

84 MANOR ROAD, NORTH SHEEEN

DAYLIGHT & SUNLIGHT REPORT

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CLIENT: AVANTON RICHMOND DEVELOPMENT LTD

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1 Executive Summary

- 1.1 This revised report has been prepared to support the proposed Assael Architecture scheme for 84 Manor Road, North Sheen (the “Amended Proposed Development”) and report on the potential daylight, sunlight and overshadowing changes to the surrounding residential properties. The quality of daylight within the proposed residential units has also been assessed.
- 1.2 The assessments contained within this report have been undertaken in accordance with the BRE report entitled ‘Site layout planning for daylight and sunlight: A guide to good practice’, more commonly known as “the BRE Guidelines”.
- 1.3 The existing site is unusual in that it is largely undeveloped when compared to its immediate context. The BRE recognises unusual baseline conditions, advocating a flexible application of the guidance and the use of alternative target values.
- 1.4 There is a full technical analysis contained within this report. Overall, the Amended Proposed Development will relate well to the neighbouring residential properties. Where there are deviations from BRE guidance in terms of VSC and NSL alterations, the retained levels of daylight are considered reasonable given the urban context of the site.
- 1.5 The daylight amenity levels within the proposed residential units are considered good with 84% of assessed rooms meeting or exceeding the BRE Guidelines. In large urban developments such as 84 Manor Road, there is often a trade-off between providing private amenity space and maximising daylight potential. Therefore, in many instances where rooms are not able to meet the associated ADF target, this is a product of the presence of private balconies for future residents to use and enjoy.
- 1.6 With regards to neighbouring amenity spaces, a Sun Hours on Ground assessment has been undertaken to assess any potential overshadowing effects caused by the Amended Proposed Development to neighbouring amenity spaces. The results show very little change to neighbouring amenity spaces. In respect of the amenity spaces within the proposed scheme, the results show that all but 2 spaces will meet the BRE’s target of achieving at least 2 hours of direct sunlight on 21st March. It follows that the sunlight potential will improve during the summer months, when the spaces will be predominantly used and enjoyed.
- 1.7 In summary, the Amended Proposed Development will relate well to the neighbouring residential properties and fall within the practical application of the BRE Guidelines.

2 Introduction

- 2.1 On behalf of Avanton Development Ltd, a detailed planning application (ref.19/0510/FUL) was submitted to the London Borough of Richmond Upon Thames (LBRUT) in February 2019 for the redevelopment of the Homebase store at 84 Manor Road, North Sheen.
- 2.2 The application was considered at LBRUT Planning Committee on 3 July 2019 and was recommended for refusal by LBRUT officers. The Planning Committee resolved that they were minded to refuse the application in line with the officer's recommendation for six reasons relating to affordable housing; design; residential amenity; living standard; energy; and absence of a legal agreement.
- 2.3 On 29 July 2019, the Mayor issued a direction pursuant to Article 7 of the Town and Country Planning (Mayor of London) Order 2008 and powers conferred by Section 2A of the Town and Country Planning Act (1990) that he would act as the LPA for the purposes of determining of the application.
- 2.4 Further to the Mayor's direction to take over the application for his determination, the applicant, in consultation with the GLA and TFL, has taken the opportunity to review the scheme with the principle aim of increasing the delivery of affordable housing through additional density and addressing other issues raised in the Mayor's Stage 2 Report.
- 2.5 The proposed changes necessitate an amendment to the application's description of development. The revised description is as follows:

"Demolition of existing buildings and structures and comprehensive residential-led redevelopment to provide residential units (Class C3), flexible retail /community/office uses (Classes A1, A2, A3, D2, B1), a police facility (Use Class B1), a bus layover with driver facilities (Sui Generis Use), provision of car and cycle parking, landscaping, public and private open spaces and all other necessary enabling works".

- 2.6 The amended scheme is referred as the 'Amended Proposed Development' and its previous iteration that was considered at LBRUT Planning Committee in 3 July 2019, is referred to as the 'Original Proposed Development'.
- 2.7 An independent review of the daylight and sunlight report was commissioned by LBRUT as part of the original application. Delva Patman Redler outlined their review for the original application in their letter dated 31st May 2019. A response to this letter was provided by Point 2 Surveyors on 5th June 2019. This Amended Application seeks to address the specific points raised by both LBRUT and Delva Patman Redler.

- 2.8 The application site is unique for a number of reasons. Firstly, it is largely undeveloped with a relatively low-rise warehouse building occupying a small area of the overall site footprint. As a result of which, a number of the neighbouring properties enjoy an outlook over undeveloped land resulting in unusual high levels of existing daylight when compared to a typical London street arrangement. Further, there are a number of buildings located mainly on the western boundary (along Bardolph Road, for instance) which include a typology and height akin to urban setting.
- 2.9 The BRE Guidelines was assembled with a suburban context in mind and recognises that the numerical criteria provided should be interpreted flexibly. In particular, Appendix F of the guidance provides advice on setting alternative targets for access to daylight and sunlight.
- 2.10 The strict application of the BRE Guidelines has been challenged on a number of occasions including the recent Whitechapel Estate Appeal (Reference: APP/E5900/W/17/3171437) in which the inspectorate and stated that:

*“The figures show that a proportion of residual **Vertical Sky Component (‘VSC’) values in the mid-teens have been found acceptable in major developments across London** [emphasis added]. This echoes the Mayor’s endorsement in the pre- SPG decision at Monmouth House, Islington that VSC values in the **mid-teens are acceptable in an inner urban environment. They also show a smaller proportion in the bands below 15%** [emphasis added]. Even if there were some discrepancy in the appellants’ figures for this lower band at Whitechapel Central, which is disputed, **the VSC outcomes for the appeal proposal would in general be very similar to those of the other major schemes** [emphasis added]. The appeal proposal would therefore appear to be in compliance with the LP as amplified by the SPG and as it is being interpreted by the Mayor. The GLA responses to the planning application did not raise any concern about neighbours’ amenity.”*

- 2.11 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”.
- 2.12 The extents of the of the current site can be found on drawings P1685/22-24 within Appendix A. The Amended Proposed Development under assessment has been designed by Assael Architecture which can also be seen on drawings P1685/25-27 within Appendix 1.

3 Guidance

NATIONAL PLANNING POLICY NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2019

3.1 Paragraph 123 (C) 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).”

THE MAYOR OF LONDON; HOUSING; SUPPLEMENTARY PLANNING GUIDANCE (SPG) DOCUMENT, MARCH 2016

3.2 Paragraphs 1.3.45 and 1.3.46 state that:

(1.3.45) *“Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large site and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.”*

(1.3.45) *“Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.”*

LOCAL POLICY CONTEXT

LONDON BOROUGH OF RICHMOND UPON THAMES – LOCAL PLAN (ADOPTED 3 JULY 2018)

3.3 Spatial Strategy – Spatial Distribution of Development paragraph 3.1.35:

“Despite the constrained nature of the borough, there is a need to provide more housing, employment, education, retail, leisure and other community and infrastructure services that are needed to support growth within the borough.”

3.4 Policy LP 8 – Amenity and Living Conditions:

“All development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. The Council will:

1. Ensure that the design and layout of the buildings enables good standards of daylight and sunlight to be achieved in new development and in existing buildings affected by new development; where existing daylight and sunlight conditions are substandard; they should be improved where possible;

3.5 Policy LP 8 – paragraph 4.8.5:

“In assessing whether sunlight and daylight conditions are good, both inside buildings and in gardens and open spaces, the Council will have regard to the most recent Building Research Establishment guidance, both for new development, and for properties affected by new development. In some circumstances, mathematical calculations to assess daylighting and sunlighting may be an inappropriate measure, and an on-site judgement will often be necessary”.

BUILDING RESEARCH ESTABLISHMENT (BRE) GUIDELINES 2011 - SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT, A GUIDE TO GOOD PRACTICE

3.6 Appendix F of the BRE Guidelines provides advice on setting alternative targets for access to daylight and sunlight. In relation to the default targets, it says:

“These values are purely advisory and different targets may be used... for example, in a mews in a historic city centre, a typical obstruction angle might be close to 40 degrees.”

3.7 In relation to considering alternative targets, Appendix F of the BRE Guidelines states that:

“In assessing the loss of light to an existing building, the VSC is generally recommended as the appropriate parameter to use. This is because VSC depends only on obstruction, and is therefore a measure of the daylight environment as a whole”

3.8 In accordance with this, primary consideration is given to the VSC figures.

3.9 In recent years, the need to make best use of available land means that the redevelopment of previously comparatively low rise, low density sites has required an increase in density, with corresponding increases in typical development angles and reductions in daylight.

- 3.10 Taking into consideration the intention of the NPPF, the flexibility encouraged within the BRE Guidelines (in relation to the urban context) and the recent Whitechapel appeal decision in relation to other major permitted developments, **it is considered that a general VSC target of 15% is appropriate for the site context, with a smaller proportion in bands below 15%.**

4 Methodology

- 4.1 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”.

- 4.2 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.
- 4.3 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

- 4.4 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'.
- 4.5 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.
- 4.6 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.
- 4.7 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.

- 4.8 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).
- 4.9 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.
- 4.10 These measures of daylight and sunlight are discussed in the following paragraphs -

DIFFUSE DAYLIGHT

- 4.11 **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.
- 4.12 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.
- 4.13 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.
- 4.14 **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.
- 4.15 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%).
- 4.16 **Average Daylight Factor (ADF)** - ADF is a measure of the overall amount of diffuse daylight within a room. It is the average of the daylight factors across the working plane within a room. This equates to the ratio of the average illuminance across the working plane, to the illuminance due to an unobstructed sky.
- 4.17 In addition to accounting for external obstructions, the ADF accounts for the number of windows and their size in relation to the size of the room, the window transmittance and the reflectance of the internal walls, floor and ceiling.
- 4.18 While the ADF can be calculated from first principles using a lighting simulation software suite such as Radiance, in simple situations it can be approximated using the empirical formula detailed in both British Standard 8206 Part 2:2008 and Appendix C of the BRE Report.

- 4.19 Both the BRE Report and BS 8206 Part 2:2008 provide guidance for acceptable ADF values in the presence of supplementary electric lighting, depending on the room use. These are 1.0% for a bedroom, 1.5% for a living room and 2.0% for a kitchen.

INTERNAL DAYLIGHT WITHIN THE NEW DEVELOPMENT

- 4.20 The BRE Guidelines recognises the importance of receiving adequate daylight within the proposed residential accommodation. The use of the Average Daylight Factor (ADF) is used to determine the average illuminance on the working plane in a room, divided by the illuminance on an unobstructed surface outdoors. This analysis is undertaken in accordance with BS 8206 Part 2:2008.

- 4.21 The BRE suggests minimum ADF standards for room use for which the following is recommended:

Kitchens: 2.0%

Living rooms: 1.5%

Bedrooms: 1.0%

SUNLIGHT

- 4.22 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.

- 4.23 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%).

- 4.24 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’.

- 4.25 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.

OVERSHADOWING

- 4.26 The BRE Guidelines acknowledge that sunlight in the space between buildings has an important effect on the overall appearance and ambience of a development. It states:

“...good site layout planning for daylight and sunlight should not limit itself to providing good natural light inside buildings. Sunlight in the space between buildings has an important effect on the overall appearance and ambience of a development.”

SUN ON THE GROUND

- 4.27 The method for assessing sun on the ground is the ‘sun-on-ground indicator’. The BRE Guidelines suggest that the Spring Equinox (March 21) is a suitable date for the assessment.
- 4.28 Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not. This assessment reviews the total percentage of an area that receives at least 2 hours of direct sunlight on the March 21.
- 4.29 The Guidelines suggest that for a garden or amenity area to appear adequately sunlit throughout the year, no more than half (50%) of the area should be prevented by buildings from receiving 2 hours of sunlight on the 21st March or the area that can receive two hours of sun on 21 March should not be less than 0.8 times former value. The BRE guidelines advise that any alteration beyond these standards may be noticeable to occupants.
- 4.30 It is also beneficial to run an additional test for the 21 June to establish how the sunlight potential to receive 2 hours of sun improves over the summer when occupants typically use outdoor amenity spaces more frequently.

TRANSIENT OVERSHADOWING

- 4.31 The BRE Guidelines suggest that where large buildings are proposed which may affect a number of gardens and open spaces, it is useful to plot a shadow plan to illustrate the location of shadows at different times of the day and year. For the purpose of this assessment, the overshadowing was mapped for the following three key dates in the year:
- 21st March (Spring Equinox);
 - 21st June (Summer Solstice); and
 - 21st December (Winter Solstice)
- 4.32 21st September (Autumn Solstice) provides the same overshadowing images as 21st March (Spring Equinox) as the sun follows the same path.

SOURCES OF INFORMATION

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

Point 2 Surveyors

PointCloud Data
Site Photography

Assael Architecture

Proposed Scheme Information (received 31/10/19)

5 Existing Site & Proposals

- 5.1 The development site is known as 84 Manor Road, located within the London Borough of Richmond upon Thames.
- 5.2 The existing site is depicted in drawings P1685/22-24 which can be found within Appendix 1 of this report and on the Plate 01 below.

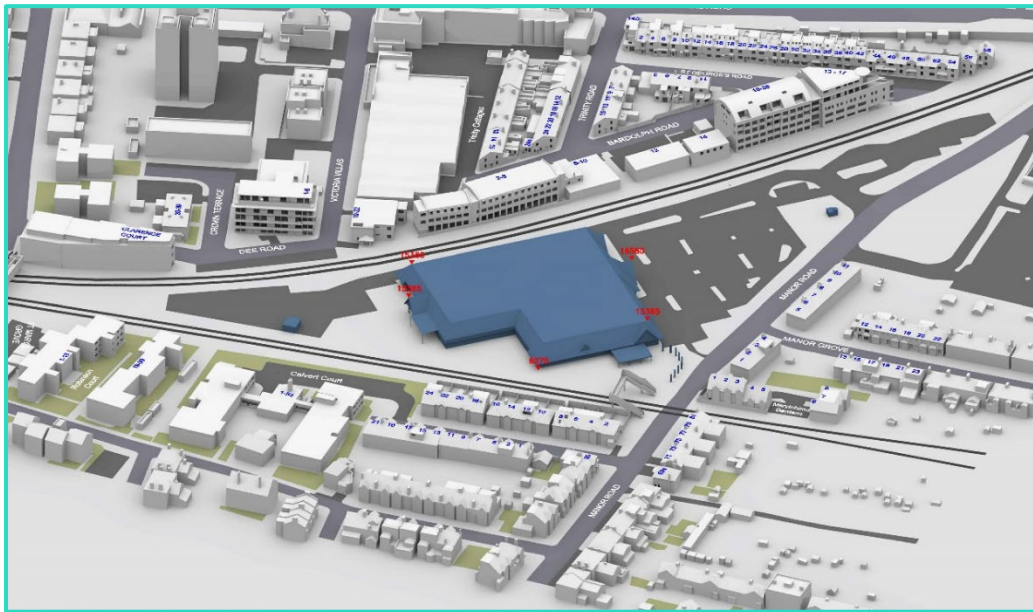


Plate 01 – Existing Site Plan

- 5.3 Our understanding of the massing of the Amended Proposed Development is shown on drawings P1685/25-27 in Appendix 1. A further 3D view of the proposal is included for ease of reference below.
- 5.4 Whilst the development site is largely undeveloped in its existing condition, the surrounding context is considered urban in nature and therefore, a degree of flexibility should be applied to the relevant guidance. The BRE Guidelines recognises such unusual baselines and advocates the use of alternative target values to determine the acceptability of a proposal. This is further supported by the Whitechapel appeal decision which departed from the percentage alteration but rather concentrated on the retained light levels and where a VSC of 15% was deemed to be acceptable.

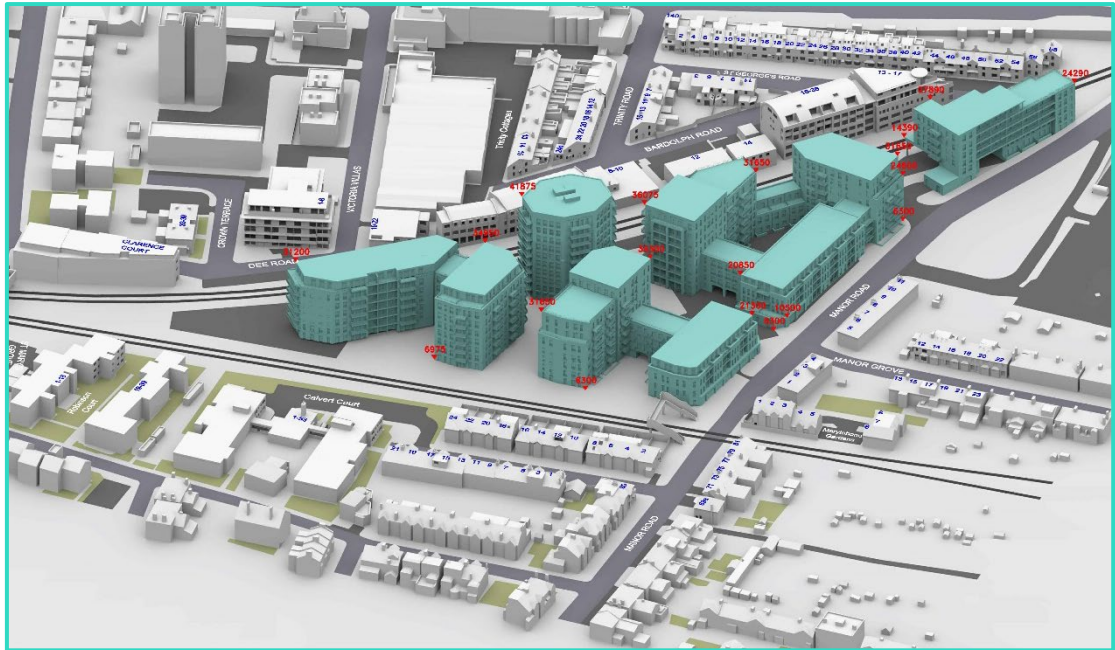


Plate 02- Revised Proposed Assael Architecture Scheme

6 Site Context and Scope of Assessment

6.1 It is understood that the following properties are registered with a residential usage or include a residential component which in turn could experience a change in light as a result of the implementation of the proposed scheme:

- 1-23 Manor Grove
- 1-8 Marylebone Gardens
- 69A Manor Road
- 71-81 Manor Road
- 80 Manor Road
- 1-21 Manor Park
- 22-24 Manor Park
- 1-53 Calvert Court
- 1-39 Robinson Court
- 50-52 Robinson Court
- Clarence Court
- 33-39 Crown Terrace
- 1-8 Victoria Villas
- 19-22 Victoria Villas
- 50-52 St Mary's Grove
- 2-6 Bardolph Road
- 13-15 Trinity Cottages
- 7-24 Trinity Road
- 3-58 St George's Road
- Falstaff House
- St George's House
- 140 Lower Mortlake Road

6.2 The above scope has been determined by reference to the scale of Amended Proposed Development and those residential receptors that could experience a change in light as a result of its implementation.

6.3 A site plan illustrating 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. Those residential receptors (highlighted in aqua) and commercial buildings (highlighted in dark blue) in vicinity of the site (as shown in orange) with a clear view of the proposed massing are shown on Plate 03.



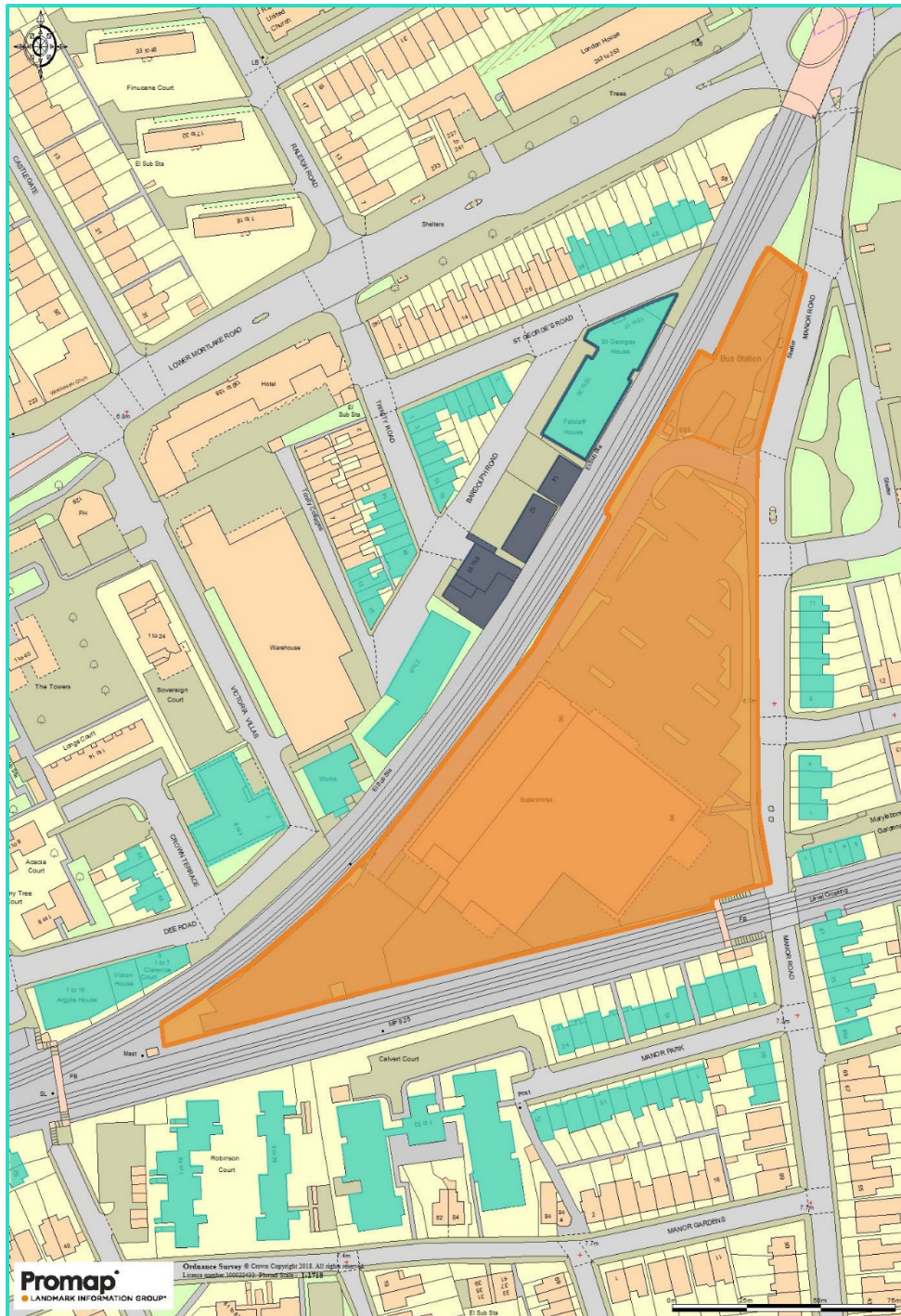


Plate 03 – Plan showing residential (aqua) and commercial (dark blue) properties surrounding the 84 Manor Road site (orange)

7 Daylight & Sunlight Results

- 7.1 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.
- 7.2 The tabulated daylight and sunlight results for each window and room can be found in Appendix 2.
- 7.3 NSL contour plots for all properties assessed can be found in Appendix 3 of this report.
- 7.4 A full set of window maps demonstrating the locations of neighbouring windows surrounding the site can be found in Appendix 4.

DAYLIGHT

- 7.5 A summary of the VSC impacts has been provided in Table 1 below:

Table 1 – VSC Summary

Address	VSC SUMMARY					Total	Total No. of Windows
	Total that Meet BRE Guidelines	Below BRE Guidelines					
		20-29% Loss	30-39.9% Loss	>=40% Loss			
11 MANOR GROVE	0	0	3	0	3	3	
10 MANOR GROVE	0	0	3	0	3	3	
9 MANOR GROVE	0	0	3	0	3	3	
8 MANOR GROVE	0	1	2	0	3	3	
7 MANOR GROVE	0	2	1	0	3	3	
6 MANOR GROVE	3	2	1	0	3	6	
5 MANOR GROVE	0	2	1	0	3	3	
12 MANOR GROVE	9	0	0	0	0	9	
14 MANOR GROVE	11	0	0	0	0	11	
16 MANOR GROVE	7	0	0	0	0	7	
18 MANOR GROVE	7	0	0	0	0	7	
20 MANOR GROVE	15	0	0	0	0	15	
22 MANOR GROVE	7	0	0	0	0	7	
23 MANOR GROVE	2	0	0	0	0	2	
21 MANOR GROVE	2	0	0	0	0	2	
19 MANOR GROVE	2	0	0	0	0	2	
17 MANOR GROVE	2	0	0	0	0	2	
15 MANOR GROVE	2	0	0	0	0	2	
13 MANOR GROVE	2	0	0	0	0	2	

4 MANOR GROVE	0	2	1	0	3	3
3 MANOR GROVE	3	2	1	0	3	6
2 MANOR GROVE	0	2	1	0	3	3
1 MANOR GROVE	0	2	1	0	3	3
1 MARYLEBONE GARDENS	11	1	0	0	1	12
2 MARYLEBONE GARDENS	5	0	0	0	0	5
3 MARYLEBONE GARDENS	6	1	0	0	1	7
4 MARYLEBONE GARDENS	4	0	0	0	0	4
5 MARYLEBONE GARDENS	4	0	0	0	0	4
8 MARYLEBONE GARDENS	2	0	0	0	0	2
7 MARYLEBONE GARDENS	2	0	0	0	0	2
6 MARYLEBONE GARDENS	2	0	0	0	0	2
81 MANOR ROAD	4	0	0	0	0	4
79 MANOR ROAD	4	0	0	0	0	4
77 MANOR ROAD	4	0	0	0	0	4
75 MANOR ROAD	4	0	0	0	0	4
73 MANOR ROAD	4	0	0	0	0	4
71 MANOR ROAD	4	0	0	0	0	4
69A MANOR ROAD	11	0	0	0	0	11
2 Manor Park	9	0	0	0	0	9
4 MANOR PARK	8	0	0	0	0	8
6 MANOR PARK	5	1	0	0	1	6
8 MANOR PARK	9	1	0	0	1	10
10 MANOR PARK	9	2	0	0	2	11
12 MANOR PARK	5	1	0	0	1	6
14 MANOR PARK	5	2	0	0	2	7
16 MANOR PARK	6	3	0	0	3	9
18 MANOR PARK	8	0	1	0	1	9
20 MANOR PARK	3	2	0	0	2	5
22 MANOR PARK	2	2	0	0	2	4
24 MANOR PARK	4	1	0	0	1	5
80 MANOR ROAD	7	0	0	0	0	7
1 MANOR PARK	7	0	0	0	0	7
3 MANOR PARK	8	0	0	0	0	8
5 MANOR PARK	10	0	0	0	0	10
7 MANOR PARK	7	0	0	0	0	7
9 MANOR PARK	5	0	0	0	0	5
11 MANOR PARK	7	0	0	0	0	7
13 MANOR PARK	5	0	0	0	0	5
15 MANOR PARK	8	0	0	0	0	8
17 MANOR PARK	4	0	0	1	1	5
19 MANOR PARK	5	1	0	0	1	6

21 MANOR PARK	4	0	0	1	1	5
1-53 CALVERT COURT	28	0	0	0	0	28
19-39 ROBINSON COURT	12	0	0	0	0	12
1-18 ROBINSON COURT	34	0	0	0	0	34
50 ST MARY'S GROVE	3	0	0	0	0	3
52 ST MARY'S GROVE	3	0	0	0	0	3
CLARENCE COURT	3	0	0	0	0	3
33-39 CROWN TERRACE	9	0	0	0	0	9
1-8 VICTORIA VILLAS	64	14	4	0	18	82
19-22 VICTORIA VILLAS	13	5	3	1	9	22
2-6 BARDOLPH ROAD	2	0	1	48	49	51
15 TRINITY COTTAGES	9	0	0	0	0	9
14 TRINITY COTTAGES	8	0	0	0	0	8
13 TRINITY COTTAGES	9	0	0	0	0	9
24 TRINITY ROAD	12	1	0	0	1	13
22 TRINITY ROAD	5	0	0	0	0	5
20 TRINITY ROAD	3	0	0	0	0	3
18 TRINITY ROAD	4	0	0	0	0	4
16 TRINITY ROAD	3	0	0	0	0	3
14 TRINITY ROAD	4	0	0	0	0	4
12 TRINITY ROAD	6	0	0	0	0	6
15 TRINITY ROAD	10	0	0	0	0	10
13 TRINITY ROAD	5	0	0	0	0	5
11 TRINITY ROAD	6	0	0	0	0	6
9 TRINITY ROAD	6	0	0	0	0	6
7 TRINITY ROAD	5	0	0	0	0	5
3 ST GEORGES ROAD	1	0	0	0	0	1
5 ST GEORGES ROAD	4	0	0	0	0	4
7 ST GEORGES ROAD	4	0	0	0	0	4
9 ST GEORGES ROAD	2	0	0	0	0	2
11 ST GEORGES ROAD	10	0	0	0	0	10
FALSTAFF HOUSE	29	2	10	5	17	46
ST GEORGES HOUSE	26	10	20	7	37	63
140 LOWER MORTLAKE ROAD	8	0	0	0	0	8
2 ST GEORGES ROAD	8	0	0	0	0	8
4 ST GEORGES ROAD	6	0	0	0	0	6
6 ST GEORGES ROAD	3	0	0	0	0	3
8 ST GEORGES ROAD	4	0	0	0	0	4
10 ST GEORGES ROAD	5	0	0	0	0	5
12 ST GEORGES ROAD	7	0	0	0	0	7
14 ST GEORGES ROAD	5	0	0	0	0	5
16 ST GEORGES ROAD	5	0	0	0	0	5

18 ST GEORGES ROAD	8	0	0	0	0	8
20 ST GEORGES ROAD	2	0	0	0	0	2
22 ST GEORGES ROAD	6	0	0	0	0	6
24 ST GEORGES ROAD	4	0	0	0	0	4
26 ST GEORGES ROAD	4	0	0	0	0	4
28 ST GEORGES ROAD	4	0	0	0	0	4
30 ST GEORGES ROAD	9	0	0	0	0	9
32 ST GEORGES ROAD	9	0	0	0	0	9
34 ST GEORGES ROAD	5	0	0	0	0	5
36 ST GEORGES ROAD	8	0	0	0	0	8
38 ST GEORGES ROAD	5	0	0	0	0	5
40 ST GEORGES ROAD	7	0	0	0	0	7
42 ST GEORGES ROAD	5	0	0	0	0	5
44 ST GEORGES ROAD	4	0	0	0	0	4
46 ST GEORGES ROAD	1	2	1	0	3	4
48 ST GEORGES ROAD	1	2	0	0	2	3
50 ST GEORGES ROAD	0	3	0	0	3	3
52 ST GEORGES ROAD	0	3	0	0	3	3
54 ST GEORGES ROAD	0	1	1	0	2	2
56 ST GEORGES ROAD	2	1	1	2	4	6
58 GEORGES ROAD	3	0	2	0	2	5
Total	775	77	62	65	204	979

7.6 The VSC results demonstrate that 775 out of 979 windows (79%) exceed the recommendations of the BRE Guidelines following the implementation of the Amended Proposed Development.

7.7 A summary of the NSL effects has been provided in Table 2 below:

Table 2 – NSL Summary

Address	NSL SUMMARY				Total	Total No. of Rooms
	Total that Meet BRE Guidelines	Below BRE Guidelines				
		20-29% Loss	30-39.9% Loss	>=40% Loss		
11 MANOR GROVE	2	0	1	0	1	3
10 MANOR GROVE	1	1	0	1	2	3
9 MANOR GROVE	1	1	0	1	2	3
8 MANOR GROVE	1	1	0	1	2	3
7 MANOR GROVE	1	1	0	1	2	3
6 MANOR GROVE	3	0	1	0	1	4
5 MANOR GROVE	2	1	0	0	1	3

12 MANOR GROVE	6	0	0	0	0	6
14 MANOR GROVE	4	0	0	0	0	4
16 MANOR GROVE	4	0	0	0	0	4
18 MANOR GROVE	4	0	0	0	0	4
20 MANOR GROVE	7	0	0	0	0	7
22 MANOR GROVE	4	0	0	0	0	4
23 MANOR GROVE	2	0	0	0	0	2
21 MANOR GROVE	2	0	0	0	0	2
19 MANOR GROVE	2	0	0	0	0	2
17 MANOR GROVE	2	0	0	0	0	2
15 MANOR GROVE	2	0	0	0	0	2
13 MANOR GROVE	2	0	0	0	0	2
4 MANOR GROVE	2	1	0	0	1	3
3 MANOR GROVE	3	1	0	0	1	4
2 MANOR GROVE	1	1	0	1	2	3
1 MANOR GROVE	1	1	0	1	2	3
1 MARYLEBONE GARDENS	4	0	0	0	0	4
2 MARYLEBONE GARDENS	3	0	0	0	0	3
3 MARYLEBONE GARDENS	3	0	0	0	0	3
4 MARYLEBONE GARDENS	2	0	0	0	0	2
5 MARYLEBONE GARDENS	2	0	0	0	0	2
8 MARYLEBONE GARDENS	2	0	0	0	0	2
7 MARYLEBONE GARDENS	2	0	0	0	0	2
6 MARYLEBONE GARDENS	2	0	0	0	0	2
81 MANOR ROAD	2	0	0	0	0	2
79 MANOR ROAD	2	0	0	0	0	2
77 MANOR ROAD	2	0	0	0	0	2
75 MANOR ROAD	2	0	0	0	0	2
73 MANOR ROAD	2	0	0	0	0	2
71 MANOR ROAD	2	0	0	0	0	2
69A MANOR ROAD	4	0	0	0	0	4
2 Manor Park	4	0	0	0	0	4
4 MANOR PARK	5	0	0	0	0	5
6 MANOR PARK	3	0	0	0	0	3
8 MANOR PARK	4	0	0	0	0	4
10 MANOR PARK	5	0	0	0	0	5
12 MANOR PARK	4	0	0	0	0	4
14 MANOR PARK	5	0	0	0	0	5
16 MANOR PARK	4	0	0	0	0	4
18 MANOR PARK	3	0	0	0	0	3
20 MANOR PARK	3	0	1	0	1	4
22 MANOR PARK	3	1	0	0	1	4

24 MANOR PARK	3	0	0	0	0	3
80 MANOR ROAD	5	0	0	0	0	5
1 MANOR PARK	3	0	0	0	0	3
3 MANOR PARK	4	0	0	0	0	4
5 MANOR PARK	4	0	0	0	0	4
7 MANOR PARK	3	0	0	0	0	3
9 MANOR PARK	3	0	0	0	0	3
11 MANOR PARK	4	0	0	0	0	4
13 MANOR PARK	3	0	0	0	0	3
15 MANOR PARK	4	0	0	0	0	4
17 MANOR PARK	3	0	0	0	0	3
19 MANOR PARK	4	0	0	0	0	4
21 MANOR PARK	3	0	0	0	0	3
1-53 CALVERT COURT	27	0	0	0	0	27
19-39 ROBINSON COURT	12	0	0	0	0	12
1-18 ROBINSON COURT	26	0	0	0	0	26
50 ST MARY'S GROVE	3	0	0	0	0	3
52 ST MARY'S GROVE	3	0	0	0	0	3
CLARENCE COURT	3	0	0	0	0	3
33-39 CROWN TERRACE	9	0	0	0	0	9
1-8 VICTORIA VILLAS	41	3	1	0	4	45
19-22 VICTORIA VILLAS	13	3	0	0	3	16
2-6 BARDOLPH ROAD	22	4	3	0	7	29
15 TRINITY COTTAGES	5	0	0	0	0	5
14 TRINITY COTTAGES	5	0	0	0	0	5
13 TRINITY COTTAGES	4	0	0	0	0	4
24 TRINITY ROAD	6	0	0	0	0	6
22 TRINITY ROAD	2	0	0	0	0	2
20 TRINITY ROAD	2	0	0	0	0	2
18 TRINITY ROAD	2	0	0	0	0	2
16 TRINITY ROAD	2	0	0	0	0	2
14 TRINITY ROAD	2	0	0	0	0	2
12 TRINITY ROAD	2	0	0	0	0	2
15 TRINITY ROAD	6	0	0	0	0	6
13 TRINITY ROAD	4	0	0	0	0	4
11 TRINITY ROAD	4	0	0	0	0	4
9 TRINITY ROAD	4	0	0	0	0	4
7 TRINITY ROAD	3	0	0	0	0	3
3 ST GEORGES ROAD	1	0	0	0	0	1
5 ST GEORGES ROAD	2	0	0	0	0	2
7 ST GEORGES ROAD	4	0	0	0	0	4
9 ST GEORGES ROAD	2	0	0	0	0	2

11 ST GEORGES ROAD	6	0	0	0	0	6
FALSTAFF HOUSE	38	0	0	0	0	38
ST GEORGES HOUSE	17	0	0	0	0	17
140 LOWER MORTLAKE ROAD	3	0	0	0	0	3
2 ST GEORGES ROAD	2	0	0	0	0	2
4 ST GEORGES ROAD	3	0	0	0	0	3
6 ST GEORGES ROAD	2	0	0	0	0	2
8 ST GEORGES ROAD	2	0	0	0	0	2
10 ST GEORGES ROAD	3	0	0	0	0	3
12 ST GEORGES ROAD	3	0	0	0	0	3
14 ST GEORGES ROAD	3	0	0	0	0	3
16 ST GEORGES ROAD	3	0	0	0	0	3
18 ST GEORGES ROAD	3	0	0	0	0	3
20 ST GEORGES ROAD	2	0	0	0	0	2
22 ST GEORGES ROAD	3	0	0	0	0	3
24 ST GEORGES ROAD	2	0	0	0	0	2
26 ST GEORGES ROAD	2	0	0	0	0	2
28 ST GEORGES ROAD	2	0	0	0	0	2
30 ST GEORGES ROAD	3	0	0	0	0	3
32 ST GEORGES ROAD	3	0	0	0	0	3
34 ST GEORGES ROAD	2	0	0	0	0	2
36 ST GEORGES ROAD	3	0	0	0	0	3
38 ST GEORGES ROAD	3	0	0	0	0	3
40 ST GEORGES ROAD	3	0	0	0	0	3
42 ST GEORGES ROAD	3	0	0	0	0	3
44 ST GEORGES ROAD	3	0	0	0	0	3
46 ST GEORGES ROAD	2	0	0	0	0	2
48 ST GEORGES ROAD	3	0	0	0	0	3
50 ST GEORGES ROAD	3	0	0	0	0	3
52 ST GEORGES ROAD	3	0	0	0	0	3
54 ST GEORGES ROAD	1	1	0	0	1	2
56 ST GEORGES ROAD	2	2	0	1	3	5
58 GEORGES ROAD	3	0	0	1	1	4
Total	544	23	7	8	38	582

7.8 The results of the second daylight test, the NSL, demonstrate that 544 out of 582 rooms (93%) meet the strict application of the BRE Guidelines.

7.9 The following properties record full BRE compliance in respect of the VSC and NSL methodologies:

- 12-23 Manor Grove
- 2 Marylebone Gardens

- 4-8 Marylebone Gardens
- 71-81 Manor Road
- 69A Manor Road
- 2-4 Manor Park
- 80 Manor Road
- 1-15 Manor Park
- 1-53 Calvert Court
- 1-18 Robinson Court
- 19-39 Robinson Court
- 50-52 St Mary's Grove
- Clarence Court
- 33-39 Crown Terrace
- 13-15 Trinity Cottages
- 7-22 Trinity Road
- 3-11 St George's Road
- 140 Lower Mortlake Road
- 2-44 St George's Road

7.10 There are an isolated number of properties surrounding the site that do not meet the strict recommendations of the BRE Guidelines in respect of the VSC and NSL methodologies. These properties are discussed in more detail below.

Manor Grove Properties

- 7.11 This row of 2-storey properties can be found on the other side of Manor Road to the development site. Currently, the occupants enjoy a direct view over a largely undeveloped site and therefore these windows record almost maximum values in terms of the VSC test (existing values in excess of 30% in almost every instance).
- 7.12 The results of the technical assessment show that there will be alterations in light which do not meet the strict application of the BRE Guidelines in respect of the VSC and NSL methodology.
- 7.13 In respect of the VSC test, 74 out of 104 windows (71%) will achieve strict BRE compliance. However, all windows tested within the Manor Grove properties will retain a VSC value which exceeds 21%. This is considered a very good level of retained daylight given the urban setting of the Manor Road site.
- 7.14 In relation to the NSL test, 58 out of 76 rooms tested (76%) record strict BRE compliance.
- 7.15 Overall, the daylight effect to these properties is considered minor by virtue of the retained VSC values. The BRE Guidelines recognises that the numerical target values may depend on the unique nature of a development site.

Marylebone Gardens Properties

- 7.16 Marylebone Gardens is located directly east of the Amended Proposed Development, on the opposite side of Manor Road.
- 7.17 The results of the VSC test show that 36 out of 38 windows tested (95%) tested will meet the strict application of the BRE Guidelines. The two windows not able to meet this record alterations in light within 2% of the BRE's suggested 20% change from former value.
- 7.18 With regards to the NSL test, full BRE compliance has been recorded.

- 7.19 Overall, the daylight effects to Marylebone Gardens are considered minor by virtue of the fact that all rooms will retain good levels of daylight distribution with the Amended Proposed Development in place.

Manor Park Properties

- 7.20 Manor Park is situated directly south of the development site and the rear elevation of these properties faces the Amended Proposed Development.
- 7.21 The VSC analysis shows that 150 out of 169 windows (94%) achieve strict BRE Guidelines.
- 7.22 When considering the NSL method of assessing daylight, 89 out of 91 rooms (98%) will achieve strict BRE compliance. The 2 rooms (R1/80 & R2/80) that experience changes beyond 20% from former value will in both cases record a retained NSL value of at least 68% which is considered very good for an urban setting.
- 7.23 Overall, the daylight effect will be negligible by virtue of the encouraging NSL values.

1-8 Victoria Villas

- 7.24 1-8 Victoria Villas is located to the northwest of the site and has several windows that face the southern portion of the development site. The design of this building is also characterised by projecting balconies which have a limiting effect in terms of light amenity.
- 7.25 The results of the VSC test show that 64 out of 82 windows (78%) meet the strict application of the BRE Guidelines. The average retained VSC for windows tested within 1-8 Victoria Villas is 23% which is considered excellent.
- 7.26 In relation to the NSL methodology, it can be seen that 41 out of 45 rooms (91%) will achieve BRE compliance. Of the 4 rooms that experience alterations beyond 20% from former value, all rooms will continue to have a direct view of the sky to more than 62% of the room area.
- 7.27 Overall, the daylight effects to 1-8 Victoria Villas is considered minor by virtue of the retained VSC and NSL values.

19-22 Victoria Villas

- 7.28 Situated to the northwest of the development site, 19-22 Victoria Villas has a number of windows with a direct view of the Amended Proposed Development.
- 7.29 In terms of the VSC methodology, 13 out of 22 windows (59%) meet the strict application of the BRE Guidelines. However, the average retained VSC for these windows is 22% which is considered excellent for an urban context.

- 7.30 When one considers the NSL methodology, the technical review demonstrates that 13 out of 16 rooms (81%) will meet the strict application of the BRE Guidelines. The 3 rooms that are not able to achieve BRE compliance record alterations within 8% of the BRE's suggested 20% from former value and 2 of these are bedrooms which the BRE recognise carry less of an expectation for natural lighting when compared to main living rooms.
- 7.31 Overall, the daylight effects to 19-22 Victoria Villas is considered minor by virtue of the retained VSC levels and the affected rooms being bedrooms which the BRE acknowledge do not carry the same expectation for natural lighting as main living rooms.

2-6 Bardolph Road

- 7.32 This residential block is situated to the northwest of the site, on the other side of the railway line. Given the proximity and outlook of this property, it is particularly sensitive (on the rear aspect) to any development on the Manor Road site.
- 7.33 The results of the detailed technical analysis show that the windows on the rear aspect of 2-6 Bardolph Road benefit from uncharacteristically high levels of daylight in the existing condition. Existing VSC values range from circa 33%-39%, almost the maximum value for a completely unencumbered window.
- 7.34 Whilst there are a number of windows that experience alterations in light beyond the BRE's suggested 20% in respect of the VSC methodology, the retained levels of daylight are considered very good. In fact, the average retained VSC for these windows is 20% which is deemed very good for an urban development such as Manor Road.
- 7.35 When one considers the NSL test, 22 out of 29 rooms (76%) meet the strict application of the BRE Guidelines. There are 7 rooms which experience changes beyond the BRE's suggested 20%, 4 of which are bedrooms which the BRE Guidelines recognises carry less of an expectation for natural lighting when compared to main living rooms.
- 7.36 Overall, the daylight effects to 2-6 Bardolph Road are considered minor by virtue of the retained levels of daylight.

24/24A Trinity Road

- 7.37 24/24A Trinity Road sits to the northwest of the Amended Proposed Development and there are several windows with an oblique view of the proposed massing.
- 7.38 In respect of the VSC methodology, it can be seen that 12 out of 13 windows (92%) will meet the strict application of the BRE Guidelines. There is one window (W390) which forms part of a glazed doorway that experiences a 26.5% reduction, within 7% of the BRE's target of 20% of former value. Further, this particular room is served by numerous other windows, all of which are fully BRE compliant.
- 7.39 In terms of the NSL test, full BRE compliance has been achieved.

7.40 Overall, the daylight effects are considered negligible by virtue of the excellent NSL results.

Falstaff House

7.41 Falstaff House is located to the northwest of the site, on the opposite side of the railway track. The rooms on the rear elevation currently overlook the existing depot which is largely vacant of any structure. Therefore, they enjoy uncharacteristically high levels of daylight in the existing condition.

7.42 The results of the VSC assessment show that 29 out of 46 windows (63%) meet the strict application of the BRE Guidelines. Whilst there are a number of windows which record an alteration beyond 20%, it can be noted that the average retained VSC value equals 28% which is excellent.

7.43 In terms of NSL, full BRE compliance has been achieved.

7.44 Overall, the daylight effects to Falstaff House are considered minor by virtue of the fact that the retained VSC values are excellent and full NSL compliance has been observed.

St George's House

7.45 This residential block is located on the corner of Bardolph Road and St George's Road, to the northwest of the Manor Road development site. The windows facing the site record almost the maximum VSC value in the existing condition; a product of a lack of obstruction on the existing bus depot.

7.46 The results of the detailed technical analysis show that 26 out of 63 windows (41%) meet the strict application of the BRE Guidelines. Whilst there are alterations beyond 20% from former value, the average retained VSC value is 26% which is considered excellent given the urban context.

7.47 In respect of the NSL test, full BRE compliance has been recorded.

7.48 Overall, the daylight effects to St George's House are considered minor by virtue of the retained VSC values and the full NSL compliance.

46-58 St George's Road

7.49 This row of residential properties is located on the north side of the street and they will have a view of the proposed Block E over the railway line. The majority of the windows tested record uncharacteristically high levels of VSC as they overlook the existing undeveloped bus depot.

7.50 The results of the VSC analysis show that 7 out of 27 windows (26%) will meet the strict application of the BRE Guidelines.

- 7.51 In respect of the NSL test, 17 out of 22 rooms (77%) meet the strict application of the BRE Guidelines.
- 7.52 Overall, the daylight effects to 46-58 St George’s Road are considered moderate by virtue of the fact that the undeveloped portion of the existing bus depot presents an unusual baseline condition. The BRE recognises that in such situations and advocates the use of alternative target values.

Daylight Conclusions

- 7.53 In summary, the results of the detailed technical assessments demonstrate that 775 out of 979 windows (79%) will meet the strict application of the BRE Guidelines in respect of the VSC methodology with no change recorded beyond 20% from its former value. Importantly, 933 out of 979 windows (95%) will retain a VSC value in excess of 15% which was deemed to be acceptable in the Whitechapel appeal decision. 91% of the windows (894 out of 979 windows) will achieve a retained VSC of 18% or more. In light of the flexibility encouraged within the BRE Guidelines, SPG Guidance and the recent Whitechapel appeal decision, the retained levels of daylight are considered acceptable.

SUNLIGHT

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

Table 3 – APSH Summary

Address	Meet BRE Guidelines	APSH ROOM SUMMARY								Total No. Rooms
		No. of rooms below the APSH stated in BRE Guidelines								
		Below Threshold for Winter APSH				Below Threshold for Total APSH				
		20-30%	30-40%	>40%	Total	20-30%	30-40%	>40%	Total	
12 MANOR GROVE	2	0	0	0	0	0	0	0	0	2
14 MANOR GROVE	1	0	0	0	0	0	0	0	0	1
20 MANOR GROVE	3	0	0	0	0	0	0	0	0	3
3 MANOR GROVE	1	0	0	0	0	0	0	0	0	1
1 MARYLBONE GARDENS	3	0	0	0	0	0	0	0	0	3
3 MARYLBONE GARDENS	0	0	0	0	0	1	0	0	1	1
8 MARYLBONE GARDENS	2	0	0	0	0	0	0	0	0	2
7 MARYLBONE GARDENS	2	0	0	0	0	0	0	0	0	2
6 MARYLBONE GARDENS	2	0	0	0	0	0	0	0	0	2
81 MANOR ROAD	2	0	0	0	0	0	0	0	0	2
79 MANOR ROAD	2	0	0	0	0	0	0	0	0	2
77 MANOR ROAD	2	0	0	0	0	0	0	0	0	2
75 MANOR ROAD	2	0	0	0	0	0	0	0	0	2
73 MANOR ROAD	2	0	0	0	0	0	0	0	0	2
71 MANOR ROAD	2	0	0	0	0	0	0	0	0	2
69A MANOR ROAD	4	0	0	0	0	0	0	0	0	4

8 MANOR PARK	2	0	0	0	0	0	0	0	0	2
10 MANOR PARK	1	0	0	0	0	0	0	0	0	1
12 MANOR PARK	1	0	0	0	0	0	0	0	0	1
16 MANOR PARK	2	0	0	0	0	0	0	0	0	2
18 MANOR PARK	2	0	0	0	0	0	0	0	0	2
20 MANOR PARK	1	0	0	0	0	0	0	0	0	1
24 MANOR PARK	1	0	0	0	0	0	0	0	0	1
80 MANOR ROAD	5	0	0	0	0	0	0	0	0	5
13 MANOR PARK	2	0	0	0	0	0	0	0	0	2
15 MANOR PARK	1	0	0	0	0	0	0	0	0	1
17 MANOR PARK	2	0	0	0	0	0	0	0	0	2
21 MANOR PARK	2	0	0	0	0	0	0	0	0	2
1-53 CALVERT COURT	12	0	0	0	0	0	0	0	0	12
19-39 ROBINSON COURT	6	0	0	0	0	0	0	0	0	6
1-18 ROBINSON COURT	15	0	0	0	0	0	0	0	0	15
1-8 VICTORIA VILLAS	28	0	0	0	0	0	0	0	0	28
19-22 VICTORIA VILLAS	11	0	0	1	1	1	0	0	1	12
2-6 BARDOLPH ROAD	29	0	0	0	0	0	0	0	0	29
15 TRINITY COTTAGES	4	0	0	0	0	0	0	0	0	4
14 TRINITY COTTAGES	3	0	0	0	0	0	0	0	0	3
13 TRINITY COTTAGES	2	0	0	0	0	0	0	0	0	2
24 TRINITY ROAD	6	0	0	0	0	0	0	0	0	6
15 TRINITY ROAD	6	0	0	0	0	0	0	0	0	6
13 TRINITY ROAD	2	0	0	0	0	0	0	0	0	2
11 TRINITY ROAD	2	0	0	0	0	0	0	0	0	2
9 TRINITY ROAD	2	0	0	0	0	0	0	0	0	2
7 TRINITY ROAD	2	0	0	0	0	0	0	0	0	2
3 ST GEORGES ROAD	1	0	0	0	0	0	0	0	0	1
5 ST GEORGES ROAD	2	0	0	0	0	0	0	0	0	2
7 ST GEORGES ROAD	4	0	0	0	0	0	0	0	0	4
9 ST GEORGES ROAD	1	0	0	0	0	0	0	0	0	1
11 ST GEORGES ROAD	3	0	0	0	0	0	0	0	0	3
FALSTAFF HOUSE	34	0	0	3	3	3	1	0	4	38
ST GEORGES HOUSE	17	0	0	0	0	0	0	0	0	17
140 LOWER MORTLAKE ROAD	3	0	0	0	0	0	0	0	0	3
2 ST GEORGES ROAD	2	0	0	0	0	0	0	0	0	2
4 ST GEORGES ROAD	3	0	0	0	0	0	0	0	0	3
6 ST GEORGES ROAD	2	0	0	0	0	0	0	0	0	2
8 ST GEORGES ROAD	2	0	0	0	0	0	0	0	0	2
10 ST GEORGES ROAD	3	0	0	0	0	0	0	0	0	3
12 ST GEORGES ROAD	3	0	0	0	0	0	0	0	0	3
14 ST GEORGES ROAD	3	0	0	0	0	0	0	0	0	3

16 ST GEORGES ROAD	3	0	0	0	0	0	0	0	0	3
18 ST GEORGES ROAD	3	0	0	0	0	0	0	0	0	3
20 ST GEORGES ROAD	2	0	0	0	0	0	0	0	0	2
22 ST GEORGES ROAD	3	0	0	0	0	0	0	0	0	3
24 ST GEORGES ROAD	2	0	0	0	0	0	0	0	0	2
26 ST GEORGES ROAD	2	0	0	0	0	0	0	0	0	2
28 ST GEORGES ROAD	2	0	0	0	0	0	0	0	0	2
30 ST GEORGES ROAD	3	0	0	0	0	0	0	0	0	3
32 ST GEORGES ROAD	3	0	0	0	0	0	0	0	0	3
34 ST GEORGES ROAD	2	0	0	0	0	0	0	0	0	2
36 ST GEORGES ROAD	3	0	0	0	0	0	0	0	0	3
38 ST GEORGES ROAD	3	0	0	0	0	0	0	0	0	3
40 ST GEORGES ROAD	3	0	0	0	0	0	0	0	0	3
42 ST GEORGES ROAD	3	0	0	0	0	0	0	0	0	3
44 ST GEORGES ROAD	3	0	0	0	0	0	0	0	0	3
46 ST GEORGES ROAD	2	0	0	0	0	0	0	0	0	2
48 ST GEORGES ROAD	3	0	0	0	0	0	0	0	0	3
50 ST GEORGES ROAD	3	0	0	0	0	0	0	0	0	3
52 ST GEORGES ROAD	3	0	0	0	0	0	0	0	0	3
54 ST GEORGES ROAD	2	0	0	0	0	0	0	0	0	2
56 ST GEORGES ROAD	3	0	0	1	1	0	1	0	1	4
58 GEORGES ROAD	4	0	0	0	0	0	0	0	0	4
Total	327	0	0	5	5	5	2	0	7	334

7.55 In terms of sunlight, 327 out of 334 rooms (98%) within 90 degrees of due south of the development site will meet the BRE Guidelines.

7.56 There are an isolated number of windows and rooms that do not meet the strict the strict application of the BRE Guidelines in terms of APSH. A detailed review of this is given below.

3 Marylebone Gardens

7.57 The property is located to the east of the development site and contains a north-facing room with 2 flank windows which face east and west, thus triggering assessment within this review.

7.58 The results show that this room (R3/31) will receive no winter sunlight in the existing condition which is a product of its orientation. It will experience an annual APSH totalling 29.4%, within 10% of the BRE's suggested permissible 20% from former value. On this basis, the sunlight effects are considered minor.

19-22 Victoria Villas

- 7.59 Situated directly east of the development site, on the opposite side of the railway line, this property has 12 rooms which warrant assessment.
- 7.60 The results show that 1 room (R10/1060) will experience a technical breach of the BRE Guidelines, recording an annual APSH alteration of 23.3% (3.3% beyond the advisory 20% of the BRE). The sunlight effect will be negligible given that there is 1 room which experiences a marginal change and all other rooms will remain BRE compliant.

Falstaff House

- 7.61 Falstaff House is situated to the northwest of the site and there are a number of windows that currently have view over the existing undeveloped development site.
- 7.62 The results show that 34 out of 38 rooms (89%) will achieve strict BRE compliance. Of the 4 rooms that experience a change beyond 20%, 3 record alterations within 8% of the BRE's target of 20%. There is one further room that records an annual APSH reduction of 33%.
- 7.63 Overall, the sunlight effects to Falstaff House are considered moderate by virtue of the fact that there is only 1 room that experiences a change beyond 10% of the BRE's suggested 20% from former value in respect of annual APSH.

8 Proposed Residential Accommodation

- 8.1 Point 2 have worked closely with Assael Architecture to maximise the daylight potential of the proposed units. With high density developments such as the Manor Road site, there is often a trade-off between the provision of private amenity and maximising daylight potential.
- 8.2 The full and detailed analysis can be found within Appendix 5 of this report. Drawings P1685/INT/01-06 show both the location and configuration of the rooms and the resultant Average Daylight Factor (ADF).
- 8.3 Not every habitable room within the Proposed Development has been considered but rather a selection of habitable rooms (in most areas) have been tested on a variety of floors within numerous blocks. It can be noted that the corresponding rooms on the upper floors will receive improved levels of ADF given their elevated location and outlook over less obstruction.
- 8.4 The analysis shows that 107 out of 128 (84%) rooms tested will either meet or exceed the recommended ADF targets for internal daylight. Where there are rooms that do not meet the strict application of the BRE Guidelines, this is in many instances a product of providing private amenity in the form of balconies and 'winter gardens'. Whilst affording important amenity space, the presence of overhanging balconies can have a limiting effect in terms of light penetration within. In accordance with the BRE Guidelines, the main living rooms have also been assessed in respect of sunlight. The results show that 9 out of 36 main living rooms (25%) will meet the strict application of the BRE Guidelines.



9 Sun Hours on Ground

- 9.1 An assessment of the sun-on-ground overshadowing to the neighbouring existing amenity spaces outside of the site boundary has been undertaken together with the amenity spaces within the Amended Proposed Development. The results are highlighted on drawings numbered P1685/OS/05-08 in Appendix 6.
- 9.2 It is common practice to undertake the assessment to understand the existing sunlight availability for the defined area and compare this against the proposed position. The target criteria is to determine the potential reduction (for which the BRE allow for a 20% change) and or the amount of sun availability by reference to the area for the desired time (50% of the area achieving at least 2 hours of sunlight).
- 9.3 The results of the detailed computer assessment show that the implementation of the proposed scheme will highlight very little change to the sun reaching the ground surface for the majority of the amenity areas surrounding the site.
- 9.4 In respect of the amenity spaces within the proposed scheme, the results show that all but 2 spaces (being spaces labelled 'I' and 'K') will meet the BRE's target of achieving at least 2 hours of direct sunlight on 21st March. It follows that the sunlight potential will improve during the summer months, when the spaces will be predominantly used and enjoyed.



10 Transient Overshadowing

- 10.1 Point 2 have undertaken a professional Transient Overshadowing study mapping the extent of the shadow caused by the Amended Proposed Development. The following three key dates have been selected, in accordance with the BRE Guidelines:
- 21st March (Spring Equinox);
 - 21st June (Summer Solstice); and
 - 21st December (Winter Solstice).
- 10.2 For each of these dates, the overshadowing is calculated at hourly intervals throughout the day from 08:00 to 19:00. Some images are not included within the study because the sun would not be present during these times (for example, from approximately 16:00 onwards on 21st December) and therefore no shadow can be cast.
- 10.3 The full Transient Overshadowing analysis can be found in Appendix 7.
- 10.4 The results demonstrate that there will be no shadow caused throughout the morning (08:00 to 16:00) on 21st June (Summer Solstice). There will be some minor shadow effects between 17:00 to 20:00.
- 10.5 With regards to 21st March (Spring Equinox), there will be no shadow cast, with direct sunlight throughout the day. Although, there will be some minor shadow effects between 15:00 to 17:00.
- 10.6 When considering 21st December (Winter Solstice), the results demonstrate that there will be some minor shadow effects as a result of the lower positioning of the sun, when tested against the existing site condition.

10

11 Summary

- 11.1 This report has considered the daylight, sunlight and overshadowing effects to the surrounding residential properties as a result of the implementation of the proposed Assael Architecture scheme at 84 Manor Road, North Sheen. The quality of daylight within the proposed residential units has also been assessed.
- 11.2 The assessments contained within this report have been undertaken in accordance with the Building Research Establishment report entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "the BRE Guidelines".
- 11.3 For daylight, the VSC results demonstrate that 775 out of 979 windows (79%) meet the recommendations of the BRE Guidelines. 933 out of 979 windows (95%) will retain a VSC value in excess of 15%. 894 out of 979 windows (91%) will achieve a retained VSC of 18% or more. The results for the second daylight test, NSL, demonstrate that 544 out of 582 rooms (93%) meet the strict application of the BRE Guidelines
- 11.4 For sunlight, the results demonstrate that 327 out of 334 windows (98%) will meet the BRE Guidelines.
- 11.5 The daylight amenity levels within the proposed residential units are considered good with 84% of rooms tested meeting or exceeding the BRE Guidelines. Where rooms are not able to reach the advisory ADF target values, this is often a product of providing balconies. Whilst providing important private amenity space, the blinkering caused by the overhang of the balcony can reduce the light that would otherwise be available.
- 11.6 With regards to neighbouring amenity spaces, a Sun Hours on Ground assessment has been undertaken to assess any potential overshadowing effects caused by the Amended Proposed Development which shows very little change to neighbouring amenity spaces. In respect of the amenity spaces within the proposed scheme, the results show that all but 2 spaces will meet the BRE's target of achieving at least 2 hours of direct sunlight on 21st March.
- 11.7 In summary, the Amended Proposed Development will relate well to the neighbouring residential properties and fall within the practical application of the BRE Guidelines. Recognising the flexibility encouraged by the NPPF, the SPG Guidance and recent decisions, the retained levels of daylight are considered acceptable.

Appendix 1: Site Plan & 3D Drawings





Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data

Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key: Existing Buildings
 Proposed Scheme

Project: Homebase
 Richmond

Title: Plan View
 Existing Buildings

Scheme Confirmed: --

Date: --

Drawn By: JR

Scale: 1:1500 @ A3

Date: Nov 19

Dwg No: P1685/22

Rel: 10





Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data

Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: Homebase
 Richmond

Title: 3D View
 Existing Buildings

Scheme Confirmed: --

Date: --

Drawn By: JR

Scale: NTS @ A3

Date: Nov 19

Dwg No: P1685/23

Rel: 10





Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Scheme Confirmed:	--
Date:	--

Project: Homebase Richmond

Drawn By:	JR
Scale:	NTS @ A3
Date:	Nov 19

Title: 3D View Existing Buildings

Dwg No:	P1685/24
Rel:	10





Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data

Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key: Existing Buildings
 Proposed Scheme

Project: Homebase Richmond

Title: Plan View
 Proposed Scheme Dated 08/11/19

Scheme Confirmed: --

Date: --

Drawn By: JR

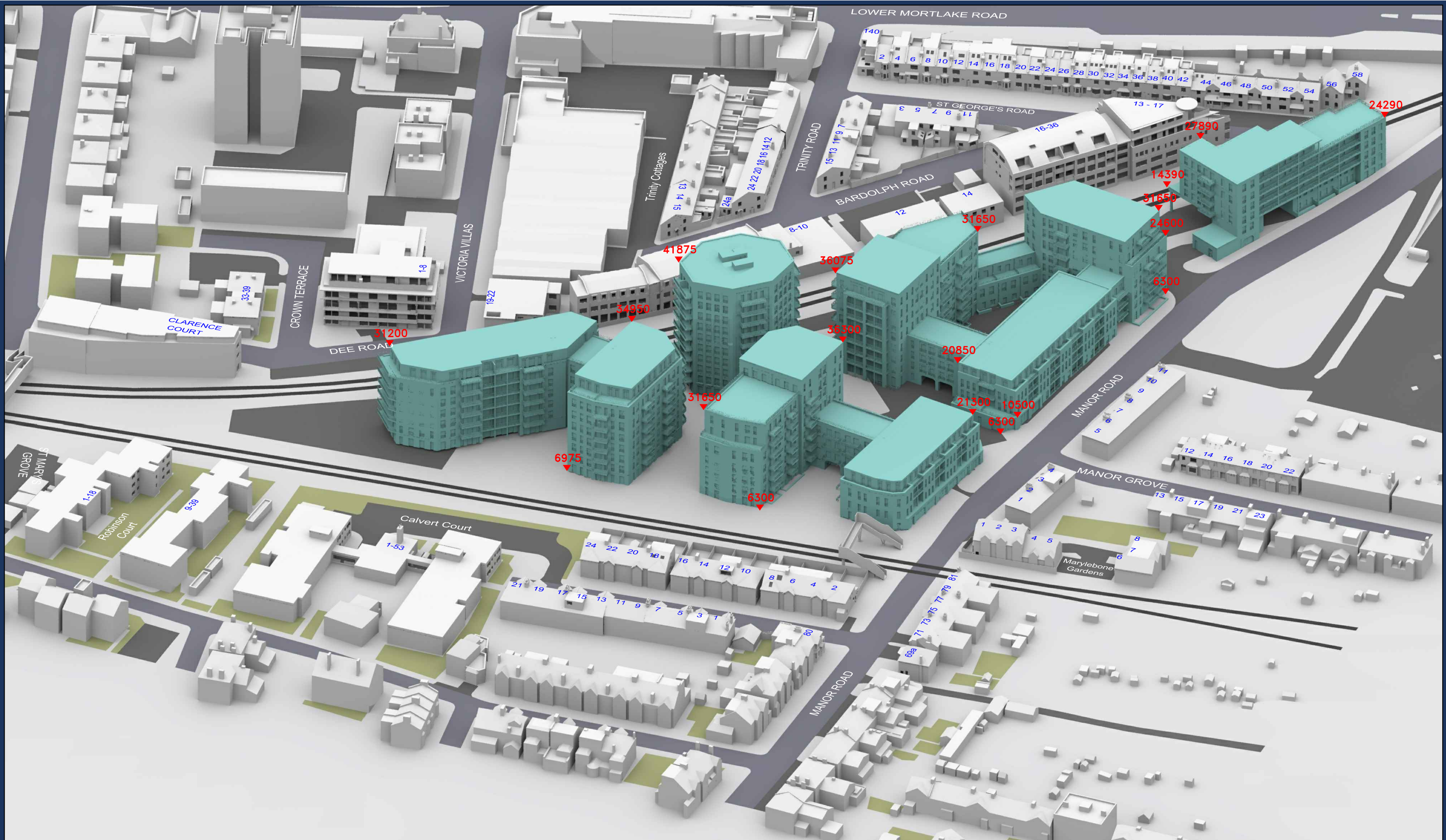
Scale: 1:1500 @ A3

Date: Nov 19

Dwg No: P1685/25

Rel: 10





Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data

Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Scheme Confirmed: --

Date: --

Project: Homebase Richmond

Drawn By: JR

Scale: NTS @ A3

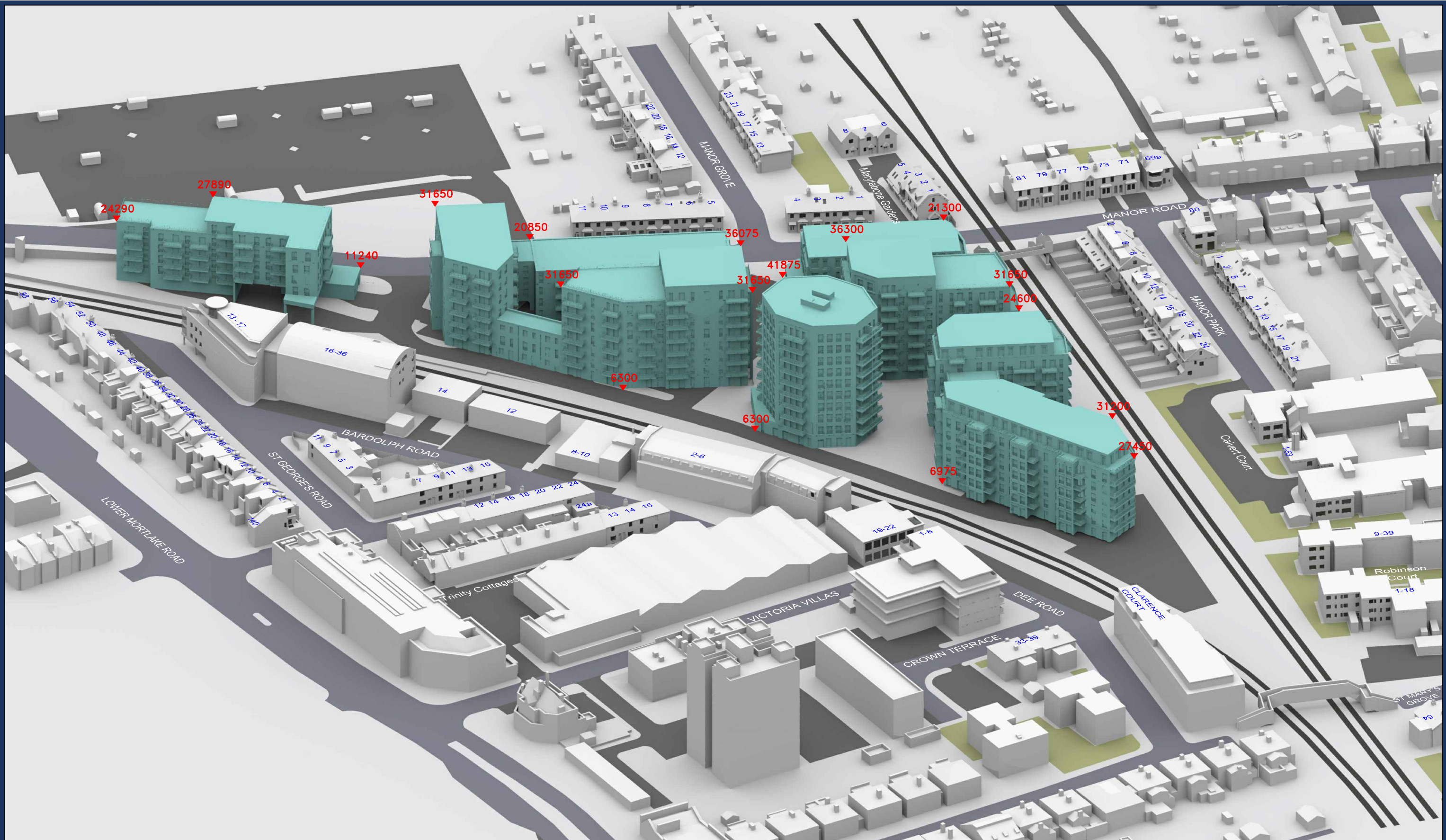
Date: Nov 19

Title: 3D View
 Proposed Scheme Dated 08/11/19

Dwg No: P1685/26

Rel: 10





Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Scheme Confirmed: --

Date: --

Project: Homebase Richmond

Drawn By: JR

Scale: NTS @ A3

Date: Nov 19

Title: 3D View
 Proposed Scheme Dated 08/11/19

Dwg No: P1685/27

Rel: 10



Appendix 2: Daylight & Sunlight Results



DAYLIGHT ANALYSIS

HOMEbase, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
11 MANOR GROVE						
R2/10	ASSUMED	W6/10	36.74	22.58	14.16	38.54
R1/11	ASSUMED	W1/11	35.70	23.97	11.73	32.86
R2/11	ASSUMED	W2/11	35.62	24.10	11.52	32.34
10 MANOR GROVE						
R4/10	ASSUMED	W10/10	36.66	22.82	13.84	37.75
R3/11	ASSUMED	W3/11	35.72	24.40	11.32	31.69
R4/11	ASSUMED	W4/11	35.71	24.58	11.13	31.17
9 MANOR GROVE						
R5/10	ASSUMED	W11/10	36.61	22.99	13.62	37.20
R5/11	ASSUMED	W5/11	35.74	24.80	10.94	30.61
R6/11	ASSUMED	W6/11	35.72	24.91	10.81	30.26
8 MANOR GROVE						
R8/10	ASSUMED	W16/10	36.56	23.33	13.23	36.19
R7/11	ASSUMED	W7/11	35.76	25.03	10.73	30.01
R8/11	ASSUMED	W8/11	35.77	25.15	10.62	29.69
7 MANOR GROVE						
R9/10	ASSUMED	W17/10	36.53	23.52	13.01	35.61
R9/11	ASSUMED	W9/11	35.74	25.27	10.47	29.29
R10/11	ASSUMED	W10/11	35.75	25.39	10.36	28.98
6 MANOR GROVE						
R12/10	ASSUMED	W25/10	36.46	24.31	12.15	33.32
R11/11	ASSUMED	W11/11	35.73	25.56	10.17	28.46
R12/11	ASSUMED	W12/11	35.71	25.81	9.90	27.72



DAYLIGHT ANALYSIS

HOMEbase, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/12	ASSUMED	W1/12	86.95	81.55	5.40	6.21
R1/12	ASSUMED	W2/12	85.71	80.33	5.38	6.28
R1/12	ASSUMED	W3/12	81.73	76.37	5.36	6.56
5 MANOR GROVE						
R13/10	RECEPTION	W26/10	36.42	24.69	11.73	32.21
R13/11	BEDROOM	W13/11	35.72	26.03	9.69	27.13
R14/11	BEDROOM	W14/11	35.77	26.23	9.54	26.67
12 MANOR GROVE						
R1/5200	LIVINGROOM	W1/5200	32.77	32.48	0.29	0.88
R3/5200	DINING	W9/5200	28.54	27.15	1.39	4.87
R3/5200	DINING	W10/5200	23.12	21.70	1.42	6.14
R4/5200	KITCHEN	W6/5200	34.77	33.45	1.32	3.80
R4/5200	KITCHEN	W7/5200	33.32	31.95	1.37	4.11
R4/5200	KITCHEN	W8/5200	34.86	33.42	1.44	4.13
R1/5201	BEDROOM	W1/5201	34.74	34.39	0.35	1.01
R3/5201	BEDROOM	W4/5201	36.78	35.01	1.77	4.81
R4/5201	BEDROOM	W3/5201	36.59	34.87	1.72	4.70
14 MANOR GROVE						
R1/5210	LKD	W1/5210	84.99	83.54	1.45	1.71
R1/5210	LKD	W2/5210	77.96	76.69	1.27	1.63
R1/5210	LKD	W3/5210	62.12	61.05	1.07	1.72
R1/5210	LKD	W4/5210	37.37	35.56	1.81	4.84
R1/5210	LKD	W5/5210	38.05	36.18	1.87	4.91
R1/5210	LKD	W6/5210	85.47	85.44	0.03	0.04
R1/5210	LKD	W7/5210	78.78	78.76	0.02	0.03
R1/5210	LKD	W8/5210	63.28	63.26	0.02	0.03
R1/5211	BEDROOM	W1/5211	36.99	35.18	1.81	4.89
R2/5211	BEDROOM	W2/5211	37.13	35.33	1.80	4.85
R1/5212	BEDROOM	W1/5212	38.96	37.04	1.92	4.93



DAYLIGHT ANALYSIS

HOMEbase, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
16 MANOR GROVE						
R1/5220	KITCHEN	W1/5220	25.34	25.25	0.09	0.36
R1/5220	KITCHEN	W2/5220	30.74	30.23	0.51	1.66
R1/5220	KITCHEN	W3/5220	34.51	33.88	0.63	1.83
R2/5220	DINING	W4/5220	27.45	26.65	0.80	2.91
R2/5220	DINING	W6/5220	22.47	21.64	0.83	3.69
R1/5221	BEDROOM	W1/5221	37.23	35.50	1.73	4.65
R2/5221	BEDROOM	W2/5221	37.32	35.61	1.71	4.58
18 MANOR GROVE						
R2/5230	DINING	W2/5230	23.62	23.35	0.27	1.14
R2/5230	DINING	W3/5230	28.63	27.88	0.75	2.62
R3/5230	KITCHEN	W4/5230	31.57	30.27	1.30	4.12
R3/5230	KITCHEN	W5/5230	34.36	33.02	1.34	3.90
R3/5230	KITCHEN	W6/5230	24.94	23.54	1.40	5.61
R1/5231	BEDROOM	W1/5231	37.41	35.77	1.64	4.38
R2/5231	BEDROOM	W2/5231	37.45	35.84	1.61	4.30
20 MANOR GROVE						
R1/5240	KITCHEN	W4/5240	54.63	54.63	0.00	0.00
R2/5240	CONSERVATORY	W1/5240	26.91	25.14	1.77	6.58
R2/5240	CONSERVATORY	W2/5240	38.14	36.45	1.69	4.43
R2/5240	CONSERVATORY	W3/5240	78.06	76.80	1.26	1.61
R2/5240	CONSERVATORY	W5/5240	38.01	36.38	1.63	4.29
R2/5240	CONSERVATORY	W6/5240	38.01	36.44	1.57	4.13
R2/5240	CONSERVATORY	W7/5240	38.38	36.76	1.62	4.22
R2/5240	CONSERVATORY	W8/5240	79.23	79.23	0.00	0.00
R2/5240	CONSERVATORY	W10/5240	38.20	36.64	1.56	4.08
R2/5240	CONSERVATORY	W11/5240	28.81	28.81	0.00	0.00
R3/5240	DINING	W9/5240	53.29	53.17	0.12	0.23
R1/5241	BEDROOM	W1/5241	37.41	35.86	1.55	4.14
R2/5241	BEDROOM	W2/5241	37.46	35.97	1.49	3.98
R1/5242	BEDROOM	W1/5242	39.22	37.75	1.47	3.75



DAYLIGHT ANALYSIS

HOMEBASE, RICHMOND
 EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/5242	BEDROOM	W2/5242	39.23	37.84	1.39	3.54
22 MANOR GROVE						
R2/5250	DINING	W2/5250	24.60	24.53	0.07	0.28
R2/5250	DINING	W3/5250	30.12	29.58	0.54	1.79
R3/5250	KITCHEN	W4/5250	34.99	34.14	0.85	2.43
R3/5250	KITCHEN	W5/5250	36.98	36.00	0.98	2.65
R3/5250	KITCHEN	W6/5250	35.77	34.66	1.11	3.10
R1/5251	BEDROOM	W1/5251	37.62	36.22	1.40	3.72
R2/5251		W2/5251	37.67	36.32	1.35	3.58
23 MANOR GROVE						
R1/5310	LIVINGROOM	W1/5310	31.37	31.04	0.33	1.05
R1/5311	BEDROOM	W1/5311	32.61	32.06	0.55	1.69
21 MANOR GROVE						
R2/5300	LIVINGROOM	W5/5300	31.33	30.98	0.35	1.12
R1/5301	BEDROOM	W2/5301	32.60	32.01	0.59	1.81
19 MANOR GROVE						
R2/5290	LIVINGROOM	W1/5290	31.40	30.95	0.45	1.43
R1/5291	BEDROOM	W1/5291	32.81	32.03	0.78	2.38
17 MANOR GROVE						
R2/5280	LIVINGROOM	W5/5280	31.48	30.92	0.56	1.78
R1/5281	BEDROOM	W2/5281	32.96	32.01	0.95	2.88
15 MANOR GROVE						
R1/5270	LIVINGROOM	W1/5270	32.00	31.06	0.94	2.94
R1/5271	BEDROOM	W1/5271	33.42	32.18	1.24	3.71

13 MANOR GROVE



DAYLIGHT ANALYSIS

HOMEBASE, RICHMOND
 EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/5260	LIVINGROOM	W2/5260	32.32	31.29	1.03	3.19
R2/5261	BEDROOM	W2/5261	33.80	32.32	1.48	4.38
4 MANOR GROVE						
R2/20	ASSUMED	W3/20	36.38	25.27	11.11	30.54
R1/21	ASSUMED	W1/21	35.37	26.15	9.22	26.07
R2/21	ASSUMED	W2/21	35.22	26.03	9.19	26.09
3 MANOR GROVE						
R3/20	RECEPTION	W4/20	36.29	24.67	11.62	32.02
R3/21	BEDROOM	W3/21	35.18	25.74	9.44	26.83
R8/21	HALL	W4/21	35.13	25.59	9.54	27.16
R1/22	BEDROOM	W1/22	85.42	80.23	5.19	6.08
R1/22	BEDROOM	W2/22	86.70	81.28	5.42	6.25
R1/22	BEDROOM	W3/22	39.29	39.29	0.00	0.00
2 MANOR GROVE						
R4/20	ASSUMED	W11/20	36.17	24.50	11.67	32.26
R4/21	ASSUMED	W6/21	35.14	25.70	9.44	26.86
R7/21	ASSUMED	W5/21	35.13	25.61	9.52	27.10
1 MANOR GROVE						
R5/20	ASSUMED	W12/20	36.11	24.65	11.46	31.74
R5/21	ASSUMED	W7/21	35.15	25.90	9.25	26.32
R6/21	ASSUMED	W8/21	34.92	25.92	9.00	25.77
1 MARYLEBONE GARDENS						
R5/30	LKD	W5/30	25.98	21.49	4.49	17.28
R5/30	LKD	W35/30	27.18	22.01	5.17	19.02
R5/30	LKD	W36/30	18.74	14.92	3.82	20.38
R5/30	LKD	W37/30	33.51	28.53	4.98	14.86



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HOMEBASE, RICHMOND
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R5/30	LKD	W38/30	18.11	18.11	0.00	0.00
R5/30	LKD	W39/30	31.76	31.76	0.00	0.00
R5/31	BEDROOM	W10/31	35.43	31.36	4.07	11.49
R5/31	BEDROOM	W11/31	35.76	31.36	4.40	12.30
R6/31	BEDROOM	W12/31	37.55	32.50	5.05	13.45
R6/31	BEDROOM	W13/31	37.56	32.63	4.93	13.13
R3/32	BEDROOM	W4/32	38.60	34.75	3.85	9.97
R3/32	BEDROOM	W5/32	38.60	34.24	4.36	11.30
2 MARYLEBONE GARDENS						
R4/30	ASSUMED	W4/30	25.38	22.42	2.96	11.66
R4/30	ASSUMED	W28/30	25.67	22.04	3.63	14.14
R4/31	ASSUMED	W8/31	34.61	31.73	2.88	8.32
R4/31	ASSUMED	W9/31	34.87	31.72	3.15	9.03
R2/32	ASSUMED	W3/32	38.40	35.13	3.27	8.52
3 MARYLEBONE GARDENS						
R3/30	ASSUMED	W3/30	25.54	23.94	1.60	6.26
R3/30	ASSUMED	W21/30	25.70	23.53	2.17	8.44
R3/31	ASSUMED	W5/31	22.96	22.96	0.00	0.00
R3/31	ASSUMED	W6/31	35.42	33.41	2.01	5.67
R3/31	ASSUMED	W7/31	18.98	14.98	4.00	21.07
R1/32	ASSUMED	W1/32	79.31	77.03	2.28	2.87
R1/32	ASSUMED	W2/32	78.16	76.24	1.92	2.46
4 MARYLEBONE GARDENS						
R2/30	ASSUMED	W2/30	26.33	25.37	0.96	3.65
R2/30	ASSUMED	W14/30	26.34	25.19	1.15	4.37
R2/31	ASSUMED	W3/31	70.58	69.42	1.16	1.64
R2/31	ASSUMED	W4/31	62.62	61.88	0.74	1.18
5 MARYLEBONE GARDENS						
R1/30	ASSUMED	W1/30	27.88	27.04	0.84	3.01
R1/30	ASSUMED	W7/30	27.15	26.29	0.86	3.17



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/31	ASSUMED	W1/31	74.72	73.41	1.31	1.75
R1/31	ASSUMED	W2/31	74.25	72.94	1.31	1.76
8 MARYLEBONE GARDENS						
R1/5340	KD	W1/5340	32.57	30.78	1.79	5.50
R1/5341	BEDROOM	W1/5341	36.78	34.46	2.32	6.31
7 MARYLEBONE GARDENS						
R1/5350	KD	W1/5350	32.52	30.83	1.69	5.20
R1/5351	BEDROOM	W1/5351	36.69	34.54	2.15	5.86
6 MARYLEBONE GARDENS						
R3/5360	KD	W4/5360	32.86	31.80	1.06	3.23
R1/5361	BEDROOM	W1/5361	37.01	35.24	1.77	4.78
81 MANOR ROAD						
R1/40	ASSUMED	W1/40	34.83	31.88	2.95	8.47
R1/40	ASSUMED	W2/40	34.83	32.00	2.83	8.13
R1/41	ASSUMED	W1/41	36.54	33.47	3.07	8.40
R1/41	ASSUMED	W2/41	36.57	33.63	2.94	8.04
79 MANOR ROAD						
R4/40	ASSUMED	W8/40	34.80	32.28	2.52	7.24
R4/40	ASSUMED	W9/40	34.80	32.30	2.50	7.18
R2/41	ASSUMED	W3/41	36.50	33.78	2.72	7.45
R2/41	ASSUMED	W4/41	36.35	33.76	2.59	7.13
77 MANOR ROAD						
R5/40	ASSUMED	W10/40	35.53	33.13	2.40	6.75
R5/40	ASSUMED	W11/40	35.51	33.14	2.37	6.67
R3/41	ASSUMED	W5/41	37.17	34.67	2.50	6.73
R3/41	ASSUMED	W6/41	37.12	34.68	2.44	6.57
75 MANOR ROAD						



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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R8/40	ASSUMED	W15/40	35.35	33.31	2.04	5.77
R8/40	ASSUMED	W16/40	35.34	33.39	1.95	5.52
R4/41	ASSUMED	W7/41	37.00	34.79	2.21	5.97
R4/41	ASSUMED	W8/41	37.01	34.89	2.12	5.73
73 MANOR ROAD						
R9/40	ASSUMED	W17/40	34.31	32.66	1.65	4.81
R9/40	ASSUMED	W18/40	34.22	32.68	1.54	4.50
R5/41	ASSUMED	W9/41	36.03	34.21	1.82	5.05
R5/41	ASSUMED	W10/41	35.99	34.33	1.66	4.61
71 MANOR ROAD						
R12/40	ASSUMED	W27/40	33.93	32.73	1.20	3.54
R12/40	ASSUMED	W28/40	33.75	32.63	1.12	3.32
R6/41	ASSUMED	W11/41	35.84	34.34	1.50	4.19
R6/41	ASSUMED	W12/41	35.74	34.34	1.40	3.92
69A MANOR ROAD						
R1/50	ASSUMED	W1/50	28.12	26.19	1.93	6.86
R1/50	ASSUMED	W2/50	33.55	32.66	0.89	2.65
R1/50	ASSUMED	W3/50	25.77	25.77	0.00	0.00
R2/50	ASSUMED	W4/50	28.64	28.23	0.41	1.43
R2/50	ASSUMED	W5/50	31.66	30.91	0.75	2.37
R2/50	ASSUMED	W6/50	25.07	25.07	0.00	0.00
R2/50	ASSUMED	W7/50	25.02	25.02	0.00	0.00
R1/51	ASSUMED	W1/51	29.93	27.60	2.33	7.78
R1/51	ASSUMED	W2/51	33.23	31.97	1.26	3.79
R1/51	ASSUMED	W3/51	27.94	27.93	0.01	0.04
R2/51	ASSUMED	W4/51	31.85	30.81	1.04	3.27
2 Manor Park						
R1/150	ASSUMED_TW	W1/150	33.64	33.63	0.01	0.03
R1/150	ASSUMED_TW	W2/150	24.43	22.20	2.23	9.13
R1/150	ASSUMED_TW	W3/150	82.88	81.48	1.40	1.69
R1/150	ASSUMED_TW	W4/150	24.00	22.32	1.68	7.00
R1/150	ASSUMED_TW	W5/150	79.81	77.82	1.99	2.49



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/151	ASSUMED_TW	W3/151	35.13	31.75	3.38	9.62
R2/151	ASSUMED_TW	W1/151	34.74	34.68	0.06	0.17
R2/151	ASSUMED_TW	W2/151	35.29	31.92	3.37	9.55
R1/152	ASSUMED	W1/152	77.24	75.35	1.89	2.45

4 MANOR PARK

R2/150	ASSUMED_TW	W6/150	25.73	21.13	4.60	17.88
R2/150	ASSUMED_TW	W7/150	77.09	74.23	2.86	3.71
R2/150	ASSUMED_TW	W8/150	27.08	23.28	3.80	14.03
R2/150	ASSUMED_TW	W9/150	76.82	73.76	3.06	3.98
R3/151	ASSUMED_TW	W4/151	35.31	31.05	4.26	12.06
R4/151	ASSUMED_TW	W5/151	35.45	30.49	4.96	13.99
R2/152	ASSUMED_TW	W2/152	39.00	34.26	4.74	12.15
R3/152	ASSUMED	W3/152	38.90	33.98	4.92	12.65

6 MANOR PARK

R3/150	KD_TW	W10/150	28.54	22.60	5.94	20.81
R3/150	KD_TW	W11/150	76.91	73.43	3.48	4.52
R3/150	KD_TW	W12/150	29.45	24.50	4.95	16.81
R3/150	KD_TW	W13/150	77.56	73.76	3.80	4.90
R6/151	BEDROOM	W7/151	36.24	30.10	6.14	16.94
R5/152	BEDROOM	W5/152	38.92	33.29	5.63	14.47

8 MANOR PARK

R4/150	CONSERVATORY_TW	W14/150	31.81	25.18	6.63	20.84
R4/150	CONSERVATORY_TW	W15/150	32.13	26.30	5.83	18.15
R4/150	CONSERVATORY_TW	W16/150	73.47	68.88	4.59	6.25
R4/150	CONSERVATORY_TW	W17/150	31.93	26.44	5.49	17.19
R4/150	CONSERVATORY_TW	W18/150	30.83	26.13	4.70	15.24
R5/150	KITCHEN	W19/150	5.89	5.11	0.78	13.24
R8/151	BEDROOM	W8/151	36.65	30.08	6.57	17.93
R7/152	BEDROOM	W6/152	38.91	32.89	6.02	15.47
R7/152	BEDROOM	W8/152	83.10	83.10	0.00	0.00



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R7/152	BEDROOM	W9/152	82.87	82.87	0.00	0.00
10 MANOR PARK						
R1/102	ASSUMED	W1/102	81.10	77.08	4.02	4.96
R1/120	DINING_TW	W9/120	27.36	22.39	4.97	18.17
R2/120	CONSERVATORY_TW	W2/120	23.44	22.75	0.69	2.94
R2/120	CONSERVATORY_TW	W3/120	75.82	72.20	3.62	4.77
R2/120	CONSERVATORY_TW	W4/120	33.18	26.10	7.08	21.34
R2/120	CONSERVATORY_TW	W5/120	76.10	72.35	3.75	4.93
R2/120	CONSERVATORY_TW	W6/120	57.32	54.25	3.07	5.36
R2/120	CONSERVATORY_TW	W7/120	31.74	25.29	6.45	20.32
R2/120	CONSERVATORY_TW	W8/120	18.60	16.31	2.29	12.31
R1/121	ASSUMED	W2/121	36.28	28.81	7.47	20.59
R2/121	ASSUMED	W1/121	35.86	28.63	7.23	20.16
12 MANOR PARK						
R3/120	KD	W10/120	32.89	26.20	6.69	20.34
R3/120	KD	W11/120	34.72	27.15	7.57	21.80
R3/121	BEDROOM	W3/121	36.31	28.63	7.68	21.15
R4/121	BATHROOM	W4/121	35.93	28.11	7.82	21.76
R1/122	BEDROOM	W1/122	37.03	37.03	0.00	0.00
R1/122	BEDROOM	W2/122	38.51	31.43	7.08	18.38
14 MANOR PARK						
R1/100	ASSUMED_TW	W1/100	66.05	60.40	5.65	8.55
R1/100	ASSUMED_TW	W2/100	31.83	24.95	6.88	21.61
R1/100	ASSUMED_TW	W3/100	34.89	26.68	8.21	23.53
R1/101	ASSUMED	W1/101	35.40	27.50	7.90	22.32
R2/101	ASSUMED	W2/101	35.99	27.92	8.07	22.42
R2/102	ASSUMED	W2/102	84.48	79.18	5.30	6.27
R3/102	ASSUMED	W3/102	84.35	79.00	5.35	6.34

16 MANOR PARK



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HOMEBASE, RICHMOND
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/100	ASSUMED_TW	W4/100	33.58	25.91	7.67	22.84
R2/100	ASSUMED_TW	W5/100	31.47	24.96	6.51	20.69
R2/100	ASSUMED_TW	W6/100	30.35	24.50	5.85	19.28
R2/100	ASSUMED_TW	W7/100	66.45	58.97	7.48	11.26
R2/100	ASSUMED_TW	W8/100	4.49	4.09	0.40	8.91
R3/101	ASSUMED	W3/101	35.98	27.63	8.35	23.21
R4/101	ASSUMED_TW	W4/101	35.41	26.82	8.59	24.26
R4/101	ASSUMED_TW	W5/101	4.11	3.55	0.56	13.63
R4/102	ASSUMED	W4/102	84.36	78.81	5.55	6.58

18 MANOR PARK

R1/90	LKD	W1/90	8.35	7.76	0.59	7.07
R1/90	LKD	W2/90	63.13	61.33	1.80	2.85
R1/90	LKD	W3/90	33.43	23.38	10.05	30.06
R1/90	LKD	W4/90	62.82	60.95	1.87	2.98
R1/91	BEDROOM	W3/91	36.53	27.34	9.19	25.16
R1/92	BEDROOM	W1/92	85.02	85.02	0.00	0.00
R1/92	BEDROOM	W2/92	83.55	83.55	0.00	0.00
R1/92	BEDROOM	W3/92	38.83	30.05	8.78	22.61
R1/92	BEDROOM	W5/92	38.96	30.23	8.73	22.41

20 MANOR PARK

R1/80	ASSUMED	W1/80	33.60	23.96	9.64	28.69
R1/80	ASSUMED	W2/80	64.58	63.23	1.35	2.09
R1/81	ASSUMED	W1/81	36.55	27.12	9.43	25.80
R2/81	ASSUMED	W2/81	36.06	26.60	9.46	26.23
R1/82	ASSUMED	W1/82	38.90	30.14	8.76	22.52

22 MANOR PARK

R1/62	ASSUMED	W1/62	83.19	77.05	6.14	7.38
R2/80	ASSUMED	W3/80	33.71	24.91	8.80	26.11
R3/81	ASSUMED	W3/81	36.16	26.68	9.48	26.22



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/81	ASSUMED	W4/81	36.58	27.15	9.43	25.78
24 MANOR PARK						
R3/60	KD	W1/60	30.20	21.42	8.78	29.07
R3/60	KD	W4/60	36.25	33.58	2.67	7.37
R2/61	BEDROOM	W1/61	36.60	27.03	9.57	26.15
R2/62	BEDROOM	W2/62	38.82	29.63	9.19	23.67
R2/62	BEDROOM	W3/62	38.92	29.83	9.09	23.36
80 MANOR ROAD						
R3/500	RECEPTION_ROOM	W4/500	30.75	30.45	0.30	0.98
R4/500	KITCHEN	W5/500	29.79	29.41	0.38	1.28
R2/501	BEDROOM	W2/501	34.81	33.79	1.02	2.93
R3/501	BEDROOM	W3/501	34.31	33.25	1.06	3.09
R1/502	3BEDROOM_ASSUMEC	W1/502	87.79	86.16	1.63	1.86
R1/502	3BEDROOM_ASSUMEC	W2/502	76.79	75.69	1.10	1.43
R1/502	3BEDROOM_ASSUMEC	W3/502	74.81	73.75	1.06	1.42
1 MANOR PARK						
R1/510	ASSUMED	W1/510	25.53	25.42	0.11	0.43
R1/510	ASSUMED	W2/510	30.16	29.95	0.21	0.70
R1/510	ASSUMED	W7/510	18.03	17.75	0.28	1.55
R1/511	ASSUMED	W1/511	28.08	27.35	0.73	2.60
R1/511	ASSUMED	W2/511	33.51	31.85	1.66	4.95
R1/511	ASSUMED	W4/511	25.45	23.76	1.69	6.64
R2/511	ASSUMED	W5/511	31.66	30.08	1.58	4.99
3 MANOR PARK						
R4/510	ASSUMED	W6/510	18.54	18.40	0.14	0.76
R4/510	ASSUMED	W11/510	23.51	23.05	0.46	1.96
R4/510	ASSUMED	W12/510	30.14	29.75	0.39	1.29
R3/511	ASSUMED	W6/511	31.54	29.88	1.66	5.26
R4/511	ASSUMED	W3/511	25.66	24.91	0.75	2.92



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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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R4/511	ASSUMED	W8/511	33.05	31.34	1.71	5.17
R4/511	ASSUMED	W9/511	22.12	20.37	1.75	7.91
R1/512	ASSUMED	W4/512	86.39	84.16	2.23	2.58

5 MANOR PARK

R5/510	ASSUMED	W9/510	23.61	23.42	0.19	0.80
R5/510	ASSUMED	W10/510	30.18	29.79	0.39	1.29
R5/510	ASSUMED	W16/510	17.96	17.58	0.38	2.12
R5/511	ASSUMED	W7/511	23.00	22.16	0.84	3.65
R5/511	ASSUMED	W10/511	33.09	31.25	1.84	5.56
R5/511	ASSUMED	W11/511	25.96	24.13	1.83	7.05
R6/511	ASSUMED	W12/511	32.12	30.21	1.91	5.95
R2/512	ASSUMED	W1/512	87.27	84.91	2.36	2.70
R2/512	ASSUMED	W2/512	86.74	84.42	2.32	2.67
R2/512	ASSUMED	W3/512	84.91	82.62	2.29	2.70

7 MANOR PARK

R8/510	ASSUMED	W18/510	18.54	18.28	0.26	1.40
R8/510	ASSUMED	W19/510	30.36	29.77	0.59	1.94
R8/510	ASSUMED	W20/510	19.04	18.42	0.62	3.26
R7/511	ASSUMED	W13/511	32.06	30.09	1.97	6.14
R8/511	ASSUMED	W14/511	33.33	31.21	2.12	6.36
R8/511	ASSUMED	W15/511	26.71	25.67	1.04	3.89
R8/511	ASSUMED	W16/511	26.84	24.84	2.00	7.45

9 MANOR PARK

R4/520	ASSUMED	W1/520	14.34	13.70	0.64	4.46
R4/520	ASSUMED	W2/520	27.58	26.83	0.75	2.72
R4/520	ASSUMED	W3/520	24.43	23.56	0.87	3.56
R2/521	ASSUMED	W3/521	32.85	30.65	2.20	6.70
R4/521	ASSUMED	W2/521	33.39	31.04	2.35	7.04

11 MANOR PARK

R1/520	ASSUMED	W4/520	13.58	13.38	0.20	1.47
R1/520	ASSUMED	W10/520	26.92	26.32	0.60	2.23



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/520	ASSUMED	W11/520	25.21	24.51	0.70	2.78
R1/521	ASSUMED	W1/521	32.02	29.80	2.22	6.93
R3/521	ASSUMED	W4/521	32.84	30.67	2.17	6.61
R1/522	ASSUMED	W1/522	87.78	85.25	2.53	2.88
R1/522	ASSUMED	W2/522	87.81	85.32	2.49	2.84

13 MANOR PARK

R4/540	ASSUMED	W7/540	4.28	3.54	0.74	17.29
R4/540	ASSUMED	W8/540	29.21	28.38	0.83	2.84
R3/541	ASSUMED	W4/541	28.54	26.09	2.45	8.58
R4/541	ASSUMED	W5/541	17.29	16.44	0.85	4.92
R4/541	ASSUMED	W6/541	33.58	31.27	2.31	6.88

15 MANOR PARK

R1/540	LIVINGROOM	W1/540	30.85	28.75	2.10	6.81
R1/540	LIVINGROOM	W2/540	2.68	2.64	0.04	1.49
R1/541	BEDROOM	W1/541	34.30	31.26	3.04	8.86
R1/541	BEDROOM	W2/541	16.73	16.54	0.19	1.14
R2/541	BEDROOM	W3/541	28.76	26.07	2.69	9.35
R1/542	BEDROOM	W1/542	85.64	82.95	2.69	3.14
R1/542	BEDROOM	W2/542	85.91	83.35	2.56	2.98
R1/542	BEDROOM	W3/542	38.31	38.31	0.00	0.00

17 MANOR PARK

R6/530	ASSUMED	W11/530	1.77	0.69	1.08	61.02
R6/530	ASSUMED	W12/530	30.94	27.98	2.96	9.57
R5/531	ASSUMED	W7/531	29.10	25.36	3.74	12.85
R6/531	ASSUMED	W8/531	17.63	16.65	0.98	5.56
R6/531	ASSUMED	W9/531	34.79	31.30	3.49	10.03

19 MANOR PARK

R3/530	ASSUMED	W5/530	31.48	27.43	4.05	12.87
R3/530	ASSUMED	W6/530	0.46	0.34	0.12	26.09



DAYLIGHT ANALYSIS

HOMEbase, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/531	ASSUMED	W4/531	35.44	31.24	4.20	11.85
R3/531	ASSUMED	W5/531	17.08	16.76	0.32	1.87
R4/531	ASSUMED	W6/531	28.81	24.88	3.93	13.64
R1/532	ASSUMED	W1/532	86.54	83.77	2.77	3.20

21 MANOR PARK

R2/530	ASSUMED	W3/530	0.64	0.06	0.58	90.63
R2/530	ASSUMED	W4/530	31.56	27.45	4.11	13.02
R1/531	ASSUMED	W1/531	30.89	26.40	4.49	14.54
R2/531	ASSUMED	W2/531	19.66	18.91	0.75	3.81
R2/531	ASSUMED	W3/531	35.82	31.43	4.39	12.26

1-53 CALVERT COURT

R1/1030		W17/1030	33.01	31.82	1.19	3.60
R2/1030		W16/1030	33.71	32.38	1.33	3.95
R3/1030		W15/1030	34.05	32.56	1.49	4.38
R4/1030	LD	W14/1030	34.26	32.60	1.66	4.85
R6/1030		W12/1030	37.14	29.05	8.09	21.78
R7/1030		W11/1030	34.35	33.12	1.23	3.58
R8/1030		W10/1030	33.07	32.01	1.06	3.21
R9/1030	LD	W9/1030	27.53	25.96	1.57	5.70
R10/1030	KITCHEN	W8/1030	32.46	30.61	1.85	5.70
R11/1030	KITCHEN	W7/1030	33.92	31.92	2.00	5.90
R12/1030	LD	W6/1030	34.48	32.33	2.15	6.24
R14/1030	LD	W4/1030	31.03	31.03	0.00	0.00
R15/1030	KITCHEN	W3/1030	31.20	31.20	0.00	0.00
R16/1030	KITCHEN	W2/1030	31.12	31.12	0.00	0.00



DAYLIGHT ANALYSIS

HOMEBASE, RICHMOND
 EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R17/1030	LD	W1/1030	30.74	30.74	0.00	0.00
R1/1031		W1/1031	35.65	34.49	1.16	3.25
R3/1031	KITCHEN	W3/1031	36.21	34.78	1.43	3.95
R4/1031		W4/1031	36.34	34.74	1.60	4.40
R6/1031		W6/1031	37.88	30.30	7.58	20.01
R6/1031		W7/1031	36.95	35.85	1.10	2.98
R7/1031		W8/1031	36.74	35.79	0.95	2.59
R8/1031		W9/1031	37.16	35.42	1.74	4.68
R10/1031	KITCHEN	W11/1031	37.33	35.41	1.92	5.14
R11/1031		W12/1031	37.30	35.23	2.07	5.55
R13/1031		W14/1031	34.50	34.50	0.00	0.00
R15/1031	KITCHEN	W16/1031	34.58	34.58	0.00	0.00
R16/1031		W17/1031	34.36	34.36	0.00	0.00
R3/1040	ASSUMED	W21/1040	26.49	26.10	0.39	1.47

19-39 ROBINSON COURT

R1/1020	ASSUMED_RESI	W1/1020	20.05	17.93	2.12	10.57
R2/1020	ASSUMED_RESI	W2/1020	36.33	33.20	3.13	8.62
R3/1020	ASSUMED_RESI	W3/1020	31.18	31.18	0.00	0.00
R4/1020	ASSUMED_RESI	W4/1020	29.40	29.40	0.00	0.00
R1/1021	ASSUMED_RESI	W3/1021	34.49	34.49	0.00	0.00
R2/1021	ASSUMED_RESI	W2/1021	37.23	34.32	2.91	7.82
R3/1021	ASSUMED_RESI	W4/1021	33.14	33.14	0.00	0.00
R4/1021	ASSUMED_RESI	W1/1021	20.92	18.92	2.00	9.56
R1/1022	ASSUMED_RESI	W3/1022	37.34	37.34	0.00	0.00



DAYLIGHT ANALYSIS

HOMEbase, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/1022	ASSUMED_RESI	W2/1022	37.72	35.08	2.64	7.00
R3/1022	ASSUMED_RESI	W1/1022	22.66	20.81	1.85	8.16
R4/1022	ASSUMED_RESI	W4/1022	36.87	36.87	0.00	0.00

1-18 ROBINSON COURT

R1/1000	ASSUMED_RESI	W1/1000	24.01	24.01	0.00	0.00
R1/1000	ASSUMED_RESI	W2/1000	17.05	17.05	0.00	0.00
R3/1000	ASSUMED_RESI	W3/1000	29.03	27.56	1.47	5.06
R4/1000	ASSUMED_RESI	W4/1000	30.47	28.86	1.61	5.28
R5/1000	ASSUMED_RESI	W10/1000	34.46	34.46	0.00	0.00
R5/1000	ASSUMED_RESI	W11/1000	33.44	33.44	0.00	0.00
R6/1000	ASSUMED_RESI	W12/1000	31.17	31.17	0.00	0.00
R6/1000	ASSUMED_RESI	W21/1000	26.10	26.10	0.00	0.00
R8/1000	ASSUMED_RESI	W18/1000	23.22	23.22	0.00	0.00
R8/1000	ASSUMED_RESI	W22/1000	27.80	27.80	0.00	0.00
R9/1000	ASSUMED_RESI	W19/1000	26.11	26.11	0.00	0.00
R9/1000	ASSUMED_RESI	W20/1000	21.04	21.04	0.00	0.00
R1/1001	RESI	W12/1001	22.86	22.86	0.00	0.00
R2/1001	RESI	W1/1001	29.03	29.02	0.01	0.03
R3/1001	RESI	W2/1001	19.93	19.93	0.00	0.00
R5/1001	BEDROOM	W4/1001	33.40	32.03	1.37	4.10
R6/1001	LIVINGROOM	W5/1001	34.31	32.81	1.50	4.37
R7/1001	KITCHEN	W6/1001	36.56	36.56	0.00	0.00
R9/1001	BEDROOM	W13/1001	33.99	33.99	0.00	0.00
R10/1001	RESI	W10/1001	34.31	34.31	0.00	0.00
R11/1001	RESI	W11/1001	29.48	29.48	0.00	0.00
R11/1001	RESI	W14/1001	32.89	32.89	0.00	0.00



DAYLIGHT ANALYSIS

HOMEbase, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/1002	ASSUMED_RESI	W12/1002	28.83	28.83	0.00	0.00
R2/1002	ASSUMED_RESI	W1/1002	35.68	35.51	0.17	0.48
R3/1002	ASSUMED_RESI	W2/1002	25.64	25.64	0.00	0.00
R5/1002	ASSUMED	W4/1002	37.43	36.15	1.28	3.42
R6/1002	ASSUMED	W5/1002	37.73	36.35	1.38	3.66
R7/1002	ASSUMED	W6/1002	37.85	37.85	0.00	0.00
R8/1002	ASSUMED	W7/1002	37.71	37.71	0.00	0.00
R8/1002	ASSUMED	W8/1002	37.42	37.42	0.00	0.00
R9/1002	ASSUMED	W14/1002	36.93	36.93	0.00	0.00
R10/1002	RESI	W10/1002	37.47	37.47	0.00	0.00
R11/1002	ASSUMED_RESI	W11/1002	35.53	35.53	0.00	0.00
R11/1002	ASSUMED_RESI	W13/1002	36.99	36.99	0.00	0.00

50 ST MARY'S GROVE

R2/990	ASSUMED	W2/990	35.39	34.71	0.68	1.92
R1/991		W1/991	23.65	23.21	0.44	1.86
R2/991	ASSUMED	W2/991	36.41	35.69	0.72	1.98

52 ST MARY'S GROVE

R3/990	LIVINGROOM	W3/990	35.12	34.73	0.39	1.11
R3/991	BEDROOM	W3/991	36.38	35.69	0.69	1.90
R4/991		W4/991	24.56	24.03	0.53	2.16

CLARENCE COURT

R1/300	ASSUMED_RESI	W1/300	36.15	31.79	4.36	12.06
R1/301	ASSUMED_RESI	W1/301	37.58	33.64	3.94	10.48
R1/302	ASSUMED_RESI	W1/302	38.59	35.03	3.56	9.23

33-39 CROWN TERRACE



DAYLIGHT ANALYSIS

HOMEbase, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/310	ASSUMED	W2/310	31.25	27.57	3.68	11.78
R3/310	ASSUMED	W3/310	29.83	26.63	3.20	10.73
R6/310	ASSUMED	W6/310	27.34	25.50	1.84	6.73
R7/310	ASSUMED	W7/310	27.01	25.76	1.25	4.63
R1/311	ASSUMED	W1/311	32.56	29.06	3.50	10.75
R2/311	ASSUMED	W2/311	31.32	28.31	3.01	9.61
R3/311	ASSUMED	W3/311	22.75	21.35	1.40	6.15
R4/311	ASSUMED	W4/311	28.87	27.18	1.69	5.85
R5/311	ASSUMED	W5/311	27.99	26.84	1.15	4.11

1-8 VICTORIA VILLAS

R1/1050	ASSUMED_STUDIO	W1/1050	23.66	19.74	3.92	16.57
R1/1050	ASSUMED_STUDIO	W2/1050	22.28	18.08	4.20	18.85
R2/1050	ASSUMED_BEDROOM	W3/1050	22.68	17.10	5.58	24.60
R3/1050	ASSUMED_LKD	W4/1050	22.82	16.70	6.12	26.82
R3/1050	ASSUMED_LKD	W5/1050	22.90	16.23	6.67	29.13
R3/1050	ASSUMED_LKD	W6/1050	22.98	15.77	7.21	31.38
R5/1050	ASSUMED_LKD	W7/1050	27.94	18.93	9.01	32.25
R5/1050	ASSUMED_LKD	W8/1050	29.96	20.53	9.43	31.48
R5/1050	ASSUMED_LKD	W9/1050	29.43	24.92	4.51	15.32
R6/1050	ASSUMED_BEDROOM	W10/1050	29.00	26.54	2.46	8.48
R6/1050	ASSUMED_BEDROOM	W11/1050	21.25	21.25	0.00	0.00
R6/1050	ASSUMED_BEDROOM	W12/1050	18.52	18.52	0.00	0.00
R9/1050	ASSUMED_STUDIO	W17/1050	26.41	25.03	1.38	5.23
R9/1050	ASSUMED_STUDIO	W18/1050	20.15	18.59	1.56	7.74
R9/1050	ASSUMED_STUDIO	W19/1050	15.16	13.57	1.59	10.49
R9/1050	ASSUMED_STUDIO	W20/1050	8.46	8.02	0.44	5.20
R1/1051	ASSUMED_LKD	W1/1051	24.60	20.99	3.61	14.67
R1/1051	ASSUMED_LKD	W2/1051	24.35	20.70	3.65	14.99
R2/1051	ASSUMED_BEDROOM	W3/1051	24.25	20.13	4.12	16.99



DAYLIGHT ANALYSIS

HOMEBASE, RICHMOND
 EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/1051	ASSUMED_BEDROOM	W4/1051	24.60	19.43	5.17	21.02
R4/1051	ASSUMED_LKD	W5/1051	24.04	18.66	5.38	22.38
R5/1051	ASSUMED_BEDROOM	W6/1051	24.62	17.90	6.72	27.29
R6/1051	ASSUMED_LKD	W7/1051	24.79	17.71	7.08	28.56
R7/1051	ASSUMED_LKD	W8/1051	27.75	19.31	8.44	30.41
R7/1051	ASSUMED_LKD	W9/1051	31.30	22.42	8.88	28.37
R7/1051	ASSUMED_LKD	W10/1051	28.29	23.10	5.19	18.35
R8/1051	ASSUMED_BEDROOM	W11/1051	28.27	24.86	3.41	12.06
R8/1051	ASSUMED_BEDROOM	W12/1051	20.14	20.14	0.00	0.00
R8/1051	ASSUMED_BEDROOM	W13/1051	17.10	17.09	0.01	0.06
R9/1051	ASSUMED_BEDROOM	W14/1051	16.19	15.97	0.22	1.36
R9/1051	ASSUMED_BEDROOM	W15/1051	21.69	20.24	1.45	6.69
R10/1051	ASSUMED_BEDROOM	W16/1051	26.36	24.04	2.32	8.80
R11/1051	ASSUMED_BEDROOM	W17/1051	22.62	20.11	2.51	11.10
R12/1051	ASSUMED_LKD	W18/1051	22.67	20.32	2.35	10.37
R12/1051	ASSUMED_LKD	W19/1051	23.96	21.43	2.53	10.56
R1/1052	ASSUMED_LKD	W1/1052	31.02	27.75	3.27	10.54
R1/1052	ASSUMED_LKD	W2/1052	31.27	28.06	3.21	10.27
R2/1052	ASSUMED_BEDROOM	W3/1052	31.17	27.76	3.41	10.94
R3/1052	ASSUMED_BEDROOM	W4/1052	31.39	26.69	4.70	14.97
R4/1052	ASSUMED_LKD	W5/1052	30.85	26.34	4.51	14.62
R5/1052	ASSUMED_BEDROOM	W6/1052	31.47	25.34	6.13	19.48
R6/1052	ASSUMED_LKD	W7/1052	30.65	24.94	5.71	18.63
R7/1052	ASSUMED_LKD	W8/1052	30.15	22.82	7.33	24.31
R7/1052	ASSUMED_LKD	W9/1052	33.06	25.35	7.71	23.32
R7/1052	ASSUMED_LKD	W10/1052	32.69	26.83	5.86	17.93
R8/1052	ASSUMED_BEDROOM	W11/1052	32.91	27.94	4.97	15.10
R8/1052	ASSUMED_BEDROOM	W12/1052	23.82	23.79	0.03	0.13
R8/1052	ASSUMED_BEDROOM	W13/1052	19.46	19.44	0.02	0.10



DAYLIGHT ANALYSIS

HOMEBASE, RICHMOND
 EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R9/1052	ASSUMED_BEDROOM	W14/1052	17.14	16.66	0.48	2.80
R9/1052	ASSUMED_BEDROOM	W15/1052	23.91	21.70	2.21	9.24
R10/1052	ASSUMED_BEDROOM	W16/1052	30.24	27.11	3.13	10.35
R11/1052	ASSUMED_BEDROOM	W17/1052	29.72	26.46	3.26	10.97
R12/1052	ASSUMED_LKD	W18/1052	30.27	27.29	2.98	9.84
R12/1052	ASSUMED_LKD	W19/1052	31.99	28.78	3.21	10.03
R1/1053	ASSUMED_LKD	W1/1053	26.95	24.14	2.81	10.43
R1/1053	ASSUMED_LKD	W2/1053	25.72	22.94	2.78	10.81
R2/1053	ASSUMED_BEDROOM	W3/1053	26.29	22.61	3.68	14.00
R3/1053	ASSUMED	W4/1053	25.99	21.71	4.28	16.47
R5/1053	ASSUMED	W6/1053	26.43	21.13	5.30	20.05
R6/1053	ASSUMED_LKD	W7/1053	26.13	20.09	6.04	23.12
R7/1053	ASSUMED_LKD	W8/1053	26.22	19.51	6.71	25.59
R7/1053	ASSUMED_LKD	W9/1053	27.36	20.28	7.08	25.88
R7/1053	ASSUMED_LKD	W10/1053	32.76	26.87	5.89	17.98
R8/1053	ASSUMED_BEDROOM	W11/1053	32.58	27.62	4.96	15.22
R8/1053	ASSUMED_BEDROOM	W12/1053	22.09	22.04	0.05	0.23
R8/1053	ASSUMED_BEDROOM	W13/1053	16.89	16.84	0.05	0.30
R9/1053	ASSUMED_BEDROOM	W14/1053	12.52	11.81	0.71	5.67
R9/1053	ASSUMED_BEDROOM	W15/1053	20.92	18.70	2.22	10.61
R10/1053	ASSUMED_BEDROOM	W16/1053	25.49	22.32	3.17	12.44
R10/1053	ASSUMED_BEDROOM	W17/1053	25.53	22.20	3.33	13.04
R12/1053	ASSUMED_LKD	W18/1053	25.46	22.39	3.07	12.06
R12/1053	ASSUMED_LKD	W19/1053	26.81	23.52	3.29	12.27
R1/1054	ASSUMED_LKD	W1/1054	35.72	33.57	2.15	6.02
R1/1054	ASSUMED_LKD	W2/1054	35.45	33.20	2.25	6.35
R1/1054	ASSUMED_LKD	W3/1054	34.54	32.51	2.03	5.88
R2/1054	ASSUMED_LKD	W4/1054	30.54	27.57	2.97	9.72
R3/1054	ASSUMED_BEDROOM	W5/1054	34.69	31.60	3.09	8.91



DAYLIGHT ANALYSIS

HOMEbase, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/1054	ASSUMED_LKD	W6/1054	35.42	30.97	4.45	12.56
R4/1054	ASSUMED_LKD	W7/1054	35.72	30.94	4.78	13.38
R4/1054	ASSUMED_LKD	W8/1054	37.85	33.36	4.49	11.86
R5/1054	ASSUMED_BEDROOM	W9/1054	37.85	33.73	4.12	10.89
R5/1054	ASSUMED_BEDROOM	W10/1054	33.42	33.37	0.05	0.15

19-22 VICTORIA VILLAS

R1/1060	BEDROOM	W1/1060	23.47	23.02	0.45	1.92
R2/1060	LD	W2/1060	23.50	22.99	0.51	2.17
R2/1060	LD	W3/1060	23.93	23.34	0.59	2.47
R3/1060	LD	W4/1060	24.68	24.02	0.66	2.67
R3/1060	LD	W5/1060	25.87	25.10	0.77	2.98
R4/1060	BEDROOM	W6/1060	27.36	26.41	0.95	3.47
R7/1060	BEDROOM	W9/1060	34.57	19.85	14.72	42.58
R8/1060	LIVINGROOM	W10/1060	23.87	16.25	7.62	31.92
R8/1060	LIVINGROOM	W11/1060	20.24	14.42	5.82	28.75
R9/1060	LIVINGROOM	W12/1060	13.50	10.16	3.34	24.74
R10/1060	KITCHEN	W13/1060	18.68	12.69	5.99	32.07
R1/1061	BEDROOM	W1/1061	27.17	26.78	0.39	1.44
R2/1061	LD	W2/1061	27.08	26.63	0.45	1.66
R2/1061	LD	W3/1061	27.30	26.79	0.51	1.87
R3/1061	LD	W4/1061	27.85	27.27	0.58	2.08
R3/1061	LD	W5/1061	28.72	28.04	0.68	2.37
R4/1061	BEDROOM	W6/1061	29.80	28.98	0.82	2.75
R7/1061	BEDROOM	W17/1061	36.83	22.58	14.25	38.69
R8/1061	LIVINGROOM	W18/1061	29.79	21.73	8.06	27.06
R8/1061	LIVINGROOM	W19/1061	27.80	21.54	6.26	22.52
R9/1061	LIVINGROOM	W20/1061	22.20	18.25	3.95	17.79
R10/1061	KITCHEN	W21/1061	26.10	19.55	6.55	25.10



DAYLIGHT ANALYSIS

HOMEbase, RICHMOND
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/200	BEDROOM	W1/200	31.52	18.18	13.34	42.32
R2/200	BEDROOM	W2/200	33.39	18.62	14.77	44.23
R2/200	BEDROOM	W3/200	33.37	18.48	14.89	44.62
R3/200	BEDROOM	W4/200	33.26	18.10	15.16	45.58
R3/200	BEDROOM	W5/200	33.14	17.68	15.46	46.65
R4/200	BEDROOM	W6/200	32.98	17.08	15.90	48.21
R6/200	BEDROOM	W8/200	33.32	15.78	17.54	52.64
R7/200	LKD	W9/200	33.44	15.78	17.66	52.81
R7/200	LKD	W10/200	32.69	15.92	16.77	51.30
R8/200	LKD	W11/200	33.69	16.35	17.34	51.47
R8/200	LKD	W12/200	34.02	16.60	17.42	51.21
R8/200	LKD	W13/200	34.16	16.99	17.17	50.26
R9/200	BEDROOM	W14/200	34.18	17.17	17.01	49.77
R9/200	BEDROOM	W15/200	33.69	17.54	16.15	47.94
R10/200	BEDROOM	W16/200	34.34	17.93	16.41	47.79
R11/200	BEDROOM	W17/200	34.94	18.39	16.55	47.37
R12/200	LKD	W18/200	35.14	18.72	16.42	46.73
R12/200	LKD	W19/200	35.13	18.77	16.36	46.57
R12/200	LKD	W20/200	34.15	18.37	15.78	46.21
R1/201	LKD	W1/201	37.04	21.52	15.52	41.90
R1/201	LKD	W2/201	36.69	21.08	15.61	42.55
R1/201	LKD	W3/201	36.85	21.07	15.78	42.82
R6/201	BEDROOM	W9/201	36.82	17.74	19.08	51.82
R7/201	LKD	W10/201	36.89	17.73	19.16	51.94
R7/201	LKD	W11/201	36.97	17.94	19.03	51.47
R8/201	LKD	W12/201	37.05	18.30	18.75	50.61
R8/201	LKD	W13/201	37.14	18.58	18.56	49.97
R8/201	LKD	W14/201	37.29	19.01	18.28	49.02
R9/201	BEDROOM	W15/201	37.33	19.23	18.10	48.49
R9/201	BEDROOM	W16/201	37.42	19.65	17.77	47.49



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HOMEBASE, RICHMOND
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R10/201	BEDROOM	W17/201	37.47	20.01	17.46	46.60
R11/201	ASSUMED_RESI	W18/201	37.59	20.48	17.11	45.52
R11/201	ASSUMED_RESI	W19/201	37.71	20.92	16.79	44.52
R12/201	ASSUMED_RESI	W20/201	37.82	21.14	16.68	44.10
R12/201	ASSUMED_RESI	W21/201	37.94	21.26	16.68	43.96
R1/202	LIVINGROOM	W1/202	37.89	37.89	0.00	0.00
R1/202	LIVINGROOM	W4/202	39.07	23.39	15.68	40.13
R2/202	KD	W2/202	29.70	29.70	0.00	0.00
R2/202	KD	W3/202	39.29	23.84	15.45	39.32
R3/202	BEDROOM	W5/202	39.27	23.29	15.98	40.69
R7/202	LKD	W10/202	39.28	19.61	19.67	50.08
R7/202	LKD	W11/202	39.29	19.57	19.72	50.19
R8/202	BEDROOM	W12/202	39.30	19.79	19.51	49.64
R9/202	BEDROOM	W13/202	39.31	20.12	19.19	48.82
R9/202	BEDROOM	W14/202	39.32	20.49	18.83	47.89
R10/202	BEDROOM	W15/202	39.32	20.88	18.44	46.90
R11/202	BEDROOM	W16/202	39.33	21.44	17.89	45.49
R11/202	BEDROOM	W17/202	39.35	21.94	17.41	44.24
R12/202	BEDROOM	W18/202	39.35	22.46	16.89	42.92
R14/202	LKD	W20/202	39.37	23.21	16.16	41.05
R14/202	LKD	W21/202	39.38	23.40	15.98	40.58

15 TRINITY COTTAGES

R3/380	LIVINGROOM	W10/380	25.75	25.61	0.14	0.54
R3/380	LIVINGROOM	W11/380	25.62	25.52	0.10	0.39
R3/380	LIVINGROOM	W12/380	26.57	25.35	1.22	4.59
R5/380	LKD	W16/380	27.09	25.67	1.42	5.24
R5/380	LKD	W17/380	19.81	19.81	0.00	0.00
R5/380	LKD	W18/380	18.74	18.74	0.00	0.00
R4/381	BEDROOM	W4/381	30.95	28.25	2.70	8.72



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HOMEbase, RICHMOND
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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R5/381	BEDROOM	W5/381	31.40	28.44	2.96	9.43
R6/381	BEDROOM	W6/381	34.55	31.90	2.65	7.67

14 TRINITY COTTAGES

R2/380	ASSUMED	W6/380	27.92	27.79	0.13	0.47
R2/380	ASSUMED	W7/380	25.07	25.04	0.03	0.12
R2/380	ASSUMED	W8/380	25.40	25.28	0.12	0.47
R7/380	ASSUMED	W20/380	16.76	15.99	0.77	4.59
R8/380		W21/380	16.10	14.68	1.42	8.82
R8/380		W22/380	23.51	22.42	1.09	4.64
R2/381	ASSUMED	W2/381	32.53	32.32	0.21	0.65
R7/381	ASSUMED	W7/381	34.74	31.83	2.91	8.38

13 TRINITY COTTAGES

R1/380	DINING	W1/380	24.46	24.44	0.02	0.08
R1/380	DINING	W2/380	25.48	25.39	0.09	0.35
R1/380	DINING	W3/380	25.09	24.90	0.19	0.76
R1/380	DINING	W4/380	26.75	26.63	0.12	0.45
R1/380	DINING	W5/380	27.91	27.78	0.13	0.47
R10/380	RECEPTION_ROOM	W25/380	15.14	15.14	0.00	0.00
R1/381	BEDROOM	W1/381	32.18	32.00	0.18	0.56
R8/381	BEDROOM	W8/381	34.23	31.60	2.63	7.68
R8/381	BEDROOM	W9/381	33.91	31.62	2.29	6.75

24 TRINITY ROAD

R1/390	ASSUMED	W1/390	27.54	25.60	1.94	7.04
R1/390	ASSUMED	W2/390	22.91	22.05	0.86	3.75
R2/390	ASSUMED	W3/390	26.17	23.24	2.93	11.20
R2/390	ASSUMED	W4/390	12.34	9.07	3.27	26.50
R2/390	ASSUMED	W5/390	29.91	26.46	3.45	11.53
R3/390	ASSUMED	W6/390	32.36	28.37	3.99	12.33
R3/390	ASSUMED	W7/390	32.25	28.29	3.96	12.28
R3/390	ASSUMED	W8/390	34.11	31.28	2.83	8.30



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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/391	ASSUMED	W1/391	33.05	32.90	0.15	0.45
R2/391	ASSUMED	W2/391	34.86	29.50	5.36	15.38
R3/391	ASSUMED	W3/391	35.84	29.92	5.92	16.52
R3/391	ASSUMED	W4/391	35.08	31.20	3.88	11.06
R3/391	ASSUMED	W5/391	34.92	31.17	3.75	10.74
22 TRINITY ROAD						
R4/390	ASSUMED	W9/390	32.15	28.94	3.21	9.98
R4/390	ASSUMED	W10/390	33.73	30.90	2.83	8.39
R4/390	ASSUMED	W11/390	31.34	29.29	2.05	6.54
R4/390	ASSUMED	W12/390	33.88	31.01	2.87	8.47
R4/391	ASSUMED	W6/391	35.16	31.68	3.48	9.90
20 TRINITY ROAD						
R5/390	ASSUMED	W13/390	34.12	31.21	2.91	8.53
R5/390	ASSUMED	W14/390	32.96	30.38	2.58	7.83
R5/391	ASSUMED	W7/391	34.74	31.76	2.98	8.58
18 TRINITY ROAD						
R6/390	ASSUMED	W15/390	32.01	29.67	2.34	7.31
R6/390	ASSUMED	W16/390	32.00	30.02	1.98	6.19
R6/390	ASSUMED	W17/390	32.49	30.44	2.05	6.31
R6/391	ASSUMED	W8/391	34.31	31.59	2.72	7.93
16 TRINITY ROAD						
R7/390	ASSUMED	W18/390	32.34	30.50	1.84	5.69
R7/390	ASSUMED	W19/390	31.02	29.43	1.59	5.13
R7/391	ASSUMED	W9/391	33.63	31.65	1.98	5.89
14 TRINITY ROAD						
R8/390	ASSUMED	W20/390	30.64	29.29	1.35	4.41
R8/390	ASSUMED	W21/390	30.88	29.66	1.22	3.95
R8/390	ASSUMED	W22/390	31.41	30.17	1.24	3.95
R8/391	ASSUMED	W10/391	33.38	31.70	1.68	5.03



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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
12 TRINITY ROAD						
R9/390	ASSUMED	W23/390	30.77	29.65	1.12	3.64
R9/390	ASSUMED	W24/390	31.30	30.17	1.13	3.61
R9/390	ASSUMED	W25/390	29.94	28.42	1.52	5.08
R9/390	ASSUMED	W26/390	30.16	29.21	0.95	3.15
R9/390	ASSUMED	W27/390	29.12	28.68	0.44	1.51
R9/391	ASSUMED	W11/391	33.10	31.83	1.27	3.84
15 TRINITY ROAD						
R5/400	ASSUMED	W11/400	29.65	29.52	0.13	0.44
R6/400	ASSUMED	W12/400	29.81	29.70	0.11	0.37
R6/400	ASSUMED	W13/400	34.29	29.16	5.13	14.96
R7/400	ASSUMED	W14/400	34.05	29.20	4.85	14.24
R7/400	ASSUMED	W15/400	29.85	28.04	1.81	6.06
R5/401	ASSUMED	W5/401	33.18	33.00	0.18	0.54
R6/401	ASSUMED	W6/401	33.33	33.15	0.18	0.54
R6/401	ASSUMED	W7/401	36.72	30.71	6.01	16.37
R7/401	ASSUMED	W8/401	36.54	30.83	5.71	15.63
R7/401	ASSUMED	W9/401	35.01	32.69	2.32	6.63
13 TRINITY ROAD						
R4/400	ASSUMED	W9/400	30.75	30.63	0.12	0.39
R4/400	ASSUMED	W10/400	29.71	29.59	0.12	0.40
R4/401	ASSUMED	W4/401	33.14	32.95	0.19	0.57
R9/401	ASSUMED	W10/401	34.96	32.81	2.15	6.15
R10/401	ASSUMED	W11/401	34.86	32.83	2.03	5.82
11 TRINITY ROAD						
R3/400	ASSUMED	W6/400	29.51	29.41	0.10	0.34
R3/400	ASSUMED	W7/400	30.02	29.90	0.12	0.40
R3/400	ASSUMED	W8/400	30.67	30.55	0.12	0.39
R8/400	ASSUMED	W16/400	20.51	20.51	0.00	0.00



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HOMEbase, RICHMOND
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/401	ASSUMED	W3/401	33.04	32.87	0.17	0.51
R11/401	ASSUMED	W12/401	34.74	32.86	1.88	5.41
9 TRINITY ROAD						
R2/400	ASSUMED	W4/400	30.56	30.45	0.11	0.36
R2/400	ASSUMED	W5/400	29.47	29.36	0.11	0.37
R2/401	ASSUMED	W2/401	33.01	32.84	0.17	0.51
R12/401	ASSUMED	W13/401	34.66	32.87	1.79	5.16
R1/402	ASSUMED	W1/402	36.35	34.48	1.87	5.14
R1/402	ASSUMED	W2/402	36.26	34.46	1.80	4.96
7 TRINITY ROAD						
R1/400	ASSUMED	W1/400	29.24	29.15	0.09	0.31
R1/400	ASSUMED	W2/400	29.89	29.79	0.10	0.33
R1/400	ASSUMED	W3/400	30.56	30.45	0.11	0.36
R1/401	ASSUMED	W1/401	32.86	32.71	0.15	0.46
R13/401	ASSUMED	W14/401	34.27	32.66	1.61	4.70
3 ST GEORGES ROAD						
R9/410	ASSUMED	W1/410	33.13	29.68	3.45	10.41
5 ST GEORGES ROAD						
R8/410	KITCHEN	W2/410	32.57	29.52	3.05	9.36
R8/410	KITCHEN	W3/410	62.98	62.06	0.92	1.46
R8/410	KITCHEN	W4/410	48.43	47.57	0.86	1.78
R7/411	BEDROOM	W9/411	23.79	21.28	2.51	10.55
7 ST GEORGES ROAD						
R6/410	ASSUMED	W6/410	28.82	25.61	3.21	11.14
R7/410	ASSUMED	W5/410	58.36	57.80	0.56	0.96
R5/411	ASSUMED	W7/411	35.42	31.68	3.74	10.56
R6/411	ASSUMED	W8/411	26.05	23.44	2.61	10.02



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
9 ST GEORGES ROAD						
R3/411	ASSUMED	W5/411	23.35	21.25	2.10	8.99
R4/411	ASSUMED	W6/411	27.17	26.67	0.50	1.84
11 ST GEORGES ROAD						
R1/410	ASSUMED	W12/410	28.05	28.05	0.00	0.00
R1/410	ASSUMED	W13/410	32.02	32.02	0.00	0.00
R3/410	ASSUMED	W10/410	23.86	23.86	0.00	0.00
R4/410	ASSUMED	W8/410	24.17	22.72	1.45	6.00
R4/410	ASSUMED	W9/410	26.21	26.17	0.04	0.15
R5/410	ASSUMED	W7/410	30.98	28.36	2.62	8.46
R1/411	ASSUMED	W1/411	33.95	33.95	0.00	0.00
R1/411	ASSUMED	W2/411	31.89	31.84	0.05	0.16
R2/411	ASSUMED	W3/411	30.65	30.59	0.06	0.20
R2/411	ASSUMED	W4/411	32.97	30.29	2.68	8.13
FALSTAFF HOUSE						
R1/241	ASSUMED	W1/241	38.87	26.07	12.80	32.93
R2/241	ASSUMED	W2/241	38.98	26.34	12.64	32.43
R3/241	ASSUMED	W3/241	39.02	26.50	12.52	32.09
R4/241	ASSUMED	W4/241	39.04	26.87	12.17	31.17
R5/241	ASSUMED	W5/241	38.81	26.92	11.89	30.64
R6/241	ASSUMED	W6/241	38.82	27.28	11.54	29.73
R7/241	ASSUMED	W7/241	39.09	27.62	11.47	29.34
R8/241	ASSUMED	W8/241	39.11	27.63	11.48	29.35
R9/241	ASSUMED	W9/241	39.13	27.64	11.49	29.36
R10/241	ASSUMED	W10/241	39.14	27.54	11.60	29.64



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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R11/241	ASSUMED	W11/241	32.83	22.09	10.74	32.71
R1/242	ASSUMED	W1/242	38.92	35.45	3.47	8.92
R2/242	ASSUMED	W2/242	38.90	35.22	3.68	9.46
R2/242	ASSUMED	W3/242	9.55	2.57	6.98	73.09
R2/242	ASSUMED	W4/242	39.31	28.21	11.10	28.24
R5/242	ASSUMED	W5/242	39.31	28.41	10.90	27.73
R6/242	ASSUMED	W6/242	39.31	28.66	10.65	27.09
R7/242	ASSUMED	W7/242	16.10	10.35	5.75	35.71
R8/242	ASSUMED	W8/242	15.82	9.96	5.86	37.04
R9/242	ASSUMED	W9/242	39.29	29.37	9.92	25.25
R10/242	ASSUMED	W10/242	39.33	29.52	9.81	24.94
R11/242	ASSUMED	W11/242	39.31	29.50	9.81	24.96
R12/242	ASSUMED	W12/242	11.97	7.80	4.17	34.84
R13/242	ASSUMED	W13/242	33.63	24.44	9.19	27.33
R1/243	ASSUMED	W1/243	39.36	36.39	2.97	7.55
R1/243	ASSUMED	W2/243	39.34	36.23	3.11	7.91
R1/243	ASSUMED	W3/243	10.09	3.47	6.62	65.61
R1/243	ASSUMED	W4/243	39.32	30.12	9.20	23.40
R5/243	ASSUMED	W5/243	39.32	30.27	9.05	23.02
R6/243	ASSUMED	W6/243	39.32	30.50	8.82	22.43
R7/243	ASSUMED	W7/243	12.07	7.24	4.83	40.02
R8/243	ASSUMED	W8/243	11.88	6.92	4.96	41.75
R9/243	ASSUMED	W9/243	39.23	31.14	8.09	20.62
R10/243	ASSUMED	W10/243	39.25	31.29	7.96	20.28
R12/243	ASSUMED	W11/243	39.23	31.31	7.92	20.19
R12/243	ASSUMED	W12/243	9.09	5.76	3.33	36.63
R12/243	ASSUMED	W14/243	6.42	3.64	2.78	43.30



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R13/243	ASSUMED	W13/243	32.54	24.72	7.82	24.03
R1/244	ASSUMED	W1/244	39.43	37.04	2.39	6.06
R2/244	ASSUMED	W2/244	39.41	36.85	2.56	6.50
R2/244	ASSUMED	W3/244	33.97	29.43	4.54	13.36
R3/244	ASSUMED	W4/244	95.72	93.84	1.88	1.96
R4/244	ASSUMED	W5/244	34.11	29.53	4.58	13.43
R5/244	ASSUMED	W6/244	34.08	30.06	4.02	11.80
R6/244	ASSUMED	W7/244	95.81	94.20	1.61	1.68
R7/244	ASSUMED	W8/244	34.17	30.24	3.93	11.50
ST GEORGES HOUSE						
R1/231	BEDROOM	W1/231	38.85	24.91	13.94	35.88
R2/231	BEDROOM	W2/231	38.85	23.40	15.45	39.77
R3/231	LKD	W3/231	38.88	22.30	16.58	42.64
R3/231	LKD	W4/231	38.90	21.84	17.06	43.86
R4/231	LKD	W5/231	39.21	21.98	17.23	43.94
R4/231	LKD	W6/231	39.25	22.03	17.22	43.87
R4/231	LKD	W7/231	39.26	22.22	17.04	43.40
R4/231	LKD	W8/231	39.26	22.25	17.01	43.33
R4/231	LKD	W9/231	35.74	35.74	0.00	0.00
R4/231	LKD	W10/231	35.91	35.91	0.00	0.00
R4/231	LKD	W11/231	35.86	35.86	0.00	0.00
R4/231	LKD	W12/231	35.79	35.79	0.00	0.00
R1/232	BEDROOM	W1/232	39.46	27.94	11.52	29.19
R1/232	BEDROOM	W2/232	39.46	27.48	11.98	30.36
R1/232	BEDROOM	W3/232	39.45	26.95	12.50	31.69
R2/232	BEDROOM	W4/232	39.47	26.45	13.02	32.99
R2/232	BEDROOM	W5/232	39.47	25.92	13.55	34.33
R3/232	LKD	W6/232	39.47	25.47	14.00	35.47
R3/232	LKD	W7/232	39.48	25.13	14.35	36.35
R3/232	LKD	W8/232	39.48	25.03	14.45	36.60
R3/232	LKD	W9/232	39.48	24.71	14.77	37.41
R3/232	LKD	W10/232	39.48	24.71	14.77	37.41



DAYLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/232	LKD	W11/232	39.49	24.80	14.69	37.20
R4/232	LKD	W12/232	39.49	24.88	14.61	37.00
R4/232	LKD	W13/232	39.49	25.21	14.28	36.16
R4/232	LKD	W14/232	39.48	25.26	14.22	36.02
R4/232	LKD	W15/232	38.99	38.99	0.00	0.00
R4/232	LKD	W16/232	39.22	39.22	0.00	0.00
R4/232	LKD	W17/232	39.19	39.19	0.00	0.00
R4/232	LKD	W18/232	39.16	39.16	0.00	0.00
R1/233	ASSUMED	W1/233	35.92	26.58	9.34	26.00
R2/233	ASSUMED	W2/233	35.53	25.49	10.04	28.26
R3/233	ASSUMED	W3/233	35.91	25.31	10.60	29.52
R4/233	ASSUMED	W4/233	36.07	25.17	10.90	30.22
R5/233	ASSUMED	W5/233	36.06	24.98	11.08	30.73
R5/233	ASSUMED	W6/233	36.00	24.82	11.18	31.06
R5/233	ASSUMED	W7/233	34.19	23.79	10.40	30.42
R5/233	ASSUMED	W8/233	24.66	16.52	8.14	33.01
R5/233	ASSUMED	W9/233	18.72	13.61	5.11	27.30
R5/233	ASSUMED	W10/233	34.18	34.05	0.13	0.38
R5/233	ASSUMED	W11/233	18.72	16.02	2.70	14.42
R5/233	ASSUMED	W12/233	26.26	25.35	0.91	3.47
R1/234	ASSUMED	W1/234	28.79	22.51	6.28	21.81
R2/234	ASSUMED	W2/234	28.95	22.11	6.84	23.63
R3/234	ASSUMED	W3/234	28.78	21.69	7.09	24.64
R4/234	ASSUMED	W4/234	28.82	21.61	7.21	25.02
R4/234	ASSUMED	W5/234	29.41	22.13	7.28	24.75
R4/234	ASSUMED	W6/234	12.18	9.06	3.12	25.62
R4/234	ASSUMED	W7/234	12.14	10.33	1.81	14.91
R4/234	ASSUMED	W8/234	12.11	7.56	4.55	37.57
R4/234	ASSUMED	W9/234	12.04	11.12	0.92	7.64
R4/234	ASSUMED	W10/234	11.95	6.21	5.74	48.03
R4/234	ASSUMED	W11/234	36.55	29.04	7.51	20.55
R4/234	ASSUMED	W12/234	36.90	30.10	6.80	18.43
R4/234	ASSUMED	W13/234	36.76	31.56	5.20	14.15
R4/234	ASSUMED	W14/234	36.65	33.37	3.28	8.95
R4/234	ASSUMED	W15/234	36.69	36.59	0.10	0.27
R4/234	ASSUMED	W16/234	36.60	35.00	1.60	4.37
R4/234	ASSUMED	W17/234	36.61	36.08	0.53	1.45



DAYLIGHT ANALYSIS

HOMEbase, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/234	ASSUMED	W18/234	36.81	36.81	0.00	0.00
R4/234	ASSUMED	W19/234	36.18	36.18	0.00	0.00
R4/234	ASSUMED	W20/234	30.91	30.91	0.00	0.00
R4/234	ASSUMED	W21/234	11.87	11.57	0.30	2.53

140 LOWER MORTLAKE ROAD

R1/5190	KD	W1/5190	29.31	28.86	0.45	1.54
R1/5190	KD	W2/5190	61.32	60.67	0.65	1.06
R1/5190	KD	W3/5190	32.65	31.95	0.70	2.14
R1/5190	KD	W4/5190	55.45	55.31	0.14	0.25
R1/5191	BEDROOM	W1/5191	27.01	26.89	0.12	0.44
R1/5191	BEDROOM	W2/5191	32.39	32.30	0.09	0.28
R1/5192	BEDROOM	W1/5192	32.98	32.81	0.17	0.52
R1/5192	BEDROOM	W2/5192	31.08	29.61	1.47	4.73

2 ST GEORGES ROAD

R1/5180	LIVINGROOM	W1/5180	26.51	26.29	0.22	0.83
R1/5180	LIVINGROOM	W2/5180	32.86	32.53	0.33	1.00
R1/5180	LIVINGROOM	W3/5180	23.03	22.85	0.18	0.78
R1/5180	LIVINGROOM	W4/5180	3.22	2.67	0.55	17.08
R1/5180	LIVINGROOM	W5/5180	3.60	3.04	0.56	15.56
R1/5181	BEDROOM	W1/5181	31.16	29.99	1.17	3.75
R1/5181	BEDROOM	W2/5181	36.19	34.55	1.64	4.53
R1/5181	BEDROOM	W3/5181	31.97	31.04	0.93	2.91

4 ST GEORGES ROAD

R2/5170	LIVINGROOM	W6/5170	19.27	18.86	0.41	2.13
R2/5170	LIVINGROOM	W7/5170	30.30	29.81	0.49	1.62
R2/5170	LIVINGROOM	W8/5170	31.26	30.79	0.47	1.50
R1/5171	BEDROOM	W1/5171	36.28	34.70	1.58	4.36
R1/5172	BEDROOM	W1/5172	86.15	84.82	1.33	1.54
R1/5172	BEDROOM	W2/5172	28.41	28.41	0.00	0.00

6 ST GEORGES ROAD

R1/5160	LIVINGROOM	W1/5160	32.86	32.53	0.33	1.00
R1/5160	LIVINGROOM	W2/5160	31.32	30.90	0.42	1.34
R1/5161	BEDROOM	W1/5161	36.07	34.64	1.43	3.96



DAYLIGHT ANALYSIS

HOMEBASE, RICHMOND
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
8 ST GEORGES ROAD						
R1/5150	LIVINGROOM	W1/5150	24.56	24.38	0.18	0.73
R1/5150	LIVINGROOM	W2/5150	32.03	31.93	0.10	0.31
R1/5150	LIVINGROOM	W3/5150	22.84	22.74	0.10	0.44
R1/5151	BEDROOM	W1/5151	35.40	34.30	1.10	3.11
10 ST GEORGES ROAD						
R1/5140	LIVINGROOM	W1/5140	27.02	26.85	0.17	0.63
R1/5140	LIVINGROOM	W2/5140	31.75	31.71	0.04	0.13
R1/5140	LIVINGROOM	W3/5140	22.45	22.44	0.01	0.04
R1/5141	BEDROOM	W1/5141	35.03	34.07	0.96	2.74
R1/5142	BEDROOM	W1/5142	87.22	86.05	1.17	1.34
12 ST GEORGES ROAD						
R1/5130	LIVINGROOM	W1/5130	32.28	32.17	0.11	0.34
R1/5130	LIVINGROOM	W2/5130	31.85	31.76	0.09	0.28
R1/5130	LIVINGROOM	W3/5130	31.88	31.81	0.07	0.22
R1/5130	LIVINGROOM	W4/5130	31.23	31.18	0.05	0.16
R1/5131	BEDROOM	W1/5131	34.68	33.88	0.80	2.31
R1/5132	BEDROOM	W1/5132	85.01	83.79	1.22	1.44
R1/5132	BEDROOM	W2/5132	38.61	38.61	0.00	0.00
14 ST GEORGES ROAD						
R1/5120	DINING	W1/5120	31.77	31.68	0.09	0.28
R1/5121	BEDROOM	W1/5121	34.65	33.83	0.82	2.37
R1/5122	BEDROOM	W1/5122	85.09	84.06	1.03	1.21
R1/5122	BEDROOM	W2/5122	86.54	85.46	1.08	1.25
R1/5122	BEDROOM	W3/5122	38.06	38.06	0.00	0.00
16 ST GEORGES ROAD						
R1/5110	LIVINGROOM	W1/5110	31.53	31.16	0.37	1.17
R1/5111	BEDROOM	W1/5111	34.37	33.41	0.96	2.79



DAYLIGHT ANALYSIS

HOMEbase, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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R1/5112	BEDROOM	W2/5112	84.97	83.90	1.07	1.26
R1/5112	BEDROOM	W3/5112	28.43	28.43	0.00	0.00
R1/5112	BEDROOM	W4/5112	38.74	38.74	0.00	0.00

18 ST GEORGES ROAD

R1/5100	SSUMED_LIVINGROO	W1/5100	26.02	25.45	0.57	2.19
R1/5100	SSUMED_LIVINGROO	W2/5100	31.37	30.80	0.57	1.82
R1/5100	SSUMED_LIVINGROO	W3/5100	27.53	27.22	0.31	1.13
R1/5101	BEDROOM	W1/5101	34.16	33.22	0.94	2.75
R1/5102	BEDROOM	W1/5102	84.68	83.81	0.87	1.03
R1/5102	BEDROOM	W2/5102	86.43	85.51	0.92	1.06
R1/5102	BEDROOM	W3/5102	27.19	27.19	0.00	0.00
R1/5102	BEDROOM	W4/5102	31.82	31.82	0.00	0.00

20 ST GEORGES ROAD

R2/5090	SSUMED_LIVINGROO	W2/5090	31.62	30.90	0.72	2.28
R1/5091	ASSUMED_BEDROOM	W1/5091	33.82	32.83	0.99	2.93

22 ST GEORGES ROAD

R1/5080	SSUMED_LIVINGROO	W1/5080	30.68	29.86	0.82	2.67
R1/5080	SSUMED_LIVINGROO	W2/5080	31.38	30.55	0.83	2.64
R1/5080	SSUMED_LIVINGROO	W3/5080	31.55	30.74	0.81	2.57
R1/5081	BEDROOM	W1/5081	33.33	32.43	0.90	2.70
R1/5082	BEDROOM	W1/5082	83.74	83.11	0.63	0.75
R1/5082	BEDROOM	W2/5082	39.37	39.37	0.00	0.00

24 ST GEORGES ROAD

R1/5070	SSUMED_LIVINGROO	W1/5070	29.64	28.86	0.78	2.63
R1/5070	SSUMED_LIVINGROO	W2/5070	30.65	29.87	0.78	2.54
R1/5070	SSUMED_LIVINGROO	W3/5070	31.04	30.31	0.73	2.35
R1/5071	ASSUMED_BEDROOM	W1/5071	33.21	32.36	0.85	2.56

26 ST GEORGES ROAD

R1/5060	SSUMED_LIVINGROO	W1/5060	21.38	20.70	0.68	3.18
R1/5060	SSUMED_LIVINGROO	W2/5060	29.78	29.05	0.73	2.45
R1/5060	SSUMED_LIVINGROO	W3/5060	27.43	26.85	0.58	2.11



DAYLIGHT ANALYSIS

HOMEBASE, RICHMOND
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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/5061	ASSUMED_BEDROOM	W1/5061	32.33	31.57	0.76	2.35
28 ST GEORGES ROAD						
R1/5050	LIVINGROOM	W1/5050	22.83	22.10	0.73	3.20
R1/5050	LIVINGROOM	W2/5050	29.35	28.66	0.69	2.35
R1/5050	LIVINGROOM	W3/5050	24.95	24.41	0.54	2.16
R1/5051	BEDROOM	W1/5051	31.60	30.87	0.73	2.31
30 ST GEORGES ROAD						
R1/5040	LIVINGROOM	W1/5040	24.94	24.08	0.86	3.45
R1/5040	LIVINGROOM	W2/5040	28.09	27.41	0.68	2.42
R1/5040	LIVINGROOM	W3/5040	28.71	28.22	0.49	1.71
R1/5040	LIVINGROOM	W4/5040	23.08	22.70	0.38	1.65
R1/5041	BEDROOM	W1/5041	30.81	30.15	0.66	2.14
R1/5042	BEDROOM	W1/5042	81.88	81.62	0.26	0.32
R1/5042	BEDROOM	W2/5042	85.78	85.44	0.34	0.40
R1/5042	BEDROOM	W3/5042	83.55	83.08	0.47	0.56
R1/5042	BEDROOM	W4/5042	38.41	38.41	0.00	0.00
32 ST GEORGES ROAD						
R2/5030	LIVINGROOM	W2/5030	24.27	23.36	0.91	3.75
R2/5030	LIVINGROOM	W3/5030	27.48	26.76	0.72	2.62
R2/5030	LIVINGROOM	W4/5030	28.47	28.04	0.43	1.51
R2/5030	LIVINGROOM	W5/5030	27.23	26.92	0.31	1.14
R1/5031	BEDROOM	W1/5031	30.45	29.84	0.61	2.00
R1/5032	BEDROOM	W1/5032	83.11	82.79	0.32	0.39
R1/5032	BEDROOM	W2/5032	85.65	85.10	0.55	0.64
R1/5032	BEDROOM	W3/5032	82.04	81.72	0.32	0.39
R1/5032	BEDROOM	W4/5032	39.26	39.26	0.00	0.00
34 ST GEORGES ROAD						
R1/5021	BEDROOM	W1/5021	28.88	28.22	0.66	2.29
R1/5022	BEDROOM	W1/5022	81.08	80.92	0.16	0.20
R1/5022	BEDROOM	W2/5022	84.44	84.13	0.31	0.37
R1/5022	BEDROOM	W3/5022	39.49	39.49	0.00	0.00
R1/5022	BEDROOM	W4/5022	39.49	39.49	0.00	0.00



DAYLIGHT ANALYSIS

HOMEbase, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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36 ST GEORGES ROAD

R2/5010	LIVINGROOM	W2/5010	23.97	22.51	1.46	6.09
R2/5010	LIVINGROOM	W3/5010	26.46	25.42	1.04	3.93
R2/5010	LIVINGROOM	W4/5010	27.04	26.69	0.35	1.29
R2/5010	LIVINGROOM	W5/5010	22.82	22.73	0.09	0.39
R1/5011	BEDROOM	W1/5011	29.46	28.71	0.75	2.55
R2/5012	BEDROOM	W2/5012	83.93	83.24	0.69	0.82
R2/5012	BEDROOM	W3/5012	35.69	35.69	0.00	0.00
R2/5012	BEDROOM	W4/5012	38.21	38.21	0.00	0.00

38 ST GEORGES ROAD

R1/5000	SSUMED_LIVINGROO	W1/5000	25.88	24.40	1.48	5.72
R1/5000	SSUMED_LIVINGROO	W2/5000	26.57	25.54	1.03	3.88
R1/5000	SSUMED_LIVINGROO	W3/5000	26.48	25.91	0.57	2.15
R1/5001	ASSUMED_BEDROOM	W1/5001	29.25	28.24	1.01	3.45
R1/5002	ASSUMED_BEDROOM	W1/5002	83.92	83.23	0.69	0.82

40 ST GEORGES ROAD

R1/420	BEDROOM	W1/420	25.06	25.01	0.05	0.20
R1/420	BEDROOM	W2/420	26.17	25.37	0.80	3.06
R1/420	BEDROOM	W3/420	26.30	24.51	1.79	6.81
R1/420	BEDROOM	W4/420	25.09	22.64	2.45	9.76
R1/421	BEDROOM	W1/421	28.95	27.67	1.28	4.42
R1/422	BEDROOM	W1/422	82.97	81.90	1.07	1.29
R1/422	BEDROOM	W2/422	83.98	82.88	1.10	1.31

42 ST GEORGES ROAD

R2/430		W5/430	26.28	24.97	1.31	4.98
R2/430		W6/430	26.79	24.80	1.99	7.43
R2/430		W7/430	26.94	24.28	2.66	9.87
R1/431		W1/431	29.22	27.37	1.85	6.33
R1/432		W1/432	84.30	83.09	1.21	1.44

44 ST GEORGES ROAD



DAYLIGHT ANALYSIS

HOMEbase, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/430	LIVINGROOM	W8/430	26.39	23.62	2.77	10.50
R2/431	BEDROOM	W2/431	25.63	22.98	2.65	10.34
R2/432		W2/432	69.74	67.81	1.93	2.77
R2/432		W3/432	78.49	76.39	2.10	2.68
46 ST GEORGES ROAD						
R6/430	LIVINGROOM	W15/430	11.91	9.23	2.68	22.50
R6/430	LIVINGROOM	W16/430	21.29	16.04	5.25	24.66
R6/430	LIVINGROOM	W17/430	19.56	12.83	6.73	34.41
R4/431	BEDROOM	W5/431	26.80	22.13	4.67	17.43
48 ST GEORGES ROAD						
R7/430		W18/430	31.15	24.39	6.76	21.70
R6/431		W6/431	29.94	23.98	5.96	19.91
R7/431		W7/431	31.78	25.21	6.57	20.67
50 ST GEORGES ROAD						
R9/430	LIVINGROOM	W20/430	34.91	25.61	9.30	26.64
R8/431	BEDROOM	W8/431	30.91	24.04	6.87	22.23
R9/431	BEDROOM	W9/431	32.93	24.76	8.17	24.81
52 ST GEORGES ROAD						
R10/430	LIVINGROOM	W21/430	35.96	25.77	10.19	28.34
R10/431	BEDROOM	W10/431	32.04	23.18	8.86	27.65
R11/431	BEDROOM	W11/431	34.58	25.52	9.06	26.20
54 ST GEORGES ROAD						
R12/430	LIVINGROOM	W24/430	37.37	26.14	11.23	30.05
R13/431	BEDROOM	W13/431	34.97	24.97	10.00	28.60
56 ST GEORGES ROAD						



DAYLIGHT ANALYSIS

HOMEBASE, RICHMOND
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/440		W1/440	29.11	20.25	8.86	30.44
R2/440		W2/440	8.69	3.74	4.95	56.96
R2/440		W3/440	0.58	0.09	0.49	84.48
R3/440		W4/440	8.42	7.55	0.87	10.33
R1/441		W1/441	32.00	24.18	7.82	24.44
R2/441		W2/441	37.39	28.80	8.59	22.97
58 GEORGES ROAD						
R4/440		W5/440	16.05	11.07	4.98	31.03
R4/440		W6/440	17.89	12.44	5.45	30.46
R5/440		W7/440	32.40	25.94	6.46	19.94
R3/441		W3/441	32.38	27.71	4.67	14.42
R4/441		W4/441	35.80	30.11	5.69	15.89



NSL ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
11 MANOR GROVE						
R2/10	ASSUMED	137.0	134.5	86.2	48.3	35.9
R1/11	ASSUMED	49.8	48.6	48.6	0.0	0.0
R2/11	ASSUMED	125.7	123.3	101.6	21.6	17.5
10 MANOR GROVE						
R4/10	ASSUMED	135.7	132.0	68.1	63.9	48.4
R3/11	ASSUMED	47.8	47.2	47.2	0.0	0.0
R4/11	ASSUMED	125.7	124.0	97.2	26.8	21.6
9 MANOR GROVE						
R5/10	ASSUMED	135.6	131.9	68.3	63.6	48.2
R5/11	ASSUMED	125.5	123.9	96.4	27.5	22.2
R6/11	ASSUMED	47.1	46.6	46.1	0.5	1.1
8 MANOR GROVE						
R8/10	ASSUMED	135.7	132.1	68.5	63.6	48.1
R7/11	ASSUMED	47.8	47.3	46.8	0.5	1.1
R8/11	ASSUMED	125.7	124.0	96.9	27.1	21.9
7 MANOR GROVE						
R9/10	ASSUMED	135.6	132.1	71.0	61.1	46.3
R9/11	ASSUMED	125.6	123.9	98.2	25.7	20.7
R10/11	ASSUMED	47.1	46.6	45.8	0.8	1.7
6 MANOR GROVE						
R12/10	ASSUMED	135.7	132.3	90.7	41.6	31.4
R11/11	ASSUMED	47.8	47.3	47.0	0.3	0.6
R12/11	ASSUMED	125.7	124.0	105.7	18.3	14.8
R1/12	ASSUMED	259.8	217.1	217.1	0.0	0.0
5 MANOR GROVE						
R13/10	RECEPTION	135.7	132.2	99.4	32.9	24.9
R13/11	BEDROOM	125.6	124.0	111.3	12.7	10.2
R14/11	BEDROOM	48.3	47.7	47.6	0.1	0.2
12 MANOR GROVE						
R1/5200	LIVINGROOM	134.3	132.3	132.3	0.0	0.0
R3/5200	DINING	103.1	98.1	98.1	0.0	0.0
R4/5200	KITCHEN	55.2	54.7	54.7	0.0	0.0



NSL ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/5201	BEDROOM	116.1	113.9	113.9	0.0	0.0
R3/5201	BEDROOM	108.9	106.8	106.8	0.0	0.0
R4/5201	BEDROOM	54.7	53.5	53.5	0.0	0.0
14 MANOR GROVE						
R1/5210	LKD	433.5	431.1	431.1	0.0	0.0
R1/5211	BEDROOM	110.0	107.9	107.9	0.0	0.0
R2/5211	BEDROOM	56.2	54.9	54.9	0.0	0.0
R1/5212	BEDROOM	96.6	96.5	96.5	0.0	0.0
16 MANOR GROVE						
R1/5220	KITCHEN	55.2	54.7	54.7	0.0	0.0
R2/5220	DINING	103.1	98.1	98.1	0.0	0.0
R1/5221	BEDROOM	54.7	53.5	53.5	0.0	0.0
R2/5221	BEDROOM	108.9	106.8	106.8	0.0	0.0
18 MANOR GROVE						
R2/5230	DINING	103.1	98.1	98.1	0.0	0.0
R3/5230	KITCHEN	55.2	54.7	54.7	0.0	0.0
R1/5231	BEDROOM	108.9	106.8	106.8	0.0	0.0
R2/5231	BEDROOM	54.7	53.5	53.5	0.0	0.0
20 MANOR GROVE						
R1/5240	KITCHEN	97.0	75.3	75.3	0.0	0.0
R2/5240	CONSERVATORY	135.6	135.6	135.6	0.0	0.0
R3/5240	DINING	159.0	98.5	98.5	0.0	0.0
R1/5241	BEDROOM	56.3	54.2	54.2	0.0	0.0
R2/5241	BEDROOM	110.0	107.8	107.8	0.0	0.0
R1/5242	BEDROOM	55.8	51.2	51.2	0.0	0.0
R2/5242	BEDROOM	109.5	104.6	104.5	0.1	0.1
22 MANOR GROVE						
R2/5250	DINING	103.1	98.1	98.1	0.0	0.0
R3/5250	KITCHEN	55.2	54.7	54.7	0.0	0.0
R1/5251	BEDROOM	108.9	106.8	106.8	0.0	0.0
R2/5251		54.7	53.5	53.5	0.0	0.0
23 MANOR GROVE						
R1/5310	LIVINGROOM	135.3	133.3	133.3	0.0	0.0
R1/5311	BEDROOM	116.9	114.4	114.4	0.0	0.0

21 MANOR GROVE



NSL ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R2/5300	LIVINGROOM	135.4	133.0	133.0	0.0	0.0
R1/5301	BEDROOM	116.9	114.4	114.4	0.0	0.0
19 MANOR GROVE						
R2/5290	LIVINGROOM	135.4	132.7	132.7	0.0	0.0
R1/5291	BEDROOM	116.9	114.4	114.4	0.0	0.0
17 MANOR GROVE						
R2/5280	LIVINGROOM	135.4	132.9	132.9	0.0	0.0
R1/5281	BEDROOM	116.9	114.4	114.4	0.0	0.0
15 MANOR GROVE						
R1/5270	LIVINGROOM	135.2	133.1	133.1	0.0	0.0
R1/5271	BEDROOM	116.9	114.4	114.4	0.0	0.0
13 MANOR GROVE						
R2/5260	LIVINGROOM	135.6	132.3	132.3	0.0	0.0
R2/5261	BEDROOM	116.9	114.6	114.6	0.0	0.0
4 MANOR GROVE						
R2/20	ASSUMED	135.0	131.5	102.5	29.0	22.1
R1/21	ASSUMED	47.9	47.4	47.2	0.1	0.2
R2/21	ASSUMED	124.7	123.0	112.4	10.6	8.6
3 MANOR GROVE						
R3/20	RECEPTION	135.8	132.2	92.8	39.4	29.8
R3/21	BEDROOM	125.5	123.8	107.3	16.6	13.4
R8/21	HALL	47.3	46.8	46.5	0.3	0.6
R1/22	BEDROOM	281.1	255.4	253.9	1.4	0.5
2 MANOR GROVE						
R4/20	ASSUMED	135.0	131.5	62.6	68.9	52.4
R4/21	ASSUMED	124.7	123.0	92.9	30.2	24.6
R7/21	ASSUMED	47.3	46.8	46.4	0.4	0.9
1 MANOR GROVE						
R5/20	ASSUMED	136.0	132.3	62.1	70.2	53.1
R5/21	ASSUMED	125.6	123.9	92.7	31.2	25.2
R6/21	ASSUMED	47.1	45.6	44.1	1.5	3.3



NSL ANALYSIS
HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
1 MARYLEBONE GARDENS						
R5/30	LKD	265.1	263.9	262.4	1.5	0.6
R5/31	BEDROOM	107.3	103.7	103.7	0.0	0.0
R6/31	BEDROOM	42.0	40.5	40.5	0.0	0.0
R3/32	BEDROOM	181.3	166.0	166.0	0.0	0.0
2 MARYLEBONE GARDENS						
R4/30	ASSUMED	154.2	154.1	154.0	0.1	0.1
R4/31	ASSUMED	154.2	150.8	150.8	0.0	0.0
R2/32	ASSUMED	154.2	130.5	125.8	4.8	3.7
3 MARYLEBONE GARDENS						
R3/30	ASSUMED	154.8	154.8	148.6	6.2	4.0
R3/31	ASSUMED	154.8	152.9	152.9	0.0	0.0
R1/32	ASSUMED	154.8	130.4	130.4	0.0	0.0
4 MARYLEBONE GARDENS						
R2/30	ASSUMED	155.1	154.9	154.7	0.2	0.1
R2/31	ASSUMED	155.1	129.7	128.7	1.1	0.8
5 MARYLEBONE GARDENS						
R1/30	ASSUMED	155.2	155.1	155.1	0.0	0.0
R1/31	ASSUMED	155.2	131.0	131.0	0.0	0.0
8 MARYLEBONE GARDENS						
R1/5340	KD	89.9	87.8	87.6	0.2	0.2
R1/5341	BEDROOM	198.7	191.2	191.2	0.0	0.0
7 MARYLEBONE GARDENS						
R1/5350	KD	95.2	92.5	92.5	0.0	0.0
R1/5351	BEDROOM	208.6	199.5	199.5	0.0	0.0
6 MARYLEBONE GARDENS						
R3/5360	KD	92.3	90.1	90.1	0.0	0.0
R1/5361	BEDROOM	195.1	186.9	186.9	0.1	0.1
81 MANOR ROAD						
R1/40	ASSUMED	161.5	155.7	155.7	0.0	0.0



NSL ANALYSIS
HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/41	ASSUMED	172.0	167.0	167.0	0.0	0.0
79 MANOR ROAD						
R4/40	ASSUMED	149.3	144.3	144.3	0.0	0.0
R2/41	ASSUMED	189.0	183.4	183.4	0.0	0.0
77 MANOR ROAD						
R5/40	ASSUMED	164.2	160.3	160.3	0.0	0.0
R3/41	ASSUMED	202.1	190.0	188.5	1.5	0.8
75 MANOR ROAD						
R8/40	ASSUMED	161.2	155.8	155.8	0.0	0.0
R4/41	ASSUMED	199.2	184.8	184.8	0.0	0.0
73 MANOR ROAD						
R9/40	ASSUMED	159.7	153.6	153.6	0.0	0.0
R5/41	ASSUMED	190.1	184.5	184.5	0.0	0.0
71 MANOR ROAD						
R12/40	ASSUMED	158.5	152.6	152.6	0.0	0.0
R6/41	ASSUMED	195.7	190.3	190.3	0.0	0.0
69A MANOR ROAD						
R1/50	ASSUMED	176.3	176.3	176.3	0.0	0.0
R2/50	ASSUMED	58.8	58.1	58.1	0.0	0.0
R1/51	ASSUMED	176.3	176.3	176.3	0.0	0.0
R2/51	ASSUMED	58.8	56.5	56.5	0.0	0.0
2 Manor Park						
R1/150	ASSUMED_TW	350.4	349.6	348.8	0.8	0.2
R1/151	ASSUMED_TW	121.6	119.9	119.9	0.0	0.0
R2/151	ASSUMED_TW	67.5	65.2	65.2	0.0	0.0
R1/152	ASSUMED	107.4	53.6	53.6	0.0	0.0
4 MANOR PARK						
R2/150	ASSUMED_TW	356.3	354.4	352.0	2.4	0.7
R3/151	ASSUMED_TW	135.8	133.6	133.6	0.0	0.0
R4/151	ASSUMED_TW	67.5	65.9	65.9	0.0	0.0
R2/152	ASSUMED_TW	159.5	155.7	155.7	0.0	0.0
R3/152	ASSUMED	53.6	51.1	51.1	0.0	0.0



NSL ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
6 MANOR PARK						
R3/150	KD_TW	356.3	349.4	348.5	0.9	0.3
R6/151	BEDROOM	128.2	127.1	122.8	4.2	3.3
R5/152	BEDROOM	170.4	168.4	163.6	4.7	2.8
8 MANOR PARK						
R4/150	CONSERVATORY_TW	84.3	84.3	84.3	0.0	0.0
R5/150	KITCHEN	64.5	30.2	30.2	0.0	0.0
R8/151	BEDROOM	132.2	130.3	126.3	4.0	3.1
R7/152	BEDROOM	306.2	206.7	203.1	3.6	1.7
10 MANOR PARK						
R1/102	ASSUMED	101.7	64.8	64.8	0.0	0.0
R1/120	DINING_TW	115.8	113.6	105.4	8.2	7.2
R2/120	CONSERVATORY_TW	71.0	71.0	71.0	0.0	0.0
R1/121	ASSUMED	122.9	120.6	114.1	6.5	5.4
R2/121	ASSUMED	47.3	44.2	44.2	0.0	0.0
12 MANOR PARK						
R3/120	KD	200.9	198.9	194.2	4.7	2.4
R3/121	BEDROOM	130.3	127.4	121.6	5.8	4.6
R4/121	BATHROOM	47.3	43.8	43.8	0.0	0.0
R1/122	BEDROOM	201.0	196.6	195.3	1.2	0.6
14 MANOR PARK						
R1/100	ASSUMED_TW	229.3	227.4	227.4	0.0	0.0
R1/101	ASSUMED	58.3	56.6	54.5	2.0	3.5
R2/101	ASSUMED	126.9	125.1	121.1	4.0	3.2
R2/102	ASSUMED	107.6	69.2	69.2	0.0	0.0
R3/102	ASSUMED	72.7	51.0	51.0	0.0	0.0
16 MANOR PARK						
R2/100	ASSUMED_TW	232.2	230.8	227.6	3.1	1.3
R3/101	ASSUMED	130.3	128.5	119.8	8.7	6.8
R4/101	ASSUMED_TW	59.3	56.9	55.6	1.4	2.5
R4/102	ASSUMED	108.4	73.0	73.0	0.0	0.0
18 MANOR PARK						
R1/90	LKD	374.3	373.2	356.4	16.8	4.5
R1/91	BEDROOM	132.9	131.5	113.5	18.0	13.7



NSL ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/92	BEDROOM	222.3	221.1	221.1	0.0	0.0
20 MANOR PARK						
R1/80	ASSUMED	306.1	304.1	208.4	95.6	31.4
R1/81	ASSUMED	135.0	132.8	110.5	22.4	16.9
R2/81	ASSUMED	56.2	54.5	52.9	1.6	2.9
R1/82	ASSUMED	103.4	79.0	70.4	8.6	10.9
22 MANOR PARK						
R1/62	ASSUMED	141.7	49.2	49.2	0.0	0.0
R2/80	ASSUMED	202.8	202.1	147.9	54.2	26.8
R3/81	ASSUMED	56.2	54.5	50.7	3.8	7.0
R4/81	ASSUMED	135.0	133.1	117.6	15.5	11.6
24 MANOR PARK						
R3/60	KD	203.8	203.2	192.0	11.2	5.5
R2/61	BEDROOM	135.0	133.1	120.9	12.2	9.2
R2/62	BEDROOM	180.1	179.0	176.0	3.0	1.7
80 MANOR ROAD						
R3/500	RECEPTION_ROOM	135.2	132.9	132.9	0.0	0.0
R4/500	KITCHEN	256.5	188.5	188.5	0.0	0.0
R2/501	BEDROOM	92.1	89.5	89.5	0.0	0.0
R3/501	BEDROOM	92.1	90.8	90.8	0.0	0.0
R1/502	BEDROOM_ASSUMED	335.9	278.8	278.8	0.0	0.0
1 MANOR PARK						
R1/510	ASSUMED	143.0	142.3	142.3	0.0	0.0
R1/511	ASSUMED	143.0	142.3	142.3	0.0	0.0
R2/511	ASSUMED	72.9	71.9	71.9	0.0	0.0
3 MANOR PARK						
R4/510	ASSUMED	143.1	142.7	142.7	0.0	0.0
R3/511	ASSUMED	72.8	71.8	71.8	0.0	0.0
R4/511	ASSUMED	142.8	142.4	142.4	0.0	0.0
R1/512	ASSUMED	213.3	94.2	94.2	0.0	0.0
5 MANOR PARK						
R5/510	ASSUMED	144.1	143.7	143.7	0.0	0.0
R5/511	ASSUMED	143.6	143.2	143.2	0.0	0.0
R6/511	ASSUMED	71.0	70.5	70.5	0.0	0.0



NSL ANALYSIS

HOMEBASE, RICHMOND
 EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R2/512	ASSUMED	211.9	118.9	118.9	0.0	0.0
7 MANOR PARK						
R8/510	ASSUMED	137.6	137.3	137.3	0.0	0.0
R7/511	ASSUMED	71.3	70.7	70.7	0.0	0.0
R8/511	ASSUMED	137.6	137.4	137.4	0.0	0.0
9 MANOR PARK						
R4/520	ASSUMED	156.4	152.5	151.3	1.2	0.8
R2/521	ASSUMED	78.9	78.2	75.9	2.3	2.9
R4/521	ASSUMED	133.0	132.7	132.7	0.0	0.0
11 MANOR PARK						
R1/520	ASSUMED	160.1	157.5	157.5	0.0	0.0
R1/521	ASSUMED	131.1	130.8	130.8	0.0	0.0
R3/521	ASSUMED	79.3	78.7	76.1	2.6	3.3
R1/522	ASSUMED	206.7	113.4	113.4	0.0	0.0
13 MANOR PARK						
R4/540	ASSUMED	147.9	145.5	145.5	0.0	0.0
R3/541	ASSUMED	69.5	68.5	60.7	7.8	11.4
R4/541	ASSUMED	147.9	147.5	147.5	0.0	0.0
15 MANOR PARK						
R1/540	LIVINGROOM	149.6	146.5	146.5	0.0	0.0
R1/541	BEDROOM	150.6	148.2	148.1	0.0	0.0
R2/541	BEDROOM	52.5	51.5	51.2	0.3	0.6
R1/542	BEDROOM	192.8	189.1	186.9	2.2	1.2
17 MANOR PARK						
R6/530	ASSUMED	145.2	137.9	126.6	11.3	8.2
R5/531	ASSUMED	54.5	52.3	52.3	0.0	0.0
R6/531	ASSUMED	145.2	144.5	144.0	0.5	0.3
19 MANOR PARK						
R3/530	ASSUMED	147.9	146.6	144.8	1.8	1.2
R3/531	ASSUMED	155.8	155.4	155.0	0.4	0.3
R4/531	ASSUMED	52.9	50.8	50.8	0.0	0.0
R1/532	ASSUMED	127.5	127.5	127.5	0.0	0.0

21 MANOR PARK



NSL ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss

R2/530	ASSUMED	160.9	159.2	158.7	0.5	0.3
R1/531	ASSUMED	55.6	54.6	54.6	0.0	0.0
R2/531	ASSUMED	169.4	169.2	169.1	0.0	0.0

1-53 CALVERT COURT

R1/1030		202.0	200.1	199.9	0.1	0.0
R2/1030		41.9	40.8	40.8	0.0	0.0
R3/1030		49.1	47.1	47.1	0.0	0.0
R4/1030	LD	230.8	227.7	227.7	0.0	0.0
R6/1030		87.5	85.7	85.5	0.2	0.2
R7/1030		83.9	83.5	83.5	0.0	0.0
R8/1030		153.6	152.9	152.9	0.0	0.0
R9/1030	LD	179.3	177.8	177.7	0.1	0.1
R10/1030	KITCHEN	45.6	44.7	44.7	0.0	0.0
R11/1030	KITCHEN	45.6	44.7	44.7	0.0	0.0
R12/1030	LD	183.9	183.7	183.7	0.0	0.0
R14/1030	LD	184.0	129.1	129.1	0.0	0.0
R15/1030	KITCHEN	45.6	44.7	44.7	0.0	0.0
R16/1030	KITCHEN	45.6	44.7	44.7	0.0	0.0
R17/1030	LD	178.8	130.1	130.1	0.0	0.0
R1/1031		201.5	200.5	200.5	0.0	0.0
R3/1031	KITCHEN	55.3	53.7	53.7	0.0	0.0
R4/1031		234.5	230.6	230.6	0.0	0.0
R6/1031		176.3	175.7	175.7	0.0	0.0
R7/1031		153.6	151.2	151.2	0.0	0.0
R8/1031		192.9	191.7	191.7	0.0	0.0
R10/1031	KITCHEN	56.2	54.9	54.9	0.0	0.0
R11/1031		214.9	210.8	210.8	0.0	0.0
R13/1031		209.2	207.8	207.8	0.0	0.0
R15/1031	KITCHEN	58.0	56.7	56.7	0.0	0.0
R16/1031		222.1	220.6	220.6	0.0	0.0
R3/1040	ASSUMED	149.0	131.4	131.4	0.0	0.0

19-39 ROBINSON COURT

R1/1020	ASSUMED_RESI	86.4	40.8	40.8	0.0	0.0
R2/1020	ASSUMED_RESI	120.0	110.9	108.6	2.3	2.1
R3/1020	ASSUMED_RESI	119.3	114.6	114.6	0.0	0.0
R4/1020	ASSUMED_RESI	112.0	105.2	105.2	0.0	0.0
R1/1021	ASSUMED_RESI	181.7	178.9	178.9	0.0	0.0
R2/1021	ASSUMED_RESI	52.0	51.0	51.0	0.0	0.0
R3/1021	ASSUMED_RESI	100.7	97.4	97.4	0.0	0.0
R4/1021	ASSUMED_RESI	86.8	41.3	41.3	0.0	0.0
R1/1022	ASSUMED_RESI	142.7	138.5	138.5	0.0	0.0
R2/1022	ASSUMED_RESI	30.3	29.2	29.2	0.0	0.0
R3/1022	ASSUMED_RESI	85.6	56.3	56.3	0.0	0.0



NSL ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss

R4/1022	ASSUMED_RESI	114.2	109.5	109.5	0.0	0.0
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1-18 ROBINSON COURT

R1/1000	ASSUMED_RESI	232.2	222.8	222.8	0.0	0.0
R3/1000	ASSUMED_RESI	162.7	139.1	139.1	0.0	0.0
R4/1000	ASSUMED_RESI	162.7	146.8	146.8	0.0	0.0
R5/1000	ASSUMED_RESI	162.7	157.7	157.7	0.0	0.0
R6/1000	ASSUMED_RESI	162.7	156.5	156.5	0.0	0.0
R8/1000	ASSUMED_RESI	161.7	149.4	149.4	0.0	0.0
R9/1000	ASSUMED_RESI	162.1	154.8	154.8	0.0	0.0
R1/1001	RESI	97.6	82.7	82.7	0.0	0.0
R2/1001	RESI	129.4	126.8	126.8	0.0	0.0
R3/1001	RESI	108.5	88.2	88.2	0.0	0.0
R5/1001	BEDROOM	129.8	122.8	122.8	0.0	0.0
R6/1001	LIVINGROOM	183.6	179.1	179.1	0.0	0.0
R7/1001	KITCHEN	129.8	128.0	128.0	0.0	0.0
R9/1001	BEDROOM	128.1	124.3	124.3	0.0	0.0
R10/1001	RESI	106.5	102.8	102.8	0.0	0.0
R11/1001	RESI	94.7	92.7	92.7	0.0	0.0
R1/1002	ASSUMED_RESI	102.3	98.8	98.8	0.0	0.0
R2/1002	ASSUMED_RESI	129.6	126.0	126.0	0.0	0.0
R3/1002	ASSUMED_RESI	108.5	103.2	103.2	0.0	0.0
R5/1002	ASSUMED	129.8	121.6	121.6	0.0	0.0
R6/1002	ASSUMED	183.6	179.1	179.1	0.0	0.0
R7/1002	ASSUMED	129.8	126.5	126.5	0.0	0.0
R8/1002	ASSUMED	97.1	93.9	93.9	0.0	0.0
R9/1002	ASSUMED	120.4	115.1	115.1	0.0	0.0
R10/1002	RESI	101.5	97.0	97.0	0.0	0.0
R11/1002	ASSUMED_RESI	94.7	91.6	91.6	0.0	0.0

50 ST MARY'S GROVE

R2/990	ASSUMED	166.9	161.9	161.9	0.0	0.0
R1/991		23.9	23.3	23.3	0.0	0.0
R2/991	ASSUMED	166.8	161.7	161.7	0.0	0.0

52 ST MARY'S GROVE

R3/990	LIVINGROOM	166.6	160.6	160.6	0.0	0.0
R3/991	BEDROOM	166.5	161.5	161.5	0.0	0.0
R4/991		24.2	23.1	23.1	0.0	0.0

CLARENCE COURT

R1/300	ASSUMED_RESI	236.9	232.0	232.0	0.0	0.0
R1/301	ASSUMED_RESI	236.9	231.6	231.6	0.0	0.0
R1/302	ASSUMED_RESI	236.9	231.6	231.6	0.0	0.0



NSL ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
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33-39 CROWN TERRACE

R2/310	ASSUMED	166.2	151.3	151.3	0.0	0.0
R3/310	ASSUMED	169.2	151.4	151.4	0.0	0.0
R6/310	ASSUMED	173.4	146.0	146.0	0.0	0.0
R7/310	ASSUMED	176.6	138.3	138.0	0.3	0.2
R1/311	ASSUMED	166.2	145.2	145.2	0.0	0.0
R2/311	ASSUMED	169.2	144.5	143.7	0.8	0.6
R3/311	ASSUMED	73.5	72.0	72.0	0.0	0.0
R4/311	ASSUMED	173.4	143.6	143.6	0.0	0.0
R5/311	ASSUMED	176.6	138.9	138.9	0.0	0.0

1-8 VICTORIA VILLAS

R1/1050	ASSUMED_STUDIO	447.1	349.1	349.1	0.0	0.0
R2/1050	ASSUMED_BEDROOM	129.9	128.3	121.7	6.5	5.1
R3/1050	ASSUMED_LKD	256.7	254.6	254.6	0.0	0.0
R5/1050	ASSUMED_LKD	338.2	331.5	274.8	56.7	17.1
R6/1050	ASSUMED_BEDROOM	125.6	125.3	125.3	0.0	0.0
R9/1050	ASSUMED_STUDIO	334.0	332.0	332.0	0.0	0.0
R1/1051	ASSUMED_LKD	250.1	242.8	242.8	0.0	0.0
R2/1051	ASSUMED_BEDROOM	132.9	132.0	132.0	0.0	0.0
R3/1051	ASSUMED_BEDROOM	135.9	133.6	133.6	0.0	0.0
R4/1051	ASSUMED_LKD	254.2	248.8	195.2	53.6	21.5
R5/1051	ASSUMED_BEDROOM	138.9	136.9	136.9	0.0	0.0
R6/1051	ASSUMED_LKD	251.5	248.3	156.6	91.7	36.9
R7/1051	ASSUMED_LKD	314.3	309.2	270.5	38.6	12.5
R8/1051	ASSUMED_BEDROOM	149.4	149.0	149.0	0.0	0.0
R9/1051	ASSUMED_BEDROOM	124.7	124.6	124.6	0.0	0.0
R10/1051	ASSUMED_BEDROOM	140.2	137.0	137.0	0.0	0.0
R11/1051	ASSUMED_BEDROOM	85.0	84.9	84.9	0.0	0.0
R12/1051	ASSUMED_LKD	277.9	277.8	277.8	0.0	0.0
R1/1052	ASSUMED_LKD	254.3	250.7	250.7	0.0	0.0
R2/1052	ASSUMED_BEDROOM	120.8	120.3	120.3	0.0	0.0
R3/1052	ASSUMED_BEDROOM	135.9	134.4	134.4	0.0	0.0
R4/1052	ASSUMED_LKD	272.7	267.4	223.8	43.6	16.3
R5/1052	ASSUMED_BEDROOM	189.1	185.9	185.9	0.0	0.0
R6/1052	ASSUMED_LKD	246.9	243.2	171.6	71.6	29.4
R7/1052	ASSUMED_LKD	306.5	301.5	265.0	36.4	12.1
R8/1052	ASSUMED_BEDROOM	149.4	149.4	149.4	0.0	0.0
R9/1052	ASSUMED_BEDROOM	124.7	124.6	124.6	0.0	0.0
R10/1052	ASSUMED_BEDROOM	140.2	137.0	137.0	0.0	0.0
R11/1052	ASSUMED_BEDROOM	85.0	84.9	84.9	0.0	0.0
R12/1052	ASSUMED_LKD	277.9	277.9	277.9	0.0	0.0
R1/1053	ASSUMED_LKD	240.6	238.7	238.7	0.0	0.0
R2/1053	ASSUMED_BEDROOM	215.2	211.0	200.5	10.6	5.0
R3/1053	ASSUMED	324.5	316.2	282.9	33.3	10.5



NSL ANALYSIS

HOMEBASE, RICHMOND

EXISTING vs PROPOSED SCHEME 08/11/19

P1685 - rel10

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R5/1053	ASSUMED	261.8	259.2	235.1	24.1	9.3
R6/1053	ASSUMED_LKD	246.9	244.3	187.6	56.7	23.2
R7/1053	ASSUMED_LKD	306.5	301.5	266.6	34.8	11.5
R8/1053	ASSUMED_BEDROOM	149.4	149.0	149.0	0.0	0.0
R9/1053	ASSUMED_BEDROOM	159.4	159.3	159.3	0.0	0.0
R10/1053	ASSUMED_BEDROOM	228.8	225.7	225.7	0.0	0.0
R12/1053	ASSUMED_LKD	277.9	277.9	277.9	0.0	0.0
R1/1054	ASSUMED_LKD	232.5	230.5	230.5	0.0	0.0
R2/1054	ASSUMED_LKD	170.6	167.0	167.0	0.0	0.0
R3/1054	ASSUMED_BEDROOM	194.3	190.8	190.0	0.8	0.4
R4/1054	ASSUMED_LKD	227.9	227.4	227.4	0.0	0.0
R5/1054	ASSUMED_BEDROOM	143.5	143.1	143.1	0.0	0.0

19-22 VICTORIA VILLAS

R1/1060	BEDROOM	101.5	87.7	87.7	0.0	0.0
R2/1060	LD	247.0	213.3	213.3	0.0	0.0
R3/1060	LD	192.7	190.3	190.3	0.0	0.0
R4/1060	BEDROOM	94.8	91.3	91.3	0.0	0.0
R7/1060	BEDROOM	113.3	106.9	77.2	29.8	27.9
R8/1060	LIVINGROOM	150.0	148.7	143.5	5.2	3.5
R9/1060	LIVINGROOM	150.0	123.3	89.4	34.0	27.6
R10/1060	KITCHEN	64.2	61.4	61.4	0.0	0.0
R1/1061	BEDROOM	101.5	98.8	98.8	0.0	0.0
R2/1061	LD	217.3	207.8	207.8	0.0	0.0
R3/1061	LD	192.4	189.7	189.7	0.0	0.0
R4/1061	BEDROOM	98.6	97.6	97.6	0.0	0.0
R7/1061	BEDROOM	113.3	106.9	78.1	28.9	27.0
R8/1061	LIVINGROOM	150.0	148.7	147.2	1.5	1.0
R9/1061	LIVINGROOM	150.0	138.5	120.8	17.7	12.8
R10/1061	KITCHEN	64.2	62.6	62.6	0.0	0.0

2-6 BARDOLPH ROAD

R1/200	BEDROOM	103.1	102.5	102.5	0.0	0.0
R2/200	BEDROOM	161.9	161.6	161.6	0.0	0.0
R3/200	BEDROOM	161.4	161.1	161.1	0.0	0.0
R4/200	BEDROOM	102.6	102.0	95.1	6.9	6.8
R6/200	BEDROOM	123.6	123.1	101.9	21.2	17.2
R7/200	LKD	293.5	293.2	231.7	61.5	21.0
R8/200	LKD	318.3	318.0	309.2	8.8	2.8
R9/200	BEDROOM	173.4	173.1	166.5	6.6	3.8
R10/200	BEDROOM	138.7	138.5	132.4	6.1	4.4
R11/200	BEDROOM	142.5	142.1	135.1	7.0	4.9
R12/200	LKD	424.1	420.5	417.5	3.0	0.7
R1/201	LKD	407.8	407.0	354.4	52.6	12.9
R6/201	BEDROOM	123.6	123.0	100.3	22.6	18.4
R7/201	LKD	305.4	304.6	191.8	112.8	37.0



NSL ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R8/201	LKD	318.3	315.6	285.6	30.0	9.5
R9/201	BEDROOM	173.4	172.9	157.9	15.0	8.7
R10/201	BEDROOM	158.2	157.6	142.5	15.1	9.6
R11/201	ASSUMED_RESI	143.3	143.0	141.0	2.0	1.4
R12/201	ASSUMED_RESI	368.0	366.5	349.6	16.9	4.6
R1/202	LIVINGROOM	236.4	234.9	233.1	1.8	0.8
R2/202	KD	189.8	189.6	189.3	0.3	0.2
R3/202	BEDROOM	101.6	90.8	75.1	15.7	17.3
R7/202	LKD	256.9	250.0	179.5	70.6	28.2
R8/202	BEDROOM	124.9	115.3	70.0	45.3	39.3
R9/202	BEDROOM	168.7	163.5	122.2	41.3	25.3
R10/202	BEDROOM	136.6	130.9	83.7	47.2	36.1
R11/202	BEDROOM	176.3	173.4	148.5	24.9	14.4
R12/202	BEDROOM	162.1	157.1	115.0	42.1	26.8
R14/202	LKD	289.0	280.8	235.3	45.6	16.2

15 TRINITY COTTAGES

R3/380	LIVINGROOM	238.1	218.7	217.5	1.2	0.5
R5/380	LKD	221.5	205.4	201.1	4.3	2.1
R4/381	BEDROOM	113.3	102.6	92.6	10.0	9.7
R5/381	BEDROOM	89.0	74.6	73.7	0.8	1.1
R6/381	BEDROOM	90.8	86.7	86.7	0.0	0.0

14 TRINITY COTTAGES

R2/380	ASSUMED	99.6	95.9	95.9	0.0	0.0
R7/380	ASSUMED	114.0	101.3	101.3	0.0	0.0
R8/380		64.1	60.2	60.2	0.0	0.0
R2/381	ASSUMED	91.3	83.9	83.9	0.0	0.0
R7/381	ASSUMED	105.4	97.8	96.6	1.1	1.1

13 TRINITY COTTAGES

R1/380	DINING	113.8	111.0	111.0	0.0	0.0
R10/380	RECEPTION_ROOM	150.6	120.8	120.8	0.0	0.0
R1/381	BEDROOM	100.7	91.3	91.3	0.0	0.0
R8/381	BEDROOM	115.6	112.0	112.0	0.0	0.0

24 TRINITY ROAD

R1/390	ASSUMED	163.4	133.2	127.1	6.1	4.6
R2/390	ASSUMED	138.8	119.5	108.5	11.0	9.2
R3/390	ASSUMED	176.6	174.2	174.2	0.0	0.0
R1/391	ASSUMED	128.8	124.8	124.8	0.0	0.0
R2/391	ASSUMED	134.4	119.3	107.0	12.3	10.3
R3/391	ASSUMED	149.6	147.7	147.7	0.0	0.0



NSL ANALYSIS
HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss

22 TRINITY ROAD

R4/390	ASSUMED	148.0	145.9	145.7	0.3	0.2
R4/391	ASSUMED	125.2	117.6	117.6	0.0	0.0

20 TRINITY ROAD

R5/390	ASSUMED	136.9	128.5	128.5	0.0	0.0
R5/391	ASSUMED	115.8	107.6	107.6	0.0	0.0

18 TRINITY ROAD

R6/390	ASSUMED	159.7	150.2	150.2	0.0	0.0
R6/391	ASSUMED	135.0	124.2	124.2	0.0	0.0

16 TRINITY ROAD

R7/390	ASSUMED	147.1	136.9	136.9	0.0	0.0
R7/391	ASSUMED	124.3	114.4	114.4	0.0	0.0

14 TRINITY ROAD

R8/390	ASSUMED	151.8	144.1	144.1	0.0	0.0
R8/391	ASSUMED	128.4	117.0	117.0	0.0	0.0

12 TRINITY ROAD

R9/390	ASSUMED	171.7	166.9	166.8	0.1	0.1
R9/391	ASSUMED	144.7	133.6	133.6	0.0	0.0

15 TRINITY ROAD

R5/400	ASSUMED	97.4	91.7	91.7	0.0	0.0
R6/400	ASSUMED	88.5	86.0	84.6	1.4	1.6
R7/400	ASSUMED	102.0	100.2	100.2	0.0	0.0
R5/401	ASSUMED	98.1	91.6	91.6	0.0	0.0
R6/401	ASSUMED	88.5	84.6	84.2	0.4	0.5
R7/401	ASSUMED	102.5	94.4	94.4	0.0	0.0

13 TRINITY ROAD

R4/400	ASSUMED	149.6	146.2	146.2	0.0	0.0
R4/401	ASSUMED	149.2	143.4	143.4	0.0	0.0
R9/401	ASSUMED	96.3	94.6	94.6	0.0	0.0
R10/401	ASSUMED	43.8	42.2	42.2	0.0	0.0

11 TRINITY ROAD



NSL ANALYSIS
HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R3/400	ASSUMED	133.6	131.7	131.7	0.0	0.0
R8/400	ASSUMED	92.0	88.3	88.3	0.0	0.0
R3/401	ASSUMED	134.6	127.9	127.9	0.0	0.0
R11/401	ASSUMED	80.6	79.0	79.0	0.0	0.0
9 TRINITY ROAD						
R2/400	ASSUMED	131.9	125.1	125.1	0.0	0.0
R2/401	ASSUMED	132.6	125.3	125.3	0.0	0.0
R12/401	ASSUMED	88.0	85.1	85.1	0.0	0.0
R1/402	ASSUMED	98.1	95.1	95.1	0.0	0.0
7 TRINITY ROAD						
R1/400	ASSUMED	137.4	136.3	136.3	0.0	0.0
R1/401	ASSUMED	137.3	132.2	132.2	0.0	0.0
R13/401	ASSUMED	83.8	79.8	79.8	0.0	0.0
3 ST GEORGES ROAD						
R9/410	ASSUMED	56.2	55.4	55.4	0.0	0.0
5 ST GEORGES ROAD						
R8/410	KITCHEN	125.3	124.5	124.5	0.0	0.0
R7/411	BEDROOM	72.5	70.9	70.9	0.0	0.0
7 ST GEORGES ROAD						
R6/410	ASSUMED	49.9	46.7	46.7	0.0	0.0
R7/410	ASSUMED	63.2	63.2	63.2	0.0	0.0
R5/411	ASSUMED	48.5	47.1	47.1	0.0	0.0
R6/411	ASSUMED	71.1	69.9	69.9	0.0	0.0
9 ST GEORGES ROAD						
R3/411	ASSUMED	79.5	75.0	75.0	0.0	0.0
R4/411	ASSUMED	47.4	41.9	41.9	0.0	0.0
11 ST GEORGES ROAD						
R1/410	ASSUMED	100.2	97.4	97.4	0.0	0.0
R3/410	ASSUMED	99.0	67.3	67.3	0.0	0.0
R4/410	ASSUMED	52.7	52.3	52.3	0.0	0.0
R5/410	ASSUMED	91.3	87.3	87.3	0.0	0.0
R1/411	ASSUMED	125.5	123.5	123.5	0.0	0.0
R2/411	ASSUMED	131.0	129.8	129.8	0.0	0.0



NSL ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss

FALSTAFF HOUSE

R1/241	ASSUMED	141.2	140.9	132.5	8.4	6.0
R2/241	ASSUMED	124.7	124.6	113.0	11.6	9.3
R3/241	ASSUMED	133.3	133.1	119.6	13.5	10.1
R4/241	ASSUMED	124.8	124.7	115.2	9.5	7.6
R5/241	ASSUMED	138.0	137.8	132.7	5.1	3.7
R6/241	ASSUMED	138.8	138.5	132.1	6.4	4.6
R7/241	ASSUMED	127.7	127.6	126.1	1.5	1.2
R8/241	ASSUMED	133.0	132.8	132.8	0.0	0.0
R9/241	ASSUMED	123.9	123.8	123.8	0.0	0.0
R10/241	ASSUMED	142.2	142.0	142.0	0.0	0.0
R11/241	ASSUMED	283.3	278.7	278.7	0.0	0.0
R1/242	ASSUMED	44.1	37.1	37.1	0.0	0.0
R2/242	ASSUMED	388.4	383.0	382.6	0.4	0.1
R5/242	ASSUMED	133.3	132.9	122.8	10.0	7.5
R6/242	ASSUMED	124.8	124.6	118.3	6.3	5.1
R7/242	ASSUMED	138.0	135.1	112.6	22.6	16.7
R8/242	ASSUMED	138.8	134.6	132.1	2.5	1.9
R9/242	ASSUMED	127.7	127.4	127.4	0.0	0.0
R10/242	ASSUMED	133.0	132.6	132.6	0.0	0.0
R11/242	ASSUMED	123.9	123.6	123.6	0.0	0.0
R12/242	ASSUMED	142.2	136.5	134.6	1.9	1.4
R13/242	ASSUMED	283.3	277.5	277.5	0.0	0.0
R1/243	ASSUMED	442.5	436.8	436.8	0.0	0.0
R5/243	ASSUMED	133.3	132.9	126.4	6.5	4.9
R6/243	ASSUMED	124.8	124.6	122.4	2.2	1.8
R7/243	ASSUMED	138.0	135.1	114.0	21.2	15.7
R8/243	ASSUMED	138.8	134.6	133.0	1.6	1.2
R9/243	ASSUMED	127.7	127.4	127.4	0.0	0.0
R10/243	ASSUMED	133.0	132.6	132.6	0.0	0.0
R12/243	ASSUMED	332.0	329.1	328.3	0.8	0.2
R13/243	ASSUMED	278.9	277.8	277.8	0.0	0.0
R1/244	ASSUMED	279.6	275.3	274.7	0.5	0.2
R2/244	ASSUMED	280.9	279.1	279.1	0.0	0.0
R3/244	ASSUMED	185.9	185.9	185.9	0.0	0.0
R4/244	ASSUMED	211.4	209.8	209.8	0.0	0.0
R5/244	ASSUMED	199.4	198.4	198.4	0.0	0.0
R6/244	ASSUMED	198.0	195.1	195.1	0.0	0.0
R7/244	ASSUMED	264.6	261.6	261.6	0.0	0.0

ST GEORGES HOUSE

R1/231	BEDROOM	223.0	221.1	221.1	0.0	0.0
R2/231	BEDROOM	171.6	169.7	169.7	0.0	0.0
R3/231	LKD	406.0	402.0	402.0	0.0	0.0
R4/231	LKD	432.5	432.5	432.5	0.0	0.0
R1/232	BEDROOM	223.0	220.5	212.5	8.1	3.7



NSL ANALYSIS

HOMEBASE, RICHMOND

EXISTING vs PROPOSED SCHEME 08/11/19

P1685 - rel10

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R2/232	BEDROOM	171.6	166.5	145.0	21.5	12.9
R3/232	LKD	406.0	398.3	332.5	65.9	16.5
R4/232	LKD	432.5	432.1	430.9	1.1	0.3
R1/233	ASSUMED	188.8	187.9	182.8	5.1	2.7
R2/233	ASSUMED	212.6	210.5	191.7	18.8	8.9
R3/233	ASSUMED	39.6	39.2	39.2	0.0	0.0
R4/233	ASSUMED	82.5	82.3	82.3	0.0	0.0
R5/233	ASSUMED	350.8	350.8	349.2	1.6	0.5
R1/234	ASSUMED	202.6	197.5	197.5	0.0	0.0
R2/234	ASSUMED	186.1	184.1	184.1	0.0	0.0
R3/234	ASSUMED	53.8	52.8	52.8	0.0	0.0
R4/234	ASSUMED	467.9	467.1	467.1	0.0	0.0

140 LOWER MORTLAKE ROAD

R1/5190	KD	185.6	184.7	184.7	0.0	0.0
R1/5191	BEDROOM	167.0	154.3	154.3	0.0	0.0
R1/5192	BEDROOM	167.0	147.5	147.5	0.0	0.0

2 ST GEORGES ROAD

R1/5180	LIVINGROOM	176.9	170.9	170.9	0.0	0.0
R1/5181	BEDROOM	144.7	139.4	139.4	0.0	0.0

4 ST GEORGES ROAD

R2/5170	LIVINGROOM	149.7	142.4	142.4	0.0	0.0
R1/5171	BEDROOM	164.8	158.7	158.7	0.0	0.0
R1/5172	BEDROOM	163.9	162.7	162.7	0.0	0.0

6 ST GEORGES ROAD

R1/5160	LIVINGROOM	152.5	149.7	149.7	0.0	0.0
R1/5161	BEDROOM	147.7	146.5	146.5	0.0	0.0

8 ST GEORGES ROAD

R1/5150	LIVINGROOM	140.6	137.7	137.7	0.0	0.0
R1/5151	BEDROOM	146.4	141.1	141.1	0.0	0.0

10 ST GEORGES ROAD

R1/5140	LIVINGROOM	143.1	138.7	138.7	0.0	0.0
R1/5141	BEDROOM	141.4	135.8	135.8	0.0	0.0
R1/5142	BEDROOM	125.2	96.4	96.4	0.0	0.0

12 ST GEORGES ROAD



NSL ANALYSIS
HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/5130	LIVINGROOM	156.5	152.7	152.7	0.0	0.0
R1/5131	BEDROOM	119.2	118.4	118.4	0.0	0.0
R1/5132	BEDROOM	154.3	153.6	153.6	0.0	0.0
14 ST GEORGES ROAD						
R1/5120	DINING	112.8	110.7	110.7	0.0	0.0
R1/5121	BEDROOM	137.5	131.6	131.6	0.0	0.0
R1/5122	BEDROOM	178.1	178.1	178.1	0.0	0.0
16 ST GEORGES ROAD						
R1/5110	LIVINGROOM	106.3	104.9	104.9	0.0	0.0
R1/5111	BEDROOM	117.5	112.6	112.6	0.0	0.0
R1/5112	BEDROOM	225.7	196.1	195.4	0.7	0.4
18 ST GEORGES ROAD						
R1/5100	ASSUMED_LIVINGROOM	123.8	122.0	122.0	0.0	0.0
R1/5101	BEDROOM	135.5	126.9	126.9	0.0	0.0
R1/5102	BEDROOM	185.6	179.3	179.3	0.0	0.0
20 ST GEORGES ROAD						
R2/5090	ASSUMED_LIVINGROOM	105.2	103.8	103.8	0.0	0.0
R1/5091	ASSUMED_BEDROOM	143.4	139.0	139.0	0.0	0.0
22 ST GEORGES ROAD						
R1/5080	ASSUMED_LIVINGROOM	107.6	106.3	106.3	0.0	0.0
R1/5081	BEDROOM	141.6	132.2	132.2	0.0	0.0
R1/5082	BEDROOM	120.7	120.1	120.1	0.0	0.0
24 ST GEORGES ROAD						
R1/5070	ASSUMED_LIVINGROOM	112.6	106.6	106.6	0.0	0.0
R1/5071	ASSUMED_BEDROOM	143.2	140.6	140.6	0.0	0.0
26 ST GEORGES ROAD						
R1/5060	ASSUMED_LIVINGROOM	111.4	99.9	99.9	0.0	0.0
R1/5061	ASSUMED_BEDROOM	89.1	87.3	87.3	0.0	0.0
28 ST GEORGES ROAD						
R1/5050	LIVINGROOM	101.8	92.0	92.0	0.0	0.0
R1/5051	BEDROOM	73.7	69.3	69.3	0.0	0.0



NSL ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
30 ST GEORGES ROAD						
R1/5040	LIVINGROOM	115.1	107.4	107.4	0.0	0.0
R1/5041	BEDROOM	154.9	122.1	122.1	0.0	0.0
R1/5042	BEDROOM	111.9	111.4	111.4	0.0	0.0
32 ST GEORGES ROAD						
R2/5030	LIVINGROOM	115.3	101.8	101.8	0.0	0.0
R1/5031	BEDROOM	159.0	135.5	135.5	0.0	0.0
R1/5032	BEDROOM	113.1	112.7	112.7	0.0	0.0
34 ST GEORGES ROAD						
R1/5021	BEDROOM	102.4	96.3	96.3	0.0	0.0
R1/5022	BEDROOM	161.8	160.3	160.3	0.0	0.0
36 ST GEORGES ROAD						
R2/5010	LIVINGROOM	82.4	72.4	72.4	0.0	0.0
R1/5011	BEDROOM	101.8	93.4	93.4	0.0	0.0
R2/5012	BEDROOM	104.3	103.5	103.5	0.0	0.0
38 ST GEORGES ROAD						
R1/5000	ASSUMED_LIVINGROOM	92.1	55.3	55.3	0.0	0.0
R1/5001	ASSUMED_BEDROOM	148.7	102.6	94.9	7.6	7.4
R1/5002	ASSUMED_BEDROOM	154.3	102.6	101.5	1.1	1.1
40 ST GEORGES ROAD						
R1/420	BEDROOM	82.8	76.5	75.7	0.8	1.0
R1/421	BEDROOM	149.7	114.0	108.4	5.6	4.9
R1/422	BEDROOM	148.5	121.7	121.7	0.0	0.0
42 ST GEORGES ROAD						
R2/430		96.9	70.1	69.6	0.5	0.7
R1/431		89.7	85.3	85.3	0.0	0.0
R1/432		123.6	110.0	110.0	0.0	0.0
44 ST GEORGES ROAD						
R3/430	LIVINGROOM	140.3	109.2	103.1	6.1	5.6
R2/431	BEDROOM	132.9	104.6	87.4	17.2	16.4
R2/432		170.4	78.5	78.5	0.0	0.0
46 ST GEORGES ROAD						



NSL ANALYSIS
HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R6/430	LIVINGROOM	115.3	99.9	80.1	19.8	19.8
R4/431	BEDROOM	115.1	109.6	108.4	1.2	1.1
48 ST GEORGES ROAD						
R7/430		112.2	106.0	101.3	4.7	4.4
R6/431		112.2	105.7	98.9	6.8	6.4
R7/431		57.0	54.9	54.9	0.0	0.0
50 ST GEORGES ROAD						
R9/430	LIVINGROOM	118.9	114.6	108.6	6.0	5.2
R8/431	BEDROOM	39.2	35.6	35.6	0.0	0.0
R9/431	BEDROOM	118.9	114.6	102.9	11.7	10.2
52 ST GEORGES ROAD						
R10/430	LIVINGROOM	111.2	109.3	99.1	10.2	9.3
R10/431	BEDROOM	111.4	106.4	96.7	9.7	9.1
R11/431	BEDROOM	38.7	36.5	36.5	0.0	0.0
54 ST GEORGES ROAD						
R12/430	LIVINGROOM	114.1	110.1	92.4	17.7	16.1
R13/431	BEDROOM	114.1	110.0	84.8	25.3	23.0
56 ST GEORGES ROAD						
R1/440		111.5	99.6	88.6	10.9	10.9
R2/440		41.6	36.1	15.5	20.6	57.1
R3/440		67.8	40.5	40.5	0.0	0.0
R1/441		111.7	104.3	80.6	23.7	22.7
R2/441		72.3	69.9	49.3	20.6	29.5
58 GEORGES ROAD						
R4/440		61.7	49.3	24.9	24.4	49.5
R5/440		88.2	83.6	83.6	0.0	0.0
R3/441		52.3	51.2	50.9	0.2	0.4
R4/441		97.4	93.4	93.4	0.0	0.0



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		

12 MANOR GROVE

R1/5200	W1/5200	LIVINGROOM	24	80	22	78	8.3	2.5	24	80	22	78	8.3	2.5
R1/5201	W1/5201	BEDROOM	29	84	26	81	10.3	3.6	29	84	26	81	10.3	3.6

14 MANOR GROVE

R1/5210	W1/5210	LKD	7	62	6	60	14.3	3.2						
R1/5210	W2/5210	LKD	3	42	3	42	0.0	0.0						
R1/5210	W3/5210	LKD	0	18	0	18	-	0.0						
R1/5210	W4/5210	LKD	0	9	0	9	-	0.0						
R1/5210	W5/5210	LKD	0	10	0	10	-	0.0						
R1/5210	W6/5210	LKD	2	58	2	58	0.0	0.0						
R1/5210	W7/5210	LKD	1	44	1	44	0.0	0.0						
R1/5210	W8/5210	LKD	0	13	0	13	-	0.0	7	69	7	69	0.0	0.0

20 MANOR GROVE

R1/5240	W4/5240	KITCHEN	0	7	0	7	-	0.0	0	7	0	7	-	0.0
R2/5240	W1/5240	CONSERVATORY	1	30	1	29	0.0	3.3						
R2/5240	W2/5240	CONSERVATORY	0	11	0	10	-	9.1						
R2/5240	W3/5240	CONSERVATORY	2	48	2	46	0.0	4.2						



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND

EXISTING vs PROPOSED SCHEME 08/11/19

P1685 - rel10

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		
R2/5240	W5/5240	CONSERVATORY	0	10	0	9	-	10.0						
R2/5240	W6/5240	CONSERVATORY	0	10	0	9	-	10.0						
R2/5240	W7/5240	CONSERVATORY	0	9	0	7	-	22.2						
R2/5240	W8/5240	CONSERVATORY	1	47	1	47	0.0	0.0						
R2/5240	W10/5240	CONSERVATORY	0	10	0	9	-	10.0						
R2/5240	W11/5240	CONSERVATORY	0	18	0	18	-	0.0	2	61	2	59	0.0	3.3
R3/5240	W9/5240	DINING	0	10	0	9	-	10.0	0	10	0	9	-	10.0

3 MANOR GROVE

R1/22	W1/22	BEDROOM	23	80	20	73	13.0	8.8						
R1/22	W2/22	BEDROOM	22	79	19	71	13.6	10.1						
R1/22	W3/22	BEDROOM	15	50	15	50	0.0	0.0	30	100	27	93	10.0	7.0

1 MARYLEBONE GARDENS

R5/30	W5/30	LKD	0	8	0	1	-	87.5						
R5/30	W35/30	LKD	0	11	0	3	-	72.7						
R5/30	W36/30	LKD	0	8	0	3	-	62.5						
R5/30	W37/30	LKD	18	53	18	48	0.0	9.4						
R5/30	W38/30	LKD	19	50	19	50	0.0	0.0						
R5/30	W39/30	LKD	24	78	24	78	0.0	0.0	25	90	25	83	0.0	7.8



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R6/31	W12/31	BEDROOM	20	57	20	51	0.0	10.5						
R6/31	W13/31	BEDROOM	20	57	20	51	0.0	10.5	20	57	20	51	0.0	10.5
R3/32	W4/32	BEDROOM	0	11	0	6	-	45.5						
R3/32	W5/32	BEDROOM	19	56	19	51	0.0	8.9	19	57	19	52	0.0	8.8
3 MARYLEBONE GARDENS														
R3/31	W5/31	ASSUMED	0	5	0	5	-	0.0						
R3/31	W6/31	ASSUMED	0	11	0	6	-	45.5						
R3/31	W7/31	ASSUMED	0	12	0	7	-	41.7	0	17	0	12	-	29.4
8 MARYLEBONE GARDENS														
R1/5340	W1/5340	KD	10	43	9	41	10.0	4.7	10	43	9	41	10.0	4.7
R1/5341	W1/5341	BEDROOM	17	54	16	51	5.9	5.6	17	54	16	51	5.9	5.6
7 MARYLEBONE GARDENS														
R1/5350	W1/5350	KD	8	41	8	40	0.0	2.4	8	41	8	40	0.0	2.4
R1/5351	W1/5351	BEDROOM	16	53	16	50	0.0	5.7	16	53	16	50	0.0	5.7



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		

6 MARYLEBONE GARDENS

R3/5360	W4/5360	KD	19	54	19	52	0.0	3.7	19	54	19	52	0.0	3.7
R1/5361	W1/5361	BEDROOM	19	56	19	53	0.0	5.4	19	56	19	53	0.0	5.4

81 MANOR ROAD

R1/40	W1/40	ASSUMED	17	51	17	47	0.0	7.8						
R1/40	W2/40	ASSUMED	17	52	17	48	0.0	7.7	18	53	18	49	0.0	7.5
R1/41	W1/41	ASSUMED	15	49	15	46	0.0	6.1						
R1/41	W2/41	ASSUMED	15	49	15	46	0.0	6.1	15	49	15	46	0.0	6.1

79 MANOR ROAD

R4/40	W8/40	ASSUMED	16	49	16	46	0.0	6.1						
R4/40	W9/40	ASSUMED	15	49	15	46	0.0	6.1	17	51	17	48	0.0	5.9
R2/41	W3/41	ASSUMED	16	50	16	47	0.0	6.0						
R2/41	W4/41	ASSUMED	14	48	14	45	0.0	6.3	16	50	16	47	0.0	6.0

77 MANOR ROAD



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		

R5/40	W10/40	ASSUMED	16	53	16	51	0.0	3.8						
R5/40	W11/40	ASSUMED	16	52	16	50	0.0	3.8	16	53	16	51	0.0	3.8
R3/41	W5/41	ASSUMED	15	50	15	48	0.0	4.0						
R3/41	W6/41	ASSUMED	17	53	17	51	0.0	3.8	17	53	17	51	0.0	3.8

75 MANOR ROAD

R8/40	W15/40	ASSUMED	16	52	16	51	0.0	1.9						
R8/40	W16/40	ASSUMED	15	51	15	50	0.0	2.0	16	52	16	51	0.0	1.9
R4/41	W7/41	ASSUMED	18	53	18	52	0.0	1.9						
R4/41	W8/41	ASSUMED	19	55	19	54	0.0	1.8	19	55	19	54	0.0	1.8

73 MANOR ROAD

R9/40	W17/40	ASSUMED	15	47	15	47	0.0	0.0						
R9/40	W18/40	ASSUMED	16	50	16	49	0.0	2.0	16	50	16	49	0.0	2.0
R5/41	W9/41	ASSUMED	16	49	16	48	0.0	2.0						
R5/41	W10/41	ASSUMED	15	49	15	48	0.0	2.0	16	50	16	49	0.0	2.0

71 MANOR ROAD



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R12/40	W27/40	ASSUMED	14	48	14	47	0.0	2.1						
R12/40	W28/40	ASSUMED	14	48	14	47	0.0	2.1	14	48	14	47	0.0	2.1
R6/41	W11/41	ASSUMED	16	50	16	49	0.0	2.0						
R6/41	W12/41	ASSUMED	16	50	16	49	0.0	2.0	17	51	17	50	0.0	2.0

69A MANOR ROAD

R1/50	W1/50	ASSUMED	1	19	1	19	0.0	0.0						
R1/50	W2/50	ASSUMED	14	48	14	48	0.0	0.0						
R1/50	W3/50	ASSUMED	13	51	13	51	0.0	0.0	14	52	14	52	0.0	0.0
R2/50	W4/50	ASSUMED	12	47	12	47	0.0	0.0						
R2/50	W5/50	ASSUMED	10	46	10	46	0.0	0.0						
R2/50	W6/50	ASSUMED	9	66	9	66	0.0	0.0						
R2/50	W7/50	ASSUMED	9	66	9	66	0.0	0.0	16	82	16	82	0.0	0.0
R1/51	W1/51	ASSUMED	2	20	2	19	0.0	5.0						
R1/51	W2/51	ASSUMED	15	45	15	44	0.0	2.2						
R1/51	W3/51	ASSUMED	17	58	17	58	0.0	0.0	18	60	18	59	0.0	1.7
R2/51	W4/51	ASSUMED	14	44	14	43	0.0	2.3	14	44	14	43	0.0	2.3

8 MANOR PARK



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R5/150	W19/150	KITCHEN	4	9	4	9	0.0	0.0	4	9	4	9	0.0	0.0
R7/152	W6/152	BEDROOM	0	11	0	9	-	18.2						
R7/152	W8/152	BEDROOM	30	93	30	93	0.0	0.0						
R7/152	W9/152	BEDROOM	30	93	30	93	0.0	0.0	30	100	30	98	0.0	2.0

10 MANOR PARK

R2/120	W2/120	CONSERVATORY_TW	1	7	1	7	0.0	0.0						
R2/120	W3/120	CONSERVATORY_TW	0	20	0	17	-	15.0						
R2/120	W4/120	CONSERVATORY_TW	0	9	0	7	-	22.2						
R2/120	W5/120	CONSERVATORY_TW	0	20	0	17	-	15.0						
R2/120	W6/120	CONSERVATORY_TW	0	13	0	11	-	15.4						
R2/120	W7/120	CONSERVATORY_TW	0	16	0	15	-	6.3						
R2/120	W8/120	CONSERVATORY_TW	0	9	0	8	-	11.1	1	26	1	24	0.0	7.7

12 MANOR PARK

R1/122	W1/122	BEDROOM	30	87	30	87	0.0	0.0						
R1/122	W2/122	BEDROOM	0	10	0	9	-	10.0	30	97	30	96	0.0	1.0

16 MANOR PARK



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND

EXISTING vs PROPOSED SCHEME 08/11/19

P1685 - rel10

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		
R2/100	W4/100	ASSUMED_TW	0	1	0	0	-	100.0						
R2/100	W5/100	ASSUMED_TW	0	1	0	1	-	0.0						
R2/100	W6/100	ASSUMED_TW	0	0	0	0	-	-						
R2/100	W7/100	ASSUMED_TW	0	13	0	11	-	15.4						
R2/100	W8/100	ASSUMED_TW	4	7	4	7	0.0	0.0	4	20	4	18	0.0	10.0
R4/101	W4/101	ASSUMED_TW	0	9	0	8	-	11.1						
R4/101	W5/101	ASSUMED_TW	3	9	3	9	0.0	0.0	3	18	3	17	0.0	5.6

18 MANOR PARK

R1/90	W1/90	LKD	2	8	2	8	0.0	0.0						
R1/90	W2/90	LKD	0	14	0	14	-	0.0						
R1/90	W3/90	LKD	0	8	0	6	-	25.0						
R1/90	W4/90	LKD	0	14	0	14	-	0.0	2	32	2	30	0.0	6.3
R1/92	W1/92	BEDROOM	30	92	30	92	0.0	0.0						
R1/92	W2/92	BEDROOM	30	91	30	91	0.0	0.0						
R1/92	W3/92	BEDROOM	0	11	0	10	-	9.1						
R1/92	W5/92	BEDROOM	0	11	0	10	-	9.1	30	100	30	99	0.0	1.0

20 MANOR PARK

R1/80	W1/80	ASSUMED	0	10	0	8	-	20.0						
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SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		

R1/80	W2/80	ASSUMED	0	11	0	11	-	0.0	0	16	0	14	-	12.5
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24 MANOR PARK

R3/60	W1/60	KD	0	1	0	0	-	100.0						
R3/60	W4/60	KD	19	56	19	54	0.0	3.6	19	56	19	54	0.0	3.6

80 MANOR ROAD

R3/500	W4/500	RECEPTION_ROOM	14	46	14	46	0.0	0.0	14	46	14	46	0.0	0.0
R4/500	W5/500	KITCHEN	16	45	16	45	0.0	0.0	16	45	16	45	0.0	0.0
R2/501	W2/501	BEDROOM	14	48	14	47	0.0	2.1	14	48	14	47	0.0	2.1
R3/501	W3/501	BEDROOM	15	49	15	49	0.0	0.0	15	49	15	49	0.0	0.0
R1/502	W1/502	BEDROOM_ASSUMED	7	77	7	76	0.0	1.3						
R1/502	W2/502	BEDROOM_ASSUMED	3	46	3	45	0.0	2.2						
R1/502	W3/502	BEDROOM_ASSUMED	8	41	8	40	0.0	2.4	11	81	11	80	0.0	1.2

13 MANOR PARK

R4/540	W7/540	ASSUMED	0	4	0	3	-	25.0						
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SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		

R4/540	W8/540	ASSUMED	0	9	0	8	-	11.1	0	9	0	8	-	11.1
R4/541	W5/541	ASSUMED	0	9	0	8	-	11.1						
R4/541	W6/541	ASSUMED	0	10	0	9	-	10.0	0	11	0	10	-	9.1

15 MANOR PARK

R1/542	W1/542	BEDROOM	2	64	2	64	0.0	0.0						
R1/542	W2/542	BEDROOM	4	70	4	70	0.0	0.0						
R1/542	W3/542	BEDROOM	30	89	30	89	0.0	0.0	30	100	30	100	0.0	0.0

17 MANOR PARK

R6/530	W11/530	ASSUMED	0	1	0	1	-	0.0						
R6/530	W12/530	ASSUMED	0	8	0	8	-	0.0	0	8	0	8	-	0.0
R6/531	W8/531	ASSUMED	0	10	0	10	-	0.0						
R6/531	W9/531	ASSUMED	0	10	0	10	-	0.0	0	11	0	11	-	0.0

21 MANOR PARK

R2/530	W3/530	ASSUMED	0	0	0	0	-	-						
R2/530	W4/530	ASSUMED	0	5	0	5	-	0.0	0	5	0	5	-	0.0



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
 EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

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		
R2/531	W2/531	ASSUMED	2	14	2	14	0.0	0.0						
R2/531	W3/531	ASSUMED	0	9	0	9	-	0.0	2	15	2	15	0.0	0.0
1-53 CALVERT COURT														
R7/1030	W11/1030		15	50	15	50	0.0	0.0	15	50	15	50	0.0	0.0
R8/1030	W10/1030		13	47	13	47	0.0	0.0	13	47	13	47	0.0	0.0
R14/1030	W4/1030	LD	13	45	13	45	0.0	0.0	13	45	13	45	0.0	0.0
R15/1030	W3/1030	KITCHEN	13	42	13	42	0.0	0.0	13	42	13	42	0.0	0.0
R16/1030	W2/1030	KITCHEN	13	44	13	44	0.0	0.0	13	44	13	44	0.0	0.0
R17/1030	W1/1030	LD	11	42	11	42	0.0	0.0	11	42	11	42	0.0	0.0
R6/1031	W6/1031		0	11	0	11	-	0.0						
R6/1031	W7/1031		17	52	17	52	0.0	0.0	17	55	17	55	0.0	0.0
R7/1031	W8/1031		15	49	15	49	0.0	0.0	15	49	15	49	0.0	0.0
R13/1031	W14/1031		15	48	15	48	0.0	0.0	15	48	15	48	0.0	0.0



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
 EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

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		

R15/1031	W16/1031	KITCHEN	14	47	14	47	0.0	0.0	14	47	14	47	0.0	0.0
R16/1031	W17/1031		14	47	14	47	0.0	0.0	14	47	14	47	0.0	0.0
R3/1040	W21/1040	ASSUMED	0	29	0	29	-	0.0	0	29	0	29	-	0.0

19-39 ROBINSON COURT

R3/1020	W3/1020	ASSUMED_RESI	8	38	8	38	0.0	0.0	8	38	8	38	0.0	0.0
R4/1020	W4/1020	ASSUMED_RESI	6	32	6	32	0.0	0.0	6	32	6	32	0.0	0.0
R1/1021	W3/1021	ASSUMED_RESI	9	44	9	44	0.0	0.0	9	44	9	44	0.0	0.0
R3/1021	W4/1021	ASSUMED_RESI	7	37	7	37	0.0	0.0	7	37	7	37	0.0	0.0
R1/1022	W3/1022	ASSUMED_RESI	15	49	15	49	0.0	0.0	15	49	15	49	0.0	0.0
R4/1022	W4/1022	ASSUMED_RESI	13	47	13	47	0.0	0.0	13	47	13	47	0.0	0.0

1-18 ROBINSON COURT

R5/1000	W10/1000	ASSUMED_RESI	9	44	9	44	0.0	0.0						
R5/1000	W11/1000	ASSUMED_RESI	6	39	6	39	0.0	0.0	9	44	9	44	0.0	0.0



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
 EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

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		
R6/1000	W12/1000	ASSUMED_RESI	3	31	3	31	0.0	0.0						
R6/1000	W21/1000	ASSUMED_RESI	0	19	0	19	-	0.0	3	31	3	31	0.0	0.0
R8/1000	W18/1000	ASSUMED_RESI	2	27	2	27	0.0	0.0						
R8/1000	W22/1000	ASSUMED_RESI	2	23	2	23	0.0	0.0	2	29	2	29	0.0	0.0
R9/1000	W19/1000	ASSUMED_RESI	2	16	2	16	0.0	0.0						
R9/1000	W20/1000	ASSUMED_RESI	0	9	0	9	-	0.0	2	16	2	16	0.0	0.0
R1/1001	W12/1001	RESI	0	9	0	9	-	0.0	0	9	0	9	-	0.0
R7/1001	W6/1001	KITCHEN	12	47	12	47	0.0	0.0	12	47	12	47	0.0	0.0
R9/1001	W13/1001	BEDROOM	6	37	6	37	0.0	0.0	6	37	6	37	0.0	0.0
R10/1001	W10/1001	RESI	5	40	5	40	0.0	0.0	5	40	5	40	0.0	0.0
R11/1001	W11/1001	RESI	2	26	2	26	0.0	0.0						
R11/1001	W14/1001	RESI	2	36	2	36	0.0	0.0	2	36	2	36	0.0	0.0
R1/1002	W12/1002	ASSUMED_RESI	0	22	0	22	-	0.0	0	22	0	22	-	0.0
R7/1002	W6/1002	ASSUMED	15	47	15	47	0.0	0.0	15	47	15	47	0.0	0.0



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R8/1002	W7/1002	ASSUMED	15	47	15	47	0.0	0.0						
R8/1002	W8/1002	ASSUMED	15	47	15	47	0.0	0.0	15	47	15	47	0.0	0.0
R9/1002	W14/1002	ASSUMED	12	44	12	44	0.0	0.0	12	44	12	44	0.0	0.0
R10/1002	W10/1002	RESI	14	46	14	46	0.0	0.0	14	46	14	46	0.0	0.0
R11/1002	W11/1002	ASSUMED_RESI	9	41	9	41	0.0	0.0						
R11/1002	W13/1002	ASSUMED_RESI	13	45	13	45	0.0	0.0	13	45	13	45	0.0	0.0
1-8 VICTORIA VILLAS														
R1/1050	W1/1050	ASSUMED_STUDIO	24	51	21	45	12.5	11.8						
R1/1050	W2/1050	ASSUMED_STUDIO	25	45	21	38	16.0	15.6	25	52	22	46	12.0	11.5
R2/1050	W3/1050	ASSUMED_BEDROOM	24	44	18	35	25.0	20.5	24	44	18	35	25.0	20.5
R3/1050	W4/1050	ASSUMED_LKD	24	44	18	33	25.0	25.0						
R3/1050	W5/1050	ASSUMED_LKD	24	44	18	33	25.0	25.0						
R3/1050	W6/1050	ASSUMED_LKD	24	44	17	32	29.2	27.3	24	44	18	33	25.0	25.0
R5/1050	W7/1050	ASSUMED_LKD	24	61	16	45	33.3	26.2						
R5/1050	W8/1050	ASSUMED_LKD	24	63	15	45	37.5	28.6						



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R5/1050	W9/1050	ASSUMED_LKD	8	32	1	20	87.5	37.5	24	63	16	47	33.3	25.4
R1/1051	W1/1051	ASSUMED_LKD	21	55	18	50	14.3	9.1						
R1/1051	W2/1051	ASSUMED_LKD	26	49	23	44	11.5	10.2	26	61	23	56	11.5	8.2
R2/1051	W3/1051	ASSUMED_BEDROOM	24	47	20	41	16.7	12.8	24	47	20	41	16.7	12.8
R3/1051	W4/1051	ASSUMED_BEDROOM	23	49	17	40	26.1	18.4	23	49	17	40	26.1	18.4
R4/1051	W5/1051	ASSUMED_LKD	25	49	19	41	24.0	16.3	25	49	19	41	24.0	16.3
R5/1051	W6/1051	ASSUMED_BEDROOM	23	48	16	38	30.4	20.8	23	48	16	38	30.4	20.8
R6/1051	W7/1051	ASSUMED_LKD	24	48	17	39	29.2	18.8	24	48	17	39	29.2	18.8
R7/1051	W8/1051	ASSUMED_LKD	23	59	15	43	34.8	27.1						
R7/1051	W9/1051	ASSUMED_LKD	25	67	17	52	32.0	22.4						
R7/1051	W10/1051	ASSUMED_LKD	7	25	0	13	100.0	48.0	25	67	17	54	32.0	19.4
R1/1052	W1/1052	ASSUMED_LKD	23	66	20	62	13.0	6.1						
R1/1052	W2/1052	ASSUMED_LKD	27	69	24	65	11.1	5.8	27	73	24	69	11.1	5.5
R2/1052	W3/1052	ASSUMED_BEDROOM	25	63	22	59	12.0	6.3	25	63	22	59	12.0	6.3



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R3/1052	W4/1052	ASSUMED_BEDROOM	23	64	18	56	21.7	12.5	23	64	18	56	21.7	12.5
R4/1052	W5/1052	ASSUMED_LKD	28	65	23	58	17.9	10.8	28	65	23	58	17.9	10.8
R5/1052	W6/1052	ASSUMED_BEDROOM	23	66	18	57	21.7	13.6	23	66	18	57	21.7	13.6
R6/1052	W7/1052	ASSUMED_LKD	26	64	20	56	23.1	12.5	26	64	20	56	23.1	12.5
R7/1052	W8/1052	ASSUMED_LKD	23	64	16	52	30.4	18.8						
R7/1052	W9/1052	ASSUMED_LKD	26	70	18	57	30.8	18.6						
R7/1052	W10/1052	ASSUMED_LKD	6	28	1	16	83.3	42.9	26	71	19	58	26.9	18.3
R1/1053	W1/1053	ASSUMED_LKD	28	55	25	52	10.7	5.5						
R1/1053	W2/1053	ASSUMED_LKD	27	49	24	46	11.1	6.1	28	55	25	52	10.7	5.5
R2/1053	W3/1053	ASSUMED_BEDROOM	26	49	23	45	11.5	8.2	26	49	23	45	11.5	8.2
R3/1053	W4/1053	ASSUMED	26	49	22	44	15.4	10.2	26	49	22	44	15.4	10.2
R5/1053	W6/1053	ASSUMED	26	49	22	44	15.4	10.2	26	49	22	44	15.4	10.2
R6/1053	W7/1053	ASSUMED_LKD	26	49	21	42	19.2	14.3	26	49	21	42	19.2	14.3
R7/1053	W8/1053	ASSUMED_LKD	26	51	20	41	23.1	19.6						



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R7/1053	W9/1053	ASSUMED_LKD	26	53	19	42	26.9	20.8						
R7/1053	W10/1053	ASSUMED_LKD	6	26	1	15	83.3	42.3	26	55	20	44	23.1	20.0
R1/1054	W1/1054	ASSUMED_LKD	28	76	26	74	7.1	2.6						
R1/1054	W2/1054	ASSUMED_LKD	28	73	26	71	7.1	2.7						
R1/1054	W3/1054	ASSUMED_LKD	28	72	26	70	7.1	2.8	28	76	26	74	7.1	2.6
R2/1054	W4/1054	ASSUMED_LKD	20	65	18	63	10.0	3.1	20	65	18	63	10.0	3.1
R3/1054	W5/1054	ASSUMED_BEDROOM	28	71	26	69	7.1	2.8	28	71	26	69	7.1	2.8
R4/1054	W6/1054	ASSUMED_LKD	27	72	25	68	7.4	5.6						
R4/1054	W7/1054	ASSUMED_LKD	28	73	26	69	7.1	5.5						
R4/1054	W8/1054	ASSUMED_LKD	7	32	5	27	28.6	15.6	28	74	26	69	7.1	6.8

19-22 VICTORIA VILLAS

R1/1060	W1/1060	BEDROOM	12	40	10	38	16.7	5.0	12	40	10	38	16.7	5.0
R2/1060	W2/1060	LD	14	38	12	36	14.3	5.3						
R2/1060	W3/1060	LD	15	39	12	36	20.0	7.7	15	39	13	37	13.3	5.1
R3/1060	W4/1060	LD	16	39	13	36	18.8	7.7						
R3/1060	W5/1060	LD	18	42	13	37	27.8	11.9	18	42	15	39	16.7	7.1



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
 EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

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		
R4/1060	W6/1060	BEDROOM	19	46	14	41	26.3	10.9	19	46	14	41	26.3	10.9
R7/1060	W9/1060	BEDROOM	21	69	7	42	66.7	39.1	21	69	7	42	66.7	39.1
R10/1060	W13/1060	KITCHEN	8	30	1	23	87.5	23.3	8	30	1	23	87.5	23.3
R1/1061	W1/1061	BEDROOM	12	43	10	41	16.7	4.7	12	43	10	41	16.7	4.7
R2/1061	W2/1061	LD	14	45	12	43	14.3	4.4						
R2/1061	W3/1061	LD	14	44	12	42	14.3	4.5	14	45	12	43	14.3	4.4
R3/1061	W4/1061	LD	15	44	13	42	13.3	4.5						
R3/1061	W5/1061	LD	17	44	14	41	17.6	6.8	17	47	15	45	11.8	4.3
R4/1061	W6/1061	BEDROOM	19	46	15	42	21.1	8.7	19	46	15	42	21.1	8.7
R7/1061	W17/1061	BEDROOM	25	77	12	57	52.0	26.0	25	77	12	57	52.0	26.0
R10/1061	W21/1061	KITCHEN	14	49	8	43	42.9	12.2	14	49	8	43	42.9	12.2

2-6 BARDOLPH ROAD

R1/200	W1/200	BEDROOM	17	62	5	35	70.6	43.5	17	62	5	35	70.6	43.5
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SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND

EXISTING vs PROPOSED SCHEME 08/11/19

P1685 - rel10

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		
R2/200	W2/200	BEDROOM	21	67	7	37	66.7	44.8						
R2/200	W3/200	BEDROOM	22	69	9	39	59.1	43.5	22	69	9	40	59.1	42.0
R3/200	W4/200	BEDROOM	23	70	12	40	47.8	42.9						
R3/200	W5/200	BEDROOM	23	70	12	39	47.8	44.3	23	70	12	40	47.8	42.9
R4/200	W6/200	BEDROOM	23	70	11	36	52.2	48.6	23	70	11	36	52.2	48.6
R6/200	W8/200	BEDROOM	21	66	11	29	47.6	56.1	21	66	11	29	47.6	56.1
R7/200	W9/200	LKD	21	66	11	30	47.6	54.5						
R7/200	W10/200	LKD	21	65	9	29	57.1	55.4	21	66	11	32	47.6	51.5
R8/200	W11/200	LKD	21	66	9	30	57.1	54.5						
R8/200	W12/200	LKD	21	66	9	27	57.1	59.1						
R8/200	W13/200	LKD	21	66	9	28	57.1	57.6	21	66	9	32	57.1	51.5
R9/200	W14/200	BEDROOM	21	66	9	29	57.1	56.1						
R9/200	W15/200	BEDROOM	21	65	11	32	47.6	50.8	21	66	11	33	47.6	50.0
R10/200	W16/200	BEDROOM	21	66	11	35	47.6	47.0	21	66	11	35	47.6	47.0
R11/200	W17/200	BEDROOM	21	66	10	34	52.4	48.5	21	66	10	34	52.4	48.5



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND

EXISTING vs PROPOSED SCHEME 08/11/19

P1685 - rel10

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		
R12/200	W18/200	LKD	21	66	7	31	66.7	53.0						
R12/200	W19/200	LKD	22	67	7	31	68.2	53.7						
R12/200	W20/200	LKD	22	66	8	31	63.6	53.0	22	67	9	35	59.1	47.8
R1/201	W1/201	LKD	24	71	10	45	58.3	36.6						
R1/201	W2/201	LKD	22	67	9	39	59.1	41.8						
R1/201	W3/201	LKD	23	69	10	41	56.5	40.6	24	71	11	46	54.2	35.2
R6/201	W9/201	BEDROOM	22	66	11	30	50.0	54.5	22	66	11	30	50.0	54.5
R7/201	W10/201	LKD	22	67	11	30	50.0	55.2						
R7/201	W11/201	LKD	22	67	10	30	54.5	55.2	22	67	11	32	50.0	52.2
R8/201	W12/201	LKD	22	67	10	33	54.5	50.7						
R8/201	W13/201	LKD	22	67	10	32	54.5	52.2						
R8/201	W14/201	LKD	22	67	10	31	54.5	53.7	22	67	10	35	54.5	47.8
R9/201	W15/201	BEDROOM	22	67	10	34	54.5	49.3						
R9/201	W16/201	BEDROOM	22	67	12	36	45.5	46.3	22	67	12	37	45.5	44.8
R10/201	W17/201	BEDROOM	22	67	11	37	50.0	44.8	22	67	11	37	50.0	44.8
R11/201	W18/201	ASSUMED_RESI	22	67	11	39	50.0	41.8						



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R11/201	W19/201	ASSUMED_RESI	22	67	7	35	68.2	47.8	22	67	11	41	50.0	38.8
R12/201	W20/201	ASSUMED_RESI	22	67	9	37	59.1	44.8						
R12/201	W21/201	ASSUMED_RESI	23	68	8	37	65.2	45.6	23	68	9	39	60.9	42.6
R1/202	W1/202	LIVINGROOM	3	26	3	26	0.0	0.0						
R1/202	W4/202	LIVINGROOM	23	69	11	45	52.2	34.8	26	95	14	71	46.2	25.3
R2/202	W2/202	KD	3	26	3	26	0.0	0.0						
R2/202	W3/202	KD	25	72	11	46	56.0	36.1	28	98	14	72	50.0	26.5
R3/202	W5/202	BEDROOM	24	71	12	44	50.0	38.0	24	71	12	44	50.0	38.0
R7/202	W10/202	LKD	23	68	12	33	47.8	51.5						
R7/202	W11/202	LKD	23	68	12	34	47.8	50.0	23	68	12	34	47.8	50.0
R8/202	W12/202	BEDROOM	23	68	11	33	52.2	51.5	23	68	11	33	52.2	51.5
R9/202	W13/202	BEDROOM	23	68	11	35	52.2	48.5						
R9/202	W14/202	BEDROOM	23	68	11	36	52.2	47.1	23	68	11	37	52.2	45.6
R10/202	W15/202	BEDROOM	23	68	12	39	47.8	42.6	23	68	12	39	47.8	42.6
R11/202	W16/202	BEDROOM	23	68	14	41	39.1	39.7						



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R11/202	W17/202	BEDROOM	23	68	13	42	43.5	38.2	23	68	14	43	39.1	36.8
R12/202	W18/202	BEDROOM	23	68	13	45	43.5	33.8	23	68	13	45	43.5	33.8
R14/202	W20/202	LKD	23	68	11	44	52.2	35.3						
R14/202	W21/202	LKD	23	68	10	44	56.5	35.3	23	68	11	45	52.2	33.8

15 TRINITY COTTAGES

R3/380	W10/380	LIVINGROOM	11	42	10	41	9.1	2.4						
R3/380	W11/380	LIVINGROOM	13	42	12	41	7.7	2.4						
R3/380	W12/380	LIVINGROOM	14	54	14	52	0.0	3.7	15	74	14	71	6.7	4.1
R5/380	W16/380	LKD	11	53	11	50	0.0	5.7						
R5/380	W17/380	LKD	0	4	0	4	-	0.0						
R5/380	W18/380	LKD	0	5	0	5	-	0.0	11	53	11	50	0.0	5.7
R4/381	W4/381	BEDROOM	19	62	16	56	15.8	9.7	19	62	16	56	15.8	9.7
R5/381	W5/381	BEDROOM	19	62	16	56	15.8	9.7	19	62	16	56	15.8	9.7

14 TRINITY COTTAGES

R2/380	W6/380	ASSUMED	14	46	14	46	0.0	0.0						
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SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R2/380	W7/380	ASSUMED	9	34	9	34	0.0	0.0						
R2/380	W8/380	ASSUMED	13	42	12	41	7.7	2.4	14	47	14	47	0.0	0.0
R8/380	W21/380		1	36	0	33	100.0	8.3						
R8/380	W22/380		10	48	9	47	10.0	2.1	10	57	9	54	10.0	5.3
R2/381	W2/381	ASSUMED	18	52	18	52	0.0	0.0	18	52	18	52	0.0	0.0

13 TRINITY COTTAGES

R1/380	W1/380	DINING	8	36	8	36	0.0	0.0						
R1/380	W2/380	DINING	11	41	11	41	0.0	0.0						
R1/380	W3/380	DINING	12	41	12	41	0.0	0.0						
R1/380	W4/380	DINING	13	43	13	43	0.0	0.0						
R1/380	W5/380	DINING	14	45	14	45	0.0	0.0	14	47	14	47	0.0	0.0
R1/381	W1/381	BEDROOM	18	53	18	53	0.0	0.0	18	53	18	53	0.0	0.0

24 TRINITY ROAD

R1/390	W1/390	ASSUMED	16	66	15	63	6.3	4.5						
R1/390	W2/390	ASSUMED	16	56	16	56	0.0	0.0	17	67	16	64	5.9	4.5
R2/390	W3/390	ASSUMED	15	58	15	55	0.0	5.2						



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R2/390	W4/390	ASSUMED	6	27	6	23	0.0	14.8						
R2/390	W5/390	ASSUMED	7	49	7	45	0.0	8.2	15	60	15	56	0.0	6.7
R3/390	W6/390	ASSUMED	18	63	16	57	11.1	9.5						
R3/390	W7/390	ASSUMED	17	61	16	57	5.9	6.6						
R3/390	W8/390	ASSUMED	7	37	4	30	42.9	18.9	19	64	16	57	15.8	10.9
R1/391	W1/391	ASSUMED	17	53	17	53	0.0	0.0	17	53	17	53	0.0	0.0
R2/391	W2/391	ASSUMED	21	66	16	58	23.8	12.1	21	66	16	58	23.8	12.1
R3/391	W3/391	ASSUMED	22	66	17	59	22.7	10.6						
R3/391	W4/391	ASSUMED	9	34	4	26	55.6	23.5						
R3/391	W5/391	ASSUMED	7	32	2	25	71.4	21.9	23	67	17	59	26.1	11.9

15 TRINITY ROAD

R5/400	W11/400	ASSUMED	16	49	14	47	12.5	4.1	16	49	14	47	12.5	4.1
R6/400	W12/400	ASSUMED	16	48	14	46	12.5	4.2						
R6/400	W13/400	ASSUMED	21	65	14	58	33.3	10.8	23	86	17	80	26.1	7.0
R7/400	W14/400	ASSUMED	21	65	17	60	19.0	7.7						
R7/400	W15/400	ASSUMED	7	37	5	34	28.6	8.1	21	65	17	60	19.0	7.7



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R5/401	W5/401	ASSUMED	18	52	17	51	5.6	1.9	18	52	17	51	5.6	1.9
R6/401	W6/401	ASSUMED	19	52	17	50	10.5	3.8						
R6/401	W7/401	ASSUMED	23	67	15	59	34.8	11.9	28	95	20	87	28.6	8.4
R7/401	W8/401	ASSUMED	23	67	19	63	17.4	6.0						
R7/401	W9/401	ASSUMED	8	35	6	33	25.0	5.7	23	67	19	63	17.4	6.0

13 TRINITY ROAD

R4/400	W9/400	ASSUMED	17	51	15	49	11.8	3.9						
R4/400	W10/400	ASSUMED	16	48	14	46	12.5	4.2	17	51	15	49	11.8	3.9
R4/401	W4/401	ASSUMED	17	51	16	50	5.9	2.0	17	51	16	50	5.9	2.0

11 TRINITY ROAD

R3/400	W6/400	ASSUMED	16	48	14	46	12.5	4.2						
R3/400	W7/400	ASSUMED	16	50	14	48	12.5	4.0						
R3/400	W8/400	ASSUMED	17	51	15	49	11.8	3.9	17	51	15	49	11.8	3.9
R3/401	W3/401	ASSUMED	18	51	17	50	5.6	2.0	18	51	17	50	5.6	2.0



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		

9 TRINITY ROAD

R2/400	W4/400	ASSUMED	17	51	15	49	11.8	3.9						
R2/400	W5/400	ASSUMED	16	48	14	46	12.5	4.2	17	51	15	49	11.8	3.9
R2/401	W2/401	ASSUMED	17	51	16	50	5.9	2.0	17	51	16	50	5.9	2.0

7 TRINITY ROAD

R1/400	W1/400	ASSUMED	16	48	14	46	12.5	4.2						
R1/400	W2/400	ASSUMED	16	49	14	47	12.5	4.1						
R1/400	W3/400	ASSUMED	17	51	15	49	11.8	3.9	17	51	15	49	11.8	3.9
R1/401	W1/401	ASSUMED	18	51	17	50	5.6	2.0	18	51	17	50	5.6	2.0

3 ST GEORGES ROAD

R9/410	W1/410	ASSUMED	23	73	18	68	21.7	6.8	23	73	18	68	21.7	6.8
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5 ST GEORGES ROAD

R8/410	W2/410	KITCHEN	22	71	18	67	18.2	5.6						
R8/410	W3/410	KITCHEN	18	52	14	48	22.2	7.7						
R8/410	W4/410	KITCHEN	13	41	11	39	15.4	4.9	23	74	20	71	13.0	4.1



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R7/411	W9/411	BEDROOM	10	42	9	41	10.0	2.4	10	42	9	41	10.0	2.4
7 ST GEORGES ROAD														
R6/410	W6/410	ASSUMED	20	57	16	53	20.0	7.0	20	57	16	53	20.0	7.0
R7/410	W5/410	ASSUMED	20	58	18	56	10.0	3.4	20	58	18	56	10.0	3.4
R5/411	W7/411	ASSUMED	25	76	22	73	12.0	3.9	25	76	22	73	12.0	3.9
R6/411	W8/411	ASSUMED	19	54	18	53	5.3	1.9	19	54	18	53	5.3	1.9
9 ST GEORGES ROAD														
R3/411	W5/411	ASSUMED	10	44	9	43	10.0	2.3	10	44	9	43	10.0	2.3
11 ST GEORGES ROAD														
R4/410	W8/410	ASSUMED	16	40	14	38	12.5	5.0						
R4/410	W9/410	ASSUMED	3	16	2	15	33.3	6.3	16	41	14	39	12.5	4.9
R5/410	W7/410	ASSUMED	24	67	22	65	8.3	3.0	24	67	22	65	8.3	3.0



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		

R2/411	W3/411	ASSUMED	3	25	3	25	0.0	0.0						
R2/411	W4/411	ASSUMED	22	69	21	68	4.5	1.4	22	69	21	68	4.5	1.4

FALSTAFF HOUSE

R1/241	W1/241	ASSUMED	22	67	11	49	50.0	26.9	22	67	11	49	50.0	26.9
R2/241	W2/241	ASSUMED	23	68	12	51	47.8	25.0	23	68	12	51	47.8	25.0
R3/241	W3/241	ASSUMED	23	68	10	50	56.5	26.5	23	68	10	50	56.5	26.5
R4/241	W4/241	ASSUMED	23	68	11	49	52.2	27.9	23	68	11	49	52.2	27.9
R5/241	W5/241	ASSUMED	21	64	10	47	52.4	26.6	21	64	10	47	52.4	26.6
R6/241	W6/241	ASSUMED	21	64	9	47	57.1	26.6	21	64	9	47	57.1	26.6
R7/241	W7/241	ASSUMED	23	68	11	51	52.2	25.0	23	68	11	51	52.2	25.0
R8/241	W8/241	ASSUMED	23	68	12	52	47.8	23.5	23	68	12	52	47.8	23.5
R9/241	W9/241	ASSUMED	23	68	14	53	39.1	22.1	23	68	14	53	39.1	22.1
R10/241	W10/241	ASSUMED	23	68	14	49	39.1	27.9	23	68	14	49	39.1	27.9



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R11/241	W11/241	ASSUMED	15	49	9	32	40.0	34.7	15	49	9	32	40.0	34.7
R1/242	W1/242	ASSUMED	27	79	21	73	22.2	7.6	27	79	21	73	22.2	7.6
R2/242	W2/242	ASSUMED	27	79	20	72	25.9	8.9						
R2/242	W3/242	ASSUMED	10	13	3	5	70.0	61.5						
R2/242	W4/242	ASSUMED	21	64	12	51	42.9	20.3	29	99	22	90	24.1	9.1
R5/242	W5/242	ASSUMED	21	64	10	50	52.4	21.9	21	64	10	50	52.4	21.9
R6/242	W6/242	ASSUMED	21	64	10	49	52.4	23.4	21	64	10	49	52.4	23.4
R7/242	W7/242	ASSUMED	6	26	2	20	66.7	23.1	6	26	2	20	66.7	23.1
R8/242	W8/242	ASSUMED	10	28	4	22	60.0	21.4	10	28	4	22	60.0	21.4
R9/242	W9/242	ASSUMED	22	65	13	51	40.9	21.5	22	65	13	51	40.9	21.5
R10/242	W10/242	ASSUMED	22	65	15	53	31.8	18.5	22	65	15	53	31.8	18.5
R11/242	W11/242	ASSUMED	22	65	16	54	27.3	16.9	22	65	16	54	27.3	16.9
R12/242	W12/242	ASSUMED	6	18	5	13	16.7	27.8	6	18	5	13	16.7	27.8



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
 EXISTING vs PROPOSED SCHEME 08/11/19
 P1685 - rel10

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		
R13/242	W13/242	ASSUMED	15	49	10	35	33.3	28.6	15	49	10	35	33.3	28.6
R1/243	W1/243	ASSUMED	27	79	24	76	11.1	3.8						
R1/243	W2/243	ASSUMED	27	79	23	75	14.8	5.1						
R1/243	W3/243	ASSUMED	13	16	6	8	53.8	50.0						
R1/243	W4/243	ASSUMED	21	64	13	54	38.1	15.6	29	99	25	94	13.8	5.1
R5/243	W5/243	ASSUMED	21	64	12	54	42.9	15.6	21	64	12	54	42.9	15.6
R6/243	W6/243	ASSUMED	21	64	14	56	33.3	12.5	21	64	14	56	33.3	12.5
R7/243	W7/243	ASSUMED	6	15	3	11	50.0	26.7	6	15	3	11	50.0	26.7
R8/243	W8/243	ASSUMED	8	15	3	10	62.5	33.3	8	15	3	10	62.5	33.3
R9/243	W9/243	ASSUMED	22	64	16	53	27.3	17.2	22	64	16	53	27.3	17.2
R10/243	W10/243	ASSUMED	22	64	18	55	18.2	14.1	22	64	18	55	18.2	14.1
R12/243	W11/243	ASSUMED	22	64	18	55	18.2	14.1						
R12/243	W12/243	ASSUMED	6	11	5	8	16.7	27.3						
R12/243	W14/243	ASSUMED	2	20	2	16	0.0	20.0	22	64	18	56	18.2	12.5



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R13/243	W13/243	ASSUMED	15	49	12	39	20.0	20.4	15	49	12	39	20.0	20.4
R1/244	W1/244	ASSUMED	27	78	26	77	3.7	1.3	27	78	26	77	3.7	1.3
R2/244	W2/244	ASSUMED	28	79	26	77	7.1	2.5						
R2/244	W3/244	ASSUMED	13	54	8	49	38.5	9.3	30	99	27	96	10.0	3.0
R3/244	W4/244	ASSUMED	27	89	25	87	7.4	2.2	27	89	25	87	7.4	2.2
R4/244	W5/244	ASSUMED	13	54	9	50	30.8	7.4	13	54	9	50	30.8	7.4
R5/244	W6/244	ASSUMED	17	56	13	52	23.5	7.1	17	56	13	52	23.5	7.1
R6/244	W7/244	ASSUMED	27	90	27	90	0.0	0.0	27	90	27	90	0.0	0.0
R7/244	W8/244	ASSUMED	17	57	15	54	11.8	5.3	17	57	15	54	11.8	5.3

ST GEORGES HOUSE

R1/231	W1/231	BEDROOM	21	61	13	37	38.1	39.3	21	61	13	37	38.1	39.3
R2/231	W2/231	BEDROOM	21	61	13	38	38.1	37.7	21	61	13	38	38.1	37.7
R3/231	W3/231	LKD	21	61	10	33	52.4	45.9						



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R3/231	W4/231	LKD	21	61	10	32	52.4	47.5	21	61	11	35	47.6	42.6
R4/231	W5/231	LKD	21	64	9	36	57.1	43.8						
R4/231	W6/231	LKD	22	66	10	41	54.5	37.9						
R4/231	W7/231	LKD	23	67	11	44	52.2	34.3						
R4/231	W8/231	LKD	23	67	11	42	52.2	37.3						
R4/231	W9/231	LKD	2	17	2	17	0.0	0.0						
R4/231	W10/231	LKD	2	17	2	17	0.0	0.0						
R4/231	W11/231	LKD	2	17	2	17	0.0	0.0						
R4/231	W12/231	LKD	2	16	2	16	0.0	0.0	25	83	14	61	44.0	26.5
R1/232	W1/232	BEDROOM	23	67	16	48	30.4	28.4						
R1/232	W2/232	BEDROOM	23	67	17	51	26.1	23.9						
R1/232	W3/232	BEDROOM	23	67	17	49	26.1	26.9	23	67	17	51	26.1	23.9
R2/232	W4/232	BEDROOM	23	67	16	47	30.4	29.9						
R2/232	W5/232	BEDROOM	23	67	15	48	34.8	28.4	23	67	16	49	30.4	26.9
R3/232	W6/232	LKD	23	67	15	48	34.8	28.4						
R3/232	W7/232	LKD	23	67	14	47	39.1	29.9						
R3/232	W8/232	LKD	23	67	15	47	34.8	29.9						
R3/232	W9/232	LKD	23	67	15	49	34.8	26.9						
R3/232	W10/232	LKD	23	67	14	49	39.1	26.9	23	67	16	52	30.4	22.4



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R4/232	W11/232	LKD	23	67	14	49	39.1	26.9						
R4/232	W12/232	LKD	23	67	13	47	43.5	29.9						
R4/232	W13/232	LKD	23	67	14	51	39.1	23.9						
R4/232	W14/232	LKD	23	67	13	49	43.5	26.9						
R4/232	W15/232	LKD	2	17	2	17	0.0	0.0						
R4/232	W16/232	LKD	2	17	2	17	0.0	0.0						
R4/232	W17/232	LKD	2	17	2	17	0.0	0.0						
R4/232	W18/232	LKD	2	17	2	17	0.0	0.0	25	83	16	68	36.0	18.1
R1/233	W1/233	ASSUMED	20	56	15	44	25.0	21.4	20	56	15	44	25.0	21.4
R2/233	W2/233	ASSUMED	19	55	13	43	31.6	21.8	19	55	13	43	31.6	21.8
R3/233	W3/233	ASSUMED	20	56	13	42	35.0	25.0	20	56	13	42	35.0	25.0
R4/233	W4/233	ASSUMED	20	56	12	43	40.0	23.2	20	56	12	43	40.0	23.2
R5/233	W5/233	ASSUMED	20	56	13	45	35.0	19.6						
R5/233	W6/233	ASSUMED	20	56	15	47	25.0	16.1						
R5/233	W7/233	ASSUMED	20	54	14	44	30.0	18.5						
R5/233	W8/233	ASSUMED	13	42	7	33	46.2	21.4						
R5/233	W9/233	ASSUMED	5	25	1	18	80.0	28.0						
R5/233	W10/233	ASSUMED	0	10	0	10	-	0.0						
R5/233	W11/233	ASSUMED	3	14	0	8	100.0	42.9						



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R5/233	W12/233	ASSUMED	0	7	0	5	-	28.6	20	64	15	57	25.0	10.9
R1/234	W1/234	ASSUMED	18	46	15	40	16.7	13.0	18	46	15	40	16.7	13.0
R2/234	W2/234	ASSUMED	18	48	15	44	16.7	8.3	18	48	15	44	16.7	8.3
R3/234	W3/234	ASSUMED	17	45	14	40	17.6	11.1	17	45	14	40	17.6	11.1
R4/234	W4/234	ASSUMED	18	46	15	40	16.7	13.0						
R4/234	W5/234	ASSUMED	18	46	14	40	22.2	13.0						
R4/234	W6/234	ASSUMED	15	16	13	14	13.3	12.5						
R4/234	W7/234	ASSUMED	11	15	11	15	0.0	0.0						
R4/234	W8/234	ASSUMED	15	15	13	13	13.3	13.3						
R4/234	W9/234	ASSUMED	9	15	9	15	0.0	0.0						
R4/234	W10/234	ASSUMED	13	15	11	13	15.4	13.3						
R4/234	W11/234	ASSUMED	21	64	17	59	19.0	7.8						
R4/234	W12/234	ASSUMED	20	56	16	50	20.0	10.7						
R4/234	W13/234	ASSUMED	13	43	9	39	30.8	9.3						
R4/234	W14/234	ASSUMED	6	32	3	29	50.0	9.4						
R4/234	W15/234	ASSUMED	0	12	0	12	-	0.0						
R4/234	W16/234	ASSUMED	3	23	0	20	100.0	13.0						
R4/234	W17/234	ASSUMED	0	13	0	13	-	0.0						
R4/234	W18/234	ASSUMED	2	18	2	18	0.0	0.0						
R4/234	W19/234	ASSUMED	2	24	2	24	0.0	0.0						



SUNLIGHT ANALYSIS

HOMEbase, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		

R4/234	W20/234	ASSUMED	1	18	1	18	0.0	0.0						
R4/234	W21/234	ASSUMED	5	12	5	12	0.0	0.0	29	96	27	94	6.9	2.1

140 LOWER MORTLAKE ROAD

R1/5190	W1/5190	KD	24	69	24	69	0.0	0.0						
R1/5190	W2/5190	KD	25	77	25	77	0.0	0.0						
R1/5190	W3/5190	KD	25	76	25	76	0.0	0.0						
R1/5190	W4/5190	KD	22	64	22	64	0.0	0.0	25	86	25	86	0.0	0.0
R1/5191	W1/5191	BEDROOM	18	51	18	51	0.0	0.0						
R1/5191	W2/5191	BEDROOM	17	53	17	53	0.0	0.0	18	54	18	54	0.0	0.0
R1/5192	W1/5192	BEDROOM	18	56	18	56	0.0	0.0						
R1/5192	W2/5192	BEDROOM	22	63	22	63	0.0	0.0	22	73	22	73	0.0	0.0

2 ST GEORGES ROAD

R1/5180	W1/5180	LIVINGROOM	18	55	18	55	0.0	0.0						
R1/5180	W2/5180	LIVINGROOM	23	78	23	78	0.0	0.0						
R1/5180	W3/5180	LIVINGROOM	22	53	22	53	0.0	0.0						
R1/5180	W4/5180	LIVINGROOM	4	5	4	5	0.0	0.0						
R1/5180	W5/5180	LIVINGROOM	6	6	6	6	0.0	0.0	25	81	25	81	0.0	0.0



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R1/5181	W1/5181	BEDROOM	18	57	18	57	0.0	0.0						
R1/5181	W2/5181	BEDROOM	25	80	25	80	0.0	0.0						
R1/5181	W3/5181	BEDROOM	25	69	25	69	0.0	0.0	26	85	26	85	0.0	0.0
4 ST GEORGES ROAD														
R2/5170	W6/5170	LIVINGROOM	22	48	22	48	0.0	0.0						
R2/5170	W7/5170	LIVINGROOM	24	64	24	64	0.0	0.0						
R2/5170	W8/5170	LIVINGROOM	24	68	24	68	0.0	0.0	25	72	25	72	0.0	0.0
R1/5171	W1/5171	BEDROOM	26	81	25	80	3.8	1.2	26	81	25	80	3.8	1.2
R1/5172	W1/5172	BEDROOM	25	86	25	86	0.0	0.0						
R1/5172	W2/5172	BEDROOM	0	13	0	13	-	0.0	25	93	25	93	0.0	0.0
6 ST GEORGES ROAD														
R1/5160	W1/5160	LIVINGROOM	25	80	25	80	0.0	0.0						
R1/5160	W2/5160	LIVINGROOM	21	70	21	70	0.0	0.0	25	80	25	80	0.0	0.0
R1/5161	W1/5161	BEDROOM	25	80	25	80	0.0	0.0	25	80	25	80	0.0	0.0
8 ST GEORGES ROAD														



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		

R1/5150	W1/5150	LIVINGROOM	16	53	16	53	0.0	0.0						
R1/5150	W2/5150	LIVINGROOM	23	78	23	78	0.0	0.0						
R1/5150	W3/5150	LIVINGROOM	22	54	22	54	0.0	0.0	23	78	23	78	0.0	0.0
R1/5151	W1/5151	BEDROOM	25	79	25	79	0.0	0.0	25	79	25	79	0.0	0.0

10 ST GEORGES ROAD

R1/5140	W1/5140	LIVINGROOM	17	56	17	56	0.0	0.0						
R1/5140	W2/5140	LIVINGROOM	23	78	23	78	0.0	0.0						
R1/5140	W3/5140	LIVINGROOM	23	51	23	51	0.0	0.0	24	79	24	79	0.0	0.0
R1/5141	W1/5141	BEDROOM	25	79	25	79	0.0	0.0	25	79	25	79	0.0	0.0
R1/5142	W1/5142	BEDROOM	25	87	25	87	0.0	0.0	25	87	25	87	0.0	0.0

12 ST GEORGES ROAD

R1/5130	W1/5130	LIVINGROOM	24	79	24	79	0.0	0.0						
R1/5130	W2/5130	LIVINGROOM	23	77	23	77	0.0	0.0						
R1/5130	W3/5130	LIVINGROOM	23	77	23	77	0.0	0.0						
R1/5130	W4/5130	LIVINGROOM	24	75	24	75	0.0	0.0	24	79	24	79	0.0	0.0
R1/5131	W1/5131	BEDROOM	25	79	25	79	0.0	0.0	25	79	25	79	0.0	0.0



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R1/5132	W1/5132	BEDROOM	25	88	25	88	0.0	0.0						
R1/5132	W2/5132	BEDROOM	1	14	1	14	0.0	0.0	25	93	25	93	0.0	0.0
14 ST GEORGES ROAD														
R1/5120	W1/5120	DINING	24	79	24	79	0.0	0.0	24	79	24	79	0.0	0.0
R1/5121	W1/5121	BEDROOM	25	80	25	80	0.0	0.0	25	80	25	80	0.0	0.0
R1/5122	W1/5122	BEDROOM	24	86	24	86	0.0	0.0						
R1/5122	W2/5122	BEDROOM	25	82	25	82	0.0	0.0						
R1/5122	W3/5122	BEDROOM	1	15	1	15	0.0	0.0	26	95	26	95	0.0	0.0
16 ST GEORGES ROAD														
R1/5110	W1/5110	LIVINGROOM	23	77	23	77	0.0	0.0	23	77	23	77	0.0	0.0
R1/5111	W1/5111	BEDROOM	25	79	25	79	0.0	0.0	25	79	25	79	0.0	0.0
R1/5112	W2/5112	BEDROOM	22	83	22	83	0.0	0.0						
R1/5112	W3/5112	BEDROOM	0	13	0	13	-	0.0						
R1/5112	W4/5112	BEDROOM	2	16	2	16	0.0	0.0	24	93	24	93	0.0	0.0



SUNLIGHT ANALYSIS

HOME BASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		

18 ST GEORGES ROAD

R1/5100	W1/5100	ASSUMED_LIVINGROOM	16	53	16	53	0.0	0.0						
R1/5100	W2/5100	ASSUMED_LIVINGROOM	23	76	23	76	0.0	0.0						
R1/5100	W3/5100	ASSUMED_LIVINGROOM	23	62	23	62	0.0	0.0	23	76	23	76	0.0	0.0
R1/5101	W1/5101	BEDROOM	25	80	25	80	0.0	0.0	25	80	25	80	0.0	0.0
R1/5102	W1/5102	BEDROOM	25	85	25	85	0.0	0.0						
R1/5102	W2/5102	BEDROOM	26	87	26	87	0.0	0.0						
R1/5102	W3/5102	BEDROOM	0	1	0	1	-	0.0						
R1/5102	W4/5102	BEDROOM	0	1	0	1	-	0.0	27	91	27	91	0.0	0.0

20 ST GEORGES ROAD

R2/5090	W2/5090	ASSUMED_LIVINGROOM	23	77	23	77	0.0	0.0	23	77	23	77	0.0	0.0
R1/5091	W1/5091	ASSUMED_BEDROOM	25	78	25	78	0.0	0.0	25	78	25	78	0.0	0.0

22 ST GEORGES ROAD

R1/5080	W1/5080	ASSUMED_LIVINGROOM	22	72	22	72	0.0	0.0						
R1/5080	W2/5080	ASSUMED_LIVINGROOM	21	75	21	75	0.0	0.0						
R1/5080	W3/5080	ASSUMED_LIVINGROOM	21	75	21	75	0.0	0.0	22	76	22	76	0.0	0.0



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R1/5081	W1/5081	BEDROOM	24	77	24	77	0.0	0.0	24	77	24	77	0.0	0.0
R1/5082	W1/5082	BEDROOM	25	85	25	85	0.0	0.0						
R1/5082	W2/5082	BEDROOM	1	16	1	16	0.0	0.0	25	92	25	92	0.0	0.0
24 ST GEORGES ROAD														
R1/5070	W1/5070	ASSUMED_LIVINGROOM	20	68	20	68	0.0	0.0						
R1/5070	W2/5070	ASSUMED_LIVINGROOM	20	73	20	73	0.0	0.0						
R1/5070	W3/5070	ASSUMED_LIVINGROOM	20	72	20	72	0.0	0.0	20	74	20	74	0.0	0.0
R1/5071	W1/5071	ASSUMED_BEDROOM	25	78	25	78	0.0	0.0	25	78	25	78	0.0	0.0
26 ST GEORGES ROAD														
R1/5060	W1/5060	ASSUMED_LIVINGROOM	12	47	12	47	0.0	0.0						
R1/5060	W2/5060	ASSUMED_LIVINGROOM	20	73	20	73	0.0	0.0						
R1/5060	W3/5060	ASSUMED_LIVINGROOM	20	59	20	59	0.0	0.0	20	73	20	73	0.0	0.0
R1/5061	W1/5061	ASSUMED_BEDROOM	23	76	23	76	0.0	0.0	23	76	23	76	0.0	0.0
28 ST GEORGES ROAD														



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		

R1/5050	W1/5050	LIVINGROOM	11	46	11	46	0.0	0.0						
R1/5050	W2/5050	LIVINGROOM	19	72	19	72	0.0	0.0						
R1/5050	W3/5050	LIVINGROOM	19	54	19	54	0.0	0.0	19	72	19	72	0.0	0.0
R1/5051	W1/5051	BEDROOM	22	75	22	75	0.0	0.0	22	75	22	75	0.0	0.0

30 ST GEORGES ROAD

R1/5040	W1/5040	LIVINGROOM	14	57	14	56	0.0	1.8						
R1/5040	W2/5040	LIVINGROOM	19	71	19	71	0.0	0.0						
R1/5040	W3/5040	LIVINGROOM	19	72	19	71	0.0	1.4						
R1/5040	W4/5040	LIVINGROOM	18	51	18	51	0.0	0.0	19	73	19	73	0.0	0.0
R1/5041	W1/5041	BEDROOM	20	73	20	73	0.0	0.0	20	73	20	73	0.0	0.0
R1/5042	W1/5042	BEDROOM	25	86	25	86	0.0	0.0						
R1/5042	W2/5042	BEDROOM	26	90	26	90	0.0	0.0						
R1/5042	W3/5042	BEDROOM	24	81	24	81	0.0	0.0						
R1/5042	W4/5042	BEDROOM	0	13	0	13	-	0.0	27	96	27	96	0.0	0.0

32 ST GEORGES ROAD

R2/5030	W2/5030	LIVINGROOM	14	57	14	57	0.0	0.0						
R2/5030	W3/5030	LIVINGROOM	19	70	19	69	0.0	1.4						



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R2/5030	W4/5030	LIVINGROOM	19	73	19	72	0.0	1.4						
R2/5030	W5/5030	LIVINGROOM	19	63	19	63	0.0	0.0	19	74	19	74	0.0	0.0
R1/5031	W1/5031	BEDROOM	20	74	20	74	0.0	0.0	20	74	20	74	0.0	0.0
R1/5032	W1/5032	BEDROOM	26	87	26	87	0.0	0.0						
R1/5032	W2/5032	BEDROOM	24	88	24	88	0.0	0.0						
R1/5032	W3/5032	BEDROOM	21	78	21	78	0.0	0.0						
R1/5032	W4/5032	BEDROOM	0	12	0	12	-	0.0	26	95	26	95	0.0	0.0

34 ST GEORGES ROAD

R1/5021	W1/5021	BEDROOM	20	71	20	71	0.0	0.0	20	71	20	71	0.0	0.0
R1/5022	W1/5022	BEDROOM	25	83	25	83	0.0	0.0						
R1/5022	W2/5022	BEDROOM	24	86	24	86	0.0	0.0						
R1/5022	W3/5022	BEDROOM	2	17	2	17	0.0	0.0						
R1/5022	W4/5022	BEDROOM	2	17	2	17	0.0	0.0	27	97	27	97	0.0	0.0

36 ST GEORGES ROAD

R2/5010	W2/5010	LIVINGROOM	8	49	8	48	0.0	2.0						
R2/5010	W3/5010	LIVINGROOM	14	62	14	62	0.0	0.0						
R2/5010	W4/5010	LIVINGROOM	14	64	14	64	0.0	0.0						



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R2/5010	W5/5010	LIVINGROOM	15	52	15	52	0.0	0.0	16	70	16	69	0.0	1.4
R1/5011	W1/5011	BEDROOM	19	73	19	72	0.0	1.4	19	73	19	72	0.0	1.4
R2/5012	W2/5012	BEDROOM	22	84	21	83	4.5	1.2						
R2/5012	W3/5012	BEDROOM	0	2	0	2	-	0.0						
R2/5012	W4/5012	BEDROOM	0	10	0	10	-	0.0	22	88	21	87	4.5	1.1

38 ST GEORGES ROAD

R1/5000	W1/5000	ASSUMED_LIVINGROOM	13	61	13	60	0.0	1.6						
R1/5000	W2/5000	ASSUMED_LIVINGROOM	13	68	13	67	0.0	1.5						
R1/5000	W3/5000	ASSUMED_LIVINGROOM	14	66	14	65	0.0	1.5	14	69	14	68	0.0	1.4
R1/5001	W1/5001	ASSUMED_BEDROOM	18	72	17	71	5.6	1.4	18	72	17	71	5.6	1.4
R1/5002	W1/5002	ASSUMED_BEDROOM	26	85	25	84	3.8	1.2	26	85	25	84	3.8	1.2

40 ST GEORGES ROAD

R1/420	W1/420	BEDROOM	12	56	12	56	0.0	0.0						
R1/420	W2/420	BEDROOM	12	65	12	64	0.0	1.5						
R1/420	W3/420	BEDROOM	12	61	12	60	0.0	1.6						
R1/420	W4/420	BEDROOM	6	47	6	46	0.0	2.1	12	67	12	66	0.0	1.5



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R1/421	W1/421	BEDROOM	17	71	16	70	5.9	1.4	17	71	16	70	5.9	1.4
R1/422	W1/422	BEDROOM	19	82	18	81	5.3	1.2						
R1/422	W2/422	BEDROOM	24	88	22	86	8.3	2.3	24	89	23	88	4.2	1.1
42 ST GEORGES ROAD														
R2/430	W5/430		14	68	12	65	14.3	4.4						
R2/430	W6/430		13	69	11	66	15.4	4.3						
R2/430	W7/430		12	64	10	60	16.7	6.3	14	70	12	67	14.3	4.3
R1/431	W1/431		18	72	16	70	11.1	2.8	18	72	16	70	11.1	2.8
R1/432	W1/432		24	89	23	88	4.2	1.1	24	89	23	88	4.2	1.1
44 ST GEORGES ROAD														
R3/430	W8/430	LIVINGROOM	14	65	11	60	21.4	7.7	14	65	11	60	21.4	7.7
R2/431	W2/431	BEDROOM	18	65	15	61	16.7	6.2	18	65	15	61	16.7	6.2
R2/432	W2/432		13	65	11	63	15.4	3.1						
R2/432	W3/432		23	84	21	82	8.7	2.4	23	84	21	82	8.7	2.4



SUNLIGHT ANALYSIS

HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		

46 ST GEORGES ROAD

R6/430	W15/430	LIVINGROOM	12	33	6	25	50.0	24.2						
R6/430	W16/430	LIVINGROOM	17	57	11	49	35.3	14.0						
R6/430	W17/430	LIVINGROOM	14	39	8	31	42.9	20.5	18	58	12	50	33.3	13.8
R4/431	W5/431	BEDROOM	21	65	16	59	23.8	9.2	21	65	16	59	23.8	9.2

48 ST GEORGES ROAD

R7/430	W18/430		16	69	9	60	43.8	13.0	16	69	9	60	43.8	13.0
R6/431	W6/431		21	70	15	62	28.6	11.4	21	70	15	62	28.6	11.4
R7/431	W7/431		17	63	10	54	41.2	14.3	17	63	10	54	41.2	14.3

50 ST GEORGES ROAD

R9/430	W20/430	LIVINGROOM	23	78	14	68	39.1	12.8	23	78	14	68	39.1	12.8
R8/431	W8/431	BEDROOM	23	64	15	56	34.8	12.5	23	64	15	56	34.8	12.5
R9/431	W9/431	BEDROOM	23	73	15	64	34.8	12.3	23	73	15	64	34.8	12.3



SUNLIGHT ANALYSIS

HOMEbase, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		

52 ST GEORGES ROAD

R10/430	W21/430	LIVINGROOM	25	79	16	68	36.0	13.9	25	79	16	68	36.0	13.9
R10/431	W10/431	BEDROOM	25	69	16	59	36.0	14.5	25	69	16	59	36.0	14.5
R11/431	W11/431	BEDROOM	19	63	10	54	47.4	14.3	19	63	10	54	47.4	14.3

54 ST GEORGES ROAD

R12/430	W24/430	LIVINGROOM	26	81	14	66	46.2	18.5	26	81	14	66	46.2	18.5
R13/431	W13/431	BEDROOM	27	77	18	66	33.3	14.3	27	77	18	66	33.3	14.3

56 ST GEORGES ROAD

R1/440	W1/440		15	52	6	42	60.0	19.2	15	52	6	42	60.0	19.2
R2/440	W2/440		9	16	3	10	66.7	37.5						
R2/440	W3/440		0	0	0	0	-	-	9	16	3	10	66.7	37.5
R1/441	W1/441		17	59	10	52	41.2	11.9	17	59	10	52	41.2	11.9



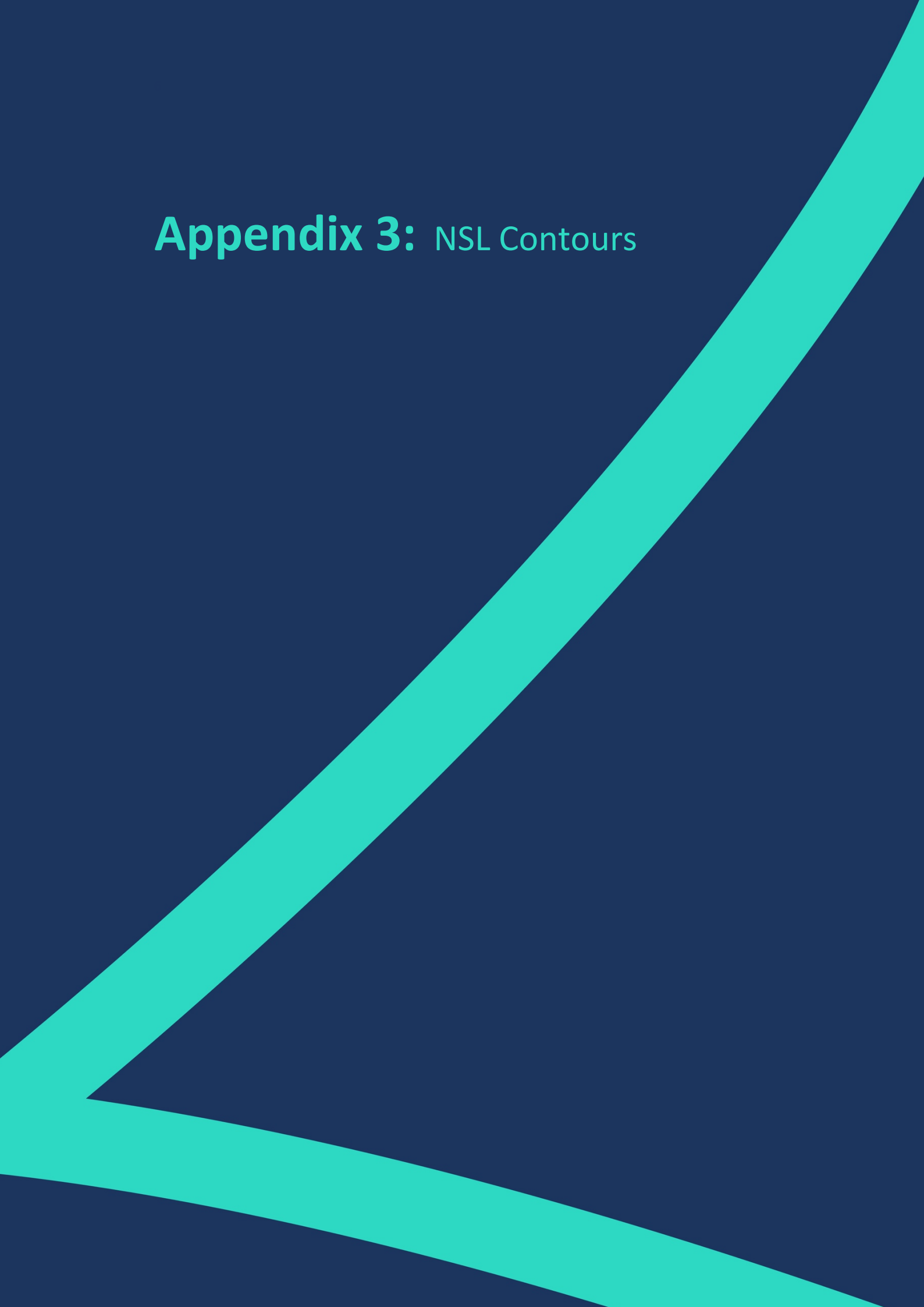
SUNLIGHT ANALYSIS

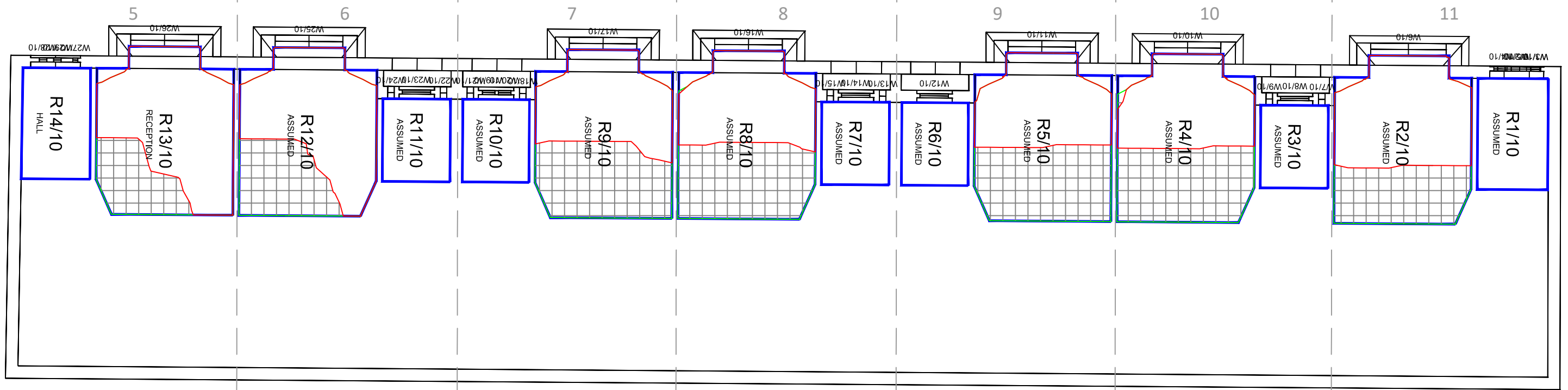
HOMEBASE, RICHMOND
EXISTING vs PROPOSED SCHEME 08/11/19
P1685 - rel10

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		
R2/441	W2/441		23	76	14	67	39.1	11.8	23	76	14	67	39.1	11.8
58 GEORGES ROAD														
R4/440	W5/440		11	33	6	28	45.5	15.2						
R4/440	W6/440		12	37	6	31	50.0	16.2	12	38	6	32	50.0	15.8
R5/440	W7/440		17	63	9	55	47.1	12.7	17	63	9	55	47.1	12.7
R3/441	W3/441		17	67	12	62	29.4	7.5	17	67	12	62	29.4	7.5
R4/441	W4/441		21	75	16	70	23.8	6.7	21	75	16	70	23.8	6.7

Appendix 3: NSL Contours





Ground Floor



First Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6.dwg

Key:

- Existing NSL Contour
- Proposed NSL Contour
- Region of Loss / Gain



Project: Homebase Richmond

Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 5-11 Manor Grove

Scheme Confirmed: --

Date: --

Drawn By: JR

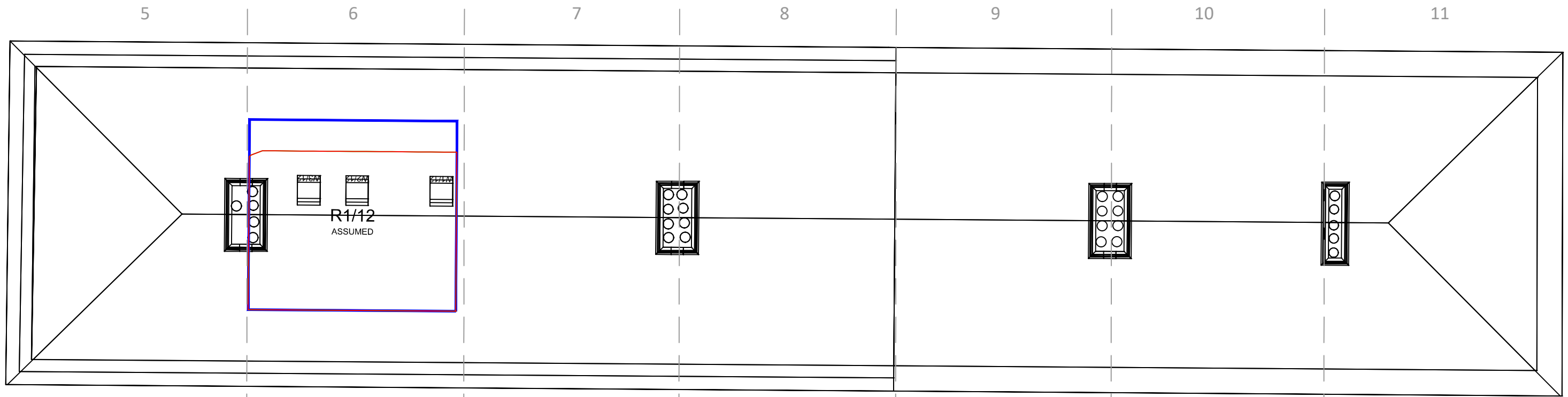
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Date: Nov 19

Dwg No: P1685/NSL/01

Rel: 10






Second Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key:

- Existing NSL Contour
- Proposed NSL Contour
- Region of Loss / Gain



Scheme Confirmed: -- Date: --

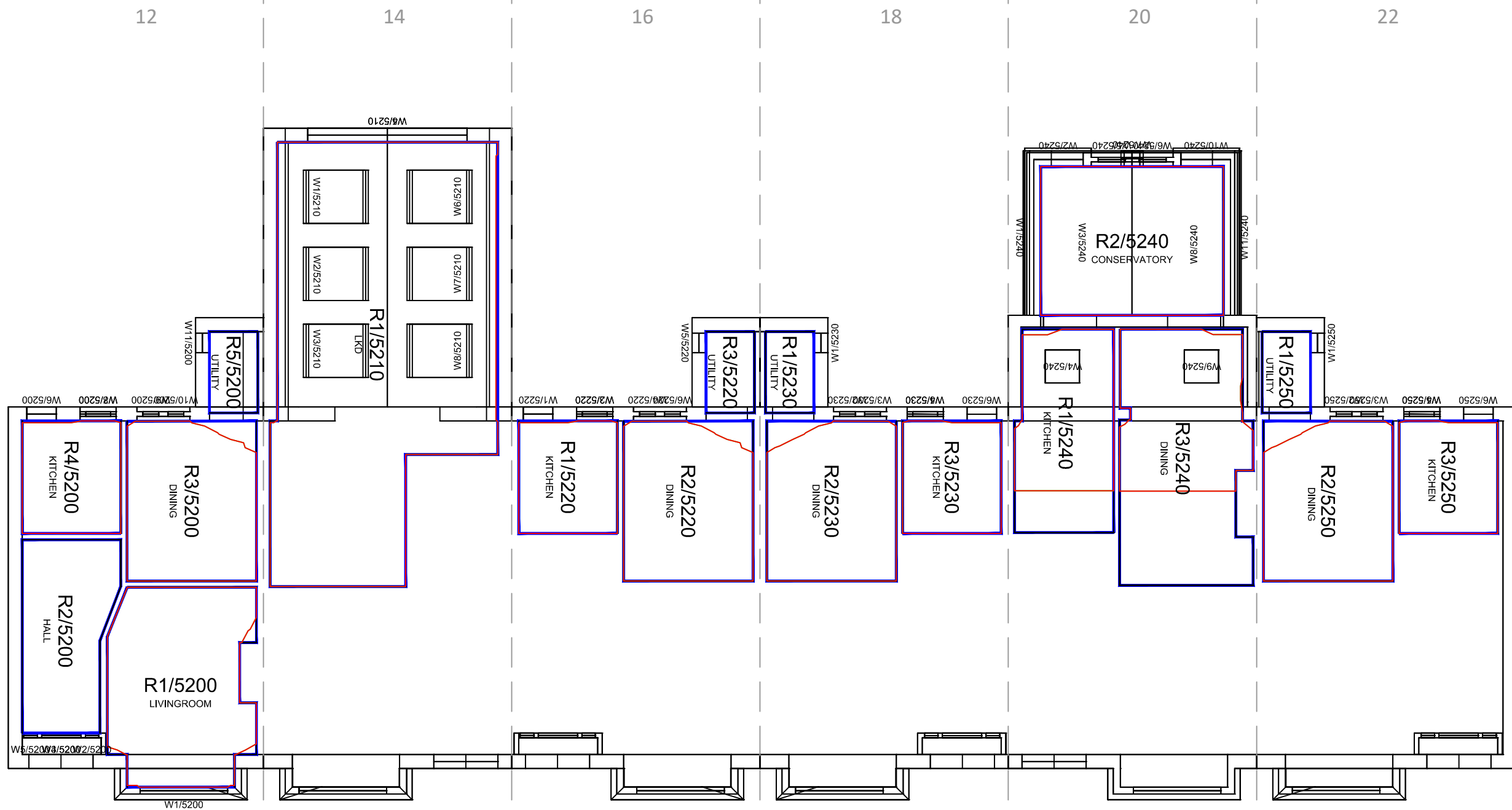
Project: Homebase
 Richmond

Drawn By: JR
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 Date: Nov 19

Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 5-11 Manor Grove

Dwg No: **P1685/NSL/02**
 Rel: **10**









Ground Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key:

-  Existing NSL Contour
-  Proposed NSL Contour
-  Region of Loss / Gain



Scheme Confirmed: --

Date: --

Project: Homebase Richmond

Drawn By: JR

Scale: 1:100 @ A3

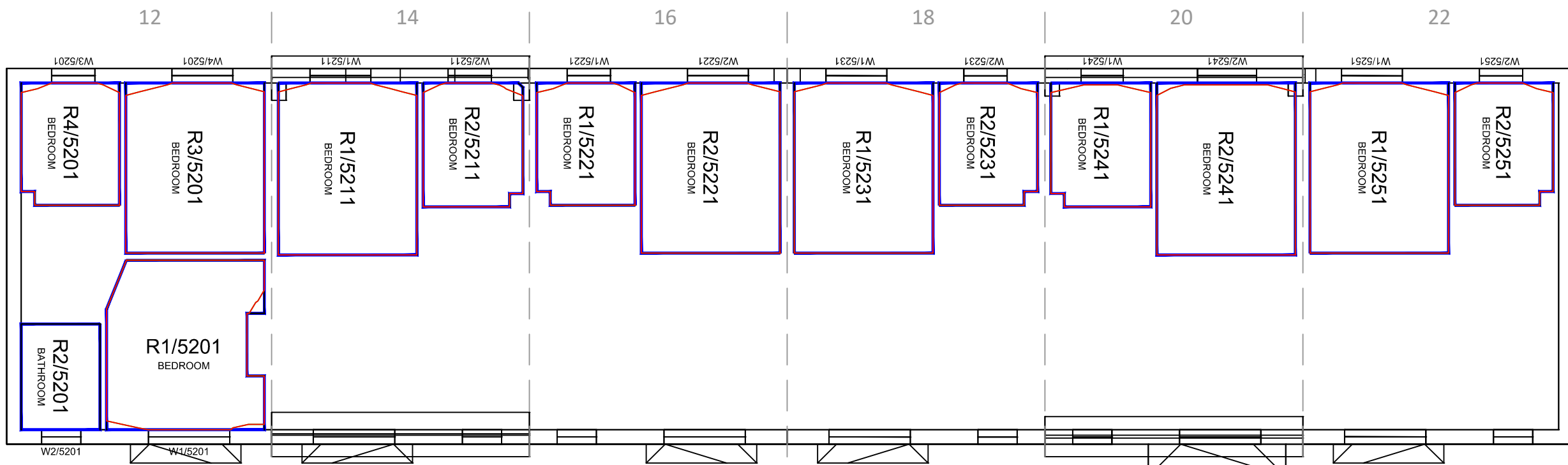
Date: Nov 19

Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 12-22 Manor Grove

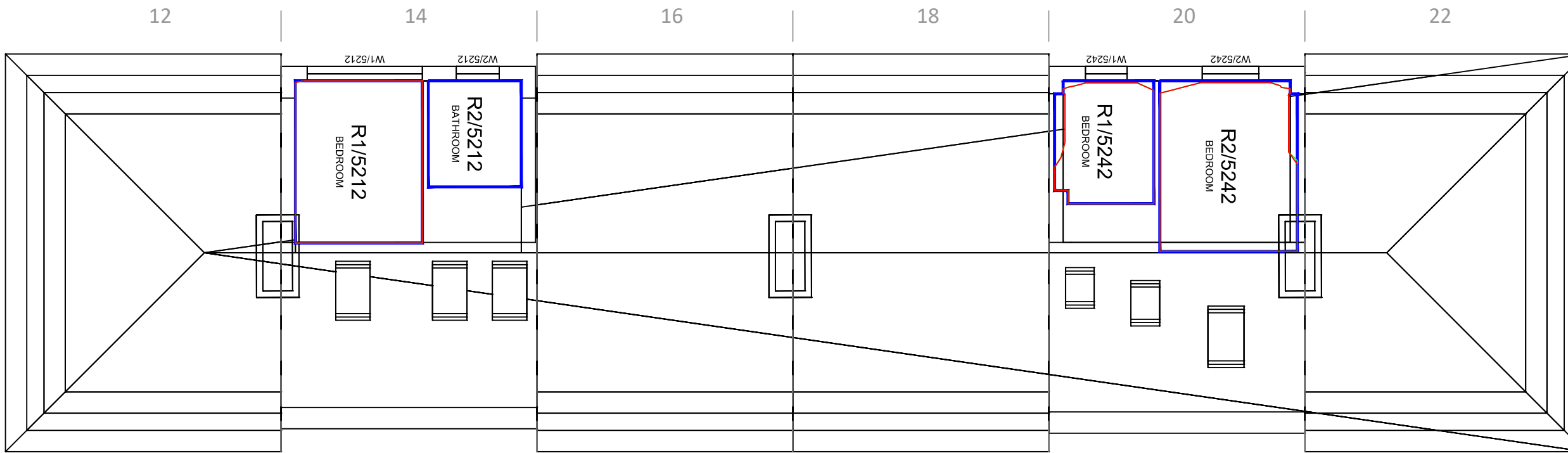
Dwg No: P1685/NSL/03

Rel: 10








First Floor



Second Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

- Key:
-  Existing NSL Contour
 -  Proposed NSL Contour
 -  Region of Loss / Gain



Project: Homebase Richmond

Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 12-22 Manor Grove

Scheme Confirmed: --

Date: --

Drawn By: JR

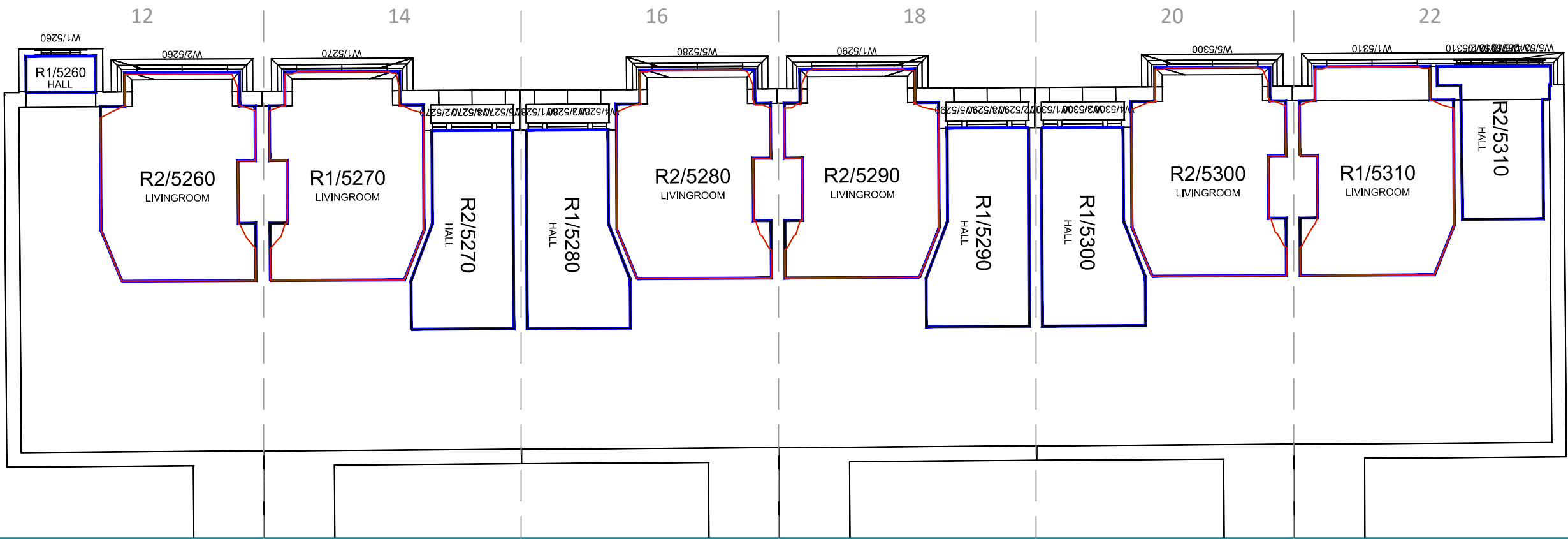
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Date: Nov 19

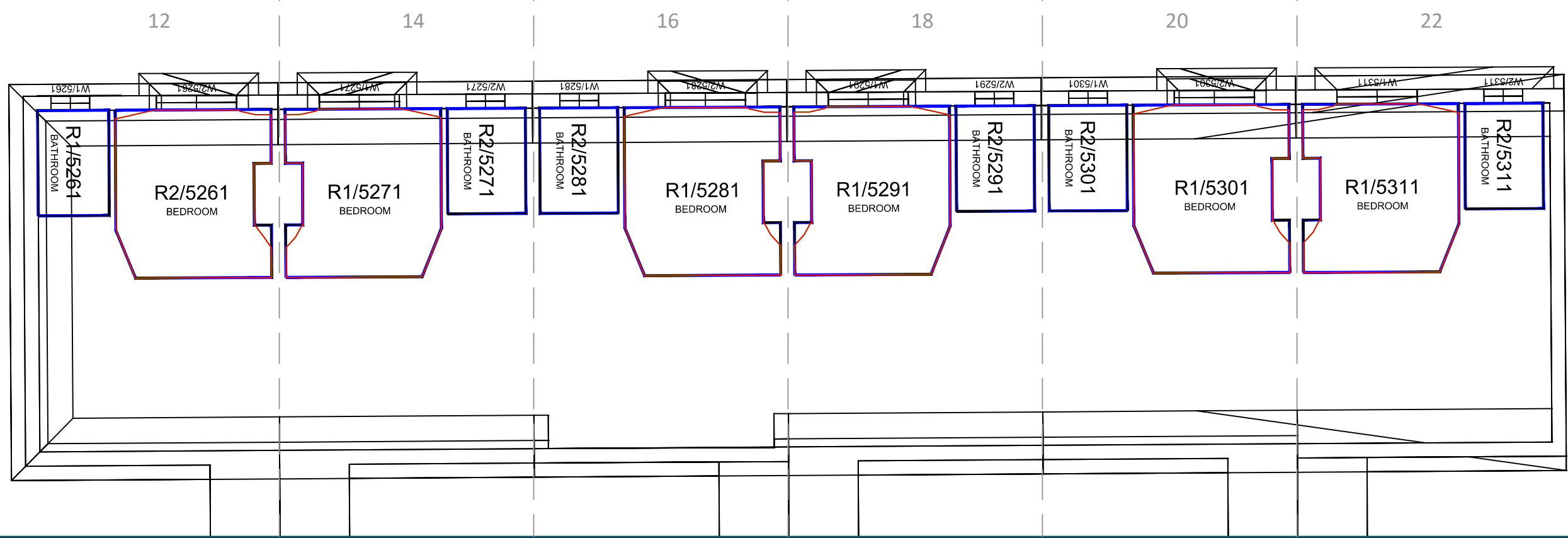
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Rel: 10








Ground Floor




First Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6.dwg

Key:

-  Existing NSL Contour
-  Proposed NSL Contour
-  Region of Loss / Gain



Project: Homebase Richmond

Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 13-23 Manor Grove

Scheme Confirmed: --

Date: --

Drawn By: JR

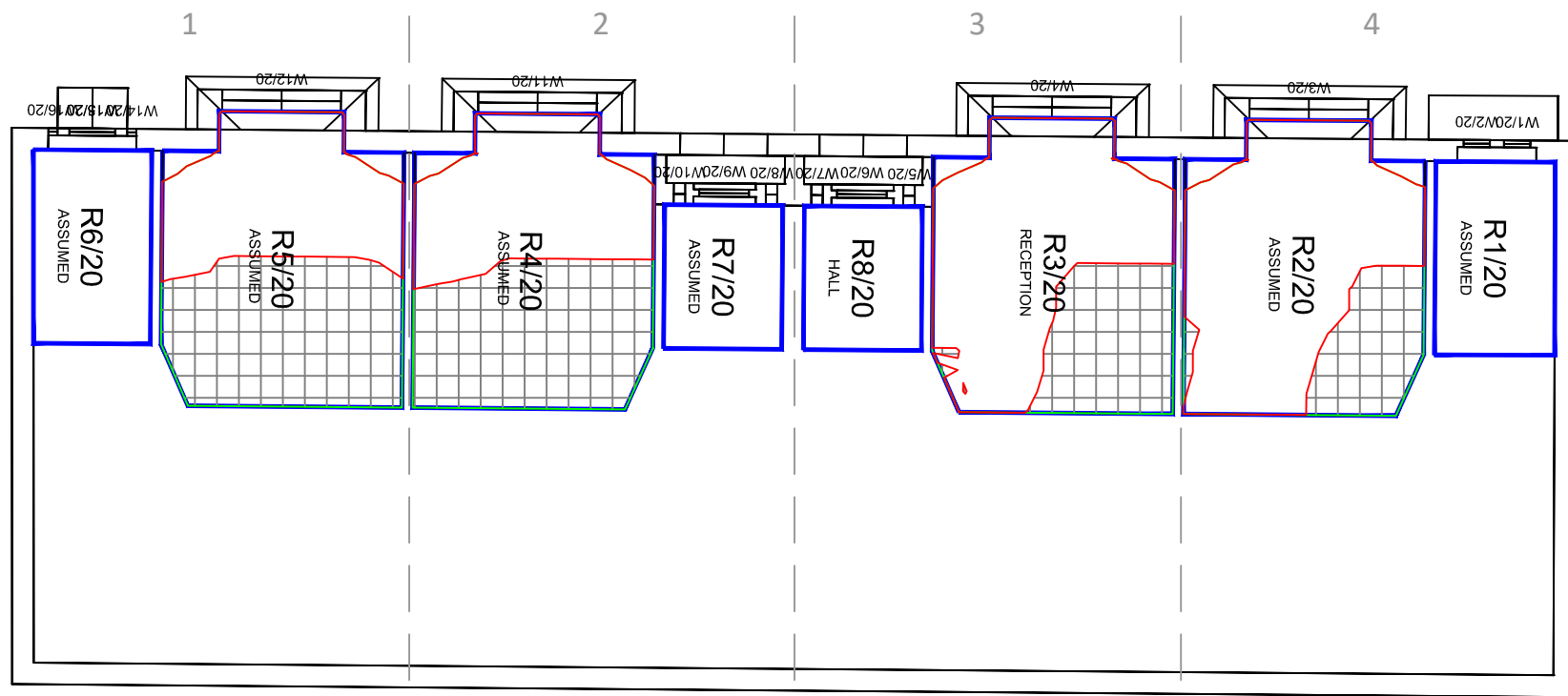
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Date: Nov 19

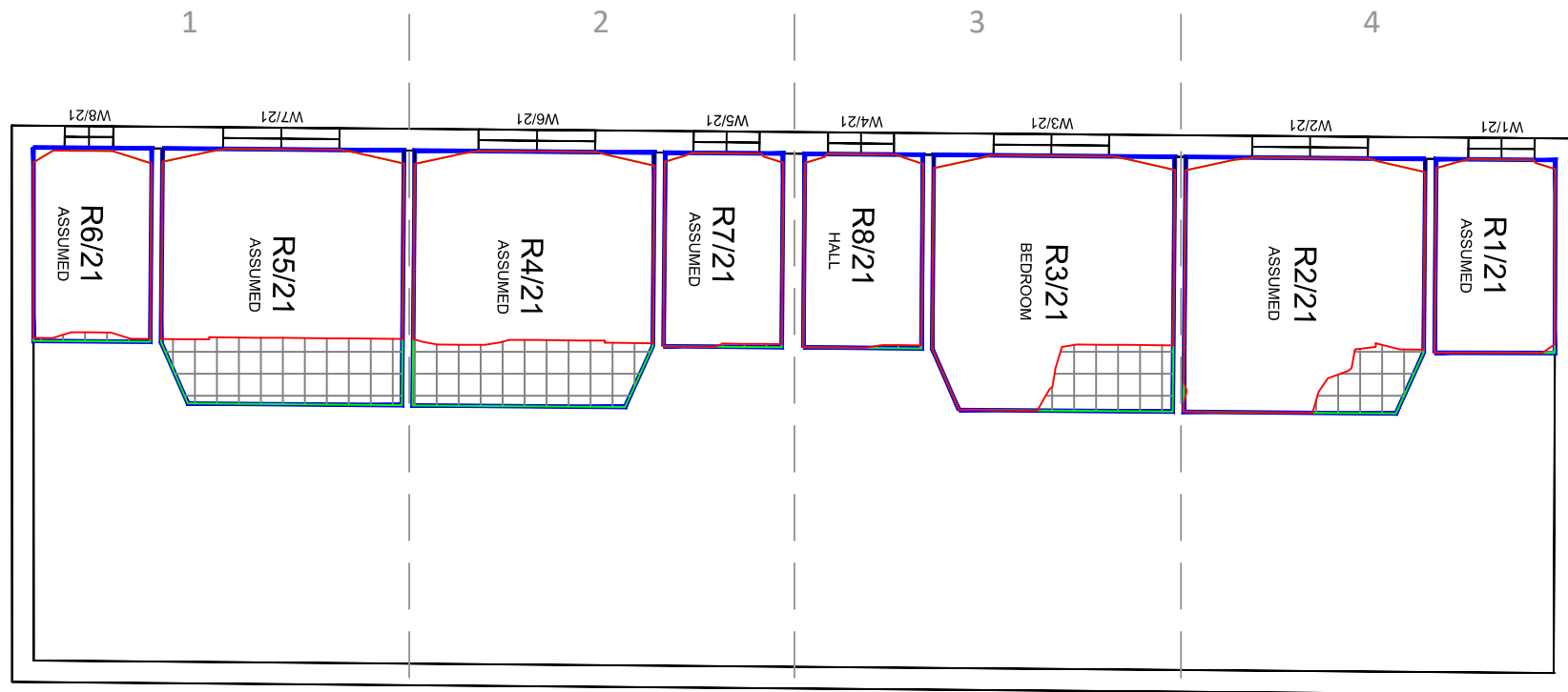
Dwg No: P1685/NSL/05

Rel: 10

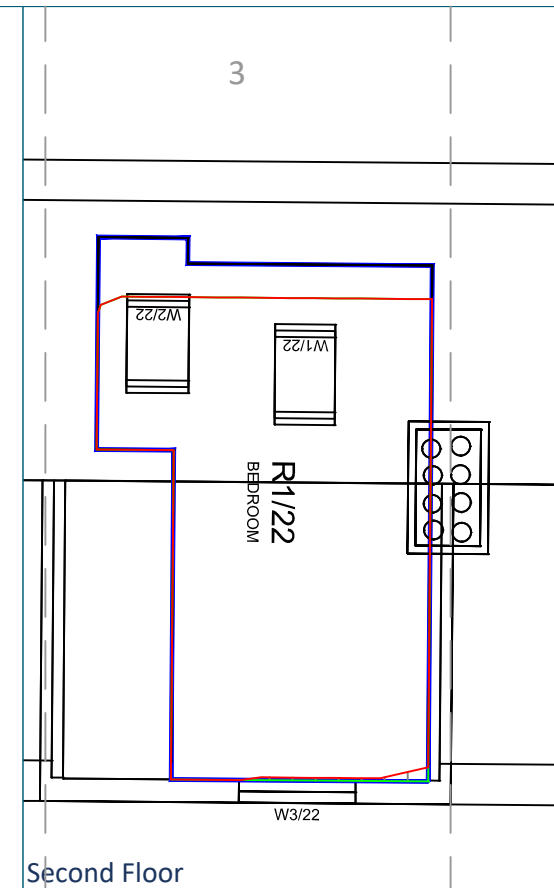




Ground Floor



First Floor




Second Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key:

- Existing NSL Contour
- Proposed NSL Contour
- Region of Loss / Gain



Project: Homebase Richmond

Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 1-4 Manor Grove

Scheme Confirmed: --

Date: --

Drawn By: JR

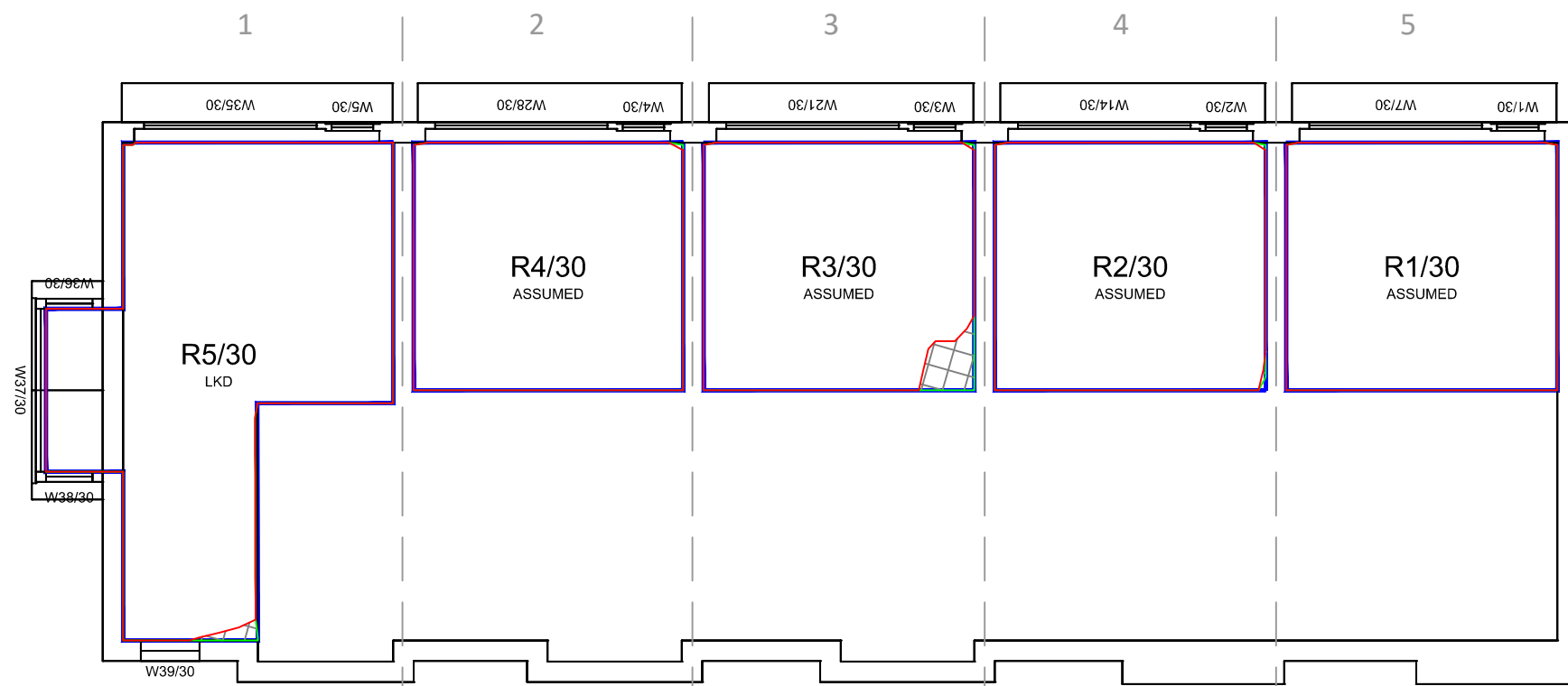
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Date: Nov 19

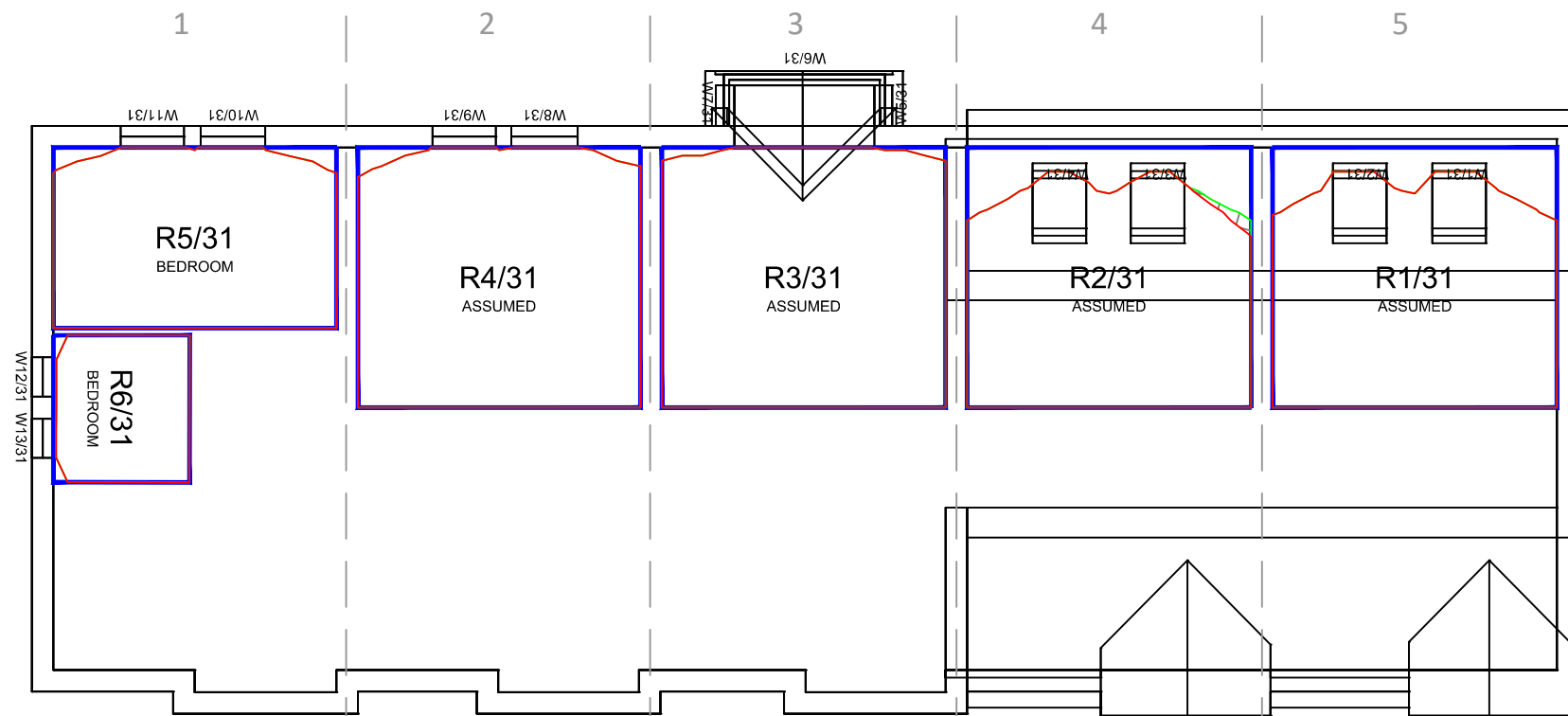
Dwg No: P1685/NSL/06

Rel: 10








Ground Floor




First Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key:

-  Existing NSL Contour
-  Proposed NSL Contour
-  Region of Loss / Gain



Project: Homebase Richmond

Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 1-5 Marylebone Gardens

Scheme Confirmed: --

Date: --

Drawn By: JR

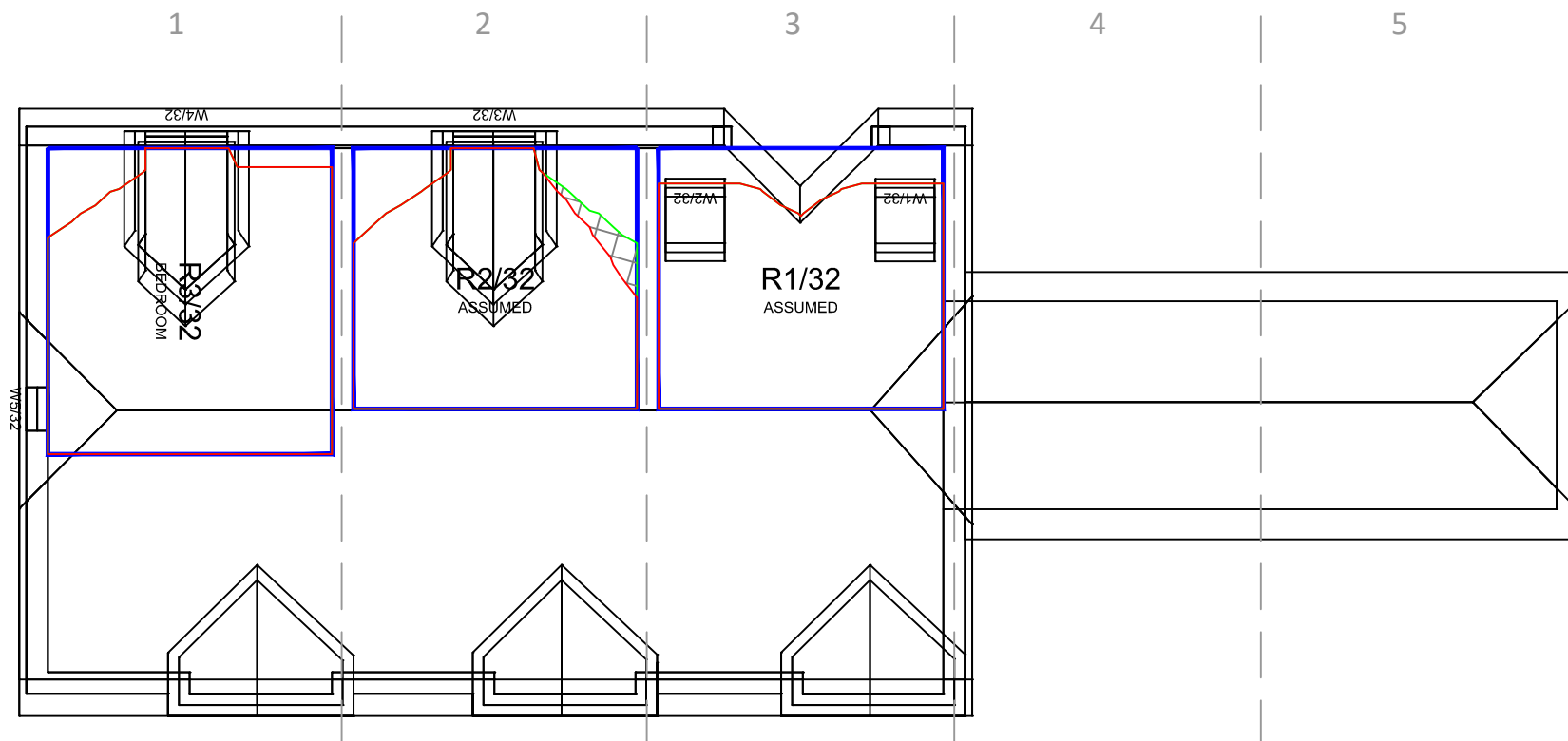
Scale: 1:100 @ A3

Date: Nov 19

Dwg No: P1685/NSL/07

Rel: 10









Second Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key:

-  Existing NSL Contour
-  Proposed NSL Contour
-  Region of Loss / Gain



Scheme Confirmed: --

Date: --

Project: Homebase
 Richmond

Drawn By: JR

Scale: 1:100 @ A3

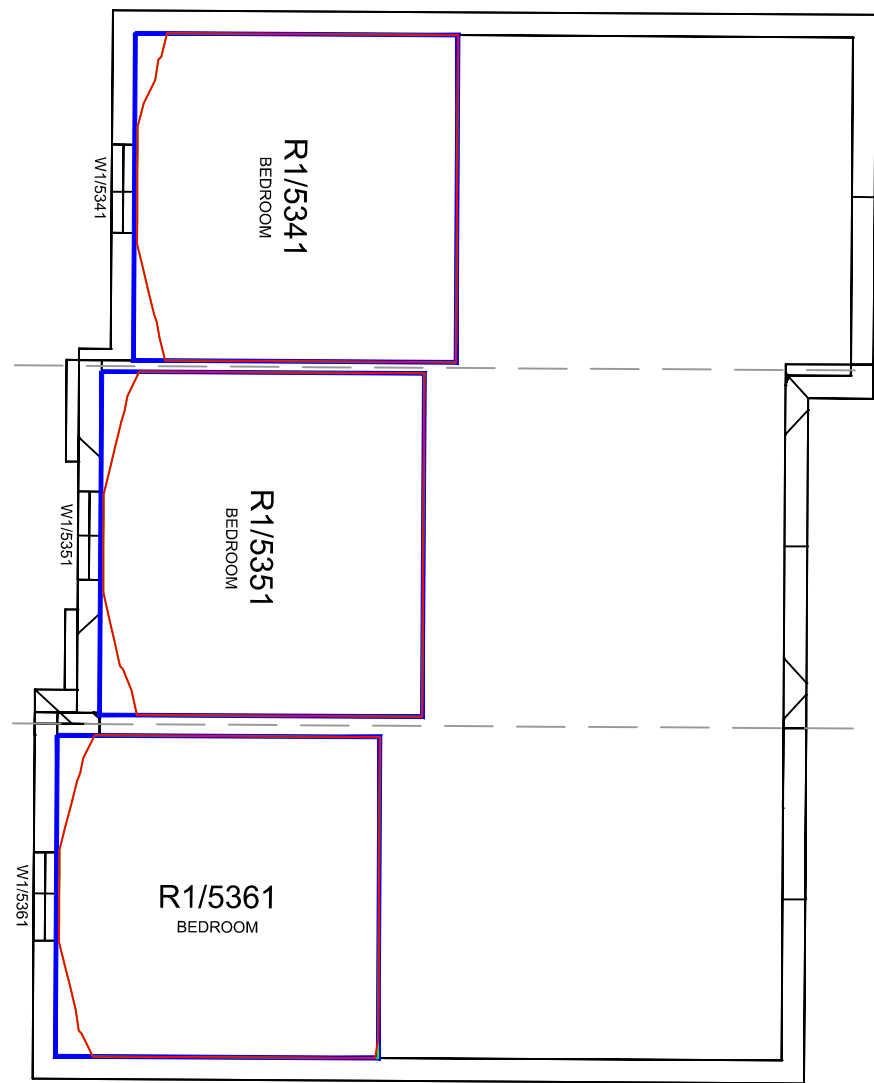
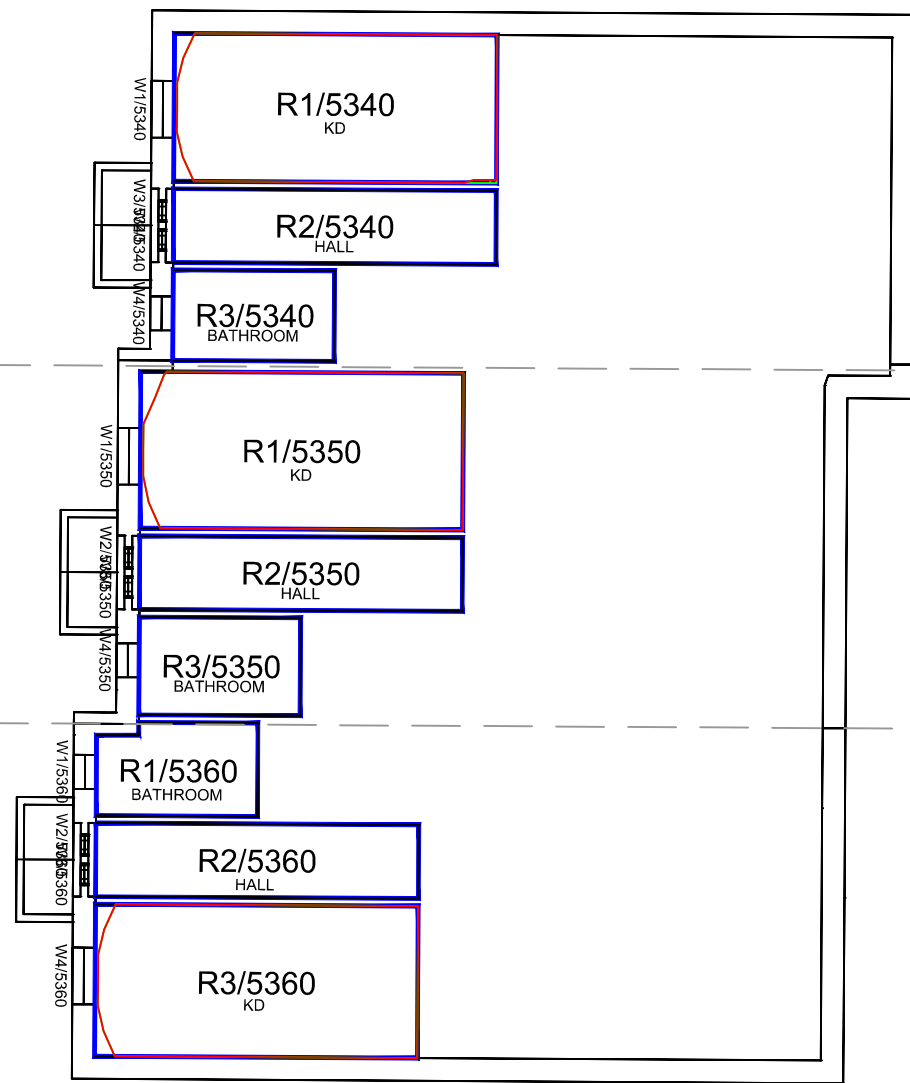
Date: Nov 19

Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 1-5 Marylebone Gardens

Dwg No: **P1685/NSL/08**

Rel: **10**





Ground Floor

First Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key:

- Existing NSL Contour
- Proposed NSL Contour
- Region of Loss / Gain

Scheme Confirmed: -- Date: --

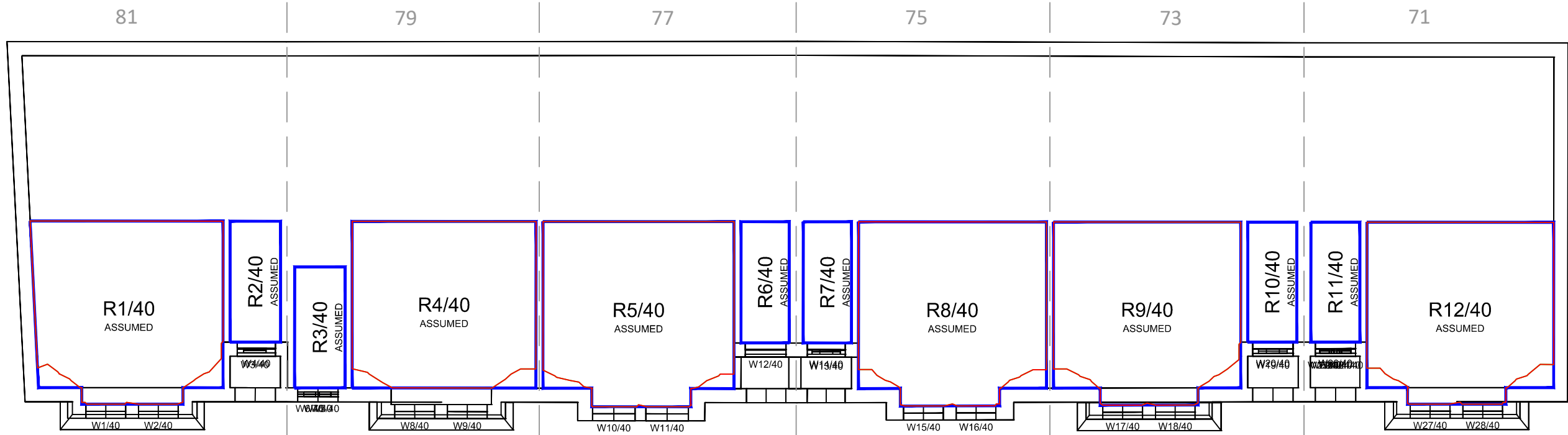
Project: Homebase Richmond

Drawn By: JR Scale: 1:100 @ A3 Date: Nov 19

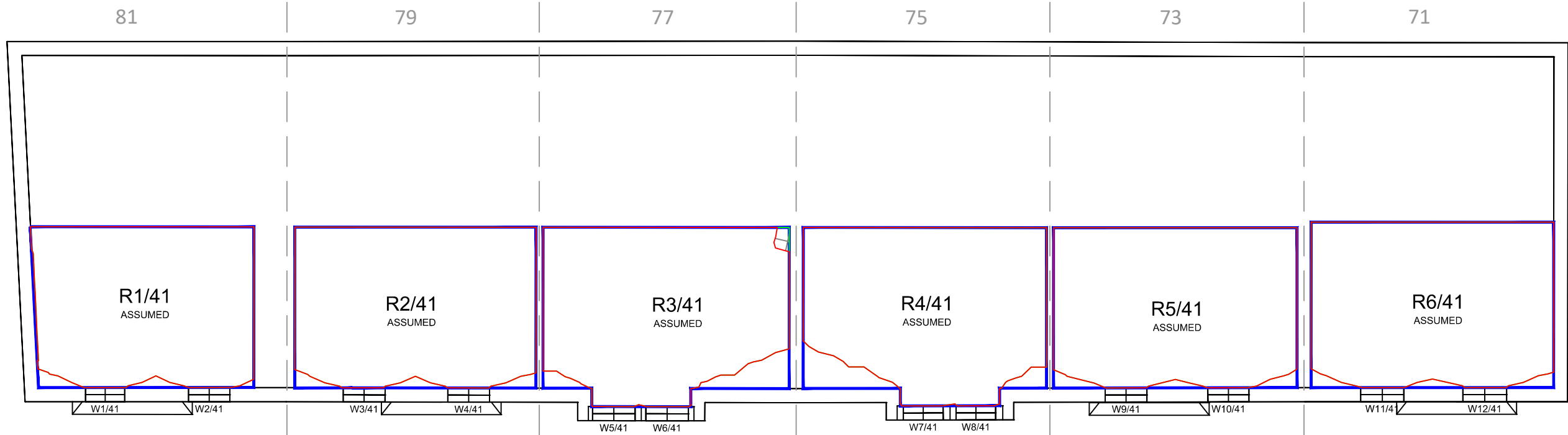
Title: NSL Contours Existing vs Proposed Scheme Dated 08/11/19
 6-8 Marylebone Gardens

Dwg No: **P1685/NSL/09** Rel: **10**





Ground Floor




First Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key:

- Existing NSL Contour
- Proposed NSL Contour
- Region of Loss / Gain



Project: Homebase Richmond

Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 71-81 Manor Road

Scheme Confirmed: --

Date: --

Drawn By: JR

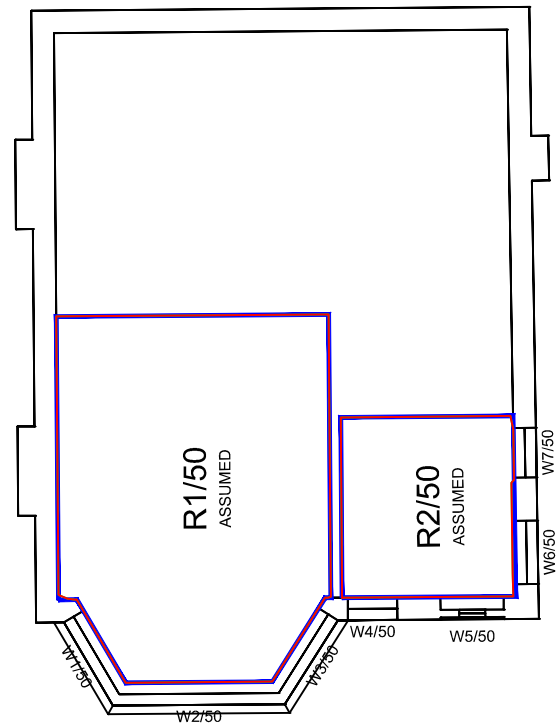
Scale: 1:100 @ A3

Date: Nov 19

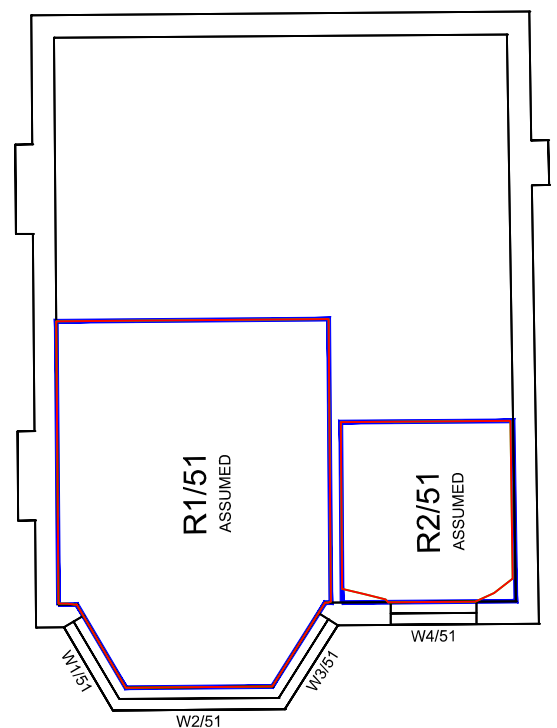
Dwg No: P1685/NSL/10

Rel: 10








Ground Floor




First Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key:

-  Existing NSL Contour
-  Proposed NSL Contour
-  Region of Loss / Gain



Project: Homebase
 Richmond

Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 69a Manor Road

Scheme Confirmed: --

Date: --

Drawn By: JR

Scale: 1:100 @ A3

Date: Nov 19

Dwg No: **P1685/NSL/11**




Rel: **10**





Ground Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

- Key:
-  Existing NSL Contour
 -  Proposed NSL Contour
 -  Region of Loss / Gain



Project: Homebase
 Richmond

Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 2-8 Manor Park

Scheme Confirmed: --

Date: --

Drawn By:
 JR

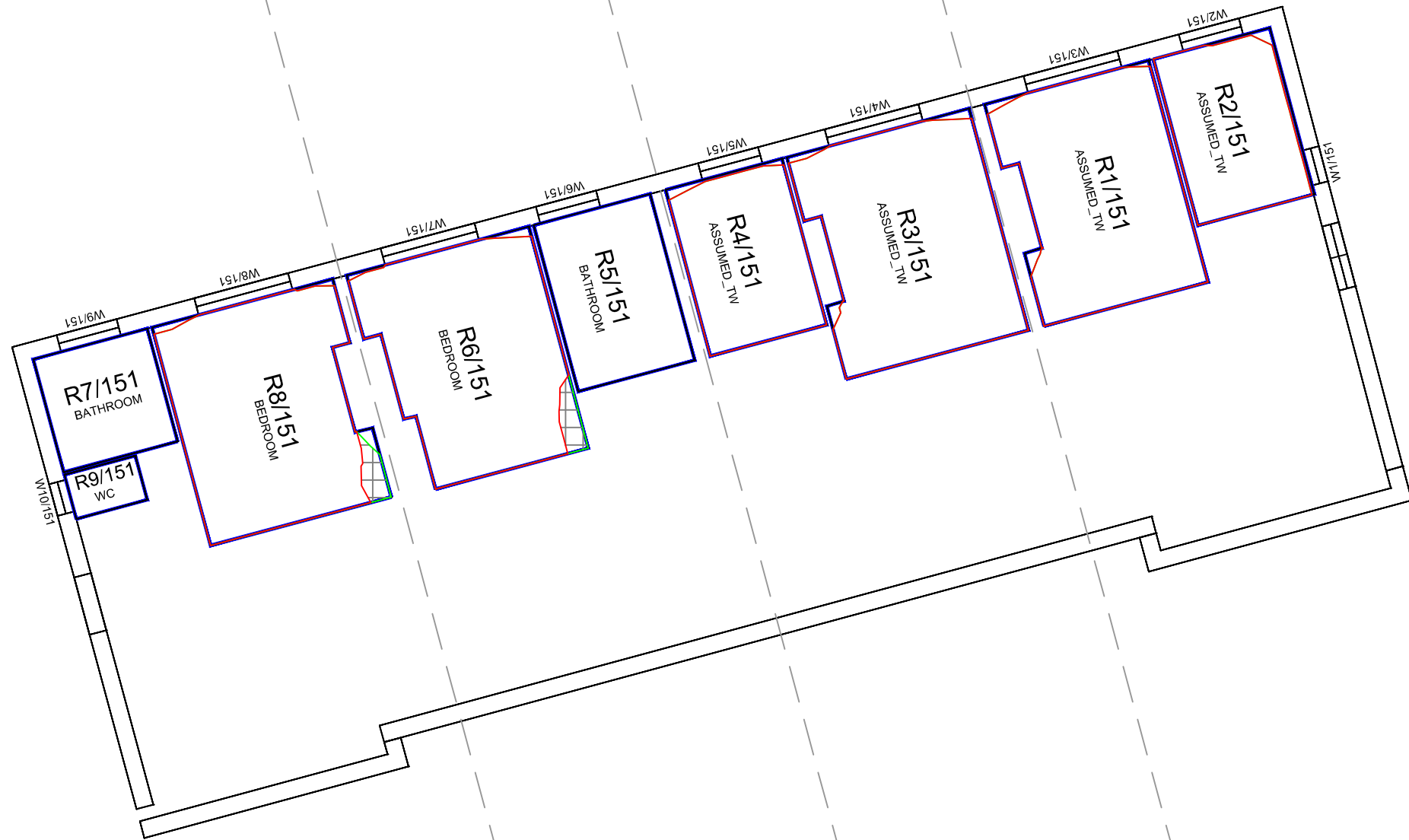
Scale:
 1:100 @ A3

Date:
 Nov 19

Dwg No:
P1685/NSL/12

Rel:
10









First Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key:

-  Existing NSL Contour
-  Proposed NSL Contour
-  Region of Loss / Gain



Project: Homebase Richmond

Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 2-8 Manor Park

Scheme Confirmed: --

Date: --

Drawn By: JR

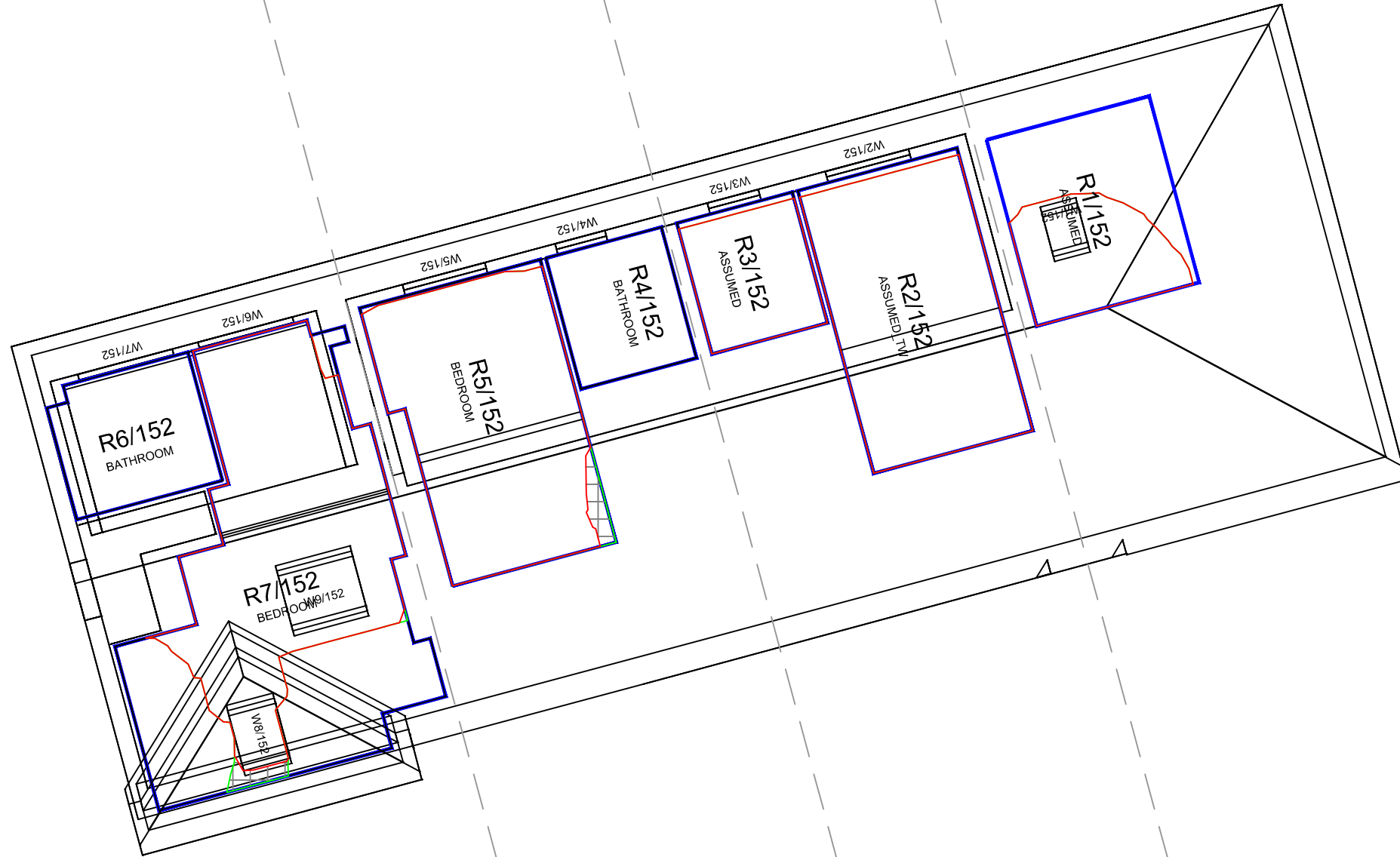
Scale: 1:100 @ A3

Date: Nov 19

Dwg No: P1685/NSL/13

Rel: 10









Second Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key:

-  Existing NSL Contour
-  Proposed NSL Contour
-  Region of Loss / Gain



Project: Homebase
 Richmond

Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 2-8 Manor Park

Scheme Confirmed: --

Date: --

Drawn By: JR

Scale: 1:100 @ A3

Date: Nov 19

Dwg No: P1685/NSL/14

Rel: 10









First Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key:

-  Existing NSL Contour
-  Proposed NSL Contour
-  Region of Loss / Gain



Scheme Confirmed: --	Date: --
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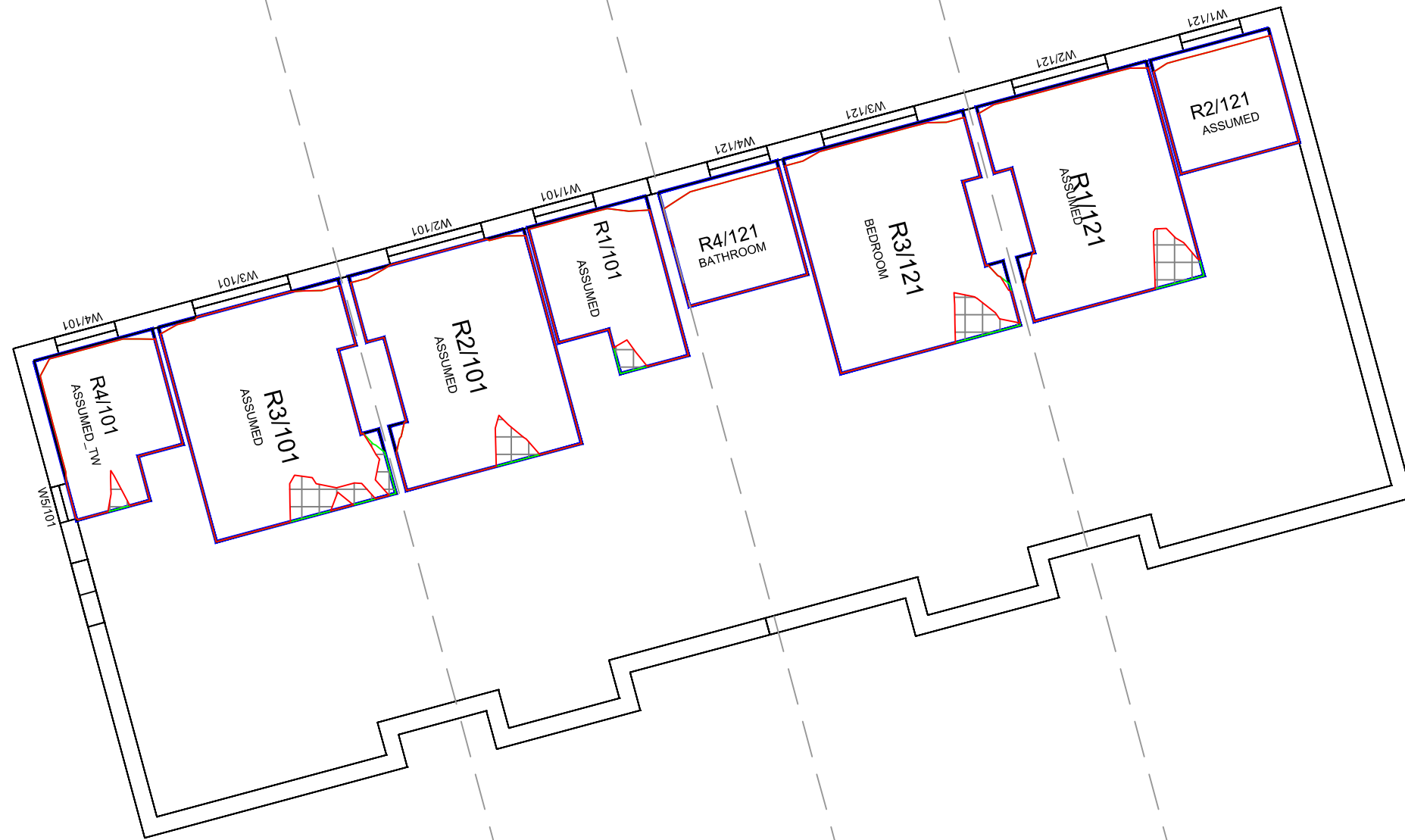
Project: Homebase Richmond

Drawn By: JR	Scale: 1:100 @ A3	Date: Nov 19	
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Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 10-16 Manor Park

Dwg No: P1685/NSL/15	Rel: 10
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






First Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key:

-  Existing NSL Contour
-  Proposed NSL Contour
-  Region of Loss / Gain



Scheme Confirmed: --

Date: --

Project: Homebase Richmond

Drawn By: JR

Scale: 1:100 @ A3

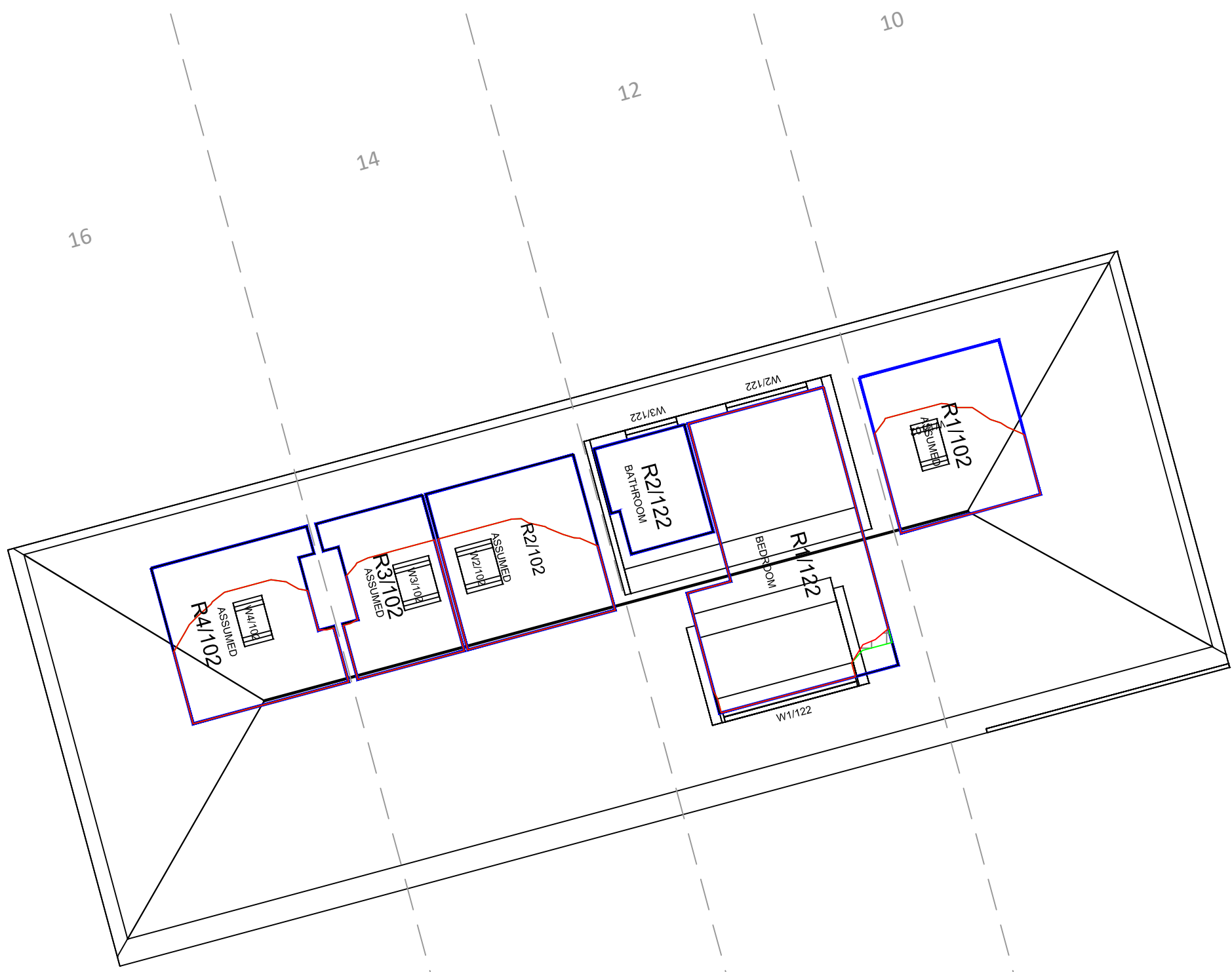
Date: Nov 19

Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 10-16 Manor Park

Dwg No: P1685/NSL/16

Rel: 10






Second Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key:

-  Existing NSL Contour
-  Proposed NSL Contour
-  Region of Loss / Gain



Project: Homebase
 Richmond

Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 10-16 Manor Park

Scheme Confirmed: --

Date: --

Drawn By: JR

Scale: 1:100 @ A3

Date: Nov 19

Dwg No: P1685/NSL/17

Rel: 10





Ground Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key:

-  Existing NSL Contour
-  Proposed NSL Contour
-  Region of Loss / Gain



Project: Homebase Richmond

Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 18-24 Manor Park

Scheme Confirmed: --

Date: --

Drawn By: JR

Scale: 1:100 @ A3

Date: Nov 19

Dwg No: P1685/NSL/18

Rel: 10









First Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key:

-  Existing NSL Contour
-  Proposed NSL Contour
-  Region of Loss / Gain



Project: Homebase
 Richmond

Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 18-24 Manor Park

Scheme Confirmed: --

Date: --

Drawn By: JR

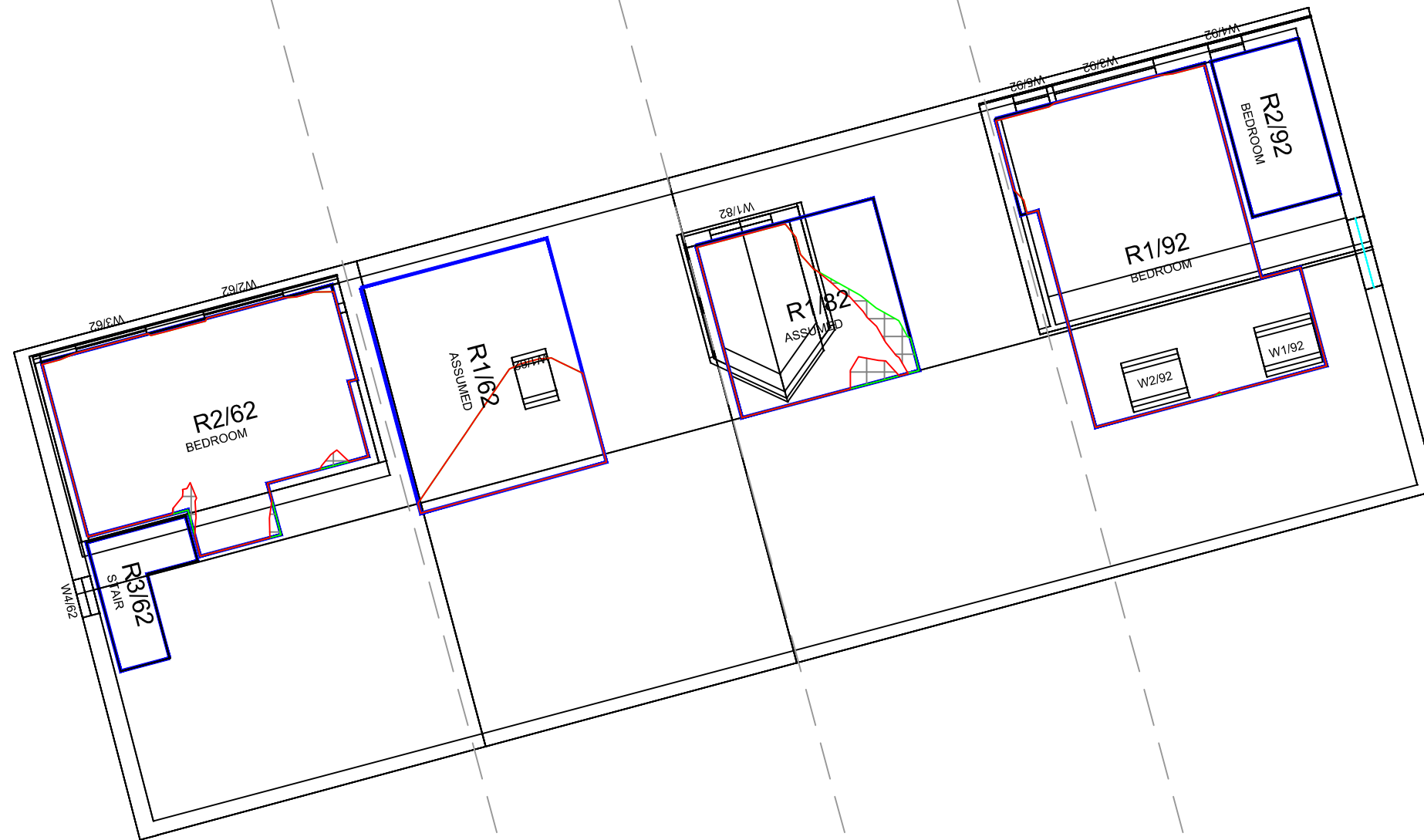
Scale: 1:100 @ A3

Date: Nov 19

Dwg No: P1685/NSL/19

Rel: 10









Second Floor

Sources: Point 2 Surveyors
 Survey Info
 Point Cloud Data
 Assael Architecture Limited
 3D Models (received 31/10/19)
 A3004 2-7-1 ENVELOPE AND PARTY-A1, A2 & A3.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-B.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-C1&C2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-D1 & D2.dwg
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 3D Model + 2D Drawings (received 08/11/19)
 A3004 2-7-1 ENVELOPE AND PARTY-E.dwg
 MNR-AA-BLE-ZZ-DR-A-(4500_4503)-R3.dwg
 MNR-AA-BE1-(GF_05)-DR-A-2601-R6 .dwg

Key:

-  Existing NSL Contour
-  Proposed NSL Contour
-  Region of Loss / Gain



Project: Homebase Richmond

Title: NSL Contours
 Existing vs Proposed Scheme Dated 08/11/19
 18-24 Manor Park

Scheme Confirmed: --

Date: --

Drawn By: JR

Scale: 1:100 @ A3

Date: Nov 19

Dwg No: P1685/NSL/20

Rel: 10

