ELMSLEIGH ROAD, STAINS, TW18 4PN

DAYLIGHT & SUNLIGHT REPORT

DIRECTOR: JUSTIN BOLTON
CLIENT: INLAND HOMES PLC
DATE: SEPTEMBER 2020
VERSION: V2
PROJECT: P2443

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POINT 2

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Appendices

1 Executive Summary

1.1 This report considers the potential daylight and sunlight effects to the surrounding residential properties as a result of the implementation of the Proposed Assael Architecture Scheme situated within Staines – Upon - Thames.

1.2 The assessments contained within this report have been undertaken in accordance with the Building Research Establishment Guidelines, entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "The BRE Guidelines".

1.3 The VSC method of assessment demonstrates that 181 out of 186 windows (97%) will meet the strict application of the BRE Guidelines. Notably, the 5 instances of alteration beyond the BRE Guidelines are isolated to 57 High Street, 59 high Street and Forum House (14 Thames Street).

1.4 In relation to the NSL methodology, the results demonstrate that 121 out of 126 rooms (96%) will meet the strict application of the BRE Guidelines. It is noted that the majority (4 out of 5 instances) of the alterations are isolated within 50-54 High Street

1.5 In relation to the APSH methodology, the results demonstrate full BRE compliance (100%), commensurate with the BRE's permissible 20% from former value.

1.6 In relation to the quality of light within the rooms that make up the Proposed Development, it can be seen that 203 out of 207 rooms tested (98%) will either meet or exceed the minimum ADF target values for the specific room use.

1.7 The technical assessments that have been undertaken demonstrate that the Proposed Development will exceptionally well with the neighbouring buildings in terms of daylight and sunlight and will fall within the practical application of the BRE Guidelines.

2 Introduction

2.1 This report has considered the potential Daylight and Sunlight effects to the surrounding residential properties as a result of the implementation of the Proposed Architects Scheme situated in Staines – Upon - Thames

2.2 The assessments contained within this report have been undertaken in accordance with the Building Research Establishment Guidelines, entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "The BRE Guidelines".

2.3 The technical review considers the assessment of the proposed scheme by reference to the Building Research Establishment (BRE) Guidelines which seek to highlight the potential changes in light to those neighbouring buildings with a residential component.

2.4 The site is located within the Staines. The extents of the of the current site can be found on drawings P2443/01-03 within Appendix 1. The Proposed Development under assessment has been designed by Assael Architecture which can also be seen on drawings P2443/13-15 within Appendix 1.

SOURCES OF INFORMATION

2.5 In the process of compiling this report, the following sources of information have been used:

Point 2 Surveyors

Point Cloud Scan Data

Z-Mapping Ltd

3D Context Model

Assael Architecture

Proposed Info (received 15/09/20)

GUIDANCE
NATIONAL PLANNING POLICY

National Planning Policy Framework (NPPF) 2019

2.6 Page 37 of the NPPF states:

> *"Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances: …*
>
> *…c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."*

LOCAL PLANNING POLICY
SPELTHORNE LOCAL PLAN – POLICIES DOCUMENT 2019

2.7 The Draft Spelthorne Local Plan 2019 set outs the council's policy on Daylight and Sunlight matters. Section 6: Design of the Plan comprising of Policy DS1 outlines:

"Impact on neighbours:

… Proposals for new development should demonstrate that they will achieve a satisfactory relationship to adjoining properties avoiding adverse and unneighbourly impacts in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook."

BUILDING RESEARCH ESTABLISHMENT GUIDELINES: SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT 2011, A GUIDE TO GOOD PRACTICE, SECOND EDITION.

2.8 The Site Layout Planning for Daylight and Sunlight ("BRE Guidelines") (Ref. 1.8) provide advice on site layout planning to achieve good sunlighting and daylighting within buildings, and in the open spaces between them. It is intended for building designers, developers, consultants and Local Planning Authorities (LPAs). It is intended to be used in conjunction with the interior daylight recommendations in the British Standard BS8206 Part II and the Applications Manual Window Design of the Chartered Institute of Building Services Engineers (CIBSE) (Ref 1.9). The advice it gives is not mandatory and should not be used as an instrument of planning policy. Of particular relevance, it states:

> *"This guide is a comprehensive revision of the 1991 edition of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice. It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location…the aim of the document is to help rather than constrain the designer. Though it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design. In special circumstances, the developer or the 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."*

2.9 Through the planning process the local authority will wish to be reassured that the construction of the new scheme will not materially harm the neighbour's daylight and sunlight beyond BRE and British Standard Guidance.

2.10 When assessing any potential likely effects on the surrounding properties, the BRE guidelines suggest that only those windows that have a 'reasonable expectation' of daylight or sunlight need to be assessed. In particular, the BRE guidelines state in paragraph 2.2.2:

> *"The guidelines given here are intended for use for rooms in adjoining dwellings here daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small works shops and some offices."*

2.11 Commercial buildings are generally not treated as having a reasonable expectation of daylight or sunlight. This is because they are usually designed to rely on electrical lighting to provide sufficient light suitable for the use of the rooms rather than natural daylight or sunlight. In addition to commercial buildings, windows serving residential dwellings which serve non-habitable rooms, such as entrance ways, garages, bathrooms or storerooms, are also considered not to have a reasonable expectation of daylight or sunlight and are therefore not assessed.

METHODOLOGY

2.12 When assessing any potential effects on the surrounding properties, the BRE Guidelines suggest that only those windows that have a reasonable expectation of daylight or sunlight need to be assessed. In particular the BRE guidelines at paragraph 2.2.2 state:

> *"The guidelines given here 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. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices".*

2.13 Further to the above statement, it is considered that most commercial properties do not have a reasonable expectation of daylight or sunlight. This is because they are generally designed to rely on artificial electric lighting rather than natural light.

2.14 If a property is considered to have a reasonable expectation of daylight or sunlight the following methodology to assess the impacts has been used:

DAYLIGHTING

2.15 It is usual to assess daylight and sunlight in relation to the guidelines set out in the 2011 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Paul Littlefair. This document is most widely accepted by planning authorities as the means by which to judge the acceptability of a scheme. One of the primary sources for the BRE Report is the more detailed guidance contained within 'British Standard 8206 Part 2:2008'.

2.16 The BRE Guidelines are not mandatory, and they explicitly state that the numerical target values should be interpreted flexibly. While local planning authorities will consider the acceptability of a proposed scheme in relation to BRE guidance, consideration will be given to the context within which a scheme is located, and daylight and sunlight will be one of several planning considerations.

2.17 In relation to the properties surrounding a site, usually the local planning authority will only be concerned with the impact to main habitable accommodation (i.e. living rooms, bedrooms and kitchens) within residential properties.

2.18 To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the proposal subtends an angle of more than 25˚ from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact.

2.19 The BRE Guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No-Sky Line (NSL). They also detail a third measure of daylight which is primarily used for assessing amenity within proposed accommodation, namely Average Daylight Factor (ADF).

2.20 In terms of sunlight we examine the BRE Annual Probable Sunlight Hours (APSH); and in relation to sunlight amenity to gardens and amenity spaces, we apply the quantitative BRE overshadowing guidance.

2.21 These measures of daylight and sunlight are discussed in the following paragraphs -

DIFFUSE DAYLIGHT

2.22 **Vertical Sky Component (VSC)** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.

2.23 For existing buildings, the BRE guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall.

2.24 The BRE guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.

2.25 **No-Sky Line (NSL)** - NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry.

2.26 The BRE suggest that the area of the working plane within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).

SUNLIGHT

2.27 **Annual Probable Sunlight Hours (APSH)** - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.

2.28 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).

2.29 The BRE guidelines state 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 out too much sun'.

2.30 The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The acceptability criteria are applied to overall room-based figures.

3 Computer Model

3.1 The technical analysis of the likely effects of the Development has been undertaken through the creation of a digital three-dimensional model of the site and surrounding buildings. An extension photogrammetric model has been used to assemble the base model from site photographs confirming the location and size of those windows facing the development site. The Proposed Development has been incorporated into the three-dimensional model of the site and used to inform a comparative assessment against each of the baseline conditions. Detailed technical assessments have been undertaken by reference to the calculations and methodologies outlined in the BRE Guidance.

4 Existing Site & Proposals

4.1 The site is located within the Staines – Upon – Thames.

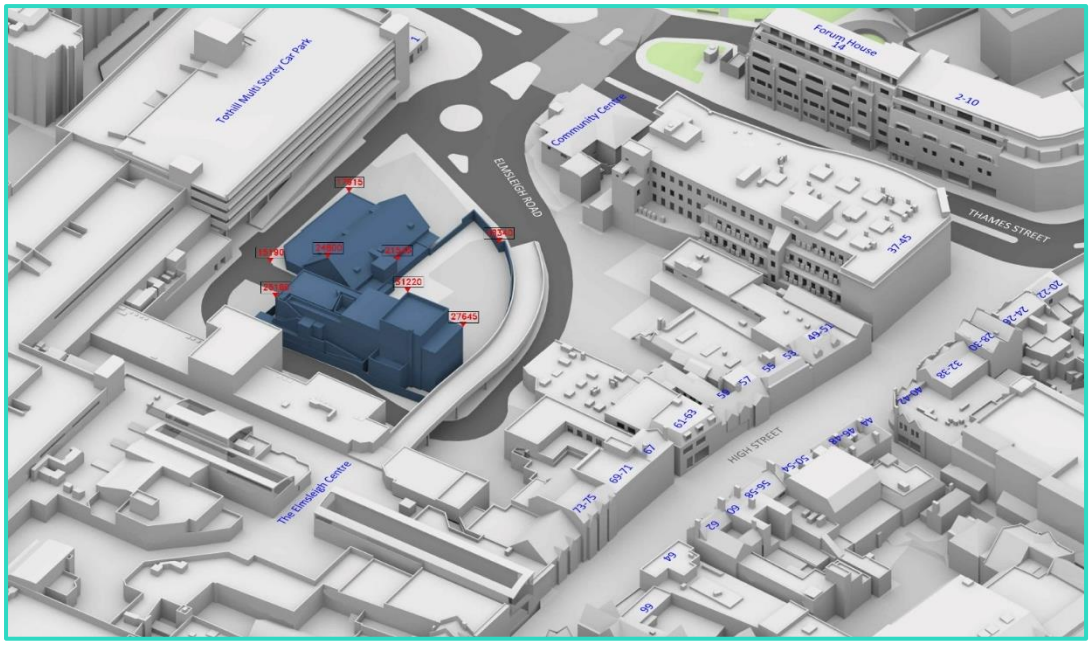


Plate 01- Existing Site Plan

4.2 The site location and the existing buildings can be seen on Plate 01 above and within drawings P2443/01-03 which can be found within Appendix 1.

4.3 The Proposed Scheme has been designed by Assael Architecture and can be seen on Plate 02 below and within drawings P2443/15-18 in Appendix 1.

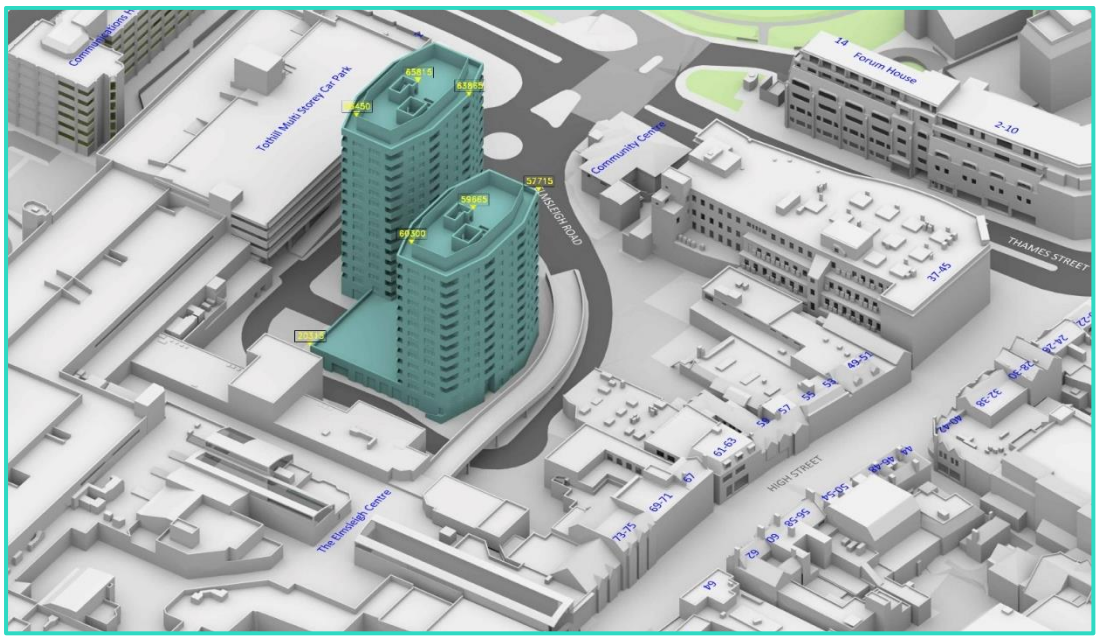


Plate 03– Proposed Assael Architecture Scheme

5 Site Context and Scope of Assessment

5.1 It is understood that only the following properties are registered with a residential usage or include a residential component which could in turn experience a change in light by the implementation of the proposed scheme.

1. 57 High Street
2. 59 High Street
3. Forum House, 14 Thames Street
4. 2-10 Thames Street
5. 20-22 High Street
6. 24-26 High Street
7. 28-30 High Street
8. 32-38 High Street
9. 44 High Street
10. 50-54 High Street
11. 60 High Street

5.2 The remaining surrounding residential properties are too far away to be affected by the implementation of the Development (as demonstrated in Plate 04).

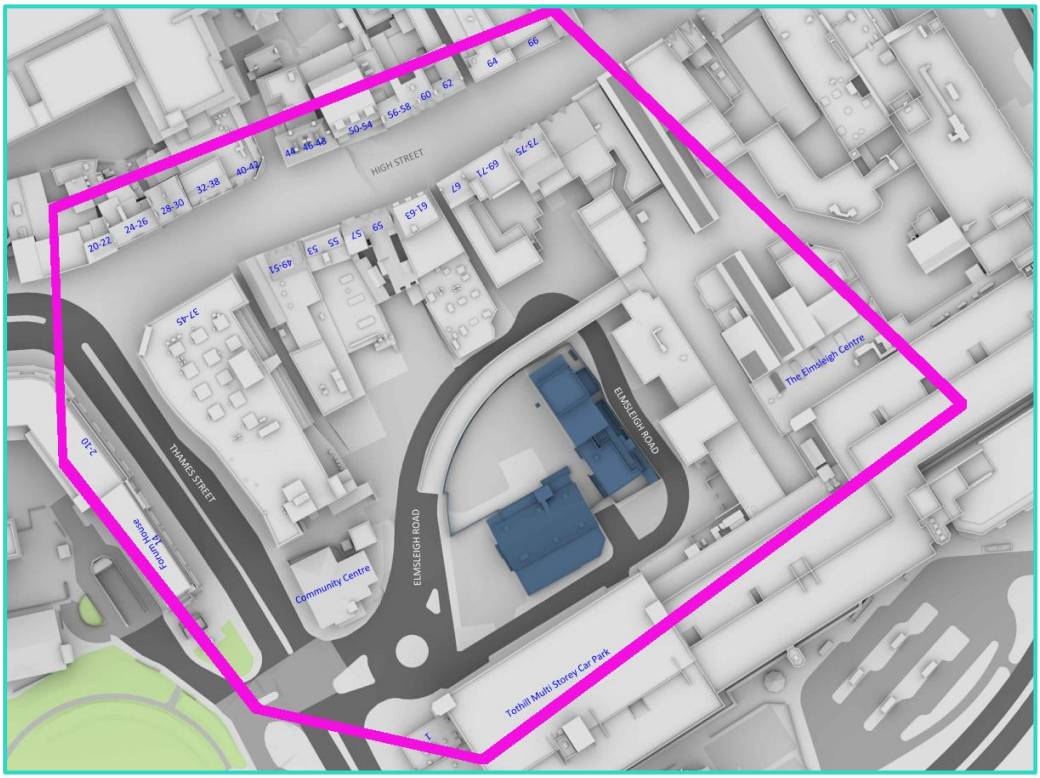


Plate 04 – Elmsleigh Road – Scope of Assessment (pink) – assessed buildings labelled in blue

5.3 A site plan illustrating the position of the above surrounding properties is shown below. The BRE Guidelines mainly focuses on residential properties in terms of daylight and thus this review concentrates on those specific buildings. The OS map on Plate 05 below identifies a significant number of buildings surrounding the site. However, this analysis will only assess those buildings within the close vicinity and with a direct outlook towards the development site. Those residential receptors (highlighted in *aqua*) and

commercial buildings (highlighted in *dark blue*) in the vicinity of the site (as shown in o*range*) with a clear view of the proposed massing are shown on Plate 05.

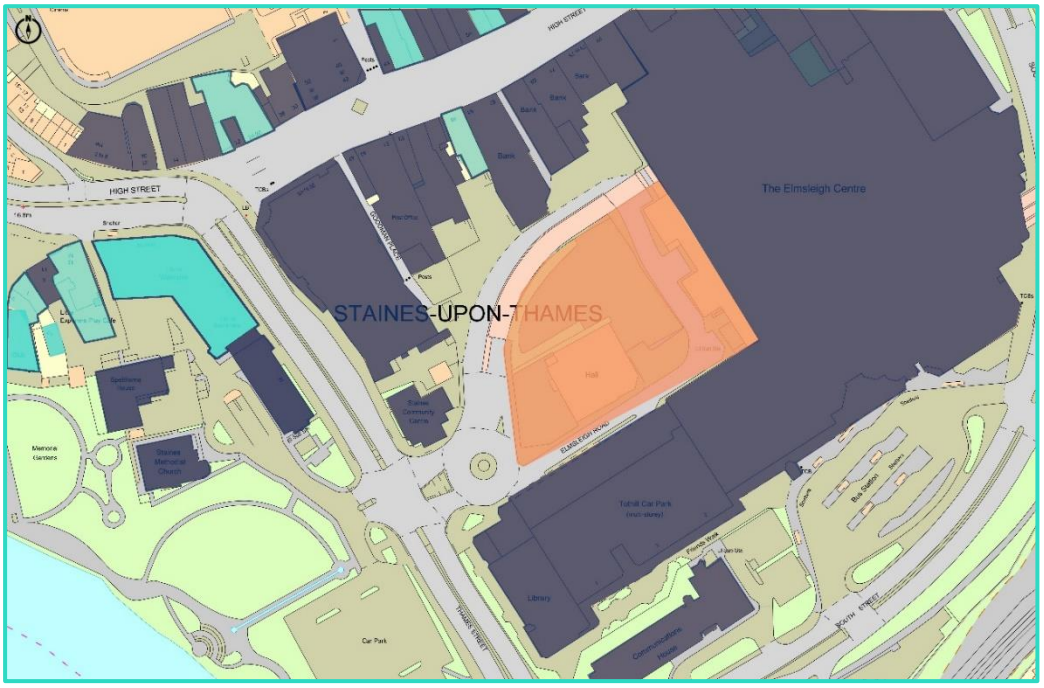


Plate 05 -Plan showing residential (aqua), commercial (dark blue) properties surrounding the Elmsleigh Road Site (orange)

5.4 The tabulated results of the BRE Daylight & Sunlight assessments are included within Appendix 2.

6 Daylight and Sunlight Results

6.1 Following the identification of those properties that are considered to have a reasonable expectation for daylight and sunlight, VSC, NSL, and where appropriate, APSH tests have been undertaken.

6.2 In the absence of floor layouts, internal subdivisions and room uses for those properties that have been assessed, reasonable assumptions as to the internal configuration and classifications of the rooms have been made based upon the building form, architecture and development marketing sources.

6.3 The tabulated daylight and sunlight results for each window and room can be found in Appendix 2.

DAYLIGHT

Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Windows
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
57 High Street	2	2	0	0	2	4
59 High Street	6	2	0	0	2	8
Forum House, 14 Thames Street	82	1	0	0	1	83
2-10 Thames Street	26	0	0	0	0	26
20-22 High Street	4	0	0	0	0	4
24-26 High Street	10	0	0	0	0	10
28-30 High Street	10	0	0	0	0	10
32-38 High Street	4	0	0	0	0	4
44 High Street	3	0	0	0	0	3
46-48 High Street	6	0	0	0	0	6
50-54 High Street	11	0	0	0	0	11
60 High Street	17	0	0	0	0	17
Total	181	5	0	0	5	186

Table 01 - VSC Summary

6.4 The technical results of the first daylight test, the VSC, demonstrates that 181 out of 186 windows (97%) will meet the strict application of the BRE Guidelines. Notably, the 5 instances of alteration beyond the BRE Guidelines are isolated to 57 High Street, 59 high Street and Forum House (14 Thames Street).

Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Rooms
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
57 High Street	3	0	1	0	1	4
59 High Street	6	0	0	0	0	6
Forum House, 14 Thames Street	53	0	0	0	0	53
2-10 Thames Street	26	0	0	0	0	26
20-22 High Street	3	0	0	0	0	3
24-26 High Street	7	0	0	0	0	7
28-30 High Street	4	0	0	0	0	4
32-38 High Street	2	0	0	0	0	2
44 High Street	2	0	0	0	0	2
46-48 High Street	6	0	0	0	0	6
50-54 High Street	7	2	1	1	4	11
60 High Street	2	0	0	0	0	2
Total	121	2	2	1	5	126

Table 02 – NSL Summary

6.5 The results of the NSL test demonstrate that 121 out of 126 rooms (96%) will meet the strict application of the BRE Guidelines. It is noted that the majority (4 out of 5 instances) of the alterations are isolated within 50-54 High Street

6.6 Where there are instances of transgressions in respect of the VSC and NSL methodology, these properties are discussed below.

57 High Street

6.7 57 High Street is situated to the north-west of the Proposed Development.

6.8 The first daylight methodology, the VSC demonstrates that 2 out of 4 windows (50%) will meet the strict application of the BRE Guidelines. One instance (window ref: W1/131) of alteration beyond the BRE suggest target values demonstrates a retained VSC of 25.48% and is considered a very good level of daylight when read in conjunction with application of Appendix F of the BRE Guidelines.

6.9 The other window that does not meet the strict application of the BRE Guidelines demonstrates extremely low levels of daylight in the existing condition. It is recognised that any development within the outlook of the window will trigger disproportionate changes in light. In this instance, the actual VSC loss is 0.77 and has translated into a percentage loss of 24.52%.

Plate 06 – 57 High Street (outlined in yellow) – Quantum VSC window map – affected windows shown in amber – green meet or exceed the BRE Guidelines

6.10 In respect of the NSL methodology, the results demonstrate that 3 out of 4 rooms (75%) will meet the strict application of the BRE Guidelines. The single instance of alteration (room ref: R2/131) records a retained NSL value exceeding 68% of the room area behind the fenestration. This retained level of NSL is considered good given the urban environment of the development site.

59 High Street

6.11 59 High Street is a residential building situated to the north-west of the Proposed Development.

6.12 The results of the VSC methodology demonstrates that 6 out of 8 windows (75%) will meet the strict application of the BRE Guidelines. In both instances (window ref: W4/151 & W6/151) the results record retained values exceeding 26%. These levels of daylight are considered exceptional for the context of the urban environment.

Plate 07 – 59 High Street (outlined in yellow)– Quantum image showing the VSC alterations in amber

6.13 In terms of the NSL methodology, the results demonstrate full BRE compliance (commensurate with the BRE's permissible 20% from former value).

Forum House, 14 Thames Street

6.14 Forum House is situated to the west of the Proposed Development.

6.15 The results from the VSC methodology demonstrate that 82 out of 83 windows (99%) will meet the strict application of the BRE Guidelines. The single of instance (window ref: W13/314) that does not meet the strict application of the BRE Guidelines records an existing VSC value of 4.29%. It is recognised that any slight development within the outlook of this window will likely trigger disproportionate changes in light. This is recognised by virtue of the overhanging feature that limits direct sky light.

6.16 As such, the actual loss is 1.07 and translates into a 24.94% change in light. It is noted that this loss falls within 5% beyond the BRE's permissible 20% from former change.

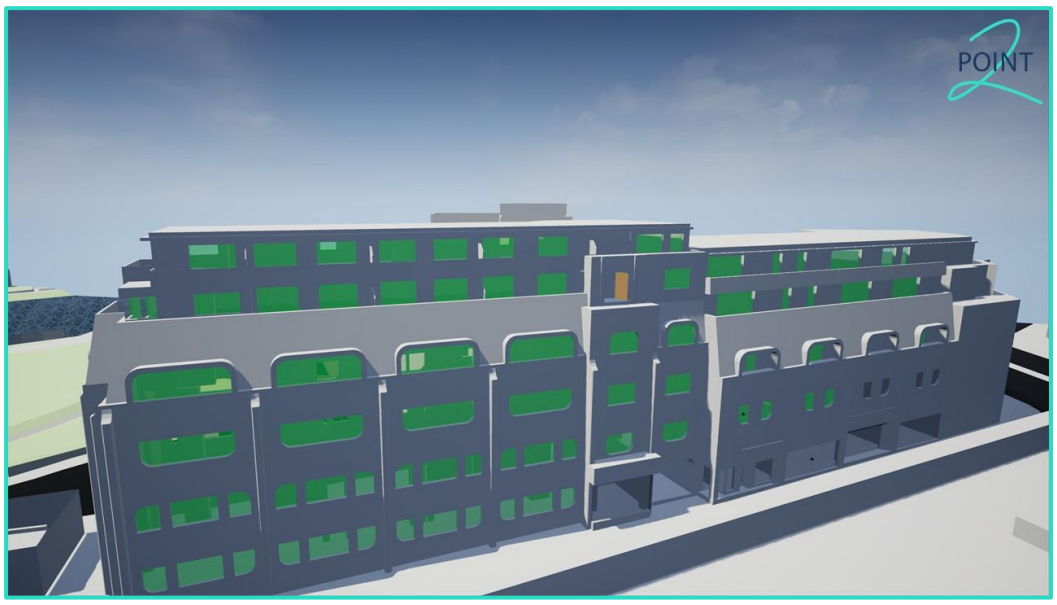


Plate 08 – Forum House (14 Thames Street) – Single VSC alteration shown in amber

6.17 In respect of the NSL methodology, the results demonstrate full strict BRE compliance.

50-54 High Street

6.18 50–54 High Street is situated to the north-west of the Proposed Development beyond High Street.

6.19 The VSC methodology demonstrates full strict BRE compliance.

6.20 In respect of the NSL methodology, the results demonstrate that 7 out of 11 rooms (64%) will meet the strict application of the BRE Guidelines. Two instances of alteration (room ref: R1/521 & R1/522) that do not meet the strict application record retained NSL values that exceed 70% of the room. This is considered good given the surrounding urban context. The remaining two rooms (room ref: R4/521 & R4/522) record retained NSL values of 58% and 61%, respectively.

Plate 09 – 50 – 54 High Street (outlined in yellow) – NSL alterations beyond the BRE Guidelines show in red and amber

SUNLIGHT

6.21 A summary of the APSH effects has been provided in Table 3 below:

Address	Meet BRE Guidelines	No. of rooms below the APSH stated in BRE Guidelines								Total No. Rooms
		Below Threshold for Winter APSH				Below Threshold for Total APSH				
		20-30%	30-40%	>40%	Total	20-30%	30-40%	>40%	Total	
57 High Street	3	0	0	0	0	0	0	0	0	3
59 High Street	3	0	0	0	0	0	0	0	0	3
Forum House, 14 Thames Street	12	0	0	0	0	0	0	0	0	12
20-22 High Street	4	0	0	0	0	0	0	0	0	4
24-26 High Street	7	0	0	0	0	0	0	0	0	7
28-30 High Street	4	0	0	0	0	0	0	0	0	4
32-38 High Street	2	0	0	0	0	0	0	0	0	2
44 High Street	2	0	0	0	0	0	0	0	0	2
46-48 High Street	6	0	0	0	0	0	0	0	0	6
50-54 High Street	11	0	0	0	0	0	0	0	0	11
60 High Street	2	0	0	0	0	0	0	0	0	2
Total	56	0	0	0	0	0	0	0	0	56

Table 03 – APSH Summary

6.22 In relation to the APSH methodology, the results demonstrate full BRE compliance.

7 Proposed Residential Accommodation

7.1 Point 2 have worked closely Assael Architecture in order to maximise the daylight potential of the proposed units and carefully consider the positioning of the main habitable rooms. The inherent site conditions, which demonstrate a low-lying baseline condition, mean that the majority of habitable rooms will enjoy good levels of direct light.

7.2 The full and detailed analysis can be found within Appendix 3 of this report. Drawings P2443/INT/08-14 shows both the location and configuration of rooms and the resultant Average Daylight Factor (ADF).

7.3 All habitable rooms comprising the Proposed Development have been assessed.

7.4 The analysis shows that 203 out of 207 rooms (98%) tested will either meet or exceed the recommended ADF targets. There are four rooms that do not meet the minimum ADF target value, all of which are living-diners and require a value of 1.5% or more to pass the assessment. Three rooms that do not meet the minimum room requirement (room ref: R7/1001; R13/1001; R14/1001) are situated on the first floor of the building and face south towards the multi-storey building. Notably, R7/1001 falls short of the minimum target value by 0.1%. The remaining room that does not meet the room classification target value is situated on the third floor, also facing south towards the mutli-storey car park.

Overall, the results demonstrate that the Proposed Development will provide excellent daylight levels for future occupants with recorded ADF values which exceed the suggested minimum targets in the majority of instances.

8 Summary and Recommendations

8.1 This report considers the potential daylight and sunlight effects to the surrounding residential properties as a result of the implementation of the Proposed Assael Architecture Scheme situated within Staines – Upon -Thames.

8.2 The assessments contained within this report have been undertaken in accordance with the Building Research Establishment Guidelines, entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "The BRE Guidelines".

8.3 The VSC method of assessment demonstrates that 181 out of 186 windows (97%) will meet the strict application of the BRE Guidelines. Notably, the 5 instances of alteration beyond the BRE Guidelines are isolated to 57 High Street, 59 high Street and Forum House (14 Thames Street).

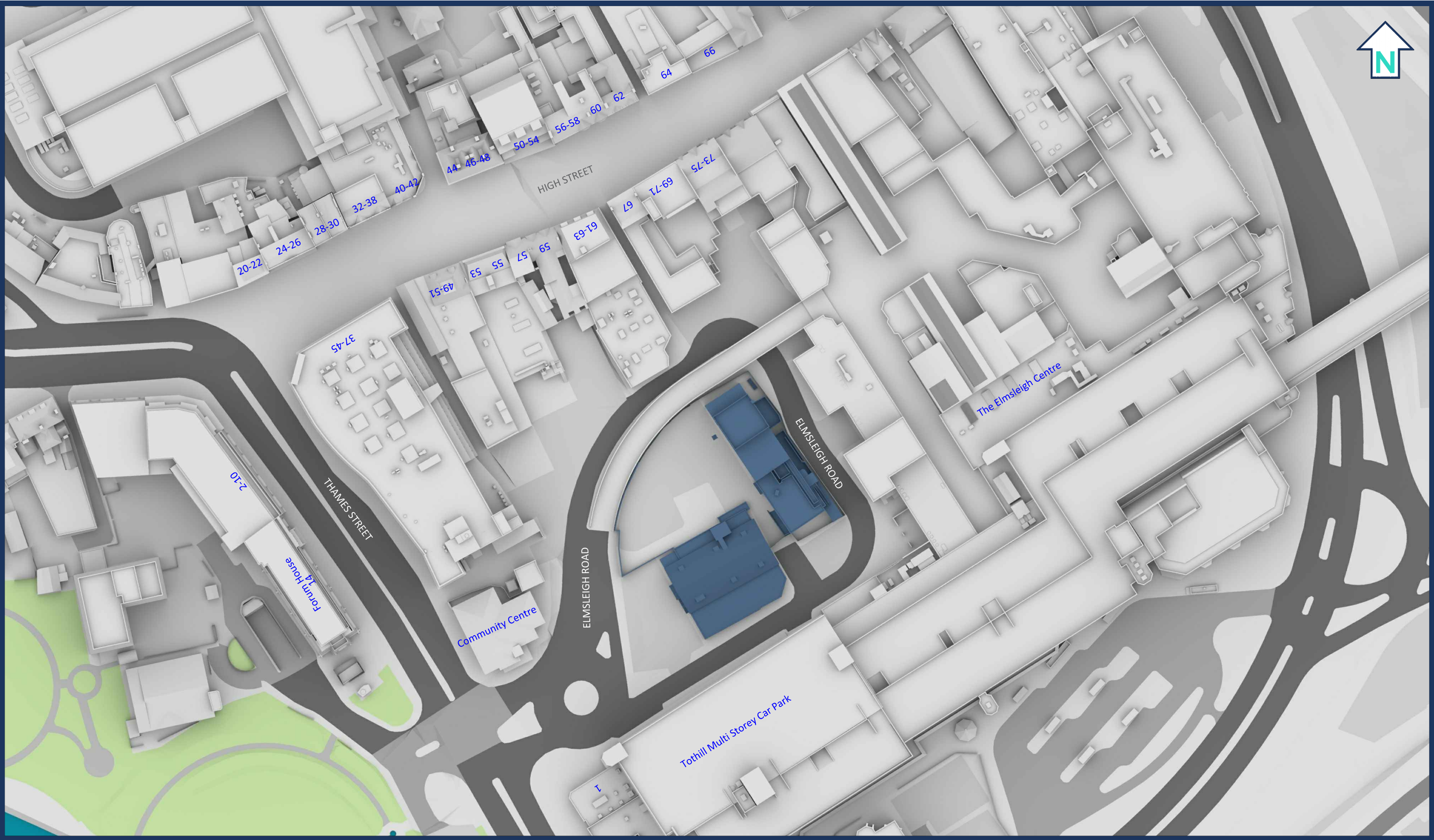
8.4 In relation to the NSL methodology, the results demonstrate that 121 out of 126 rooms (96%) will meet the strict application of the BRE Guidelines. It is noted that the majority (4 out of 5 instances) of the alterations are isolated within 50-54 High Street

8.5 In relation to the APSH methodology, the results demonstrate full BRE compliance (100%), commensurate with the BRE's permissible 20% from former value.

8.6 In relation to the quality of light within the rooms that make up the Proposed Development, it can be seen that 203 out of 207 rooms tested (98%) will either meet or exceed the minimum ADF target values for the specific room use.

8.7 The technical assessments that have been undertaken demonstrate that the Proposed Development will exceptionally well with the neighbouring buildings in terms of daylight and sunlight and will fall within the practical application of the BRE Guidelines.

Appendix 1:
Site Plan & 3D Drawings



Sources: Point 2
Point Cloud Scan Data
Elmsleigh Road - Staines - ReCap.rcp

ZMapping Limited
3D Context Model
Staines_011119_Solids XY@NE.Dwg

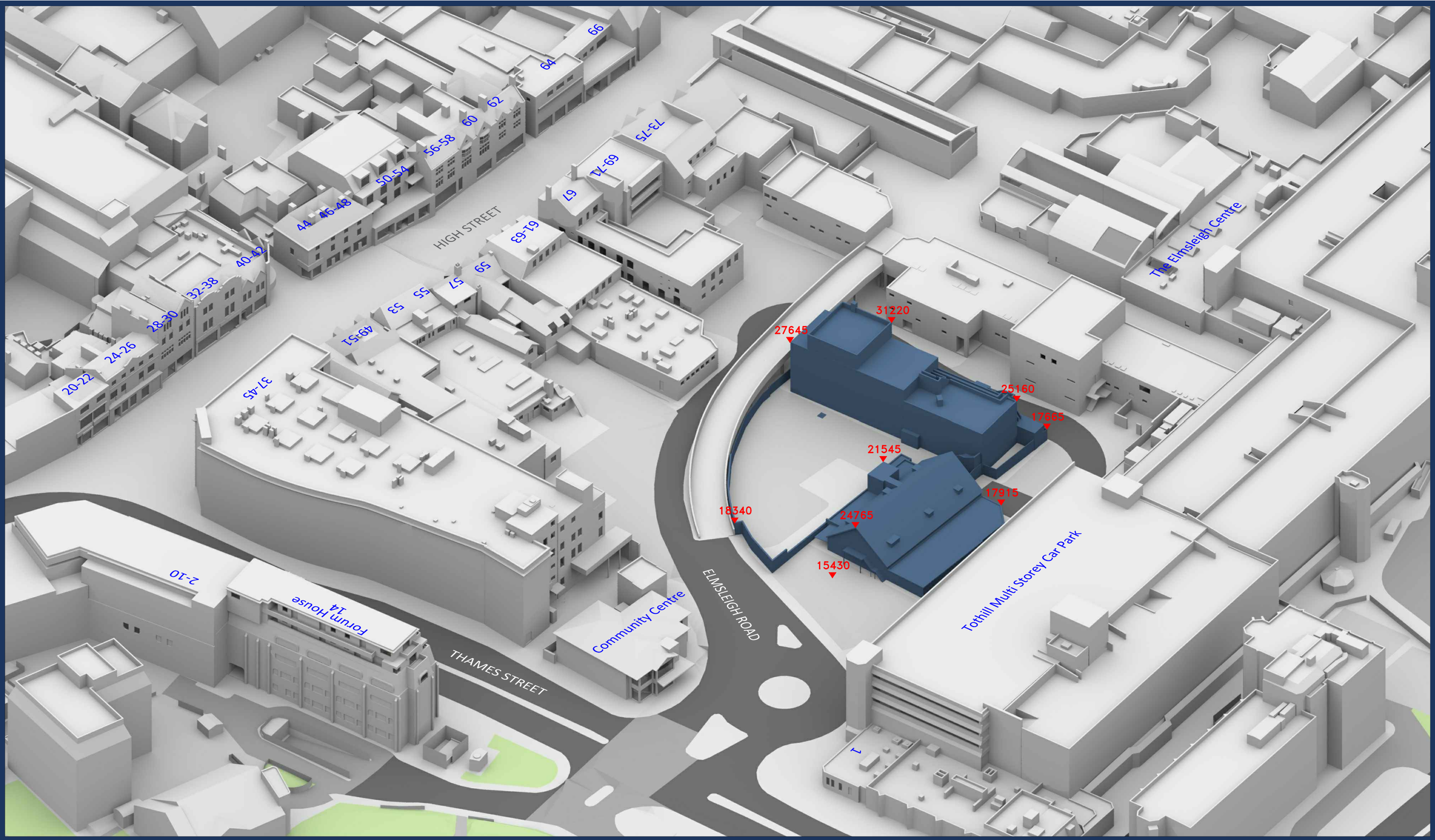
Assael Architecture
Proposed Info (received 13/07/20 - updated 06/08/20)
Scheme 130720.dwg

Key: Existing Buildings
Proposed Scheme

Project: Elmsleigh Road
Staines

Title: Site Plan
Historic Existing Buildings

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	FV/PM	1:1000 @ A3	Aug 20	P2443/01	01



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Assael Architecture
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Scheme 130720.dwg

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Elmsleigh Road
Staines

Title: 3D View
Historic Existing Buildings

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
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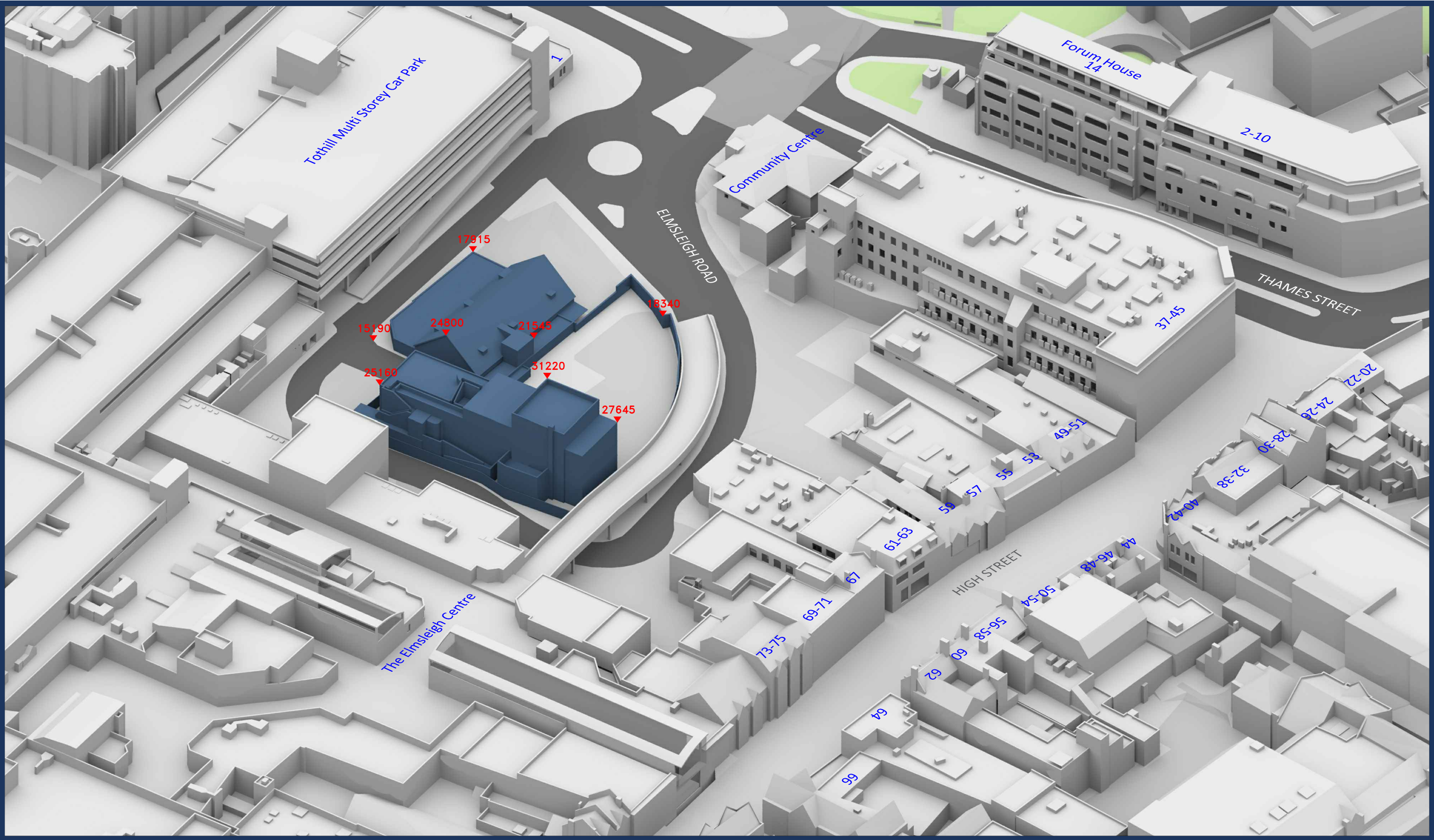

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Scheme 130720.dwg

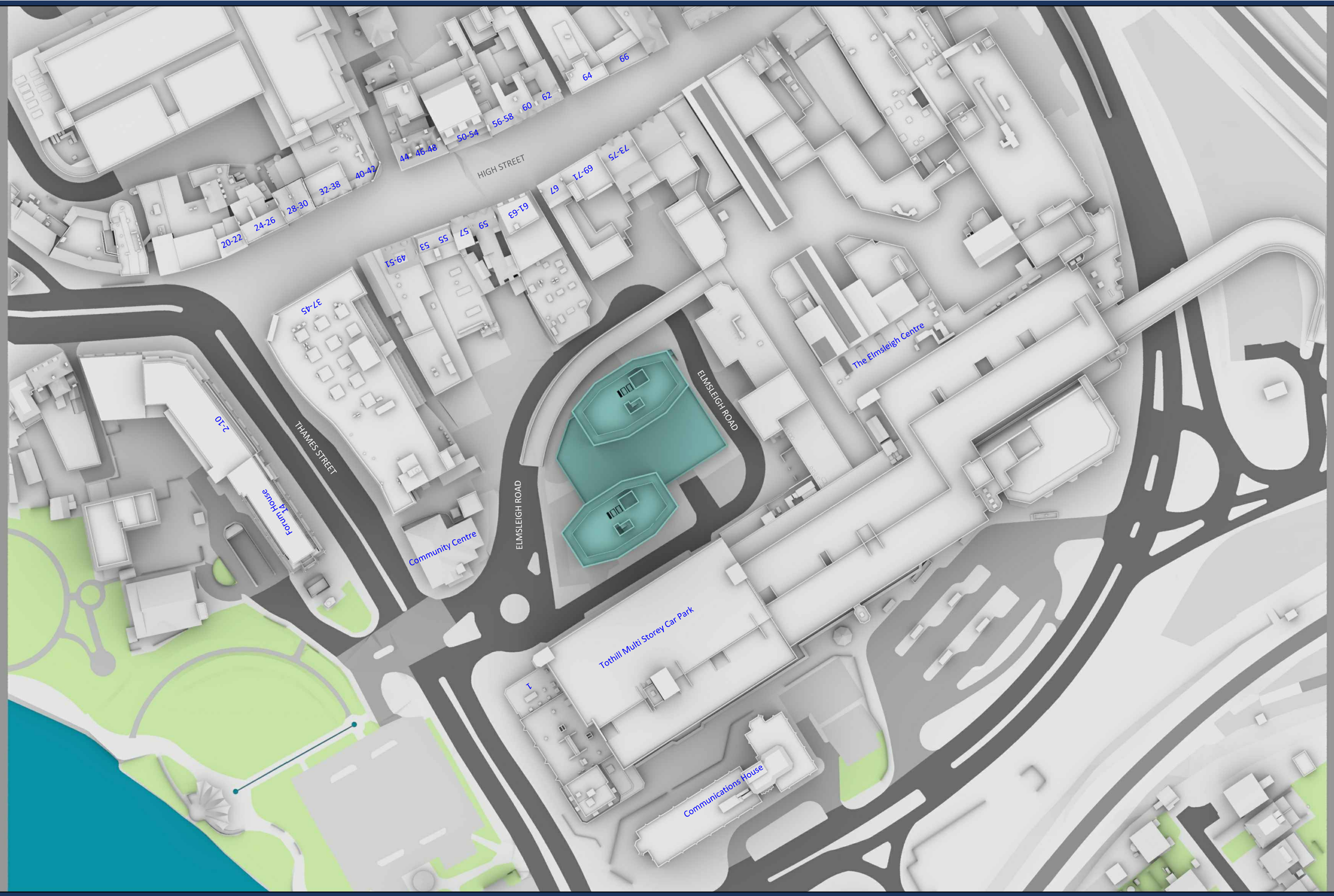
Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Elmsleigh Road
Staines

Title: 3D View
Historic Existing Buildings

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	FV/PM	NTS @ A3	Aug 20	P2443/03	01



Sources: Point 2
Point Cloud Scan Data
Elmsleigh Road - Staines - ReCap.rcp

ZMapping Limited
3D Context Model
Staines_011119_Solids XY@NE.Dwg

Assael Architecture
Proposed Info (received 15/09/20)
200915 A3445 WORKING Model_mylesreece.3ds

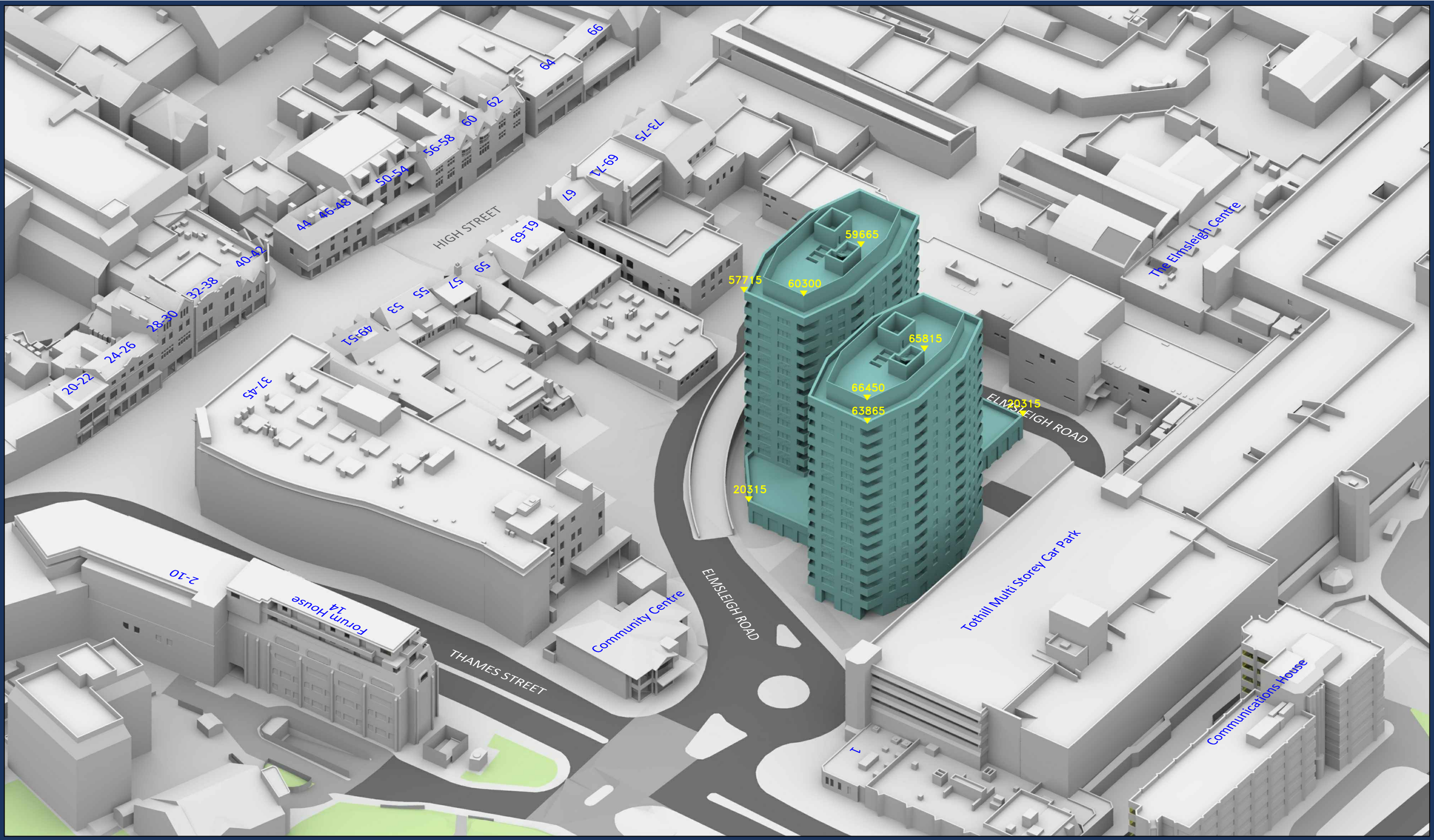
Key: Existing Buildings
Proposed Scheme

Project: Elmsleigh Road
Staines

Title: Site Plan
Proposed Scheme Dated 15/09/20

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
Assael Architecture	16/09/20	JR	1:1250 @ A3	Sep 20	P2443/13	03

POINT 2



Sources: Point 2
Point Cloud Scan Data
Elmsleigh Road - Staines - ReCap.rcp

ZMapping Limited
3D Context Model
Staines_011119_Solids XY@NE.Dwg

Assael Architecture
Proposed Info (received 15/09/20)
200915 A3445 WORKING Model_mylesreece.3ds

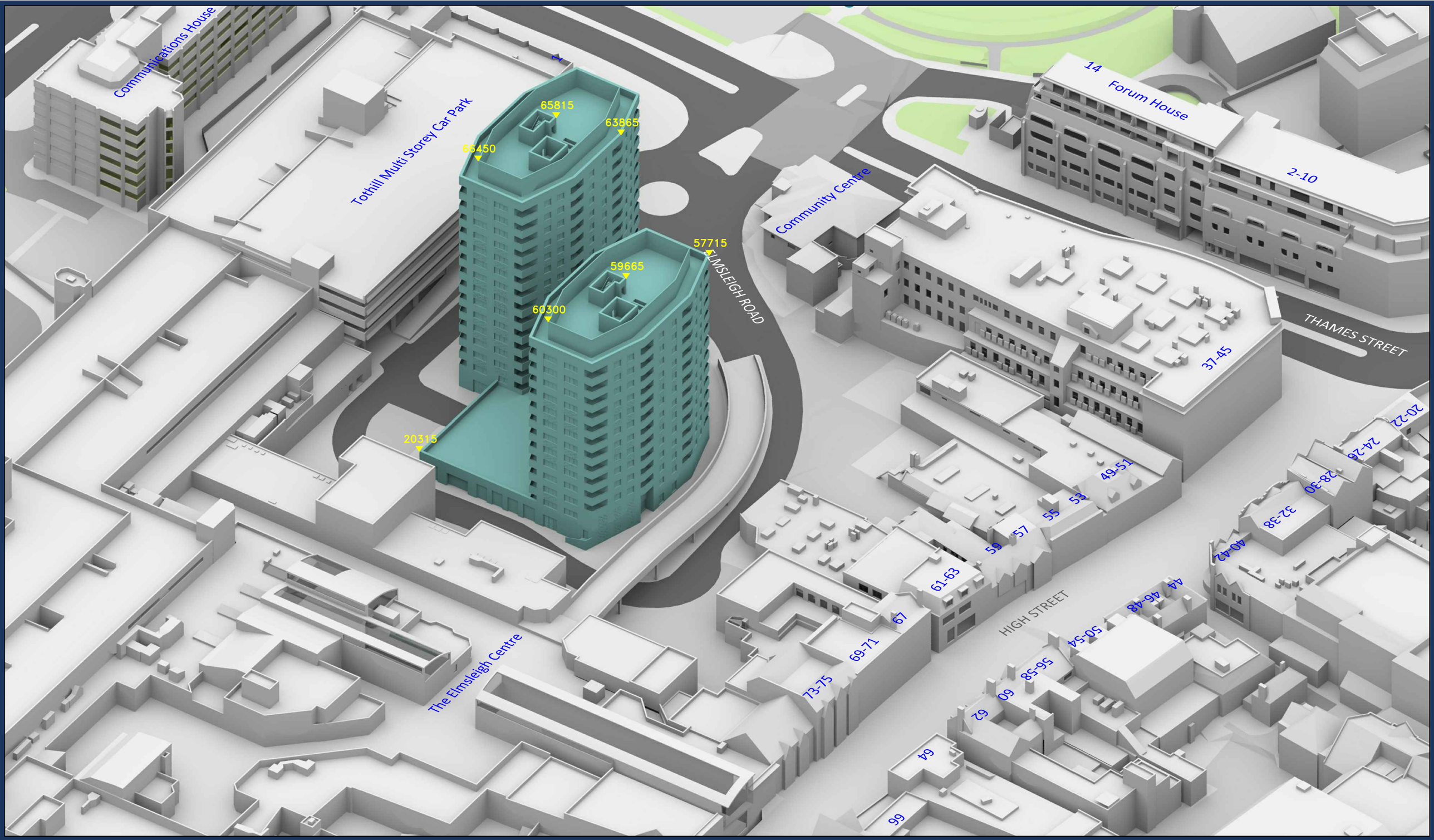
Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Elmsleigh Road
Staines

Title: 3D View
Proposed Scheme Dated 15/09/20

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
Assael Architecture	16/09/20	JR	NTS @ A3	Sep 20	P2443/14	03



Sources: Point 2
Point Cloud Scan Data
Elmsleigh Road - Staines - ReCap.rcp

ZMapping Limited
3D Context Model
Staines_011119_Solids XY@NE.Dwg

Assael Architecture
Proposed Info (received 15/09/20)
200915 A3445 WORKING Model_mylesreece.3ds

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Elmsleigh Road
Staines

Title: 3D View
Proposed Scheme Dated 15/09/20

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
Assael Architecture	16/09/20	JR	NTS @ A3	Sep 20	P2443/15	03

Appendix 2:
Daylight & Sunlight Results

DAYLIGHT ANALYSIS

Elmsleigh Road , Staines

Historic Existing vs Proposed Scheme received 15/09/20

P2443 - Rel3

DAYLIGHT						
Room	**Room Use**	**Window**	**Existing VSC**	**Proposed VSC**	**Loss**	**%Loss**
57 High Street						
R1/131	ASSUMED	W1/131	3.14	2.37	0.77	24.52
R2/131	ASSUMED	W2/131	33.64	25.48	8.16	24.26
R1/132	ASSUMED_HALF	W1/132	32.32	27.24	5.08	15.72
R2/132	ASSUMED_HALF	W2/132	32.80	27.67	5.13	15.64
59 High Street						
R2/151	BEDROOM	W1/151	12.47	12.30	0.17	1.36
R3/151	BEDROOM	W4/151	35.54	26.93	8.61	24.23
R3/151	BEDROOM	W5/151	87.79	80.56	7.23	8.24
R4/151	BEDROOM	W6/151	35.63	26.92	8.71	24.45
R4/151	BEDROOM	W7/151	87.87	80.44	7.43	8.46
R1/161	LD	W2/161	11.16	10.50	0.66	5.91
R2/161	KITCHEN	W1/161	18.23	15.73	2.50	13.71
R3/161	KITCHEN	W3/161	14.06	13.19	0.87	6.19
Forum House, 14 Thames Street						
R2/310	BEDROOM	W2/310	26.60	24.41	2.19	8.23
R3/310	LKD	W3/310	26.95	25.12	1.83	6.79
R3/310	LKD	W4/310	25.26	23.54	1.72	6.81
R4/310	LKD	W5/310	24.83	23.17	1.66	6.69
R4/310	LKD	W6/310	25.37	23.82	1.55	6.11
R5/310	BEDROOM	W7/310	25.09	23.72	1.37	5.46
R5/310	BEDROOM	W8/310	23.74	22.60	1.14	4.80
R6/310	BEDROOM	W9/310	23.28	22.46	0.82	3.52
R6/310	BEDROOM	W10/310	24.13	23.44	0.69	2.86
R7/310	LKD	W11/310	24.00	23.47	0.53	2.21
R7/310	LKD	W12/310	22.74	22.32	0.42	1.85
R8/310	LKD	W13/310	22.14	21.88	0.26	1.17
R8/310	LKD	W14/310	22.40	22.23	0.17	0.76

DAYLIGHT ANALYSIS

Elmsleigh Road , Staines

Historic Existing vs Proposed Scheme received 15/09/20

P2443 - Rel3

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R9/310	BEDROOM	W15/310	18.38	18.32	0.06	0.33
R2/311	BEDROOM	W2/311	29.61	27.20	2.41	8.14
R3/311	LKD	W3/311	30.10	28.09	2.01	6.68
R3/311	LKD	W4/311	28.39	26.54	1.85	6.52
R4/311	LKD	W5/311	28.01	26.27	1.74	6.21
R4/311	LKD	W6/311	28.67	27.08	1.59	5.55
R5/311	BEDROOM	W7/311	28.42	27.02	1.40	4.93
R5/311	BEDROOM	W8/311	27.04	25.86	1.18	4.36
R6/311	BEDROOM	W9/311	26.64	25.76	0.88	3.30
R6/311	BEDROOM	W10/311	27.59	26.83	0.76	2.75
R7/311	LKD	W11/311	27.49	26.87	0.62	2.26
R7/311	LKD	W12/311	26.17	25.64	0.53	2.03
R8/311	LKD	W13/311	25.75	25.34	0.41	1.59
R8/311	LKD	W14/311	26.46	26.13	0.33	1.25
R9/311	BEDROOM	W15/311	23.20	22.95	0.25	1.08
R10/311	STUDIO	W16/311	25.91	25.69	0.22	0.85
R10/311	STUDIO	W17/311	23.00	22.78	0.22	0.96
R2/312	BEDROOM	W2/312	33.06	30.75	2.31	6.99
R3/312	LKD	W3/312	33.05	31.19	1.86	5.63
R4/312	LKD	W4/312	32.13	30.45	1.68	5.23
R5/312	BEDROOM	W5/312	31.74	30.30	1.44	4.54
R6/312	BEDROOM	W6/312	31.34	30.27	1.07	3.41
R7/312	LKD	W7/312	31.22	30.29	0.93	2.98
R8/312	LKD	W8/312	30.68	30.01	0.67	2.18
R9/312	BEDROOM	W9/312	28.72	28.11	0.61	2.12
R10/312	STUDIO	W10/312	30.08	29.56	0.52	1.73
R10/312	STUDIO	W11/312	28.23	27.73	0.50	1.77

DAYLIGHT ANALYSIS

Elmsleigh Road , Staines

Historic Existing vs Proposed Scheme received 15/09/20

P2443 - Rel3

DAYLIGHT						
Room	**Room Use**	**Window**	**Existing VSC**	**Proposed VSC**	**Loss**	**%Loss**
R1/313	BEDROOM	W1/313	39.23	38.40	0.83	2.12
R3/313	LKD	W3/313	36.14	34.00	2.14	5.92
R4/313	LKD	W4/313	35.61	33.68	1.93	5.42
R5/313	BEDROOM	W5/313	35.45	33.69	1.76	4.96
R6/313	BEDROOM	W6/313	35.20	33.70	1.50	4.26
R7/313	LKD	W7/313	35.10	33.68	1.42	4.05
R8/313	LKD	W8/313	34.85	33.62	1.23	3.53
R9/313	BEDROOM	W9/313	34.03	32.84	1.19	3.50
R10/313	STUDIO	W10/313	34.59	33.52	1.07	3.09
R10/313	STUDIO	W11/313	34.14	33.12	1.02	2.99
R1/314	LKD	W1/314	39.22	39.22	0.00	0.00
R1/314	LKD	W2/314	39.46	38.73	0.73	1.85
R1/314	LKD	W3/314	38.45	37.61	0.84	2.18
R1/314	LKD	W4/314	39.39	38.47	0.92	2.34
R1/314	LKD	W5/314	38.60	36.32	2.28	5.91
R2/314	BEDROOM	W6/314	38.16	36.04	2.12	5.56
R3/314	BEDROOM	W7/314	21.28	19.23	2.05	9.63
R4/314	LKD	W8/314	22.01	20.15	1.86	8.45
R4/314	LKD	W17/314	18.08	18.08	0.00	0.00
R5/314	LKD	W9/314	21.69	19.94	1.75	8.07
R5/314	LKD	W16/314	17.99	17.99	0.00	0.00
R6/314	BEDROOM	W10/314	21.61	19.91	1.70	7.87
R7/314	BEDROOM	W11/314	21.01	19.45	1.56	7.43
R8/314	LKD	W12/314	19.23	17.66	1.57	8.16
R8/314	LKD	W15/314	17.45	17.45	0.00	0.00
R9/314	LKD	W13/314	4.29	3.22	1.07	24.94
R9/314	LKD	W14/314	38.32	36.83	1.49	3.89
R1/315	BEDROOM	W1/315	35.40	35.40	0.00	0.00
R1/315	BEDROOM	W2/315	37.05	36.28	0.77	2.08

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DAYLIGHT ANALYSIS

Elmsleigh Road , Staines

Historic Existing vs Proposed Scheme received 15/09/20

P2443 - Rel3

DAYLIGHT						
Room	**Room Use**	**Window**	**Existing VSC**	**Proposed VSC**	**Loss**	**%Loss**
R2/315	BEDROOM	W3/315	37.06	36.26	0.80	2.16
R2/315	BEDROOM	W4/315	36.31	34.30	2.01	5.54
R3/315	BEDROOM	W5/315	35.97	33.95	2.02	5.62
R4/315	LKD	W6/315	36.49	34.62	1.87	5.12
R4/315	LKD	W16/315	35.30	35.30	0.00	0.00
R5/315	LKD	W7/315	36.32	34.53	1.79	4.93
R5/315	LKD	W15/315	35.26	35.26	0.00	0.00
R6/315	BEDROOM	W8/315	36.23	34.46	1.77	4.89
R7/315	BEDROOM	W9/315	36.01	34.28	1.73	4.80
R8/315	LKD	W10/315	36.97	35.30	1.67	4.52
R8/315	LKD	W14/315	34.53	34.53	0.00	0.00
R9/315	STUDIO	W11/315	37.48	35.94	1.54	4.11
R9/315	STUDIO	W12/315	37.76	36.26	1.50	3.97
R9/315	STUDIO	W13/315	35.13	35.13	0.00	0.00
2-10 Thames Street						
R1/351	LKD	W1/351	26.70	26.48	0.22	0.82
R2/351	BEDROOM	W2/351	26.74	26.54	0.20	0.75
R3/351	STUDIO	W3/351	26.92	26.73	0.19	0.71
R4/351	STUDIO	W4/351	27.09	26.92	0.17	0.63
R1/352	LKD	W1/352	5.57	5.57	0.00	0.00
R2/352	BEDROOM	W2/352	4.99	4.47	0.52	10.42
R3/352	BEDROOM	W3/352	5.87	5.87	0.00	0.00
R4/352	LKD	W4/352	4.74	4.31	0.43	9.07
R5/352	LKD	W5/352	5.93	5.93	0.00	0.00
R6/352	BEDROOM	W6/352	5.27	5.02	0.25	4.74
R7/352	BEDROOM	W7/352	7.15	7.15	0.00	0.00

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DAYLIGHT ANALYSIS

Elmsleigh Road , Staines

Historic Existing vs Proposed Scheme received 15/09/20

P2443 - Rel3

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R8/352	LKD	W8/352	5.56	5.37	0.19	3.42
R1/353	LKD	W1/353	25.45	24.36	1.09	4.28
R2/353	BEDROOM	W2/353	25.41	24.35	1.06	4.17
R3/353	BEDROOM	W3/353	25.46	24.45	1.01	3.97
R4/353	BEDROOM	W4/353	25.50	24.54	0.96	3.76
R5/353	BEDROOM	W5/353	25.59	24.71	0.88	3.44
R6/353	LKD	W6/353	25.66	24.80	0.86	3.35
R7/353	BEDROOM	W8/353	26.01	25.25	0.76	2.92
R8/353	LKD	W7/353	25.91	25.11	0.80	3.09
R1/354	LKD	W1/354	37.14	35.81	1.33	3.58
R2/354	BEDROOM	W2/354	37.83	36.62	1.21	3.20
R3/354	BEDROOM	W3/354	37.85	36.69	1.16	3.06
R4/354	LKD	W4/354	37.91	36.84	1.07	2.82
R5/354	BEDROOM	W6/354	38.00	37.05	0.95	2.50
R6/354	BEDROOM	W5/354	37.96	36.95	1.01	2.66
20-22 High Street						
R1/401	LKD	W1/401	28.08	28.08	0.00	0.00
R1/402	BEDROOM	W1/402	31.61	31.61	0.00	0.00
R2/402	LKD	W2/402	30.99	30.99	0.00	0.00
R2/402	LKD	W3/402	31.79	31.79	0.00	0.00
24-26 High Street						
R1/421	LKD	W1/421	27.73	27.71	0.02	0.07
R2/421	BEDROOM	W2/421	28.29	28.17	0.12	0.42
R3/421	BEDROOM	W3/421	28.36	28.02	0.34	1.20

DAYLIGHT ANALYSIS

Elmsleigh Road , Staines

Historic Existing vs Proposed Scheme received 15/09/20

P2443 - Rel3

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/421	BEDROOM	W4/421	28.43	27.94	0.49	1.72
R1/422	LKD	W1/422	30.16	30.16	0.00	0.00
R1/422	LKD	W2/422	31.04	31.02	0.02	0.06
R1/422	LKD	W3/422	31.34	31.20	0.14	0.45
R2/422	LKD	W4/422	31.36	31.10	0.26	0.83
R2/422	LKD	W5/422	31.42	30.99	0.43	1.37
R3/422	BEDROOM	W6/422	31.55	30.89	0.66	2.09
28-30 High Street						
R1/452	ASSUMED_4.2M	W1/452	33.13	31.99	1.14	3.44
R1/452	ASSUMED_4.2M	W2/452	33.46	32.02	1.44	4.30
R2/452	ASSUMED_4.2M	W3/452	33.96	32.06	1.90	5.59
R2/452	ASSUMED_4.2M	W4/452	34.33	32.23	2.10	6.12
R1/453	ASSUMED_4.2M	W1/453	35.96	34.61	1.35	3.75
R1/453	ASSUMED_4.2M	W2/453	36.04	34.60	1.44	4.00
R1/453	ASSUMED_4.2M	W3/453	36.12	34.60	1.52	4.21
R2/453	ASSUMED_4.2M	W4/453	36.41	34.56	1.85	5.08
R2/453	ASSUMED_4.2M	W5/453	36.52	34.59	1.93	5.28
R2/453	ASSUMED_4.2M	W6/453	36.61	34.61	2.00	5.46
32-38 High Street						
R1/462	ASSUMED_4.2M	W1/462	34.88	32.78	2.10	6.02
R1/462	ASSUMED_4.2M	W2/462	35.07	32.92	2.15	6.13
R2/462	ASSUMED_4.2M	W3/462	35.62	33.45	2.17	6.09
R2/462	ASSUMED_4.2M	W4/462	35.81	33.58	2.23	6.23
44 High Street						
R1/491	ASSUMED_4.7M	W1/491	21.56	21.56	0.00	0.00
R1/491	ASSUMED_4.7M	W2/491	32.87	31.18	1.69	5.14
R1/492	ASSUMED_4.2M	W1/492	29.51	27.23	2.28	7.73
46-48 High Street						
R1/501	ASSUMED_4.2M	W1/501	32.98	31.15	1.83	5.55
R2/501	ASSUMED_4.2M	W2/501	33.09	31.23	1.86	5.62

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			DAYLIGHT			
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/501	ASSUMED_4.2M	W3/501	33.21	31.32	1.89	5.69
R1/502	ASSUMED_4.2M	W1/502	29.66	27.25	2.41	8.13
R2/502	ASSUMED_4.2M	W2/502	29.78	27.36	2.42	8.13
R3/502	ASSUMED_4.2M	W3/502	29.90	27.44	2.46	8.23
50-54 High Street						
R1/521	LKD	W1/521	16.84	14.83	2.01	11.94
R2/521	BEDROOM	W2/521	31.96	29.99	1.97	6.16
R3/521	BEDROOM	W3/521	31.52	29.66	1.86	5.90
R4/521	LKD	W4/521	13.73	11.76	1.97	14.35
R1/522	LKD	W1/522	36.33	33.79	2.54	6.99
R2/522	BEDROOM	W2/522	36.45	33.91	2.54	6.97
R3/522	BEDROOM	W3/522	35.20	32.73	2.47	7.02
R4/522	LKD	W4/522	26.29	23.81	2.48	9.43
R1/523	LKD	W1/523	37.96	35.60	2.36	6.22
R2/523	BEDROOM	W2/523	37.40	35.02	2.38	6.36
R3/523	LKD	W3/523	32.63	30.33	2.30	7.05
60 High Street						
R1/541	ASSUMED_4.2M	W1/541	31.39	30.51	0.88	2.80
R1/541	ASSUMED_4.2M	W2/541	31.12	30.00	1.12	3.60
R1/541	ASSUMED_4.2M	W3/541	31.21	30.35	0.86	2.76
R1/541	ASSUMED_4.2M	W4/541	29.69	28.59	1.10	3.70
R1/541	ASSUMED_4.2M	W5/541	31.17	30.33	0.84	2.69
R1/541	ASSUMED_4.2M	W6/541	29.65	28.58	1.07	3.61
R1/541	ASSUMED_4.2M	W7/541	31.25	30.44	0.81	2.59
R1/541	ASSUMED_4.2M	W8/541	31.00	29.96	1.04	3.35
R1/542	ASSUMED_4.2M	W1/542	33.43	32.04	1.39	4.16
R1/542	ASSUMED_4.2M	W2/542	34.68	33.11	1.57	4.53
R1/542	ASSUMED_4.2M	W3/542	35.33	33.85	1.48	4.19

DAYLIGHT ANALYSIS

Elmsleigh Road , Staines

Historic Existing vs Proposed Scheme received 15/09/20

P2443 - Rel3

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/542	ASSUMED_4.2M	W4/542	36.24	34.56	1.68	4.64
R1/542	ASSUMED_4.2M	W5/542	37.79	35.84	1.95	5.16
R1/542	ASSUMED_4.2M	W6/542	35.29	33.87	1.42	4.02
R1/542	ASSUMED_4.2M	W7/542	36.20	34.59	1.61	4.45
R1/542	ASSUMED_4.2M	W8/542	33.87	32.80	1.07	3.16
R1/542	ASSUMED_4.2M	W9/542	35.17	33.95	1.22	3.47

DAYLIGHT ANALYSIS

Elmsleigh Road , Staines

Historic Existing vs Proposed Scheme received 15/09/20

P2443 - Rel3

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
57 High Street								
R1/131	ASSUMED	W1/131	0.15	0.15	0.13	0.13	0.02	15.54
R2/131	ASSUMED	W2/131	1.06	1.06	0.84	0.84	0.22	20.60
R1/132	ASSUMED_HALF	W1/132	0.58	0.58	0.49	0.49	0.09	15.95
R2/132	ASSUMED_HALF	W2/132	1.20	1.20	1.03	1.03	0.17	14.20
59 High Street								
R2/151	BEDROOM	W1/151	1.66	1.66	1.65	1.65	0.01	0.42
R3/151	BEDROOM	W4/151	3.47		2.77			
R3/151	BEDROOM	W5/151	4.02	7.49	3.60	6.38	1.12	14.88
R4/151	BEDROOM	W6/151	7.29		5.81			
R4/151	BEDROOM	W7/151	8.43	15.72	7.54	13.34	2.38	15.11
R1/161	LD	W2/161	0.78	0.78	0.75	0.75	0.03	3.48
R2/161	KITCHEN	W1/161	2.63	2.63	2.37	2.37	0.26	9.74
R3/161	KITCHEN	W3/161	0.83	0.83	0.83	0.83	0.00	0.00
Forum House, 14 Thames Street								
R2/310	BEDROOM	W2/310	2.22	2.22	2.08	2.08	0.15	6.70
R3/310	LKD	W3/310	2.73		2.58			
R3/310	LKD	W4/310	1.18	3.91	1.12	3.70	0.21	5.32
R4/310	LKD	W5/310	1.16		1.10			
R4/310	LKD	W6/310	1.64	2.80	1.56	2.66	0.14	5.01
R5/310	BEDROOM	W7/310	1.60		1.53			
R5/310	BEDROOM	W8/310	2.02	3.63	1.94	3.47	0.15	4.25
R6/310	BEDROOM	W9/310	2.04		1.98			
R6/310	BEDROOM	W10/310	1.90	3.94	1.86	3.84	0.11	2.74
R7/310	LKD	W11/310	1.49		1.46			
R7/310	LKD	W12/310	1.14	2.63	1.13	2.58	0.05	1.71
R8/310	LKD	W13/310	1.10		1.09			
R8/310	LKD	W14/310	2.46	3.56	2.45	3.53	0.02	0.67

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DAYLIGHT ANALYSIS

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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R9/310	BEDROOM	W15/310	1.71	1.71	1.70	1.70	0.01	0.47
R2/311	BEDROOM	W2/311	2.42	2.42	2.26	2.26	0.16	6.70
R3/311	LKD	W3/311	2.98		2.82			
R3/311	LKD	W4/311	1.30	4.27	1.23	4.04	0.23	5.38
R4/311	LKD	W5/311	1.27		1.21			
R4/311	LKD	W6/311	1.80	3.08	1.72	2.93	0.14	4.68
R5/311	BEDROOM	W7/311	1.77		1.70			
R5/311	BEDROOM	W8/311	2.23	4.00	2.15	3.85	0.16	3.90
R6/311	BEDROOM	W9/311	2.27		2.20			
R6/311	BEDROOM	W10/311	2.12	4.38	2.07	4.27	0.11	2.56
R7/311	LKD	W11/311	1.65		1.62			
R7/311	LKD	W12/311	1.27	2.92	1.25	2.87	0.05	1.85
R8/311	LKD	W13/311	1.23		1.21			
R8/311	LKD	W14/311	2.80	4.03	2.77	3.98	0.04	1.09
R9/311	BEDROOM	W15/311	1.91	1.91	1.90	1.90	0.02	0.94
R10/311	STUDIO	W16/311	1.87		1.86			
R10/311	STUDIO	W17/311	1.72	3.59	1.71	3.57	0.03	0.72
R2/312	BEDROOM	W2/312	2.55	2.55	2.40	2.40	0.15	5.97
R3/312	LKD	W3/312	4.84	4.84	4.61	4.61	0.23	4.77
R4/312	LKD	W4/312	3.52	3.52	3.37	3.37	0.15	4.37
R5/312	BEDROOM	W5/312	4.61	4.61	4.43	4.43	0.17	3.76
R6/312	BEDROOM	W6/312	5.06	5.06	4.92	4.92	0.14	2.81
R7/312	LKD	W7/312	3.42	3.42	3.33	3.33	0.09	2.49
R8/312	LKD	W8/312	4.75	4.75	4.66	4.66	0.09	1.81
R9/312	BEDROOM	W9/312	2.08	2.08	2.04	2.04	0.04	1.78
R10/312	STUDIO	W10/312	2.21		2.18			
R10/312	STUDIO	W11/312	2.11	4.32	2.08	4.26	0.06	1.44

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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/313	BEDROOM	W1/313	4.02	4.02	3.96	3.96	0.06	1.47
R3/313	LKD	W3/313	5.55	5.55	5.25	5.25	0.30	5.34
R4/313	LKD	W4/313	3.40	3.40	3.23	3.23	0.17	4.89
R5/313	BEDROOM	W5/313	5.27	5.27	5.04	5.04	0.23	4.42
R6/313	BEDROOM	W6/313	5.67	5.67	5.45	5.45	0.22	3.81
R7/313	LKD	W7/313	3.46	3.46	3.34	3.34	0.12	3.58
R8/313	LKD	W8/313	5.15	5.15	4.99	4.99	0.16	3.11
R9/313	BEDROOM	W9/313	2.22	2.22	2.16	2.16	0.07	3.06
R10/313	STUDIO	W10/313	2.28		2.22			
R10/313	STUDIO	W11/313	2.37	4.65	2.30	4.52	0.13	2.71
R1/314	LKD	W1/314	0.84		0.84			
R1/314	LKD	W2/314	1.26		1.25			
R1/314	LKD	W3/314	3.37		3.31			
R1/314	LKD	W4/314	1.47		1.44			
R1/314	LKD	W5/314	1.74	8.68	1.64	8.49	0.19	2.23
R2/314	BEDROOM	W6/314	5.84	5.84	5.53	5.53	0.31	5.29
R3/314	BEDROOM	W7/314	4.09	4.09	3.78	3.78	0.32	7.69
R4/314	LKD	W8/314	2.28		2.13			
R4/314	LKD	W17/314	0.85	3.13	0.85	2.98	0.15	4.80
R5/314	LKD	W9/314	2.23		2.09			
R5/314	LKD	W16/314	0.84	3.07	0.84	2.93	0.14	4.60
R6/314	BEDROOM	W10/314	4.25	4.25	3.99	3.99	0.26	6.18
R7/314	BEDROOM	W11/314	4.13	4.13	3.90	3.90	0.23	5.67
R8/314	LKD	W12/314	1.88		1.76			
R8/314	LKD	W15/314	0.76	2.64	0.76	2.52	0.12	4.66
R9/314	LKD	W13/314	0.80		0.65			
R9/314	LKD	W14/314	3.89	4.69	3.74	4.39	0.30	6.38
R1/315	BEDROOM	W1/315	4.74		4.74			
R1/315	BEDROOM	W2/315	2.99	7.73	2.95	7.69	0.05	0.59

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			ADF	Total	ADF	Total		
R2/315	BEDROOM	W3/315	2.78		2.75			
R2/315	BEDROOM	W4/315	5.82	8.60	5.58	8.32	0.28	3.20
R3/315	BEDROOM	W5/315	8.92	8.92	8.53	8.53	0.38	4.28
R4/315	LKD	W6/315	3.12		3.00			
R4/315	LKD	W16/315	1.16	4.28	1.16	4.16	0.12	2.87
R5/315	LKD	W7/315	3.34		3.21			
R5/315	LKD	W15/315	1.24	4.58	1.24	4.46	0.13	2.77
R6/315	BEDROOM	W8/315	6.34	6.34	6.10	6.10	0.24	3.75
R7/315	BEDROOM	W9/315	6.24	6.24	6.01	6.01	0.23	3.66
R8/315	LKD	W10/315	3.09		2.98			
R8/315	LKD	W14/315	1.13	4.21	1.13	4.11	0.11	2.56
R9/315	STUDIO	W11/315	2.54		2.45			
R9/315	STUDIO	W12/315	1.22		1.18			
R9/315	STUDIO	W13/315	1.55	5.30	1.55	5.18	0.12	2.26
2-10 Thames Street								
R1/351	LKD	W1/351	0.45	0.45	0.44	0.44	0.00	0.67
R2/351	BEDROOM	W2/351	0.74	0.74	0.74	0.74	0.01	0.67
R3/351	STUDIO	W3/351	0.41	0.41	0.41	0.41	0.00	0.74
R4/351	STUDIO	W4/351	0.41	0.41	0.41	0.41	0.00	0.48
R1/352	LKD	W1/352	0.29	0.29	0.29	0.29	0.00	0.00
R2/352	BEDROOM	W2/352	0.24	0.24	0.22	0.22	0.02	9.96
R3/352	BEDROOM	W3/352	0.26	0.26	0.26	0.26	0.00	0.00
R4/352	LKD	W4/352	0.26	0.26	0.24	0.24	0.02	9.27
R5/352	LKD	W5/352	0.34	0.34	0.34	0.34	0.00	0.00
R6/352	BEDROOM	W6/352	0.22	0.22	0.21	0.21	0.01	4.04
R7/352	BEDROOM	W7/352	0.33	0.33	0.33	0.33	0.00	0.00

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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R8/352	LKD	W8/352	0.27	0.27	0.27	0.27	0.01	2.19
R1/353	LKD	W1/353	1.56	1.56	1.50	1.50	0.06	3.96
R2/353	BEDROOM	W2/353	1.42	1.42	1.37	1.37	0.06	4.00
R3/353	BEDROOM	W3/353	0.89	0.89	0.86	0.86	0.03	3.82
R4/353	BEDROOM	W4/353	0.89	0.89	0.86	0.86	0.03	3.70
R5/353	BEDROOM	W5/353	1.03	1.03	1.00	1.00	0.03	3.02
R6/353	LKD	W6/353	1.71	1.71	1.66	1.66	0.05	3.16
R7/353	BEDROOM	W8/353	1.33	1.33	1.29	1.29	0.04	2.85
R8/353	LKD	W7/353	1.61	1.61	1.56	1.56	0.05	2.86
R1/354	LKD	W1/354	3.14	3.14	3.04	3.04	0.10	3.12
R2/354	BEDROOM	W2/354	1.31	1.31	1.27	1.27	0.04	2.91
R3/354	BEDROOM	W3/354	1.31	1.31	1.27	1.27	0.04	2.68
R4/354	LKD	W4/354	3.12	3.12	3.04	3.04	0.08	2.50
R5/354	BEDROOM	W6/354	1.78	1.78	1.74	1.74	0.04	2.30
R6/354	BEDROOM	W5/354	2.60	2.60	2.54	2.54	0.06	2.31
20-22 High Street								
R1/401	LKD	W1/401	2.89	2.89	2.89	2.89	0.00	0.00
R1/402	BEDROOM	W1/402	1.89	1.89	1.89	1.89	0.00	0.00
R2/402	LKD	W2/402	1.77		1.77			
R2/402	LKD	W3/402	0.77	2.54	0.77	2.54	0.00	0.00
24-26 High Street								
R1/421	LKD	W1/421	1.06	1.06	1.05	1.05	0.00	0.09
R2/421	BEDROOM	W2/421	1.66	1.66	1.65	1.65	0.01	0.30
R3/421	BEDROOM	W3/421	1.47	1.47	1.46	1.46	0.01	0.95

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DAYLIGHT ANALYSIS

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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R4/421	BEDROOM	W4/421	2.47	2.47	2.43	2.43	0.04	1.50
R1/422	LKD	W1/422	0.31		0.31			
R1/422	LKD	W2/422	0.50		0.50			
R1/422	LKD	W3/422	0.50	1.31	0.49	1.30	0.00	0.23
R2/422	LKD	W4/422	0.64		0.64			
R2/422	LKD	W5/422	0.64	1.29	0.64	1.27	0.01	1.01
R3/422	BEDROOM	W6/422	0.87	0.87	0.86	0.86	0.02	2.06
28-30 High Street								
R1/452	ASSUMED_4.2M	W1/452	0.87		0.84			
R1/452	ASSUMED_4.2M	W2/452	0.87	1.74	0.84	1.68	0.06	3.34
R2/452	ASSUMED_4.2M	W3/452	0.88		0.83			
R2/452	ASSUMED_4.2M	W4/452	0.89	1.76	0.84	1.67	0.09	5.11
R1/453	ASSUMED_4.2M	W1/453	0.60		0.58			
R1/453	ASSUMED_4.2M	W2/453	0.60		0.57			
R1/453	ASSUMED_4.2M	W3/453	0.60	1.80	0.58	1.72	0.07	3.96
R2/453	ASSUMED_4.2M	W4/453	0.60		0.57			
R2/453	ASSUMED_4.2M	W5/453	0.60		0.57			
R2/453	ASSUMED_4.2M	W6/453	0.60	1.81	0.57	1.71	0.10	5.25
32-38 High Street								
R1/462	ASSUMED_4.2M	W1/462	0.89		0.84			
R1/462	ASSUMED_4.2M	W2/462	0.89	1.78	0.84	1.68	0.10	5.40
R2/462	ASSUMED_4.2M	W3/462	0.96		0.90			
R2/462	ASSUMED_4.2M	W4/462	0.96	1.92	0.91	1.81	0.11	5.58
44 High Street								
R1/491	ASSUMED_4.7M	W1/491	0.72		0.72			
R1/491	ASSUMED_4.7M	W2/491	0.97	1.68	0.92	1.64	0.04	2.61
R1/492	ASSUMED_4.2M	W1/492	0.66	0.66	0.61	0.61	0.05	7.53
46-48 High Street								
R1/501	ASSUMED_4.2M	W1/501	1.03	1.03	0.98	0.98	0.05	4.94
R2/501	ASSUMED_4.2M	W2/501	1.02	1.02	0.97	0.97	0.05	4.91

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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R3/501	ASSUMED_4.2M	W3/501	1.00	1.00	0.95	0.95	0.05	5.02
R1/502	ASSUMED_4.2M	W1/502	0.65	0.65	0.60	0.60	0.05	7.82
R2/502	ASSUMED_4.2M	W2/502	0.65	0.65	0.59	0.59	0.05	7.91
R3/502	ASSUMED_4.2M	W3/502	0.63	0.63	0.58	0.58	0.05	8.07
50-54 High Street								
R1/521	LKD	W1/521	0.73	0.73	0.66	0.66	0.07	9.82
R2/521	BEDROOM	W2/521	1.98	1.98	1.88	1.88	0.10	5.20
R3/521	BEDROOM	W3/521	2.12	2.12	2.02	2.02	0.11	4.99
R4/521	LKD	W4/521	0.64	0.64	0.56	0.56	0.07	11.65
R1/522	LKD	W1/522	1.42	1.42	1.33	1.33	0.09	6.26
R2/522	BEDROOM	W2/522	2.31	2.31	2.16	2.16	0.14	6.24
R3/522	BEDROOM	W3/522	2.45	2.45	2.30	2.30	0.15	6.13
R4/522	LKD	W4/522	1.09	1.09	1.02	1.02	0.08	7.14
R1/523	LKD	W1/523	1.82	1.82	1.71	1.71	0.11	5.83
R2/523	BEDROOM	W2/523	3.30	3.30	3.10	3.10	0.19	5.85
R3/523	LKD	W3/523	1.62	1.62	1.52	1.52	0.10	5.87
60 High Street								
R1/541	ASSUMED_4.2M	W1/541	0.30		0.30			
R1/541	ASSUMED_4.2M	W2/541	0.13		0.13			
R1/541	ASSUMED_4.2M	W3/541	0.30		0.30			
R1/541	ASSUMED_4.2M	W4/541	0.13		0.13			
R1/541	ASSUMED_4.2M	W5/541	0.30		0.30			
R1/541	ASSUMED_4.2M	W6/541	0.13		0.13			
R1/541	ASSUMED_4.2M	W7/541	0.30		0.30			
R1/541	ASSUMED_4.2M	W8/541	0.13	1.75	0.13	1.69	0.06	3.38
R1/542	ASSUMED_4.2M	W1/542	0.27		0.26			
R1/542	ASSUMED_4.2M	W2/542	0.23		0.22			
R1/542	ASSUMED_4.2M	W3/542	0.25		0.24			

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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/542	ASSUMED_4.2M	W4/542	0.21		0.20			
R1/542	ASSUMED_4.2M	W5/542	0.12		0.11			
R1/542	ASSUMED_4.2M	W6/542	0.25		0.24			
R1/542	ASSUMED_4.2M	W7/542	0.21		0.20			
R1/542	ASSUMED_4.2M	W8/542	0.28		0.27			
R1/542	ASSUMED_4.2M	W9/542	0.23	2.06	0.23	1.98	0.08	3.98

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NSL ANALYSIS

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Historic Existing vs Proposed Scheme received 15/09/20

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NSL						
Room	**Room Use**	**Whole Room sq ft**	**Existing sq ft**	**Proposed sq ft**	**Loss sq ft**	**%Loss**
57 High Street						
R1/131	ASSUMED	189.4	61.8	50.1	11.7	18.9
R2/131	ASSUMED	132.0	130.1	90.7	39.4	30.3
R1/132	ASSUMED_HALF	77.6	74.6	71.4	3.2	4.3
R2/132	ASSUMED_HALF	137.1	135.8	122.0	13.8	10.2
59 High Street						
R2/151	BEDROOM	121.2	34.8	34.8	0.0	0.0
R3/151	BEDROOM	210.1	205.0	174.4	30.5	14.9
R4/151	BEDROOM	98.6	98.4	98.4	0.0	0.0
R1/161	LD	193.6	77.2	66.8	10.4	13.5
R2/161	KITCHEN	104.8	103.7	86.8	16.8	16.2
R3/161	KITCHEN	39.7	28.3	28.3	0.0	0.0
Forum House, 14 Thames Street						
R2/310	BEDROOM	99.3	80.3	75.3	5.0	6.2
R3/310	LKD	225.9	209.2	205.5	3.8	1.8
R4/310	LKD	216.8	126.7	124.5	2.2	1.7
R5/310	BEDROOM	104.4	94.7	84.8	9.9	10.5
R6/310	BEDROOM	100.4	79.0	75.0	3.9	4.9
R7/310	LKD	205.3	135.7	115.6	20.1	14.8
R8/310	LKD	213.7	112.4	108.5	3.9	3.5
R9/310	BEDROOM	101.8	69.7	69.7	0.0	0.0
R2/311	BEDROOM	99.3	89.8	84.3	5.5	6.1
R3/311	LKD	225.9	214.8	211.8	3.0	1.4
R4/311	LKD	216.8	147.1	146.3	0.8	0.5
R5/311	BEDROOM	104.4	102.9	101.4	1.5	1.5
R6/311	BEDROOM	100.4	97.2	97.2	0.0	0.0
R7/311	LKD	205.3	152.3	137.5	14.8	9.7
R8/311	LKD	213.7	136.1	134.5	1.6	1.2
R9/311	BEDROOM	105.8	95.1	94.8	0.3	0.3
R10/311	STUDIO	286.9	228.0	226.7	1.3	0.6
R2/312	BEDROOM	99.3	98.4	98.4	0.0	0.0
R3/312	LKD	225.9	223.8	223.6	0.3	0.1
R4/312	LKD	216.8	193.1	193.1	0.0	0.0
R5/312	BEDROOM	104.4	103.3	103.3	0.0	0.0
R6/312	BEDROOM	100.4	99.2	99.2	0.0	0.0
R7/312	LKD	205.3	187.0	185.2	1.9	1.0
R8/312	LKD	213.7	187.4	187.4	0.0	0.0
R9/312	BEDROOM	105.8	96.7	96.6	0.2	0.2
R10/312	STUDIO	286.9	261.2	261.2	0.0	0.0
R1/313	BEDROOM	118.0	114.5	114.5	0.0	0.0
R3/313	LKD	275.8	275.3	275.3	0.0	0.0
R4/313	LKD	221.8	219.2	219.2	0.0	0.0
R5/313	BEDROOM	110.0	106.0	106.0	0.0	0.0

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NSL ANALYSIS

Elmsleigh Road , Staines

Historic Existing vs Proposed Scheme received 15/09/20

P2443 - Rel3

NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R6/313	BEDROOM	104.3	100.5	100.5	0.0	0.0
R7/313	LKD	201.3	196.6	196.6	0.0	0.0
R8/313	LKD	213.7	212.2	212.2	0.0	0.0
R9/313	BEDROOM	103.8	86.6	85.9	0.7	0.8
R10/313	STUDIO	280.7	277.4	277.4	0.0	0.0
R1/314	LKD	295.7	295.7	295.7	0.0	0.0
R2/314	BEDROOM	112.9	111.0	111.0	0.0	0.0
R3/314	BEDROOM	126.9	125.9	125.9	0.0	0.0
R4/314	LKD	263.9	263.7	263.7	0.0	0.0
R5/314	LKD	268.6	268.5	268.5	0.0	0.0
R6/314	BEDROOM	125.0	124.3	124.3	0.0	0.0
R7/314	BEDROOM	127.0	126.1	126.1	0.0	0.0
R8/314	LKD	290.6	289.6	289.6	0.0	0.0
R9/314	LKD	247.1	239.9	239.9	0.0	0.0
R1/315	BEDROOM	130.3	130.1	129.8	0.3	0.2
R2/315	BEDROOM	138.7	138.5	138.5	0.0	0.0
R3/315	BEDROOM	73.6	73.5	73.5	0.0	0.0
R4/315	LKD	294.4	294.4	294.4	0.0	0.0
R5/315	LKD	268.6	268.0	268.0	0.0	0.0
R6/315	BEDROOM	125.0	124.7	124.7	0.0	0.0
R7/315	BEDROOM	127.0	126.7	126.7	0.0	0.0
R8/315	LKD	290.6	289.8	289.8	0.0	0.0
R9/315	STUDIO	360.2	358.7	358.7	0.0	0.0

2-10 Thames Street

R1/351	LKD	295.7	98.0	98.0	0.0	0.0
R2/351	BEDROOM	156.0	95.3	95.3	0.0	0.0
R3/351	STUDIO	336.9	125.2	125.2	0.0	0.0
R4/351	STUDIO	332.8	122.3	122.3	0.0	0.0
R1/352	LKD	259.1	89.5	89.5	0.0	0.0
R2/352	BEDROOM	125.3	70.7	65.9	4.8	6.8
R3/352	BEDROOM	133.0	73.3	73.3	0.0	0.0
R4/352	LKD	273.6	89.8	87.4	2.5	2.8
R5/352	LKD	274.7	137.3	137.3	0.0	0.0
R6/352	BEDROOM	132.7	65.3	59.7	5.6	8.6
R7/352	BEDROOM	134.4	103.5	103.5	0.0	0.0
R8/352	LKD	282.4	107.2	105.2	2.0	1.9
R1/353	LKD	255.1	238.3	238.3	0.0	0.0
R2/353	BEDROOM	100.7	98.0	98.0	0.0	0.0
R3/353	BEDROOM	129.0	125.6	125.6	0.0	0.0
R4/353	BEDROOM	128.8	125.5	125.5	0.0	0.0
R5/353	BEDROOM	101.1	95.9	95.9	0.0	0.0
R6/353	LKD	266.5	252.7	250.7	2.0	0.8
R7/353	BEDROOM	95.9	92.9	92.9	0.0	0.0
R8/353	LKD	266.5	248.2	248.2	0.0	0.0
R1/354	LKD	277.4	268.9	268.8	0.1	0.0
R2/354	BEDROOM	143.8	130.7	130.7	0.0	0.0

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NSL ANALYSIS

Elmsleigh Road , Staines

Historic Existing vs Proposed Scheme received 15/09/20

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NSL						
Room	**Room Use**	**Whole Room sq ft**	**Existing sq ft**	**Proposed sq ft**	**Loss sq ft**	**%Loss**
R3/354	BEDROOM	143.8	131.7	131.7	0.0	0.0
R4/354	LKD	285.2	275.3	274.9	0.4	0.1
R5/354	BEDROOM	98.2	88.0	88.0	0.0	0.0
R6/354	BEDROOM	141.8	139.9	139.9	0.0	0.0
20-22 High Street						
R1/401	LKD	239.7	239.2	239.2	0.0	0.0
R1/402	BEDROOM	205.1	199.4	199.4	0.0	0.0
R2/402	LKD	194.1	189.0	189.0	0.0	0.0
24-26 High Street						
R1/421	LKD	323.7	150.3	150.3	0.0	0.0
R2/421	BEDROOM	110.5	105.3	105.3	0.0	0.0
R3/421	BEDROOM	131.5	122.4	122.4	0.0	0.0
R4/421	BEDROOM	105.8	103.7	103.7	0.0	0.0
R1/422	LKD	278.7	273.5	271.9	1.6	0.6
R2/422	LKD	183.0	164.8	159.6	5.2	3.2
R3/422	BEDROOM	128.3	79.3	79.3	0.0	0.0
28-30 High Street						
R1/452	ASSUMED_4.2M	213.2	210.7	210.7	0.0	0.0
R2/452	ASSUMED_4.2M	215.0	212.2	212.2	0.0	0.0
R1/453	ASSUMED_4.2M	213.2	205.6	205.6	0.0	0.0
R2/453	ASSUMED_4.2M	215.0	207.1	207.1	0.0	0.0
32-38 High Street						
R1/462	ASSUMED_4.2M	285.3	277.1	277.1	0.0	0.0
R2/462	ASSUMED_4.2M	265.9	259.9	259.9	0.0	0.0
44 High Street						
R1/491	ASSUMED_4.7M	186.1	178.8	178.8	0.0	0.0
R1/492	ASSUMED_4.2M	166.6	159.1	138.3	20.8	13.1
46-48 High Street						
R1/501	ASSUMED_4.2M	172.3	166.1	157.6	8.5	5.1
R2/501	ASSUMED_4.2M	176.0	169.2	163.0	6.2	3.7
R3/501	ASSUMED_4.2M	181.9	170.9	167.9	3.0	1.8
R1/502	ASSUMED_4.2M	172.3	166.1	145.6	20.5	12.3
R2/502	ASSUMED_4.2M	176.0	169.2	150.8	18.4	10.9
R3/502	ASSUMED_4.2M	181.9	169.6	156.3	13.3	7.8
50-54 High Street						

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NSL ANALYSIS

Elmsleigh Road , Staines

Historic Existing vs Proposed Scheme received 15/09/20

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NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/521	LKD	313.4	306.6	231.0	75.6	24.7
R2/521	BEDROOM	180.1	177.3	176.1	1.2	0.7
R3/521	BEDROOM	159.8	157.6	157.1	0.5	0.3
R4/521	LKD	327.4	318.1	188.5	129.6	40.7
R1/522	LKD	313.4	308.8	239.0	69.8	22.6
R2/522	BEDROOM	180.1	177.3	176.9	0.4	0.2
R3/522	BEDROOM	159.8	157.6	157.4	0.2	0.1
R4/522	LKD	327.4	321.5	202.5	119.0	37.0
R1/523	LKD	304.7	292.5	263.3	29.1	9.9
R2/523	BEDROOM	133.7	127.0	127.0	0.0	0.0
R3/523	LKD	292.2	283.7	240.2	43.6	15.4
60 High Street						
R1/541	ASSUMED_4.2M	249.7	237.8	237.8	0.0	0.0
R1/542	ASSUMED_4.2M	249.7	246.3	246.3	0.0	0.0

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SUNLIGHT ANALYSIS

Elmsleigh Road , Staines

Historic Existing vs Proposed Scheme received 15/09/20

P2443 - Rel3

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
57 High Street														
R2/131	W2/131	ASSUMED	23	72	15	60	34.8	16.7	23	72	15	60	34.8	16.7
R1/132	W1/132	ASSUMED_HALF	26	78	21	73	19.2	6.4	26	78	21	73	19.2	6.4
R2/132	W2/132	ASSUMED_HALF	26	75	20	69	23.1	8.0	26	75	20	69	23.1	8.0
59 High Street														
R3/151	W4/151	BEDROOM	25	75	16	61	36.0	18.7						
R3/151	W5/151	BEDROOM	25	91	17	80	32.0	12.1	25	91	17	80	32.0	12.1
R4/151	W6/151	BEDROOM	25	75	16	61	36.0	18.7						
R4/151	W7/151	BEDROOM	26	92	17	79	34.6	14.1	26	92	17	79	34.6	14.1
R2/161	W1/161	KITCHEN	8	34	5	31	37.5	8.8	8	34	5	31	37.5	8.8
Forum House, 14 Thames Street														
R1/313	W1/313	BEDROOM	28	82	28	77	0.0	6.1	28	82	28	77	0.0	6.1
R1/314	W1/314	LKD	24	67	24	67	0.0	0.0						

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SUNLIGHT ANALYSIS

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APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/314	W2/314	LKD	28	82	28	79	0.0	3.7						
R1/314	W3/314	LKD	28	77	28	74	0.0	3.9						
R1/314	W4/314	LKD	27	77	27	74	0.0	3.9						
R1/314	W5/314	LKD	6	33	6	30	0.0	9.1	30	100	30	97	0.0	3.0
R4/314	W8/314	LKD	3	15	3	15	0.0	0.0						
R4/314	W17/314	LKD	13	28	13	28	0.0	0.0	16	43	16	43	0.0	0.0
R5/314	W9/314	LKD	0	12	0	12	-	0.0						
R5/314	W16/314	LKD	13	28	13	28	0.0	0.0	13	40	13	40	0.0	0.0
R8/314	W12/314	LKD	3	15	3	14	0.0	6.7						
R8/314	W15/314	LKD	13	28	13	28	0.0	0.0	16	43	16	42	0.0	2.3
R9/314	W13/314	LKD	0	11	0	10	-	9.1						
R9/314	W14/314	LKD	5	32	5	30	0.0	6.3	5	32	5	31	0.0	3.1
R1/315	W1/315	BEDROOM	22	58	22	58	0.0	0.0						
R1/315	W2/315	BEDROOM	27	73	27	70	0.0	4.1	30	100	30	97	0.0	3.0
R2/315	W3/315	BEDROOM	27	73	27	70	0.0	4.1						
R2/315	W4/315	BEDROOM	6	28	6	26	0.0	7.1	27	73	27	71	0.0	2.7

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APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R4/315	W6/315	LKD	5	27	5	27	0.0	0.0						
R4/315	W16/315	LKD	21	57	21	57	0.0	0.0	26	84	26	84	0.0	0.0
R5/315	W7/315	LKD	2	24	2	24	0.0	0.0						
R5/315	W15/315	LKD	21	57	21	57	0.0	0.0	23	81	23	81	0.0	0.0
R8/315	W10/315	LKD	5	27	5	27	0.0	0.0						
R8/315	W14/315	LKD	21	57	21	57	0.0	0.0	26	84	26	84	0.0	0.0
R9/315	W11/315	STUDIO	5	27	5	26	0.0	3.7						
R9/315	W12/315	STUDIO	5	28	5	28	0.0	0.0						
R9/315	W13/315	STUDIO	21	57	21	57	0.0	0.0	26	85	26	85	0.0	0.0
20-22 High Street														
R1/401	W1/401	LKD	17	68	17	68	0.0	0.0	17	68	17	68	0.0	0.0
R1/402	W1/402	BEDROOM	20	74	20	74	0.0	0.0	20	74	20	74	0.0	0.0
R2/402	W2/402	LKD	20	74	20	74	0.0	0.0						
R2/402	W3/402	LKD	2	14	2	14	0.0	0.0	22	88	22	88	0.0	0.0
R1/422	W1/422	LKD	3	41	3	41	0.0	0.0	3	41	3	41	0.0	0.0

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SUNLIGHT ANALYSIS

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APSH

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
24-26 High Street														
R1/421	W1/421	LKD	15	63	15	63	0.0	0.0	15	63	15	63	0.0	0.0
R2/421	W2/421	BEDROOM	16	69	16	69	0.0	0.0	16	69	16	69	0.0	0.0
R3/421	W3/421	BEDROOM	17	71	15	69	11.8	2.8	17	71	15	69	11.8	2.8
R4/421	W4/421	BEDROOM	16	70	14	68	12.5	2.9	16	70	14	68	12.5	2.9
R1/422	W2/422	LKD	17	71	17	71	0.0	0.0						
R1/422	W3/422	LKD	20	74	20	74	0.0	0.0	20	74	20	74	0.0	0.0
R2/422	W4/422	LKD	20	74	20	74	0.0	0.0						
R2/422	W5/422	LKD	22	76	20	74	9.1	2.6	22	76	20	74	9.1	2.6
R3/422	W6/422	BEDROOM	21	75	19	73	9.5	2.7	21	75	19	73	9.5	2.7
28-30 High Street														
R1/452	W1/452	ASSUMED_4.2M	24	78	21	75	12.5	3.8						
R1/452	W2/452	ASSUMED_4.2M	23	77	20	74	13.0	3.9	24	78	21	75	12.5	3.8

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SUNLIGHT ANALYSIS

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APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R2/452	W3/452	ASSUMED_4.2M	24	78	21	75	12.5	3.8						
R2/452	W4/452	ASSUMED_4.2M	25	79	22	76	12.0	3.8	25	79	22	76	12.0	3.8
R1/453	W1/453	ASSUMED_4.2M	28	82	26	80	7.1	2.4						
R1/453	W2/453	ASSUMED_4.2M	28	82	26	80	7.1	2.4						
R1/453	W3/453	ASSUMED_4.2M	28	82	26	80	7.1	2.4	28	82	26	80	7.1	2.4
R2/453	W4/453	ASSUMED_4.2M	28	82	26	80	7.1	2.4						
R2/453	W5/453	ASSUMED_4.2M	28	82	26	80	7.1	2.4						
R2/453	W6/453	ASSUMED_4.2M	28	82	26	80	7.1	2.4	28	82	26	80	7.1	2.4
32-38 High Street														
R1/462	W1/462	ASSUMED_4.2M	26	80	24	78	7.7	2.5						
R1/462	W2/462	ASSUMED_4.2M	26	80	24	78	7.7	2.5	26	80	24	78	7.7	2.5
R2/462	W3/462	ASSUMED_4.2M	27	81	26	80	3.7	1.2						
R2/462	W4/462	ASSUMED_4.2M	28	82	27	81	3.6	1.2	28	82	27	81	3.6	1.2
44 High Street														
R1/491	W1/491	ASSUMED_4.7M	13	32	13	32	0.0	0.0						

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SUNLIGHT ANALYSIS

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Historic Existing vs Proposed Scheme received 15/09/20

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APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/491	W2/491	ASSUMED_4.7M	23	79	20	76	13.0	3.8	23	79	20	76	13.0	3.8
R1/492	W1/492	ASSUMED_4.2M	26	68	24	66	7.7	2.9	26	68	24	66	7.7	2.9
46-48 High Street														
R1/501	W1/501	ASSUMED_4.2M	24	78	21	75	12.5	3.8	24	78	21	75	12.5	3.8
R2/501	W2/501	ASSUMED_4.2M	24	78	21	75	12.5	3.8	24	78	21	75	12.5	3.8
R3/501	W3/501	ASSUMED_4.2M	24	78	20	74	16.7	5.1	24	78	20	74	16.7	5.1
R1/502	W1/502	ASSUMED_4.2M	25	67	23	65	8.0	3.0	25	67	23	65	8.0	3.0
R2/502	W2/502	ASSUMED_4.2M	25	67	22	64	12.0	4.5	25	67	22	64	12.0	4.5
R3/502	W3/502	ASSUMED_4.2M	25	67	22	64	12.0	4.5	25	67	22	64	12.0	4.5
50-54 High Street														
R1/521	W1/521	LKD	18	35	14	31	22.2	11.4	18	35	14	31	22.2	11.4
R2/521	W2/521	BEDROOM	21	65	18	62	14.3	4.6	21	65	18	62	14.3	4.6

org:P2-2400\Elmsleigh Road, Staines.2443\Rel3\SPR150920.xls
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SUNLIGHT ANALYSIS

Elmsleigh Road , Staines

Historic Existing vs Proposed Scheme received 15/09/20

P2443 - Rel3

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R3/521	W3/521	BEDROOM	24	69	21	66	12.5	4.3	24	69	21	66	12.5	4.3
R4/521	W4/521	LKD	22	31	18	27	18.2	12.9	22	31	18	27	18.2	12.9
R1/522	W1/522	LKD	26	81	23	78	11.5	3.7	26	81	23	78	11.5	3.7
R2/522	W2/522	BEDROOM	27	80	24	77	11.1	3.8	27	80	24	77	11.1	3.8
R3/522	W3/522	BEDROOM	27	78	24	75	11.1	3.8	27	78	24	75	11.1	3.8
R4/522	W4/522	LKD	24	59	20	55	16.7	6.8	24	59	20	55	16.7	6.8
R1/523	W1/523	LKD	28	82	25	79	10.7	3.7	28	82	25	79	10.7	3.7
R2/523	W2/523	BEDROOM	28	81	25	78	10.7	3.7	28	81	25	78	10.7	3.7
R3/523	W3/523	LKD	25	69	22	66	12.0	4.3	25	69	22	66	12.0	4.3
60 High Street														
R1/541	W1/541	ASSUMED_4.2M	22	72	22	72	0.0	0.0						
R1/541	W2/541	ASSUMED_4.2M	24	74	22	72	8.3	2.7						

org:P2-2400\Elmsleigh Road, Staines.2443\Rel3\SPR150920.xls

cur: \\p2server\Projects\2400\Elmsleigh Road, Staines.2443\Reports\DLSL\September 2020\B\SPR150920.xlsb

SUNLIGHT ANALYSIS

Elmsleigh Road , Staines

Historic Existing vs Proposed Scheme received 15/09/20

P2443 - Rel3

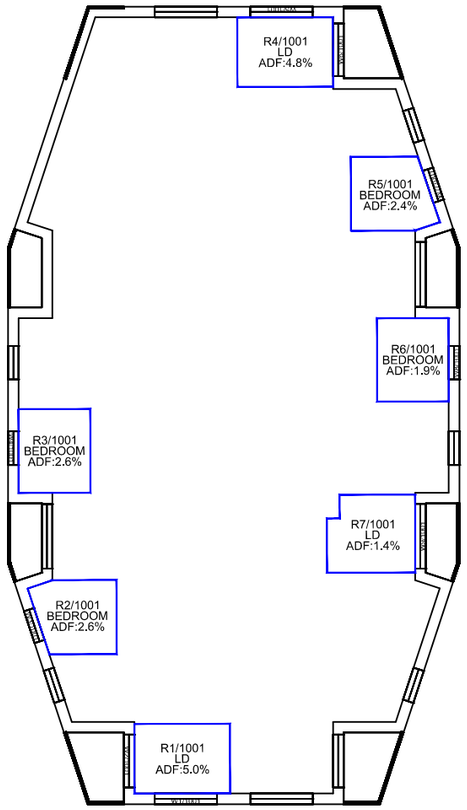
APSH

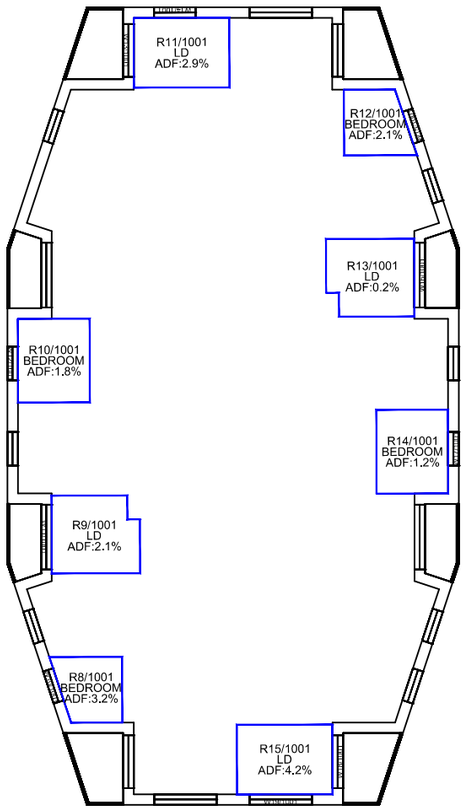
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/541	W3/541	ASSUMED_4.2M	22	72	22	72	0.0	0.0						
R1/541	W4/541	ASSUMED_4.2M	25	75	22	72	12.0	4.0						
R1/541	W5/541	ASSUMED_4.2M	22	72	22	72	0.0	0.0						
R1/541	W6/541	ASSUMED_4.2M	25	70	22	67	12.0	4.3						
R1/541	W7/541	ASSUMED_4.2M	22	72	22	72	0.0	0.0						
R1/541	W8/541	ASSUMED_4.2M	25	69	22	66	12.0	4.3	25	75	22	72	12.0	4.0
R1/542	W1/542	ASSUMED_4.2M	25	75	22	72	12.0	4.0						
R1/542	W2/542	ASSUMED_4.2M	27	78	24	75	11.1	3.8						
R1/542	W3/542	ASSUMED_4.2M	25	79	22	76	12.0	3.8						
R1/542	W4/542	ASSUMED_4.2M	26	80	23	77	11.5	3.8						
R1/542	W5/542	ASSUMED_4.2M	28	82	25	79	10.7	3.7						
R1/542	W6/542	ASSUMED_4.2M	25	79	22	76	12.0	3.8						
R1/542	W7/542	ASSUMED_4.2M	26	80	23	77	11.5	3.8						
R1/542	W8/542	ASSUMED_4.2M	21	65	18	62	14.3	4.6						
R1/542	W9/542	ASSUMED_4.2M	22	66	19	63	13.6	4.5	28	84	25	81	10.7	3.6

org:P2-2400\Elmsleigh Road, Staines.2443\Rel3\SPR150920.xls

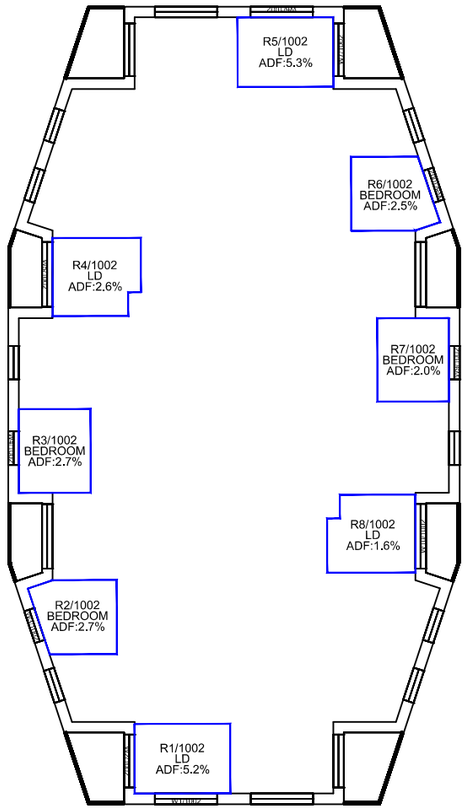
cur: \\p2server\Projects\2400\Elmsleigh Road, Staines.2443\Reports\DLSL\September 2020\B\SPR150920.xlsb

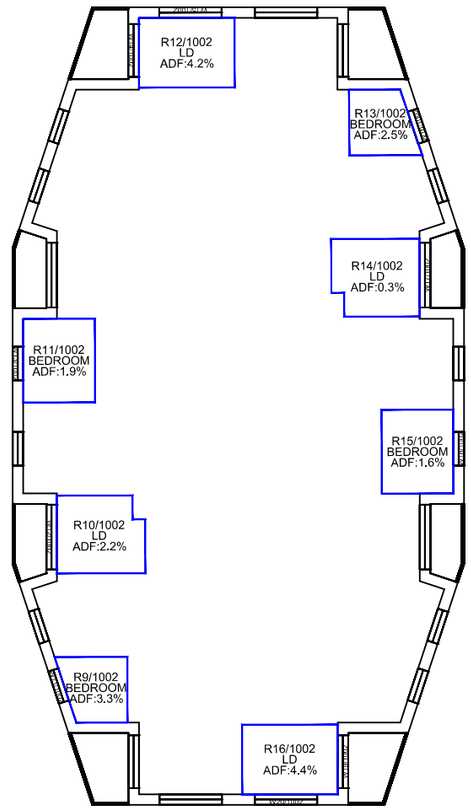
Appendix 3: Internal Daylight Results





First Floor





Second Floor

Sources: Point 2
Point Cloud Scan Data
Elmsleigh Road - Staines - ReCap.rcp

ZMapping Limited
3D Context Model
Staines_011119_Solids XY@NE.Dwg

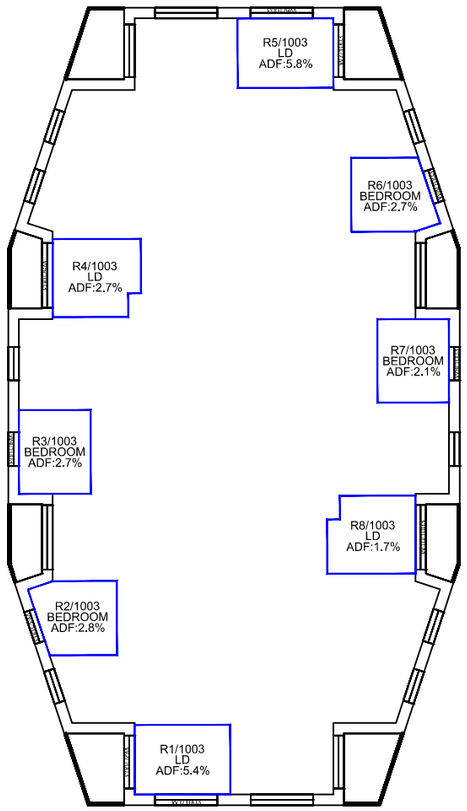
Assael Architecture
Proposed Info (received 15/09/20)
200915 A3445 WORKING Model_mylesreece.3ds

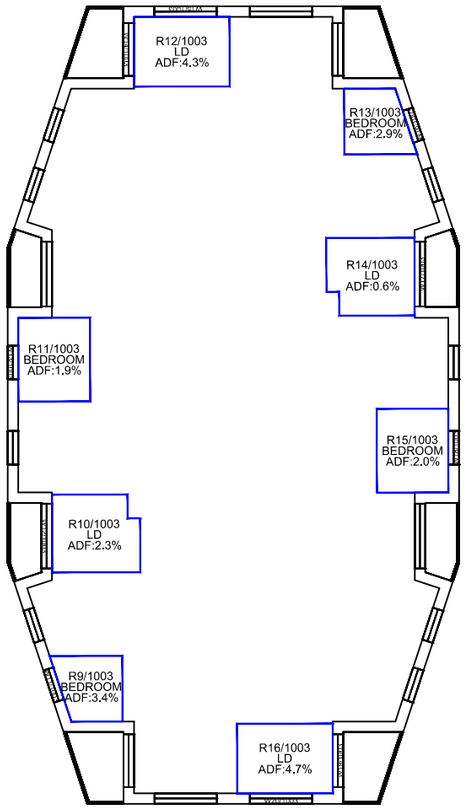
Key:

Project: Elmsleigh Road
Staines

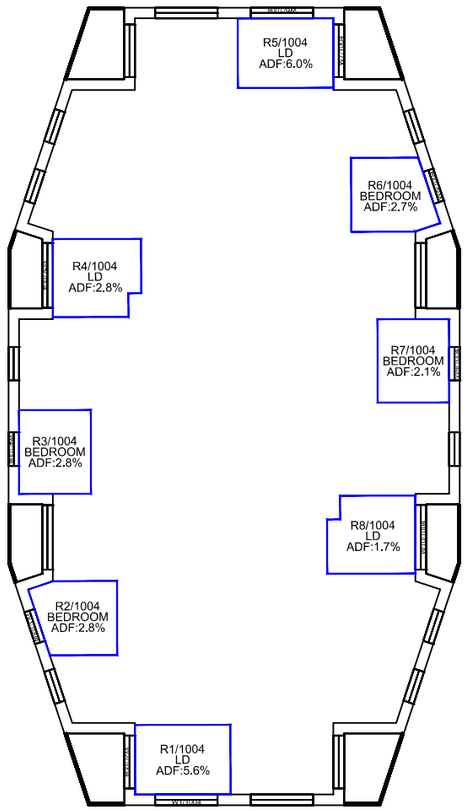
Title: Internal ADF Results
Proposed Scheme Dated 15/09/20

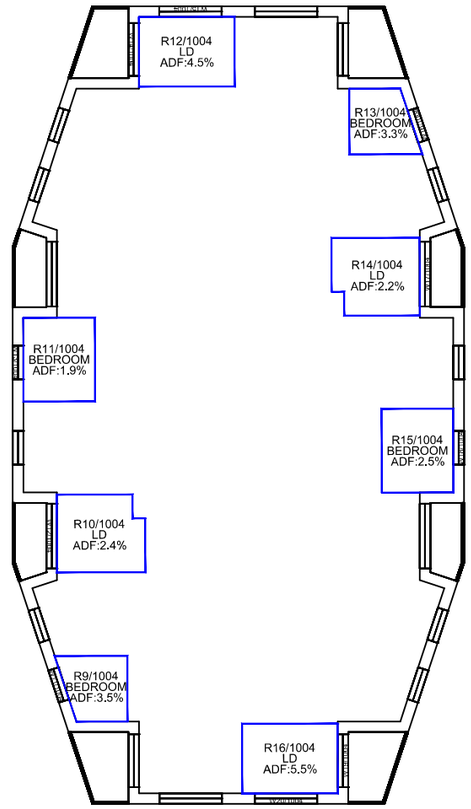
Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
Assael Architecture	16/09/20	JR	1:300 @ A3	Sep 20	P2443/INT/08	03





Third Floor





Fourth Floor

Sources: Point 2
Point Cloud Scan Data
Elmsleigh Road - Staines - ReCap.rcp

ZMapping Limited
3D Context Model
Staines_011119_Solids XY@NE.Dwg

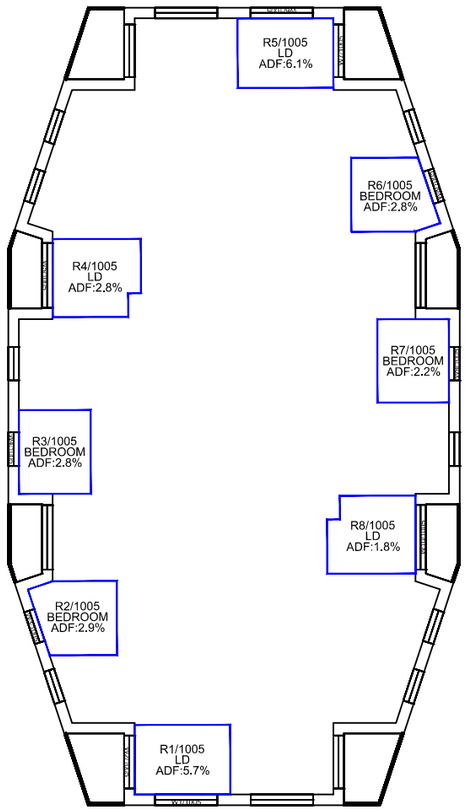
Assael Architecture
Proposed Info (received 15/09/20)
200915 A3445 WORKING Model_mylesreece.3ds

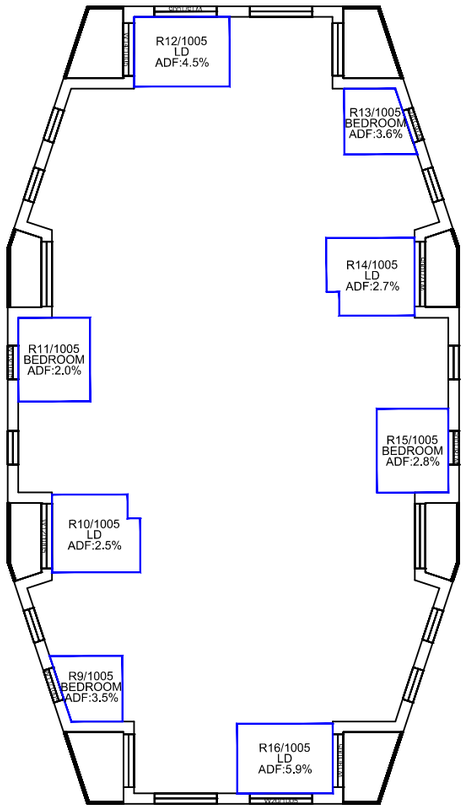
Key:

Project: Elmsleigh Road
Staines

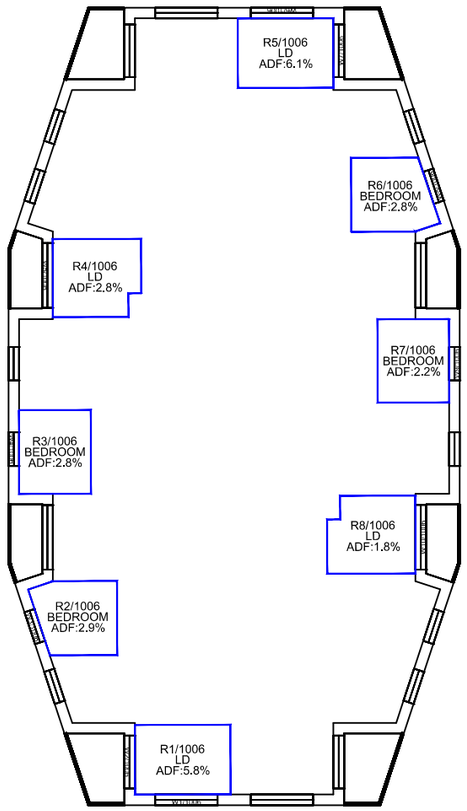
Title: Internal ADF Results
Proposed Scheme Dated 15/09/20

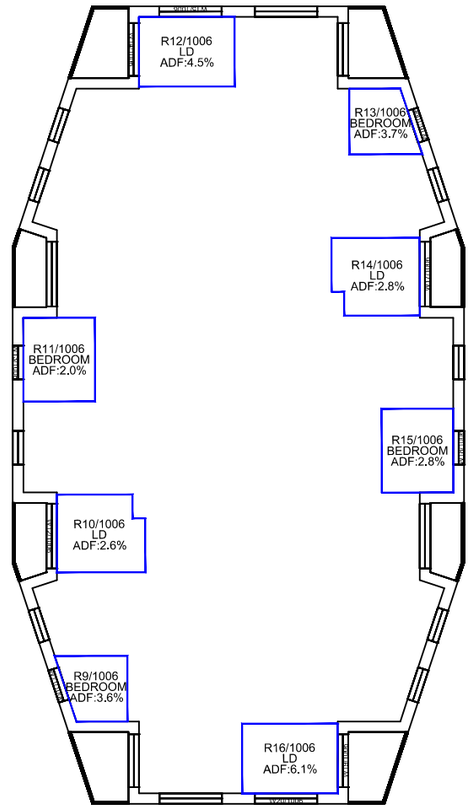
Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
Assael Architecture	16/09/20	JR	1:300 @ A3	Sep 20	P2443/INT/09	03





Fifth Floor





Sixth Floor

Sources: Point 2
Point Cloud Scan Data
Elmsleigh Road - Staines - ReCap.rcp

ZMapping Limited
3D Context Model
Staines_011119_Solids XY@NE.Dwg

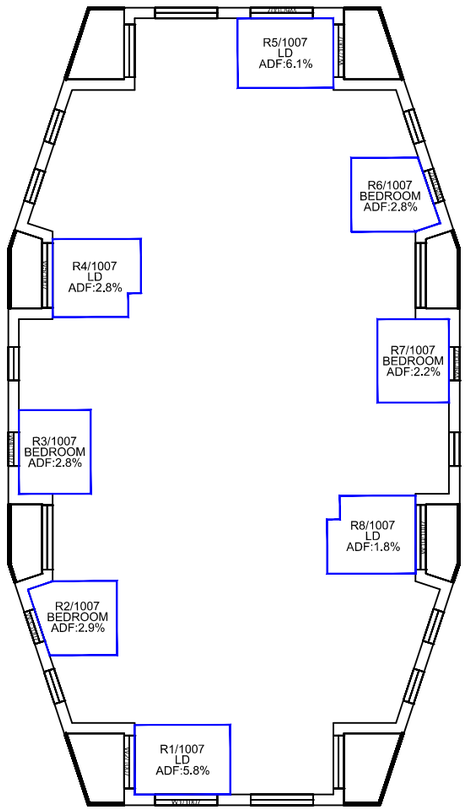
Assael Architecture
Proposed Info (received 15/09/20)
200915 A3445 WORKING Model_mylesreece.3ds

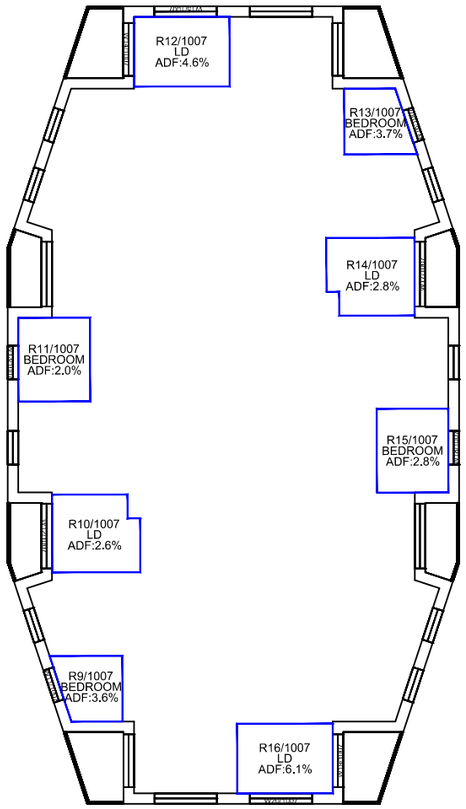
Key:

Project: Elmsleigh Road
Staines

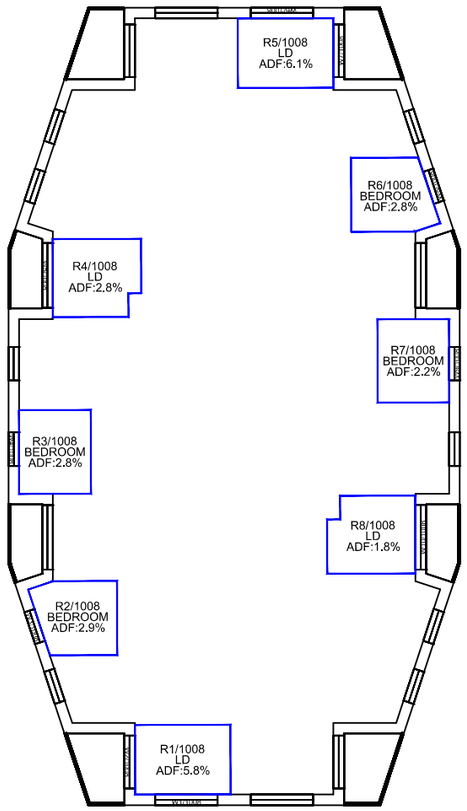
Title: Internal ADF Results
Proposed Scheme Dated 15/09/20

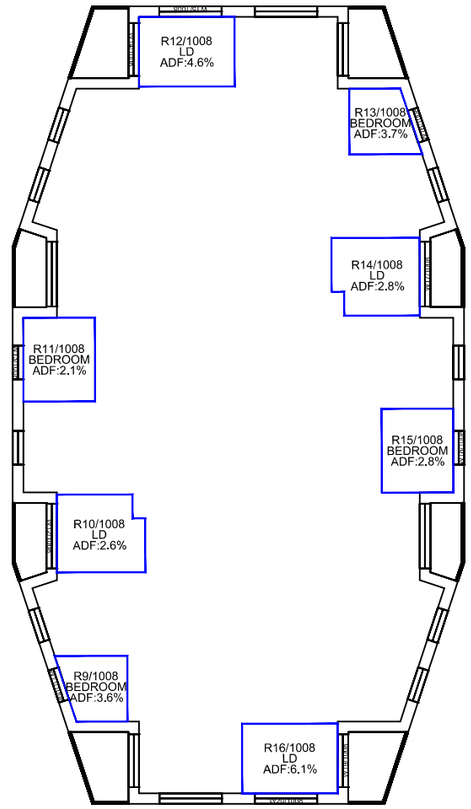
Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
Assael Architecture	16/09/20	JR	1:300 @ A3	Sep 20	P2443/INT/10	03





Seventh Floor





Eighth Floor

Sources: Point 2
Point Cloud Scan Data
Elmsleigh Road - Staines - ReCap.rcp

ZMapping Limited
3D Context Model
Staines_011119_Solids XY@NE.Dwg

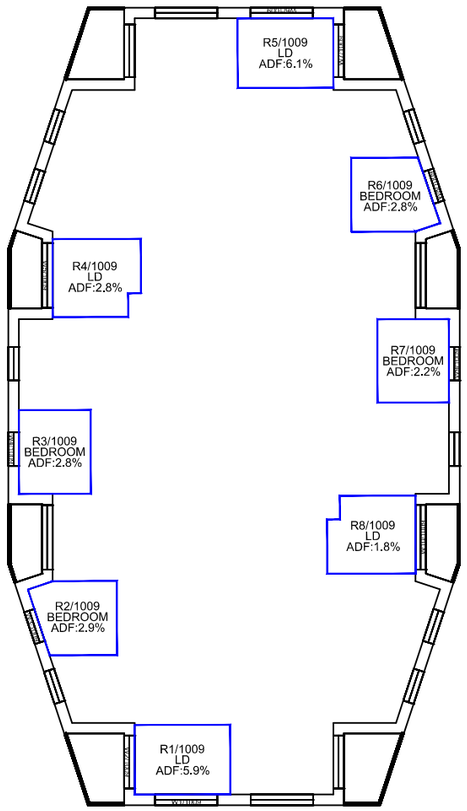
Assael Architecture
Proposed Info (received 15/09/20)
200915 A3445 WORKING Model_mylesreece.3ds

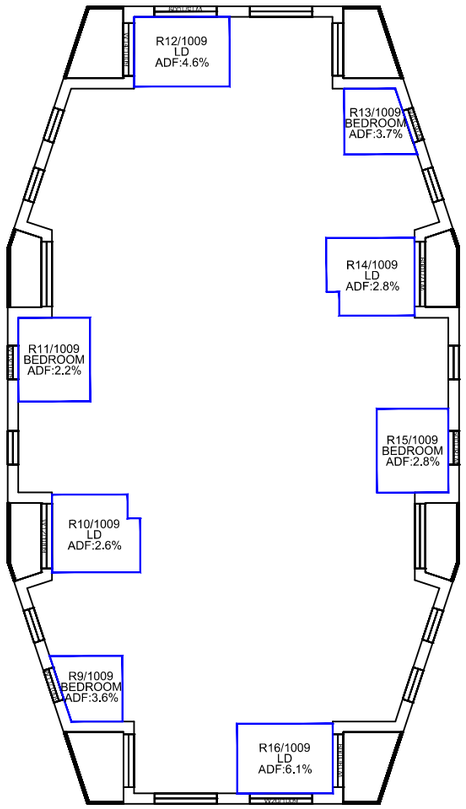
Key:

Project: Elmsleigh Road
Staines

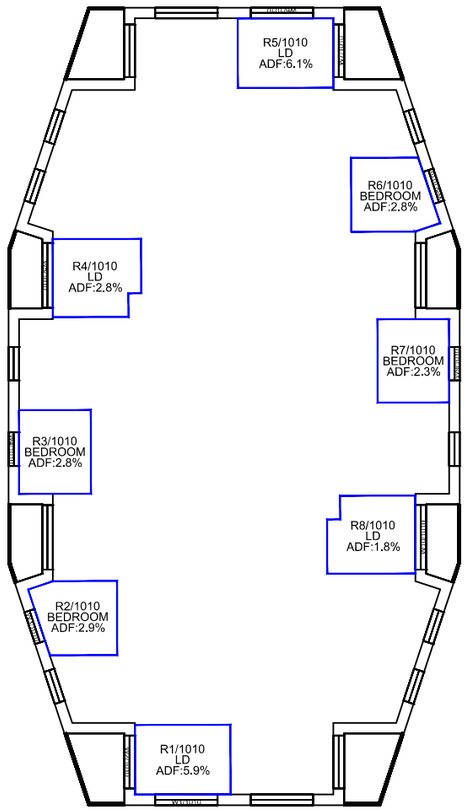
Title: Internal ADF Results
Proposed Scheme Dated 15/09/20

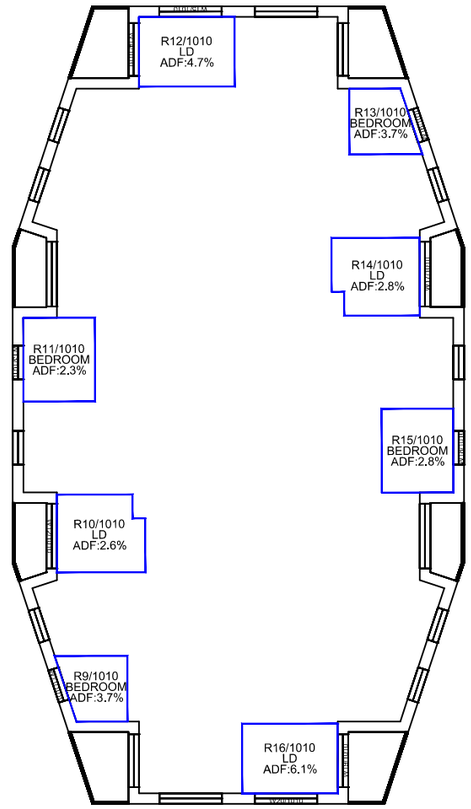
Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
Assael Architecture	16/09/20	JR	1:300 @ A3	Sep 20	P2443/INT/11	03





Ninth Floor





Eleventh Floor

Sources: Point 2
Point Cloud Scan Data
Elmsleigh Road - Staines - ReCap.rcp

ZMapping Limited
3D Context Model
Staines_011119_Solids XY@NE.Dwg

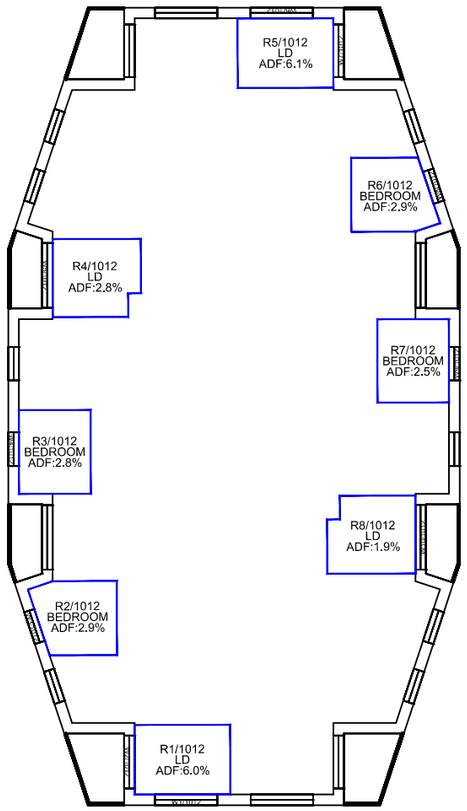
Assael Architecture
Proposed Info (received 15/09/20)
200915 A3445 WORKING Model_mylesreece.3ds

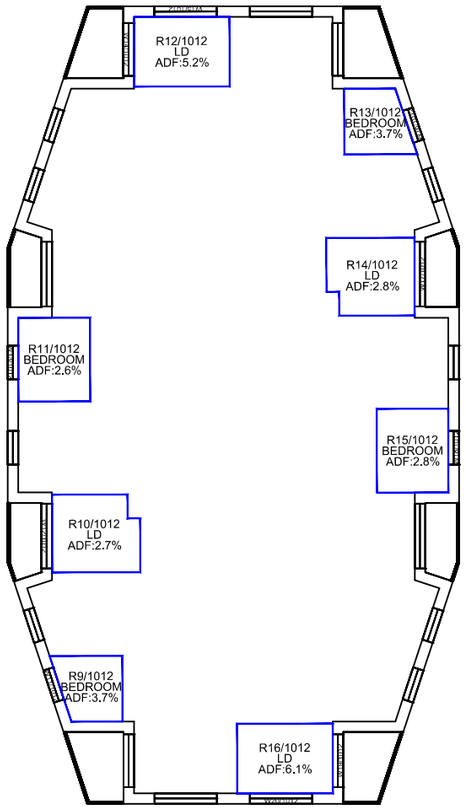
Key:

Project: Elmsleigh Road
Staines

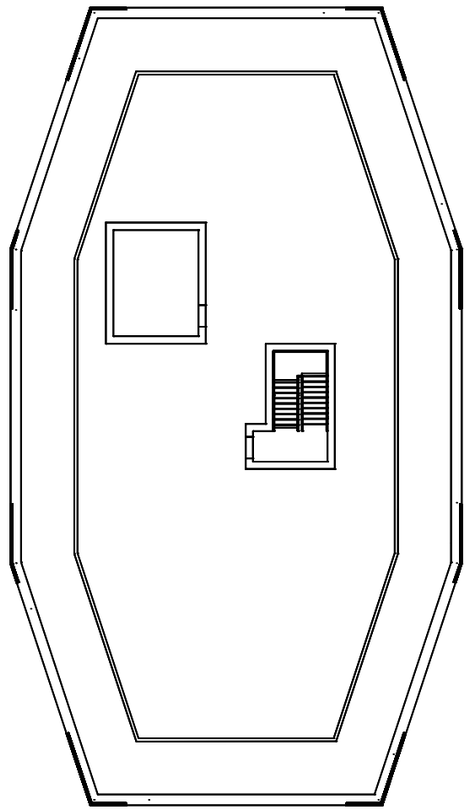
Title: Internal ADF Results
Proposed Scheme Dated 15/09/20

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
Assael Architecture	16/09/20	JR	1:300 @ A3	Sep 20	P2443/INT/12	03

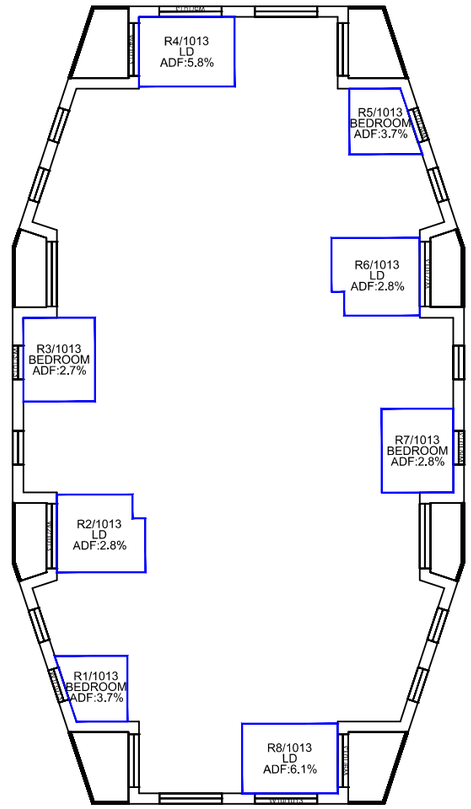




Twelfth Floor



Thirteenth Floor



Sources: Point 2
Point Cloud Scan Data
Elmsleigh Road - Staines - ReCap.rcp

ZMapping Limited
3D Context Model
Staines_011119_Solids XY@NE.Dwg

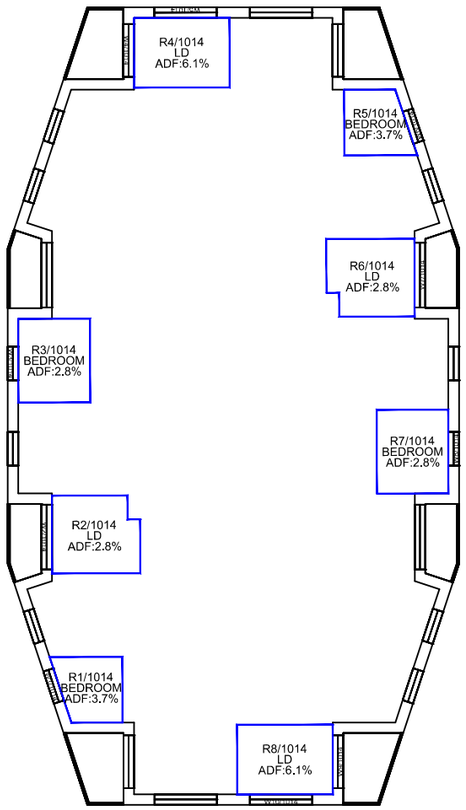
Assael Architecture
Proposed Info (received 15/09/20)
200915 A3445 WORKING Model_mylesreece.3ds

Key:

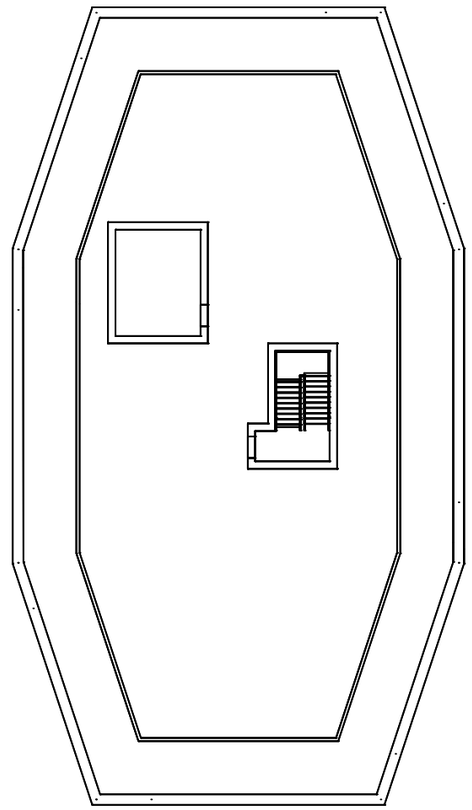
Project: Elmsleigh Road
Staines

Title: Internal ADF Results
Proposed Scheme Dated 15/09/20

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
Assael Architecture	16/09/20	JR	1:300 @ A3	Sep 20	P2443/INT/13	03



Fourteenth Floor



Fifteenth Floor

Sources: Point 2
Point Cloud Scan Data
Elmsleigh Road - Staines - ReCap.rcp

ZMapping Limited
3D Context Model
Staines_011119_Solids XY@NE.Dwg

Assael Architecture
Proposed Info (received 15/09/20)
200915 A3445 WORKING Model_mylesreece.3ds

Key:

Project: Elmsleigh Road
Staines

Title: Internal ADF Results
Proposed Scheme Dated 15/09/20

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
Assael Architecture	16/09/20	JR	1:300 @ A3	Sep 20	P2443/INT/14	03