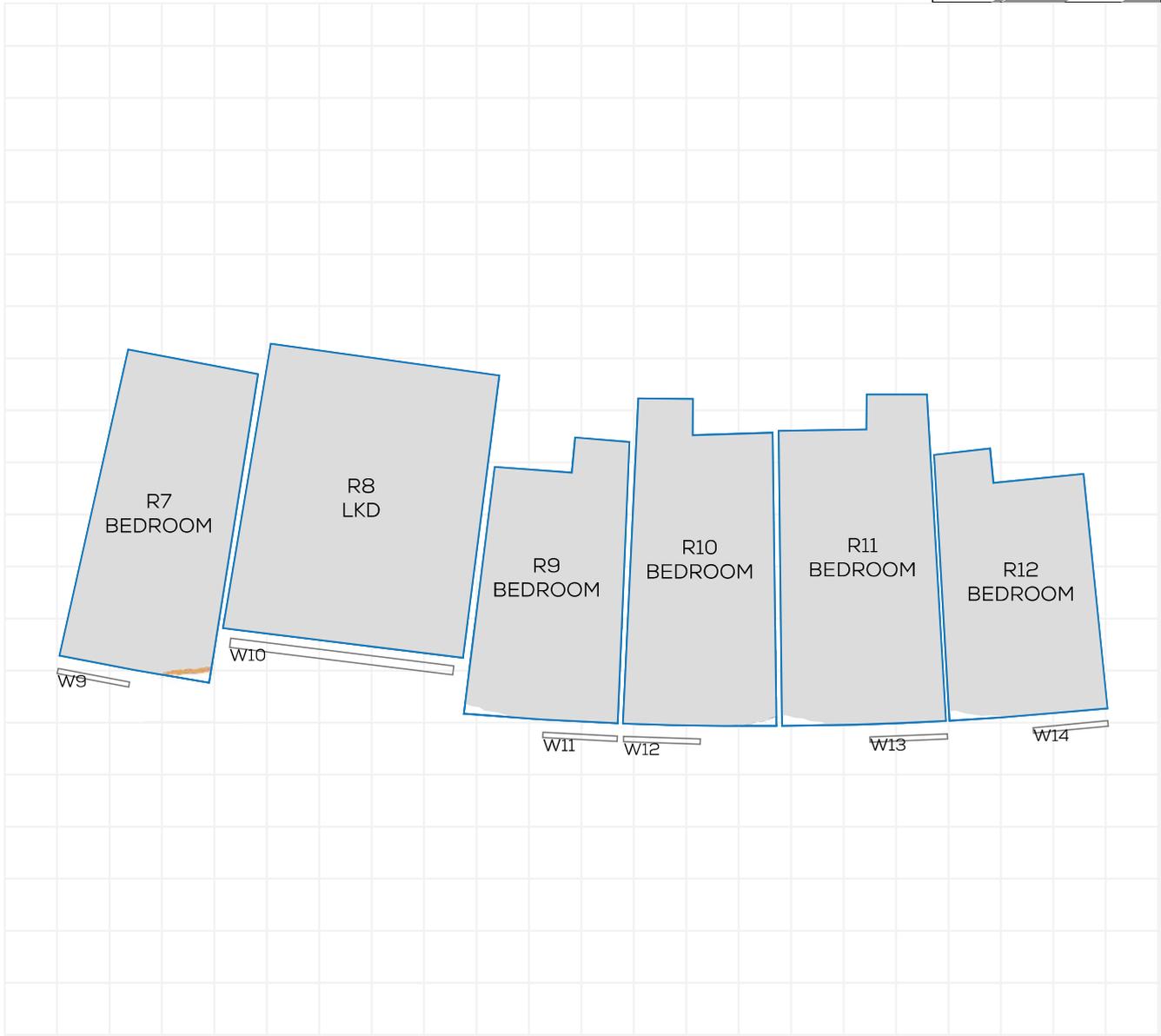
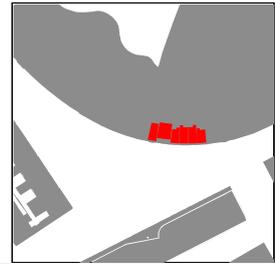
**F05**

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

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-ISO2-NSL47

**KEY:**

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



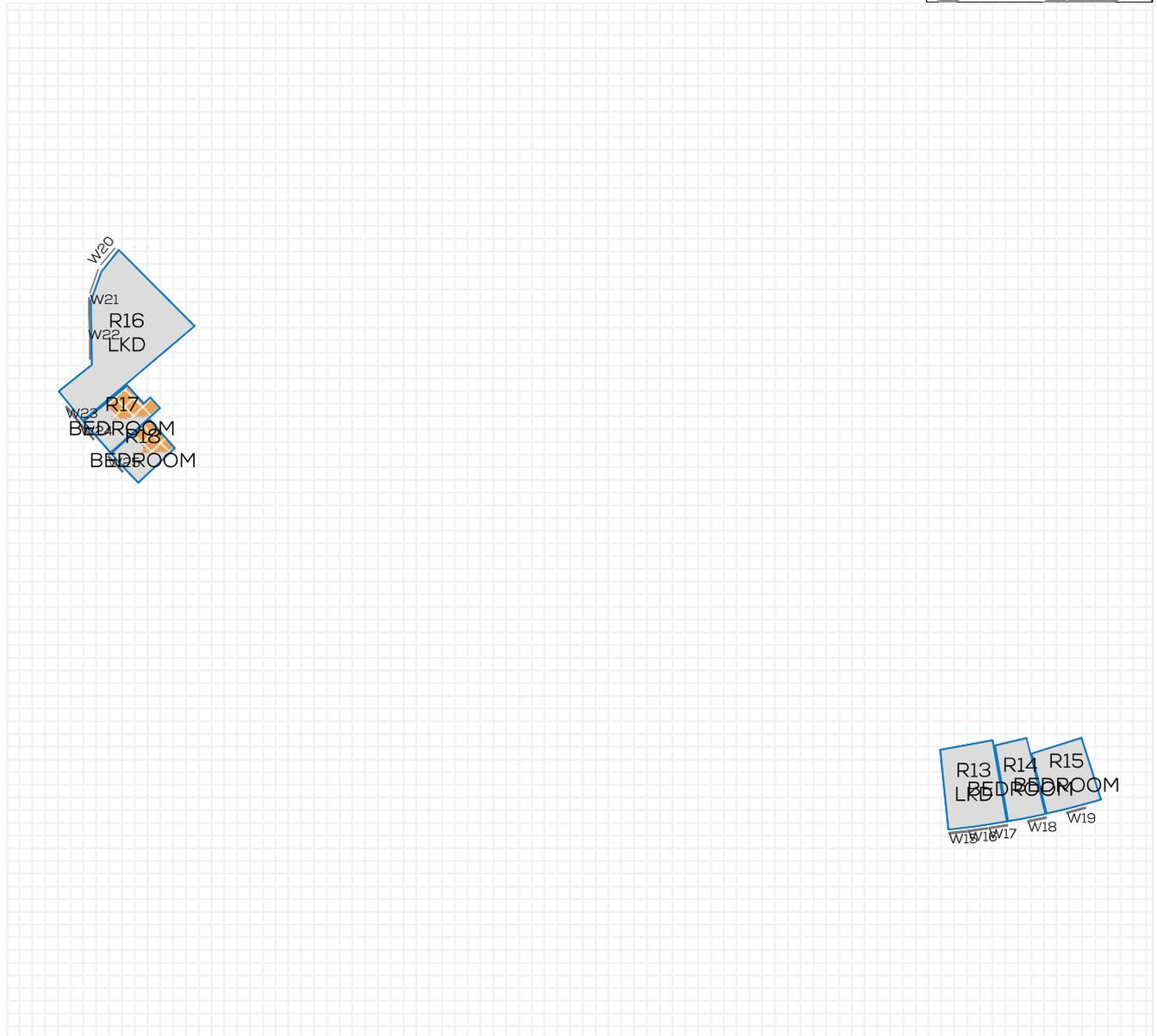
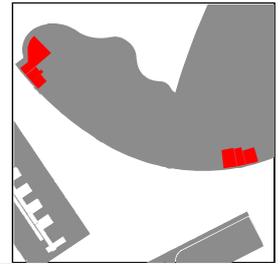
**F05**

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



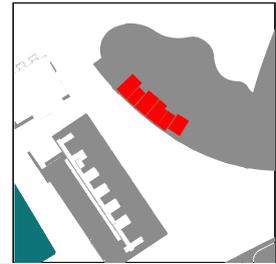
**F05**

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-ISO2-NSL49

**KEY:**

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



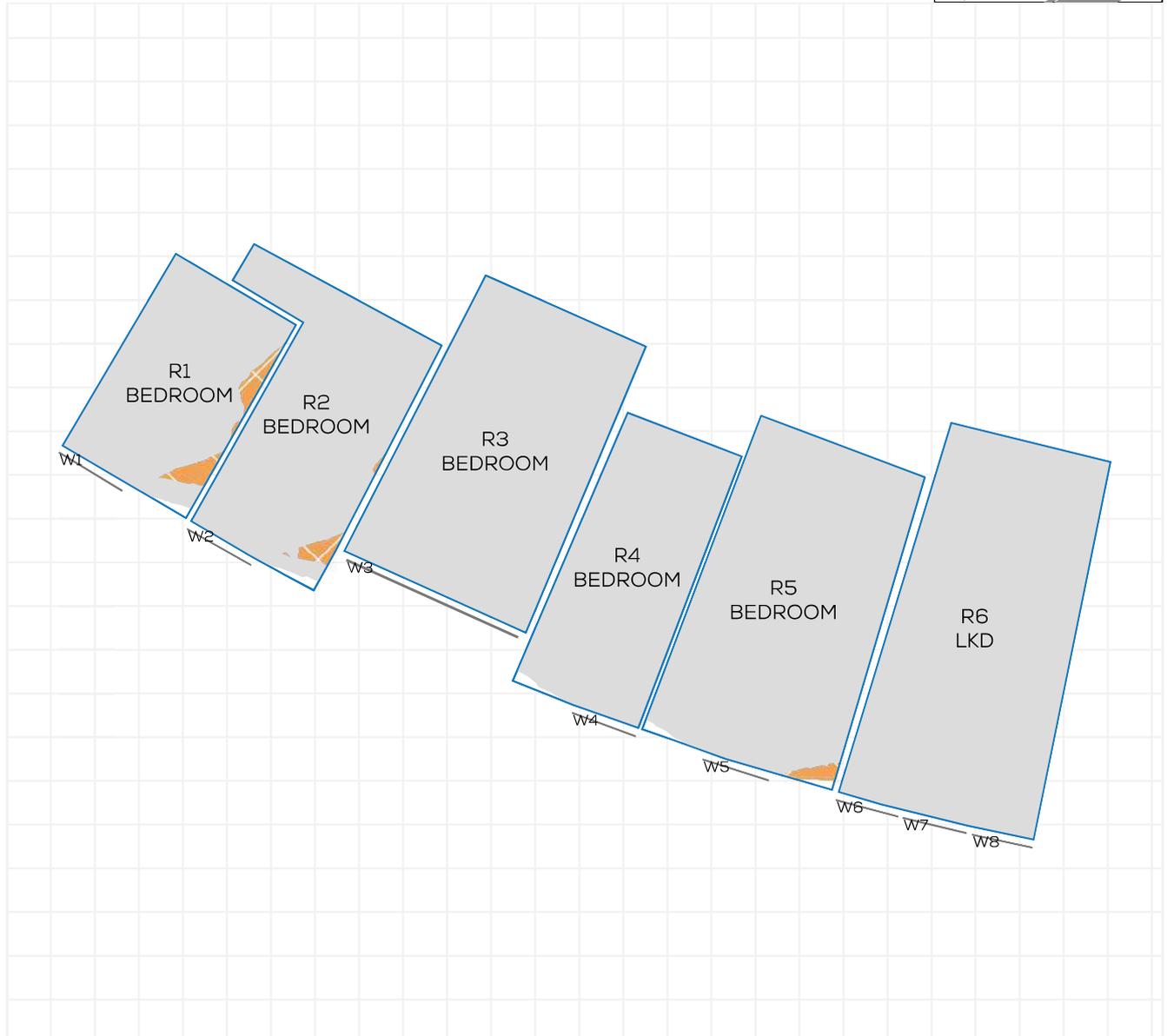
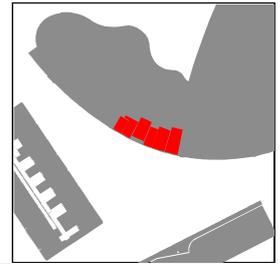
**F05**

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



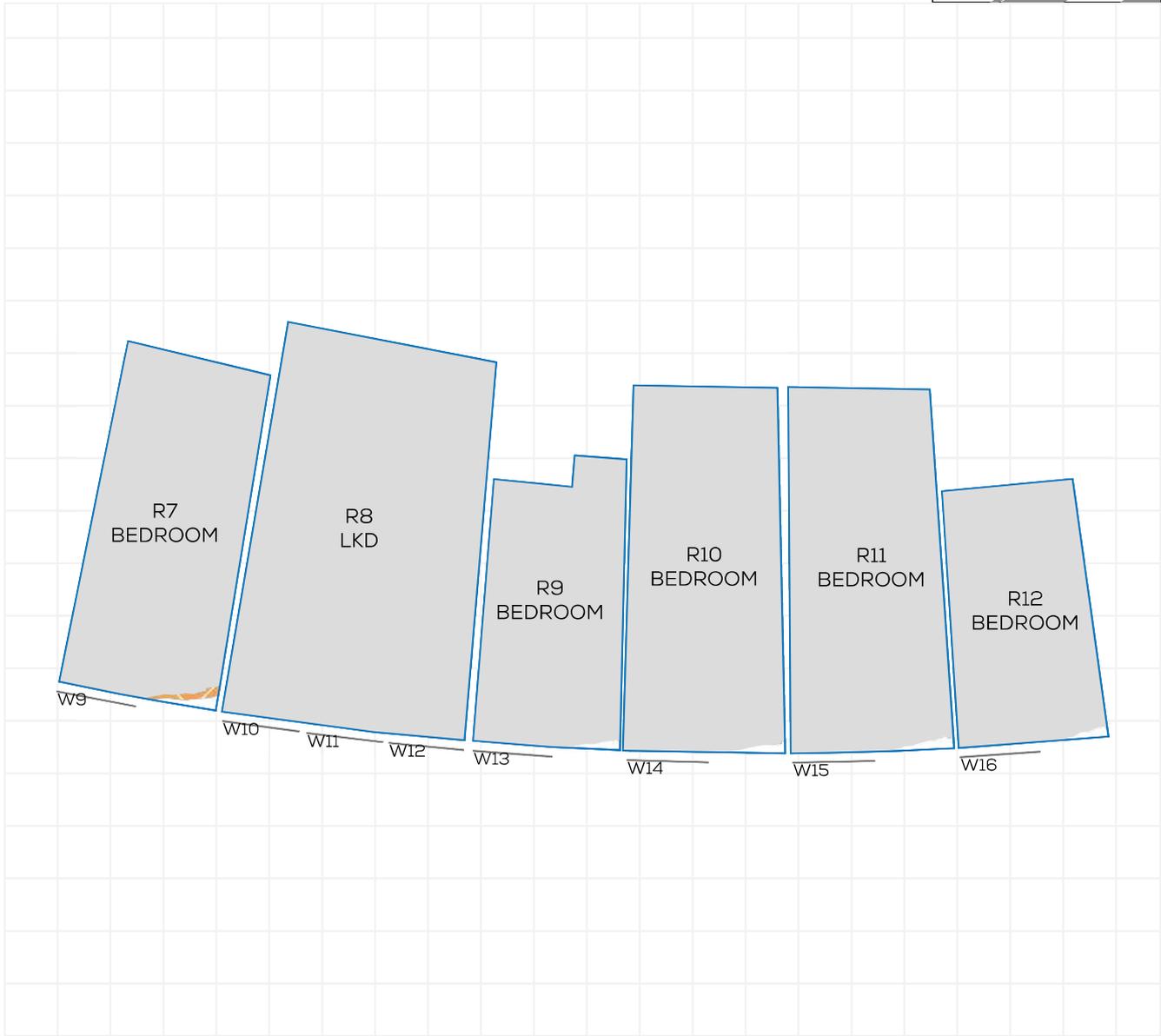
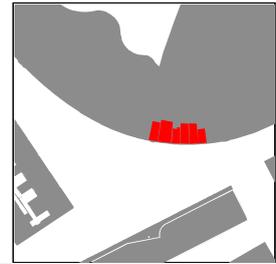
**F06**

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-ISO2-NSL51

**KEY:**

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



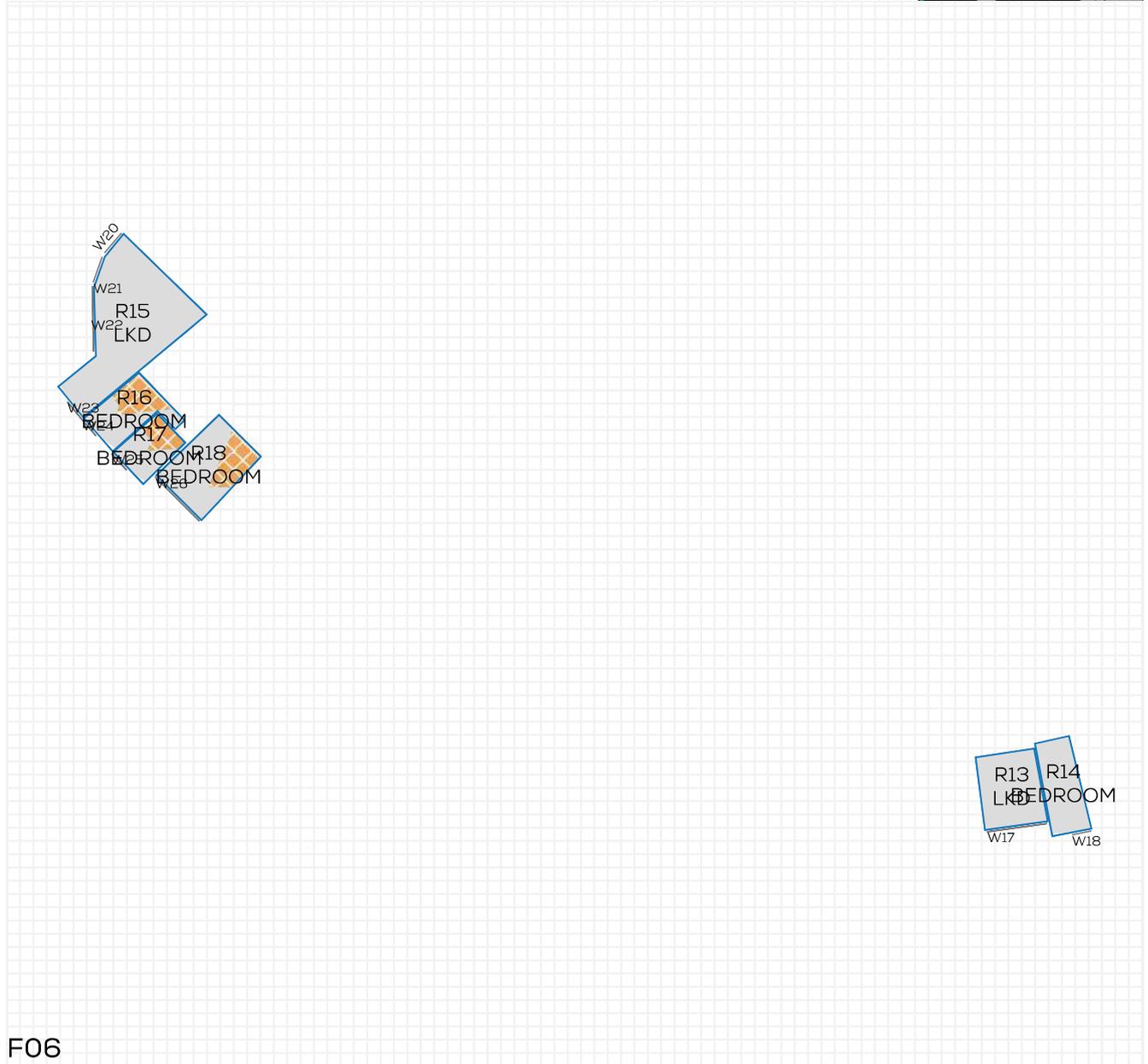
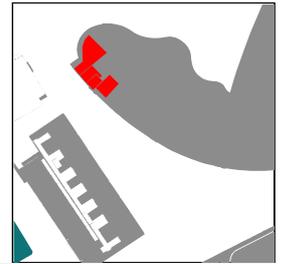
**F06**

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



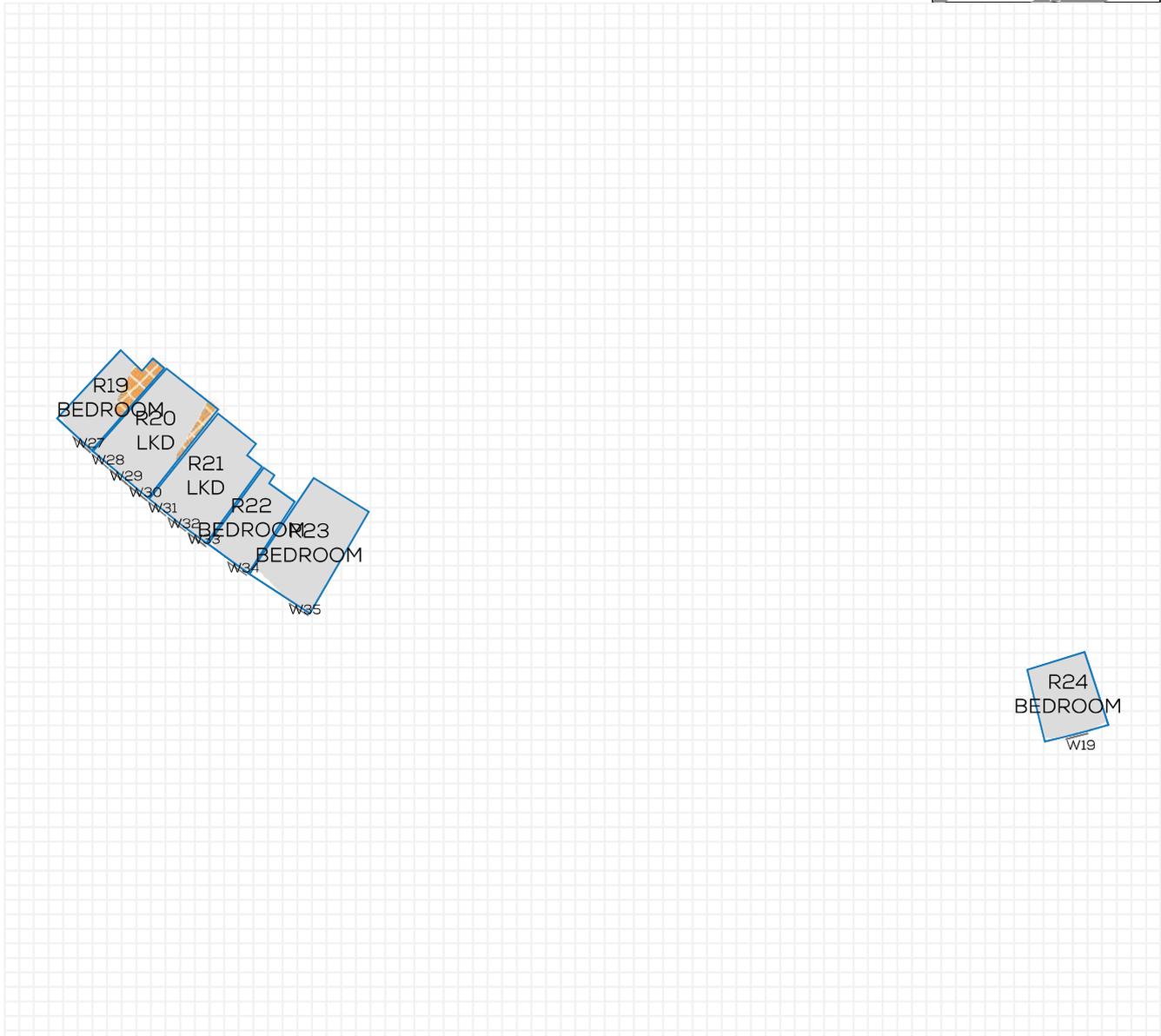
**F06**

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 BRIDGE  
 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-ISO2-NSL53

**KEY:**

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



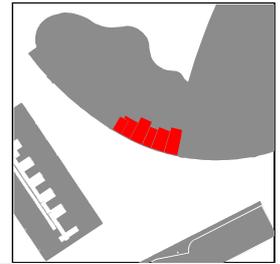
**F06**

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



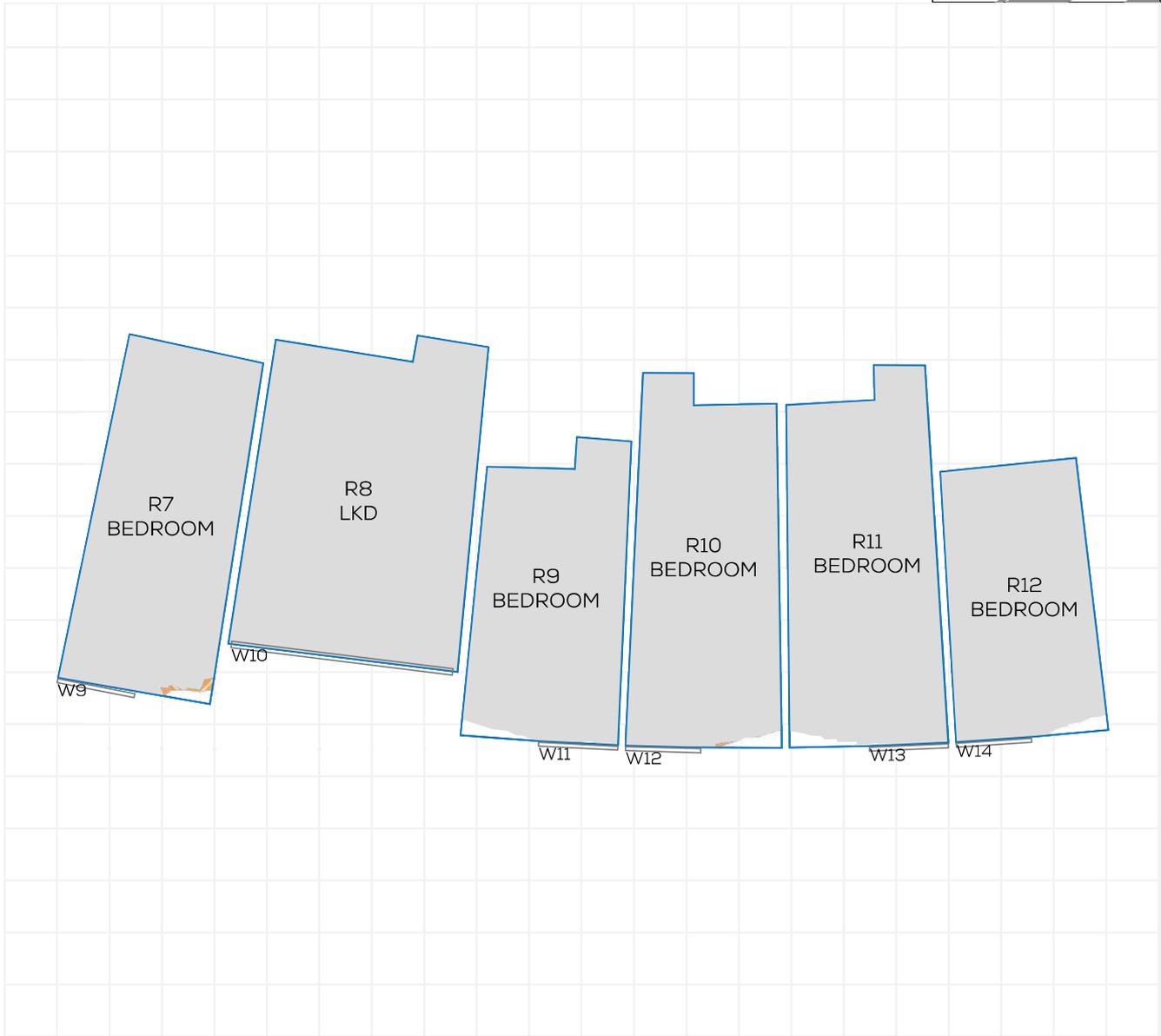
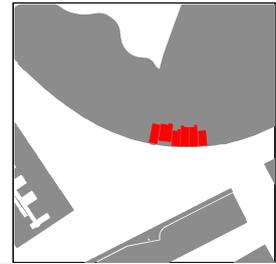
**F07**

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-ISO2-NSL55

**KEY:**

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



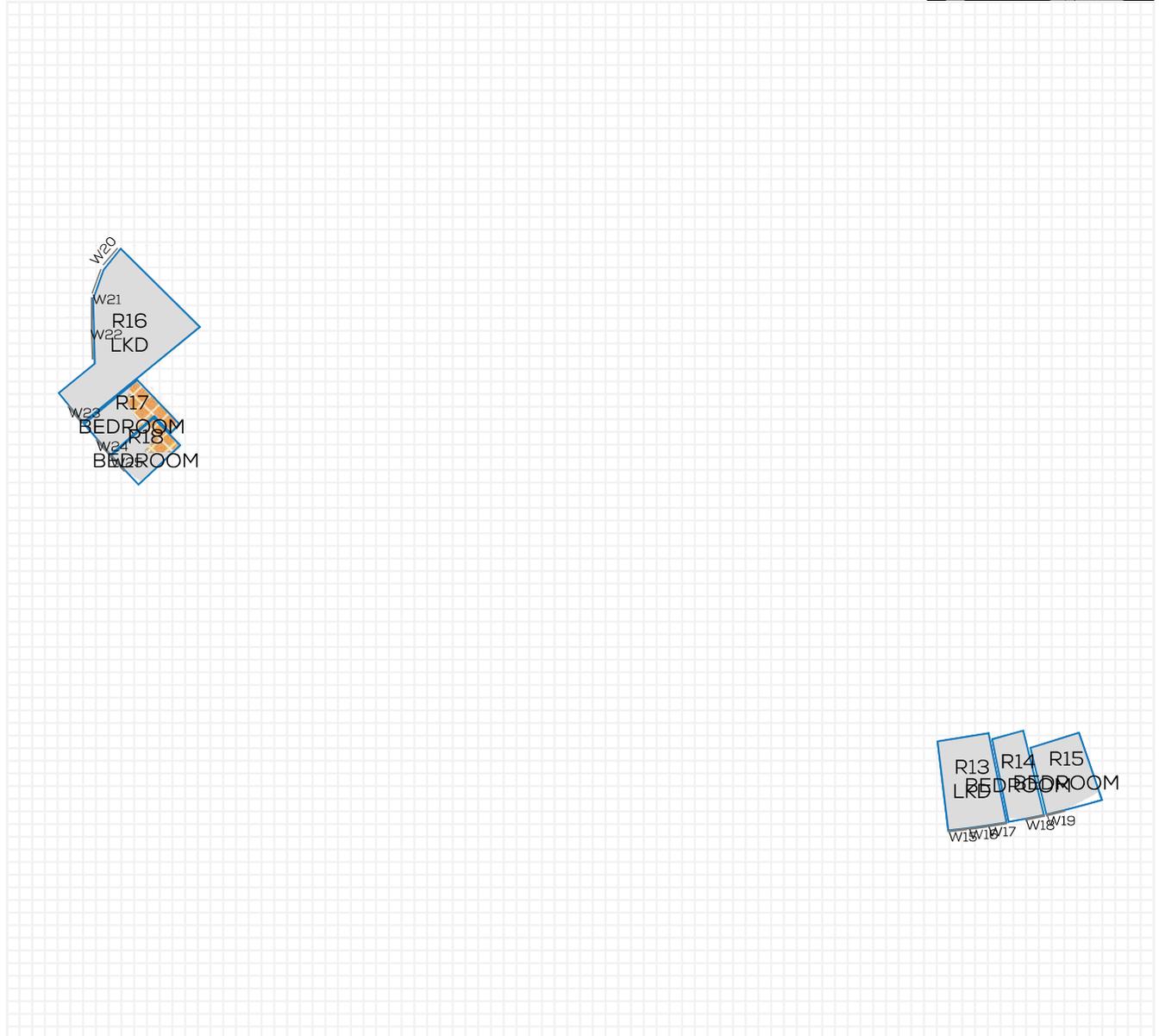
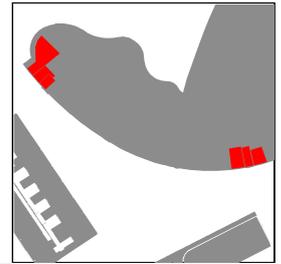
**F07**

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



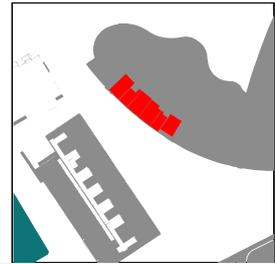
F07

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

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-ISO2-NSL57

**KEY:**

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



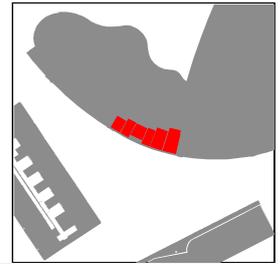
**F07**

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



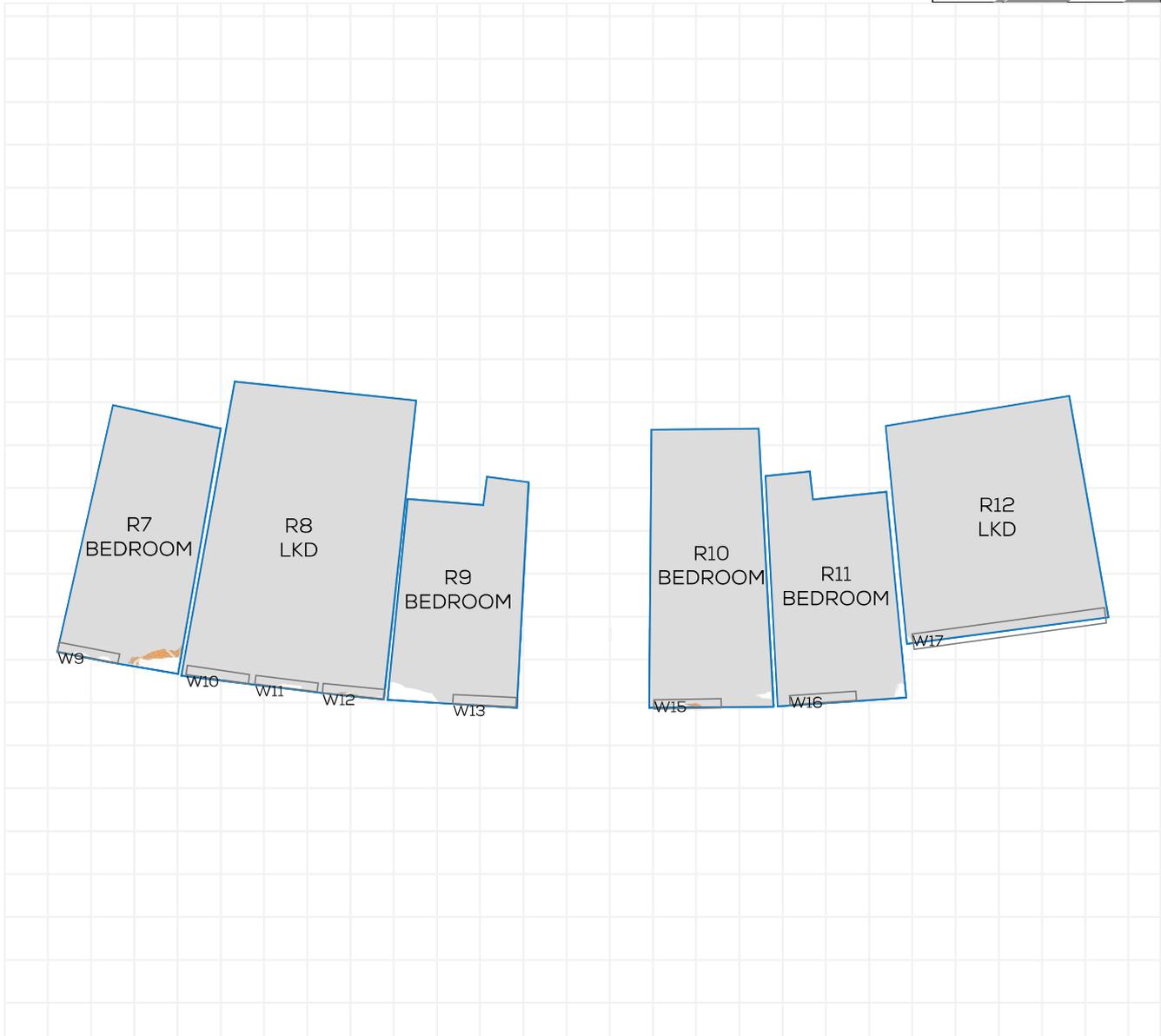
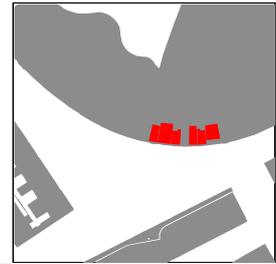
**F08**

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 BRIDGE  
 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-ISO2-NSL59

**KEY:**

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



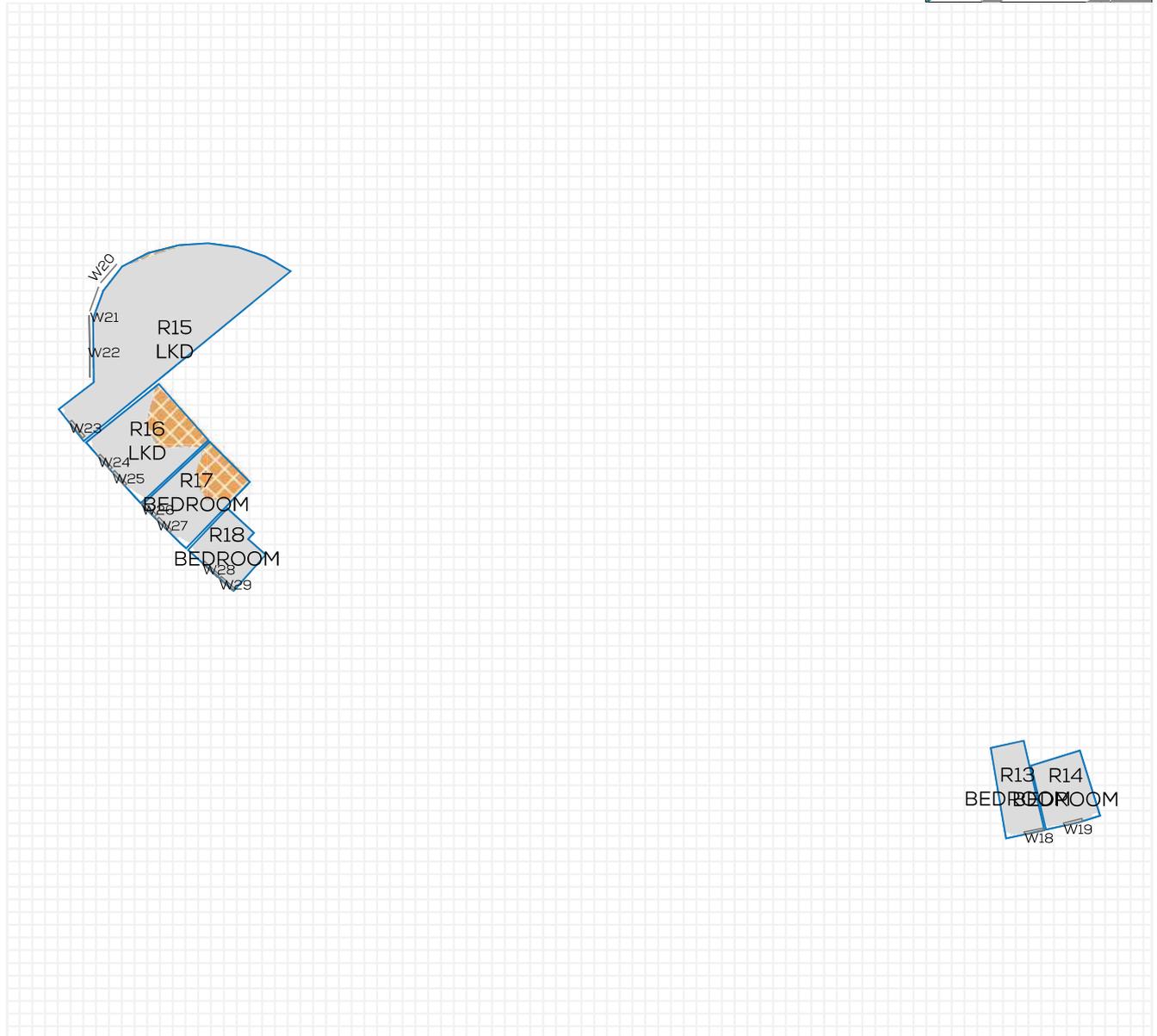
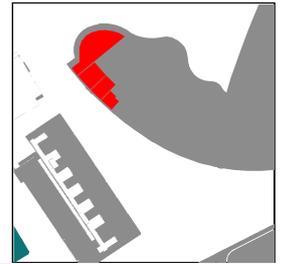
**F08**

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



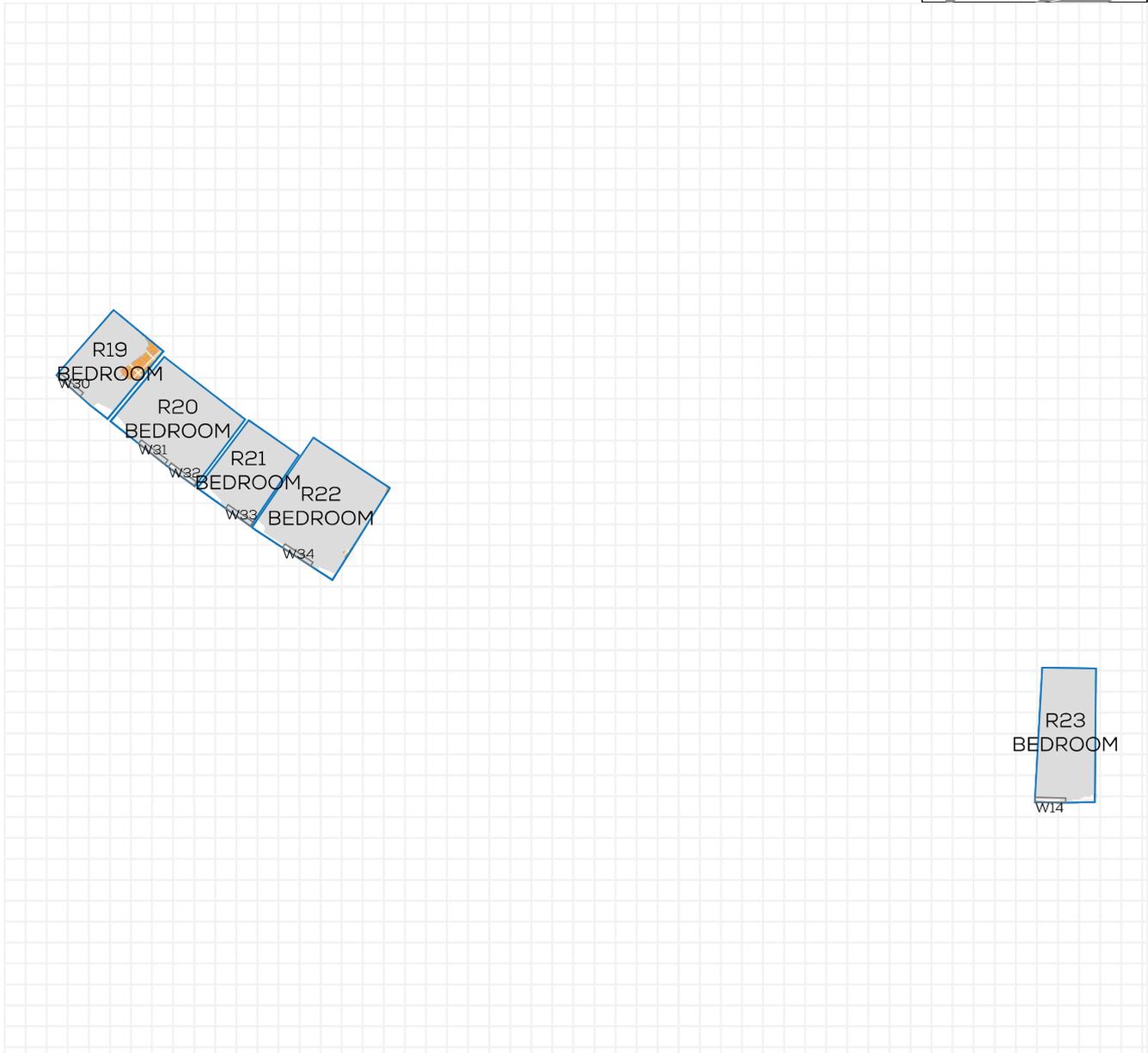
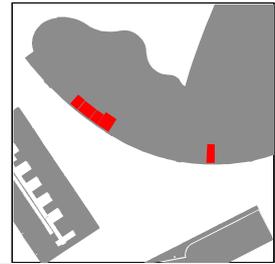
**F08**

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 BRIDGE  
 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-ISO2-NSL61

**KEY:**

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



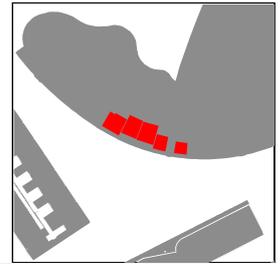
**F08**

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



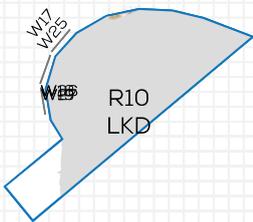
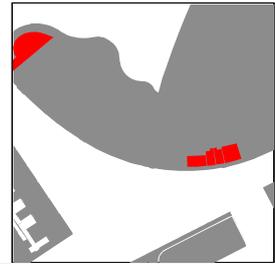
**F09**

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 BRIDGE  
 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-ISO2-NSL63

**KEY:**

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



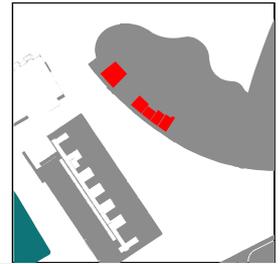
**F09**

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
<b>8 HESTER ROAD ALBION RIVERSIDE</b>								
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



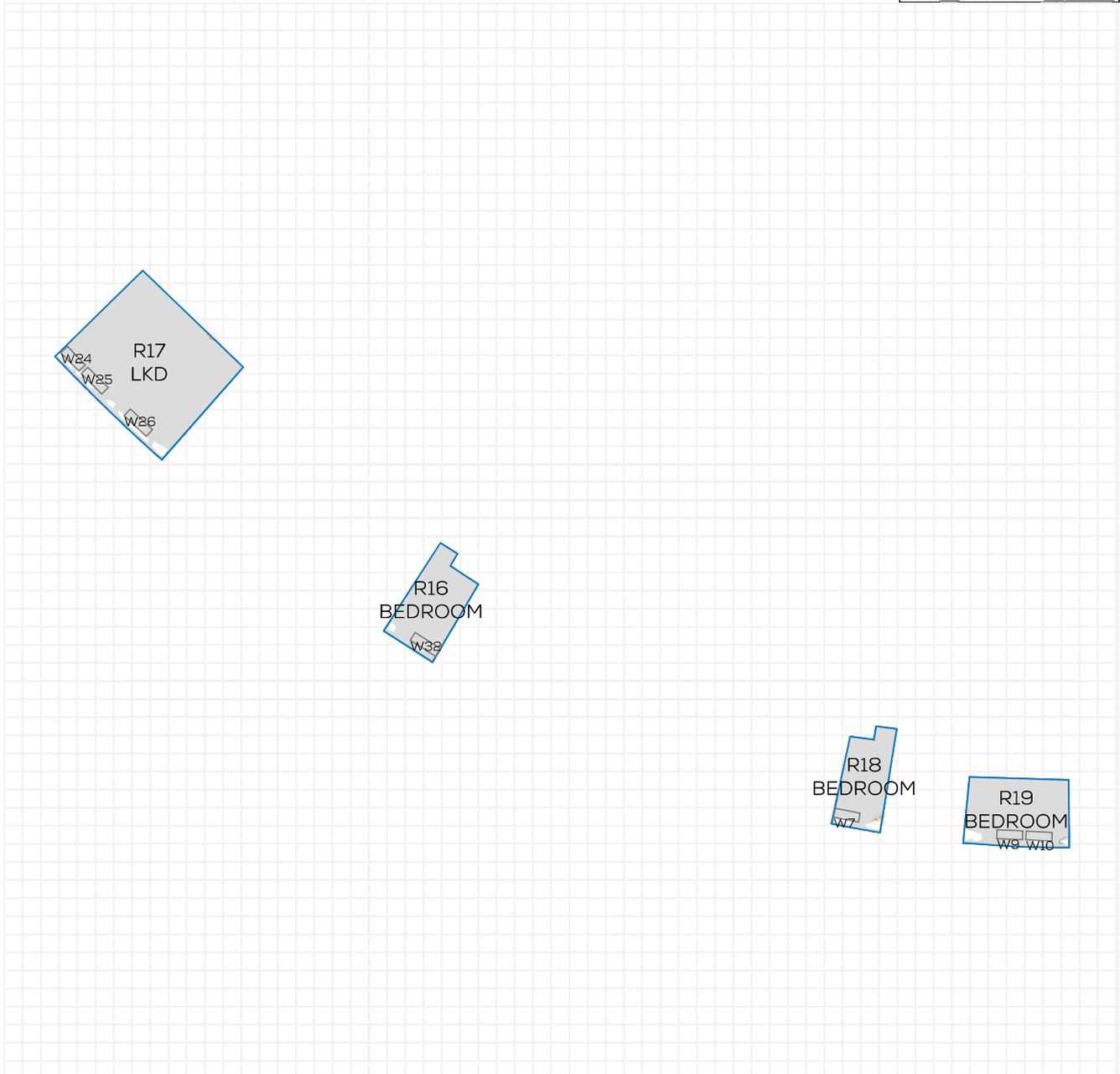
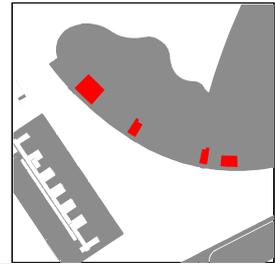
**F09**

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 BRIDGE  
 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-ISO2-NSL65

**KEY:**

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



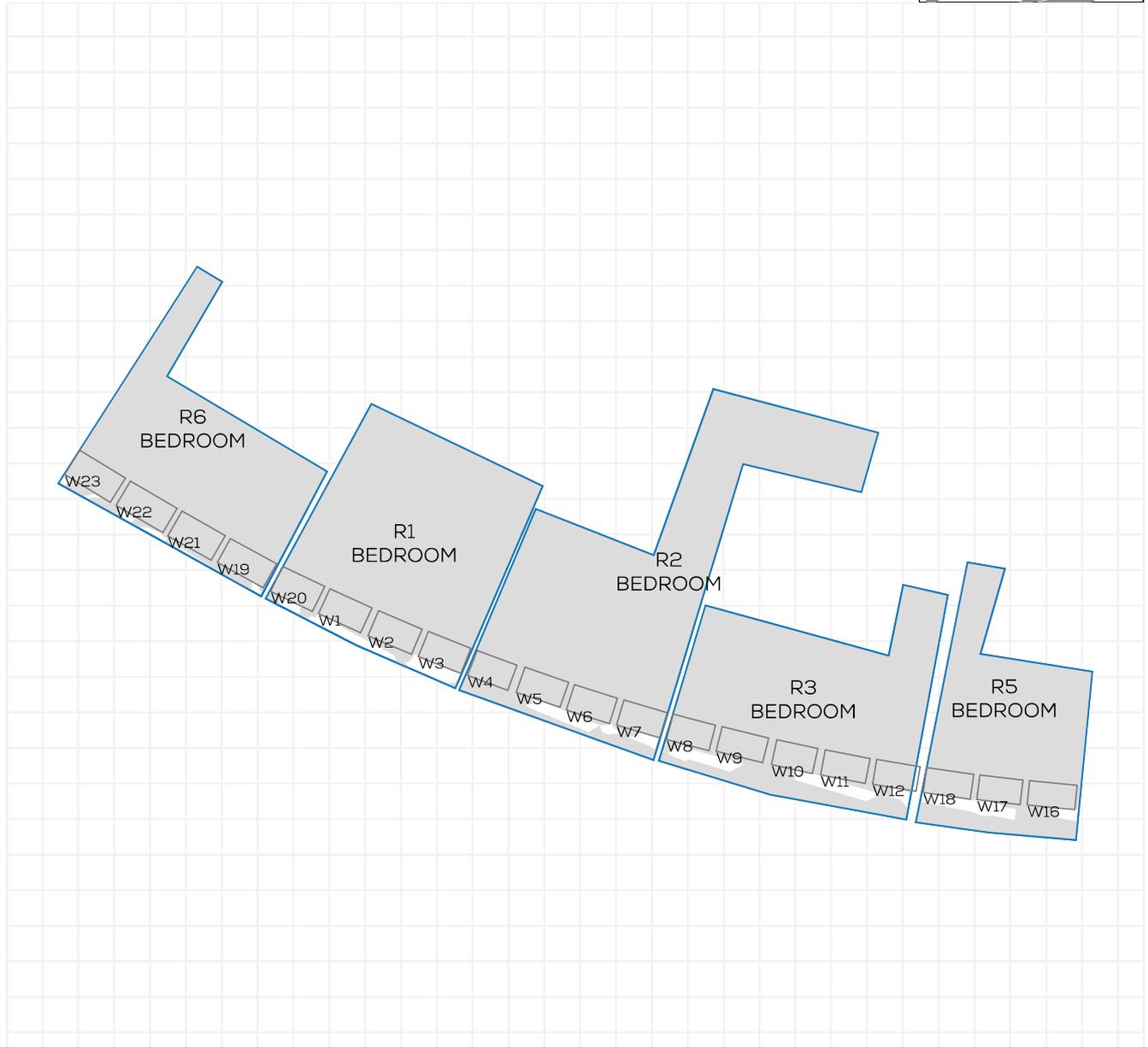
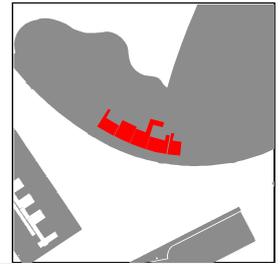
**F09**

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



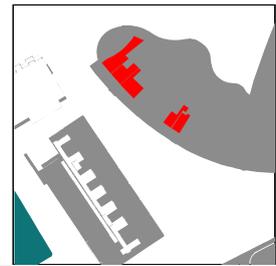
**F10**

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-ISO2-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-ISO2-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 %
<b>10 TO 14 PAVELEY DRIVE</b>								
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



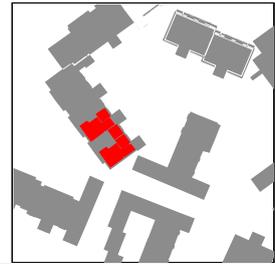
F02

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 BRIDGE  
 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-ISO2-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-ISO2-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 %
<b>20 TO 31 PAVELEY DRIVE</b>								
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



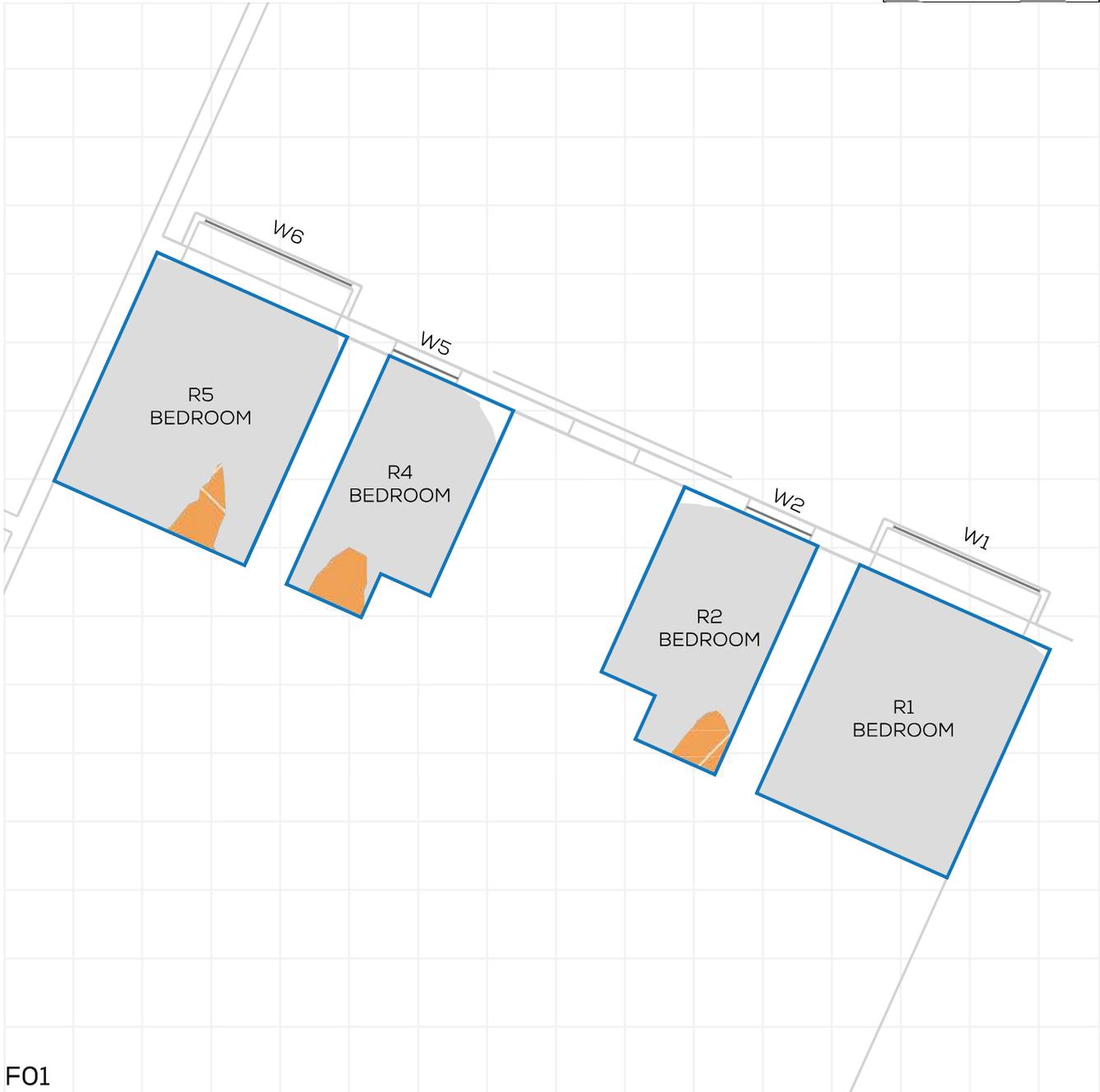
**F00**

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

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-ISO2-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 %
<b>20 TO 31 PAVELEY DRIVE</b>								
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



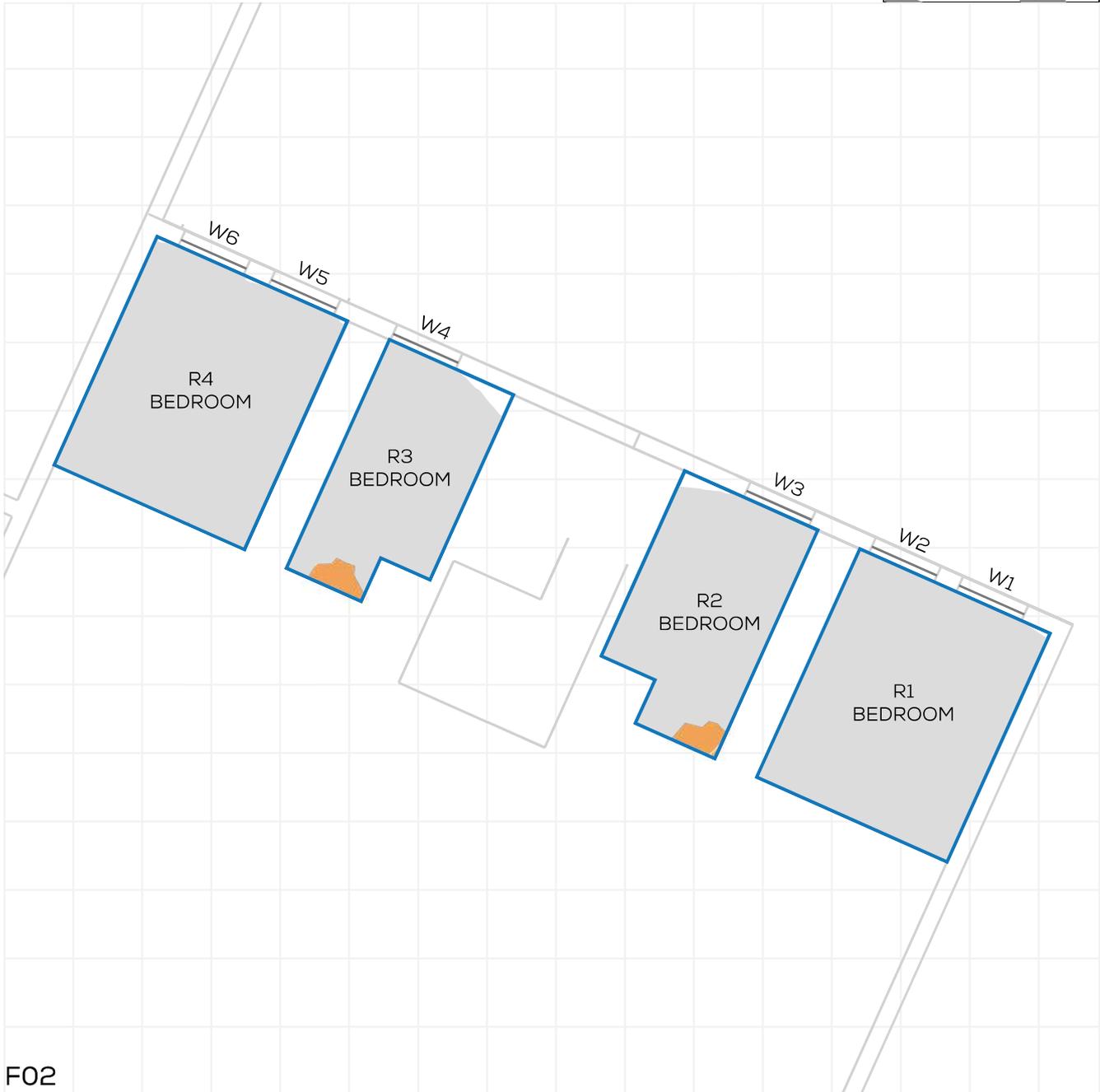
**F01**

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
<b>20 TO 31 PAVELEY DRIVE</b>								
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 BRIDGE  
 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-ISO2-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)

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC (ROOM)			NSL			AFSH (WINDOW)							
					EX %	PR %	LOSS %	EX %	LOSS %	PR %	EX %	LOSS %	PR %					
					24	19.1	4.9	20.4	69.3	65.4	1	5.5	42	18	42	18	0.0	0.0
<b>6 HESTER ROAD</b>																		
F01	R1	RESIDENTIAL	LKD	W1/F01														
				W2/F01														
				W3/F01														
				W4/F01														
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	26.6	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	69.7	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
<b>6 HESTER ROAD - FLAT 1</b>																		
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
				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
<b>6 HESTER ROAD - FLAT 10</b>																		
F02	R5	RESIDENTIAL	BEDROOM	W11/F02	23.4	9.4	14	59.8	54.9	22.5	5	56.9	44	13	25			

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



FLOOR	ROOM	PROPERTY TYPE	WINDOW	VSC (ROOM)			NSL			AFSH (WINDOW)							
				EX %	PR %	LOSS %	LOSS %	EX %	LOSS %	EX	PR	LOSS %					
										ANNUAL	WINTER	ANNUAL	WINTER				
6 HESTER ROAD - FLAT 10 (CONTINUED)																	
F02	R6	RESIDENTIAL	W12/F02	24.2	10.1	141	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	W14/F02	25.3	11.4	13.9	54.9	41.0	11.6	3.3	71.6	47	13	26	10	40.4	23.1
6 HESTER ROAD - FLAT 12																	
F02	R10	RESIDENTIAL	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	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	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	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	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
F02	R4	RESIDENTIAL	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	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
F03	R6	RESIDENTIAL	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	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	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	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	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	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	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	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
F03	R4	RESIDENTIAL	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	W11/F04	29.7	12	17.7	59.6	89.9	25.1	10	72	56	20	30	12	46.4	40.0
F04	R6	RESIDENTIAL	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	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	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	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

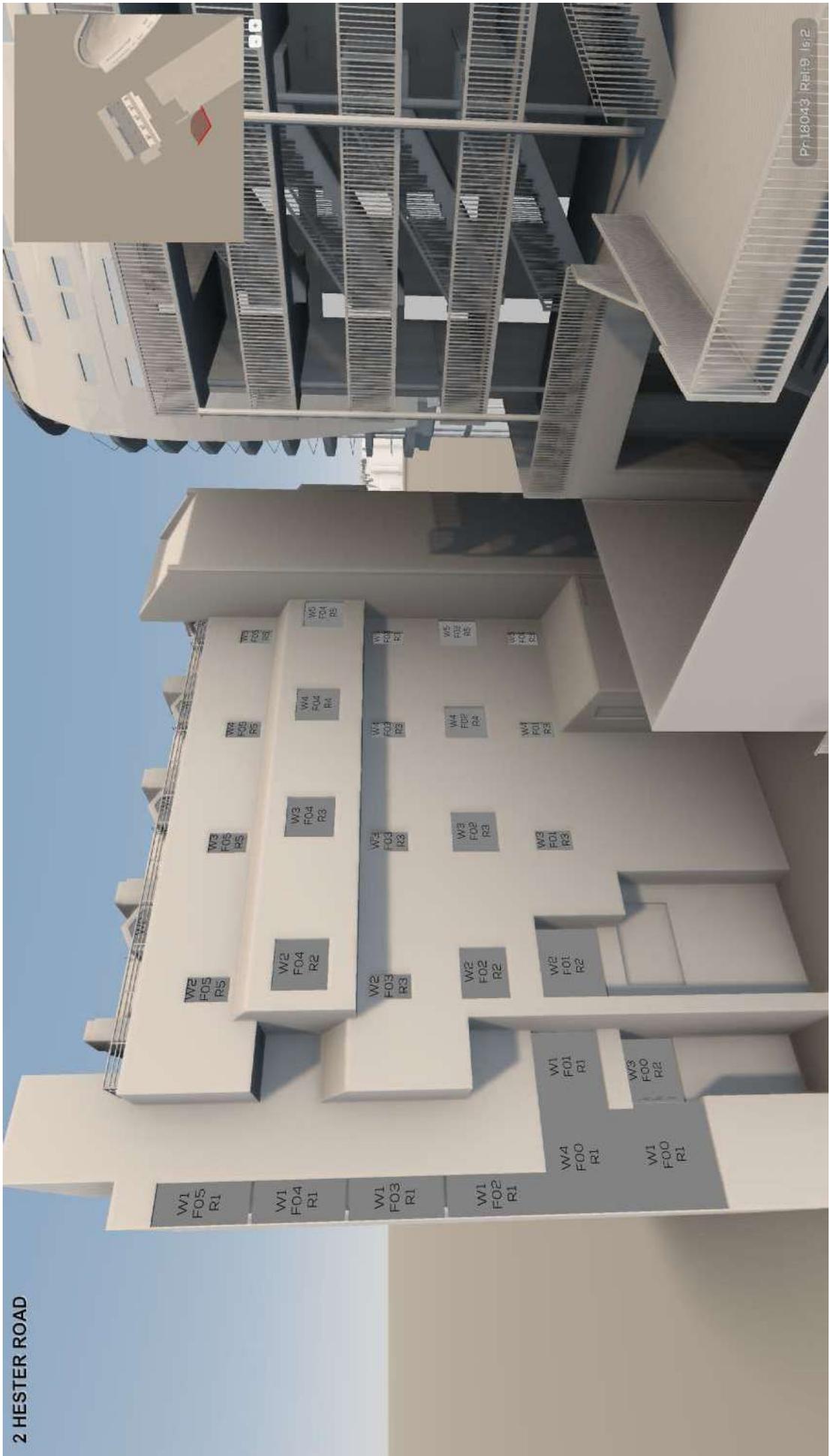
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC (ROOM)			NSL			APSH (WINDOW)							
					EX %	PR %	LOSS %	EX %	PR %	LOSS %	EX	PR	LOSS %					
					ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER				
<b>6 HESTER ROAD - FLAT 31</b>																		
F04	R11	RESIDENTIAL	BEDROOM	W17/F04	30.9	16.5	14.4	46.6	88.5	68.9	2.1	25.2	58	18	37	15	36.2	16.7
<b>6 HESTER ROAD - FLAT 32</b>																		
F04	R13	RESIDENTIAL	BEDROOM	W20/F04	27.6	16.1	11.5	41.7	90.4	16.2	8.5	82.1	59	12	37	12	30.2	0.0
<b>6 HESTER ROAD - FLAT 33</b>																		
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
<b>6 HESTER ROAD - FLAT 34</b>																		
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
F04	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
<b>6 HESTER ROAD - FLAT 37</b>																		
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
F05	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
<b>6 HESTER ROAD - FLAT 38</b>																		
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
<b>6 HESTER ROAD - FLAT 39</b>																		
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	29.6
<b>6 HESTER ROAD - FLAT 4</b>																		
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
<b>6 HESTER ROAD - FLAT 40</b>																		
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
<b>6 HESTER ROAD - FLAT 41</b>																		
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
<b>6 HESTER ROAD - FLAT 42</b>																		
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
<b>6 HESTER ROAD - FLAT 43</b>																		
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
F05	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
<b>6 HESTER ROAD - FLAT 5</b>																		
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
<b>6 HESTER ROAD - FLAT 6</b>																		
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
<b>6 HESTER ROAD - FLAT 7</b>																		
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
F01	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

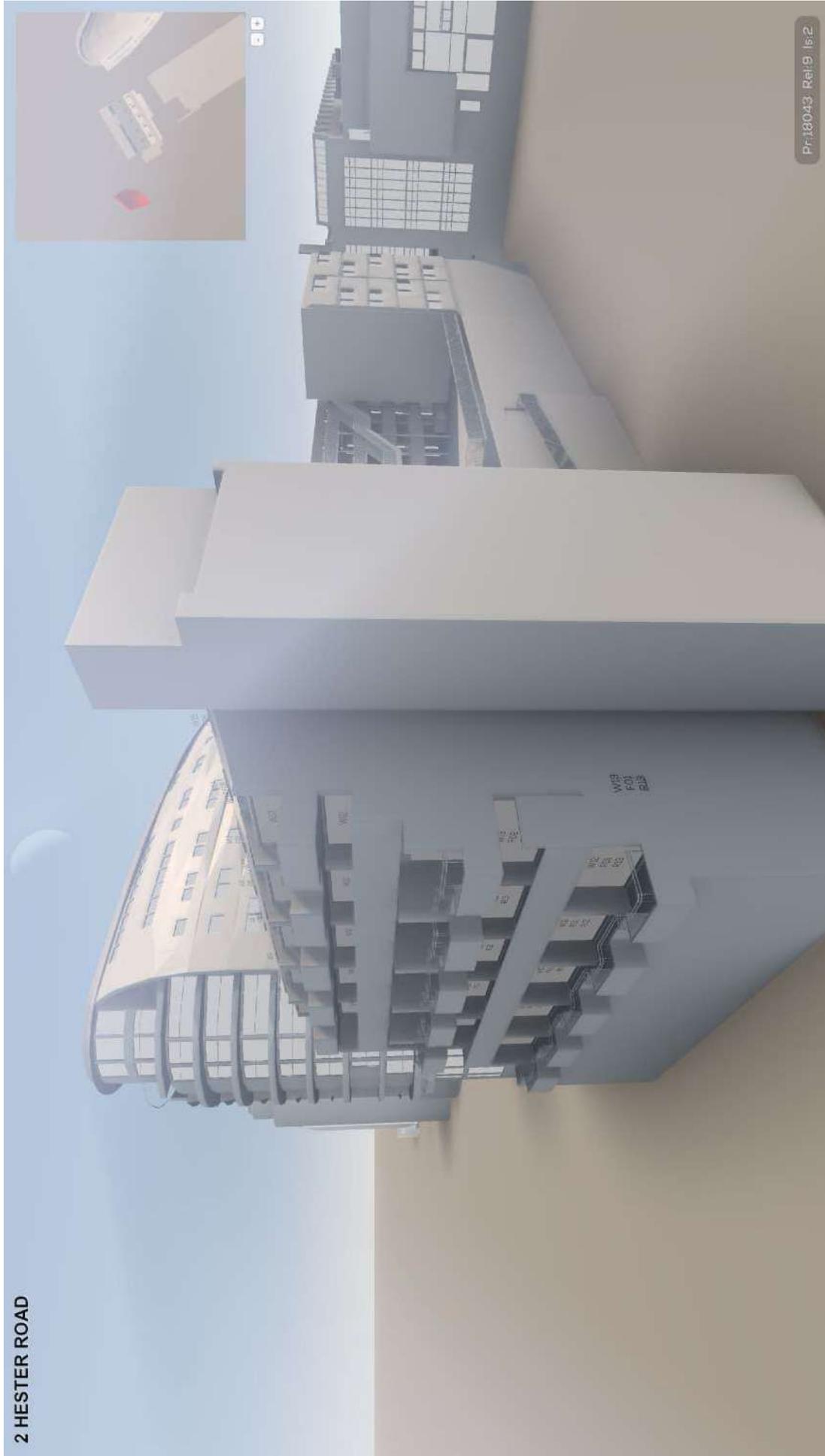
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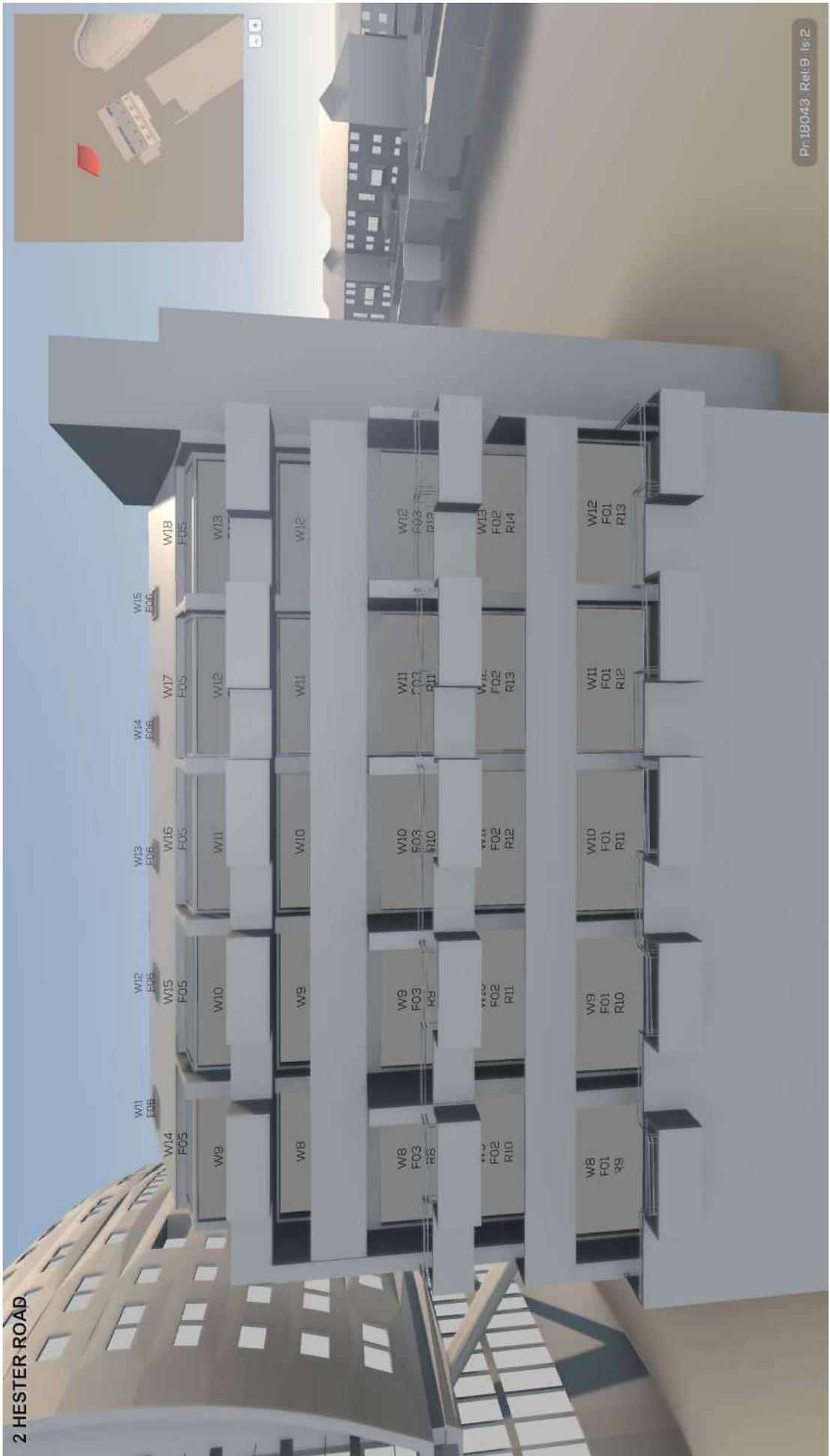
APPENDIX 05  
**WINDOW MAPS**



2 HESTER ROAD



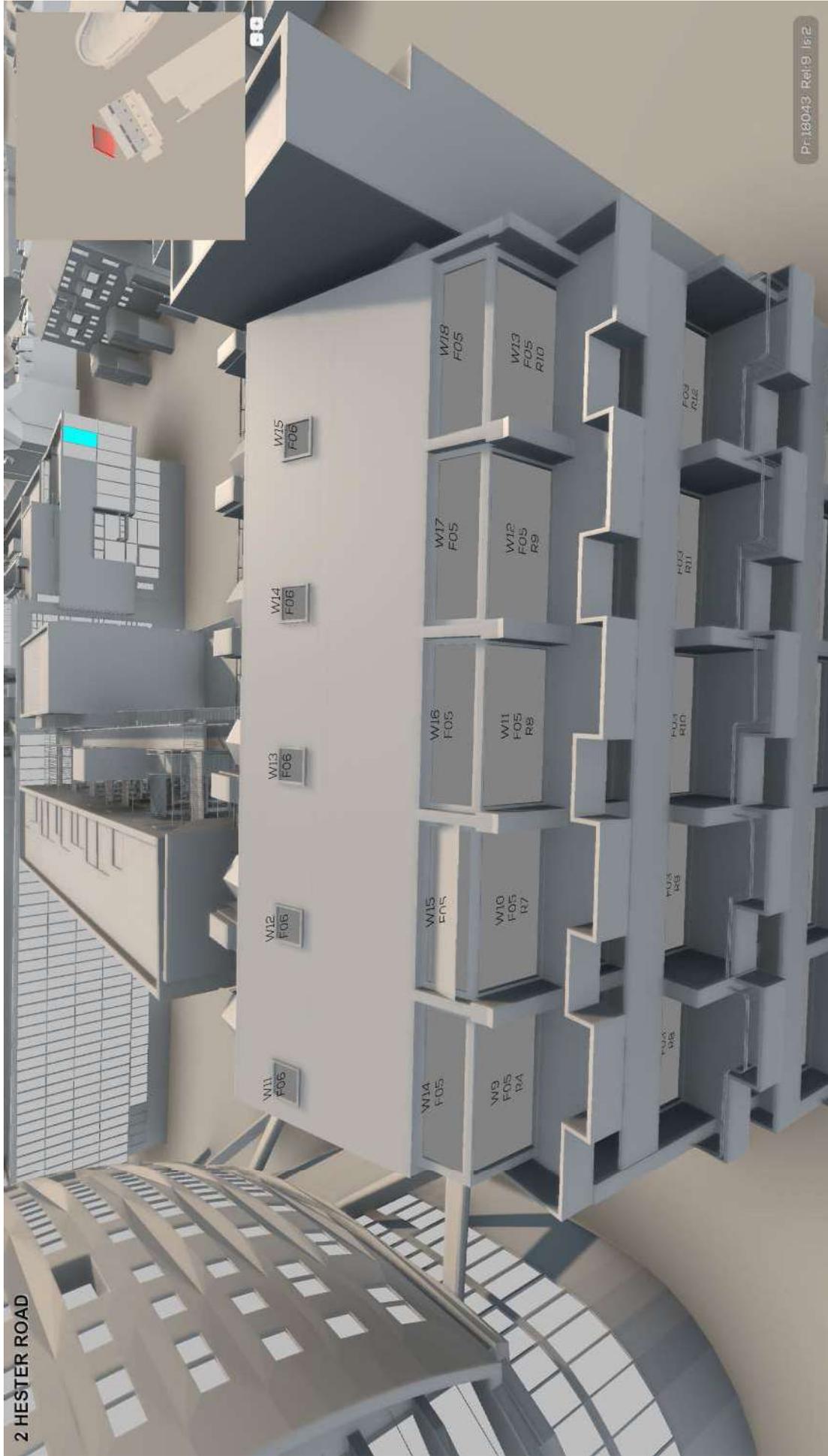
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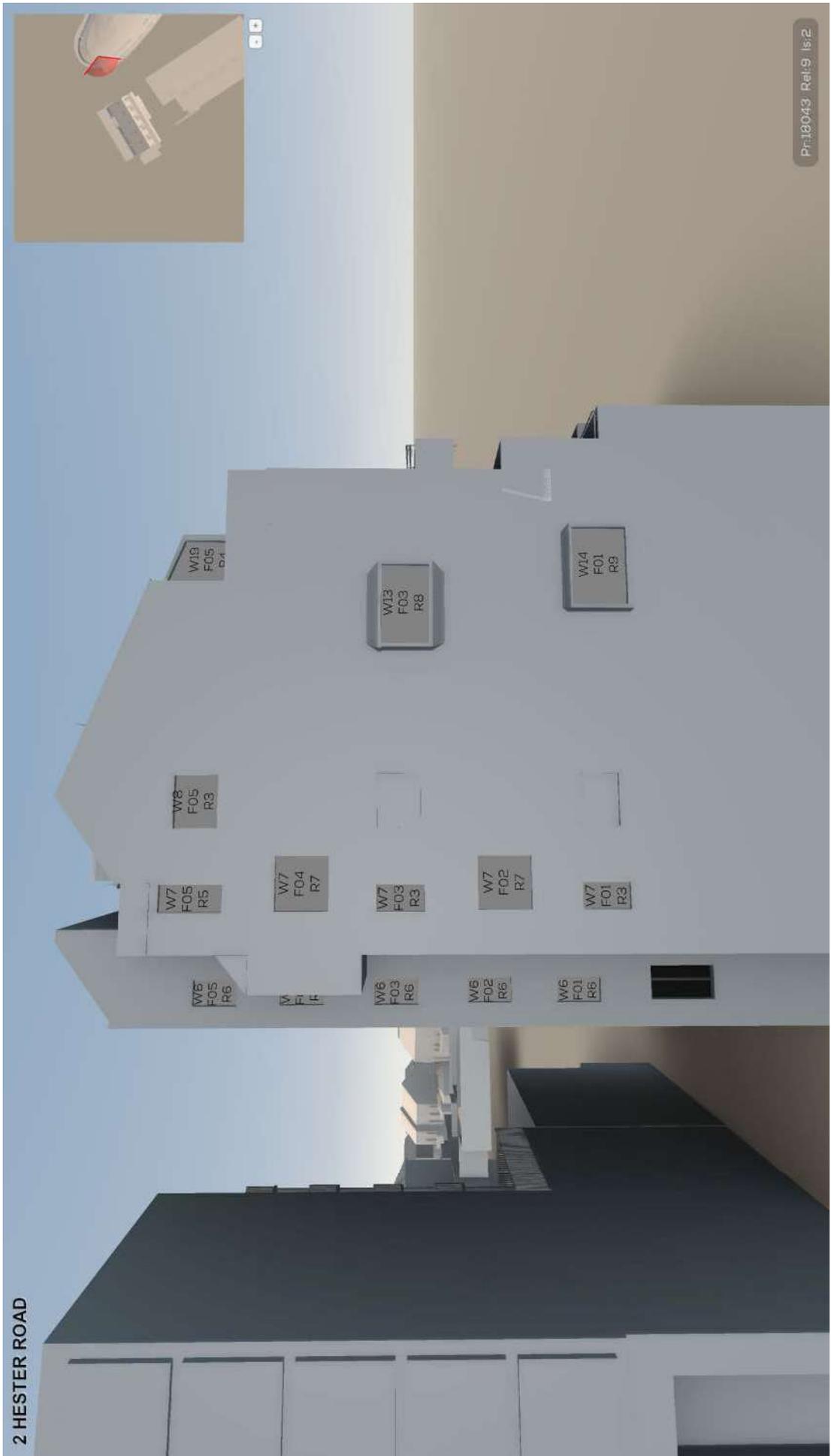


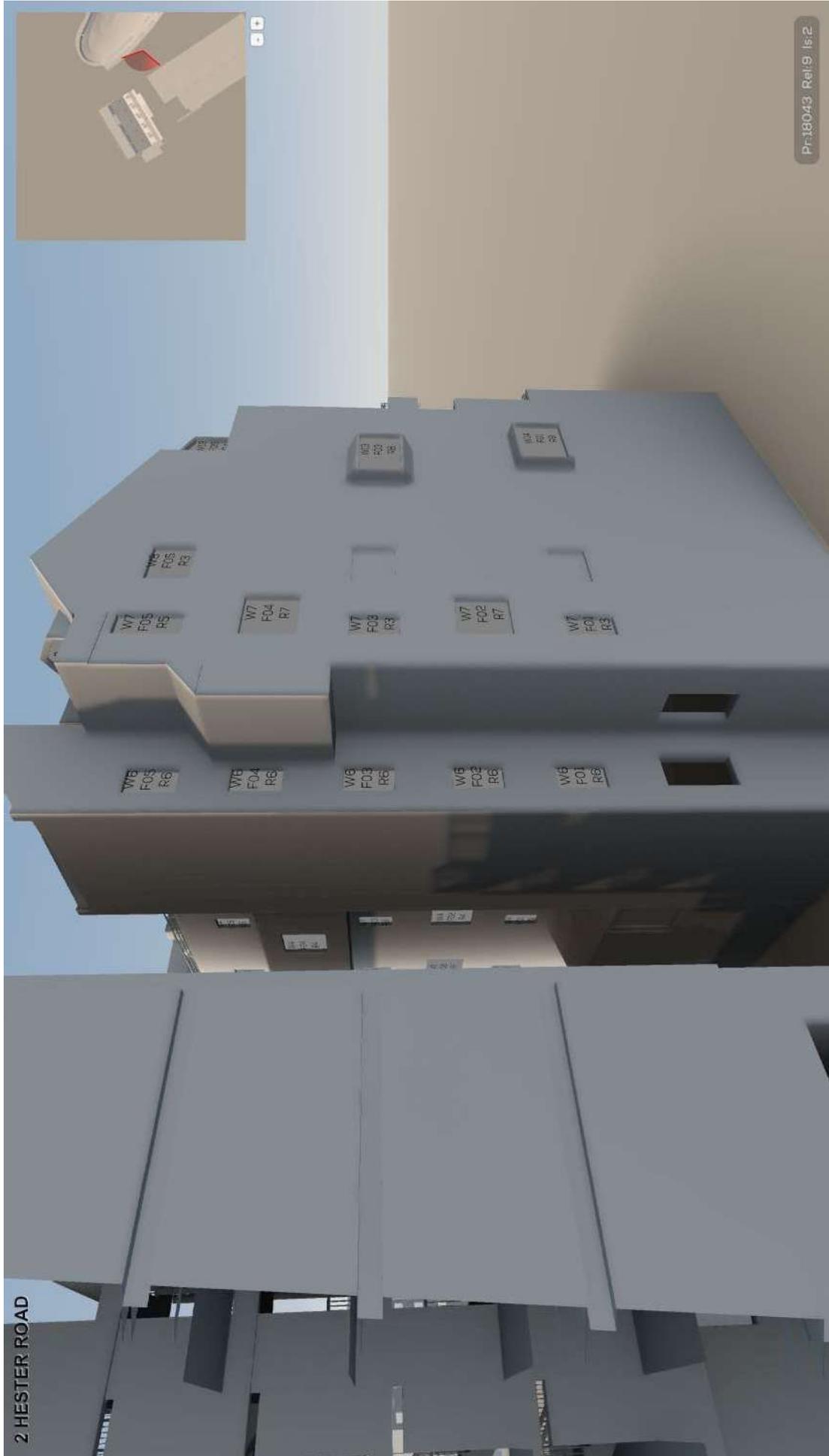
2 HESTER ROAD

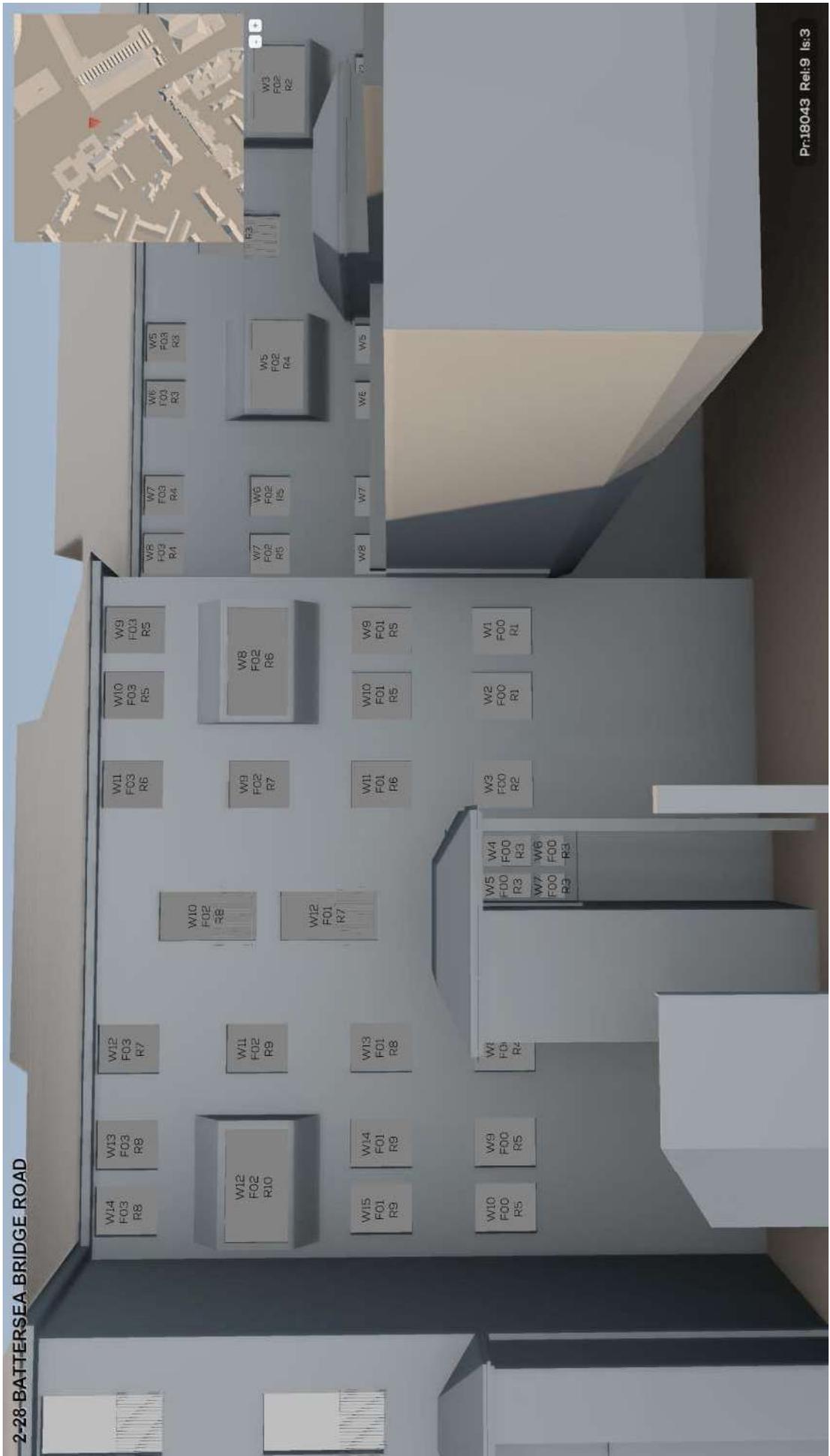
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2 HESTER ROAD









2-28 BATTERSEA BRIDGE ROAD



5 HESTER ROAD-HUTCHISON HOUSE



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5 HESTER ROAD-HUTCHISON HOUSE



W42 F04 R6	W41 F04 R6	W40 F04 R6	W39 F04 R6	W38 F04 R6	W37 F04 R6	W36 F04 R6	W35 F04 R6	W34 F04 R5	W33 F04 R5	W32 F04 R5	W31 F04 R5	W30 F04 R5	W29 F04 R5	W28 F04 R5	W27 F04 R4	W26 F04 R4	W25 F04 R4	W24 F04 R4	W23 F04 R4	W22 F04 R4	W21 F03 R4	W20 F03 R3	W19 F03 R3	W18 F03 R3	W17 F03 R3	W16 F03 R3	W15 F03 R3	W14 F03 R3	W13 F03 R3	W12 F03 R3	W11 F03 R3	W10 F03 R3	W09 F03 R3	W08 F03 R3	W07 F03 R3	W06 F03 R3	W05 F03 R3	W04 F03 R3	W03 F03 R3	W02 F03 R3	W01 F03 R3	W00 F03 R3
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5 HESTER ROAD-HUTCHISON HOUSE



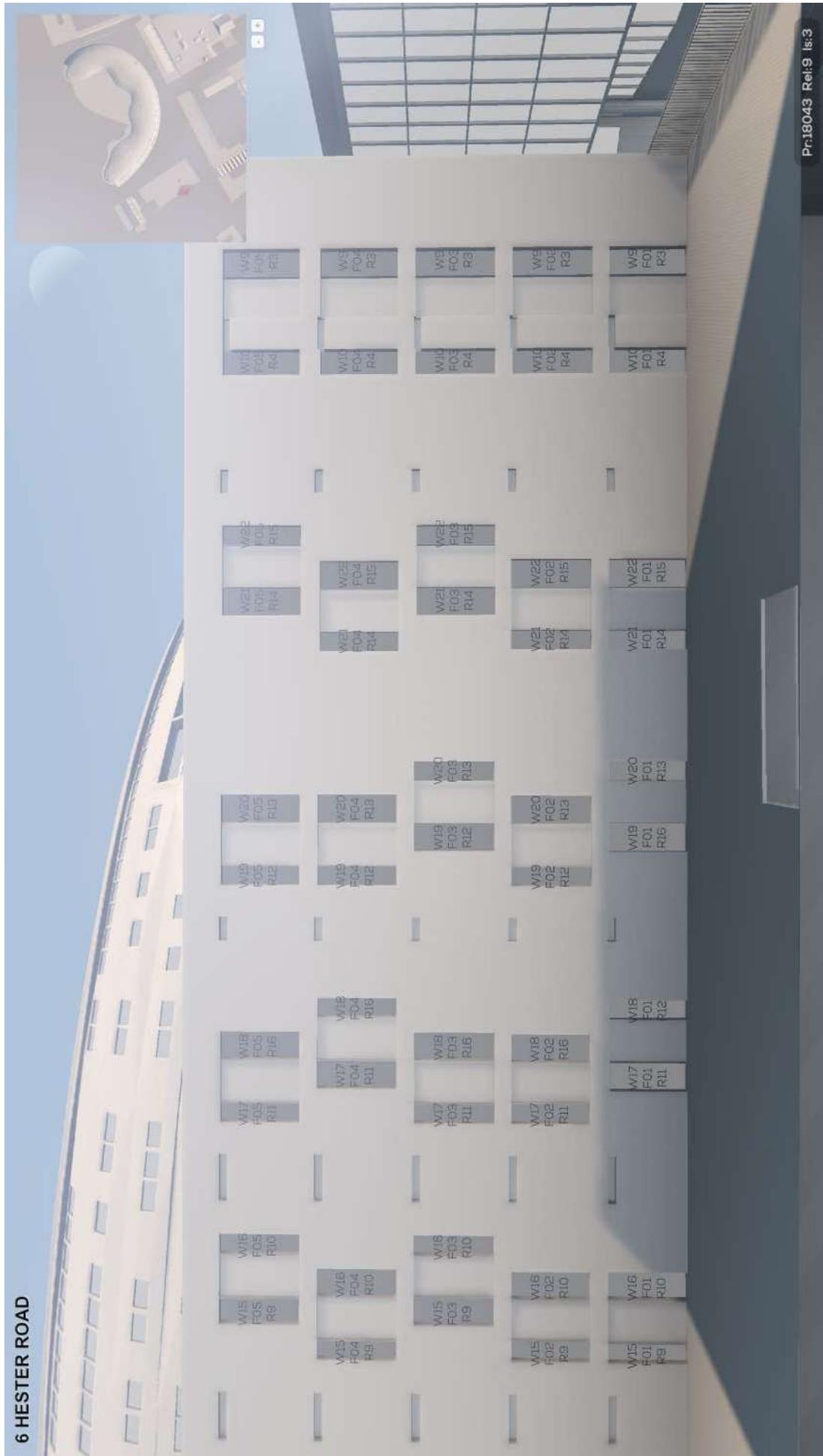
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6 HESTER ROAD





6 HESTER ROAD

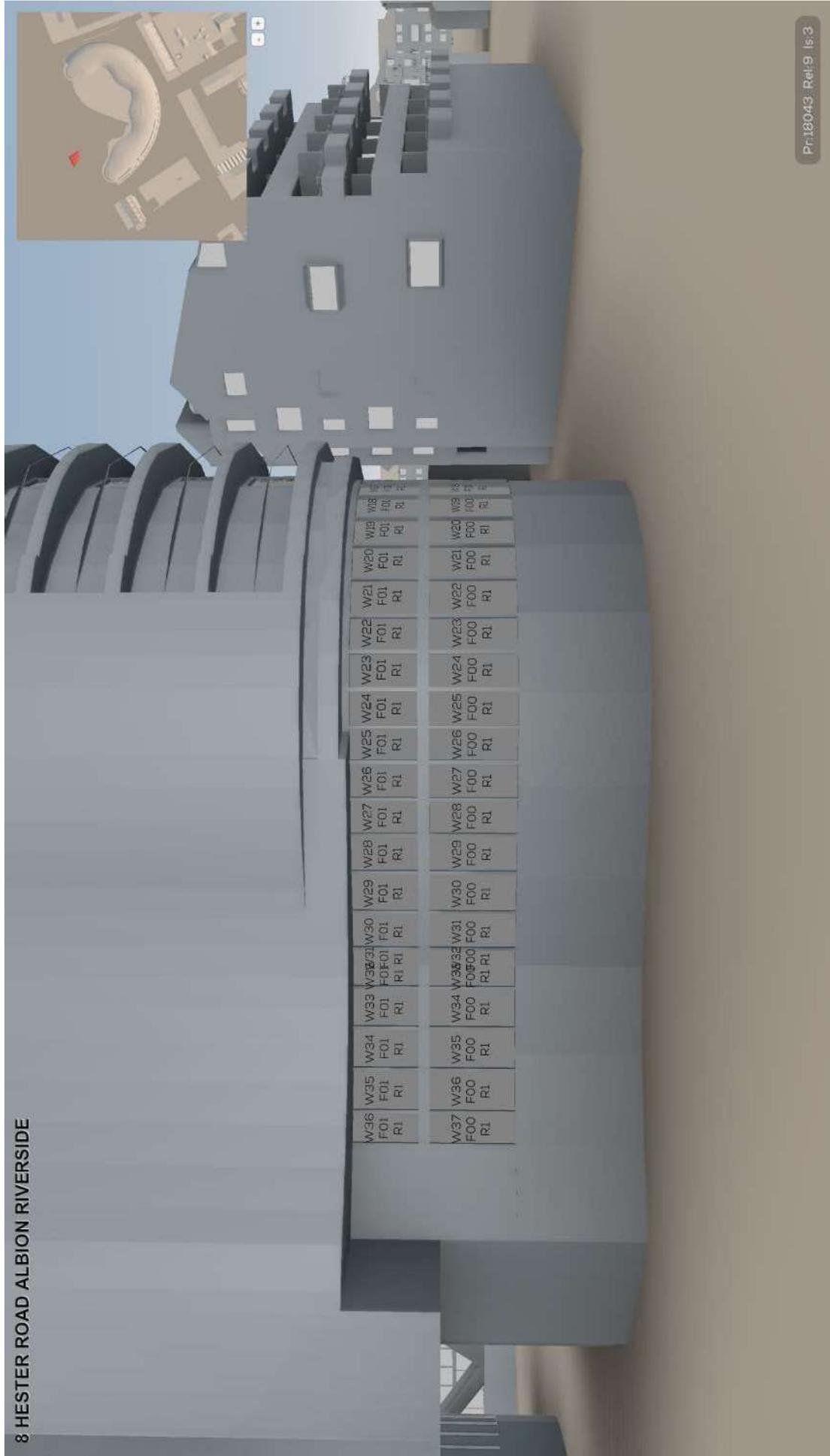


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6 HESTER ROAD

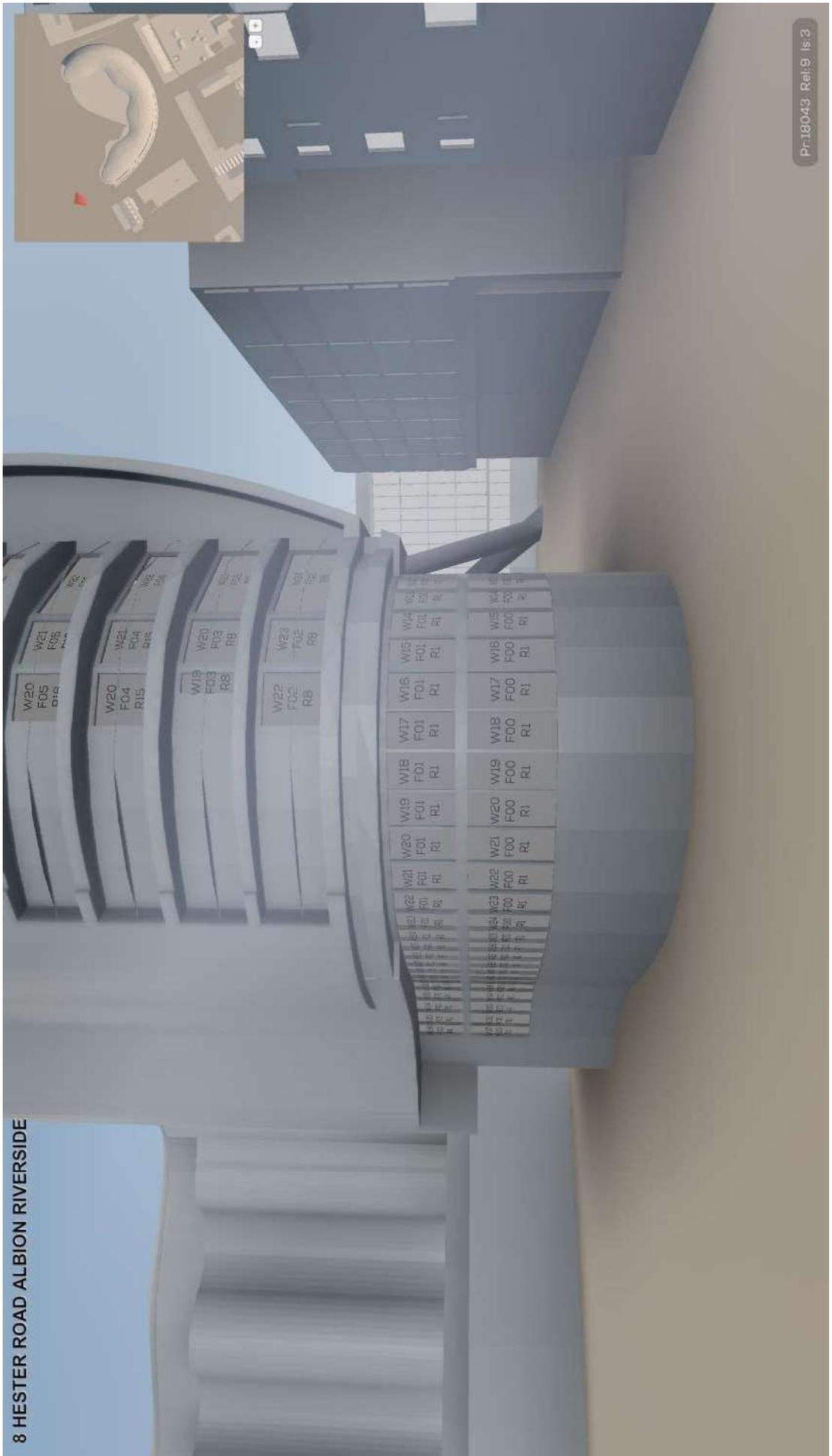


8 HESTER ROAD ALBION RIVERSIDE



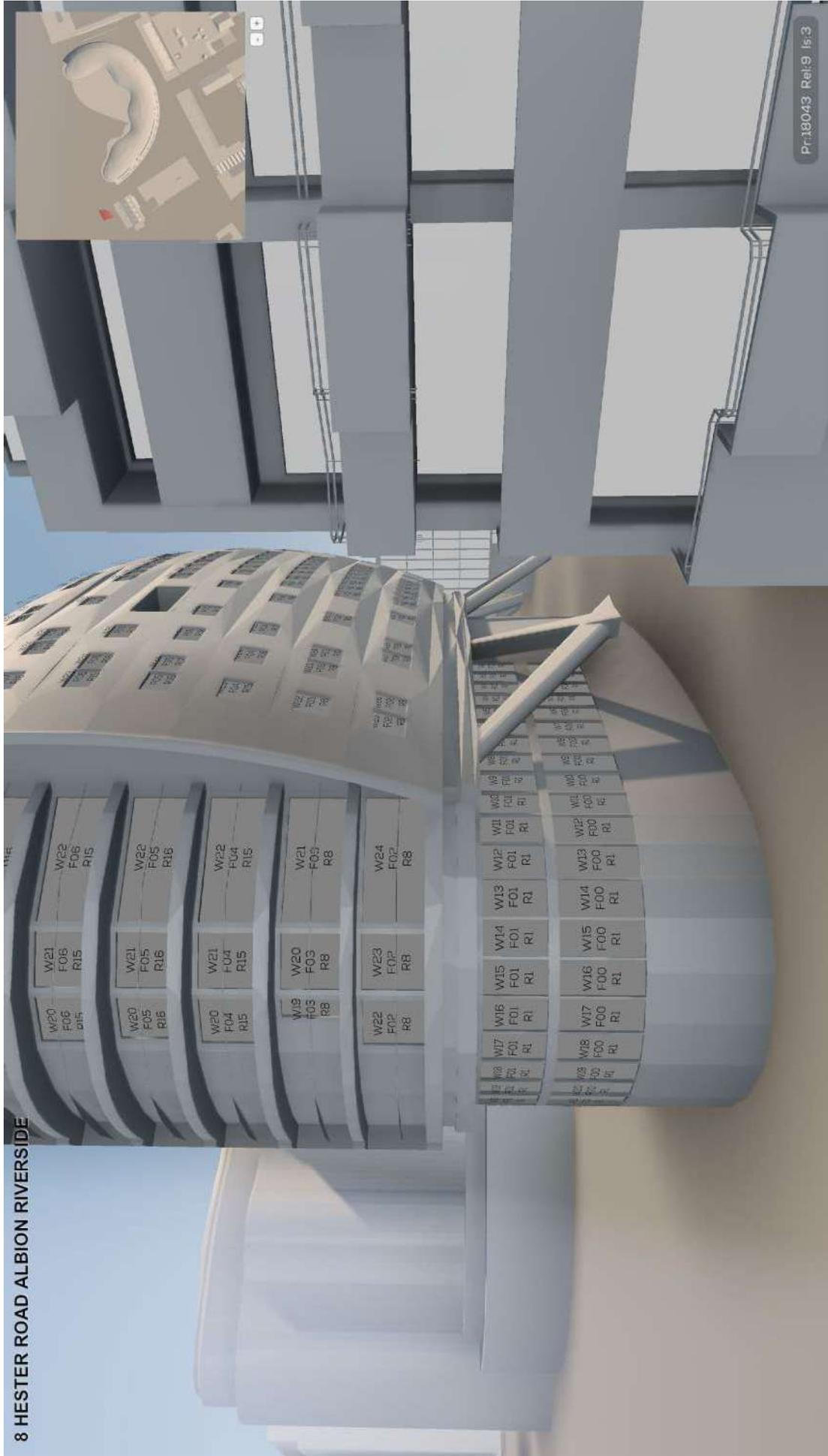
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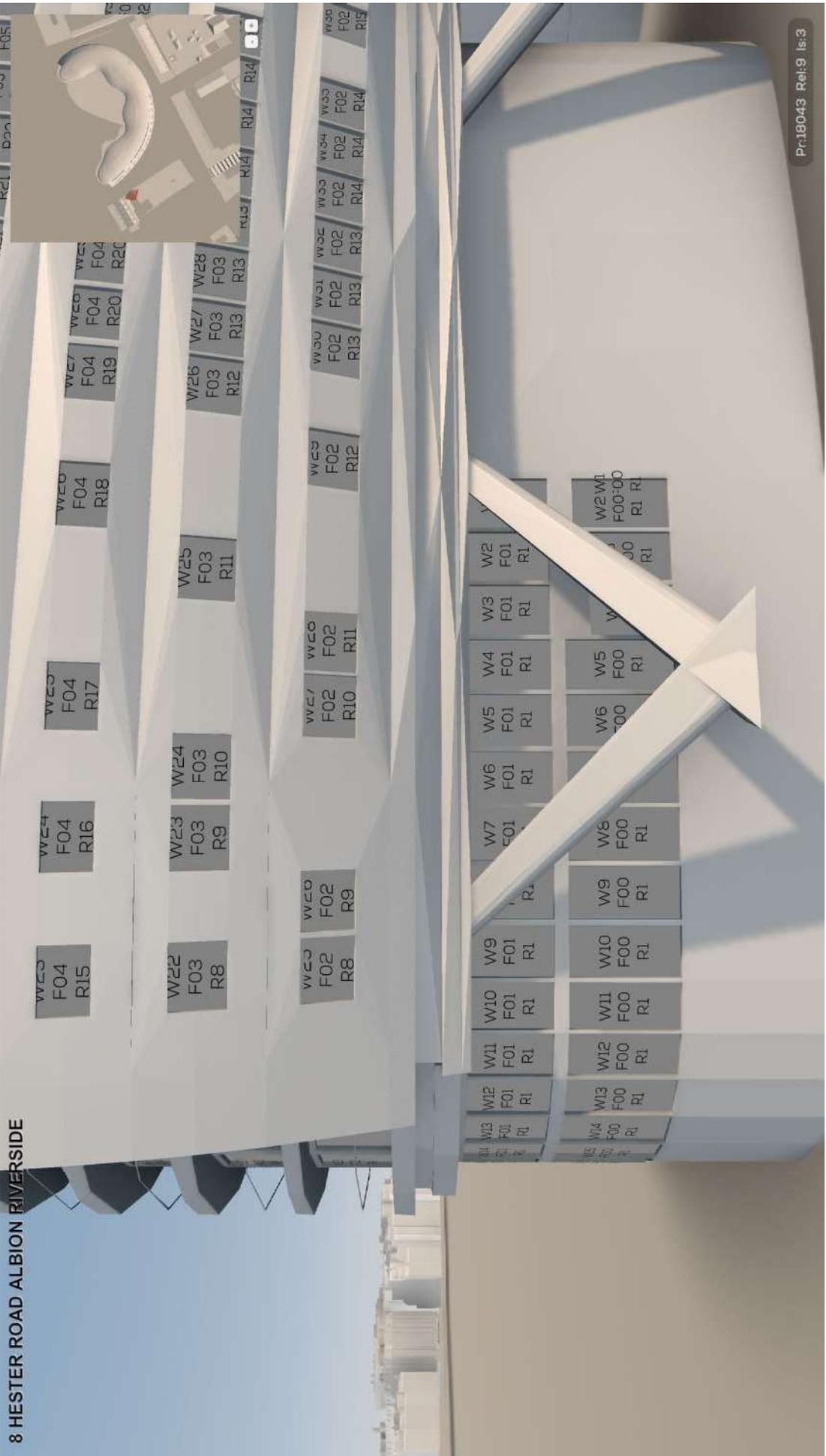
8 HESTER ROAD ALBION RIVERSIDE



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8 HESTER ROAD ALBION RIVERSIDE





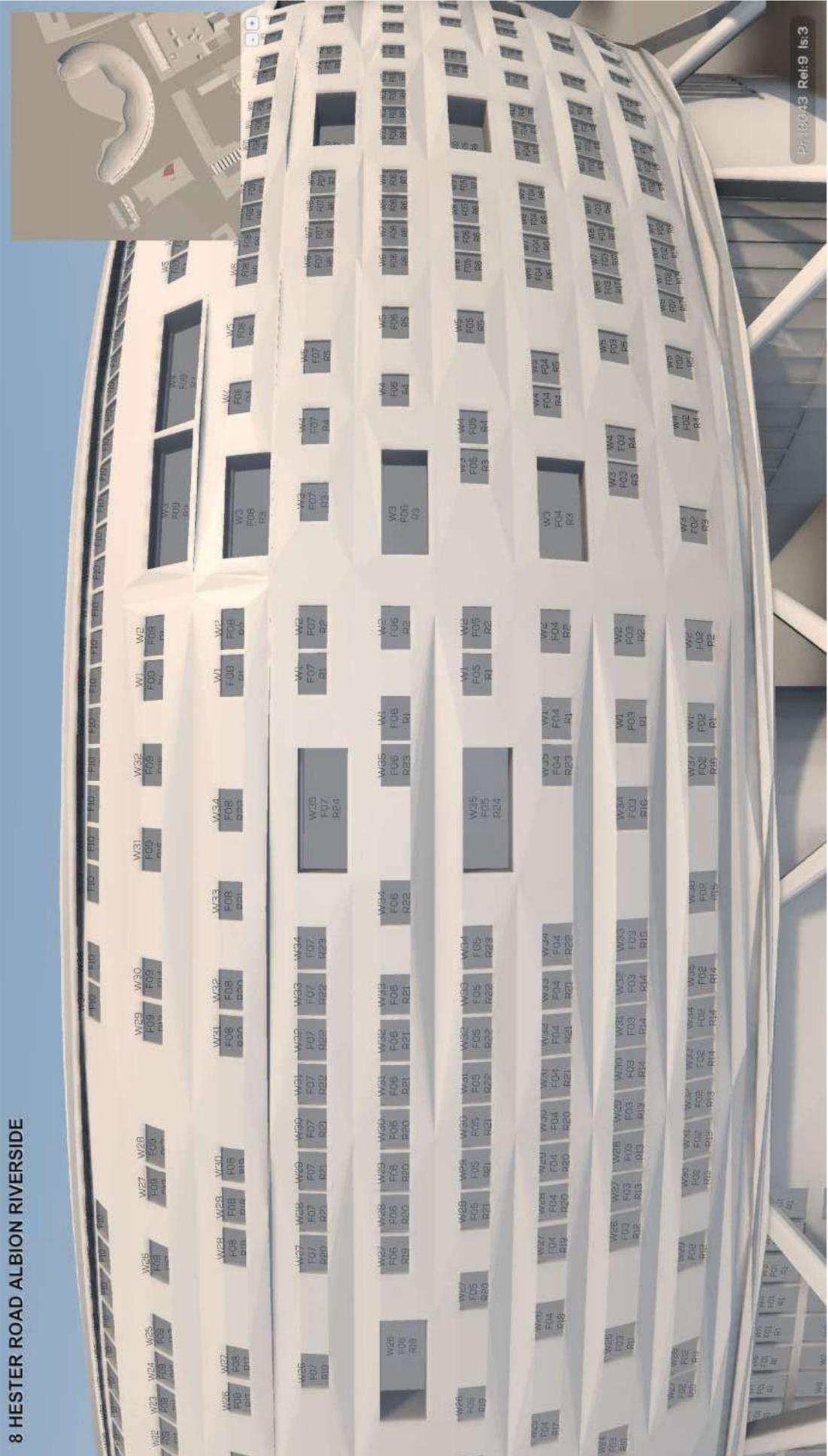
8 HESTER ROAD ALBION RIVERSIDE





8 HESTER ROAD ALBION RIVERSIDE

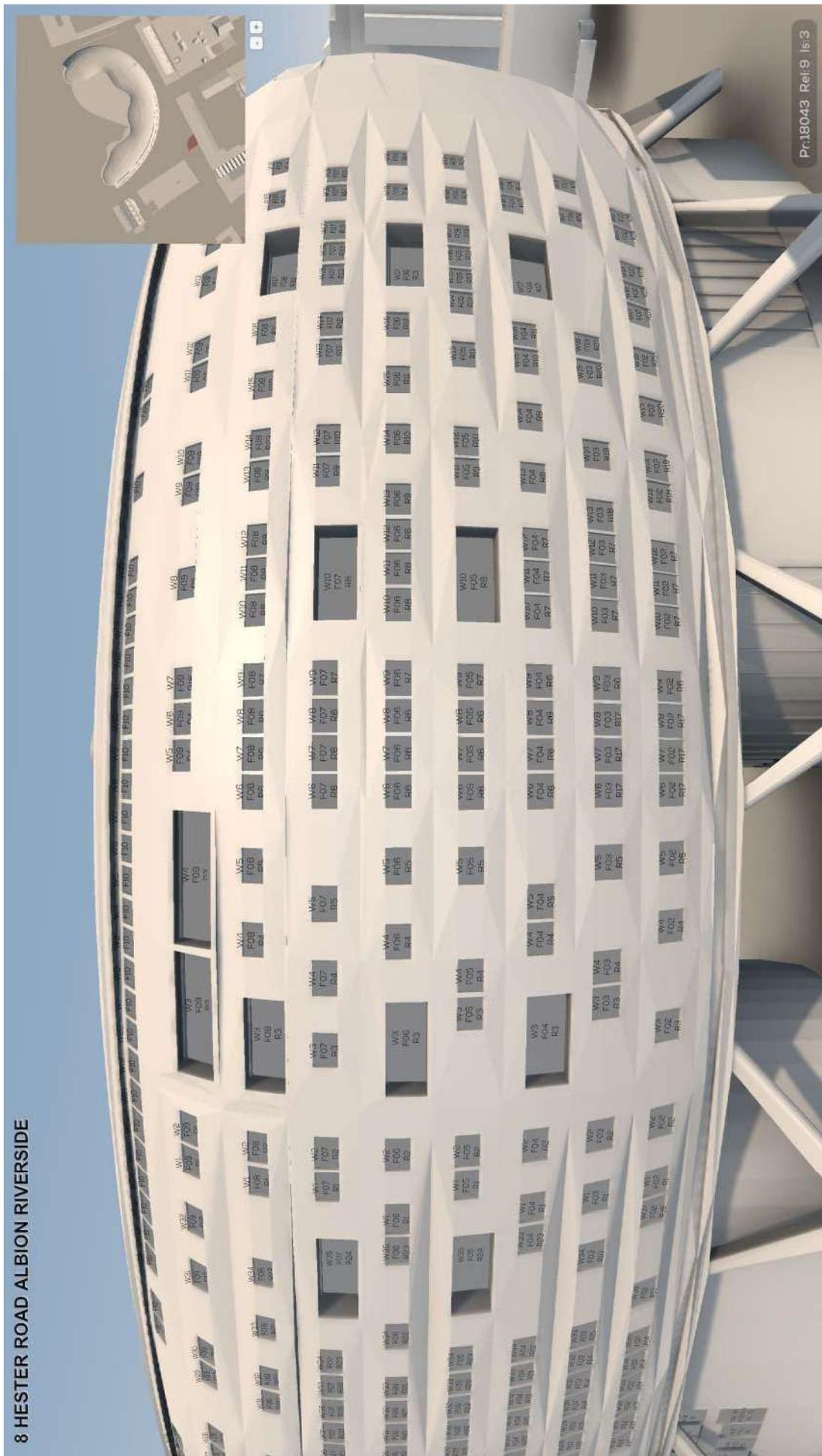




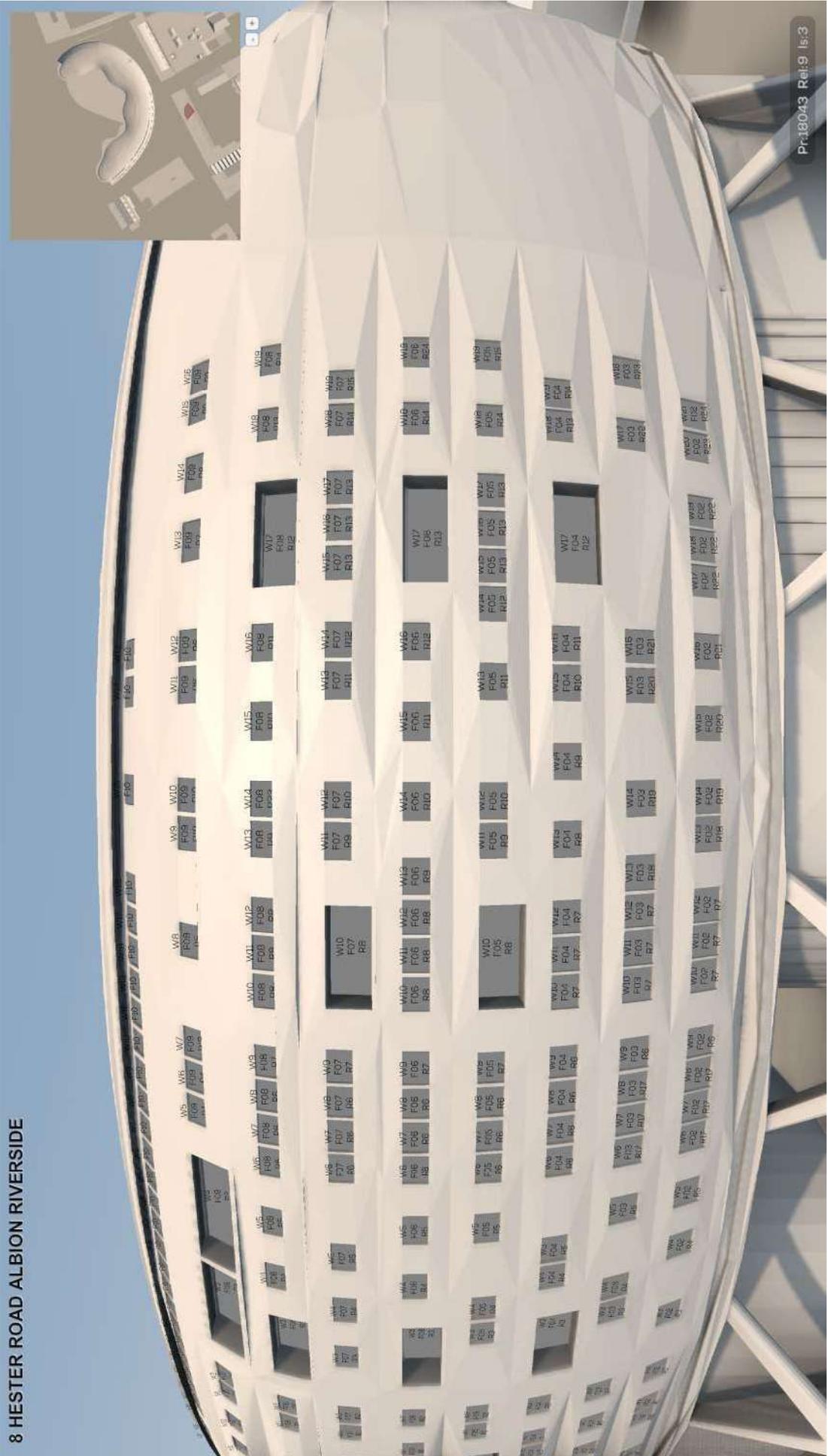
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8 HESTER ROAD ALBION RIVERSIDE



8 HESTER ROAD ALBION RIVERSIDE

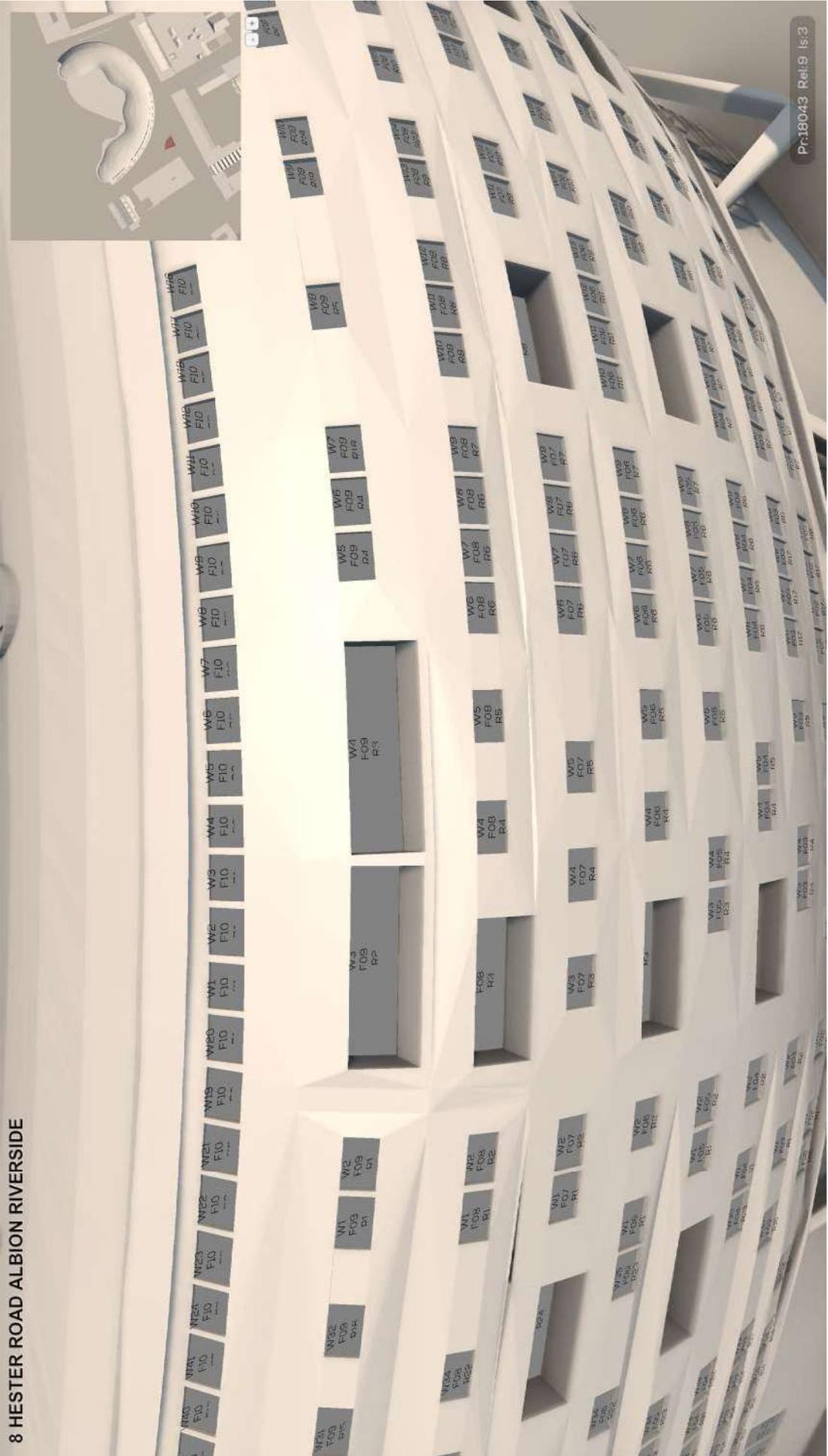


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8 HESTER ROAD ALBION RIVERSIDE



8 HESTER ROAD ALBION RIVERSIDE



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8 HESTER ROAD ALBION RIVERSIDE

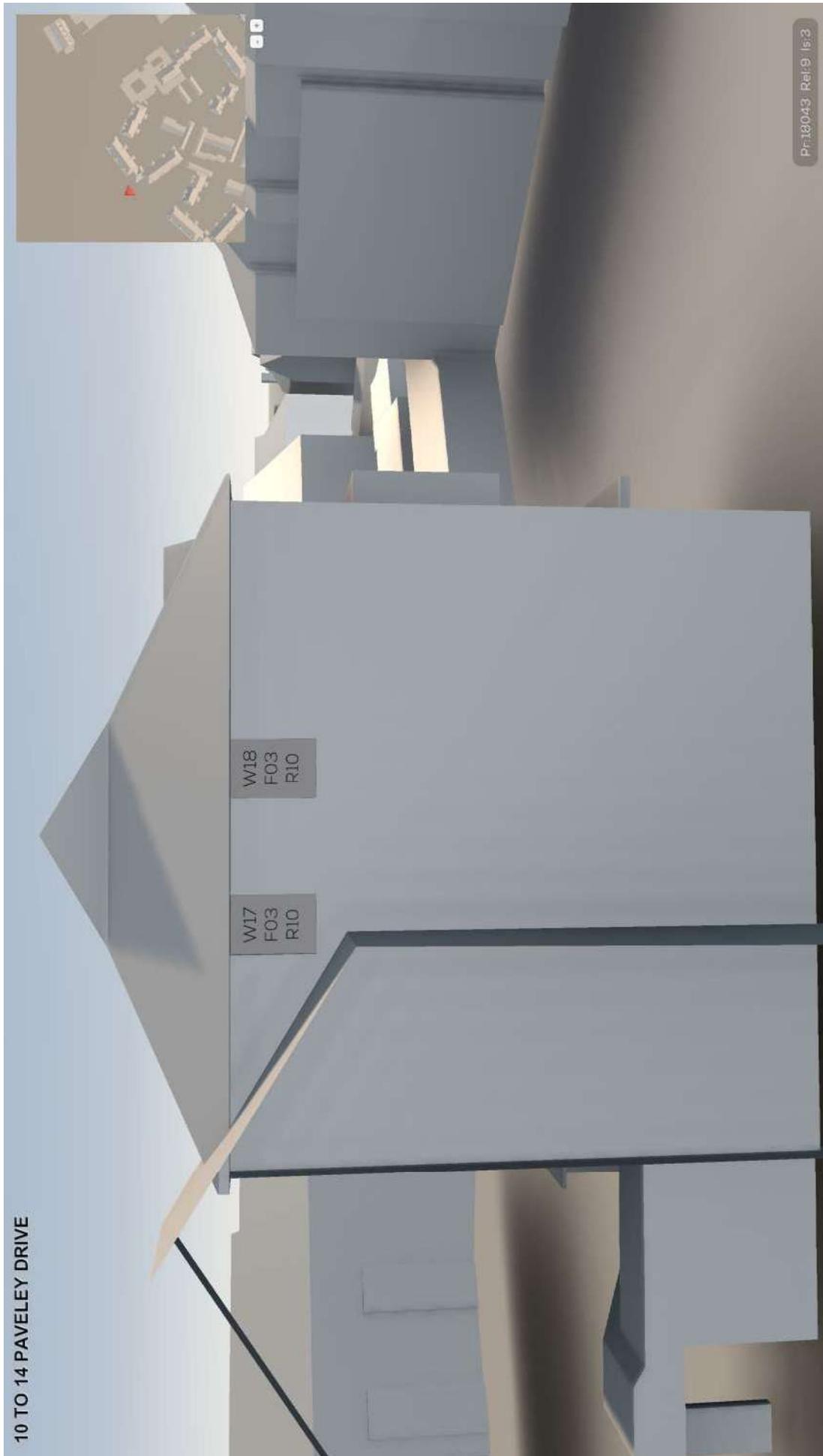


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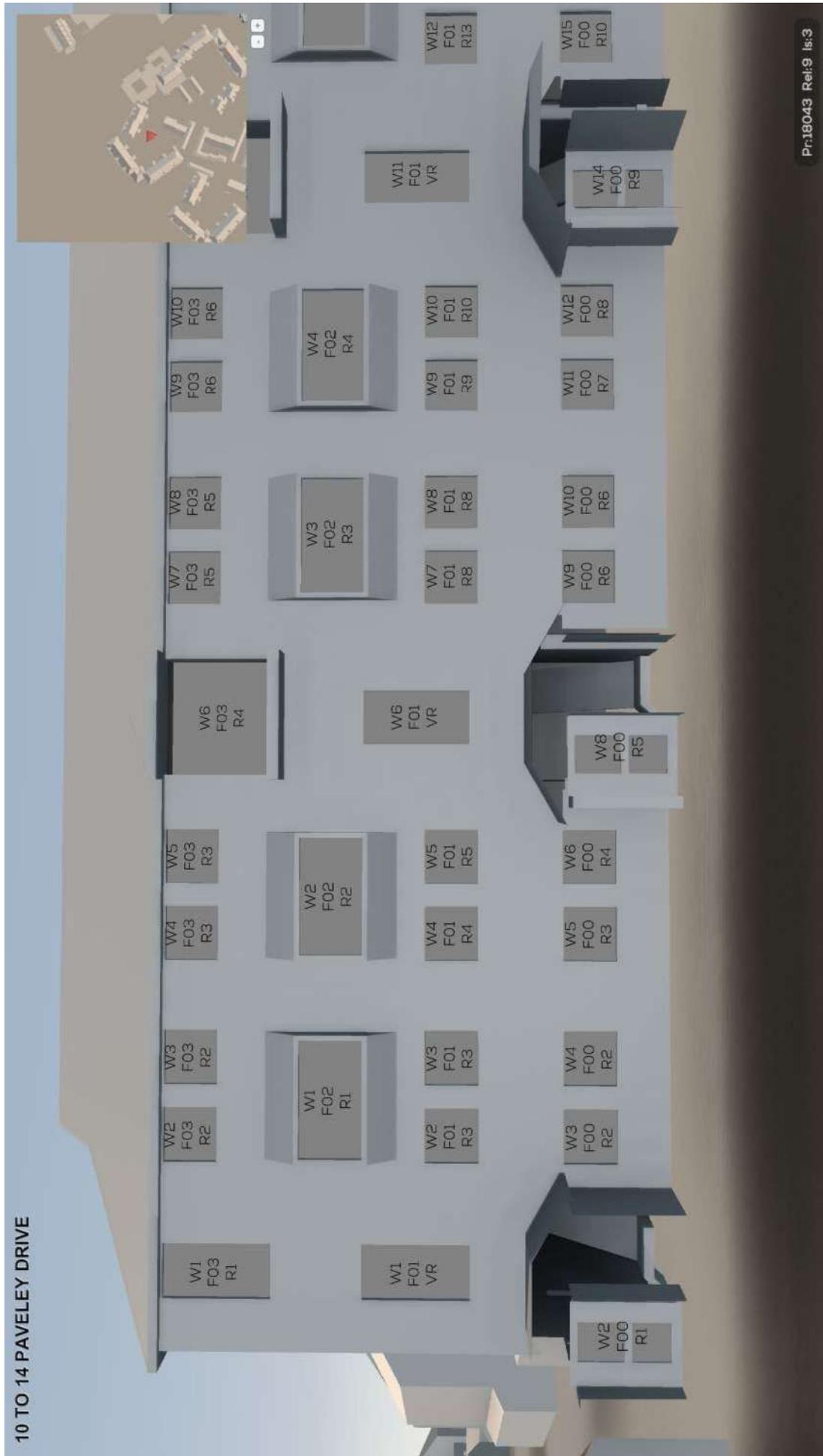


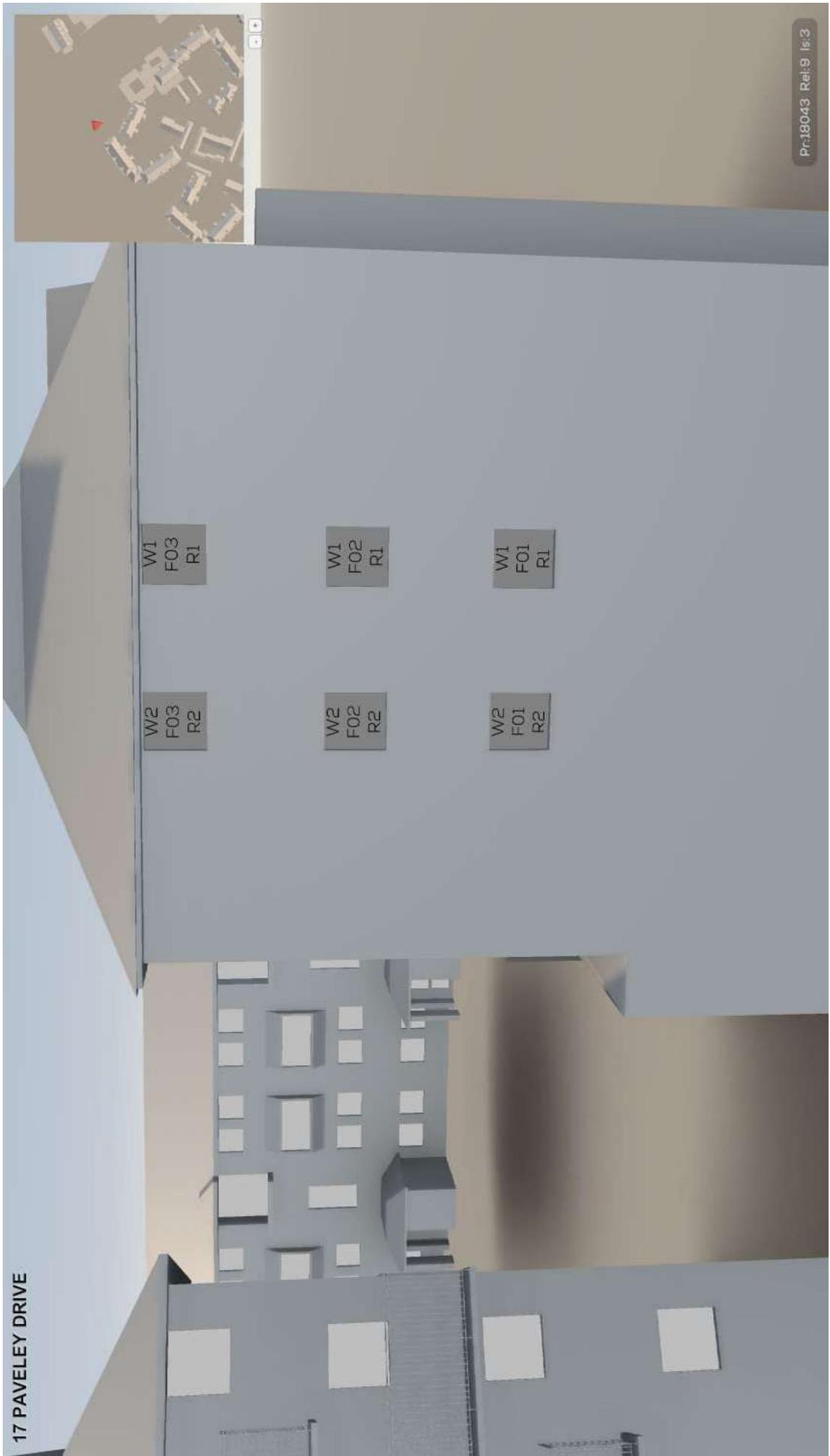
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10 TO 14 PAVELEY DRIVE

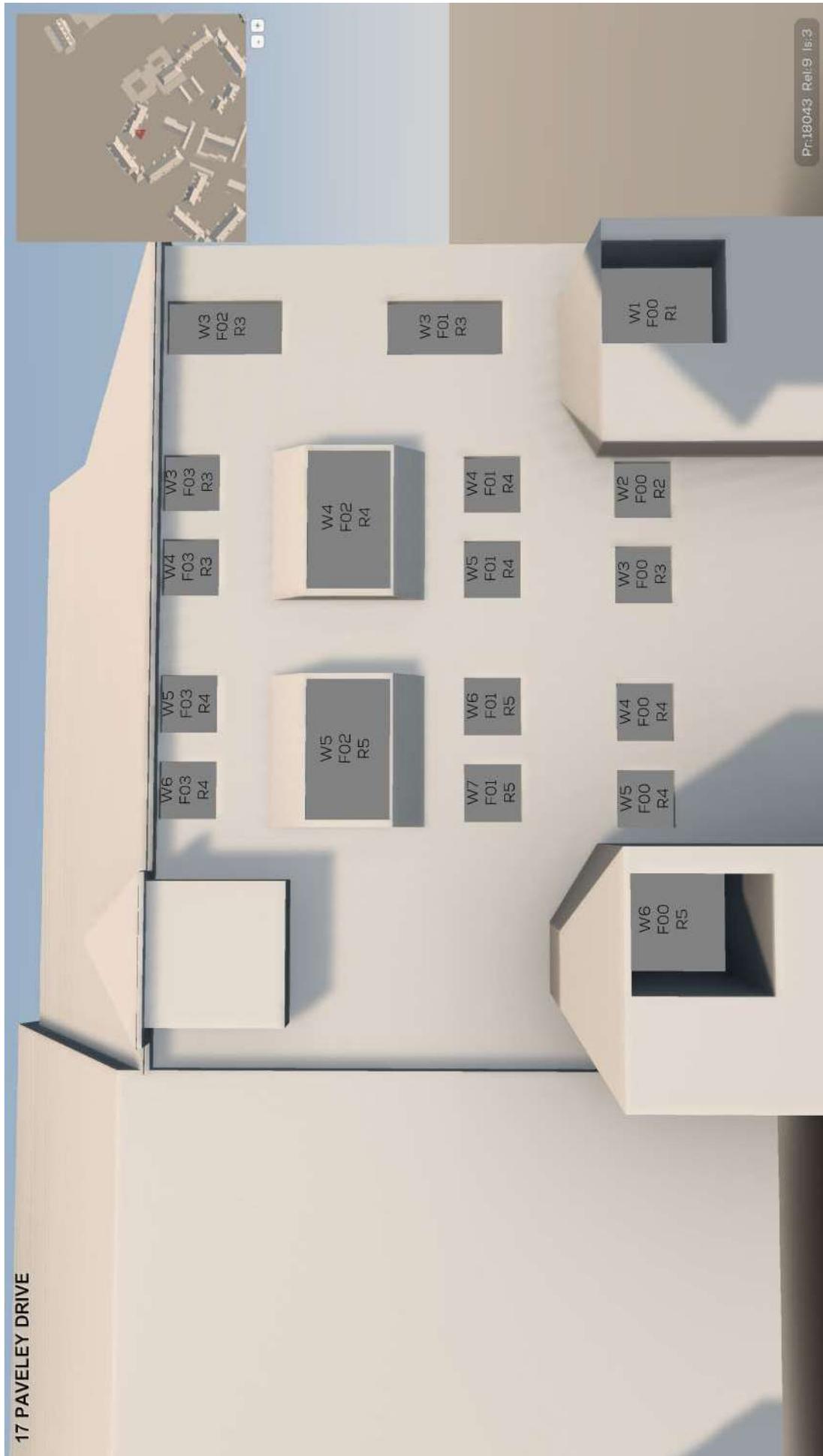




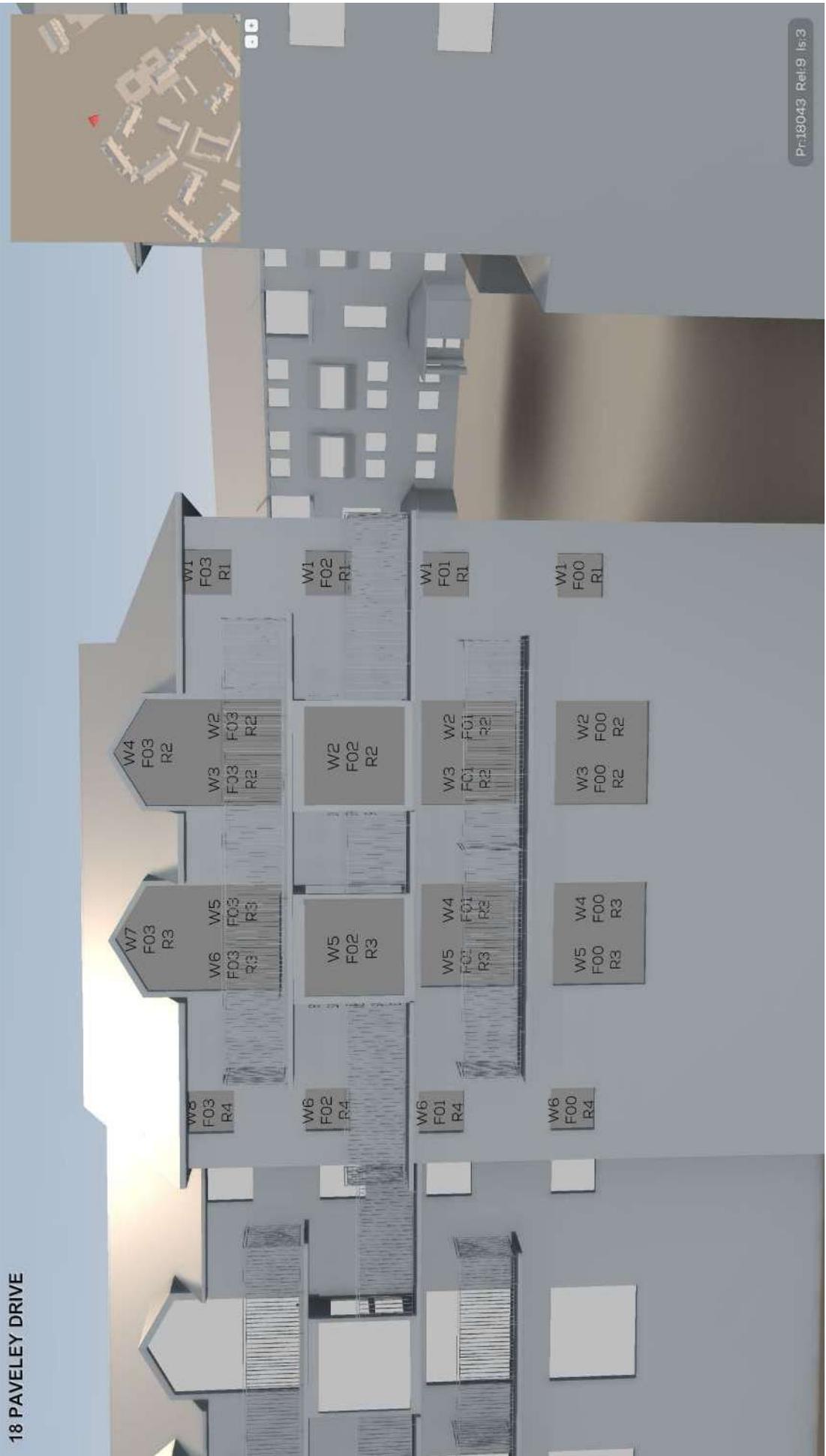




17 PAVELEY DRIVE



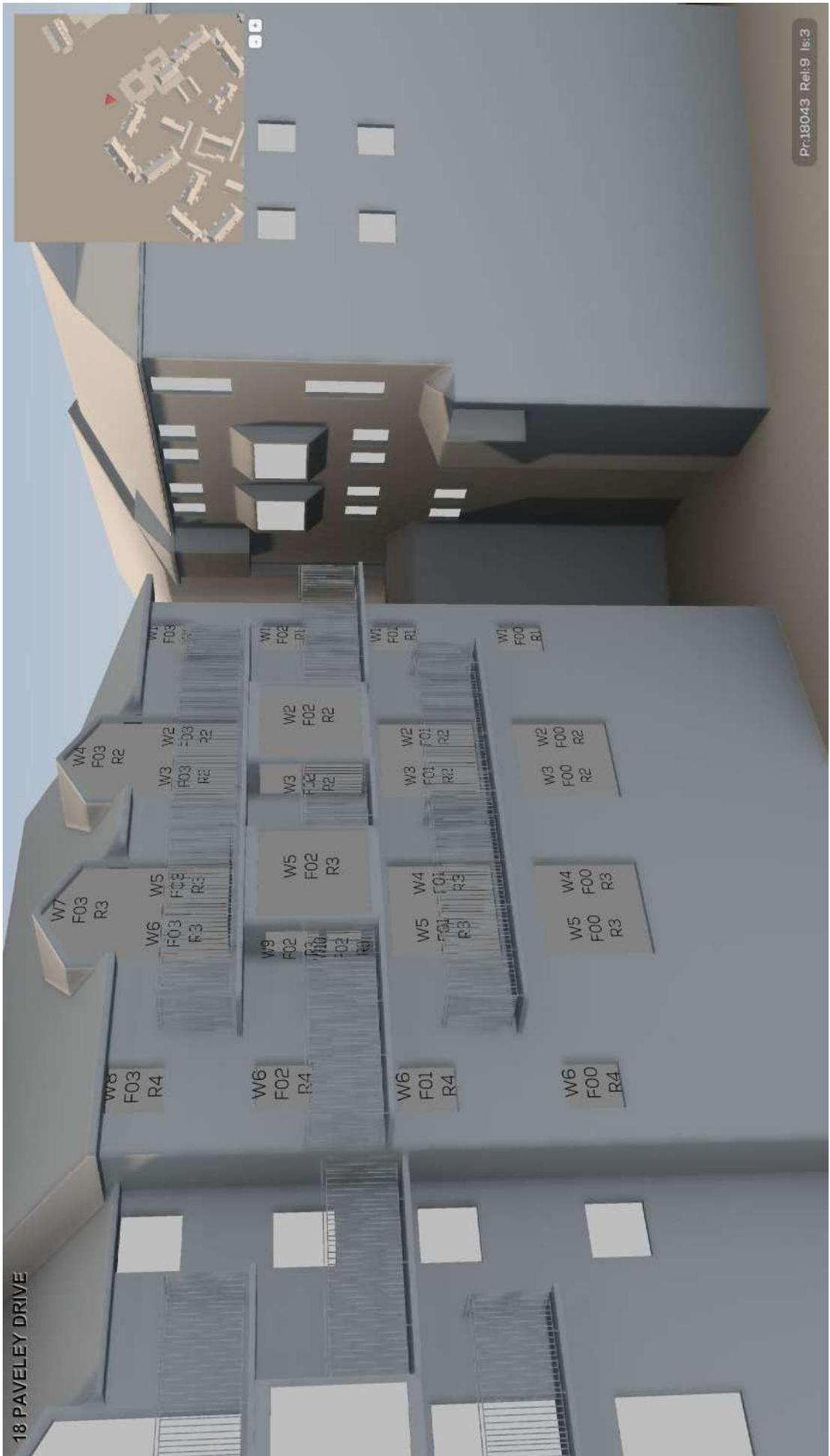
18 PAVELEY DRIVE



Pr:18043; Ret:9 | Is:3

18 PAVELEY DRIVE

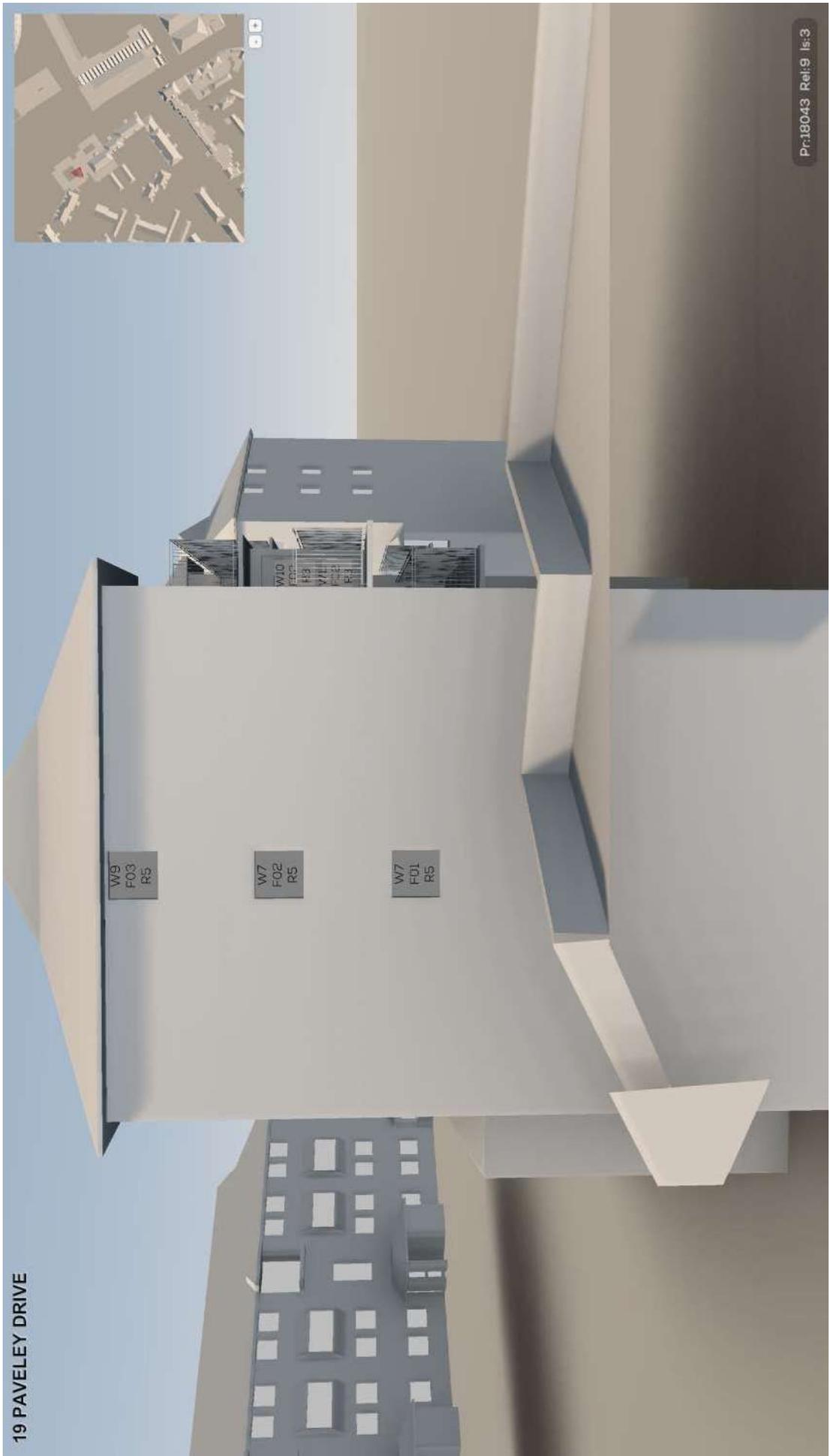




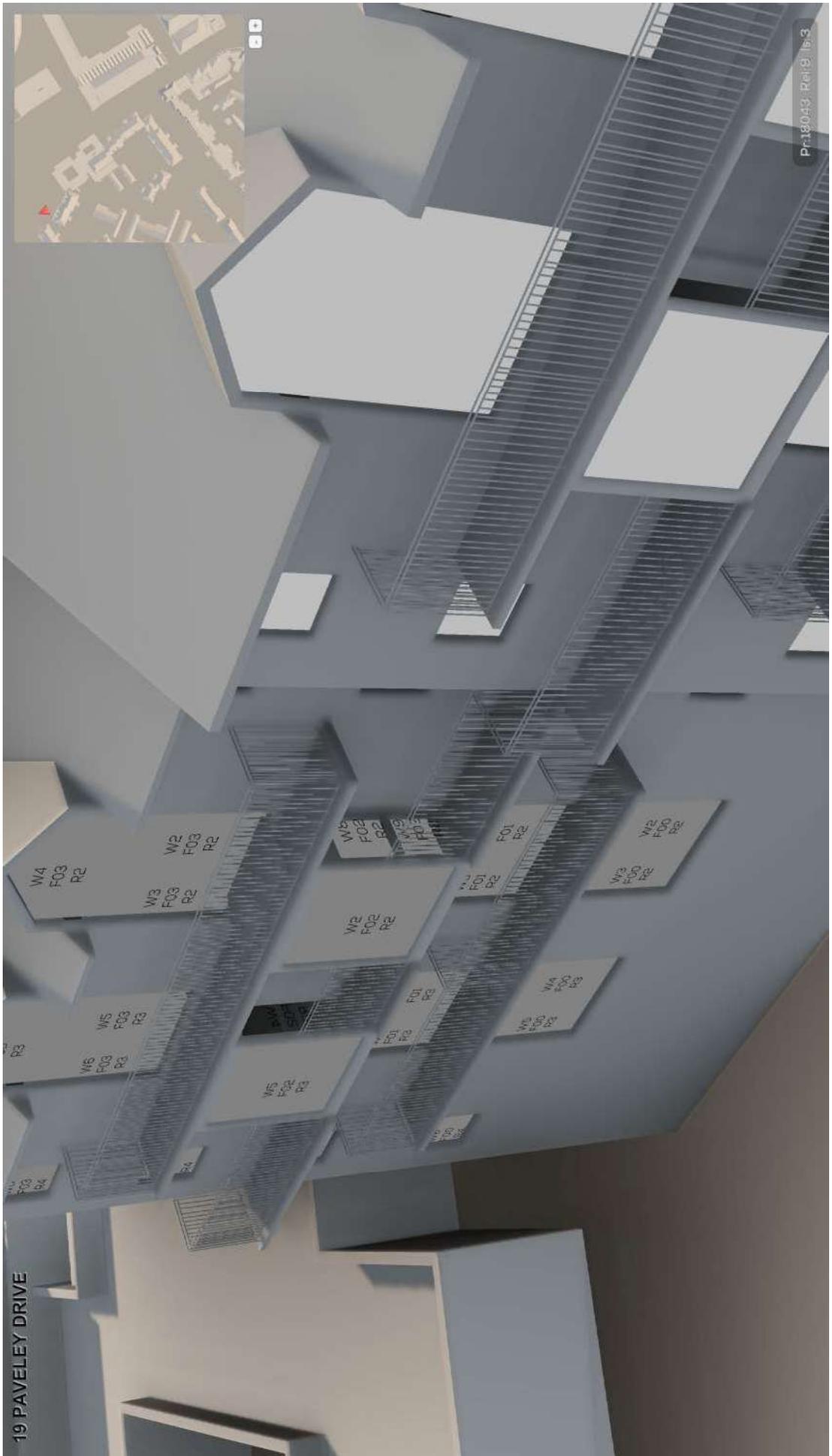
19 PAVELEY DRIVE



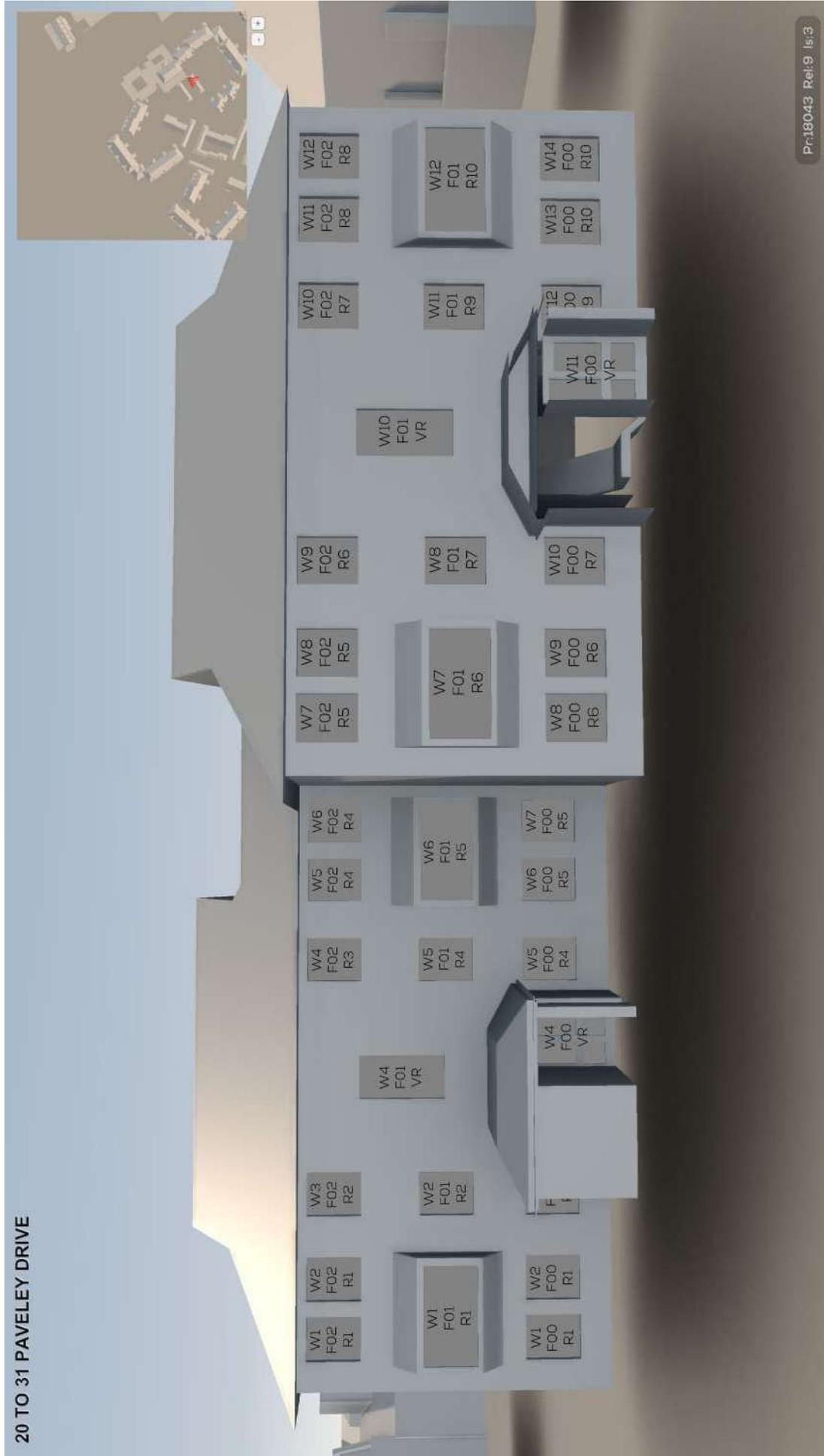
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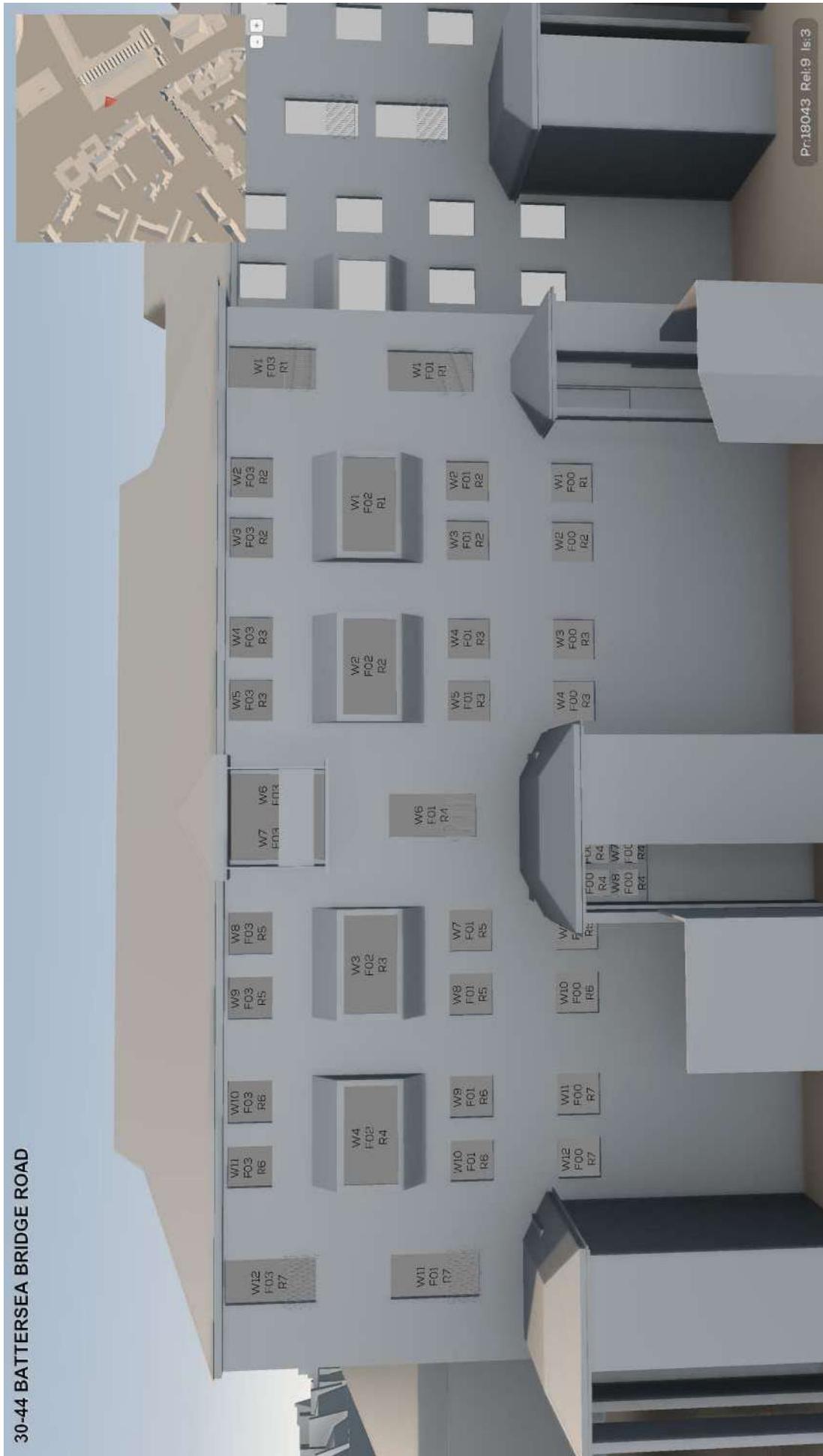


20 TO 31 PAVELEY DRIVE

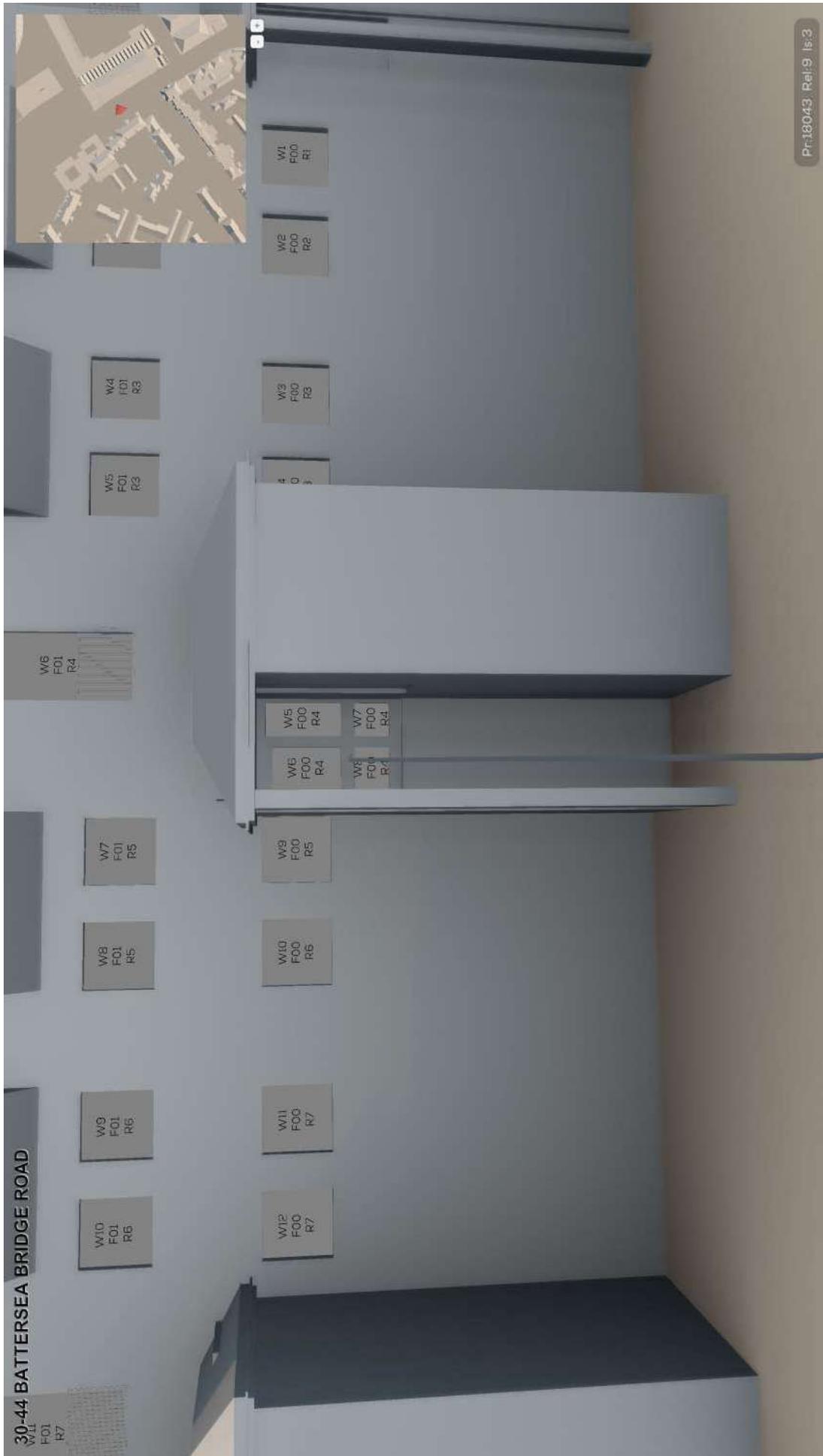




30-44 BATTERSEA BRIDGE ROAD

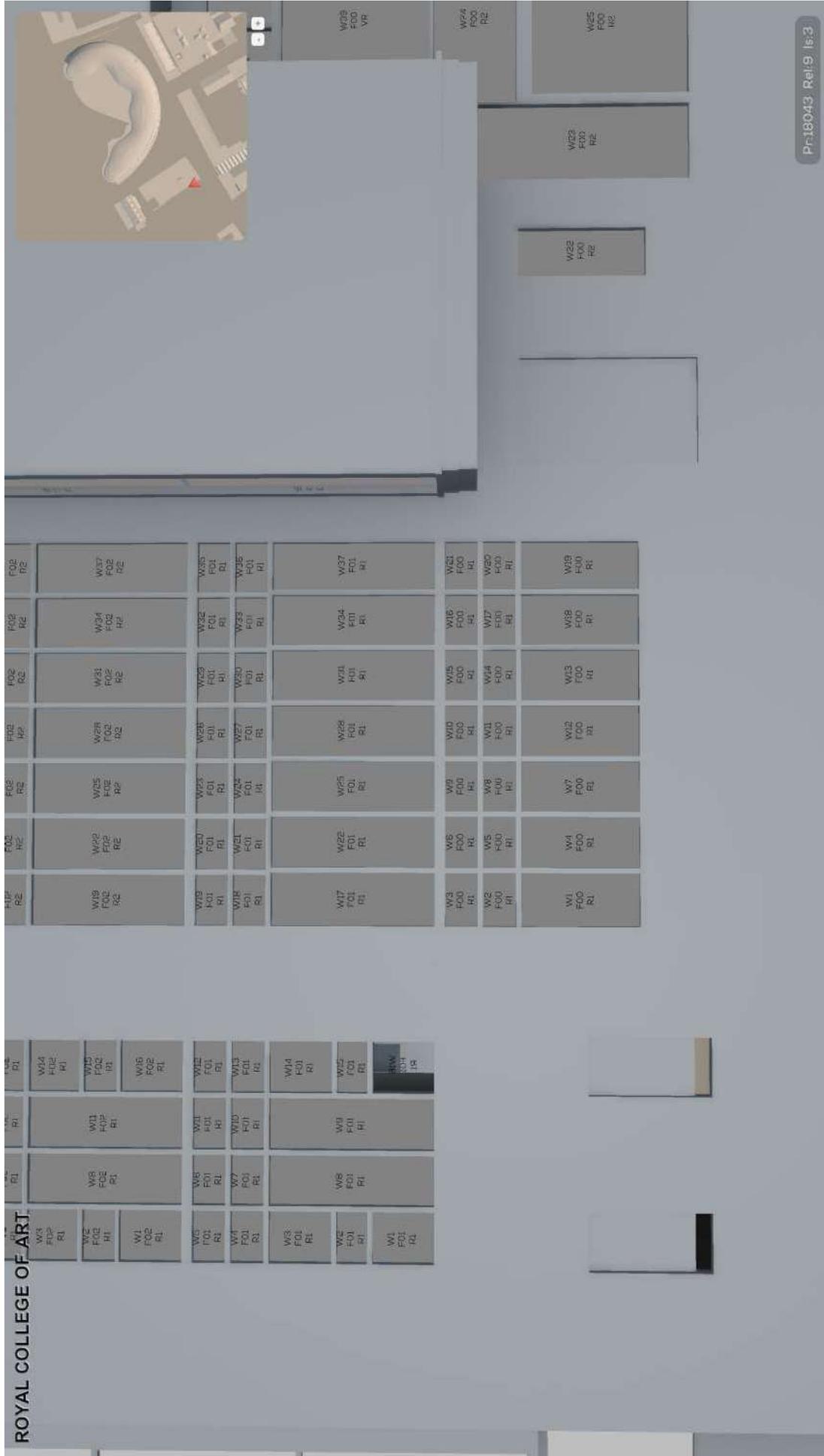








ROYAL COLLEGE OF ART

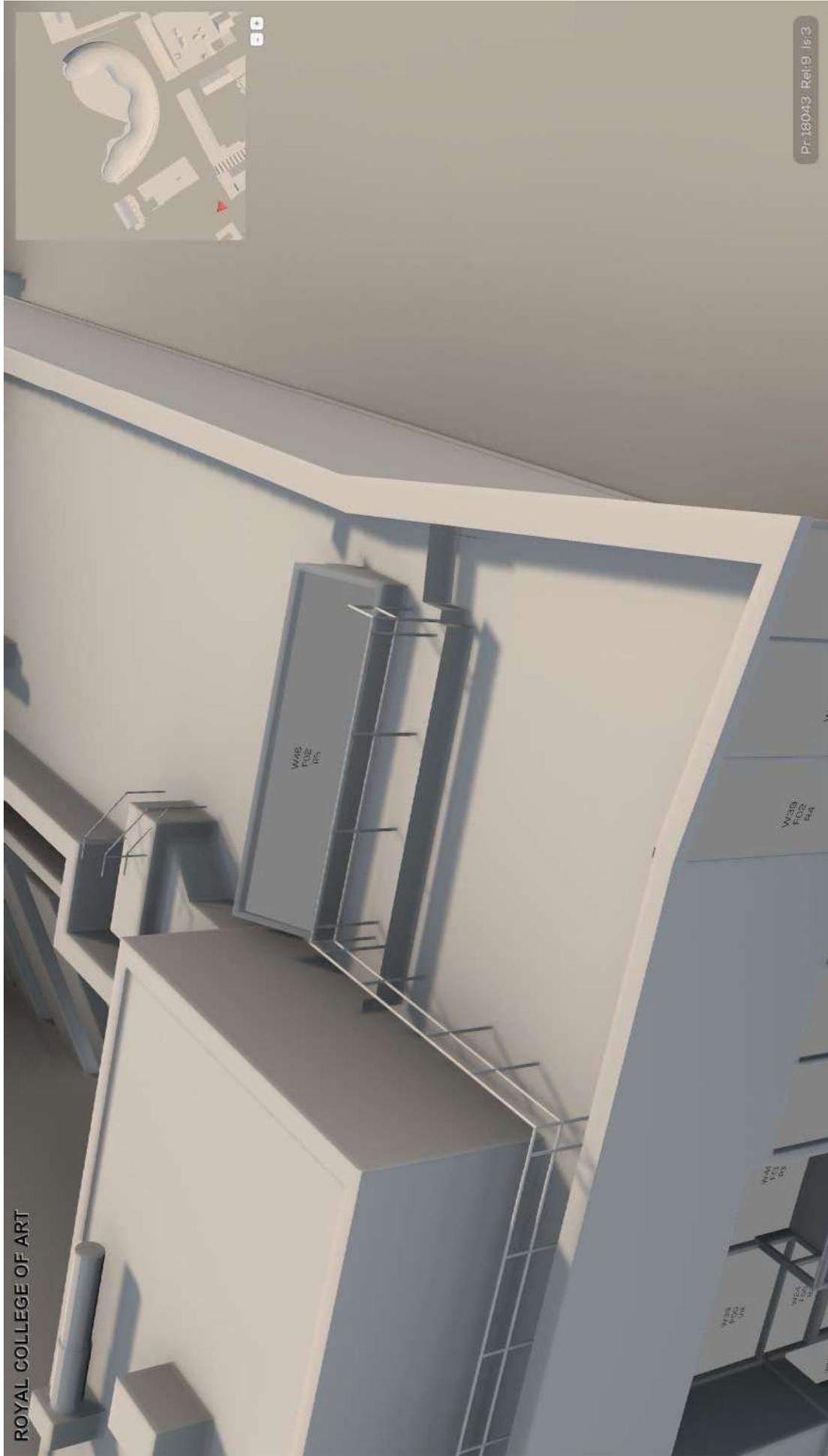








ROYAL COLLEGE OF ART





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APPENDIX 06  
**FLOOR PLANS**



APPENDIX 06  
FLOOR PLANS:

# 2 HESTER ROAD

# HESTER ROAD, SW11

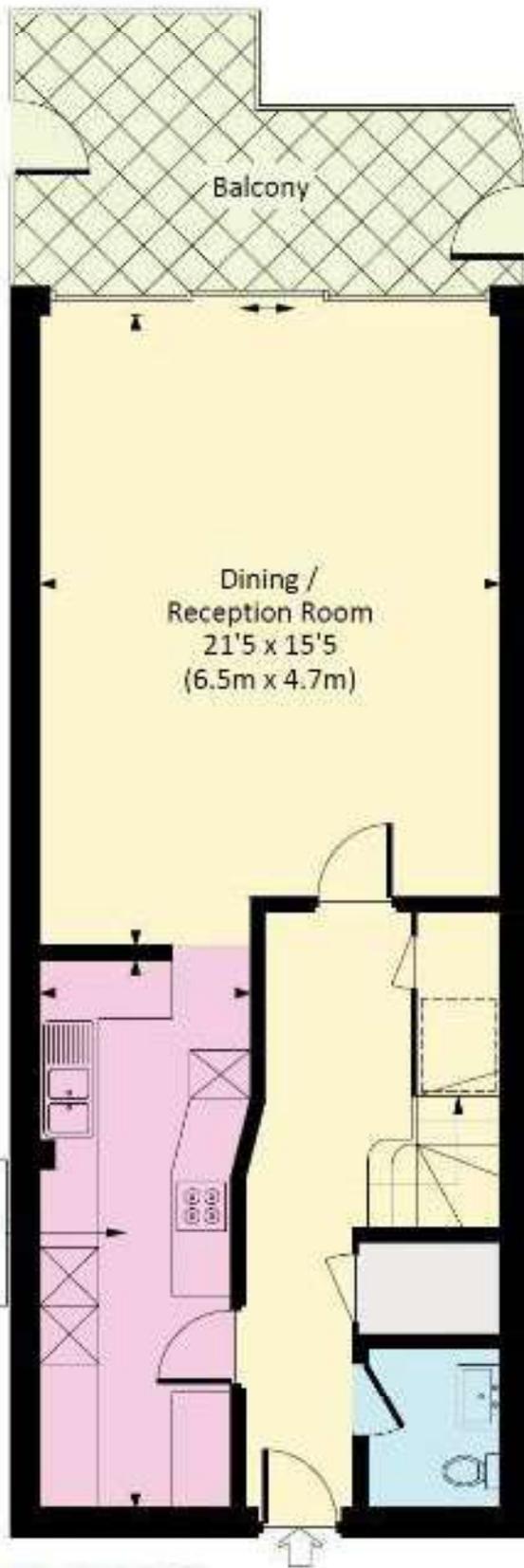
Approx. gross internal area

1281 Sq Ft. / 119.0 Sq M.

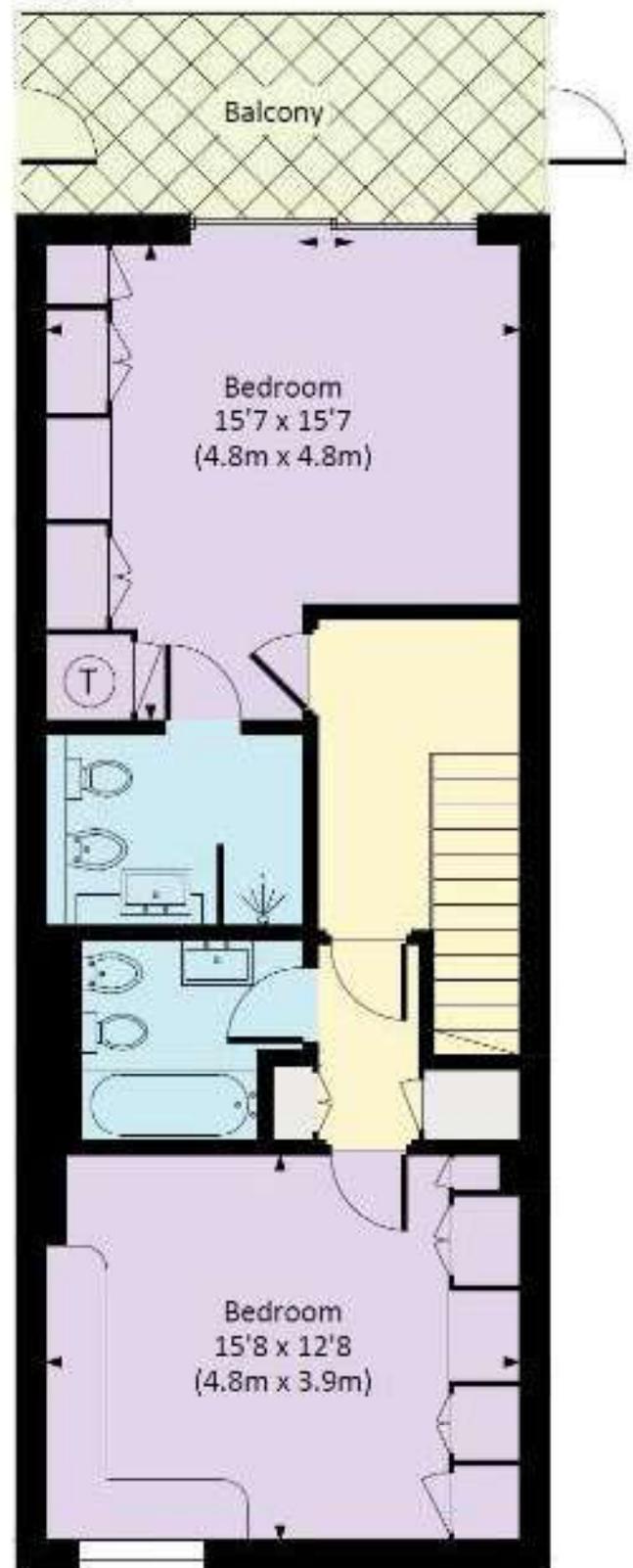
10 Sq Ft. / 0.9 Sq M. Reduced Headroom

1291 Sq Ft. / 119.9 Sq M. Including Reduced Headroom

 = Reduced headroom below 1.5m / 5'0"



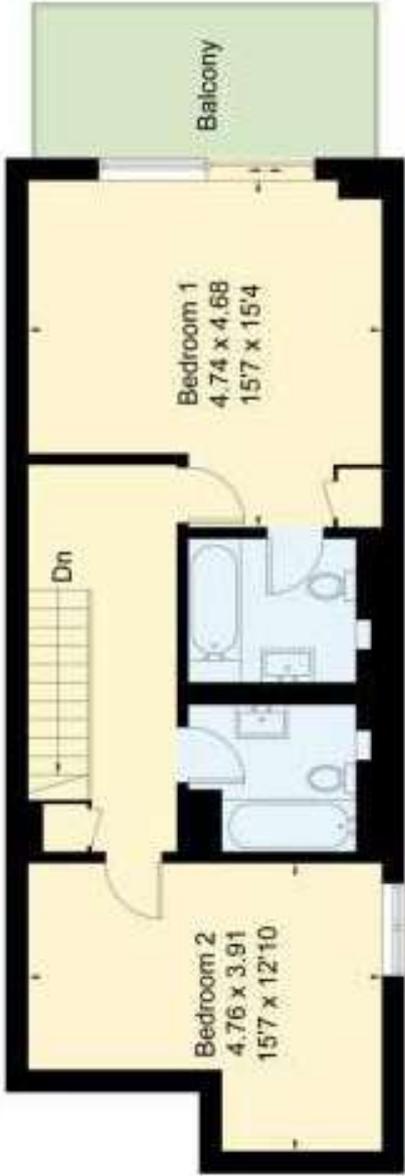
FIRST FLOOR



SECOND FLOOR

# 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.  
 © Floorplanz Ltd



Fourth Floor



Third Floor

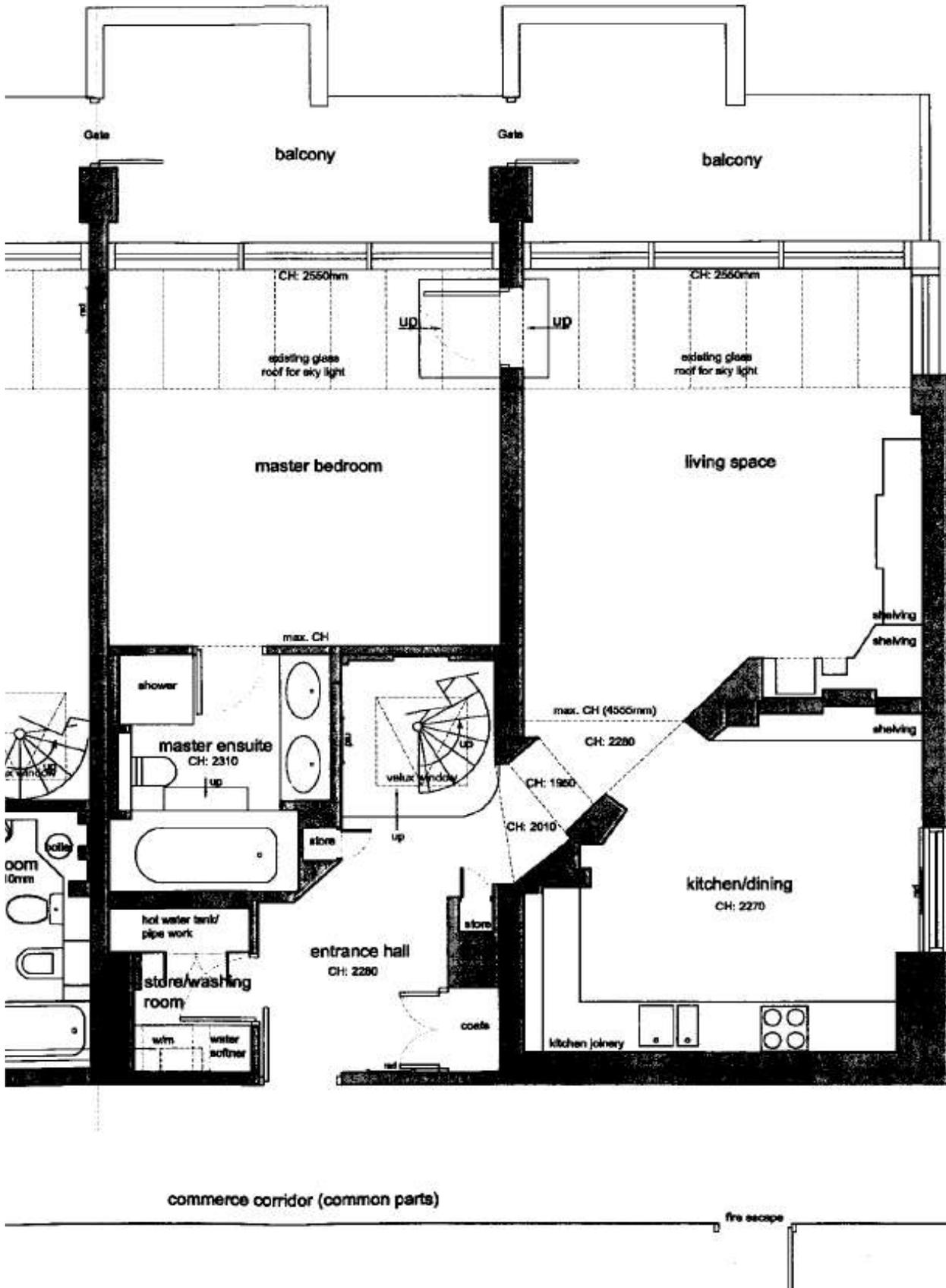
front  
 don@savills.com

3

JK

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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

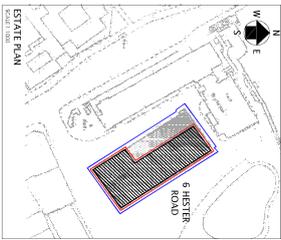
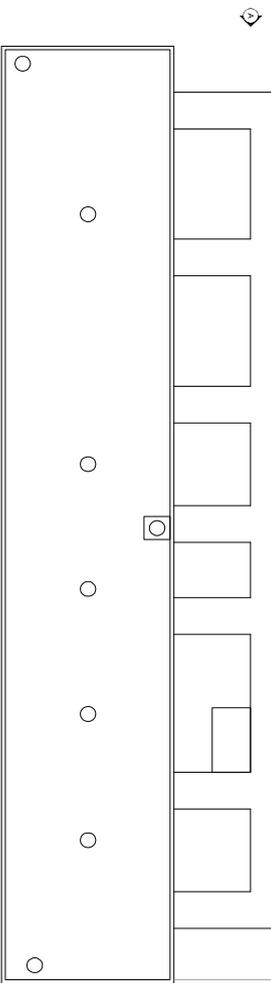
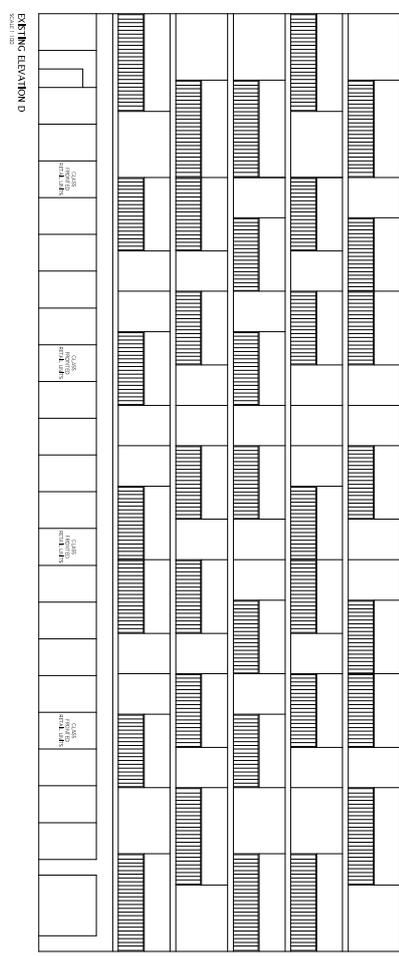
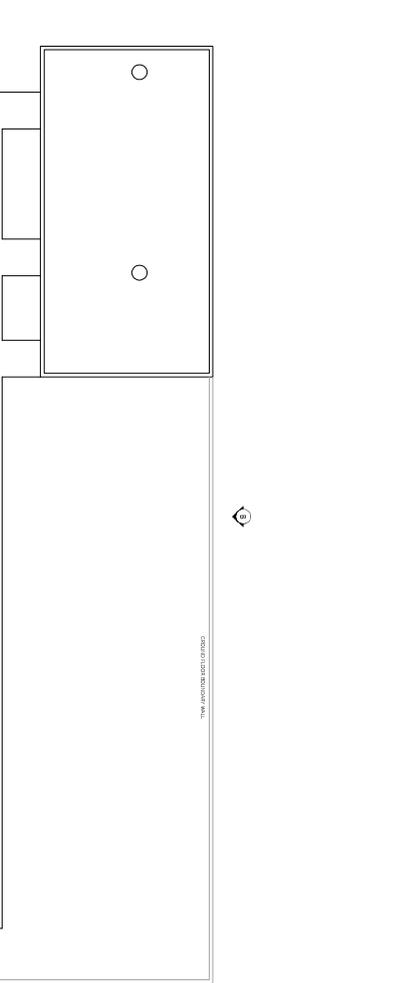
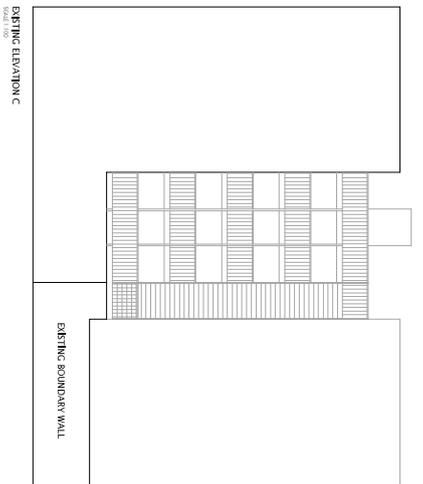
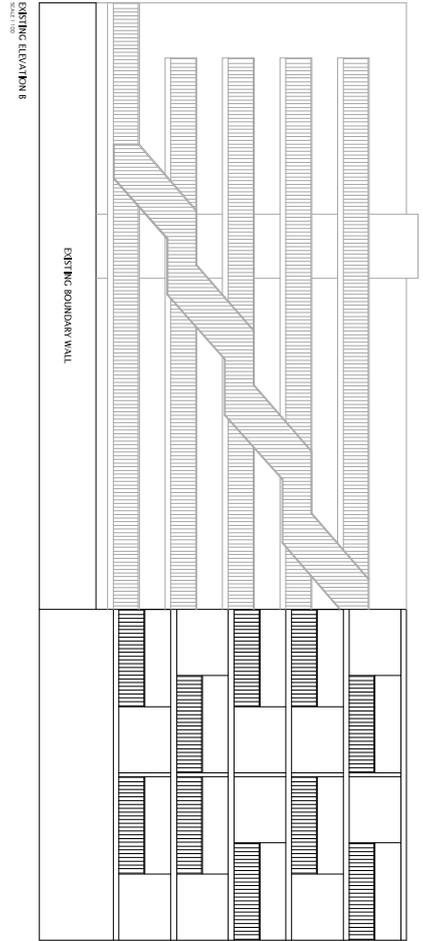
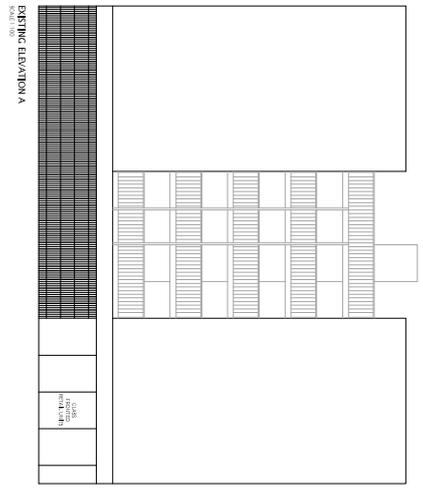
Key :  
CH - Ceiling Height



**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.  
Copyright of Wyatt Dixon Homes





**NOTES**

1. This drawing is an existing condition drawing. It is not intended to show any proposed changes or improvements.
2. The drawing is based on the information provided by the client and is not intended to be used for any other purpose.
3. The drawing is not intended to be used for any other purpose.

**REVISIONS**

NO.	BY	DATE	DESCRIPTION
01	J.K.	04/11/2011	ISSUED FOR PERMIT

**PROJECT INFORMATION**

PROJECT: PROTOPLIC MERGENCEMENT ROLLOUT  
 6 HESTER ROAD  
 SW11 4AL  
 EXISTING ROOF PLAN  
 PLANNING APPLICATION DRAWING

**CLIENT INFORMATION**

CLIENT: PROTOPLIC MERGENCEMENT ROLLOUT  
 45 WESTMINSTER LONDON SE1 7LE

**CONSULTANT INFORMATION**

CONSULTANT: NIFFES CONSULTING GROUP  
 11614/AB/P/001

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

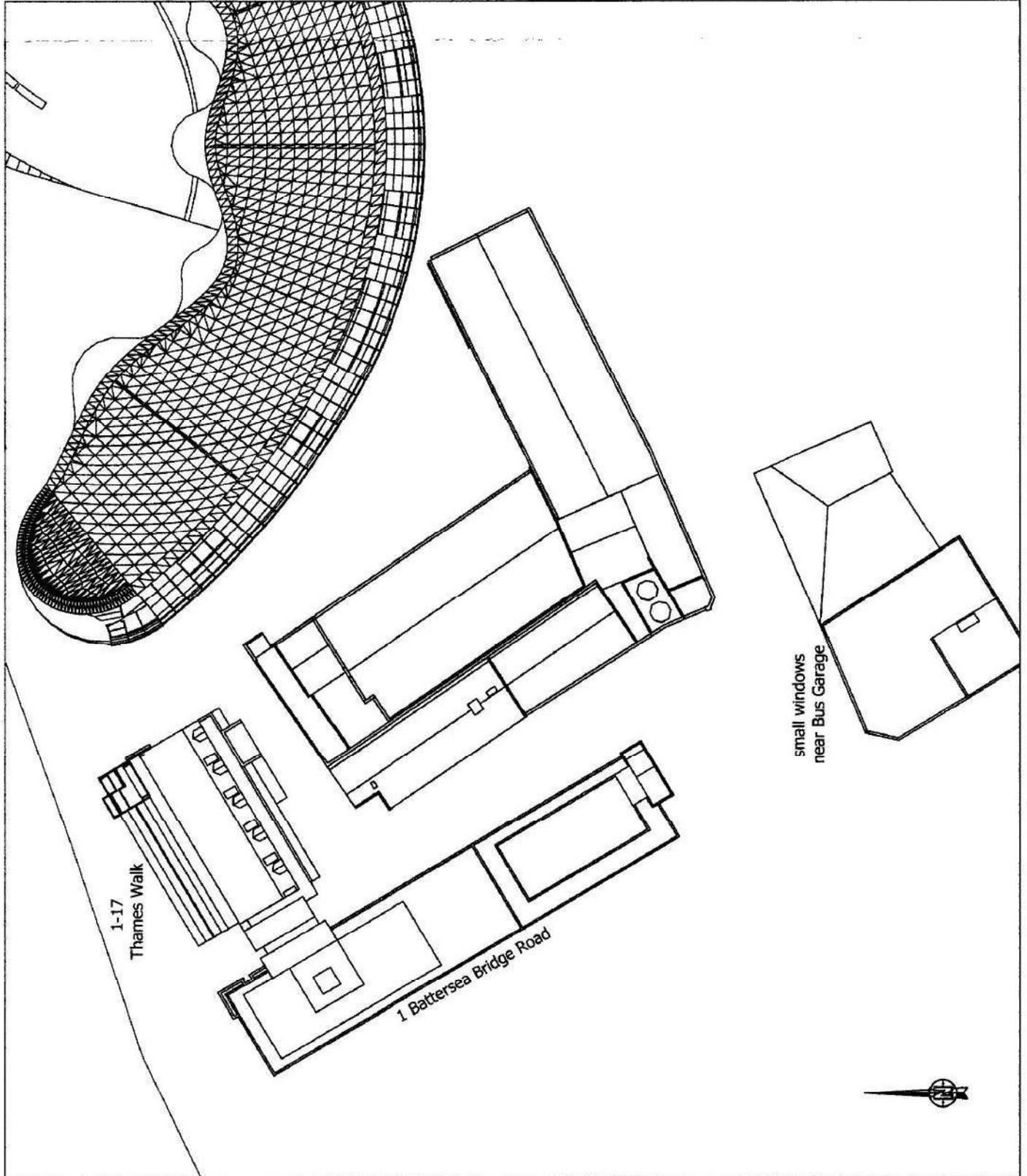
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 EXISTING BUILDINGS

SCALE: 1:500 DATE: OCT 2001

DRAWN: REVISION:

DRAWING NO:

600/PL1/01



SOURCES OF INFORMATION:  
 HYDER CONSULTING LTD  
 Site Survey  
 Site Photographs  
 FOSTER & PARTNERS  
 Proposed scheme received 11/10/01

REV	DESCRIPTION	DATE
KEY:		

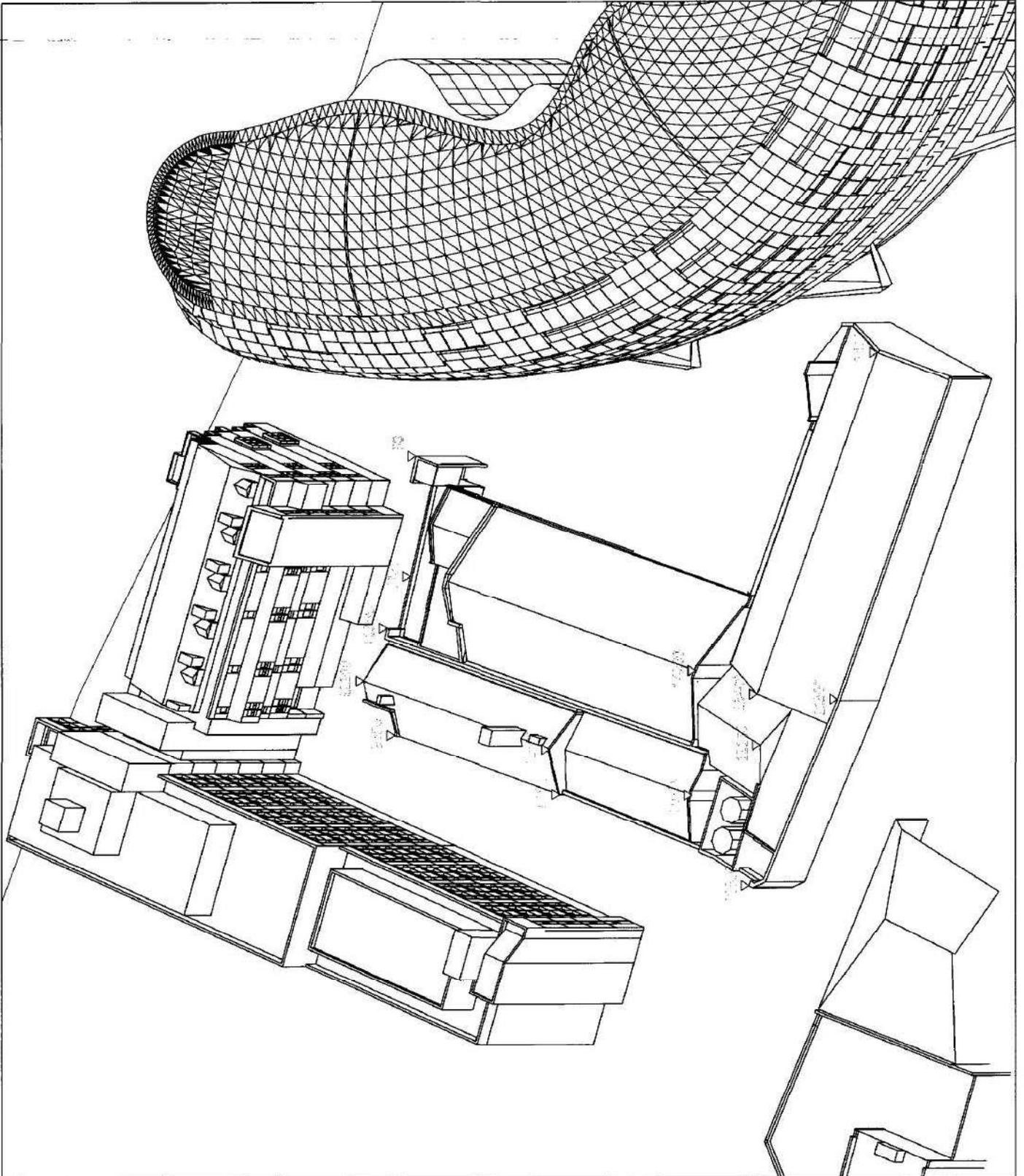
**GORDON INGRAM ASSOCIATES**  
 CHARTERED BUILDING SURVEYORS  
 40 Drury Lane  
 Covent Garden  
 London WC2B 8RR  
 Telephone: 0171 240 5335  
 Facsimile: 0171 240 6127

PROJECT: ALBION WHARF  
 LONDON SW11

TITLE: 3D VIEW  
 EXISTING BUILDINGS

SCALE: N/S	DATE: 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

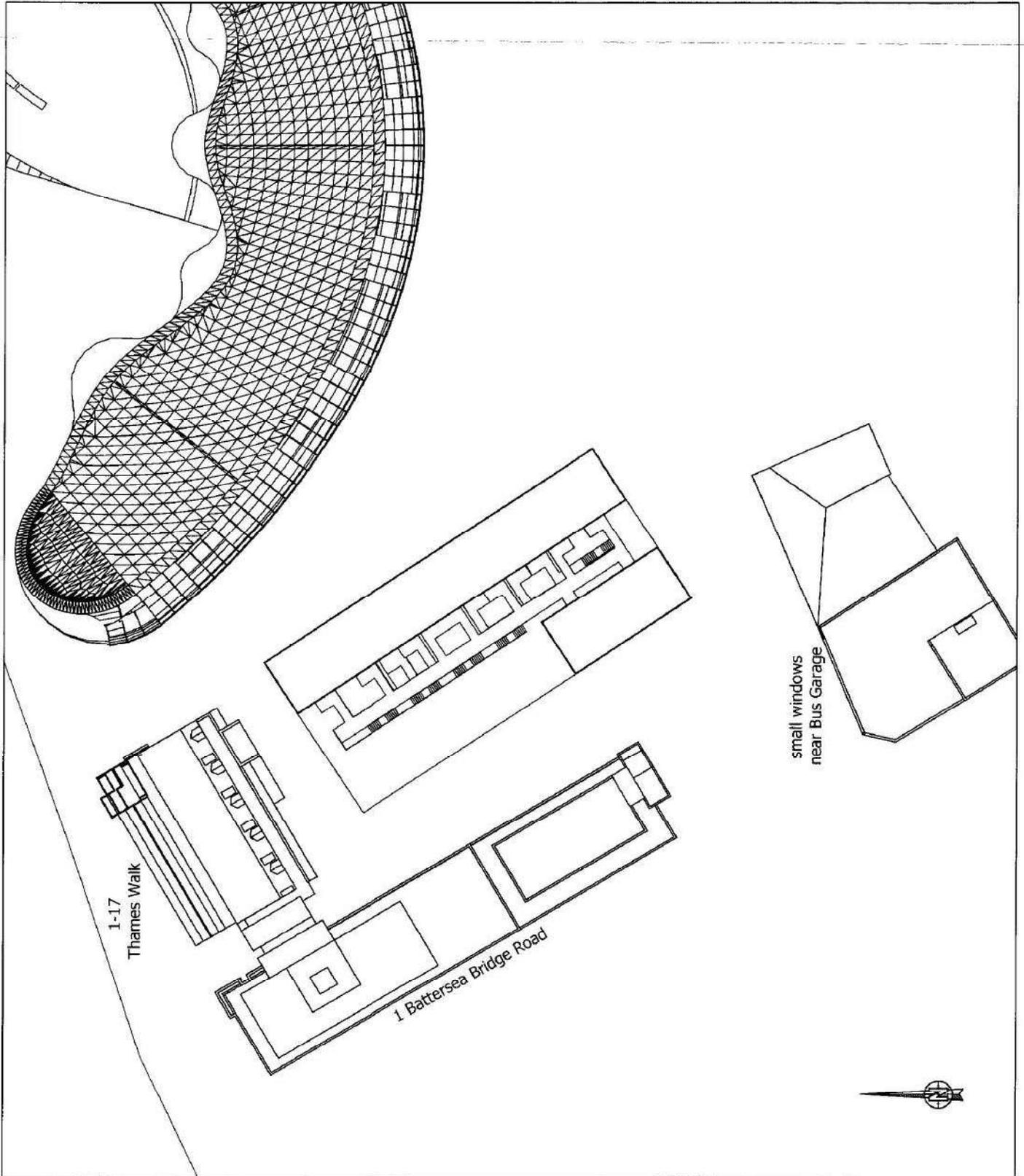
40 Drury Lane  
Covent Garden  
London WC2B 9RR  
Telephone: 0171 240 5335  
Facsimile: 0171 240 6127

PROJECT: ALBION WHARF  
LONDON SW11

TITLE: SITE PLAN  
PROPOSED DEVELOPMENT

SCALE: 1:500	DATE: OCT 2001
DRAWN:	REVISION:

DRAWING NO: 600/PL1/03



SOURCES OF INFORMATION:

HYDER CONSULTING LTD  
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Site Photographs

FOSTER & PARTNERS

Proposed scheme received 11/10/01

REV DESCRIPTION DATE

KEY:

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

PROJECT: ALBION WHARF  
LONDON SW11

TITLE: 3D VIEW  
PROPOSED DEVELOPMENT

SCALE: N/S

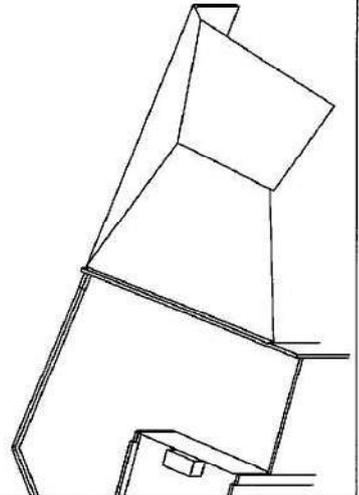
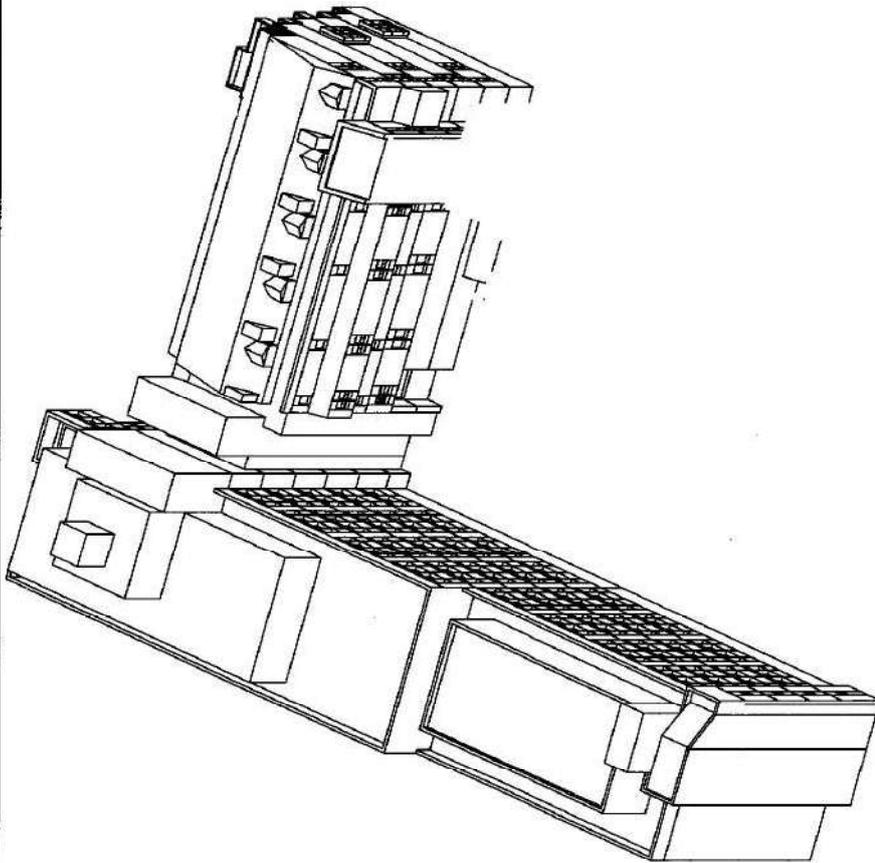
DATE: OCT 2001

DRAWN:

REVISION:

DRAWING NO:

600/PL1/04



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 3RR  
Telephone: 0171 240 5335  
Facsimile: 0171 240 6127

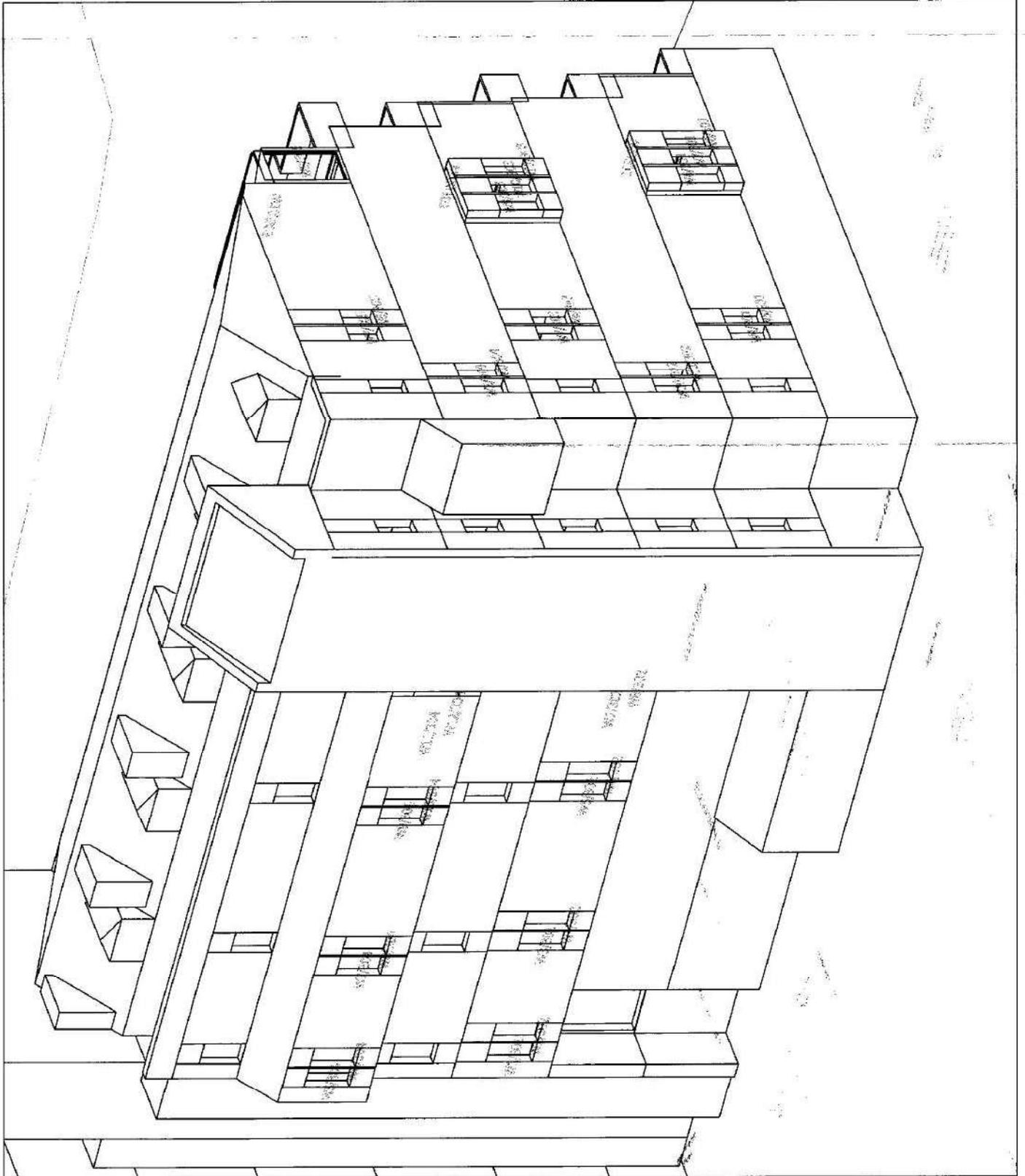
PROJECT: ALBION WHARF  
LONDON SW11

TITLE: 3D VIEW  
WINDOW MAP FOR  
THAMES WALK PROPERTY

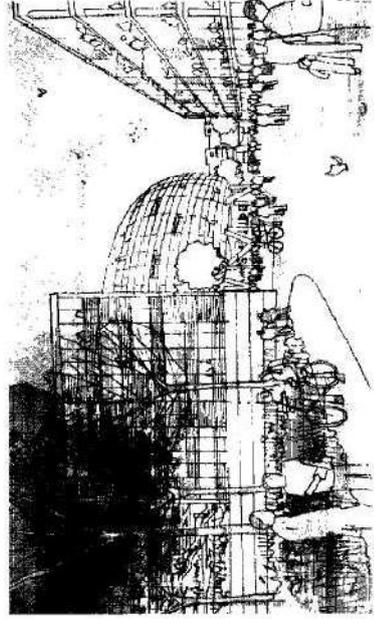
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DRAWN:	REVISION:

DRAWING NO:

**600/PL1/05**



1001 Albion Riverside  
Foster and Partners



Planning  
Building One – Affordable Housing  
November 2001

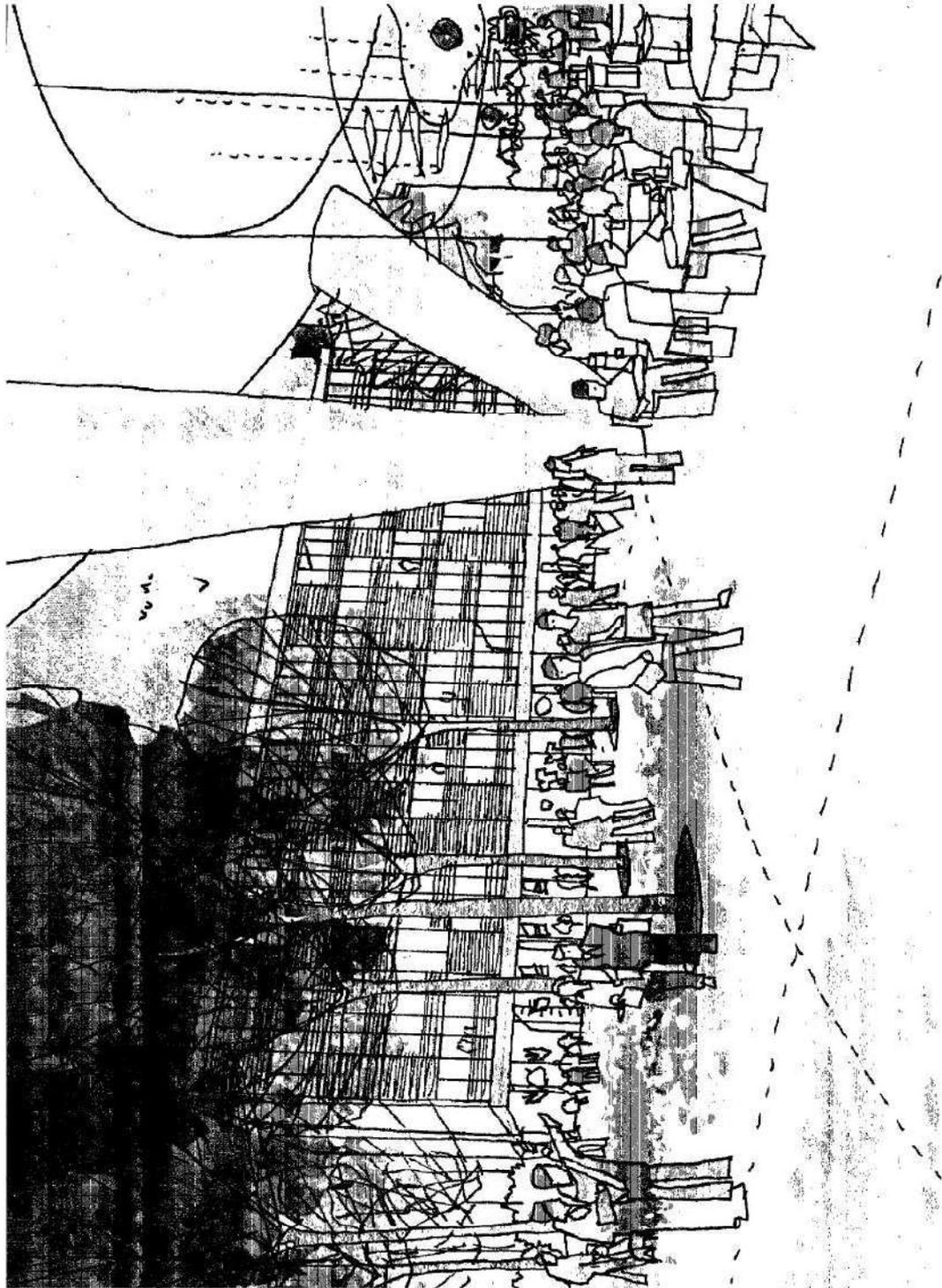
## Perspective Sketches Current Scheme

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 revisit 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.

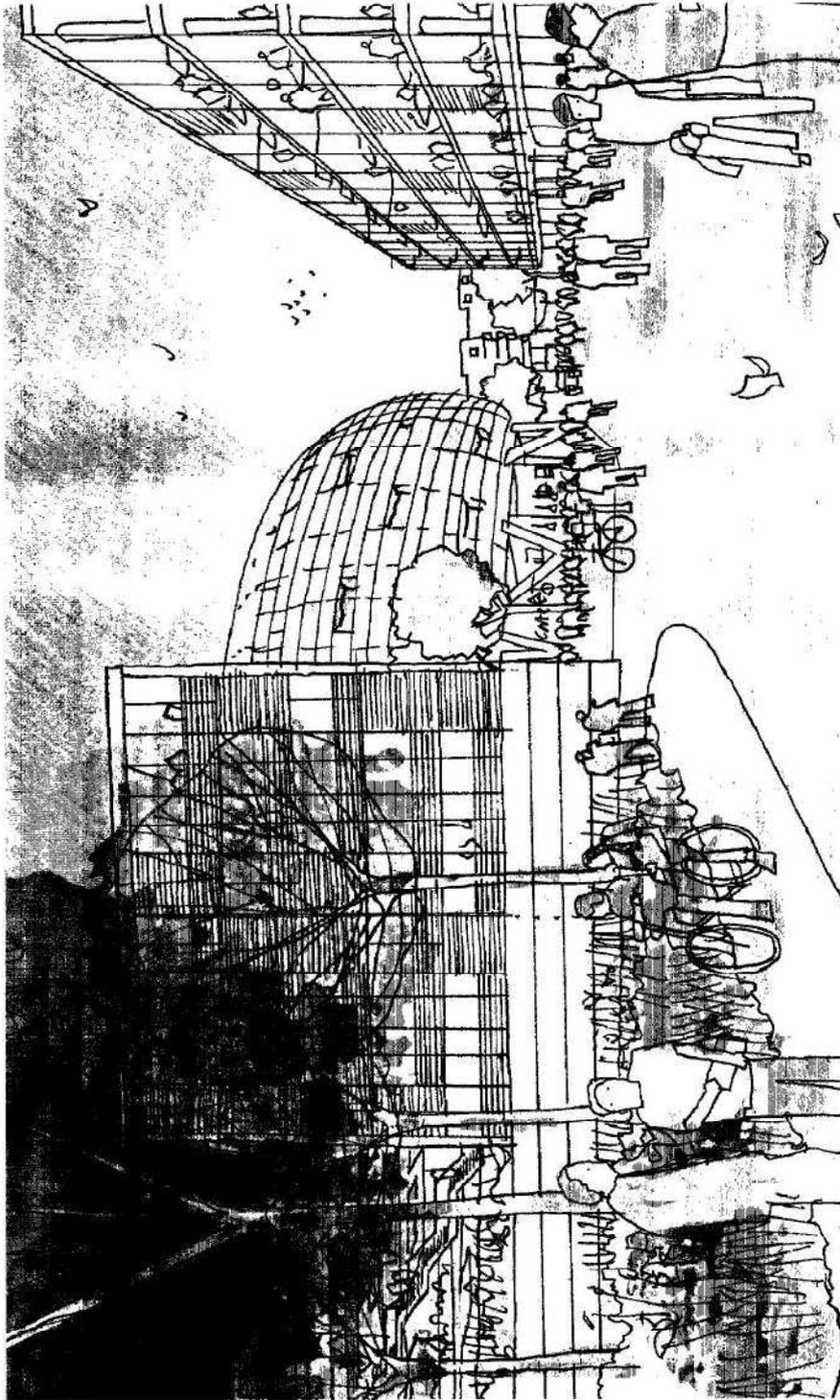
The feedback from the Peabody Trust related principally to the proposal for duplicate cores. This, in their experience, doubles the ongoing maintenance costs of the building but more importantly, the proposal for two entrances into the building has implications for the building security. The vertical 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 one 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 overall masterplan. A secure, protected refuse store is also provided at ground level.



View from Albion Square

## Perspective Sketches Current Scheme



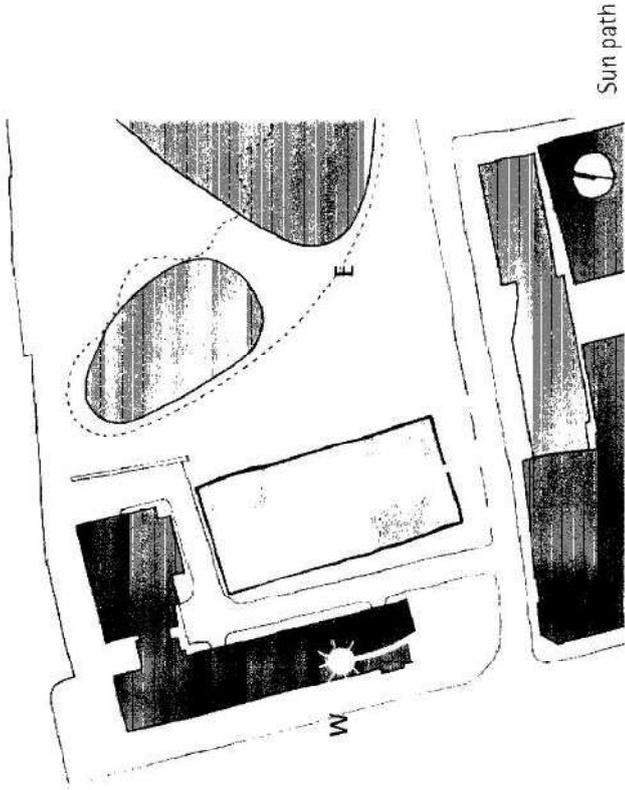
By orientating the two rectangles along the north-south axis, maximum sun and daylight can reach into the garden space and the internal facades. The garden is the heart of the scheme; a large paved area with planting and a child's play area. As well as the shared deck at level one, each resident has 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 passway 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.

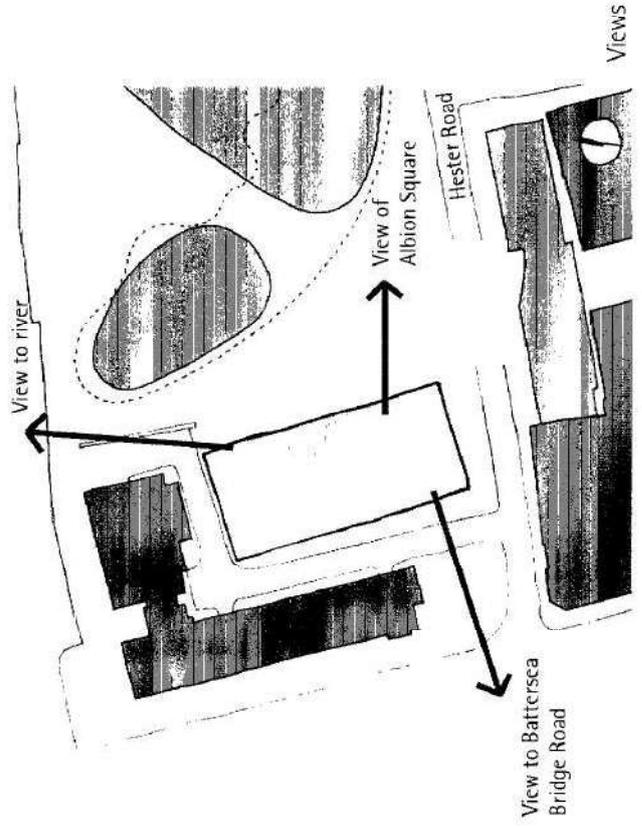
The apartment unit has also developed in line with the building. The plan brings the "quiet" rooms in board and presents an open plan living space to Albion Square, the urban, more formal side. Full height operable doors open the living space to the square but perforated metal balustrades ensure privacy 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 facades stems from the spirit of the main building's south façade that has a similar character formed by openings in the outer veil.

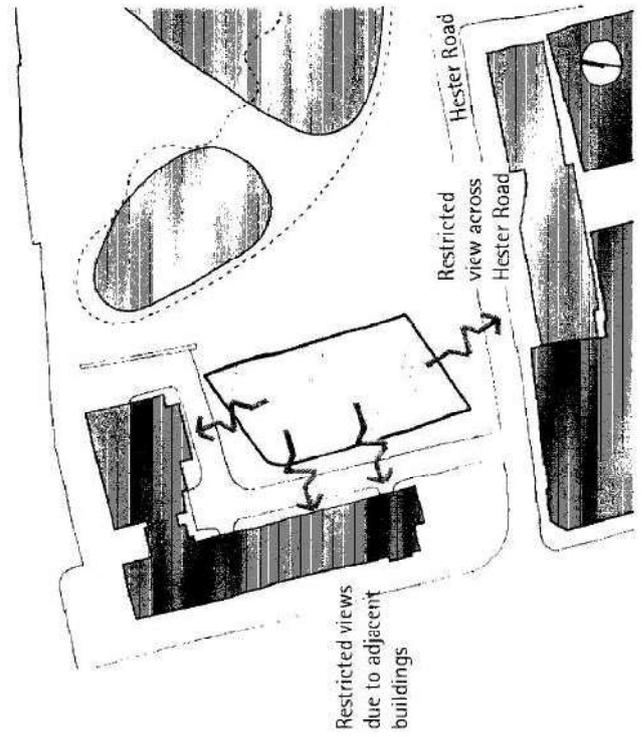
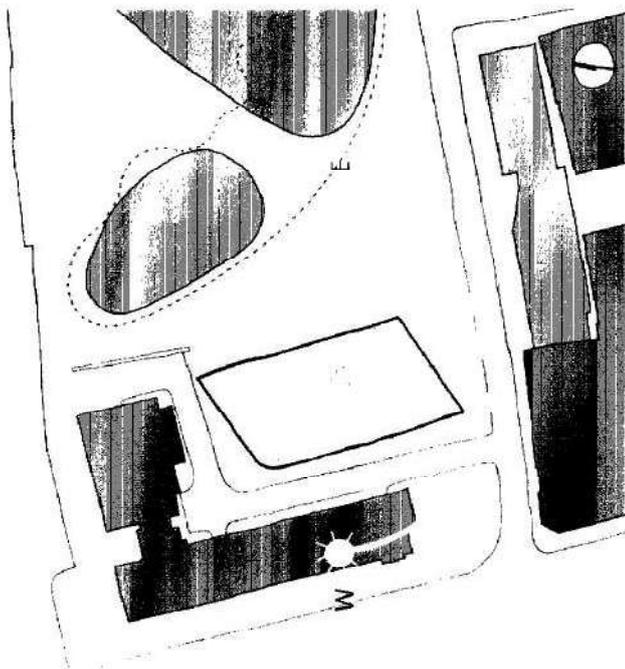
View from Hester Road



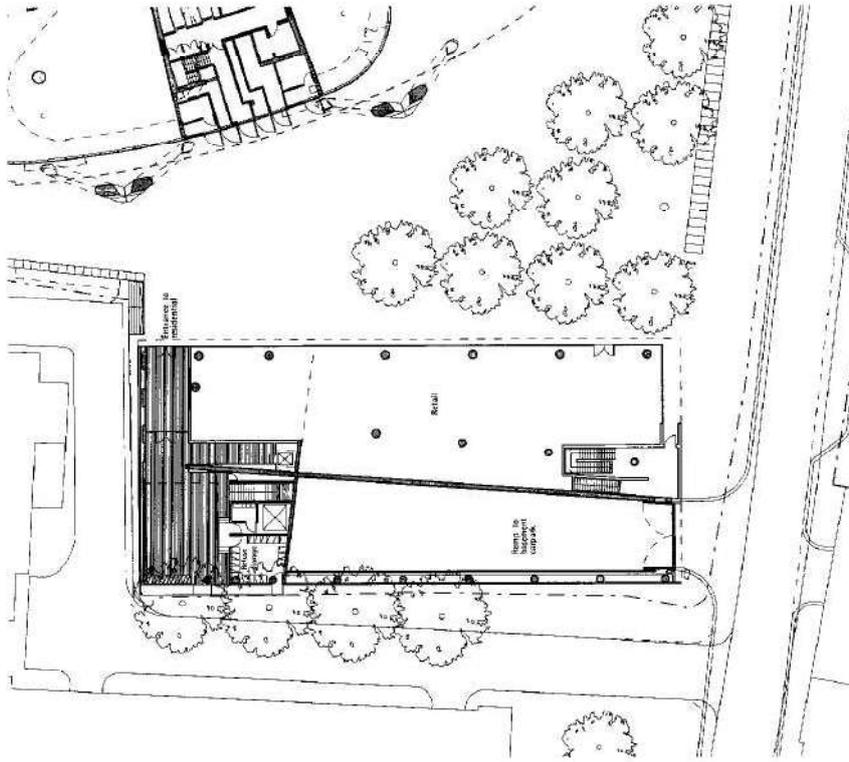
Sun path



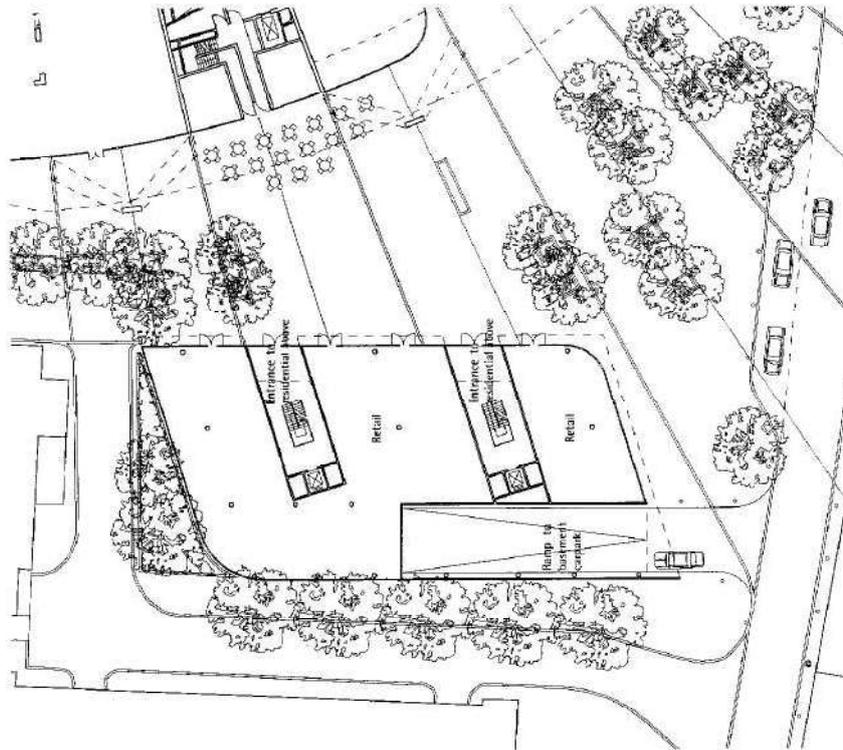
Current Scheme



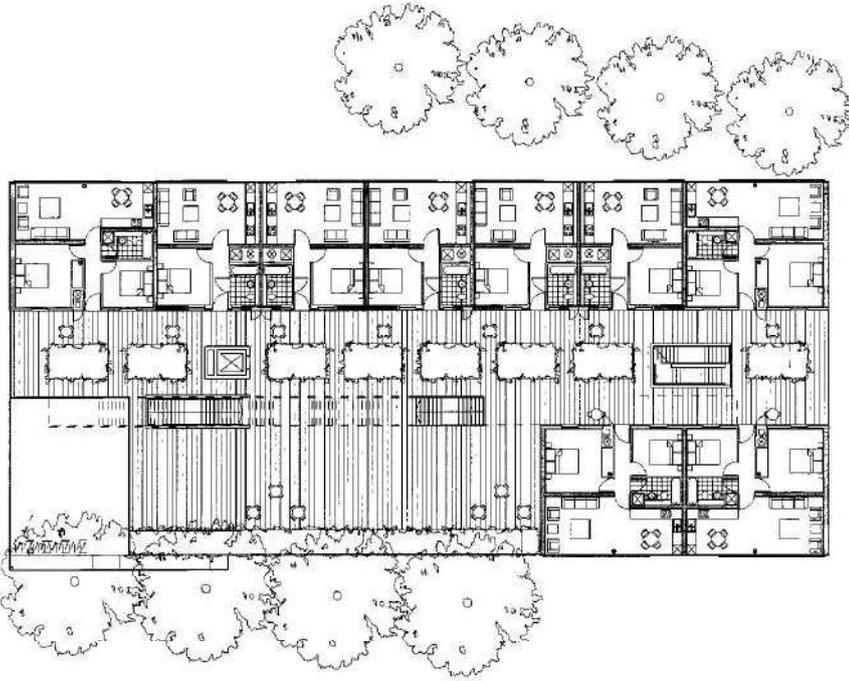
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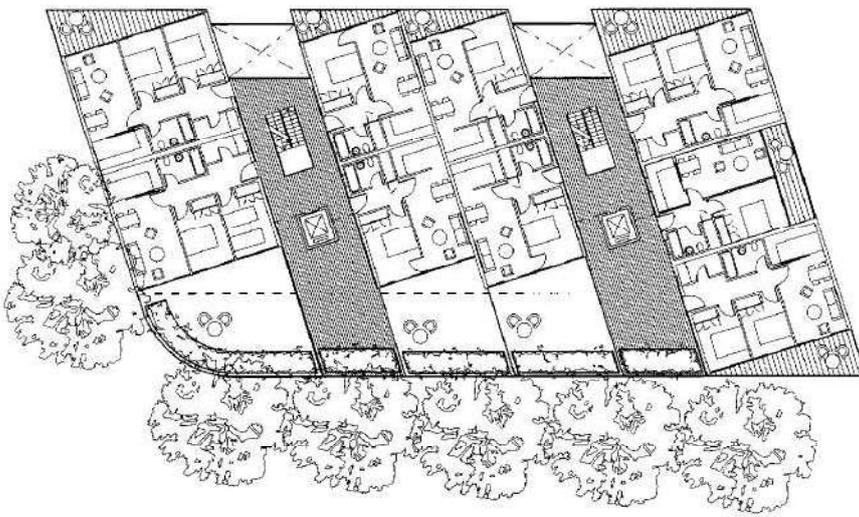
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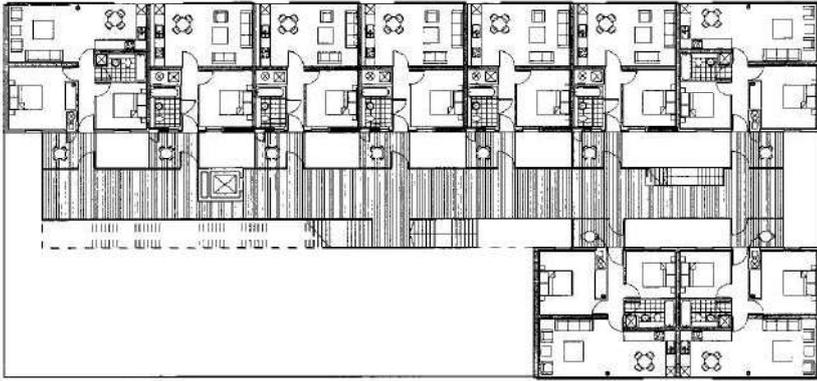
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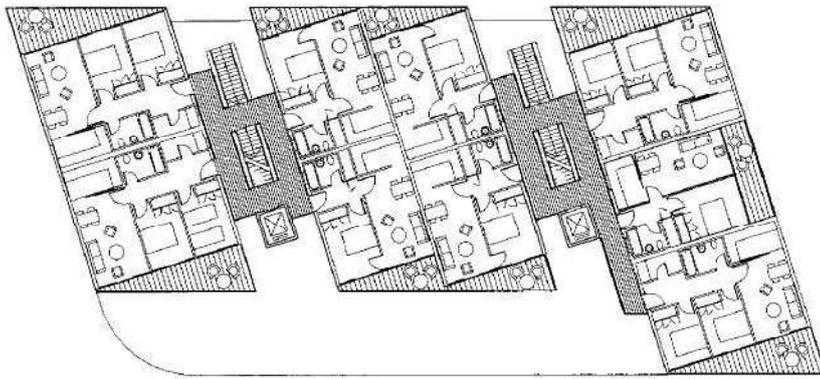
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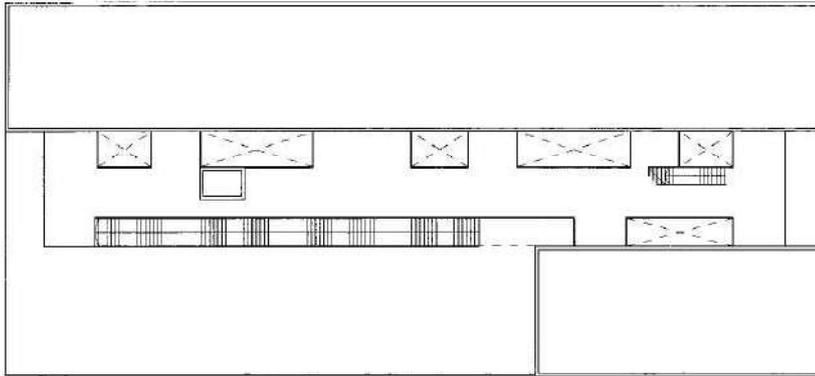
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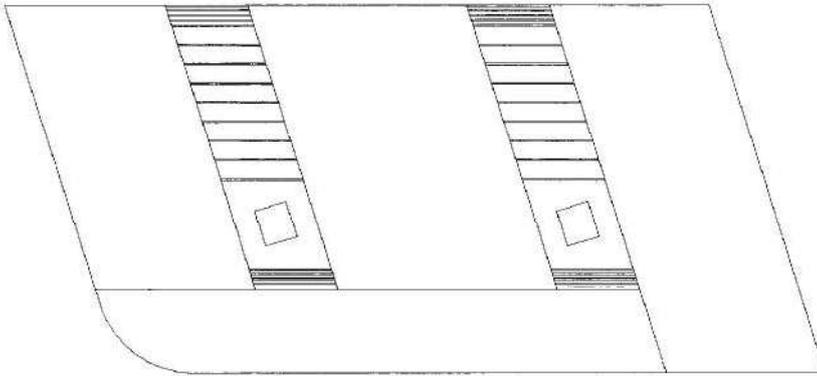
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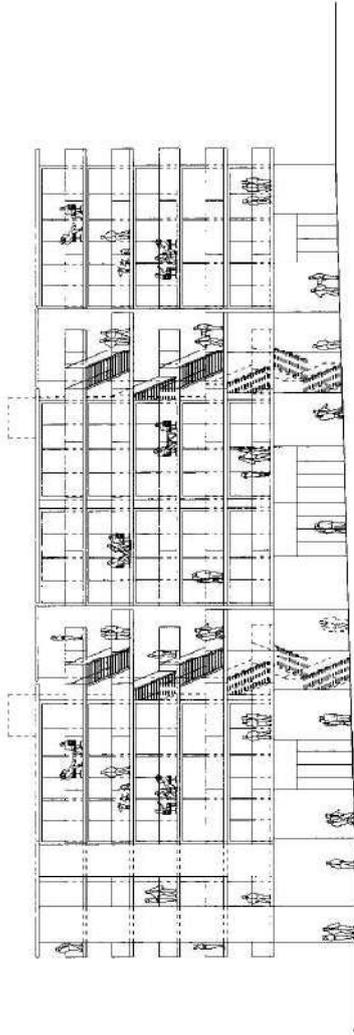
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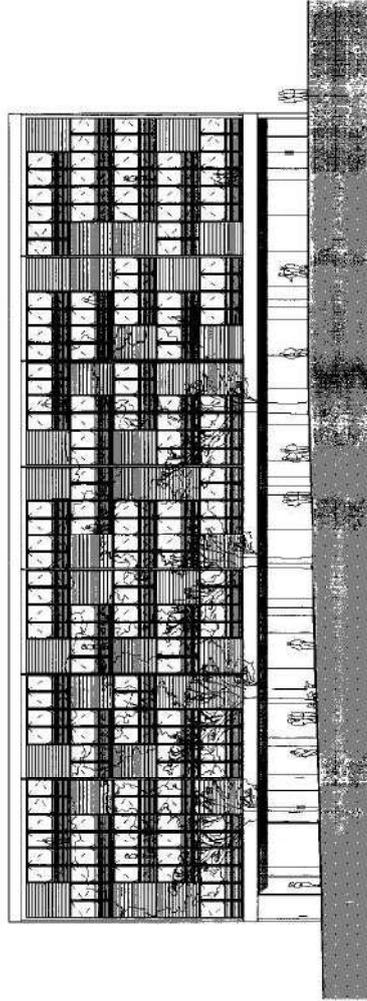
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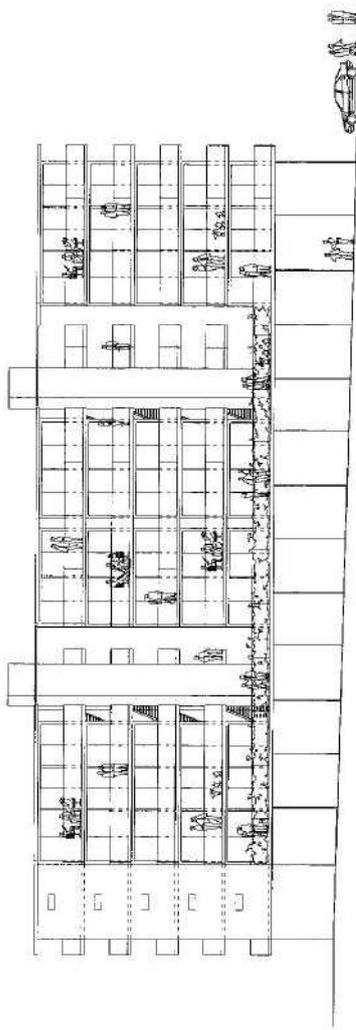
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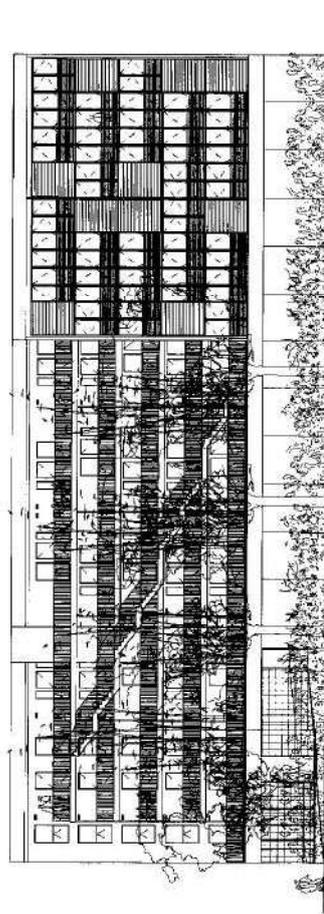
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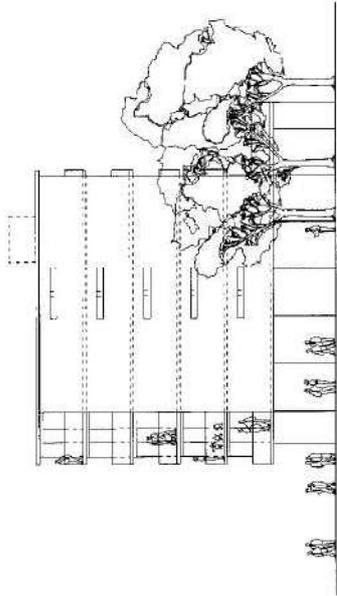
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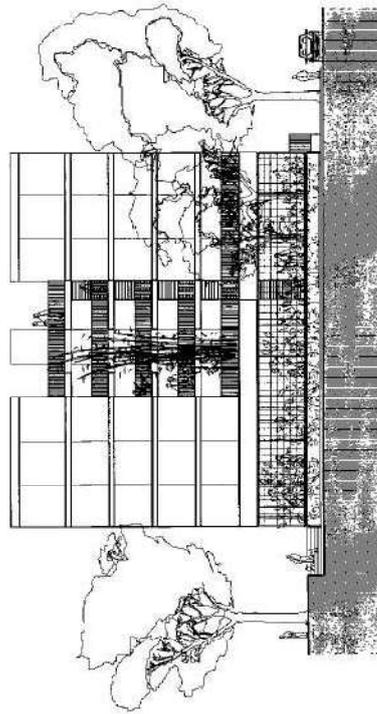
Previous Scheme



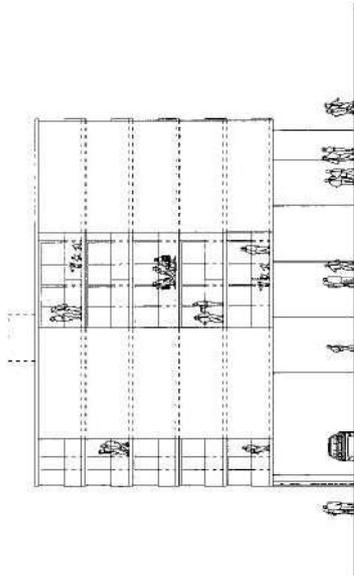
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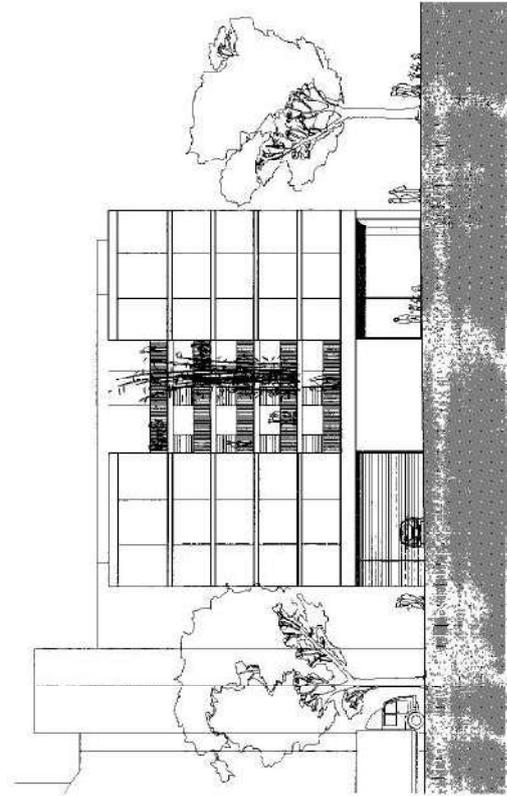
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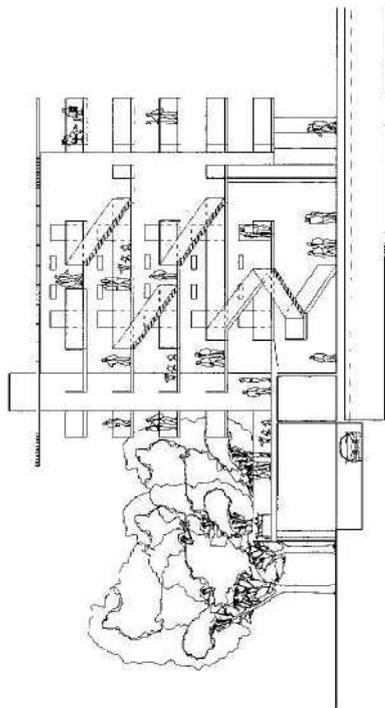
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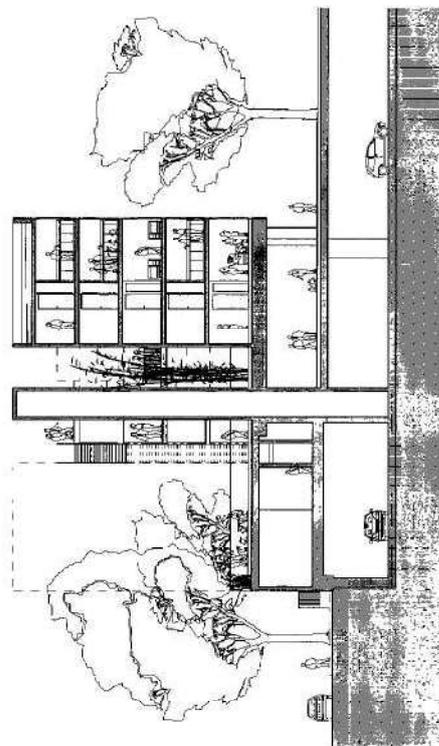
Previous Scheme



Current Scheme



Previous Scheme

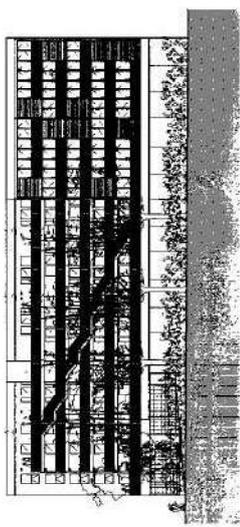


Current Scheme

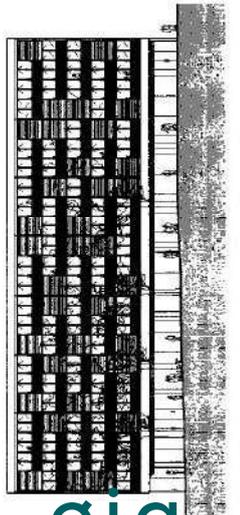


DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]  
 PROJECT: [Project Name]  
 SHEET: [Sheet Number]

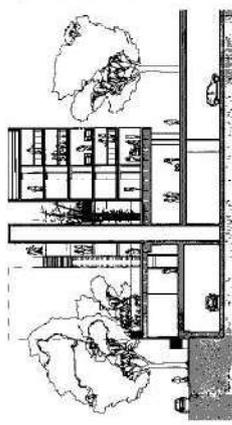
**45 units, 25 1-beds and 20 2-beds**  
 Materials:  
 Metal framed, clear glazed, fixed and sliding or pivoting panels with internal blinds.  
 Metal-cladding panels and perforated metal balustrades.  
 White rendered flank and internal walls.  
 Metal internal framed walkways and garden balconies with inset pre-cast panouros.



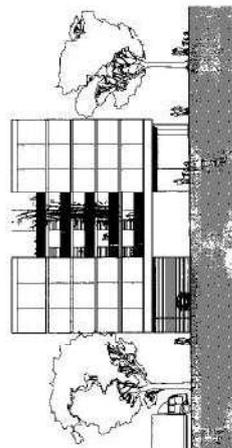
West Elevation



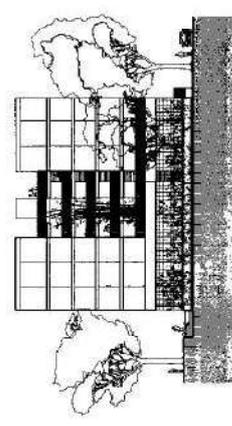
East Elevation



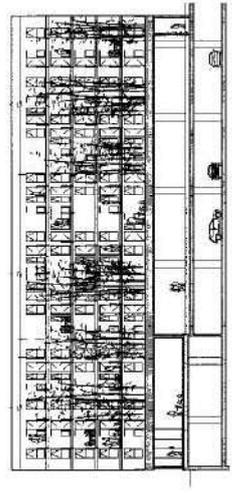
Section A-A



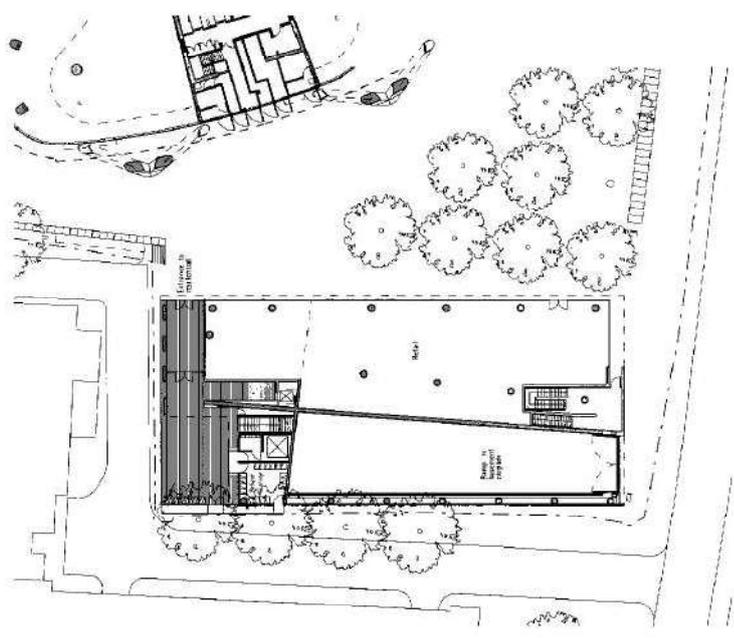
South Elevation



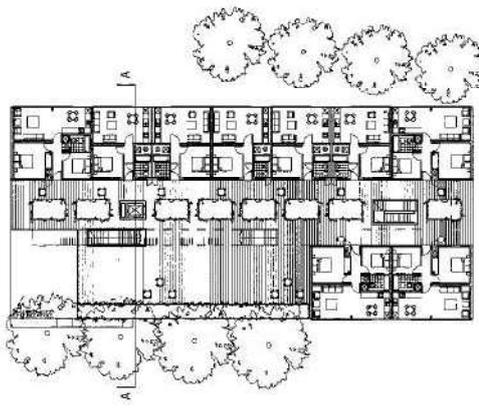
North Elevation



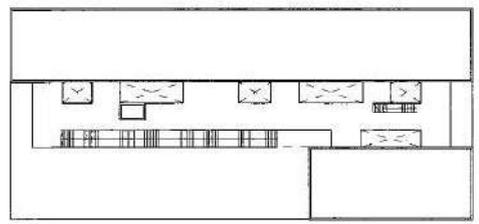
Internal West Elevation / Section B-B



Ground Floor Plan

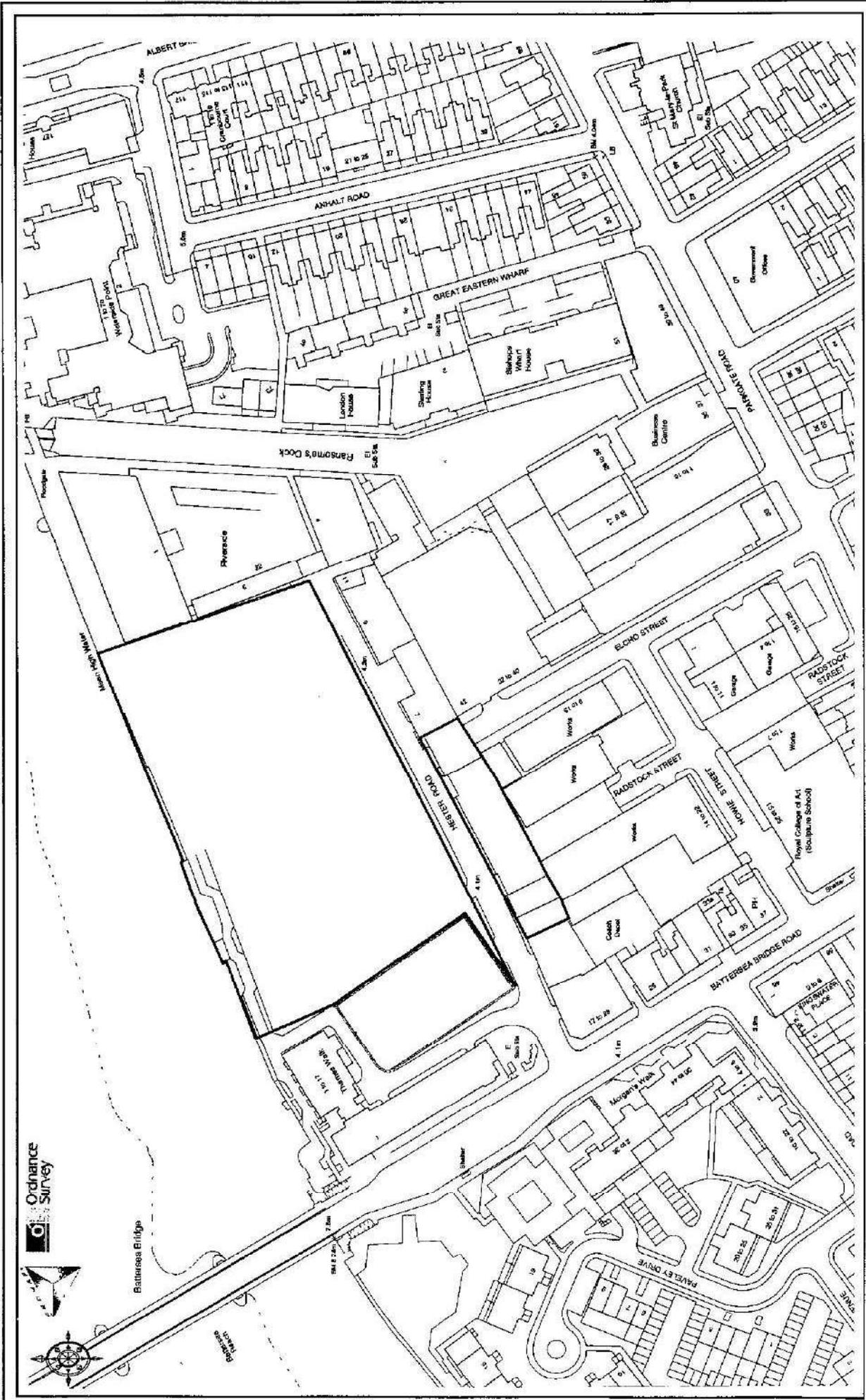


Typical Upper Floor Plan



Roof Plan

PROJECT: [Project Name] ADDRESS: [Address] CLIENT: [Client Name] ARCHITECT: [Firm Name]	DATE: [Date] SCALE: [Scale] SHEET: [Sheet Number]	DRAWN BY: [Name] CHECKED BY: [Name]	PROJECT NO: [Number] SHEET NO: [Number]
--	---	--	--



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

**SITE PLAN : ME1  
 ALBION RIVERSIDE,  
 BUILDING ONE**

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North

Date November 2001

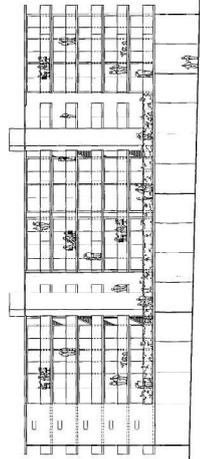
Scale 1:1800



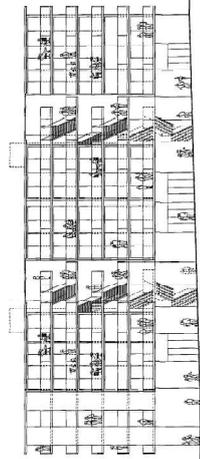
GENERAL NOTES  
 1. All dimensions are in millimeters unless stated otherwise.  
 2. All work shall be in accordance with the British Standard BS 5620:1985.  
 3. All work shall be in accordance with the British Standard BS 5620:1985.  
 4. All work shall be in accordance with the British Standard BS 5620:1985.  
 5. All work shall be in accordance with the British Standard BS 5620:1985.

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

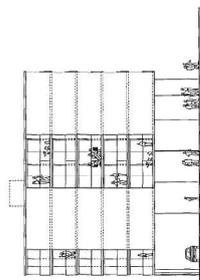
**Materials:**  
 Metal framed clear glazed, fixed and sliding panels with internal blinds.  
 White concrete balconies with translucent glass balustrades.  
 White rendered flank walls with white concrete panels to slab edges.  
 Metal external staircases.  
 Louvered and glazed rooflights over staircases.



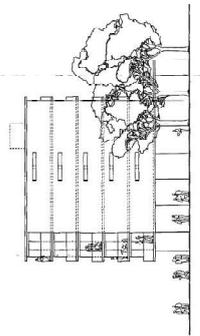
West Elevation



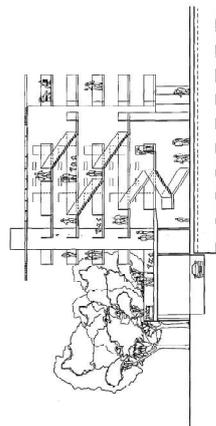
East Elevation



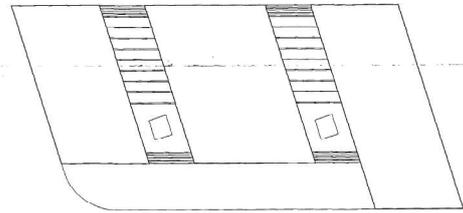
South Elevation



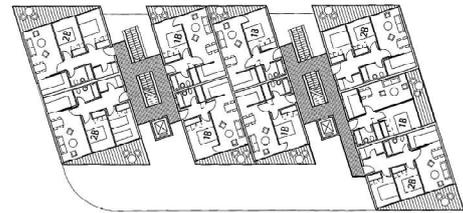
North Elevation



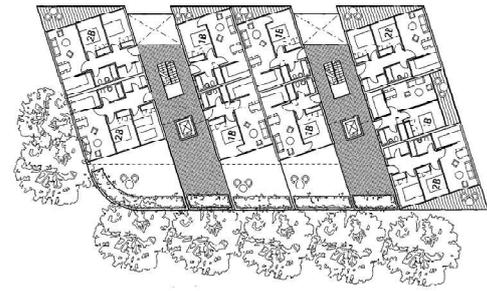
Section Through Staircase



Roof Plan



Typical Upper Floor Plan



First Floor Plan



Ground Floor Plan



**Plotter and Printers**  
 Plotter: HP DesignJet 2500  
 Printer: HP LaserJet 1020  
 Plotter: HP DesignJet 2500  
 Printer: HP LaserJet 1020

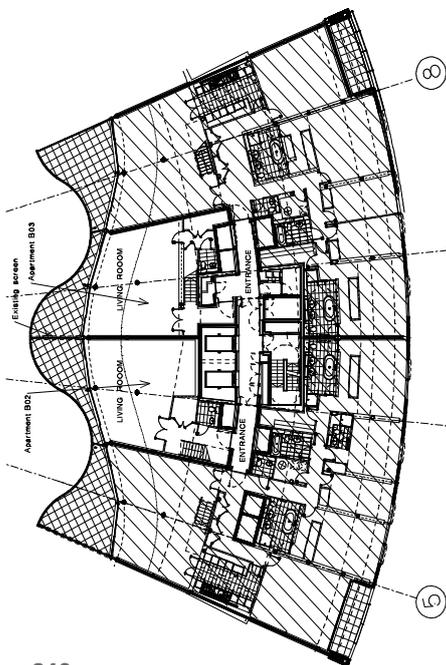
**ALBION WARE / KIMBER BATTESEA BUS GARAGE**  
 Building One  
 Affordable Housing

1001	REP	1:200	AT	PT
------	-----	-------	----	----

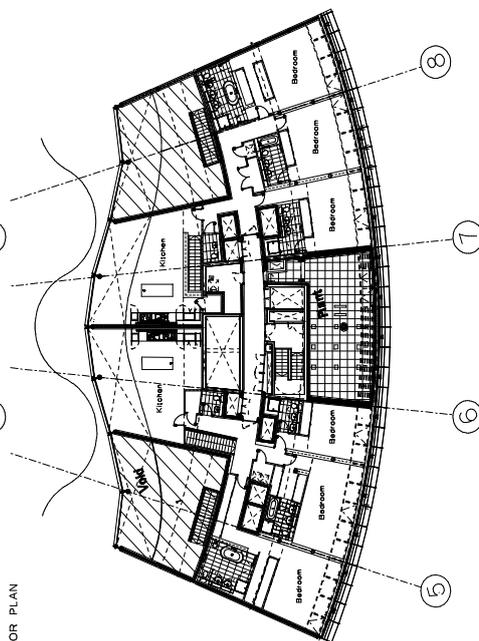
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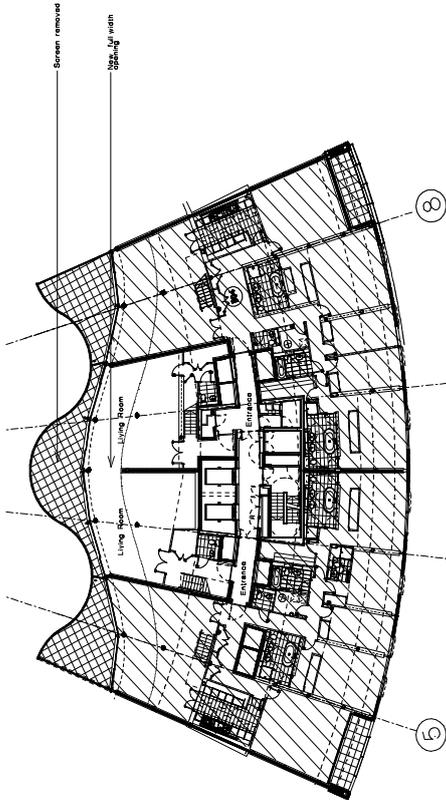
# 8 HESTER ROAD, ALBION RIVERSIDE



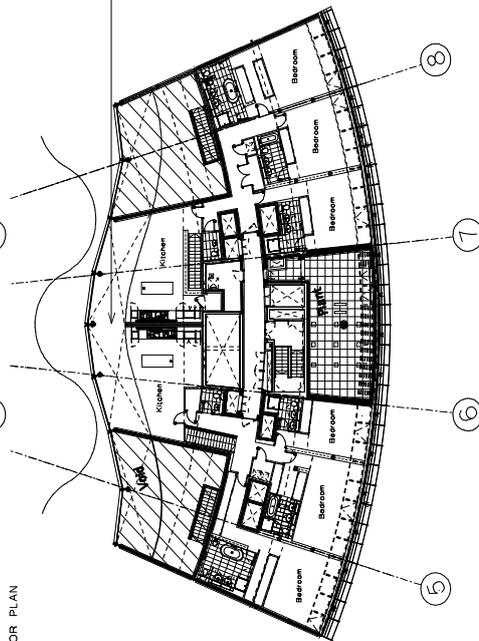
GROUND FLOOR PLAN



FIRST FLOOR PLAN



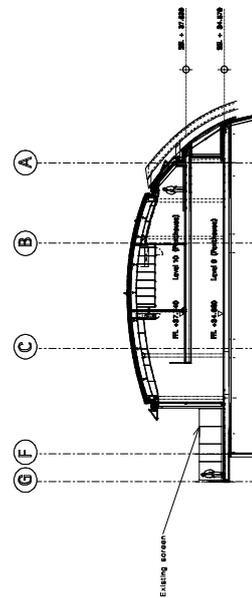
GROUND FLOOR PLAN



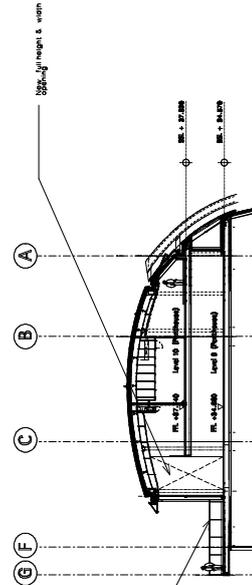
FIRST FLOOR PLAN

ONE BATTERSEA BRIDGE (18043)

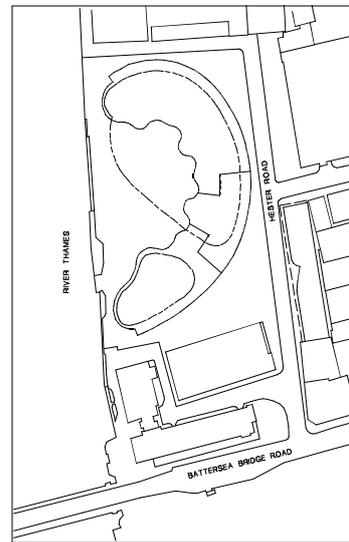
DAYLIGHT DEPARTMENT: DAYLIGHT, SUNLIGHT AND OVERSHADOWING APPENDIX



SECTION



SECTION



PLANNING PERMISSION

Project: APARTMENT B02 & B03, ALBION RIVERSIDE, LONDON, SW11 4AP  
 Subject: EXISTING & PROPOSED SCHEME  
 State: 4/20/2020 Date: 10 DECEMBER 2010 Project Ref: ARS23 Drawing No:

Rev.	By	Date	Description
01	AR	10/12/10	Issue for planning application

# FOR PLANNING



15 October

Rev	Date	Description	drawn	checked
-	-	-	-	-
1	24			
2	24			

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 discrepancies 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  
 London  
 EC1M 4DH  
 +44 (0) 20 7608 2889 T  
 +44 (0) 20 7608 0758 F  
 info@owenarchitects.co.uk

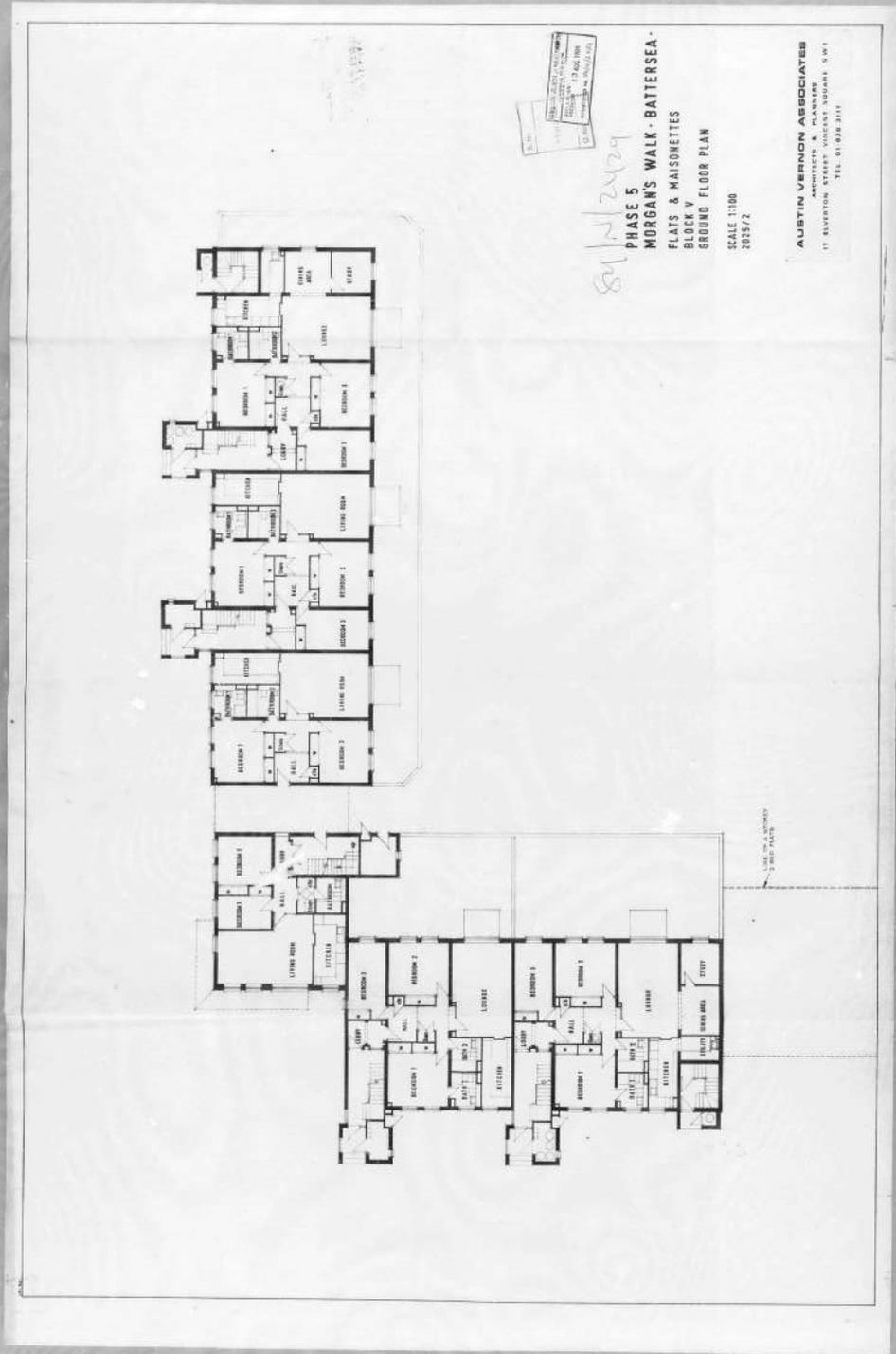
Project	C85 & C86 Albion Riverside		
Title	Apartment Layout Plan Existing		
Date	13/01/2014	Scale @A3	1:100
Project no.	367	Drawn	2



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# 10-14 PAVELEY DRIVE



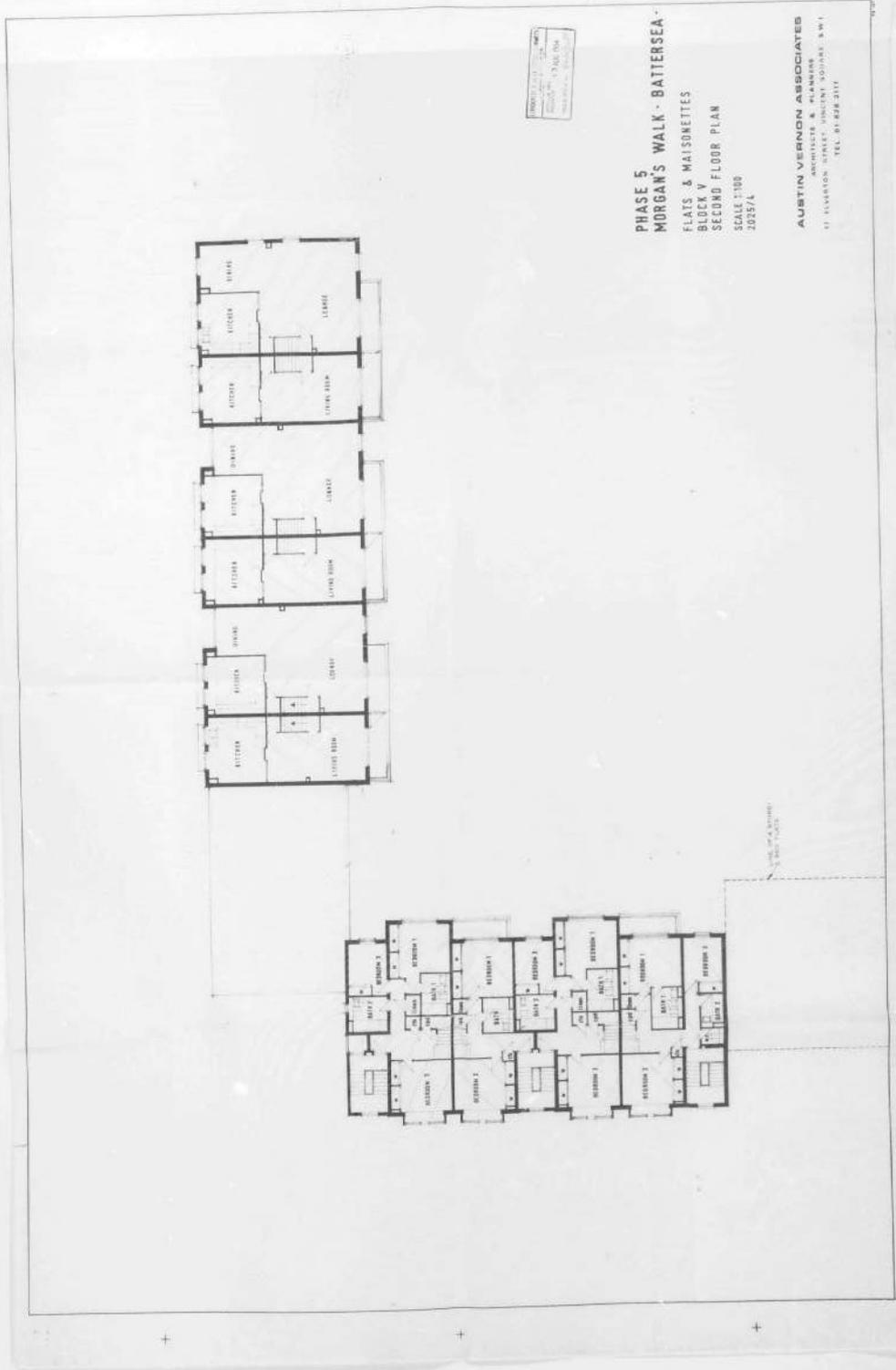
NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...
26	...	...	...	...
27	...	...	...	...
28	...	...	...	...
29	...	...	...	...
30	...	...	...	...





PHASE 5  
 MORGAN'S WALK - BATTERSEA -  
 FLATS & MAISONNETTES  
 BLOCK 11  
 SECOND FLOOR PLAN  
 SCALE 1:100  
 2022/4

AUSTIN VERNON ASSOCIATES  
 ARCHITECTS & PLANNERS  
 17 RAVENHURST WAY, VINCENT SQUARE, SW1  
 TEL: 01 858 2811

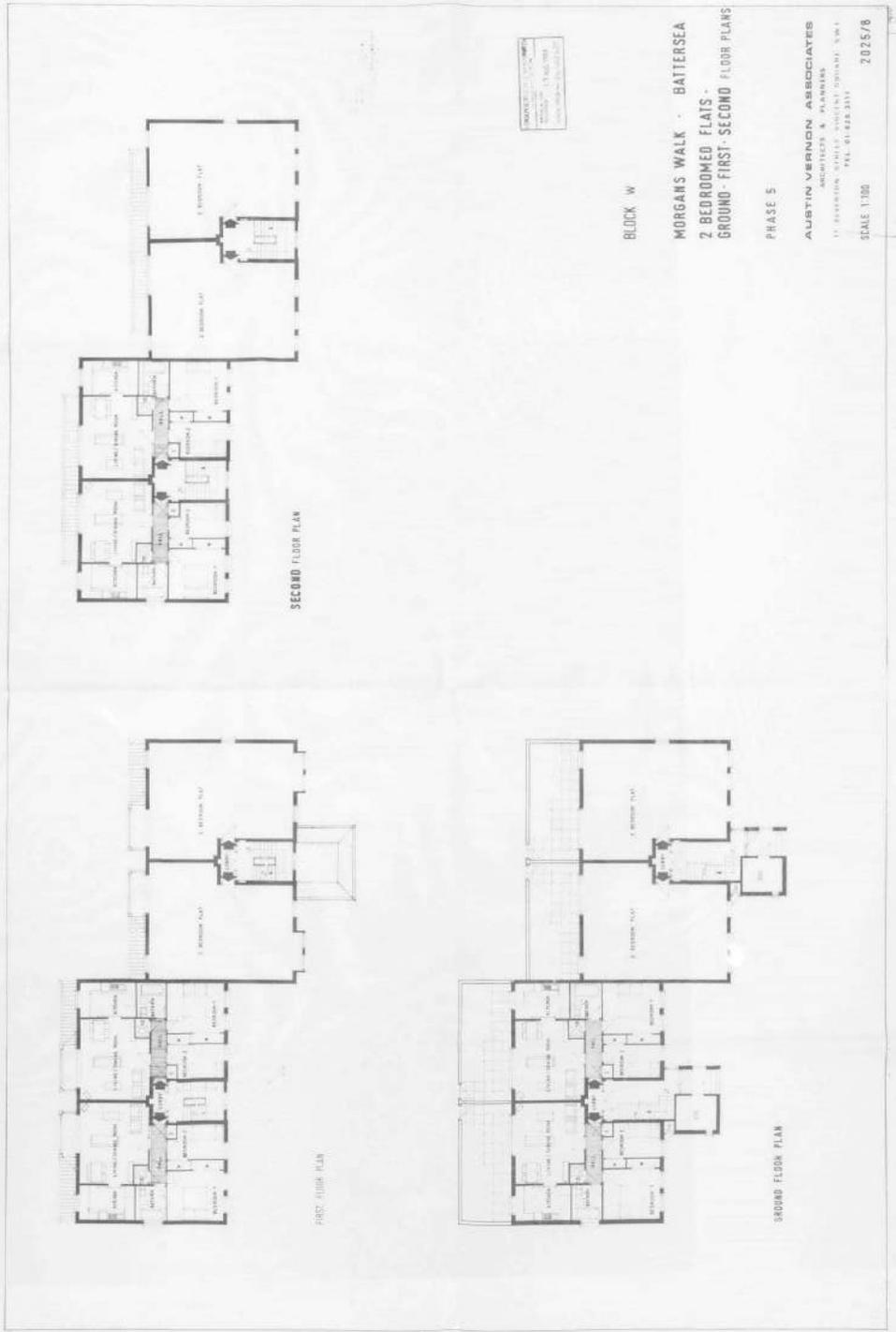






APPENDIX 06  
FLOOR PLANS:

# 20-31 PAVELEY DRIVE



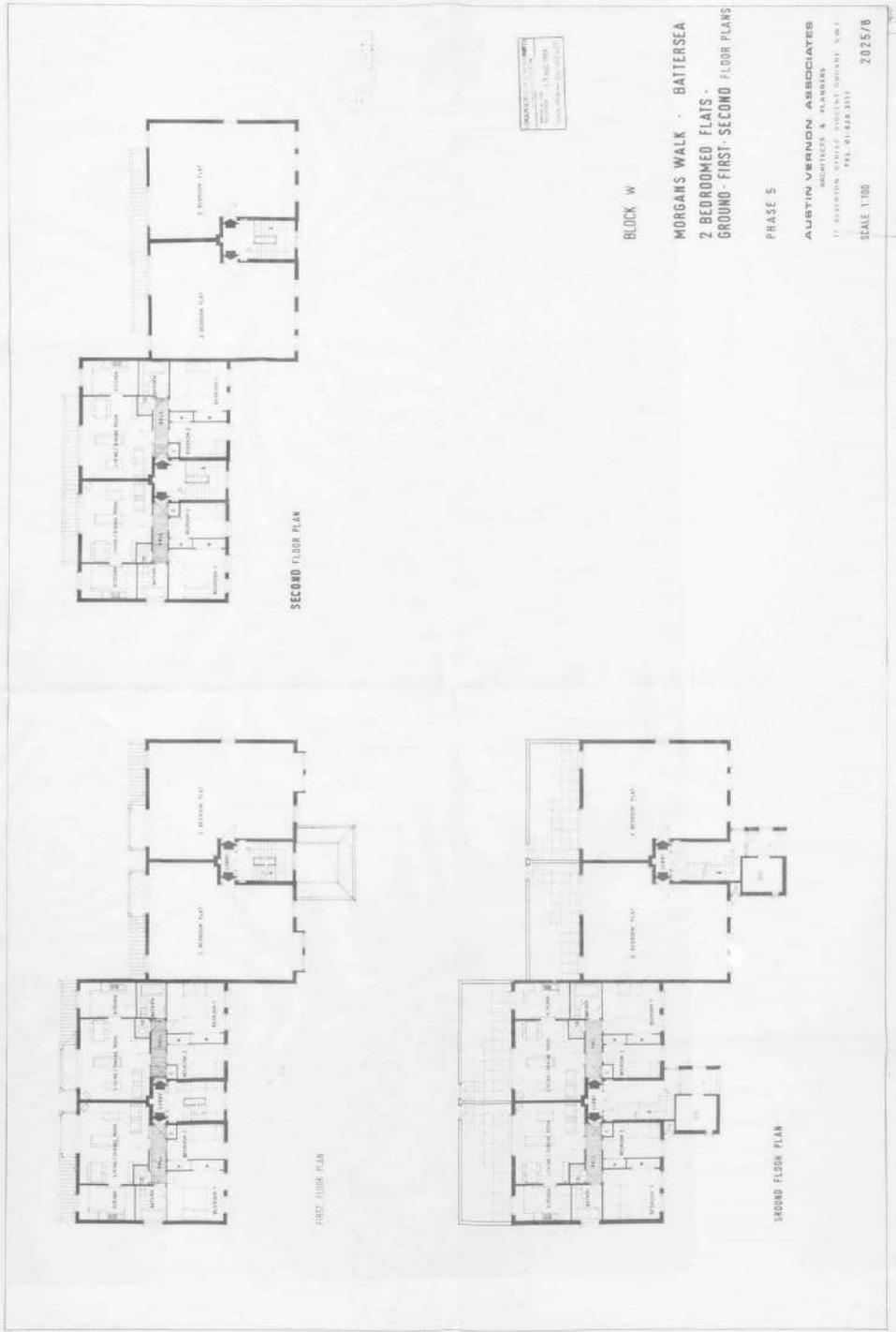
BLOCK W  
 MORGANS WALK · BATTERSEA  
 2-BEDROOMED FLATS ·  
 GROUND · FIRST · SECOND FLOOR PLANS  
 PHASE 5  
 AUSTIN VERNON ASSOCIATES  
 ARCHITECTS & PLANNERS  
 17 FERRISON STREET, AUSTIN SQUARE, NW 1  
 TEL: 01 822 3311  
 SCALE: 1/100  
 2025/8

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APPENDIX 06  
FLOOR PLANS:

# 17 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

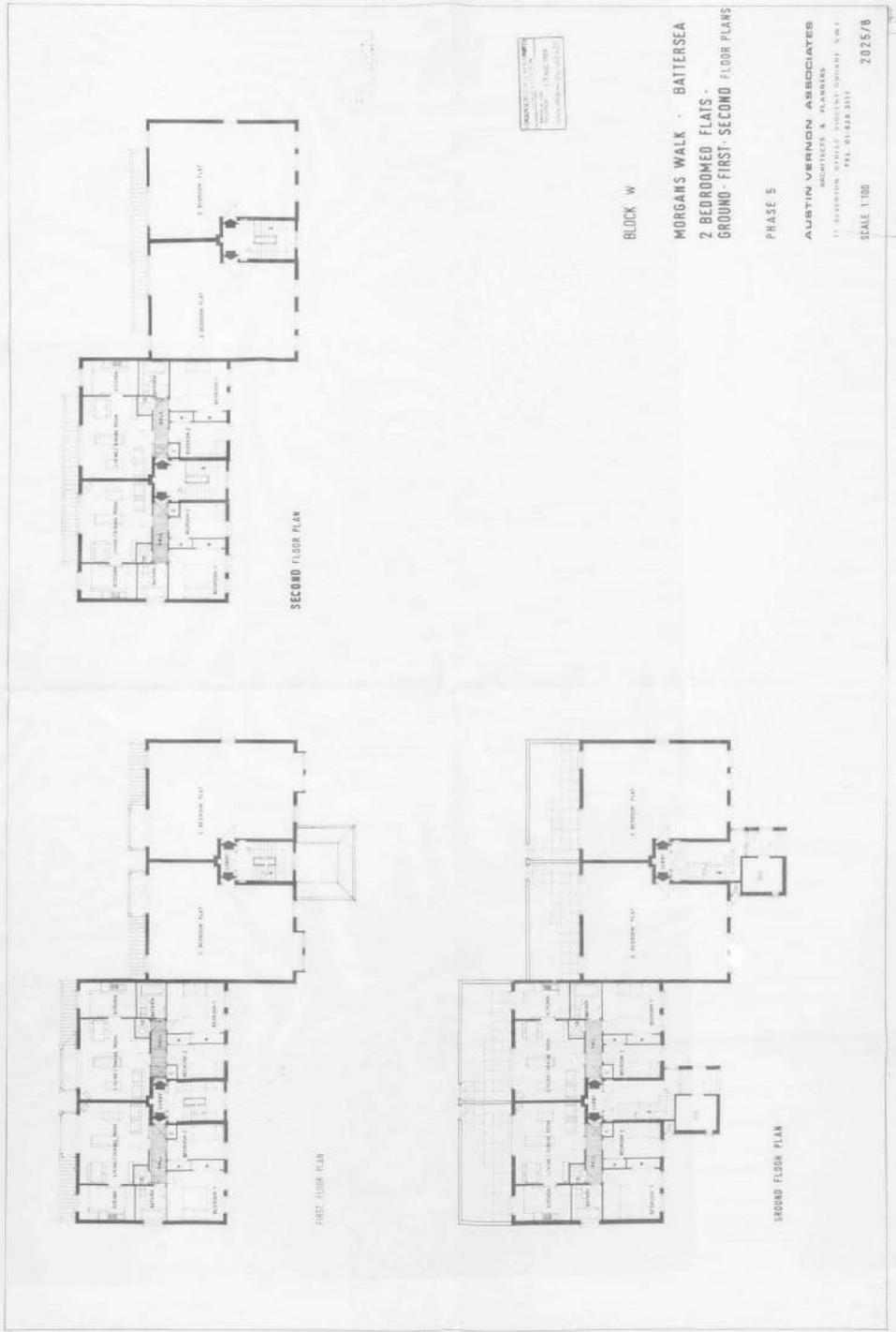
AUSTIN VERNON ASSOCIATES  
 ARCHITECTS & PLANNERS  
 17 FERRISON STREET, AUSTIN SQUARE, NW 1  
 TEL: 01822 3311  
 SCALE: 1:100 2025/8

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APPENDIX 06  
FLOOR PLANS:

# 18 PAVELEY DRIVE



DATE: 15/03/2025  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]

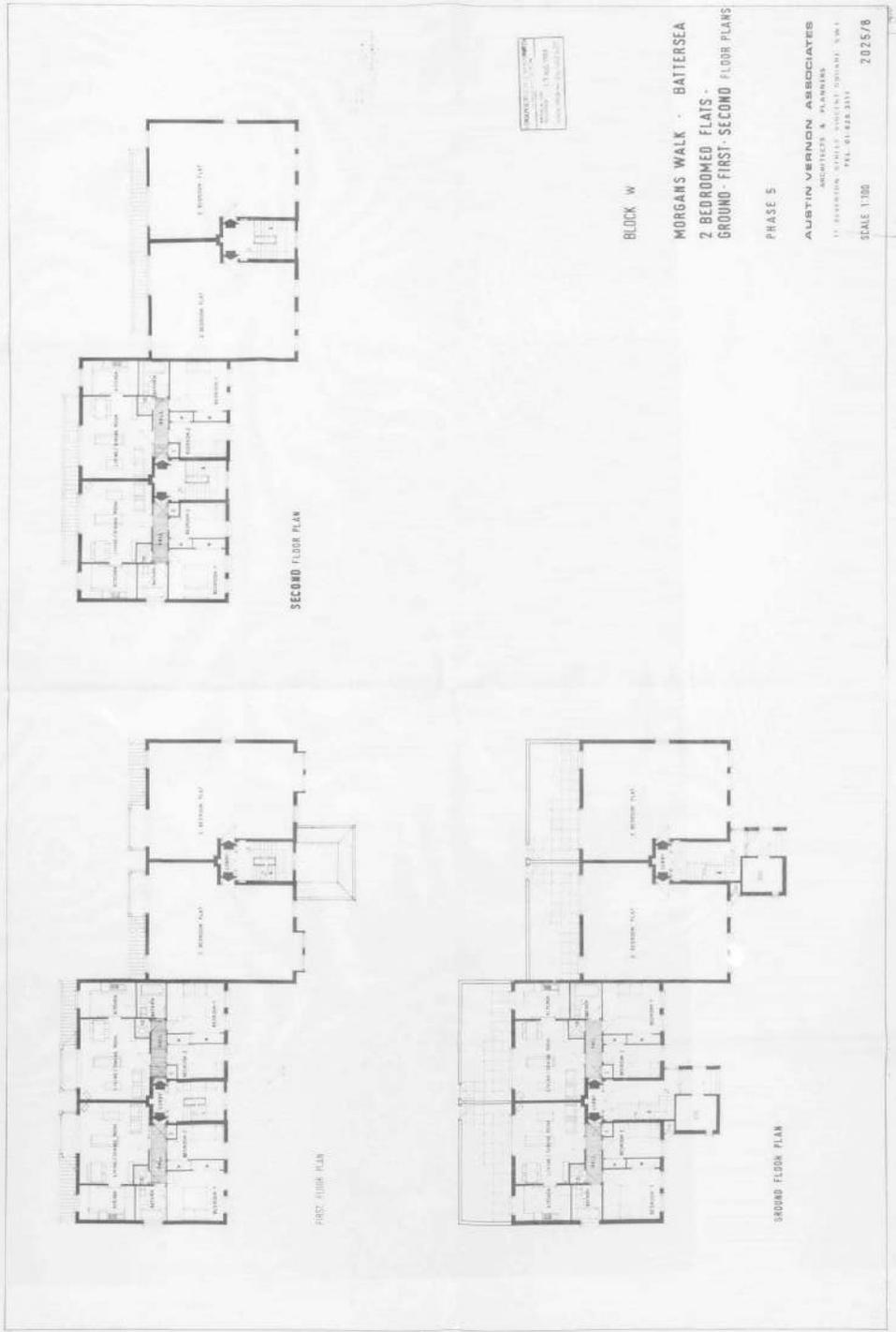
BLOCK W  
 MORGANS WALK · BATTERSEA  
 2-BEDROOMED FLATS ·  
 GROUND · FIRST · SECOND FLOOR PLANS  
 PHASE 5  
 AUSTIN VERNON ASSOCIATES  
 ARCHITECTS & PLANNERS  
 17 FERRISON STREET, AUSTIN SQUARE, NW 1  
 TEL: 01822 3311  
 SCALE: 1:100  
 2025/8

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APPENDIX 06  
FLOOR PLANS:

# 19 PAVELEY DRIVE

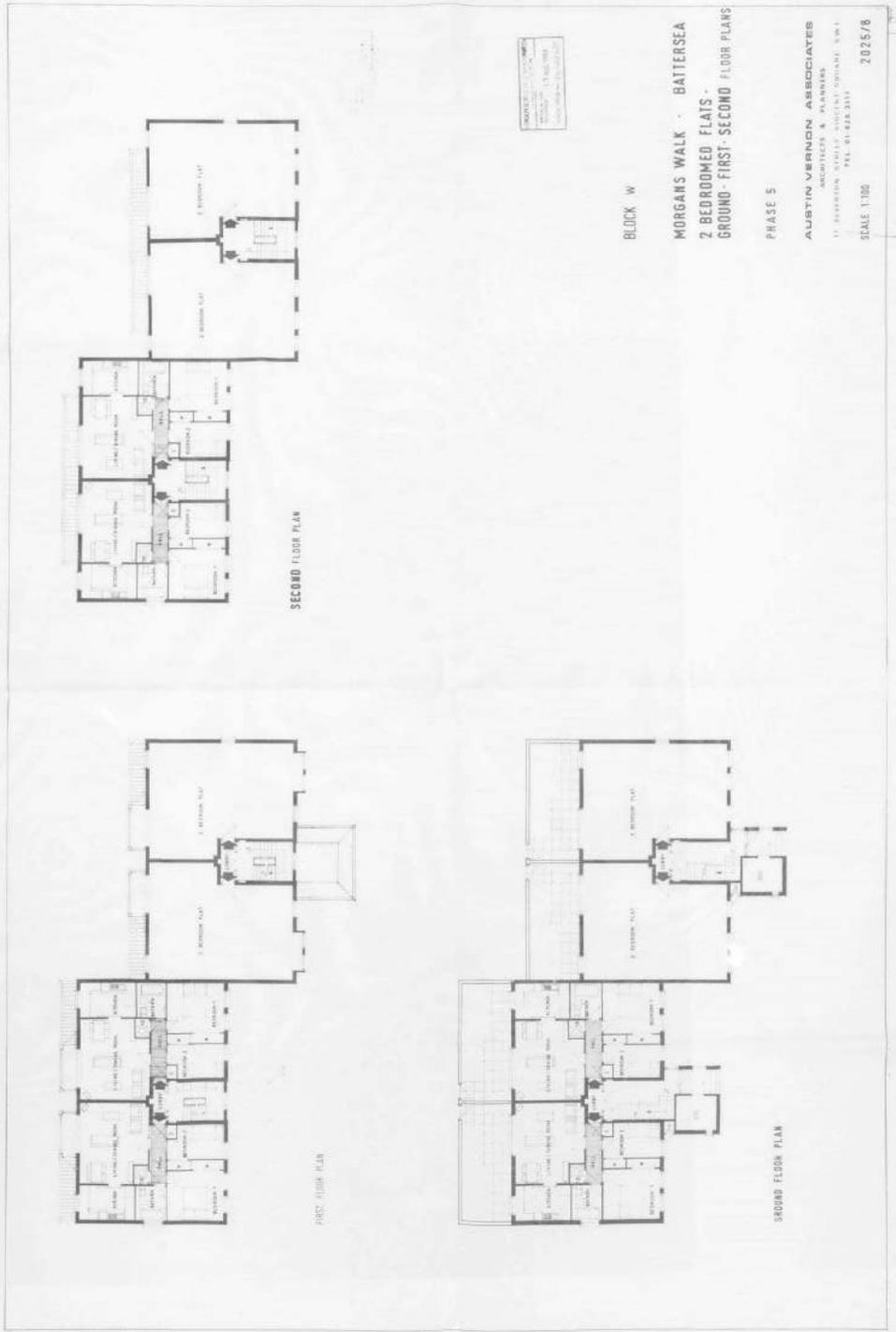


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APPENDIX 06  
FLOOR PLANS:

# 2 - 28 BATTERSEA BRIDGE ROAD

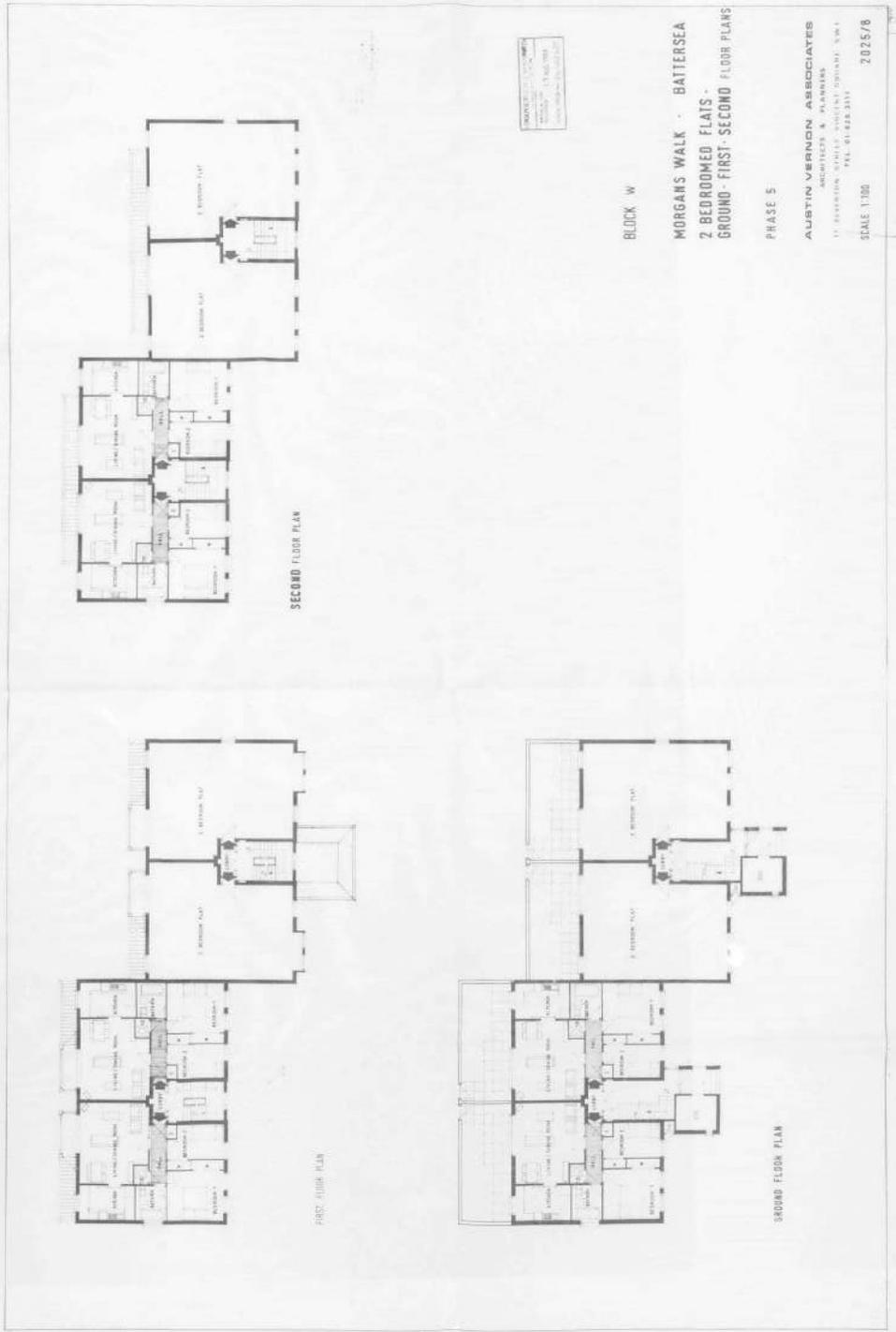


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APPENDIX 06  
FLOOR PLANS:

# 30 - 44 BATTERSEA BRIDGE ROAD



DATE: 15/03/2025  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]

BLOCK W  
 MORGANS WALK · BATTERSEA  
 2-BEDROOMED FLATS ·  
 GROUND · FIRST · SECOND FLOOR PLANS  
 PHASE 5  
 AUSTIN VERNON ASSOCIATES  
 ARCHITECTS & PLANNERS  
 17 FERRISON STREET, AUSTIN SQUARE, NW4  
 TEL: 01422 3311  
 SCALE: 1:100  
 2025/8

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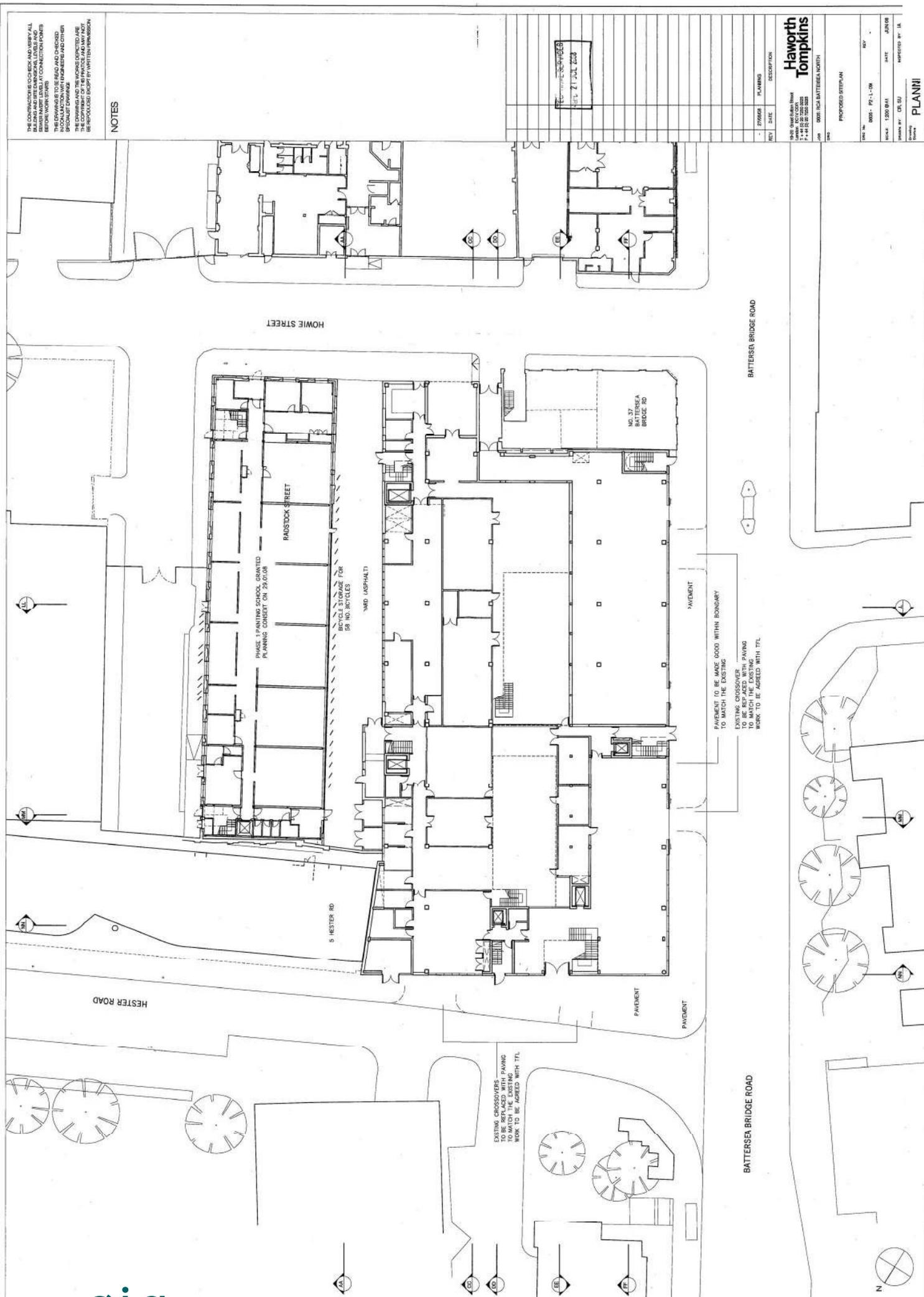
APPENDIX 06  
FLOOR PLANS:

# ROYAL COLLEGE OF ART, DYSON BUILDING



THE CONTRACTOR TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONAL LEVELS AND LOCATIONS AT CONNECTION POINTS BEFORE WORK STARTS.  
 THE DRAWINGS TO BE READ AND CHECKED IN CONJUNCTION WITH ALL RELEVANT LOCAL AUTHORITY DOCUMENTS AND OTHER INFORMATION.  
 THE DIMENSIONS AND THE WORKS INDICATED ARE THE RESPONSIBILITY OF THE DRAWING AND MAY NOT BE REPRODUCED EXCEPT BY WRITTEN PERMISSION.

NOTES



REVISIONS  
 DATE: 21 JUL 2023

REV	DATE	DESCRIPTION
1	27/06/23	PLANNING

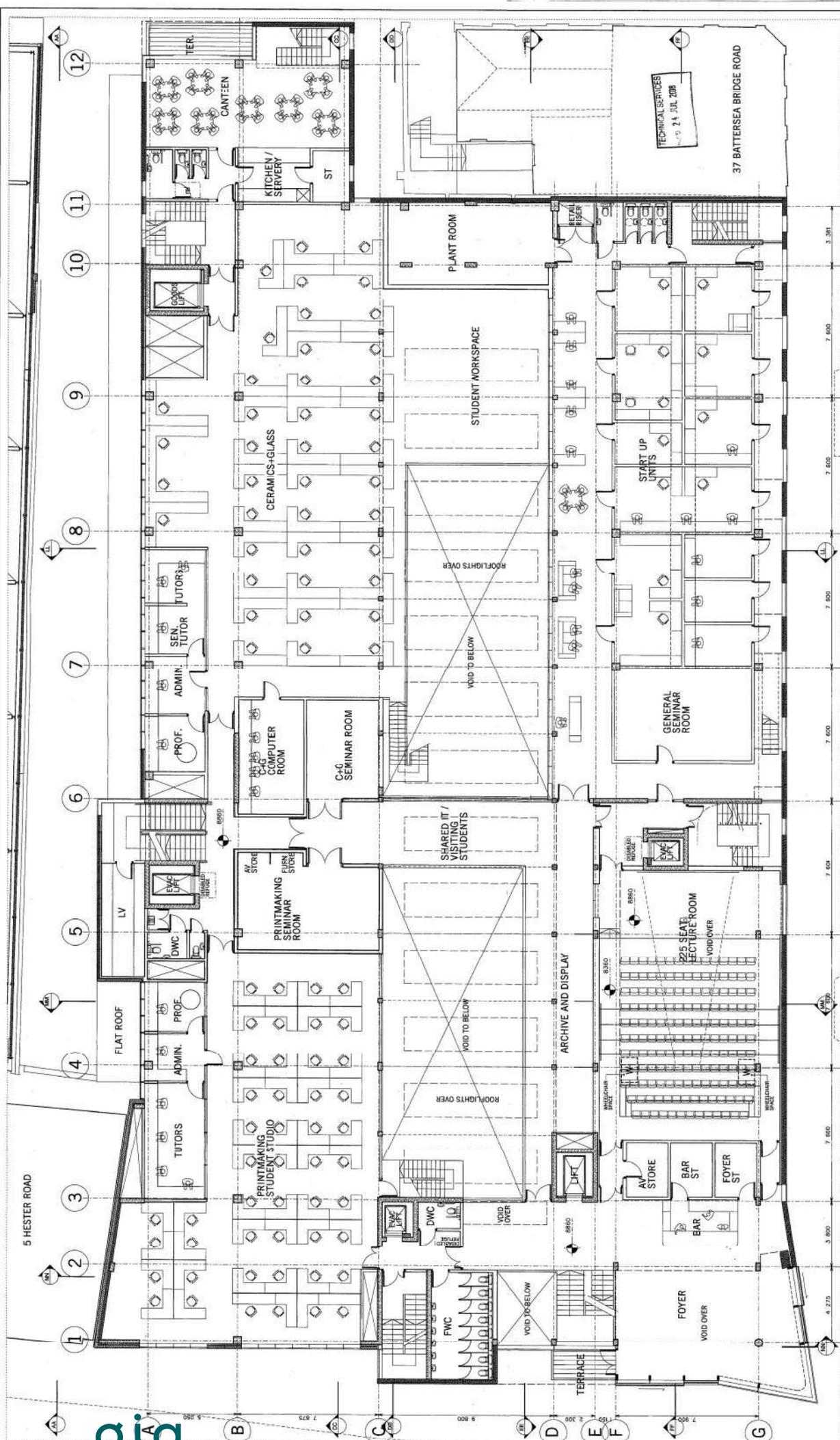
19-20, Great Britain Road  
 BATTERSEA NORTH  
 LONDON SW8 5NF  
 TEL: 020 7463 2000  
 FAX: 020 7463 2001  
 WWW.HAWORTH-TOMPKINS.CO.UK

**Haworth Tompkins**

10001704 BATTERSEA NORTH  
 PROPOSED SETPLAN  
 DRAWN BY: CJS, SJ  
 CHECKED BY: JLB  
 DATE: 15/10/24  
 SCALE: 1:500 (A1)  
 PROJECT NO: 10001704-PP-1-1-00  
 60' 0"

PLANNING





**Haworth Tompkins**  
 18-20 Great South Street  
 London SE1 1TA  
 T: +44 (0) 20 7552 8200  
 F: +44 (0) 20 7552 8200  
 www.haworthtom.com

PROPOSED FIBRE FLOOR PLAN  
 0000 - FP - L - 01  
 DATE: 11/09/21  
 DRAWN BY: CR, EU  
 CHECKED BY: IA

DATE: 21 JUL 2018

REV	DATE	DESCRIPTION
1	20/09/20	PLANNING

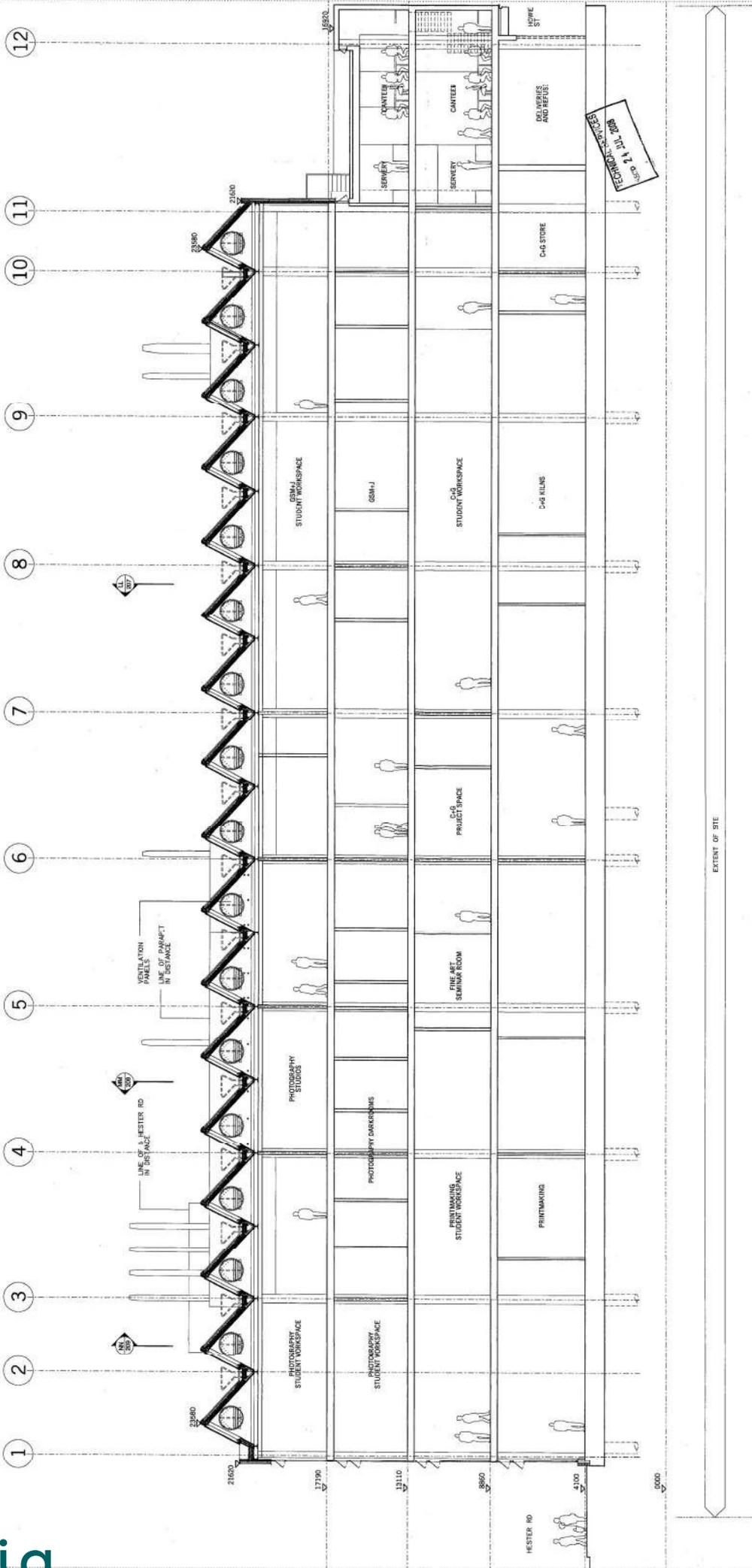
NOTES & KEY

15 October 2024 279









EXTENT OF SITE

**Haworth Tompkins**  
 14-16, Great Britain Street  
 London, EC3A 5DE  
 T +44 (0) 20 700 8888  
 F +44 (0) 20 700 8888

PROPOSED LONG SECTION

DATE: 11.09.24  
 DRAWN BY: DR, BU  
 CHECKED BY: IA

SCALE: 1:100 (PLAN)  
 SHEET NO: 0001-PL-1-030  
 PROJECT: 0006-ROA-BATTERSEA NORTH

PROJECT: 0006-ROA-BATTERSEA NORTH

REV	DATE	DESCRIPTION
-	27.09.24	PLANNING

REV	DATE	DESCRIPTION
-	27.09.24	PLANNING

REV	DATE	DESCRIPTION
-	27.09.24	PLANNING

- NOTES & KEY**
- 01) Curtain wall glazing - clear glazed units
  - 02) Steel frame with micro mesh insert
  - 03) Steel frame with micro mesh insert
  - 04) Curtain wall glazing with integrated vents
  - 05) Curtain wall glazing with integrated vents
  - 06) Steel frame with micro mesh insert
  - 07) Steel frame with micro mesh insert
  - 08) Steel frame with micro mesh insert
  - 09) Steel frame with micro mesh insert
  - 10) Steel frame with micro mesh insert
  - 11) Steel frame with micro mesh insert
  - 12) Steel frame with micro mesh insert
  - 13) Steel frame with micro mesh insert
  - 14) Steel frame with micro mesh insert
  - 15) Steel frame with micro mesh insert
  - 16) Steel frame with micro mesh insert
  - 17) Steel frame with micro mesh insert
  - 18) Steel frame with micro mesh insert
  - 19) Steel frame with micro mesh insert
  - 20) Steel frame with micro mesh insert
  - 21) Steel frame with micro mesh insert
  - 22) Steel frame with micro mesh insert
  - 23) Steel frame with micro mesh insert
  - 24) Steel frame with micro mesh insert











## 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