

# GREGGS BAKERY, TWICKENHAM, RICHMOND UPON THAMES, LONDON

## INTERNAL DAYLIGHT ASSESSMENT

**DIRECTOR:** NICK LANE  
**CLIENT:** LONDON SQUARE  
**DATE:** OCTOBER 2019  
**VERSION:** V1  
**PROJECT:** P1886

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## Appendices

**Appendix 1:** Existing Proposed 3D Drawings and Internal Layouts

**Appendix 2:** Daylight Results to Neighbours

# 1 Introduction

- 1.1 Point 2 Surveyors Ltd have been appointed by London Square to undertake an internal daylight assessment in relation to the proposed development located at the Greggs Bakery site, Gould Road, Twickenham (the 'Site').
- 1.2 The proposed development seeks full planning permission for the demolition of all existing buildings and the erection of residential units ranging from three to five storeys in height (The 'Proposed Development').
- 1.3 This report assesses the daylight within the Proposed Development in accordance with the advice and recommendation set out in the BRE Guidelines 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (2011).
- 1.4 The calculations within this report have been based upon a 3D contextual model created from point cloud survey data, alongside the submitted 3D model, plans, elevations and sections that have been prepared by Assael Architecture Ltd.

## Sources of Information

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

### **Point 2 Surveyors**

3D Laser Scan Survey  
3D Contextual Model

### **Assael Architecture**

DWG's and PDF's issued on the 18<sup>th</sup> January 2019  
CAD 3D Model of the Proposed Development - received 21<sup>st</sup> January 2019

### **Valuation Office Agency**

Property uses

### **Richmond Upon Thames**

Neighbouring internal layouts

### **Estate Agent Details**

Neighbouring internal layouts

## 2 Methodology

- 2.1 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'.
- 2.2 It is important to note at this juncture that British Standard BS 8206-2:2008 was officially superseded in May 2019 by the new British Standard EN 17037:2018, which provides a new methodology for assessing daylight within new buildings that focuses on climate-based modelling. Whilst the current BRE Guidelines continue to reference BS8206-2:2008, we have sought the advice of Dr Paul Littlefair as to how one should approach the assessment of daylighting to new developments in the absence of an updated BRE guideline document, and he advised the following:

*“Until new BR209 guidance is written, we are adopting a flexible approach to applying the two standards, for example in assessing the daylight and sunlight in new buildings...We would consider it reasonable to accept either average daylight factor tables calculated using BS8206 or median daylight factors/median illuminances calculated using EN17037, provided they were calculated and presented properly.”*

- 2.3 The methodology of the ADF assessment is set out in the BRE Guidelines and also the British Standard 8206 Part 2:2008. There is no specific guidance for living, kitchen, dining rooms (LKD's) within the BRE Guidelines; however, the British Standard states that:

*“Where one room serves more than one purpose, the minimum average daylight factor should be that for the room type with the highest value.” (Section 5.6 page 10)*

- 2.4 In consideration of this, we have used a target ADF of 2% for LKD's as they are multi-function rooms which contain kitchens. The following ADF target values for the specific room uses has been used:

- Kitchens, kitchen/Dining rooms (KD's) and Living/Kitchen/Diners (LKD's): 2.0%
- Living rooms: 1.5%
- Bedrooms: 1.0%

- 2.5 The ADF calculation is designed to quantify the amount of daylight in a room as a whole and does not therefore illustrate the likely levels of daylight in the different areas of a large multi-use room. For example, where the living room is generally situated at the front of the room, followed by the dining area and then the kitchen at the rear (which is the case for many of the rooms within the proposed development), the living room area may actually receive good levels of daylight which meet the suggested BRE thresholds whilst the kitchen at the rear may not.

- 2.6 In performing the ADF assessments the following constants have been applied. Other factors such as the size of the room, angle of visible sky and amount of glazing has been taken from the architect's drawings:



- Window Transmittance – 0.68
- Maintenance Factor – 8
- Wall Reflectance – 0.81
- Ceiling Reflectance – 0.85
- Floor Reflectance – 0.40

### 3 The Site and the Proposed Development

- 3.1 The development site is bound by Northcutt Road to the east, Edwin Road to the south and Crane and Gould Road to the west.
- 3.2 Our understanding of the existing site is illustrated below but also within drawings P1886/01, 02 & 03 which can be found within Appendix 1 of this report.



*Existing Site*

- 3.3 The Proposed Development involves the demolition of the existing factory buildings and the erection of residential units ranging from three to five storeys in height.
- 3.4 The applicant has undertaken pre-planning consultation with Richmond Upon Thames in order to ensure that the Proposed Development incorporates the views and recommendations of officers, wherever possible.



*Proposed Development*



## 4 Internal Daylight Amenity to the Proposed Development

- 4.1 Point 2 have undertaken a daylight analysis (ADF) of the habitable rooms within the Proposed Development.
- 4.2 A full set of detailed technical results are attached in Appendix 2 of this report. The individual ADF values are also presented on the internal layout plan drawings numbered P1886\_I\_01-07 inclusive.
- 4.3 In total, we have tested 389 habitable rooms across the scheme, comprising 258 bedrooms, 16 kitchens/dining rooms, 28 living rooms/living-dining rooms and 87 living kitchen dining rooms (LKDs). The location and presence of private amenity space (balconies) have been taken into consideration in our calculations. Whilst it is recognised that balconies will limit the available daylight reaching the fenestration, these areas will provide valuable private amenity space for the future occupiers of the building.
- 4.4 The ADF results demonstrate that 380 of the 389 habitable rooms tested (98%) will achieve the suggested ADF values for their relevant room uses as outlined within the BRE Guidelines. In our experience, this represents an excellent rate of compliance for a development in a London borough.
- 4.5 The nine rooms that do not achieve the recommended targets are LKDs located between the ground and first floor within Block E and F. While these rooms don't achieve the suggested ADF value of 2% for a multi-use room, seven of these rooms will achieve an ADF of 1.5% to 1.9%, which is equal to or above the 1.5% recommended for living rooms. In our experience, 1.5% ADF for an LKD in a London borough is not uncommon and considered a good level of amenity for an urban setting.
- 4.6 Of the remaining two rooms, one (R3/1500) will achieve an ADF of 1.3%, which is just below the suggested value for a living room, while the other (R43/1501) is located on the corner of Block F next to a projected wing and achieves an ADF of 1%.
- 4.7 The reason these LKD's do not achieve their target values is mainly due to some of the windows serving these rooms being situated below balconies. As outlined above, the balconies provide a valuable external private amenity spaces, however, they restrict the access and penetration of natural light within the room below the balcony. As such, there is always a trade-off between providing private external amenity space, which is of course a planning requirement, and natural light to the room below the balcony.
- 4.8 Nevertheless, it is not unusual for a small number of rooms within a development to achieve ADF's below guidance especially with a development in a London borough. The values seen here are certainly not uncommon, albeit there are technically below guidance.

## 5 Summary and Conclusions

- 5.1 Point 2 Surveyors have assessed the Assael Architecture scheme for the Greggs Bakery site in respect of the quality of internal daylight and sunlight amenity within the proposed residential accommodation.
- 5.2 When considering the internal daylight (ADF) to the proposed accommodation, 380 (98%) of the 389 rooms will achieve the suggested ADF values for their room type. There are nine LKDs that do not meet the 2% ADF target, however seven of these achieve or exceed an ADF of 1.5% which is in line with the suggested target for a living room. The remaining two LKD's achieve lower levels of ADF (1%-1.3%) partly because they are served by some windows which are located below balconies. Although this feature inhibits the daylight amenity, it provides a valuable private external amenity space for the future occupiers.
- 5.3 Overall, the rooms within the Proposed Development demonstrate a very high level of compliance with the BRE Guidelines, especially for a development in a London Borough.

# Appendix 1: Existing and Proposed 3D Drawings





Sources: Point2Surveyors  
 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp

Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg

Proposed Scheme (received 21/09/18)  
 A2871 200 Plans\_for point2.dwg

Key: — Existing Buildings  
— Proposed Scheme

Project: Greggs, Twickenham

Title: Plan View  
 Existing site

Point 2 Surveyors Ltd,  
 3rd Floor,  
 17 Slingsby Place,  
 London WC2E 9AB  
 0207 836 5828  
 www.point2surveyors.com

Scheme Confirmed: -

Date :-

Drawn By: JG

Scale: 1:1000 @ A3

Date: JAN 19

Dwg No: **P1886\_01**

Rel: 03





Sources: Point2Surveyors  
 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp

Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg

Proposed Scheme (received 21/09/18)  
 A2871 200 Plans\_for point2.dwg

Key: — Existing Buildings  
— Proposed Scheme  
▼ All the Heights in mm AOD

Project: Greggs, Twickenham

Title: 3D View  
 Existing site

Point 2 Surveyors Ltd,  
 3rd Floor,  
 17 Slingsby Place,  
 London WC2E 9AB  
 0207 836 5828  
 www.point2surveyors.com

Scheme Confirmed: -

Date :-

Drawn By: JG

Scale: NTS @ A3

Date: JAN 19

Dwg No: **P1886\_03**

Rel: 03





Sources: Point2Surveyors  
 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp

Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg

Proposed Scheme (received 04/02/19)  
 A2871 Greggs - North.dwg  
 A2871 Greggs - South.dwg

Proposed Scheme (received 10/10/19)  
 A2871 3D Model.max  
 P1886\_17[AA Mark up].pdf (received 16/10/19)

Key: Existing Buildings  
 Proposed Scheme

Scheme Confirmed: -

Date: -

Project: Greggs, Twickenham

Drawn By: JG/BZW/FV

Scale: 1:1000 @ A3

Date: Oct 19

Title: Plan View  
 Proposed Scheme received 10/10/19

Dwg No: **P1886/16**

Rel: **08**







Sources: Point2Surveyors  
 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp

Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg

Proposed Scheme (received 04/02/19)  
 A2871 Greggs - North.dwg  
 A2871 Greggs - South.dwg

Proposed Scheme (received 10/10/19)  
 A2871 3D Model.max  
 P1886\_17[AA Mark up].pdf (received 16/10/19)

Key: Existing Buildings  
 Proposed Scheme

All Heights in mm AOD

Project: Greggs, Twickenham

Title: 3D View  
 Proposed Scheme received 10/10/19

Scheme Confirmed: -

Date: -

Drawn By: JG/BZW/FV

Scale: NTS @ A3

Date: Oct 19

Dwg No: **P1886/17**

Rel: **08**







Sources: Point2Surveyors  
 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp

Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg

Proposed Scheme (received 04/02/19)  
 A2871 Greggs - North.dwg  
 A2871 Greggs - South.dwg

Proposed Scheme (received 10/10/19)  
 A2871 3D Model.max  
 P1886\_17[AA Mark up].pdf (received 16/10/19)

Key: Existing Buildings  
 Proposed Scheme

All Heights in mm AOD

Scheme Confirmed: -

Date: -

Project: Greggs, Twickenham

Drawn By: JG/BZW/FV

Scale: NTS @ A3

Date: Oct 19

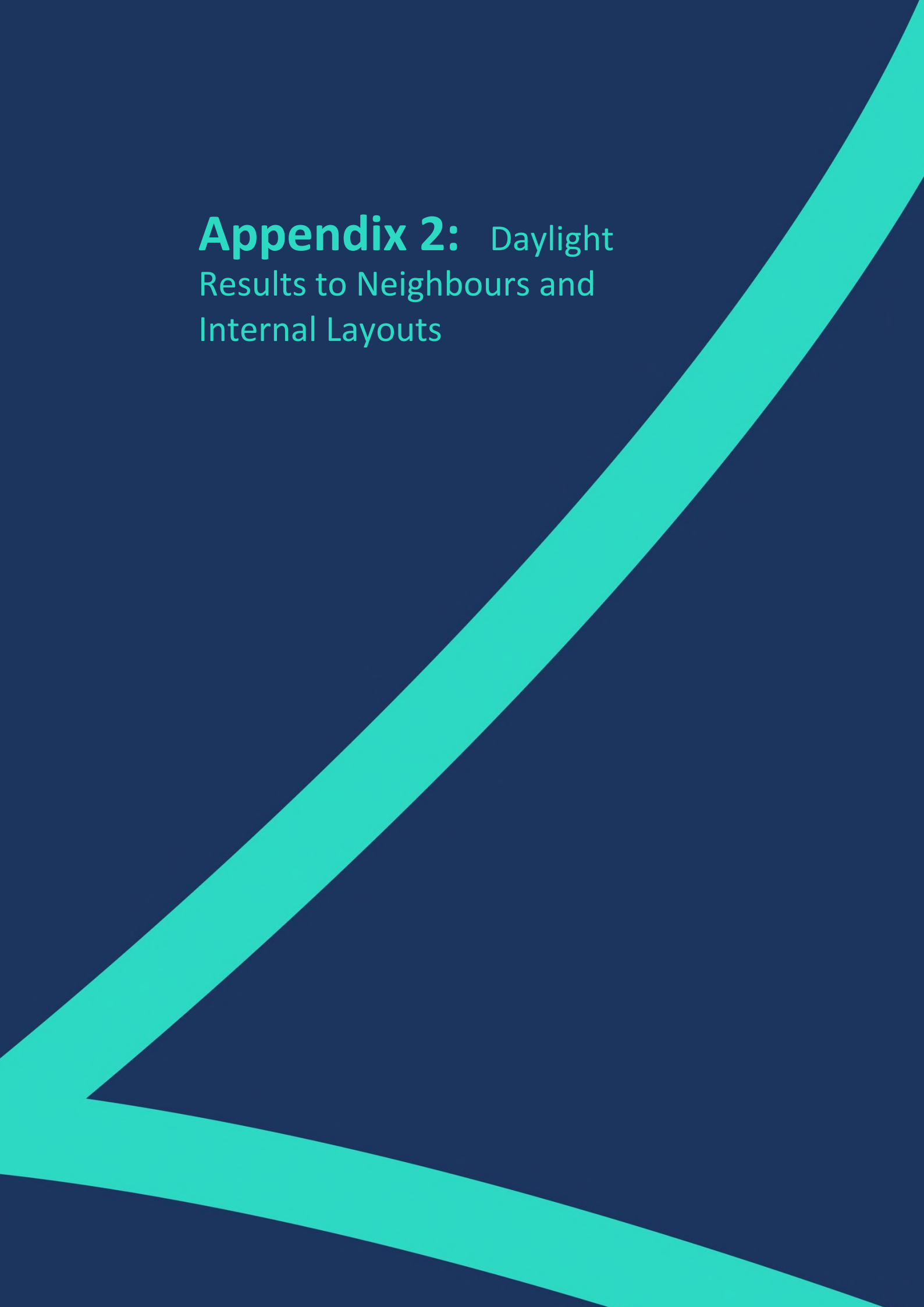
Title: 3D View  
 Proposed Scheme received 10/10/19

Dwg No: **P1886/18**

Rel: **08**







## **Appendix 2:** Daylight Results to Neighbours and Internal Layouts



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PROPOSED SCHEME DATED 101019\_\_ANALYSIS  
 P - rel8

## INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R1/1550	KD	W1/1550	33.47	1.7	
R1/1550	KD	W8/1550	29.89	2.9	4.6
R2/1550	KD	W2/1550	33.88	1.7	
R2/1550	KD	W7/1550	32.94	3.1	4.8
R3/1550	KD	W3/1550	33.47	1.7	
R3/1550	KD	W6/1550	32.53	3.0	4.7
R4/1550	KD	W4/1550	30.58	1.6	
R4/1550	KD	W5/1550	30.51	2.9	4.5
R1/1551	BEDROOM	W1/1551	34.69	3.3	3.3
R2/1551	BEDROOM	W2/1551	31.38	3.0	3.0
R3/1551	LIVINGROOM	W3/1551	35.83	2.6	2.6
R4/1551	BEDROOM	W4/1551	36.41	3.4	3.4
R5/1551	BEDROOM	W5/1551	31.25	3.0	3.0
R6/1551	LIVINGROOM	W6/1551	36.60	2.6	2.6
R7/1551	BEDROOM	W7/1551	36.71	3.4	3.4
R8/1551	BEDROOM	W8/1551	31.24	3.0	3.0
R9/1551	LIVINGROOM	W9/1551	36.67	2.6	2.6
R10/1551	BEDROOM	W10/1551	36.52	3.4	3.4
R11/1551	BEDROOM	W11/1551	31.16	3.0	3.0
R12/1551	LIVINGROOM	W12/1551	33.45	2.4	2.4
R1/1552	BEDROOM	W1/1552	52.16	1.6	
R1/1552	BEDROOM	W3/1552	38.15	1.2	2.8
R2/1552	BEDROOM	W2/1552	36.38	1.6	1.6
R3/1552	BEDROOM	W4/1552	52.46	1.7	
R3/1552	BEDROOM	W6/1552	38.45	1.2	2.9
R4/1552	BEDROOM	W5/1552	36.34	1.5	1.5



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PROPOSED SCHEME DATED 101019\_\_ANALYSIS  
 P - rel8

## INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R5/1552	BEDROOM	W7/1552	52.54	1.7	
R5/1552	BEDROOM	W9/1552	38.48	1.2	2.9
R6/1552	BEDROOM	W8/1552	36.33	1.6	1.6
R7/1552	BEDROOM	W10/1552	52.51	1.7	
R7/1552	BEDROOM	W12/1552	35.33	1.2	2.9
R8/1552	BEDROOM	W11/1552	36.31	1.6	1.6
<b>Block D5-D8</b>					
R1/1590	KD	W1/1590	32.87	5.5	5.5
R2/1590	KD	W2/1590	32.91	5.5	5.5
R3/1590	KD	W3/1590	32.97	5.6	5.6
R4/1590	KD	W4/1590	32.98	5.6	5.6
R1/1591	BEDROOM	W1/1591	31.89	1.8	1.8
R2/1591	LIVINGROOM	W2/1591	36.60	0.9	
R2/1591	LIVINGROOM	W4/1591	36.57	2.2	3.1
R3/1591	BEDROOM	W3/1591	31.10	3.4	3.4
R4/1591	BEDROOM	W5/1591	31.99	1.8	1.8
R5/1591	LIVINGROOM	W6/1591	36.58	0.9	
R5/1591	LIVINGROOM	W8/1591	36.53	2.2	3.1
R6/1591	BEDROOM	W7/1591	31.01	3.4	3.4
R7/1591	BEDROOM	W9/1591	31.73	1.8	1.8
R8/1591	LIVINGROOM	W10/1591	36.60	0.9	
R8/1591	LIVINGROOM	W12/1591	36.55	2.2	3.1
R9/1591	BEDROOM	W11/1591	30.94	3.4	3.4
R10/1591	BEDROOM	W13/1591	31.68	1.8	1.8
R11/1591	LIVINGROOM	W14/1591	36.59	1.0	
R11/1591	LIVINGROOM	W16/1591	36.57	2.2	3.2



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PROPOSED SCHEME DATED 101019\_\_ANALYSIS  
 P - rel8

## INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R12/1591	BEDROOM	W15/1591	30.85	3.4	3.4
R1/1592	BEDROOM	W1/1592	50.89	1.8	
R1/1592	BEDROOM	W3/1592	38.35	1.3	3.1
R2/1592	BEDROOM	W2/1592	36.00	1.5	1.5
R3/1592	BEDROOM	W4/1592	50.81	1.8	
R3/1592	BEDROOM	W6/1592	38.32	1.3	3.1
R4/1592	BEDROOM	W5/1592	35.96	1.5	1.5
R5/1592	BEDROOM	W7/1592	50.74	1.8	
R5/1592	BEDROOM	W9/1592	38.33	1.3	3.1
R6/1592	BEDROOM	W8/1592	35.92	1.4	1.4
R1/1852	BEDROOM	W1/1852	36.23	1.5	1.5
R6/1852	BEDROOM	W8/1852	38.44	1.3	
R6/1852	BEDROOM	W9/1852	50.96	1.8	3.1
<b>Block D9-C12</b>					
R5/1590	KD	W5/1590	33.05	5.6	5.6
R6/1590	KD	W6/1590	33.09	5.6	5.6
R7/1590	KD	W7/1590	33.17	5.6	5.6
R8/1590	KD	W8/1590	33.15	5.6	5.6
R13/1591	BEDROOM	W17/1591	31.60	1.8	1.8
R14/1591	LIVINGROOM	W18/1591	36.62	1.0	
R14/1591	LIVINGROOM	W20/1591	36.60	2.3	3.3
R15/1591	BEDROOM	W19/1591	30.83	3.4	3.4
R16/1591	BEDROOM	W21/1591	31.64	1.8	1.8
R17/1591	LIVINGROOM	W22/1591	36.61	1.0	
R17/1591	LIVINGROOM	W24/1591	36.58	2.3	3.3
R18/1591	BEDROOM	W23/1591	30.87	3.4	3.4
R19/1591	BEDROOM	W25/1591	31.68	1.8	1.8



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PROPOSED SCHEME DATED 101019\_\_ANALYSIS  
 P - rel8

## INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R20/1591	LIVINGROOM	W26/1591	36.58	1.0	
R20/1591	LIVINGROOM	W28/1591	36.56	2.2	3.2
R21/1591	BEDROOM	W27/1591	30.93	3.4	3.4
R23/1591	LIVINGROOM	W30/1591	36.54	0.9	
R23/1591	LIVINGROOM	W32/1591	36.48	2.2	3.1
R24/1591	BEDROOM	W31/1591	31.05	3.1	3.1
R13/1592	BEDROOM	W19/1592	50.63	1.8	
R13/1592	BEDROOM	W21/1592	38.24	1.3	3.1
R14/1592	BEDROOM	W20/1592	35.89	1.5	1.5
R15/1592	BEDROOM	W22/1592	50.74	1.7	
R15/1592	BEDROOM	W24/1592	38.20	1.2	2.9
R16/1592	BEDROOM	W23/1592	35.93	1.6	1.6
R2/1852	BEDROOM	W2/1852	36.21	1.5	1.5
R3/1852	BEDROOM	W3/1852	36.21	1.5	1.5
R4/1852	BEDROOM	W4/1852	38.44	1.3	
R4/1852	BEDROOM	W5/1852	50.92	1.8	3.1
R5/1852	BEDROOM	W6/1852	38.47	1.3	
R5/1852	BEDROOM	W7/1852	50.94	1.8	3.1

### Block D13-16

R1/1600	KD	W1/1600	33.18	5.6	5.6
R2/1600	KD	W2/1600	33.14	5.6	5.6
R3/1600	KD	W3/1600	32.96	5.6	5.6
R4/1600	KD	W4/1600	32.23	5.5	5.5
R1/1601	LIVINGROOM	W1/1601	36.54	0.9	
R1/1601	LIVINGROOM	W3/1601	36.48	2.2	3.1
R2/1601	BEDROOM	W2/1601	30.92	3.1	3.1
R3/1601	LIVINGROOM	W4/1601	36.45	0.9	



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PROPOSED SCHEME DATED 101019\_\_ANALYSIS  
 P - rel8

## INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R3/1601	LIVINGROOM	W6/1601	36.39	2.2	3.1
R4/1601	BEDROOM	W5/1601	30.97	3.1	3.1
R5/1601	LIVINGROOM	W7/1601	36.33	0.9	
R5/1601	LIVINGROOM	W9/1601	36.22	2.2	3.1
R6/1601	BEDROOM	W8/1601	30.98	3.1	3.1
R7/1601	LIVINGROOM	W10/1601	36.12	0.9	
R7/1601	LIVINGROOM	W12/1601	35.96	2.1	3.0
R8/1601	BEDROOM	W11/1601	30.84	3.1	3.1
R1/1602	BEDROOM	W1/1602	50.68	1.8	
R1/1602	BEDROOM	W3/1602	38.17	1.3	3.1
R2/1602	BEDROOM	W2/1602	35.84	1.4	1.4
R3/1602	BEDROOM	W4/1602	50.63	1.8	
R3/1602	BEDROOM	W7/1602	38.07	1.3	3.1
R4/1602	BEDROOM	W5/1602	35.84	1.4	1.4
R5/1602	BEDROOM	W8/1602	50.55	1.8	
R5/1602	BEDROOM	W11/1602	37.94	1.3	3.1
R6/1602	BEDROOM	W9/1602	35.80	1.4	1.4
R7/1602	BEDROOM	W6/1602	37.29	1.3	
R7/1602	BEDROOM	W12/1602	50.42	1.8	3.1
R8/1602	BEDROOM	W13/1602	35.49	1.4	1.4
<b>Block A</b>					
R19/1500	LKD	W27/1500	24.01	1.1	
R19/1500	LKD	W28/1500	20.13	0.9	2.0
R20/1500	BEDROOM	W29/1500	17.40	3.0	3.0
R21/1500	BEDROOM	W30/1500	18.95	1.7	1.7
R22/1500	LKD	W31/1500	31.50	2.9	
R22/1500	LKD	W32/1500	26.28	1.0	3.9
R23/1500	BEDROOM	W33/1500	21.02	2.8	2.8





# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PROPOSED SCHEME DATED 101019\_\_ANALYSIS  
 P - rel8

## INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R29/1501	LKD	W38/1501	30.17	1.0	
R29/1501	LKD	W39/1501	19.88	1.7	2.7
R30/1501	LD	W40/1501	29.92	1.0	
R30/1501	LD	W41/1501	18.99	1.7	2.7
R31/1501	BEDROOM	W42/1501	21.68	1.3	1.3
R32/1501	BEDROOM	W43/1501	36.01	1.7	1.7
R33/1501	BEDROOM	W44/1501	30.38	1.3	1.3
R29/1502	LKD	W38/1502	36.79	1.1	
R29/1502	LKD	W39/1502	36.91	2.8	3.9
R30/1502	LD	W40/1502	36.99	1.2	
R30/1502	LD	W41/1502	37.07	3.1	4.3
R31/1502	BEDROOM	W42/1502	37.11	2.0	2.0
R32/1502	BEDROOM	W43/1502	38.40	1.8	1.8
R33/1502	BEDROOM	W44/1502	35.19	1.4	1.4
<b>Block F</b>					
R1/1500	BEDROOM	W1/1500	15.58	1.1	1.1
R2/1500	BEDROOM	W2/1500	15.91	1.3	1.3
R3/1500	LKD	W3/1500	8.07	0.4	
R3/1500	LKD	W4/1500	27.35	0.9	1.3
R4/1500	BEDROOM	W5/1500	28.54	1.8	1.8
R5/1500	LKD	W6/1500	25.23	2.5	2.5
R6/1500	BEDROOM	W7/1500	33.18	2.1	2.1
R7/1500	LKD	W8/1500	34.31	1.1	
R7/1500	LKD	W9/1500	29.54	2.5	
R7/1500	LKD	W10/1500	29.85	1.0	4.6
R8/1500	BEDROOM	W11/1500	35.72	2.3	2.3
R9/1500	LKD	W12/1500	31.42	0.9	



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Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R9/1500	LKD	W13/1500	30.29	2.3	
R9/1500	LKD	W15/1500	27.14	0.8	4.0
R10/1500	BEDROOM	W14/1500	21.47	1.6	1.6
R11/1500	BEDROOM	W16/1500	31.42	4.2	4.2
R12/1500	BEDROOM	W17/1500	36.01	2.0	2.0
R13/1500	LKD	W18/1500	32.40	0.9	
R13/1500	LKD	W19/1500	30.24	2.3	
R13/1500	LKD	W20/1500	29.79	0.9	4.1
R14/1500	BEDROOM	W21/1500	28.76	2.2	2.2
R15/1500	BEDROOM	W22/1500	23.79	1.5	1.5
R16/1500	LKD	W23/1500	20.57	2.1	2.1
R17/1500	LKD	W24/1500	18.18	1.9	1.9
R18/1500	BEDROOM	W25/1500	24.90	1.8	1.8
R24/1500	LKD	W26/1500	18.55	1.8	1.8
R25/1500	BEDROOM	W34/1500	19.50	1.7	1.7
R26/1500	BEDROOM	W35/1500	24.00	1.6	1.6
R1/1501	BEDROOM	W1/1501	19.34	1.2	1.2
R2/1501	BEDROOM	W2/1501	17.63	1.3	1.3
R3/1501	LKD	W3/1501	9.48	0.5	
R3/1501	LKD	W4/1501	35.23	1.2	1.7
R4/1501	BEDROOM	W5/1501	33.95	2.0	2.0
R5/1501	LKD	W6/1501	23.99	2.3	2.3
R6/1501	BEDROOM	W7/1501	33.34	2.0	2.0
R7/1501	LKD	W8/1501	24.72	2.3	2.3
R8/1501	BEDROOM	W9/1501	36.98	2.3	2.3
R9/1501	LKD	W10/1501	37.92	1.2	



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Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R9/1501	LKD	W11/1501	26.36	2.2	
R9/1501	LKD	W12/1501	26.74	0.8	4.2
R10/1501	BEDROOM	W13/1501	37.37	2.4	2.4
R11/1501	LKD	W14/1501	28.93	0.9	
R11/1501	LKD	W15/1501	26.52	2.1	
R11/1501	LKD	W16/1501	29.99	1.0	4.0
R12/1501	BEDROOM	W17/1501	24.02	1.5	1.5
R13/1501	BEDROOM	W18/1501	18.98	1.4	1.4
R14/1501	BEDROOM	W19/1501	20.81	1.7	1.7
R15/1501	LKD	W20/1501	17.93	1.3	
R15/1501	LKD	W51/1501	29.08	0.7	2.0
R16/1501	LKD	W21/1501	20.23	0.8	
R16/1501	LKD	W22/1501	14.42	1.5	2.3
R17/1501	LKD	W23/1501	22.46	0.9	
R17/1501	LKD	W24/1501	26.82	2.6	3.5
R18/1501	BEDROOM	W25/1501	35.78	2.1	2.1
R19/1501	BEDROOM	W26/1501	38.05	2.4	2.4
R20/1501	LKD	W27/1501	36.87	1.2	
R20/1501	LKD	W28/1501	26.26	2.2	
R20/1501	LKD	W29/1501	22.47	0.7	4.1
R21/1501	BEDROOM	W30/1501	32.33	2.0	2.0
R22/1501	BEDROOM	W31/1501	29.70	1.8	1.8
R23/1501	LKD	W32/1501	19.91	2.0	2.0
R24/1501	BEDROOM	W33/1501	27.36	1.8	1.8
R25/1501	LKD	W34/1501	20.06	2.0	2.0
R26/1501	LKD	W35/1501	17.98	1.8	1.8
R27/1501	BEDROOM	W36/1501	30.07	2.0	2.0
R28/1501	LKD	W37/1501	18.18	1.7	1.7



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Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R34/1501	BEDROOM	W45/1501	24.54	1.6	1.6
R35/1501	BEDROOM	W46/1501	25.00	1.6	1.6
R36/1501	LKD	W47/1501	12.10	1.5	1.5
R37/1501	BEDROOM	W48/1501	17.50	1.0	1.0
R38/1501	BEDROOM	W49/1501	21.53	1.5	1.5
R39/1501	BEDROOM	W50/1501	26.34	1.7	1.7
R40/1501	BEDROOM	W52/1501	28.85	1.5	1.5
R41/1501	BEDROOM	W53/1501	24.32	1.4	1.4
R42/1501	BEDROOM	W54/1501	14.28	1.1	1.1
R43/1501	LKD	W55/1501	7.57	1.0	1.0
R1/1502	BEDROOM	W1/1502	37.87	1.9	1.9
R2/1502	BEDROOM	W2/1502	33.31	2.1	2.1
R3/1502	LKD	W3/1502	25.34	1.0	
R3/1502	LKD	W4/1502	38.88	1.2	2.2
R4/1502	BEDROOM	W5/1502	37.73	2.1	2.1
R5/1502	LKD	W6/1502	26.60	2.5	2.5
R6/1502	BEDROOM	W7/1502	36.66	2.1	2.1
R7/1502	LKD	W8/1502	26.72	2.5	2.5
R8/1502	BEDROOM	W9/1502	38.85	2.3	2.3
R9/1502	LKD	W10/1502	39.30	1.2	
R9/1502	LKD	W11/1502	26.96	2.2	
R9/1502	LKD	W12/1502	27.39	0.9	4.3
R10/1502	BEDROOM	W13/1502	38.42	2.4	2.4
R11/1502	LKD	W14/1502	29.48	0.9	
R11/1502	LKD	W15/1502	27.04	2.2	
R11/1502	LKD	W16/1502	32.59	1.0	4.1



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Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R12/1502	BEDROOM	W17/1502	27.87	1.8	1.8
R13/1502	BEDROOM	W18/1502	22.93	1.7	1.7
R14/1502	BEDROOM	W19/1502	22.56	1.7	1.7
R15/1502	LKD	W20/1502	19.11	1.3	
R15/1502	LKD	W51/1502	36.93	1.1	2.4
R16/1502	LKD	W21/1502	29.14	1.0	
R16/1502	LKD	W22/1502	24.90	2.2	3.2
R17/1502	LKD	W23/1502	27.52	1.1	
R17/1502	LKD	W24/1502	26.98	2.6	3.7
R18/1502	BEDROOM	W25/1502	35.97	2.2	2.2
R19/1502	BEDROOM	W26/1502	37.51	2.4	2.4
R20/1502	LKD	W27/1502	28.97	0.9	
R20/1502	LKD	W28/1502	25.35	2.1	
R20/1502	LKD	W29/1502	35.04	1.1	4.1
R21/1502	BEDROOM	W30/1502	35.43	2.2	2.2
R22/1502	BEDROOM	W31/1502	32.92	1.9	1.9
R23/1502	LKD	W32/1502	23.22	2.3	2.3
R24/1502	BEDROOM	W33/1502	31.07	1.9	1.9
R25/1502	LKD	W34/1502	23.55	2.3	2.3
R26/1502	LKD	W35/1502	31.35	3.0	3.0
R27/1502	BEDROOM	W36/1502	35.74	2.2	2.2
R28/1502	LKD	W37/1502	36.54	3.0	3.0
R34/1502	BEDROOM	W45/1502	31.64	2.0	2.0
R35/1502	BEDROOM	W46/1502	34.62	1.7	1.7
R36/1502	LKD	W47/1502	29.65	2.8	2.8
R37/1502	BEDROOM	W48/1502	22.73	1.2	1.2



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## INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R38/1502	BEDROOM	W49/1502	29.18	1.7	1.7
R39/1502	BEDROOM	W50/1502	34.44	1.8	1.8
R40/1502	BEDROOM	W52/1502	37.39	2.4	2.4
R41/1502	BEDROOM	W53/1502	36.00	1.5	1.5
R42/1502	BEDROOM	W54/1502	29.19	1.2	1.2
R43/1502	LKD	W55/1502	26.45	2.4	2.4
R1/1503	LKD	W1/1503	39.59	2.8	
R1/1503	LKD	W2/1503	39.60	1.1	
R1/1503	LKD	W3/1503	39.62	1.1	5.0
R2/1503	BEDROOM	W4/1503	39.62	2.2	2.2
R3/1503	BEDROOM	W5/1503	39.62	5.0	5.0
R4/1503	BEDROOM	W6/1503	39.62	2.2	2.2
R5/1503	LKD	W7/1503	39.62	3.5	3.5
R6/1503	BEDROOM	W8/1503	39.62	2.3	2.3
R7/1503	LKD	W9/1503	39.62	1.2	
R7/1503	LKD	W10/1503	39.62	3.2	
R7/1503	LKD	W11/1503	39.62	1.2	5.6
R8/1503	BEDROOM	W12/1503	39.62	2.4	2.4
R9/1503	LKD	W13/1503	39.62	1.2	
R9/1503	LKD	W14/1503	39.62	3.1	
R9/1503	LKD	W15/1503	35.22	1.1	5.4
R10/1503	BEDROOM	W16/1503	33.02	2.0	2.0
R11/1503	BEDROOM	W17/1503	29.78	2.0	2.0
R12/1503	LKD	W18/1503	28.28	0.8	
R12/1503	LKD	W19/1503	33.56	0.9	
R12/1503	LKD	W20/1503	35.31	2.3	4.0
R13/1503	BEDROOM	W21/1503	33.51	2.1	2.1



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Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R14/1503	BEDROOM	W22/1503	27.25	4.4	4.4
R15/1503	LKD	W23/1503	34.69	1.3	
R15/1503	LKD	W24/1503	27.12	2.6	3.9
R16/1503	BEDROOM	W25/1503	36.81	2.2	2.2
R17/1503	BEDROOM	W26/1503	39.24	2.4	2.4
R18/1503	LKD	W27/1503	38.70	1.2	
R18/1503	LKD	W28/1503	26.49	2.2	
R18/1503	LKD	W29/1503	26.88	0.8	4.2
R19/1503	BEDROOM	W30/1503	38.01	2.3	2.3
R20/1503	BEDROOM	W31/1503	35.96	2.0	2.0
R21/1503	LKD	W32/1503	25.88	2.5	2.5
R22/1503	BEDROOM	W33/1503	34.63	2.0	2.0
R23/1503	LKD	W34/1503	24.29	2.2	
R23/1503	LKD	W35/1503	29.24	1.0	3.2
R24/1503	LKD	W36/1503	39.44	2.4	
R24/1503	LKD	W37/1503	35.36	0.7	3.1
R25/1503	BEDROOM	W38/1503	38.66	2.0	2.0
R26/1503	BEDROOM	W39/1503	39.39	3.2	3.2
R27/1503	BEDROOM	W40/1503	39.48	3.8	3.8
R28/1503	BEDROOM	W41/1503	39.56	2.1	2.1
R29/1503	LKD	W42/1503	39.58	0.9	
R29/1503	LKD	W43/1503	39.58	2.7	3.6
R1/1504	LKD	W1/1504	39.46	1.4	
R1/1504	LKD	W2/1504	39.61	3.6	5.0
R2/1504	BEDROOM	W3/1504	39.61	2.2	2.2
R3/1504	BEDROOM	W4/1504	39.61	2.3	2.3
R4/1504	LKD	W5/1504	39.61	1.2	
R4/1504	LKD	W6/1504	39.61	3.3	



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Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R4/1504	LKD	W7/1504	39.37	1.2	5.7
R5/1504	BEDROOM	W8/1504	39.37	2.3	2.3
R6/1504	BEDROOM	W9/1504	39.36	2.2	2.2
R7/1504	LKD	W10/1504	39.36	3.5	3.5
R8/1504	LKD	W11/1504	39.35	1.0	
R8/1504	LKD	W12/1504	39.36	2.7	
R8/1504	LKD	W13/1504	39.61	1.0	4.7
R9/1504	BEDROOM	W14/1504	39.61	2.1	2.1
<b>Block G1-G4</b>					
R1/1510	BEDROOM	W5/1510	28.37	2.6	2.6
R2/1510	LKD	W1/1510	26.07	3.5	
R2/1510	LKD	W9/1510	86.67	1.6	
R2/1510	LKD	W10/1510	86.20	1.6	6.7
R3/1510	BEDROOM	W6/1510	35.59	3.1	3.1
R4/1510	LKD	W2/1510	25.97	3.4	
R4/1510	LKD	W11/1510	86.07	1.6	
R4/1510	LKD	W12/1510	85.94	1.6	6.6
R5/1510	BEDROOM	W7/1510	36.63	3.1	3.1
R6/1510	LKD	W3/1510	25.87	3.4	
R6/1510	LKD	W13/1510	85.71	1.6	
R6/1510	LKD	W14/1510	85.50	1.6	6.6
R7/1510	BEDROOM	W8/1510	36.52	3.1	3.1
R8/1510	LKD	W4/1510	25.25	3.4	
R8/1510	LKD	W15/1510	85.10	1.6	
R8/1510	LKD	W16/1510	85.16	1.6	6.6
R1/1511	BEDROOM	W1/1511	37.12	2.0	2.0
R2/1511	BEDROOM	W2/1511	38.62	2.0	2.0
R3/1511	BEDROOM	W3/1511	38.83	2.0	2.0
R4/1511	BEDROOM	W4/1511	38.84	2.0	2.0





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Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R1/1520	BEDROOM	W1/1520	18.62	0.9	
R1/1520	BEDROOM	W2/1520	25.55	1.5	2.4
R2/1520	LKD	W5/1520	22.86	1.9	
R2/1520	LKD	W6/1520	19.23	0.5	2.4
R3/1520	LKD	W4/1520	17.03	1.6	1.6
R4/1520	BEDROOM	W3/1520	22.98	1.5	1.5
R1/1521	LKD	W5/1521	24.20	2.0	
R1/1521	LKD	W6/1521	26.67	0.9	2.9
R2/1521	LKD	W7/1521	23.37	0.8	
R2/1521	LKD	W8/1521	18.71	1.7	2.5
R3/1521	BEDROOM	W1/1521	30.79	2.0	2.0
R4/1521	BEDROOM	W2/1521	30.68	1.9	1.9
R5/1521	BEDROOM	W3/1521	30.36	1.9	1.9
R6/1521	BEDROOM	W4/1521	28.67	1.9	1.9
R1/1522	LKD	W5/1522	37.20	2.9	
R1/1522	LKD	W6/1522	36.62	1.1	4.0
R2/1522	LKD	W7/1522	34.65	1.1	
R2/1522	LKD	W8/1522	31.07	2.5	3.6
R3/1522	BEDROOM	W1/1522	35.82	2.2	2.2
R4/1522	BEDROOM	W2/1522	35.76	2.1	2.1
R5/1522	BEDROOM	W3/1522	35.26	2.1	2.1
R6/1522	BEDROOM	W4/1522	33.90	2.1	2.1
<b>Block C21-C30</b>					
R13/1570	LKD	W25/1570	39.13	0.9	
R13/1570	LKD	W26/1570	24.31	1.8	2.7
R14/1570	LKD	W27/1570	24.72	1.8	



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## INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R14/1570	LKD	W28/1570	31.76	0.8	2.6
R15/1570	LKD	W29/1570	31.70	0.8	
R15/1570	LKD	W30/1570	25.08	1.9	2.7
R16/1570	LKD	W31/1570	25.32	1.9	
R16/1570	LKD	W32/1570	31.55	0.8	2.7
R17/1570	LD	W33/1570	31.45	0.8	
R17/1570	LD	W34/1570	25.44	1.9	2.7
R18/1570	LD	W35/1570	25.53	1.9	
R18/1570	LD	W36/1570	31.93	0.8	2.7
R19/1570	LD	W37/1570	32.03	0.8	
R19/1570	LD	W38/1570	25.71	1.9	2.7
R20/1570	LD	W39/1570	25.88	1.9	
R20/1570	LD	W40/1570	31.84	0.8	2.7
R21/1570	LD	W41/1570	32.37	0.8	
R21/1570	LD	W42/1570	24.19	1.8	2.6
R22/1570	LD	W43/1570	20.76	1.6	
R22/1570	LD	W44/1570	40.44	0.9	2.5
R25/1571	BEDROOM	W49/1571	26.80	2.5	
R25/1571	BEDROOM	W50/1571	31.46	0.8	3.3
R26/1571	BEDROOM	W51/1571	31.70	0.8	
R26/1571	BEDROOM	W52/1571	22.65	2.2	3.0
R27/1571	BEDROOM	W53/1571	22.70	2.3	
R27/1571	BEDROOM	W54/1571	31.81	0.8	3.1
R28/1571	BEDROOM	W55/1571	31.88	0.8	
R28/1571	BEDROOM	W56/1571	22.34	2.2	3.0
R29/1571	BEDROOM	W57/1571	22.74	2.3	
R29/1571	BEDROOM	W58/1571	31.91	0.8	3.1
R30/1571	BEDROOM	W59/1571	31.90	0.8	
R30/1571	BEDROOM	W60/1571	22.02	2.2	3.0
R31/1571	BEDROOM	W61/1571	22.89	2.3	
R31/1571	BEDROOM	W62/1571	32.01	0.9	3.2



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PROPOSED SCHEME DATED 101019\_\_ANALYSIS  
 P - rel8

## INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R32/1571	BEDROOM	W63/1571	32.14	0.9	
R32/1571	BEDROOM	W64/1571	21.05	2.1	3.0
R33/1571	BEDROOM	W65/1571	23.29	2.3	
R33/1571	BEDROOM	W66/1571	31.41	0.9	3.2
R34/1571	BEDROOM	W67/1571	27.56	0.7	
R34/1571	BEDROOM	W68/1571	23.53	2.2	2.9
R35/1571	BEDROOM	W69/1571	24.94	1.2	
R35/1571	BEDROOM	W70/1571	26.03	1.0	2.2
R36/1571	BEDROOM	W71/1571	26.56	1.0	
R36/1571	BEDROOM	W72/1571	26.18	1.3	2.3
R37/1571	BEDROOM	W73/1571	26.85	1.3	
R37/1571	BEDROOM	W74/1571	28.16	1.1	2.4
R38/1571	BEDROOM	W75/1571	29.14	1.1	
R38/1571	BEDROOM	W76/1571	28.88	1.4	2.5
R39/1571	BEDROOM	W77/1571	29.36	1.4	
R39/1571	BEDROOM	W78/1571	30.54	1.2	2.6
R40/1571	BEDROOM	W79/1571	31.03	1.2	
R40/1571	BEDROOM	W80/1571	30.51	1.4	2.6
R41/1571	BEDROOM	W81/1571	30.78	1.5	
R41/1571	BEDROOM	W82/1571	31.69	1.2	2.7
R42/1571	BEDROOM	W83/1571	31.85	1.2	
R42/1571	BEDROOM	W84/1571	31.18	1.5	2.7
R43/1571	BEDROOM	W85/1571	31.29	1.5	
R43/1571	BEDROOM	W86/1571	32.11	1.2	2.7
R44/1571	BEDROOM	W87/1571	32.18	1.2	
R44/1571	BEDROOM	W88/1571	31.46	1.5	2.7
R13/1572	BEDROOM	W13/1572	31.11	1.9	1.9
R14/1572	BEDROOM	W14/1572	32.23	2.0	2.0
R15/1572	BEDROOM	W15/1572	32.94	2.0	2.0
R16/1572	BEDROOM	W16/1572	34.45	2.1	2.1



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PROPOSED SCHEME DATED 101019\_\_ANALYSIS  
 P - rel8

## INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R17/1572	BEDROOM	W17/1572	35.04	2.2	2.2
R18/1572	BEDROOM	W18/1572	35.96	2.2	2.2
R19/1572	BEDROOM	W19/1572	36.23	2.2	2.2
R20/1572	BEDROOM	W20/1572	36.56	2.3	2.3
R21/1572	BEDROOM	W21/1572	36.65	2.2	2.2
R22/1572	BEDROOM	W22/1572	36.73	2.2	2.2
<b>Block C13-C20</b>					
R7/1570	LKD	W13/1570	36.70	0.7	
R7/1570	LKD	W14/1570	25.98	1.8	2.5
R8/1570	LKD	W15/1570	24.06	1.7	
R8/1570	LKD	W16/1570	26.85	0.6	2.3
R9/1570	LD	W17/1570	26.96	0.6	
R9/1570	LD	W18/1570	23.09	1.6	2.2
R10/1570	LD	W19/1570	23.94	1.7	
R10/1570	LD	W20/1570	29.41	0.6	2.3
R11/1570	LD	W21/1570	30.03	0.7	
R11/1570	LD	W22/1570	22.90	1.6	2.3
R12/1570	LD	W23/1570	22.88	1.6	
R12/1570	LD	W24/1570	38.25	0.8	2.4
R11/1571	BEDROOM	W21/1571	28.09	2.3	
R11/1571	BEDROOM	W22/1571	32.85	0.8	3.1
R12/1571	BEDROOM	W23/1571	32.38	0.8	
R12/1571	BEDROOM	W24/1571	20.67	1.9	2.7
R13/1571	BEDROOM	W25/1571	31.19	1.5	
R13/1571	BEDROOM	W26/1571	32.01	1.2	2.7
R14/1571	BEDROOM	W27/1571	32.07	1.2	
R14/1571	BEDROOM	W28/1571	31.35	1.5	2.7
R17/1571	BEDROOM	W33/1571	20.71	1.9	
R17/1571	BEDROOM	W34/1571	31.80	0.8	2.7



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PROPOSED SCHEME DATED 101019\_\_ANALYSIS  
 P - rel8

## INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R18/1571	BEDROOM	W35/1571	31.83	0.8	
R18/1571	BEDROOM	W36/1571	23.79	2.1	2.9
R19/1571	BEDROOM	W37/1571	24.59	2.1	
R19/1571	BEDROOM	W38/1571	31.29	0.7	2.8
R20/1571	BEDROOM	W39/1571	30.97	0.7	
R20/1571	BEDROOM	W40/1571	28.44	2.3	3.0
R21/1571	BEDROOM	W41/1571	31.37	1.5	
R21/1571	BEDROOM	W42/1571	32.09	1.2	2.7
R22/1571	BEDROOM	W43/1571	32.02	1.2	
R22/1571	BEDROOM	W44/1571	31.19	1.4	2.6
R23/1571	BEDROOM	W45/1571	31.12	1.4	
R23/1571	BEDROOM	W46/1571	31.85	1.2	2.6
R24/1571	BEDROOM	W47/1571	31.80	1.2	
R24/1571	BEDROOM	W48/1571	31.01	1.4	2.6
R5/1572	BEDROOM	W5/1572	36.72	2.3	2.3
R6/1572	BEDROOM	W6/1572	36.80	2.3	2.3
R9/1572	BEDROOM	W9/1572	36.69	2.3	2.3
R10/1572	BEDROOM	W10/1572	36.64	2.2	2.2
R11/1572	BEDROOM	W11/1572	36.61	2.2	2.2
R12/1572	BEDROOM	W12/1572	36.57	2.2	2.2
R3/1580	LKD	W5/1580	51.69	1.0	
R3/1580	LKD	W6/1580	24.33	1.6	2.6
R4/1580	LKD	W7/1580	23.95	1.6	
R4/1580	LKD	W8/1580	51.79	1.0	2.6
R5/1581	BEDROOM	W9/1581	29.27	2.5	
R5/1581	BEDROOM	W10/1581	31.78	0.8	3.3
R6/1581	BEDROOM	W11/1581	31.60	0.8	
R6/1581	BEDROOM	W12/1581	28.58	2.4	3.2
R7/1581	BEDROOM	W13/1581	29.48	1.4	
R7/1581	BEDROOM	W14/1581	31.95	1.1	2.5



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PROPOSED SCHEME DATED 101019\_\_ANALYSIS  
 P - rel8

## INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R8/1581	BEDROOM	W15/1581	32.00	1.1	
R8/1581	BEDROOM	W16/1581	29.51	1.4	2.5
R3/1582	BEDROOM	W3/1582	36.44	1.6	1.6
R4/1582	BEDROOM	W4/1582	36.45	1.6	1.6
<b>Block C5-C12</b>					
R1/1570	LKD	W1/1570	27.93	0.6	
R1/1570	LKD	W2/1570	25.82	1.8	2.4
R2/1570	LKD	W3/1570	25.71	1.8	
R2/1570	LKD	W4/1570	29.44	0.6	2.4
R3/1570	LKD	W5/1570	29.61	0.6	
R3/1570	LKD	W6/1570	25.53	1.8	2.4
R4/1570	LKD	W7/1570	23.55	1.7	
R4/1570	LKD	W8/1570	26.74	0.6	2.3
R5/1570	LKD	W9/1570	26.97	0.6	
R5/1570	LKD	W10/1570	24.17	1.7	2.3
R6/1570	LKD	W11/1570	26.06	1.8	
R6/1570	LKD	W12/1570	37.13	0.7	2.5
R1/1571	BEDROOM	W1/1571	21.94	2.0	
R1/1571	BEDROOM	W2/1571	32.73	0.8	2.8
R2/1571	BEDROOM	W3/1571	32.59	0.8	
R2/1571	BEDROOM	W4/1571	24.46	2.2	3.0
R3/1571	BEDROOM	W5/1571	24.68	2.2	
R3/1571	BEDROOM	W6/1571	32.48	0.8	3.0
R4/1571	BEDROOM	W7/1571	32.07	0.8	
R4/1571	BEDROOM	W8/1571	20.72	1.9	2.7
R5/1571	BEDROOM	W9/1571	31.41	1.5	
R5/1571	BEDROOM	W10/1571	32.17	1.2	2.7
R6/1571	BEDROOM	W11/1571	32.22	1.2	
R6/1571	BEDROOM	W12/1571	31.54	1.5	2.7
R7/1571	BEDROOM	W13/1571	31.71	1.5	



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PROPOSED SCHEME DATED 101019\_\_ANALYSIS  
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## INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R7/1571	BEDROOM	W14/1571	32.57	1.2	2.7
R8/1571	BEDROOM	W15/1571	32.86	1.2	
R8/1571	BEDROOM	W16/1571	32.46	1.5	2.7
R9/1571	BEDROOM	W17/1571	20.60	1.9	
R9/1571	BEDROOM	W18/1571	32.39	0.8	2.7
R10/1571	BEDROOM	W19/1571	32.86	0.8	
R10/1571	BEDROOM	W20/1571	28.00	2.3	3.1
R15/1571	BEDROOM	W29/1571	31.40	1.5	
R15/1571	BEDROOM	W30/1571	32.17	1.2	2.7
R16/1571	BEDROOM	W31/1571	32.17	1.2	
R16/1571	BEDROOM	W32/1571	31.39	1.5	2.7
R1/1572	BEDROOM	W1/1572	36.74	2.2	2.2
R2/1572	BEDROOM	W2/1572	36.78	2.2	2.2
R3/1572	BEDROOM	W3/1572	36.82	2.2	2.2
R4/1572	BEDROOM	W4/1572	37.04	2.2	2.2
R7/1572	BEDROOM	W7/1572	36.81	2.2	2.2
R8/1572	BEDROOM	W8/1572	36.78	2.2	2.2
R1/1580	LKD	W1/1580	51.48	1.0	
R1/1580	LKD	W2/1580	24.31	1.6	2.6
R2/1580	LKD	W3/1580	24.70	1.6	
R2/1580	LKD	W4/1580	51.78	1.0	2.6
R1/1581	BEDROOM	W1/1581	29.18	2.5	
R1/1581	BEDROOM	W2/1581	31.68	0.8	3.3
R2/1581	BEDROOM	W3/1581	31.96	0.8	
R2/1581	BEDROOM	W4/1581	29.21	2.5	3.3
R3/1581	BEDROOM	W5/1581	29.79	1.4	
R3/1581	BEDROOM	W6/1581	32.25	1.1	2.5
R4/1581	BEDROOM	W7/1581	32.26	1.1	
R4/1581	BEDROOM	W8/1581	29.73	1.4	2.5



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PROPOSED SCHEME DATED 101019\_\_ANALYSIS  
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## INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R1/1582	BEDROOM	W1/1582	36.53	1.6	1.6
R2/1582	BEDROOM	W2/1582	36.60	1.6	1.6
<b>Block C1-C4</b>					
R1/1540	LKD	W1/1540	36.70	0.4	
R1/1540	LKD	W2/1540	41.71	0.9	
R1/1540	LKD	W3/1540	29.68	1.7	3.0
R1/1541	BEDROOM	W2/1541	37.38	3.2	
R1/1541	BEDROOM	W3/1541	35.32	0.9	4.1
R2/1541	BEDROOM	W1/1541	38.42	1.2	
R2/1541	BEDROOM	W4/1541	35.43	3.6	4.8
R1/1542	BEDROOM	W1/1542	85.79	3.1	
R1/1542	BEDROOM	W2/1542	85.59	3.1	6.2
R1/1640	LKD	W1/1640	10.51	0.5	
R1/1640	LKD	W2/1640	28.44	1.9	2.4
R1/1641	BEDROOM	W1/1641	8.38	1.3	
R1/1641	BEDROOM	W2/1641	34.52	0.9	2.2
R2/1641	BEDROOM	W3/1641	34.23	3.6	3.6
R1/1642	BEDROOM	W1/1642	85.34	3.1	
R1/1642	BEDROOM	W2/1642	85.44	3.1	6.2
R1/1740	LKD	W1/1740	10.35	0.5	
R1/1740	LKD	W2/1740	27.41	1.8	2.3
R1/1741	BEDROOM	W1/1741	7.73	1.3	
R1/1741	BEDROOM	W2/1741	33.85	0.9	2.2
R2/1741	BEDROOM	W3/1741	33.44	3.5	3.5
R1/1742	BEDROOM	W1/1742	85.26	3.1	
R1/1742	BEDROOM	W2/1742	85.24	3.1	6.2
R1/1840	LKD	W1/1840	10.26	0.5	
R1/1840	LKD	W2/1840	26.51	1.8	2.3
R1/1841	BEDROOM	W1/1841	7.36	1.2	
R1/1841	BEDROOM	W2/1841	33.33	0.9	2.1





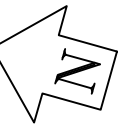
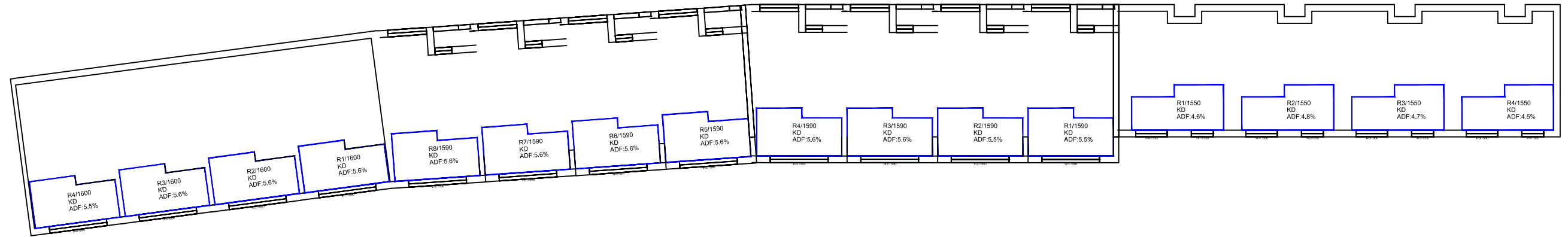
# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
EXISTING vs PROPOSED SCHEME DATED 101019\_\_ANALYSIS  
P - rel8

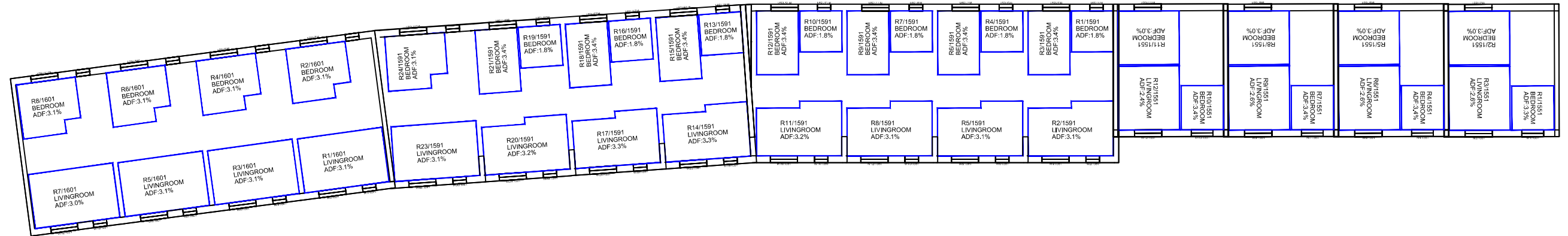
## INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R2/1841	BEDROOM	W3/1841	33.15	3.5	3.5
R1/1842	BEDROOM	W1/1842	83.78	3.0	
R1/1842	BEDROOM	W2/1842	84.75	3.1	6.1

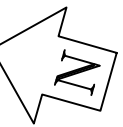
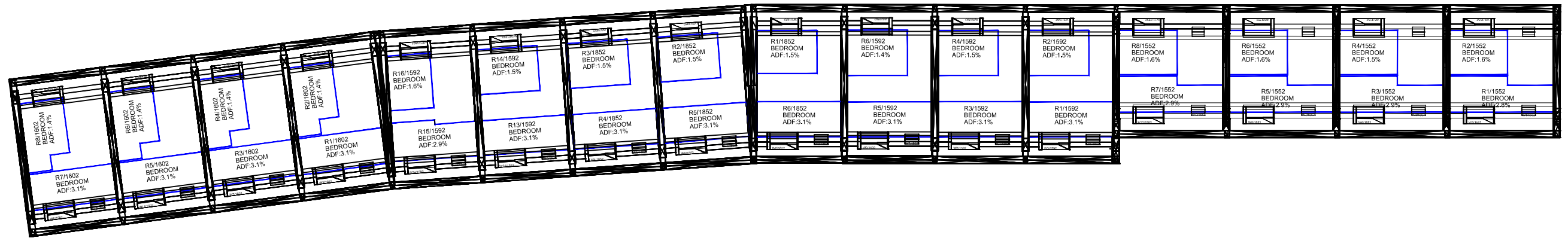
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**BLOCK D - FIRST FLOOR**



**BLOCK D - SECOND FLOOR**



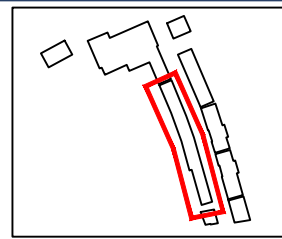
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 Greggs Twickenham\_UpdateAug2018\_Recap.rcp

Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg

Proposed Scheme (received 04/02/19)  
 A2871 Greggs - North.dwg  
 A2871 Greggs - South.dwg

Proposed Scheme (received 10/10/19)  
 A2871 3D Model.max  
 P1886\_17[AA Mark up].pdf (received 16/10/19)

**Key:**



**Project:** Greggs, Twickenham

**Title:** Internal Room Layouts and ADF Results  
 Proposed Scheme received 10/10/19

**Scheme Confirmed:**

**Date:**

**Drawn By:**  
 JG/BZW/FV

**Scale:**  
 1:300 @ A3

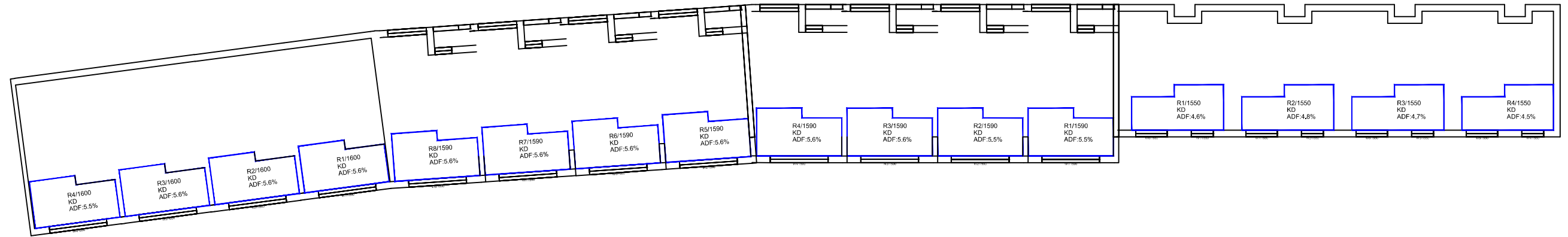
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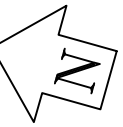
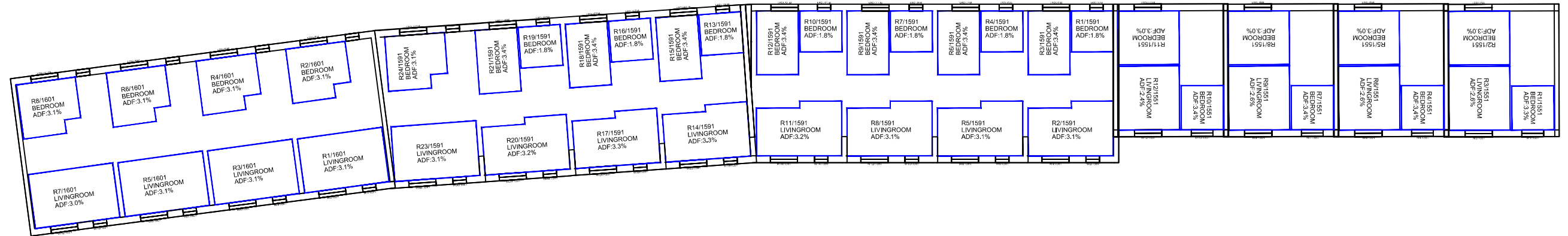
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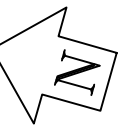
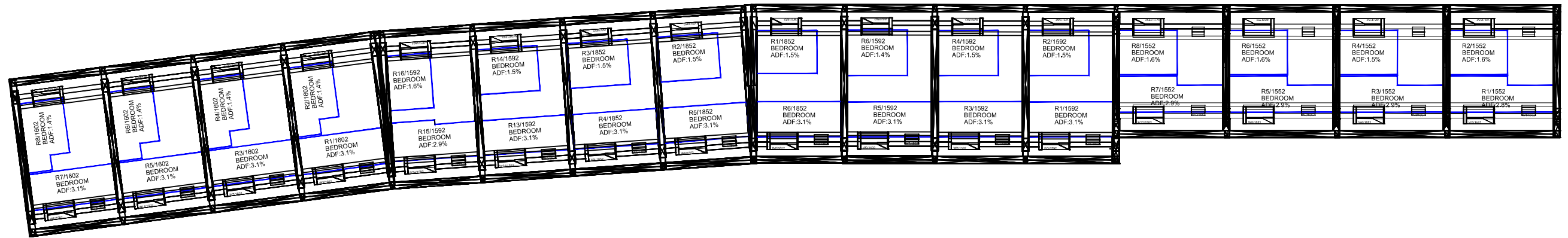
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**BLOCK D - FIRST FLOOR**



**BLOCK D - SECOND FLOOR**



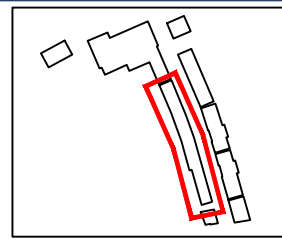
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Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg

Proposed Scheme (received 04/02/19)  
 A2871 Greggs - North.dwg  
 A2871 Greggs - South.dwg

Proposed Scheme (received 10/10/19)  
 A2871 3D Model.max  
 P1886\_17[AA Mark up].pdf (received 16/10/19)

**Key:**



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 Proposed Scheme received 10/10/19

**Scheme Confirmed:**

**Date:**

**Drawn By:**  
 JG/BZW/FV

**Scale:**  
 1:300 @ A3

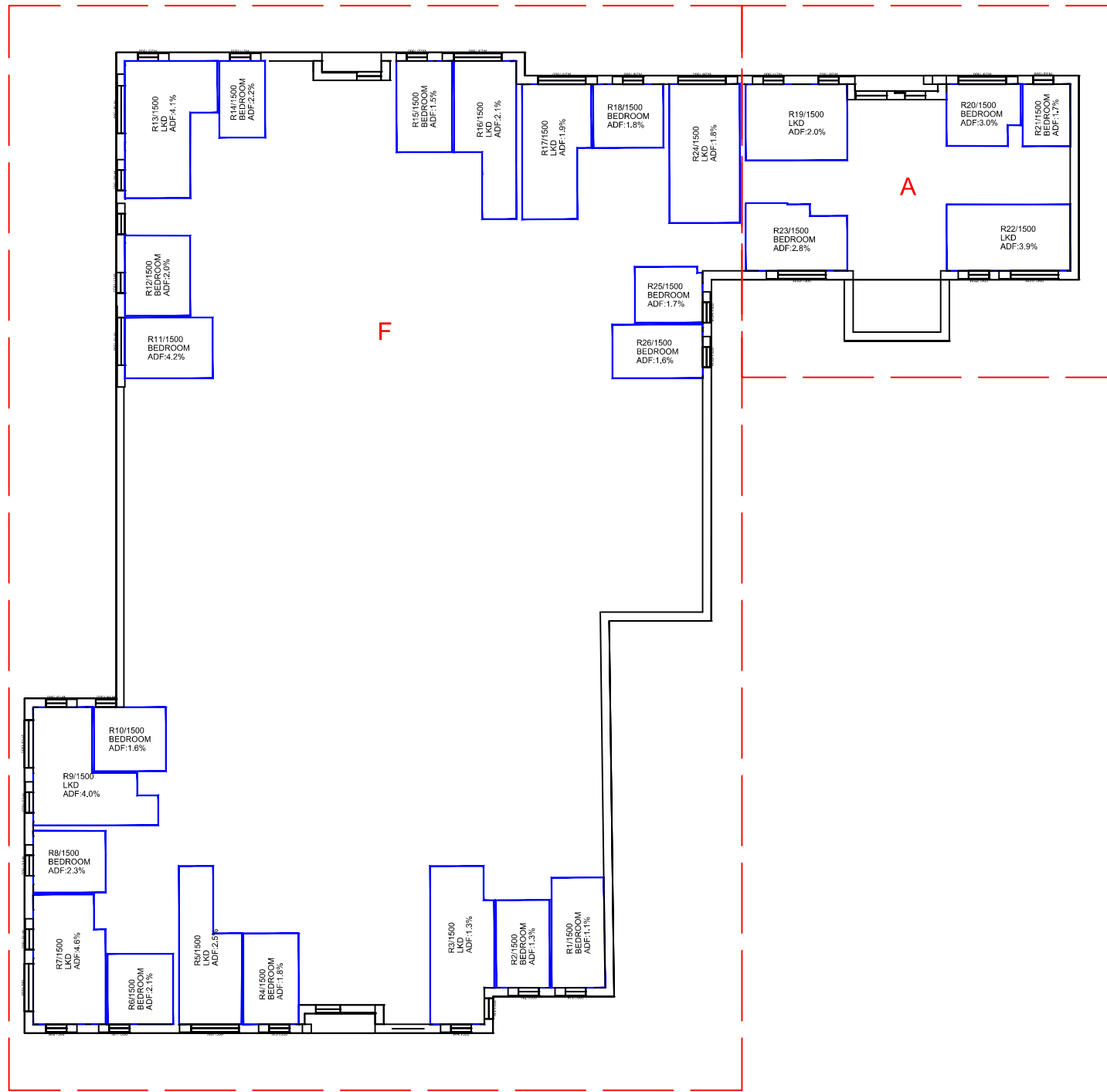
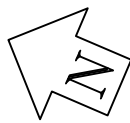
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**Dwg No:**  
**P1886/I/15**

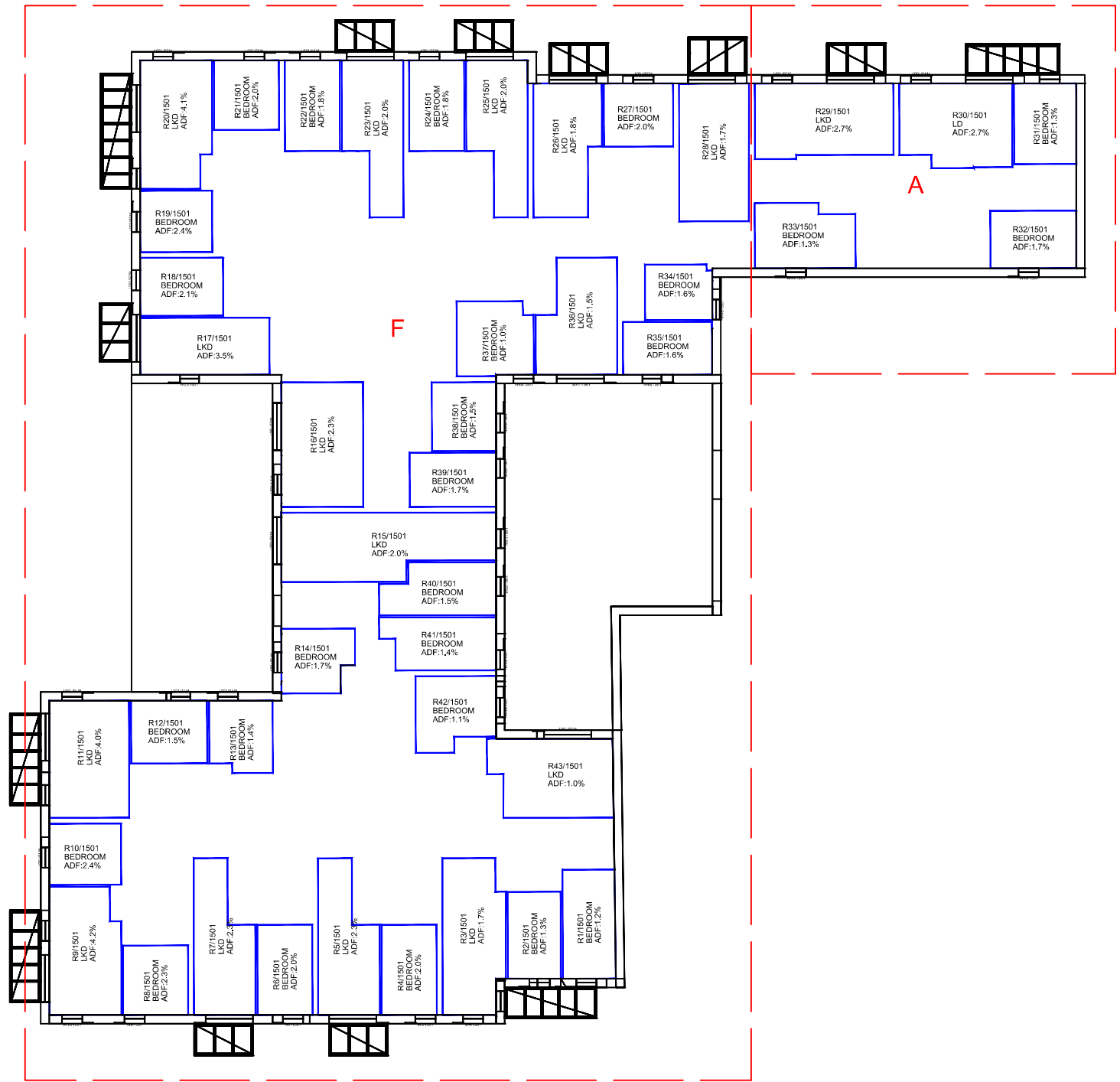
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BLOCKS A AND F - GROUND FLOOR



BLOCKS A AND F - FIRST FLOOR

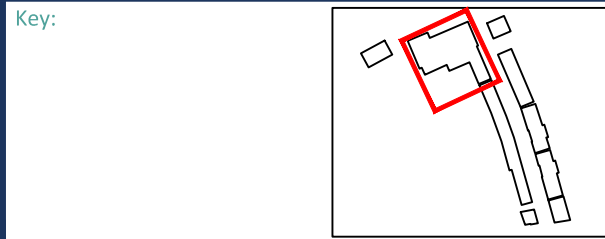


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 Greggs Twickenham\_UpdateAug2018\_Recap.rcp

Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg

Proposed Scheme (received 04/02/19)  
 A2871 Greggs - North.dwg  
 A2871 Greggs - South.dwg

Proposed Scheme (received 10/10/19)  
 A2871 3D Model.max  
 P1886\_17[AA Mark up].pdf (received 16/10/19)



Project: Greggs, Twickenham

Title: Internal Room Layouts and ADF Results  
 Proposed Scheme received 10/10/19

Scheme Confirmed: -

Date: -

Drawn By: JG/BZW/FV

Scale: 1:300 @ A3

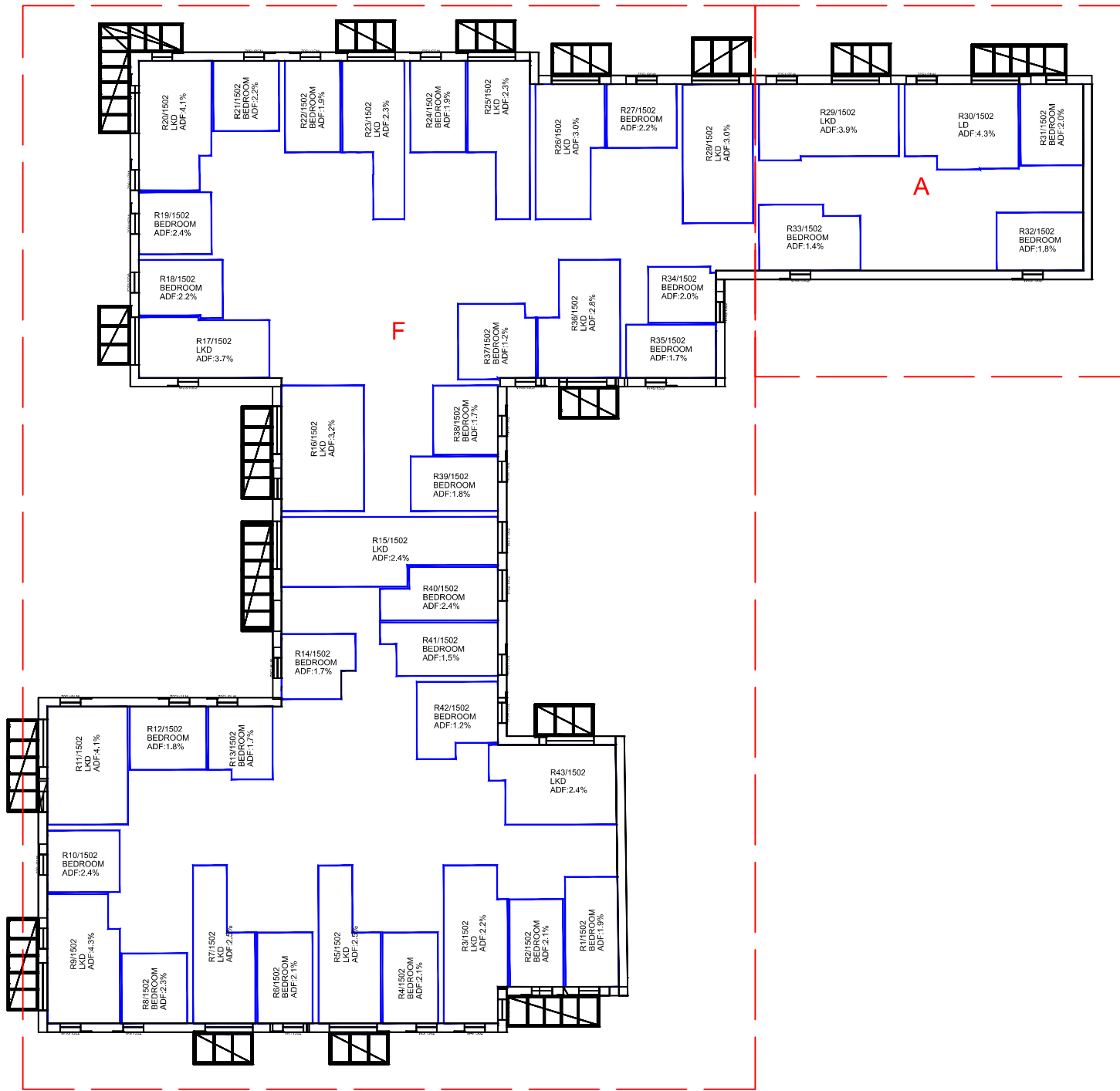
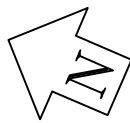
Date: Oct 19

Dwg No: P1886/I/16

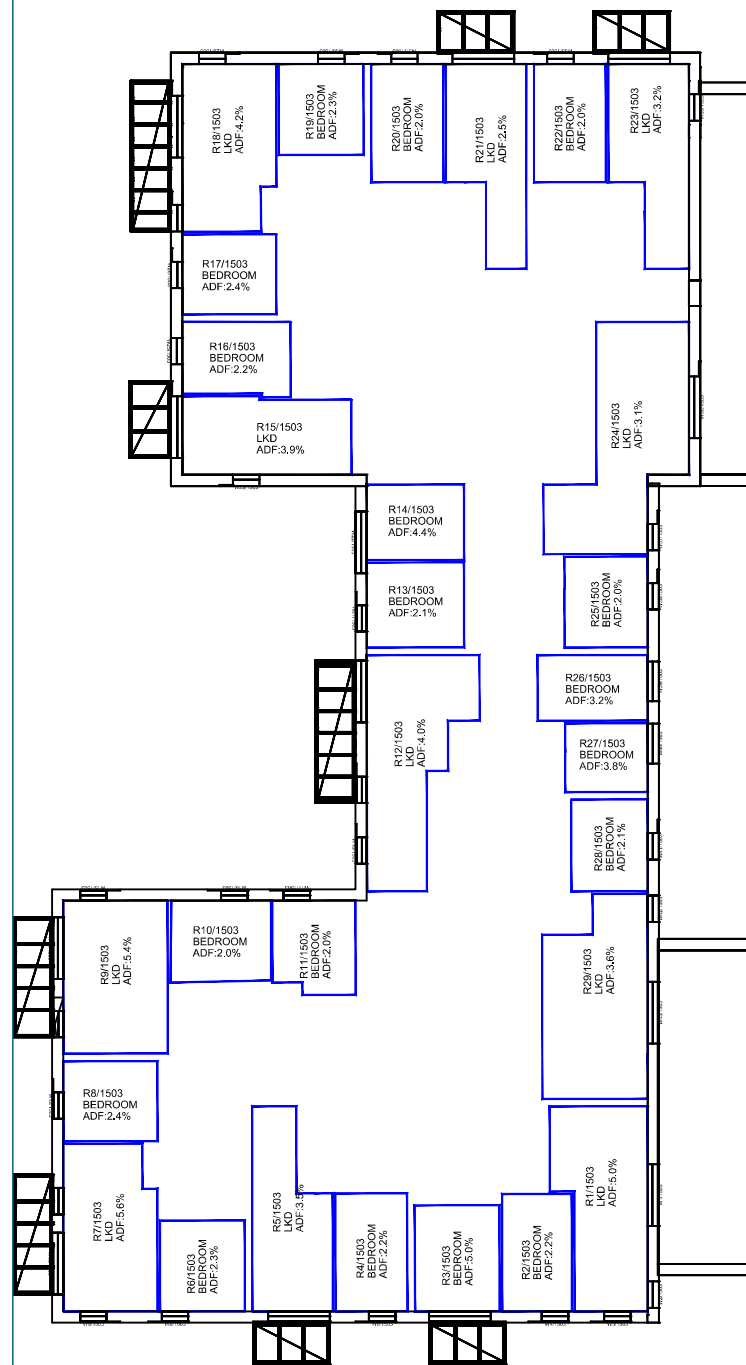
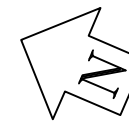
Rel: 08



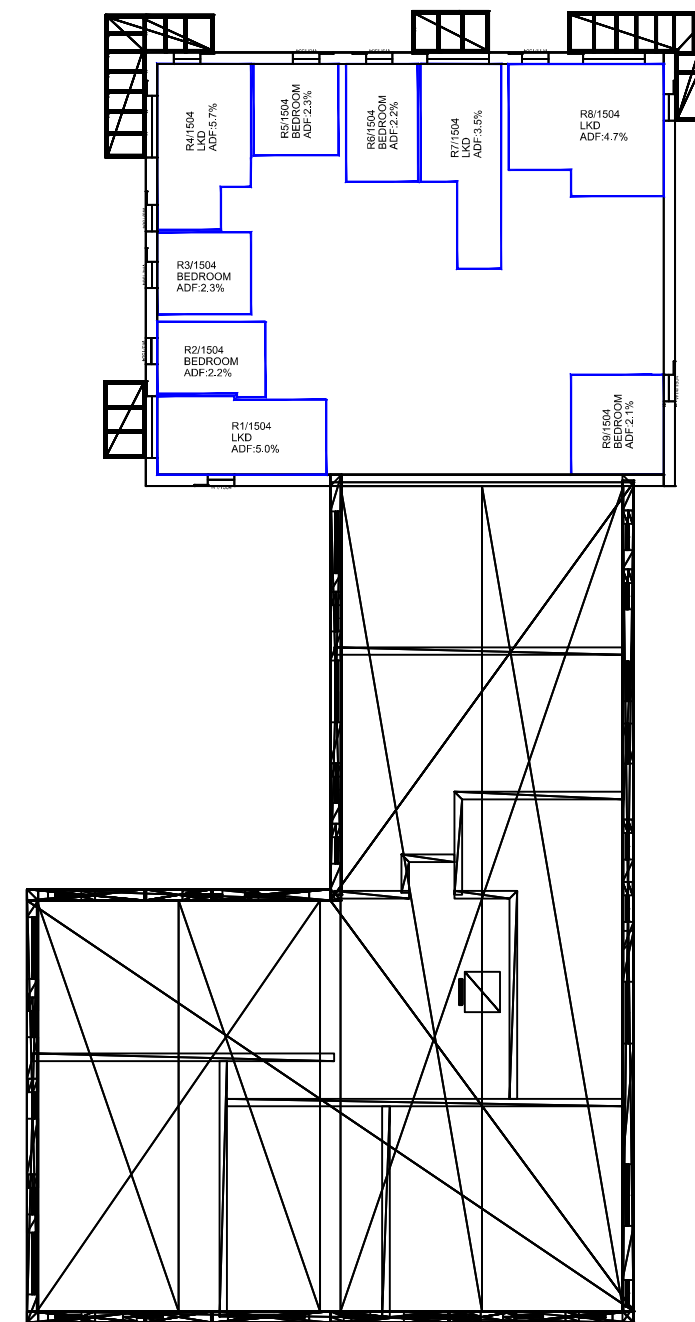
BLOCKS A AND F - SECOND FLOOR



BLOCK F - THIRD FLOOR



BLOCK F - FOURTH FLOOR



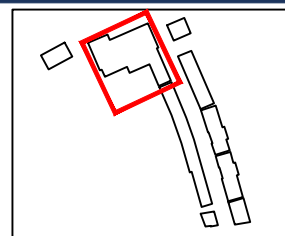
Sources: Point2Surveyors  
 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp

Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg

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 A2871 Greggs - North.dwg  
 A2871 Greggs - South.dwg

Proposed Scheme (received 10/10/19)  
 A2871 3D Model.max  
 P1886\_17[AA Mark up].pdf (received 16/10/19)

Key:



Project: Greggs, Twickenham

Title: Internal Rooms Layouts and ADF Results  
 Proposed Scheme received 10/10/19

Scheme Confirmed:

Date:

Drawn By:  
 JG/BZW/FV

Scale:  
 1:300 @ A3

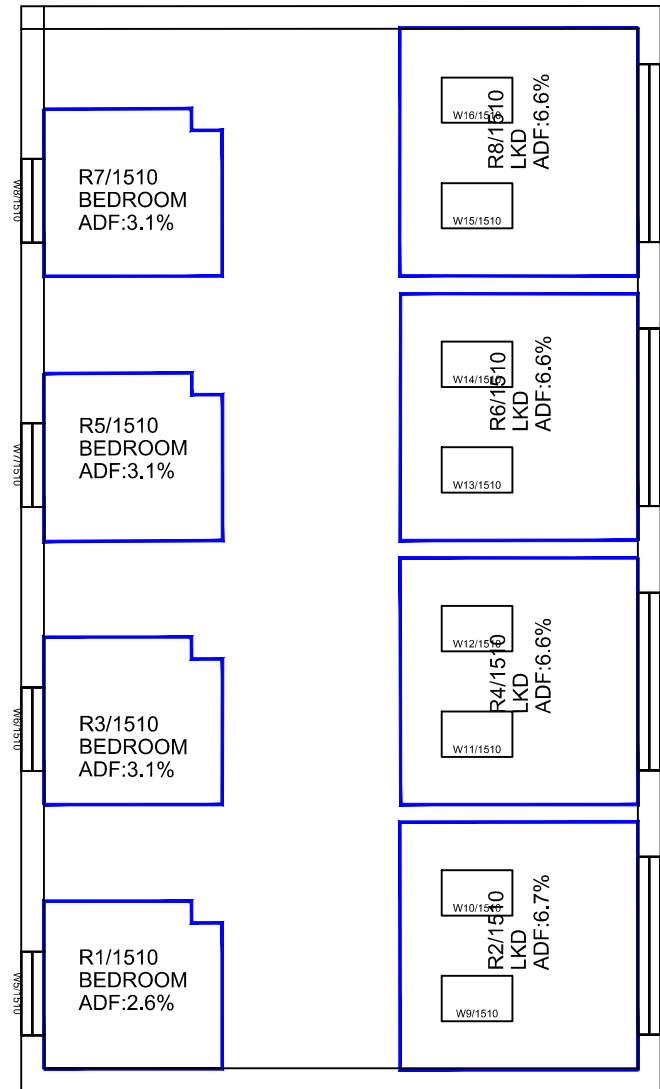
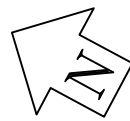
Date:  
 Oct 19

Dwg No:  
**P1886/I/17**

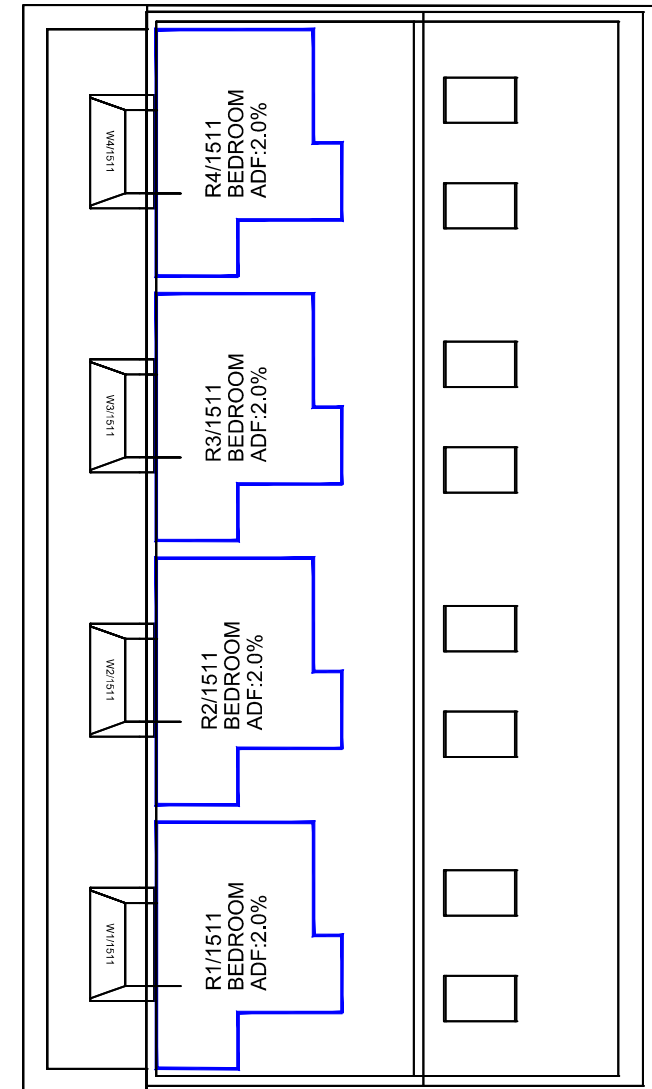
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BLOCK G - GROUND FLOOR



BLOCK G - FIRST FLOOR



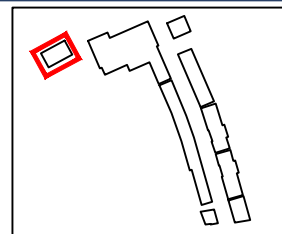
Sources: Point2Surveyors  
 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp

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 P1886\_17[AA Mark up].pdf (received 16/10/19)

Key:



Project: Greggs, Twickenham

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 Proposed Scheme received 10/10/19

Scheme Confirmed:

Date:

Drawn By:  
 JG/BZW/FV

Scale:  
 1:150 @ A3

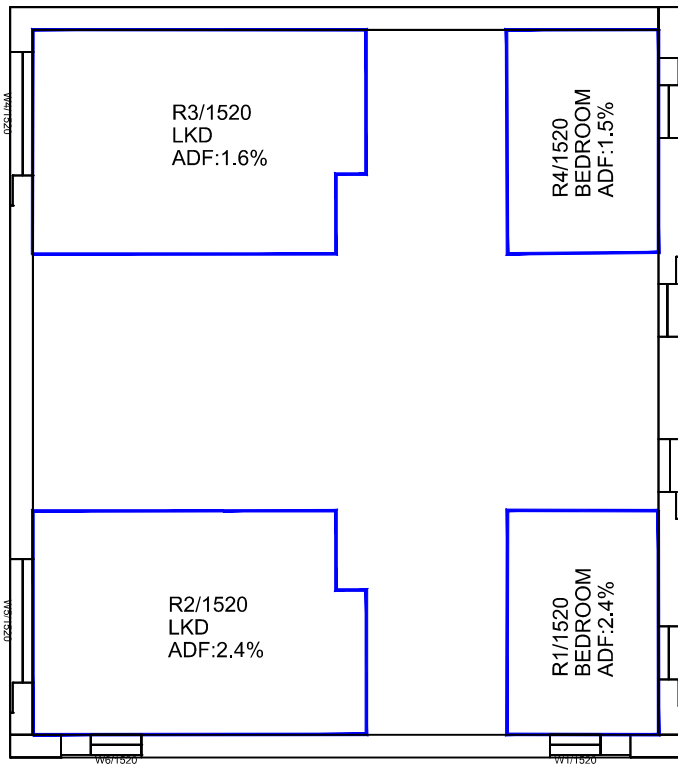
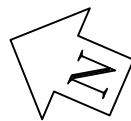
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**P1886/I/18**

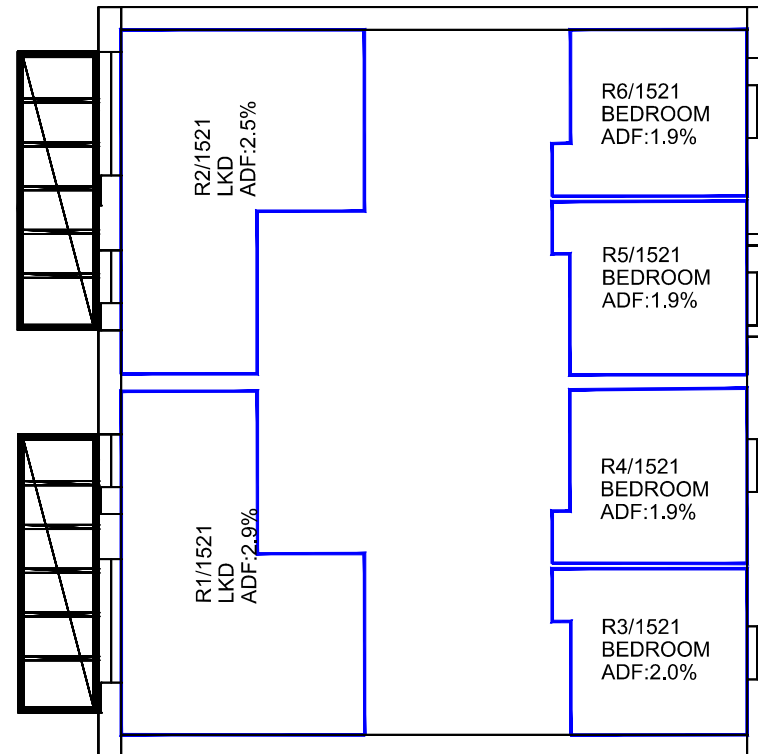
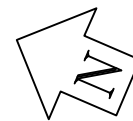
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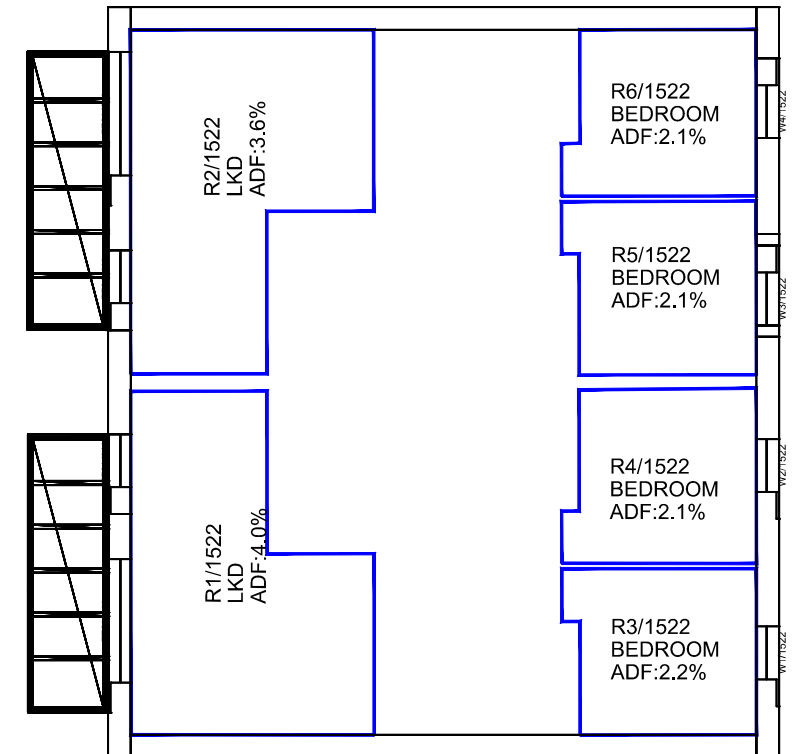
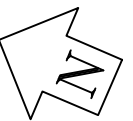
BLOCK E - GROUND FLOOR



BLOCK E - FIRST FLOOR



BLOCK E - SECOND FLOOR



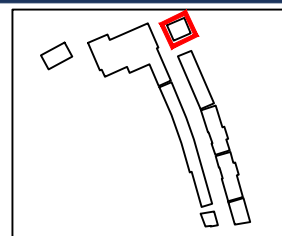
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 Scan Data (received 28/08/18)  
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Drawn By:  
 JG/BZW/FV

Scale:  
 1:150 @ A3

Date:  
 Oct 19

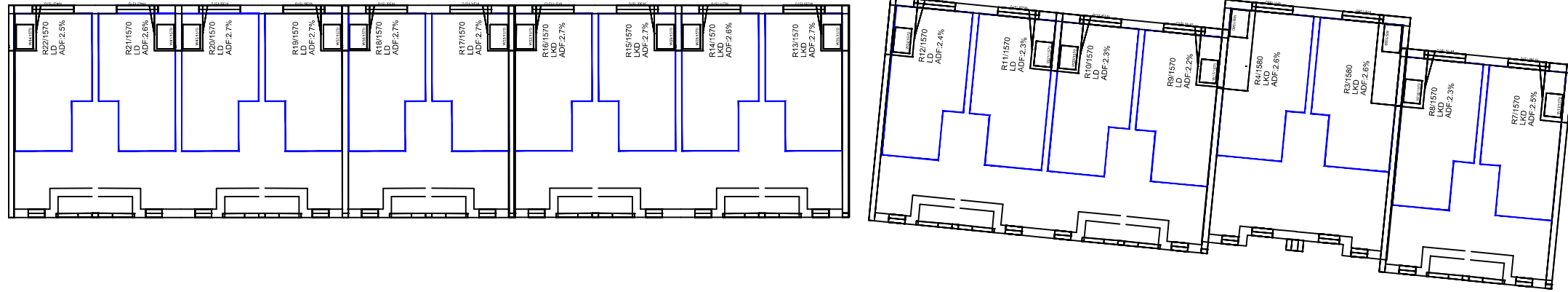
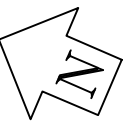
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**P1886/I/19**

Rel:  
**08**

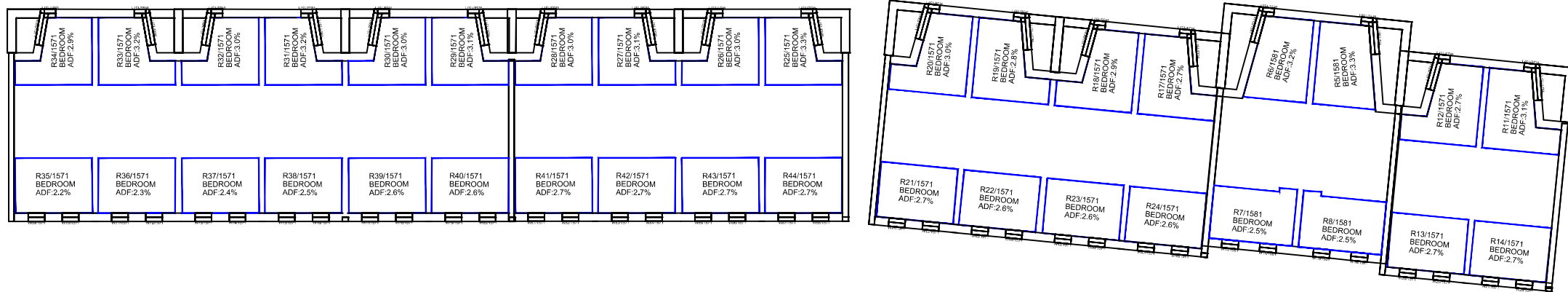
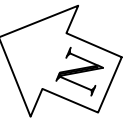




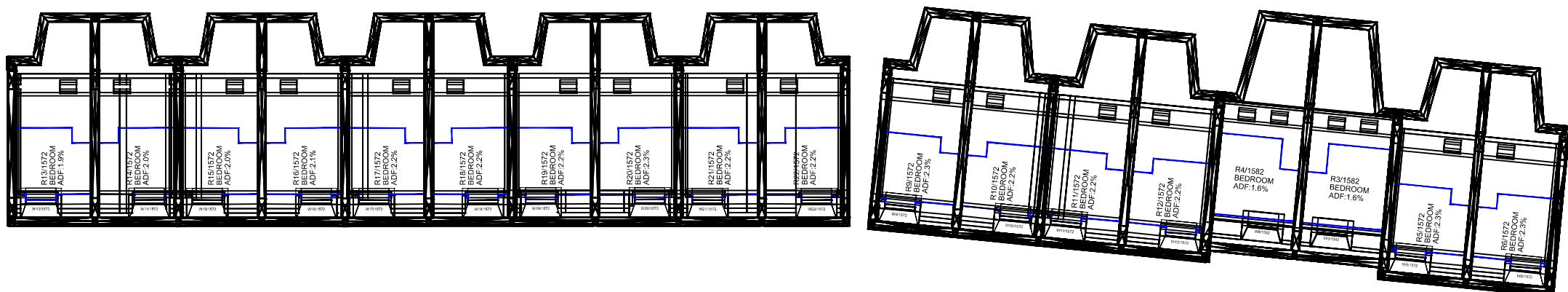
BLOCK C - GROUND FLOOR



BLOCK C - FIRST FLOOR



BLOCK C - SECOND FLOOR

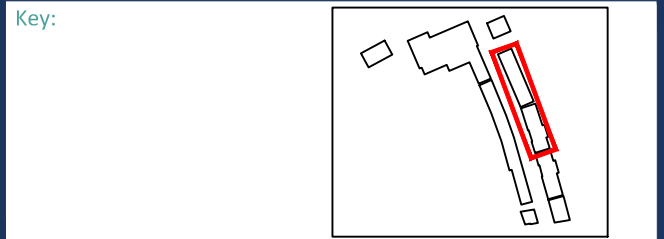


Sources: Point2Surveyors  
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Project: Greggs, Twickenham

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Date:  
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Drawn By:  
 JG/BZW/FV

Scale:  
 1:300 @ A3

Date:  
 Oct 19

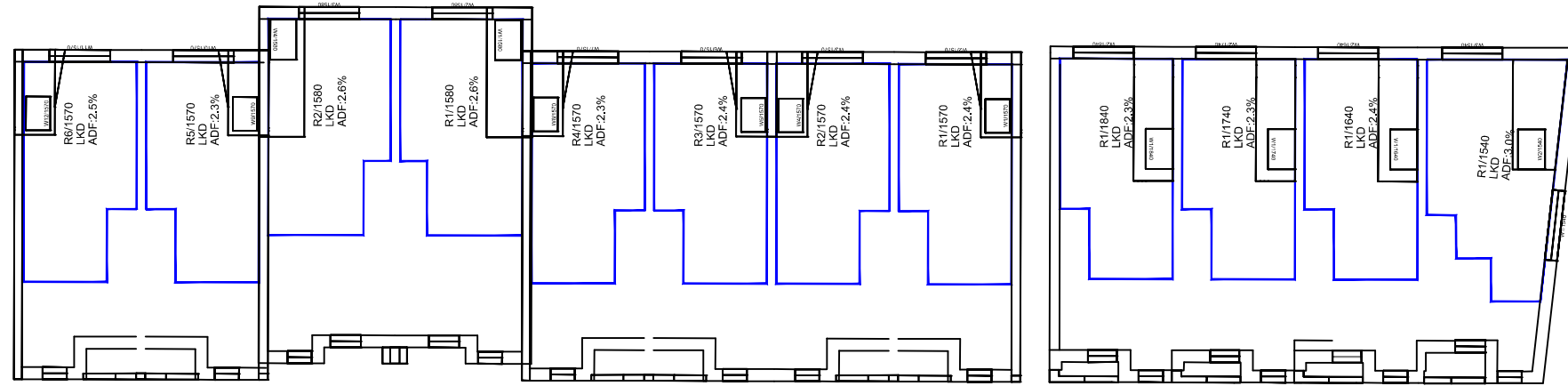
Dwg No:  
**P1886/I/20**

Rel:  
**08**

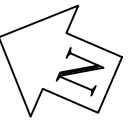
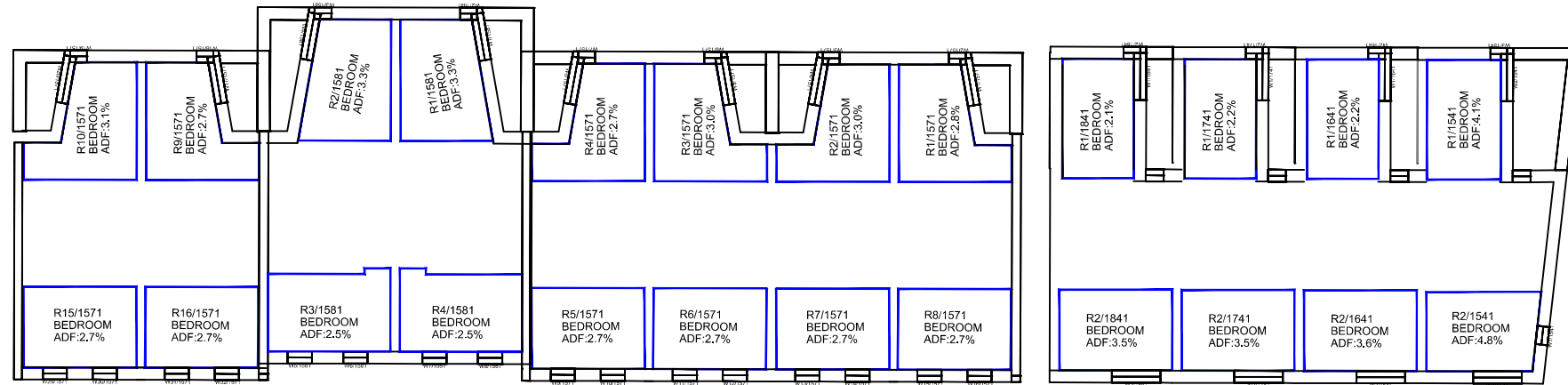




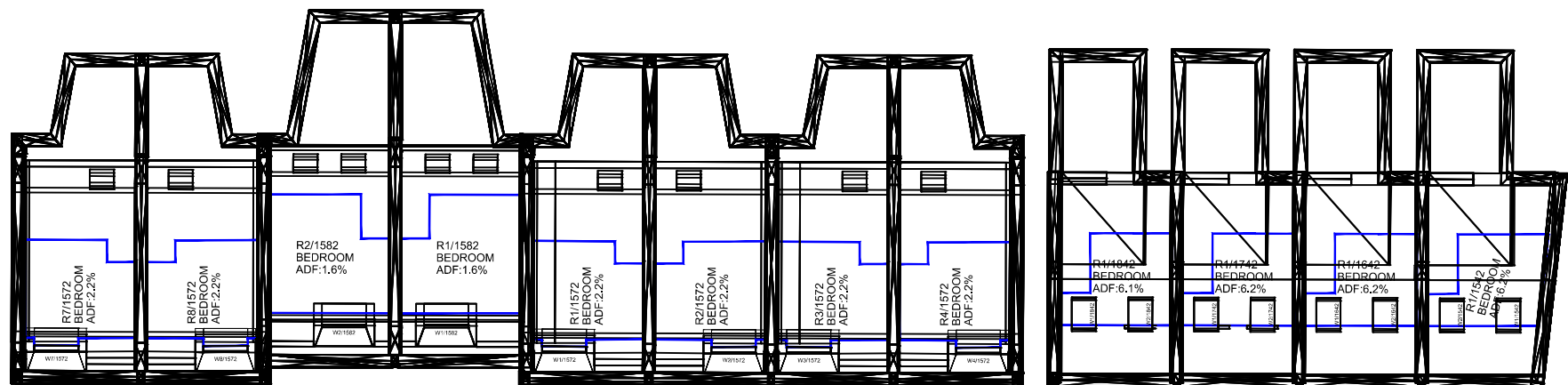
BLOCK C - GROUND FLOOR



BLOCK C - FIRST FLOOR



BLOCK C - SECOND FLOOR

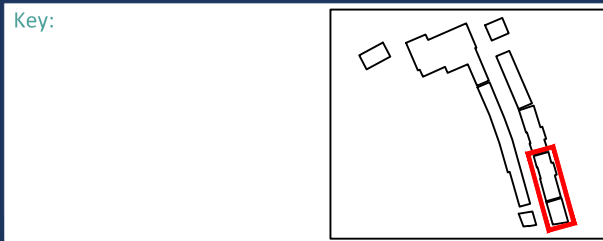


Sources: Point2Surveyors  
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P1886\_17[AA Mark up].pdf (received 16/10/19)



Project: Greggs, Twickenham

Title: Internal Room Layouts and ADF Results  
Proposed Scheme received 10/10/19

Scheme Confirmed: -

Date: -

Drawn By: JG/BZW/FV

Scale: 1:300 @ A3

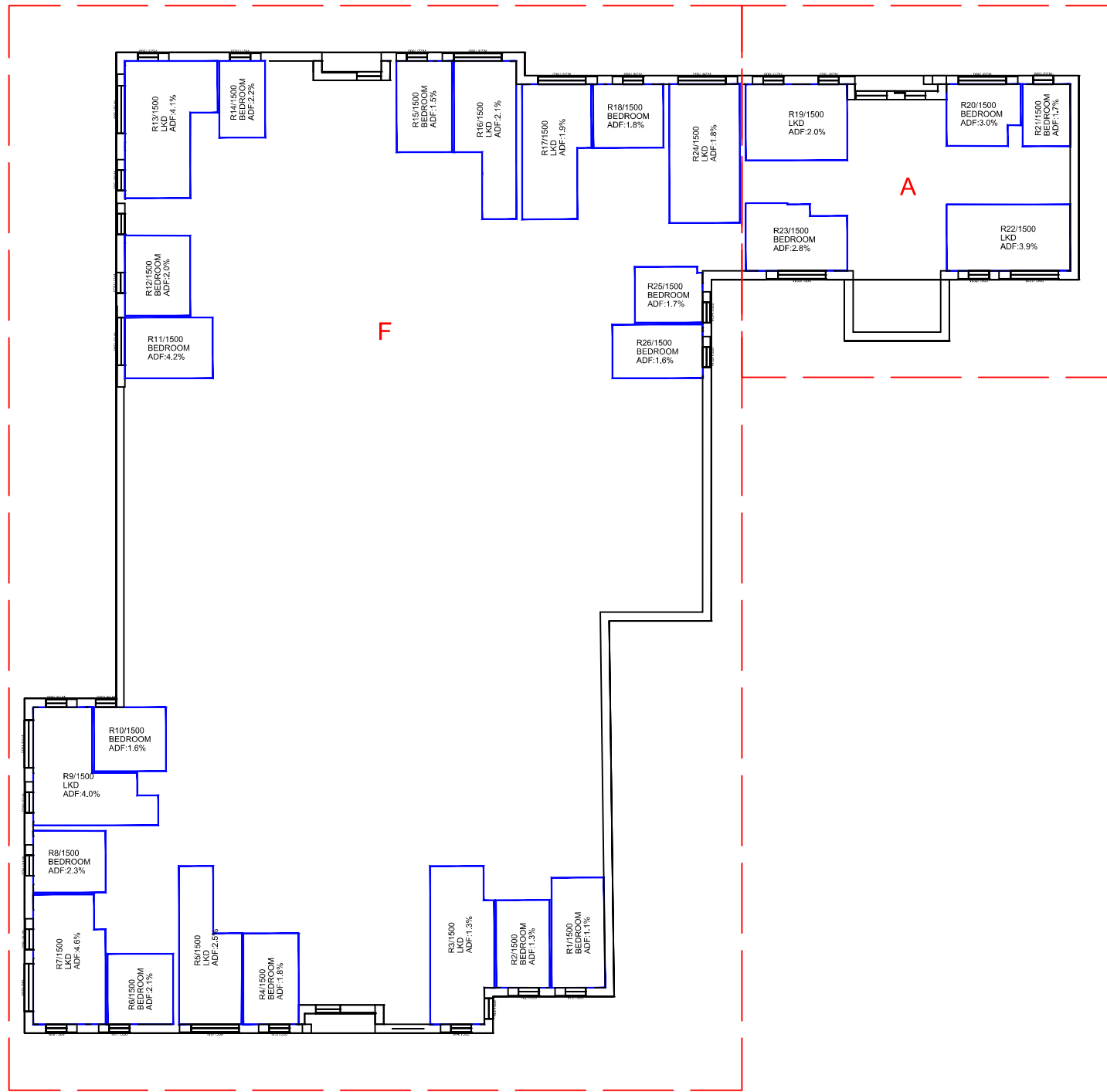
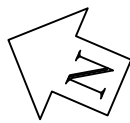
Date: Oct 19

Dwg No: P1886/I/21

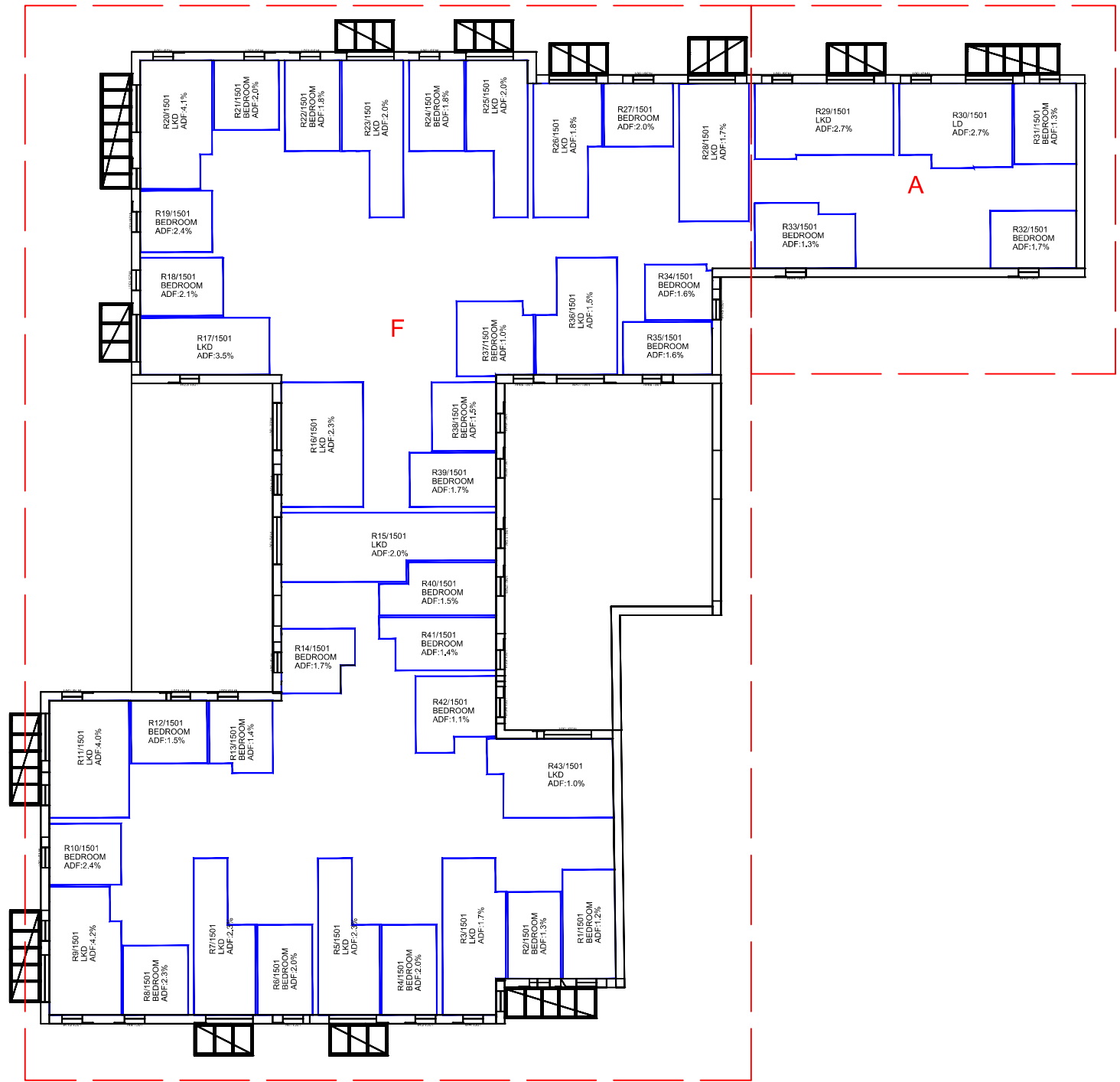
Rel: 08



BLOCKS A AND F - GROUND FLOOR



BLOCKS A AND F - FIRST FLOOR



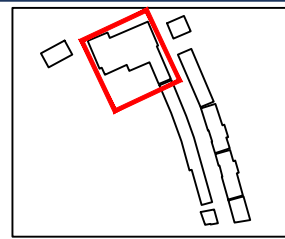
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 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp

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 Proposed Scheme received 10/10/19

Scheme Confirmed:

Date:

Drawn By:  
 JG/BZW/FV

Scale:  
 1:300 @ A3

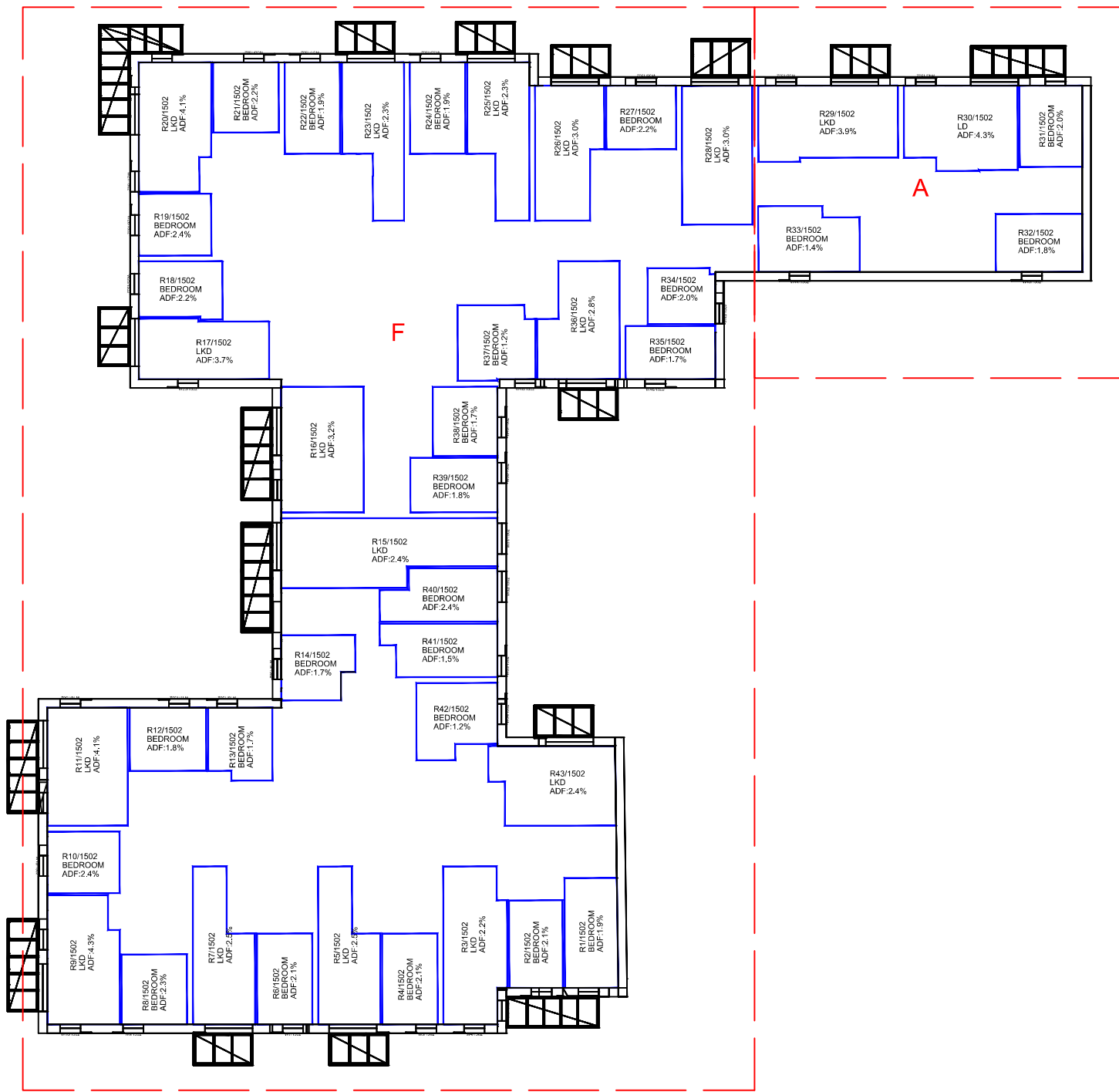
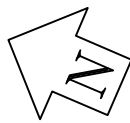
Date:  
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Dwg No:  
**P1886/I/16**

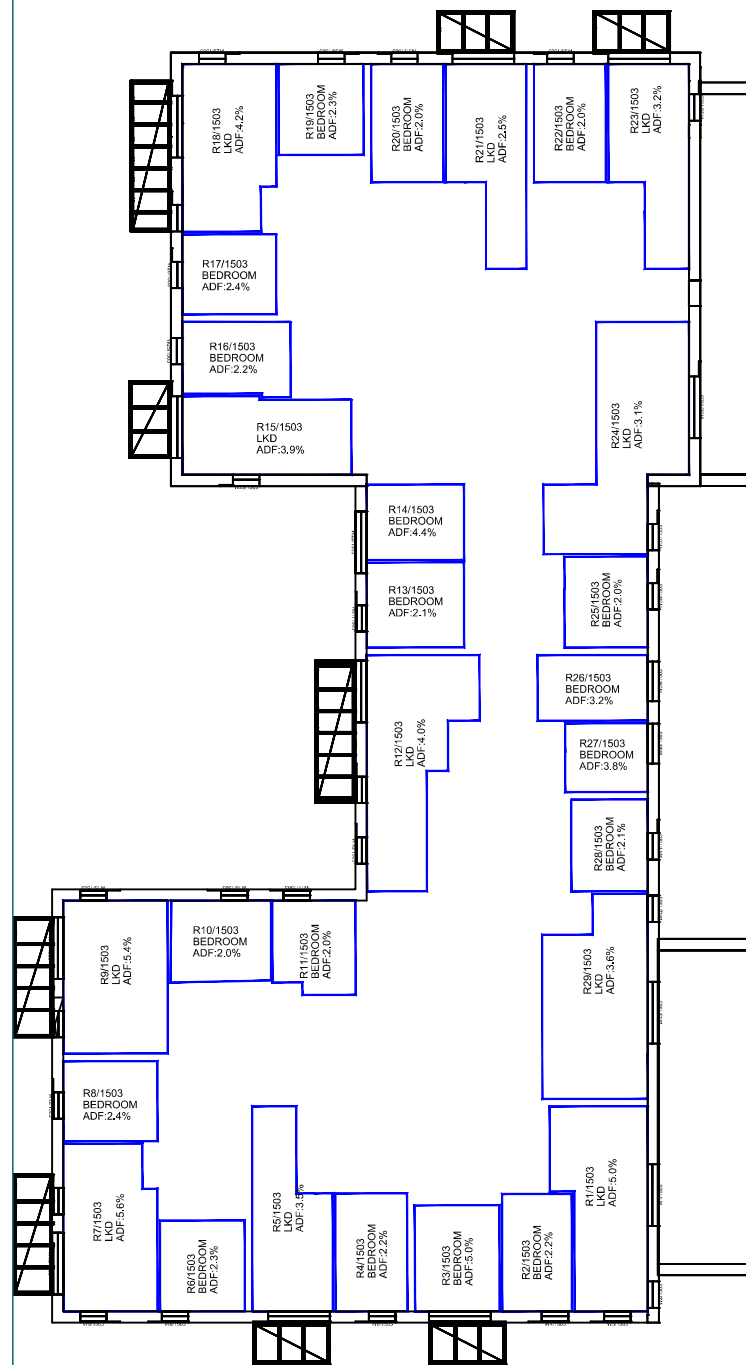
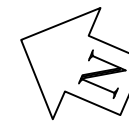
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**08**



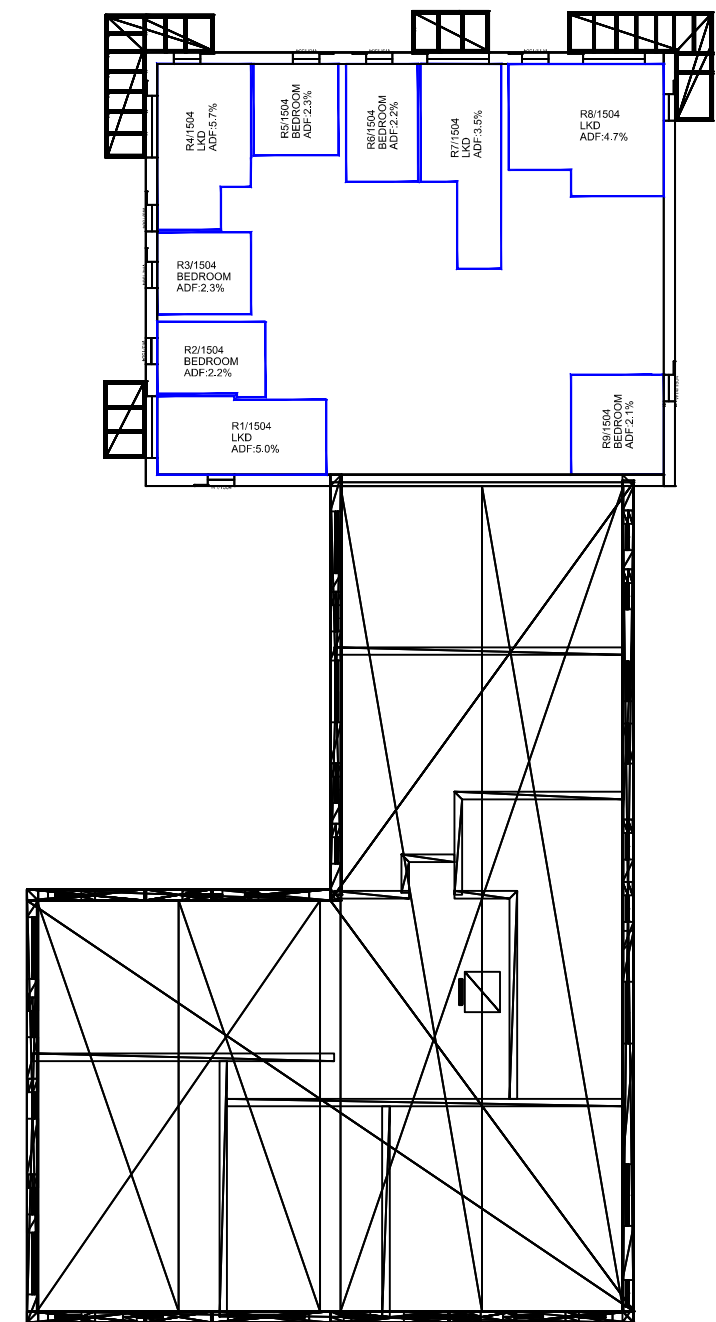
BLOCKS A AND F - SECOND FLOOR



BLOCK F - THIRD FLOOR



BLOCK F - FOURTH FLOOR



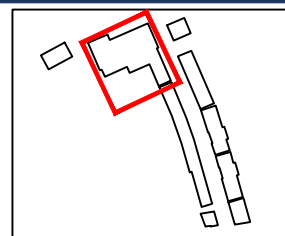
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Scale:  
 1:300 @ A3

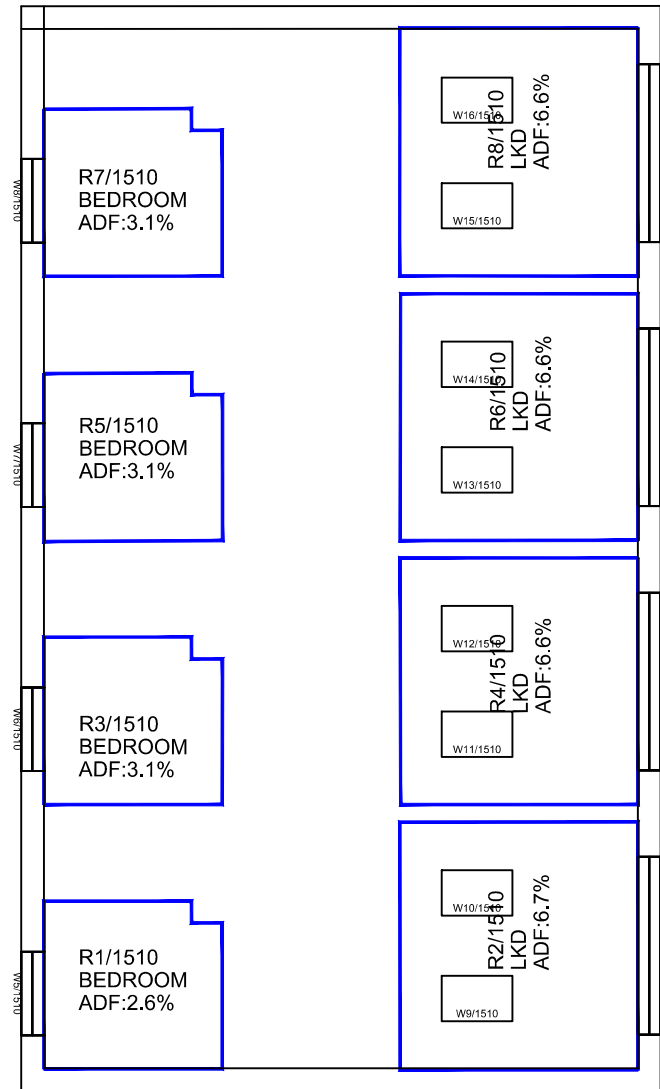
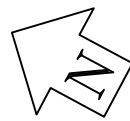
Date:  
 Oct 19

Dwg No:  
**P1886/I/17**

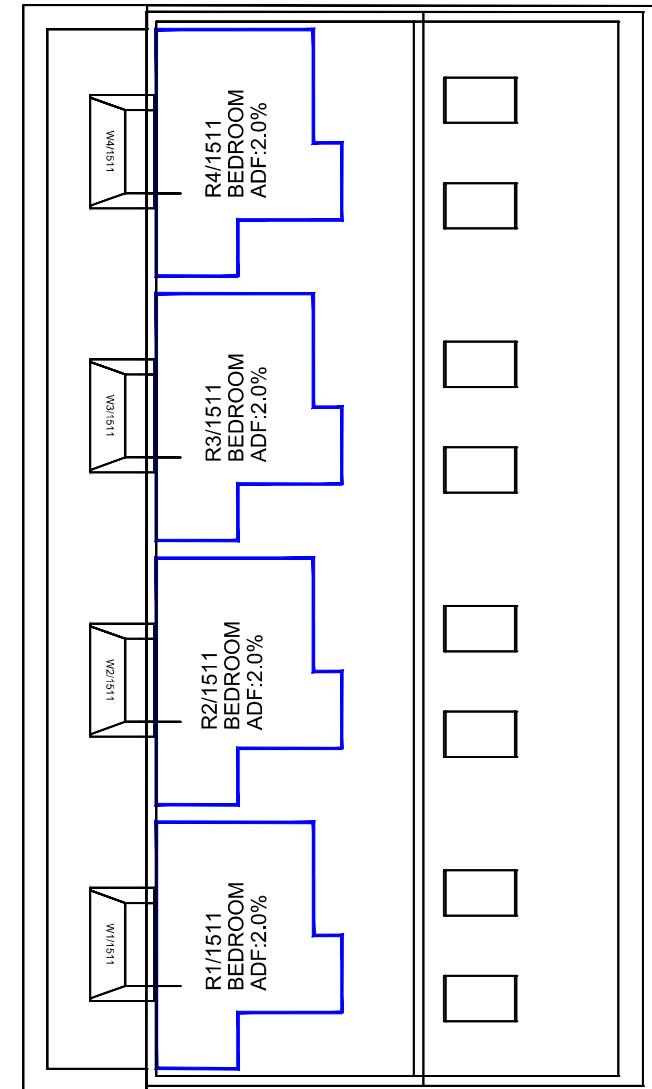
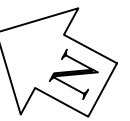
Rel:  
**08**



BLOCK G - GROUND FLOOR



BLOCK G - FIRST FLOOR



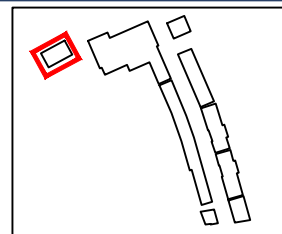
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Date:

Drawn By:  
 JG/BZW/FV

Scale:  
 1:150 @ A3

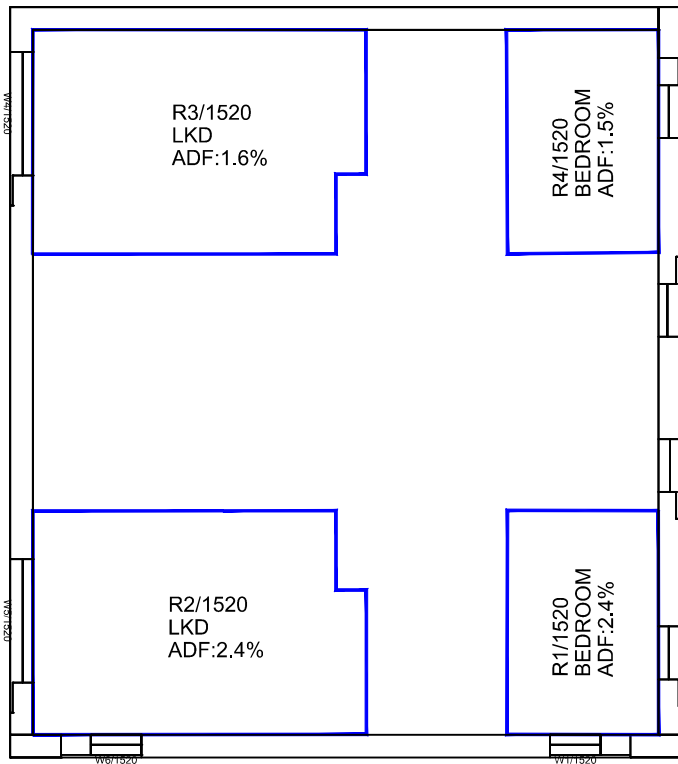
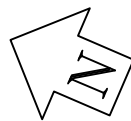
Date:  
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Dwg No:  
**P1886/I/18**

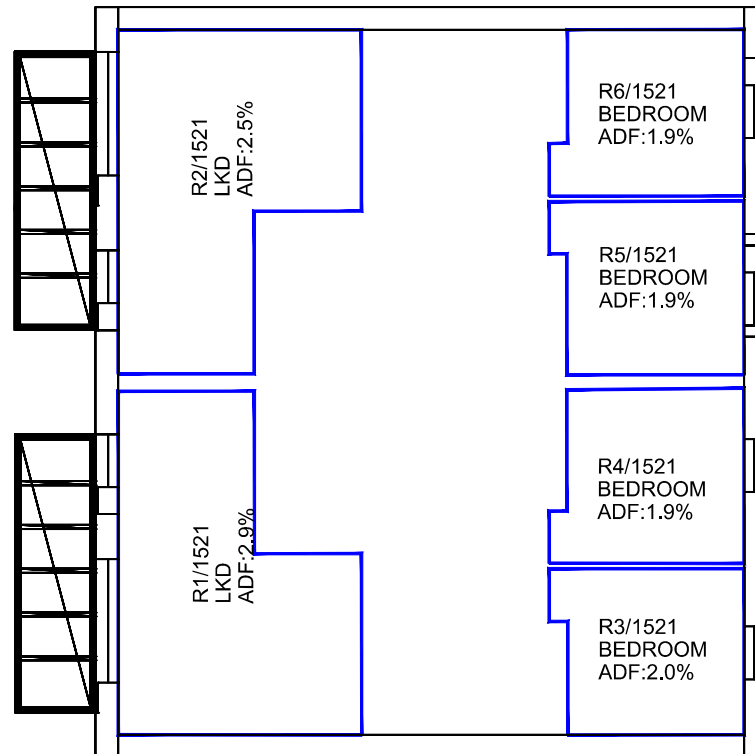
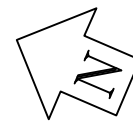
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**08**



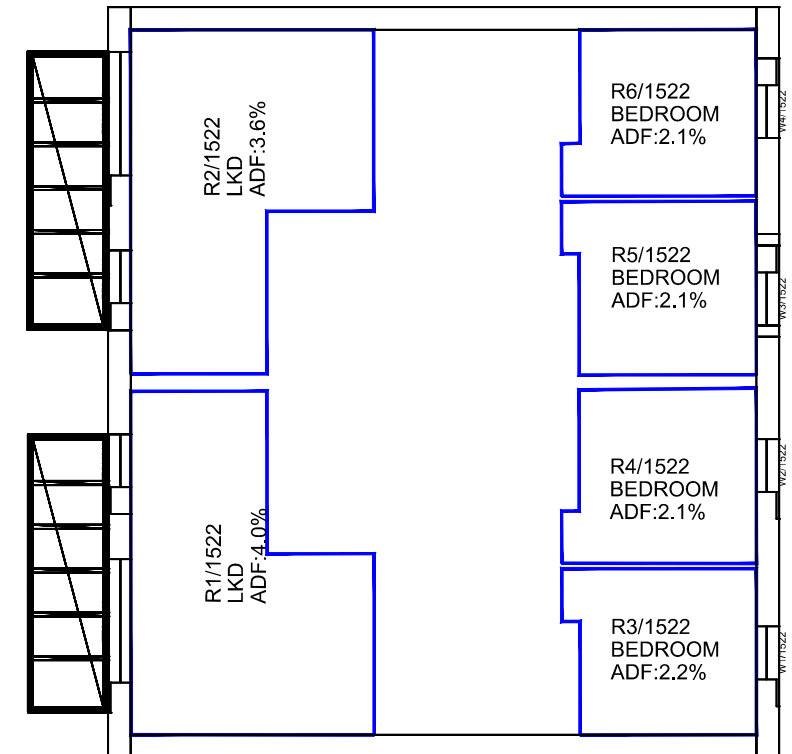
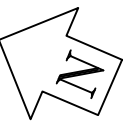
BLOCK E - GROUND FLOOR



BLOCK E - FIRST FLOOR



BLOCK E - SECOND FLOOR



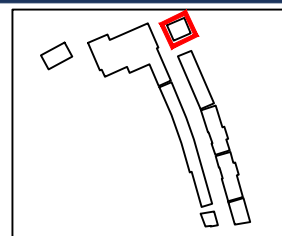
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Scale:  
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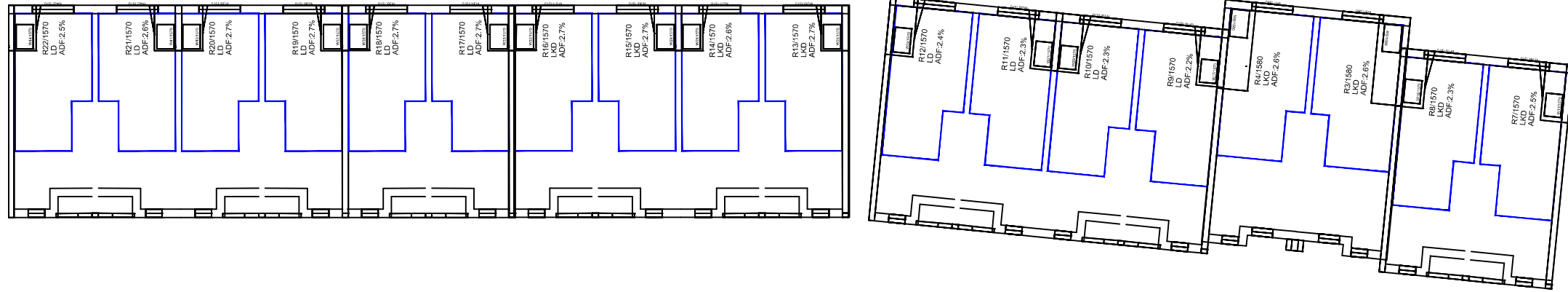
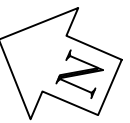
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**P1886/I/19**

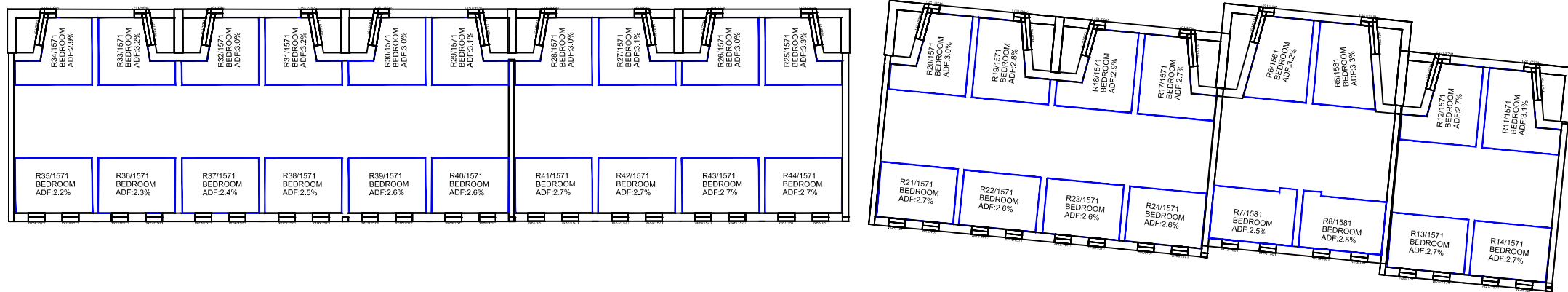
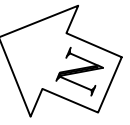
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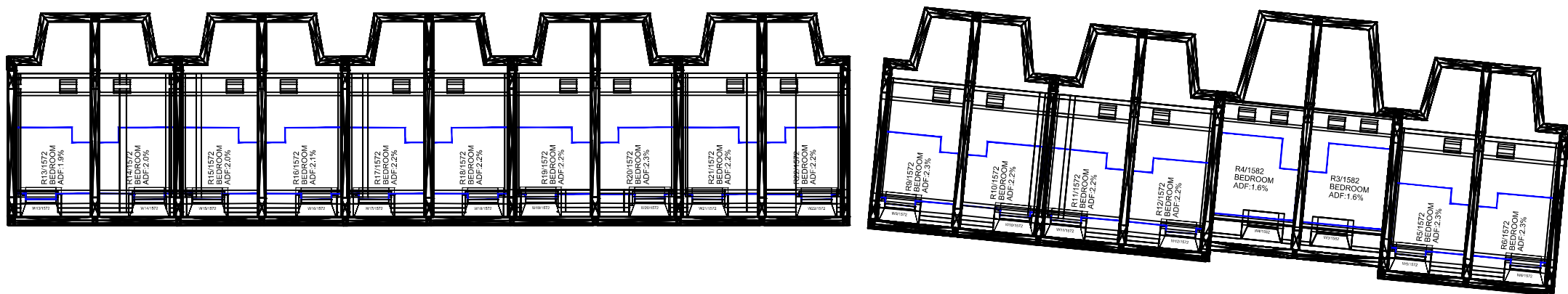
BLOCK C - GROUND FLOOR



BLOCK C - FIRST FLOOR



BLOCK C - SECOND FLOOR

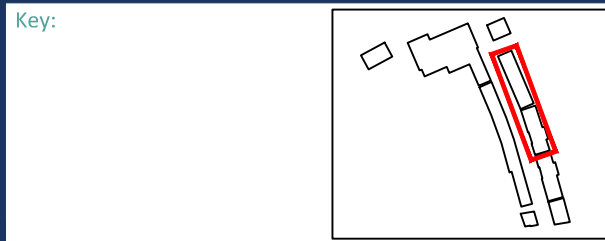


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 P1886\_17[AA Mark up].pdf (received 16/10/19)



Project: Greggs, Twickenham

Title: Internal Room Layouts and ADF Results  
 Proposed Scheme received 10/10/19

Scheme Confirmed:  
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Date:  
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Drawn By:  
 JG/BZW/FV

Scale:  
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Date:  
 Oct 19

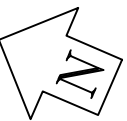
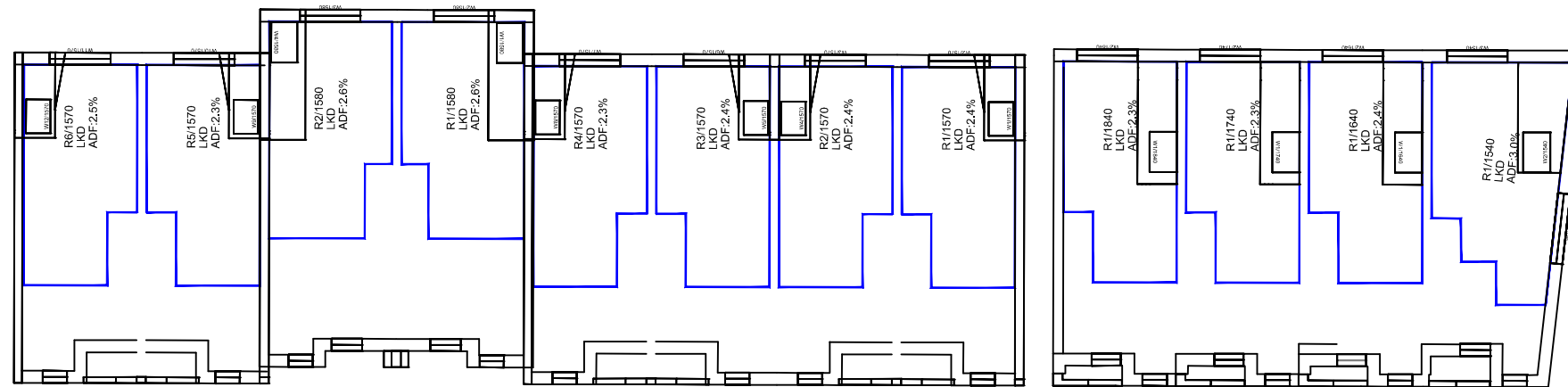
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**P1886/I/20**

Rel:  
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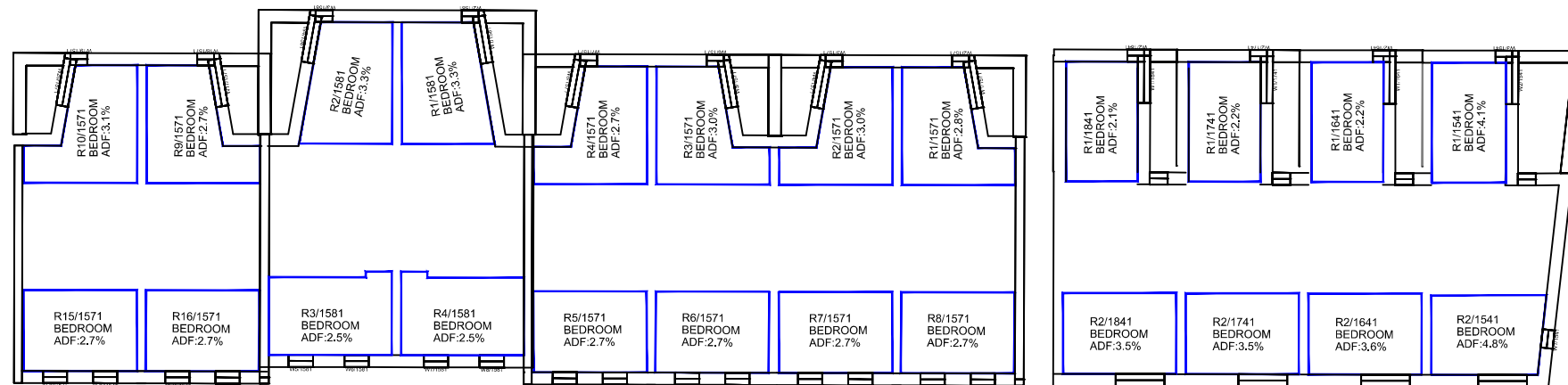




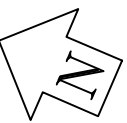
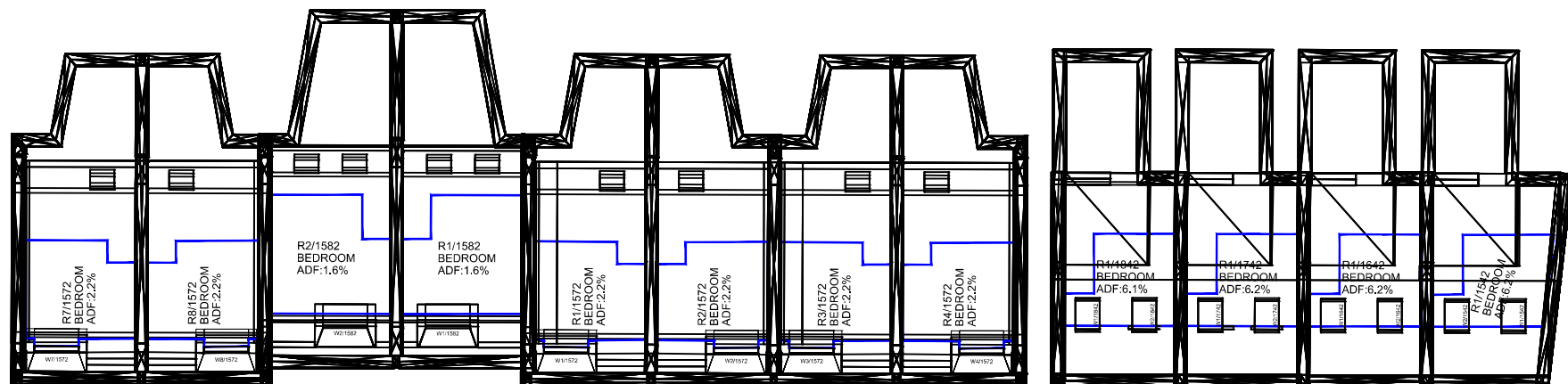
BLOCK C - GROUND FLOOR



BLOCK C - FIRST FLOOR



BLOCK C - SECOND FLOOR

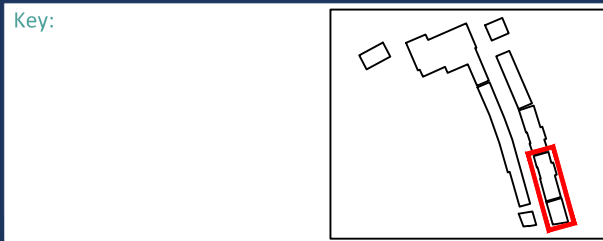


Sources: Point2Surveyors  
Scan Data (received 28/08/18)  
Greggs Twickenham\_UpdateAug2018\_Recap.rcp

Site Photos (received 17/08/18)  
Surrounding Elevs/IMG\_1144-1912.jpg

Proposed Scheme (received 04/02/19)  
A2871 Greggs - North.dwg  
A2871 Greggs - South.dwg

Proposed Scheme (received 10/10/19)  
A2871 3D Model.max  
P1886\_17[AA Mark up].pdf (received 16/10/19)



Project: Greggs, Twickenham

Title: Internal Room Layouts and ADF Results  
Proposed Scheme received 10/10/19

Scheme Confirmed: -

Date: -

Drawn By: JG/BZW/FV

Scale: 1:300 @ A3

Date: Oct 19

Dwg No: P1886/I/21

Rel: 08

