



Sources: Point2Surveyors
 Scan Data (received 28/08/18)
 Greggs Twickenham_UpdateAug2018_Recap.rcp

Site Photos (received 17/08/18)
 Surrounding Elevs/IMG_1144-1912.jpg

Proposed Scheme (21/02/22 and 24/02/22)

A2871 Greggs Scheme 1 Residential 3d Export.3ds
 A2871 200 Plans 2d Export.dwg to A2871 205 Plans 2d Export.dwg

Key: Existing Buildings
 Proposed Scheme

Project: Greggs, Twickenham

Title: Plan View Existing Site

Scheme Confirmed: -

Date: -

Drawn By: NB

Scale: 1:1000 @ A3

Date: MAR 2022

Dwg No: P1886/31

Rel: 13





Sources: Point2Surveyors
 Scan Data (received 28/08/18)
 Greggs Twickenham_UpdateAug2018_Recap.rcp

Site Photos (received 17/08/18)
 Surrounding Elevs/IMG_1144-1912.jpg

Proposed Scheme (21/02/22 and 24/02/22)

A2871 Greggs Scheme 1 Residential 3d Export.3ds

A2871 200 Plans 2d Export.dwg to A2871 205 Plans 2d Export.dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: Greggs, Twickenham

Title: 3D View Existing Site

Scheme Confirmed: -

Date: -

Drawn By: NB

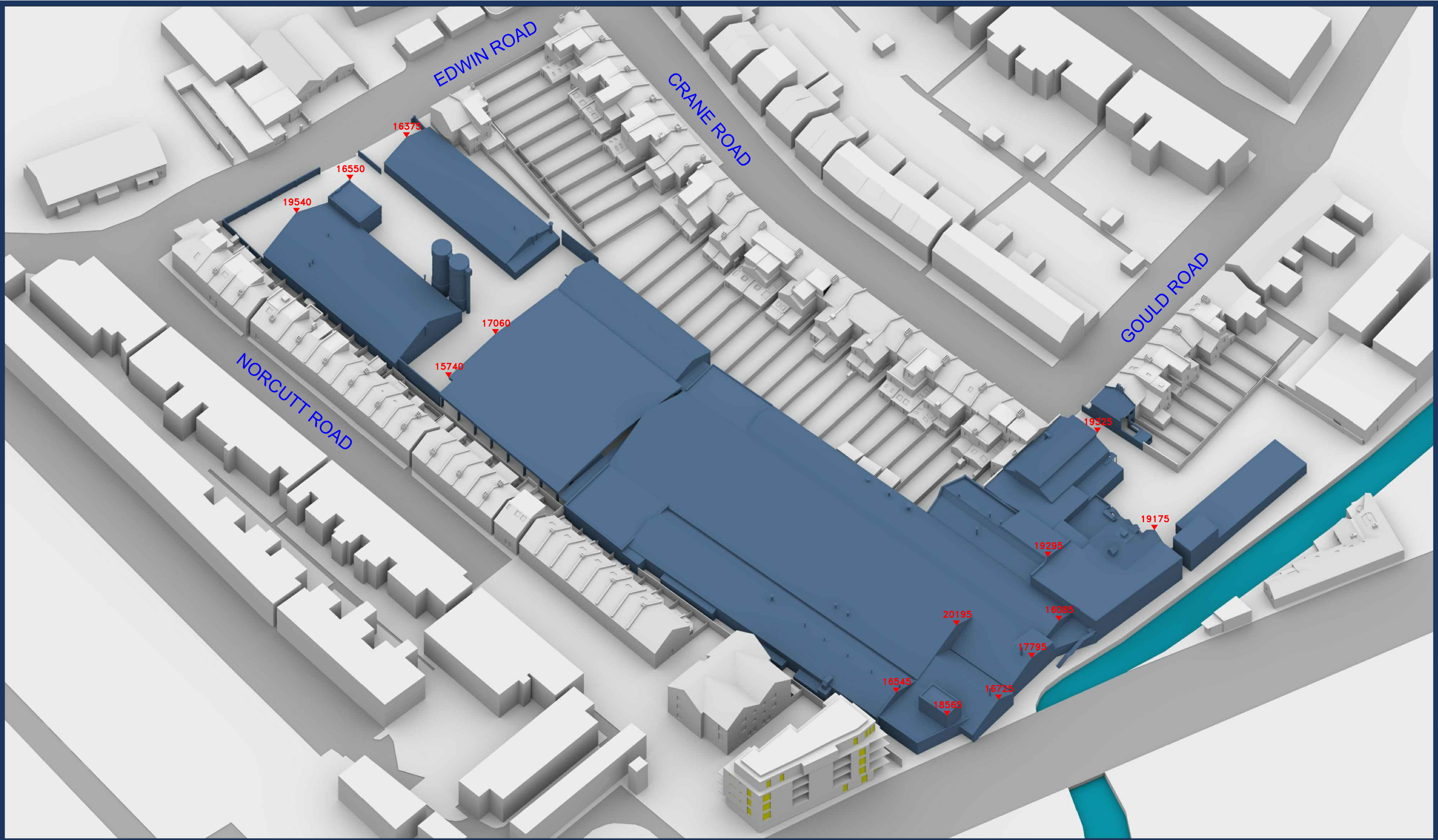
Scale: NTS @ A3

Date: MAR 2022

Dwg No: P1886/32

Rel: 13





EDWIN ROAD

CRANE ROAD

GOULD ROAD

NORCUTT ROAD

16375

16550

19540

17060

15740

19325

19175

19285

20195

16085

17795

16945

16725

18563

Sources: Point2Surveyors
 Scan Data (received 28/08/18)
 Greggs Twickenham_UpdateAug2018_Recap.rcp
 Site Photos (received 17/08/18)
 Surrounding Elevs/IMG_1144-1912.jpg
 Proposed Scheme (21/02/22 and 24/02/22)
 A2871 Greggs Scheme 1 Residential 3d Export.3ds
 A2871 200 Plans 2d Export.dwg to A2871 205 Plans 2d Export.dwg

Key: Existing Buildings
 Proposed Scheme
 All Heights in mm AOD

Project: Greggs, Twickenham

Title: 3D View Existing Site

Scheme Confirmed: -

Date: -

Drawn By: NB

Scale: NTS @ A3

Date: MAR 2022

Dwg No: P1886/33

Rel: 13





Sources: Point2Surveyors
 Scan Data (received 28/08/18)
 Greggs Twickenham_UpdateAug2018_Recap.rcp

Site Photos (received 17/08/18)
 Surrounding Elevs/IMG_1144-1912.jpg

Proposed Scheme (21/02/22 and 24/02/22)

A2871 Greggs Scheme 1 Residential 3d Export.3ds
 A2871 200 Plans 2d Export.dwg to A2871 205 Plans 2d Export.dwg

Key: Existing Buildings
 Proposed Scheme

Project: Greggs, Twickenham

Title: Plan View
 Proposed Residential Scheme received 24/02/22

Scheme Confirmed: -

Date: -

Drawn By: NB

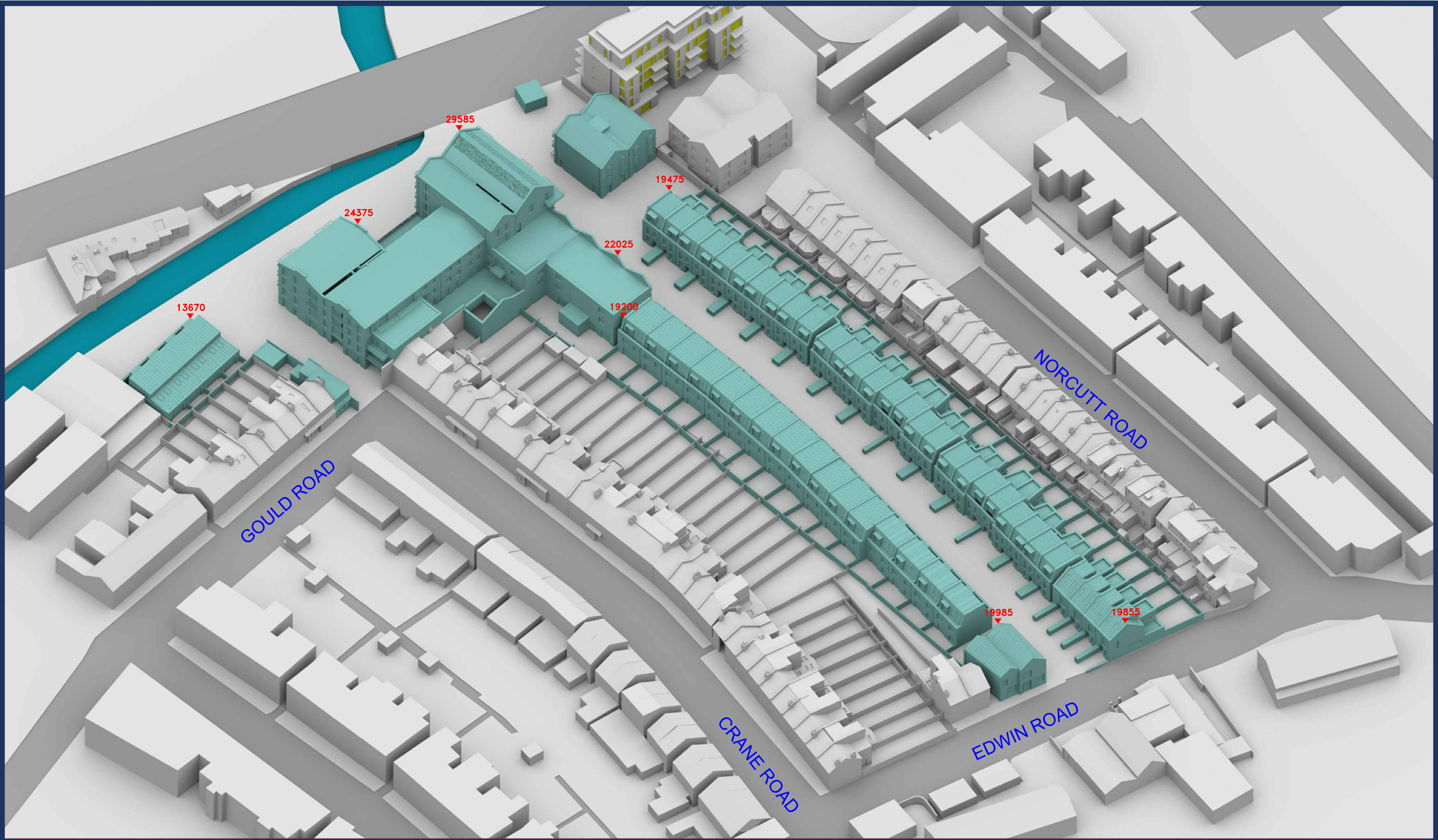
Scale: 1:1000 @ A3

Date: MAR 2022

Dwg No: P1886/25

Rel: 13





Sources: Point2Surveyors
 Scan Data (received 28/08/18)
 Greggs Twickenham_UpdateAug2018_Recap.rcp

Site Photos (received 17/08/18)
 Surrounding Elevs/IMG_1144-1912.jpg

Proposed Scheme (21/02/22 and 24/02/22)

A2871 Greggs Scheme 1 Residential 3d Export.3ds

A2871 200 Plans 2d Export.dwg to A2871 205 Plans 2d Export.dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: Greggs, Twickenham

Title: 3D View
 Proposed Residential Scheme received 24/02/22

Scheme Confirmed: -

Date: -

Drawn By: NB

Scale: NTS @ A3

Date: MAR 2022

Dwg No: P1886/26

Rel: 13





Sources: Point2Surveyors
 Scan Data (received 28/08/18)
 Greggs Twickenham_UpdateAug2018_Recap.rcp

Site Photos (received 17/08/18)
 Surrounding Elevs/IMG_1144-1912.jpg

Proposed Scheme (21/02/22 and 24/02/22)

A2871 Greggs Scheme 1 Residential 3d Export.3ds

A2871 200 Plans 2d Export.dwg to A2871 205 Plans 2d Export.dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: Greggs, Twickenham

Title: 3D View
 Proposed Residential Scheme received 24/02/22

Scheme Confirmed: -

Date: -

Drawn By: NB

Scale: NTS @ A3

Date: MAR 2022

Dwg No: P1886/27

Rel: 13



Appendix 2: Daylight and Sunlight Results to Neighbours

Daylight /Sunlight Analysis





ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/10	LK_ASSUMED	W1/10	14.36	13.35	1.01	7.03
R1/10	LK_ASSUMED	W2/10	14.63	13.40	1.23	8.41
R2/10	3EDROOM_ASSUMED	W3/10	15.41	13.62	1.79	11.62
R2/10	3EDROOM_ASSUMED	W4/10	16.08	13.82	2.26	14.05
R3/10	3EDROOM_ASSUMED	W5/10	27.24	17.68	9.56	35.10
R4/10	3EDROOM_ASSUMED	W6/10	26.06	18.86	7.20	27.63
R5/10	3EDROOM_ASSUMED	W7/10	25.73	21.41	4.32	16.79
R6/10	LK_ASSUMED	W8/10	16.81	15.78	1.03	6.13
R6/10	LK_ASSUMED	W9/10	29.78	28.37	1.41	4.73
R7/10	3EDROOM_ASSUMED	W10/10	27.64	26.51	1.13	4.09
R8/10	3EDROOM_ASSUMED	W11/10	28.38	27.92	0.46	1.62
R9/10	LK_ASSUMED	W12/10	30.32	30.10	0.22	0.73
R9/10	LK_ASSUMED	W13/10	30.12	30.12	0.00	0.00
R1/11	LOUNGE	W1/11	33.50	33.50	0.00	0.00
R1/11	LOUNGE	W2/11	18.04	17.37	0.67	3.71
R2/11	KITCHEN	W3/11	18.89	17.93	0.96	5.08
R3/11	KITCHEN	W4/11	19.79	18.37	1.42	7.18
R4/11	LOUNGE	W5/11	20.97	18.63	2.34	11.16
R4/11	LOUNGE	W6/11	34.51	23.50	11.01	31.90
R5/11	BEDROOM	W7/11	32.89	25.09	7.80	23.72
R6/11	BEDROOM	W8/11	34.93	28.41	6.52	18.67
R7/11	LIVINGROOM	W9/11	34.86	29.16	5.70	16.35
R7/11	LIVINGROOM	W10/11	34.68	33.28	1.40	4.04
R8/11	BEDROOM	W11/11	33.83	33.00	0.83	2.45
R9/11	BEDROOM	W12/11	34.14	33.90	0.24	0.70



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R10/11	LIVINGROOM	W13/11	34.40	34.28	0.12	0.35
R10/11	LIVINGROOM	W14/11	34.60	34.60	0.00	0.00
R1/12	LOUNGE	W1/12	36.03	36.03	0.00	0.00
R1/12	LOUNGE	W2/12	22.81	22.34	0.47	2.06
R2/12	KITCHEN	W3/12	23.73	23.11	0.62	2.61
R3/12	KITCHEN	W4/12	24.60	23.73	0.87	3.54
R4/12	LOUNGE	W5/12	25.57	24.10	1.47	5.75
R4/12	LOUNGE	W6/12	37.01	30.41	6.60	17.83
R5/12	BEDROOM	W7/12	35.67	30.92	4.75	13.32
R6/12	BEDROOM	W8/12	37.70	33.68	4.02	10.66
R7/12	LIVINGROOM	W9/12	37.64	34.34	3.30	8.77
R7/12	LIVINGROOM	W10/12	37.28	36.83	0.45	1.21
R8/12	BEDROOM	W11/12	37.31	37.09	0.22	0.59
R9/12	BEDROOM	W12/12	37.34	37.27	0.07	0.19
R10/12	LIVINGROOM	W13/12	37.48	37.46	0.02	0.05
R10/12	LIVINGROOM	W14/12	38.70	38.70	0.00	0.00

65-71 Norcutt Road

R2/20	CONSERVATORY	W2/20	16.11	15.79	0.32	1.99
R2/20	CONSERVATORY	W3/20	20.39	19.66	0.73	3.58
R2/20	CONSERVATORY	W4/20	24.59	22.94	1.65	6.71
R1/21	3BEDROOM_ASSUME	W1/21	34.48	30.42	4.06	11.77
R1/30	CONSERVATORY	W1/30	23.63	22.88	0.75	3.17
R1/30	CONSERVATORY	W2/30	18.02	17.91	0.11	0.61
R1/30	CONSERVATORY	W3/30	9.50	9.25	0.25	2.63
R1/31	3BEDROOM_ASSUME	W1/31	34.68	30.62	4.06	11.71

63 Norcutt Road



ANALYSIS

Greggs Bakery, Twickenham P1886, London

EXISTING vs PR240222_RES1

P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/40	CONSERVATORY	W1/40	13.66	13.14	0.52	3.81
R1/40	CONSERVATORY	W2/40	53.60	51.84	1.76	3.28
R1/40	CONSERVATORY	W3/40	20.28	20.28	0.00	0.00
R1/40	CONSERVATORY	W4/40	73.91	70.98	2.93	3.96
R1/40	CONSERVATORY	W5/40	21.33	21.24	0.09	0.42
R1/40	CONSERVATORY	W6/40	78.36	74.79	3.57	4.56
R1/41	BEDROOM	W1/41	34.77	30.65	4.12	11.85
R1/42	BEDROOM	W1/42	85.39	84.44	0.95	1.11

61 Norcutt Road

R1/50	NSERVATORY_ASSUM	W1/50	19.69	19.89	-0.20	-1.02
R1/50	NSERVATORY_ASSUM	W2/50	78.36	74.98	3.38	4.31
R1/50	NSERVATORY_ASSUM	W3/50	18.07	18.56	-0.49	-2.71
R1/50	NSERVATORY_ASSUM	W4/50	73.94	71.37	2.57	3.48
R1/50	NSERVATORY_ASSUM	W5/50	53.75	52.29	1.46	2.72
R1/50	NSERVATORY_ASSUM	W6/50	13.90	13.73	0.17	1.22
R1/51	3EDROOM_ASSUMED	W1/51	34.80	30.62	4.18	12.01
R1/52	3EDROOM_ASSUMED	W1/52	85.45	84.55	0.90	1.05

59 Norcutt Road

R1/60	CONSERVATORY	W1/60	14.45	13.92	0.53	3.67
R1/60	CONSERVATORY	W2/60	53.77	52.07	1.70	3.16
R1/60	CONSERVATORY	W3/60	17.55	18.18	-0.63	-3.59
R1/60	CONSERVATORY	W4/60	72.92	71.08	1.84	2.52
R1/60	CONSERVATORY	W5/60	9.16	20.52	-11.36	-124.02
R1/60	CONSERVATORY	W6/60	74.47	74.61	-0.14	-0.19
R1/61	BEDROOM	W1/61	34.82	30.55	4.27	12.26
R1/62	BEDROOM	W1/62	85.50	84.63	0.87	1.02

57 Norcutt Road

R1/70	CONSERVATORY	W1/70	5.84	21.40	-15.56	-266.44
R1/70	CONSERVATORY	W2/70	71.67	74.62	-2.95	-4.12
R1/70	CONSERVATORY	W3/70	8.98	19.46	-10.48	-116.70
R1/70	CONSERVATORY	W4/70	68.07	71.08	-3.01	-4.42
R1/70	CONSERVATORY	W5/70	11.24	13.45	-2.21	-19.66



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/70	CONSERVATORY	W6/70	51.20	52.13	-0.93	-1.82
R1/71	BEDROOM	W1/71	34.85	30.45	4.40	12.63
R1/72	BEDROOM	W1/72	85.53	84.68	0.85	0.99

55 Norcutt Road

R1/80	NSERVATORY_ASSUM	W1/80	11.65	13.32	-1.67	-14.33
R1/80	NSERVATORY_ASSUM	W2/80	50.65	52.07	-1.42	-2.80
R1/80	NSERVATORY_ASSUM	W3/80	9.15	19.36	-10.21	-111.58
R1/80	NSERVATORY_ASSUM	W4/80	64.74	70.94	-6.20	-9.58
R1/80	NSERVATORY_ASSUM	W5/80	3.16	20.98	-17.82	-563.92
R1/80	NSERVATORY_ASSUM	W6/80	63.67	74.33	-10.66	-16.74
R1/81	3EDROOM_ASSUMEC	W1/81	34.92	30.39	4.53	12.97
R1/82	3EDROOM_ASSUMEC	W1/82	85.59	84.73	0.86	1.00

53 Norcutt Road

R1/90	CONSERVATORY	W1/90	2.85	20.73	-17.88	-627.37
R1/90	CONSERVATORY	W2/90	63.07	74.22	-11.15	-17.68
R1/90	CONSERVATORY	W3/90	8.25	19.48	-11.23	-136.12
R1/90	CONSERVATORY	W4/90	63.60	70.69	-7.09	-11.15
R1/90	CONSERVATORY	W5/90	49.65	51.78	-2.13	-4.29
R1/90	CONSERVATORY	W6/90	11.37	13.94	-2.57	-22.60
R1/91	BEDROOM	W1/91	35.00	30.36	4.64	13.26
R1/92	BEDROOM	W1/92	85.62	84.73	0.89	1.04

51 Norcutt Road

R1/100	NSERVATORY_ASSUM	W1/100	11.56	14.12	-2.56	-22.15
R1/100	NSERVATORY_ASSUM	W2/100	49.78	52.11	-2.33	-4.68
R1/100	NSERVATORY_ASSUM	W3/100	8.41	19.64	-11.23	-133.53
R1/100	NSERVATORY_ASSUM	W4/100	62.48	70.10	-7.62	-12.20
R1/100	NSERVATORY_ASSUM	W5/100	2.32	20.06	-17.74	-764.66
R1/100	NSERVATORY_ASSUM	W6/100	58.44	69.89	-11.45	-19.59
R1/101	3EDROOM_ASSUMEC	W1/101	35.06	30.56	4.50	12.84
R1/102	3EDROOM_ASSUMEC	W1/102	85.14	84.23	0.91	1.07



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
49 Norcutt Road						
R1/110	KD	W1/110	12.83	13.29	-0.46	-3.59
R1/110	KD	W4/110	20.44	21.14	-0.70	-3.42
R1/111	BEDROOM	W1/111	35.89	32.13	3.76	10.48
R1/112	BEDROOM_NO ROL	W1/112	35.55	34.31	1.24	3.49
R1/112	BEDROOM_NO ROL	W2/112	89.29	89.29	0.00	0.00
R1/112	BEDROOM_NO ROL	W3/112	89.29	89.29	0.00	0.00
47 Norcutt Road						
R1/120	ASSUMED	W1/120	19.01	21.72	-2.71	-14.26
R1/120	ASSUMED	W2/120	15.41	16.25	-0.84	-5.45
R2/120	KITCHEN_ASSUMED	W3/120	14.43	15.13	-0.70	-4.85
R1/121	3EDROOM_ASSUMED	W1/121	36.00	31.80	4.20	11.67
45 Norcutt Road						
R1/130	KITCHEN_ASSUMED	W1/130	14.28	14.83	-0.55	-3.85
R2/130	ASSUMED	W2/130	8.55	8.79	-0.24	-2.81
R2/130	ASSUMED	W3/130	10.28	11.16	-0.88	-8.56
R2/130	ASSUMED	W4/130	10.61	13.47	-2.86	-26.96
R1/131	3EDROOM_ASSUMED	W1/131	36.13	31.86	4.27	11.82
43 Norcutt Road						
R1/140	ASSUMED	W1/140	17.03	18.75	-1.72	-10.10
R1/140	ASSUMED	W2/140	13.82	14.36	-0.54	-3.91
R2/140	KITCHEN_ASSUMED	W3/140	18.02	18.59	-0.57	-3.16
R1/141	3EDROOM_ASSUMED	W1/141	36.34	32.25	4.09	11.25
41 Norcutt Road						
R1/150	KITCHEN_ASSUMED	W1/150	17.78	18.44	-0.66	-3.71



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/150	ASSUMED	W2/150	13.88	14.70	-0.82	-5.91
R2/150	ASSUMED	W3/150	17.04	19.32	-2.28	-13.38
R1/151	3BEDROOM_ASSUMED	W1/151	36.18	32.15	4.03	11.14
39 Norcutt Road						
R1/160	ASSUMED	W1/160	17.27	19.90	-2.63	-15.23
R1/160	ASSUMED	W2/160	14.01	14.86	-0.85	-6.07
R2/160	KITCHEN_ASSUMED	W3/160	17.92	18.87	-0.95	-5.30
R1/161	3BEDROOM_ASSUMED	W1/161	35.99	32.07	3.92	10.89
37 Norcutt Road						
R1/170	ASSUMED	W2/170	13.88	14.43	-0.55	-3.96
R1/170	ASSUMED	W3/170	16.97	18.73	-1.76	-10.37
R2/170	KITCHEN_ASSUMED	W1/170	17.77	18.47	-0.70	-3.94
R1/171	3BEDROOM_ASSUMED	W1/171	35.87	32.16	3.71	10.34
35 Norcutt Road						
R2/180	KITCHEN_ASSUMED	W4/180	17.70	18.75	-1.05	-5.93
R3/180	ASSUMED	W2/180	9.46	23.37	-13.91	-147.04
R3/180	ASSUMED	W3/180	16.83	17.68	-0.85	-5.05
R1/181	3BEDROOM_ASSUMED	W1/181	36.04	32.75	3.29	9.13
33 Norcutt Road						
R1/190	KITCHEN	W1/190	23.46	25.10	-1.64	-6.99
R1/190	KITCHEN	W2/190	20.18	22.00	-1.82	-9.02
R1/191	BEDROOM	W1/191	35.85	32.88	2.97	8.28
31 Norcutt Road						
R1/200	ASSUMED	W1/200	14.44	25.37	-10.93	-75.69
R1/200	ASSUMED	W2/200	15.67	25.79	-10.12	-64.58



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/200	KITCHEN_ASSUMED	W3/200	14.76	15.63	-0.87	-5.89
R1/201	3EDROOM_ASSUMED	W1/201	35.49	33.01	2.48	6.99
R1/202	ASSUMED	W1/202	87.63	87.59	0.04	0.05
29 Norcutt Road						
R1/210	KITCHEN_ASSUMED	W1/210	16.01	16.66	-0.65	-4.06
R2/210	ASSUMED	W2/210	11.76	12.13	-0.37	-3.15
R2/210	ASSUMED	W3/210	13.80	24.87	-11.07	-80.22
R1/211	3EDROOM_ASSUMED	W1/211	35.15	33.19	1.96	5.58
R1/212	ASSUMED	W1/212	87.63	87.74	-0.11	-0.13
27 Norcutt Road						
R1/220	ASSUMED	W1/220	14.14	24.87	-10.73	-75.88
R1/220	ASSUMED	W2/220	14.71	15.13	-0.42	-2.86
R2/220	KITCHEN_ASSUMED	W3/220	16.49	17.50	-1.01	-6.12
R1/221	3EDROOM_ASSUMED	W1/221	34.41	33.09	1.32	3.84
25 Norcutt Road						
R1/230	KITCHEN_ASSUMED	W1/230	15.19	16.14	-0.95	-6.25
R1/230	KITCHEN_ASSUMED	W2/230	15.21	15.87	-0.66	-4.34
R1/231	3EDROOM_ASSUMED	W1/231	32.92	33.18	-0.26	-0.79
23 Norcutt Road						
R2/240	KITCHEN	W2/240	9.30	10.09	-0.79	-8.49
R1/241	BEDROOM	W1/241	31.82	33.29	-1.47	-4.62
21 Norcutt Road						
R1/250	KITCHEN_ASSUMED	W1/250	13.85	23.87	-10.02	-72.35
R1/250	KITCHEN_ASSUMED	W2/250	60.73	62.92	-2.19	-3.61
R1/250	KITCHEN_ASSUMED	W3/250	18.04	26.18	-8.14	-45.12



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/252	3BEDROOM_ASSUMED	W1/252	33.99	35.64	-1.65	-4.85
19 Norcutt Road						
R1/260	KITCHEN	W1/260	15.09	23.66	-8.57	-56.79
R1/260	KITCHEN	W2/260	56.15	57.71	-1.56	-2.78
R1/260	KITCHEN	W3/260	13.41	24.35	-10.94	-81.58
R1/260	KITCHEN	W4/260	15.95	24.76	-8.81	-55.24
R1/262	BEDROOM	W1/262	34.83	36.65	-1.82	-5.23
17 Norcutt Road						
R1/270	KITCHEN_ASSUMED	W1/270	12.14	24.18	-12.04	-99.18
R1/270	KITCHEN_ASSUMED	W2/270	25.47	29.59	-4.12	-16.18
R1/271	3BEDROOM_ASSUMED	W1/271	30.20	32.80	-2.60	-8.61
15 Norcutt Road						
R1/280	KITCHEN	W1/280	6.97	26.61	-19.64	-281.78
R1/280	KITCHEN	W2/280	67.36	69.57	-2.21	-3.28
R1/280	KITCHEN	W3/280	7.57	26.74	-19.17	-253.24
R1/282	BEDROOM_NO_ROL	W1/282	36.38	37.83	-1.45	-3.99
13 Norcutt Road						
R1/290	LKD	W1/290	17.70	20.17	-2.47	-13.95
R1/290	LKD	W2/290	24.08	26.96	-2.88	-11.96
R1/292	BEDROOM	W1/292	35.91	37.35	-1.44	-4.01
R1/292		W2/292	86.46	86.46	0.00	0.00
11 Norcutt Road						
R2/300	KITCHEN_ASSUMED	W5/300	12.35	13.38	-1.03	-8.34
R3/300	ASSUMED	W2/300	22.98	29.38	-6.40	-27.85
R3/300	ASSUMED	W3/300	21.11	29.13	-8.02	-37.99
R3/300	ASSUMED	W4/300	9.75	9.75	0.00	0.00
R1/301	3BEDROOM_ASSUMED	W1/301	2.20	2.22	-0.02	-0.91



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/301	3BEDROOM_ASSUMED	W2/301	32.42	34.53	-2.11	-6.51
9 Norcutt Road						
R1/310	KITCHEN_ASSUMED	W1/310	10.73	11.68	-0.95	-8.85
R2/310	ASSUMED	W2/310	20.19	29.31	-9.12	-45.17
R1/311	ASSUMED	W1/311	32.65	34.33	-1.68	-5.15
R1/311	ASSUMED	W2/311	33.12	34.31	-1.19	-3.59
R1/312	3BEDROOM_ASSUMED	W1/312	37.50	38.19	-0.69	-1.84
7 Norcutt Road						
R1/320	KITCHEN	W3/320	20.60	28.97	-8.37	-40.63
R1/320	KITCHEN	W4/320	18.29	26.30	-8.01	-43.79
R1/320	KITCHEN	W5/320	22.43	25.25	-2.82	-12.57
R1/322	BEDROOM_NO_ROL	W1/322	85.73	85.73	0.00	0.00
R1/322	BEDROOM_NO_ROL	W2/322	37.77	38.24	-0.47	-1.24
R1/322	BEDROOM_NO_ROL	W3/322	37.48	37.90	-0.42	-1.12
5 Norcutt Road						
R1/330	LKD_ASSUMED	W1/330	28.60	29.96	-1.36	-4.76
R1/330	LKD_ASSUMED	W2/330	53.56	53.69	-0.13	-0.24
R1/330	LKD_ASSUMED	W3/330	29.46	29.85	-0.39	-1.32
R1/330	LKD_ASSUMED	W4/330	30.81	30.48	0.33	1.07
R1/331	3BEDROOM_ASSUMED	W1/331	33.52	33.31	0.21	0.63
3 Norcutt Road						
R1/340	KD_NO_ROL	W1/340	27.29	24.64	2.65	9.71
R1/340	KD_NO_ROL	W2/340	29.40	27.60	1.80	6.12
R1/341	BEDROOM_NO_ROL	W1/341	35.70	35.06	0.64	1.79
R1/342	BEDROOM	W1/342	38.58	38.53	0.05	0.13
R1/342	BEDROOM	W2/342	38.67	38.55	0.12	0.31
R1/342	BEDROOM	W3/342	88.17	88.17	0.00	0.00

1 Norcutt Road



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RESI
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/350	KD	W1/350	34.61	32.93	1.68	4.85
R1/350	KD	W2/350	32.97	32.11	0.86	2.61
R2/350	PLAYROOM	W3/350	26.96	25.42	1.54	5.71
R1/351	BEDROOM	W1/351	15.08	14.06	1.02	6.76
R2/351	BEDROOM	W2/351	37.64	36.66	0.98	2.60

71 Edwin Road

R2/360	SSUMED_LIVINGROO	W2/360	26.16	25.88	0.28	1.07
R1/361	3EDROOM_ASSUMEC	W1/361	19.15	18.86	0.29	1.51
R1/361	3EDROOM_ASSUMEC	W2/361	24.18	23.89	0.29	1.20

50 Edwin Road

R1/1040	ASSUMED_KITCHEN	W2/1040	16.67	6.75	9.92	59.51
R1/1040	ASSUMED_KITCHEN	W3/1040	24.52	21.74	2.78	11.34
R1/1040	ASSUMED_KITCHEN	W4/1040	25.72	25.01	0.71	2.76
R1/1041	ASSUMED	W1/1041	36.47	33.79	2.68	7.35
R1/1060	SSUMED_LIVINGROO	W1/1060	18.38	12.14	6.24	33.95
R1/1061	ASSUMED	W1/1061	30.62	24.17	6.45	21.06

52 Edwin Road

R1/1050	LIVINGROOM	W1/1050	32.44	29.99	2.45	7.55
R1/1050	LIVINGROOM	W2/1050	52.43	52.30	0.13	0.25
R1/1051	ASSUMED	W1/1051	36.51	34.35	2.16	5.92
R1/1052	ASSUMED	W1/1052	38.44	37.90	0.54	1.40
R1/1052	ASSUMED	W2/1052	30.85	30.82	0.03	0.10
R1/1071	ASSUMED	W1/1071	24.77	24.42	0.35	1.41
R1/1072	ASSUMED	W1/1072	28.96	28.72	0.24	0.83

2 Crane Road



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/1030	ASSUMED_DINING	W1/1030	23.38	23.31	0.07	0.30
R2/1030	ASSUMED_KITCHEN	W2/1030	26.56	26.55	0.01	0.04
R2/1030	ASSUMED_KITCHEN	W3/1030	31.77	31.75	0.02	0.06

4 Crane Road

R1/1020	ASSUMED_KD	W1/1020	31.69	31.40	0.29	0.92
R1/1020	ASSUMED_KD	W2/1020	77.46	77.15	0.31	0.40
R1/1020	ASSUMED_KD	W3/1020	69.29	69.02	0.27	0.39
R1/1020	ASSUMED_KD	W4/1020	49.13	48.94	0.19	0.39
R1/1020	ASSUMED_KD	W5/1020	35.44	35.34	0.10	0.28
R1/1020	ASSUMED_KD	W6/1020	53.89	53.89	0.00	0.00
R1/1020	ASSUMED_KD	W7/1020	74.26	74.26	0.00	0.00

6 Crane Road

R1/1010	ASSUMED_DINING	W1/1010	13.93	13.93	0.00	0.00
R2/1010	ASSUMED_KITCHEN	W2/1010	6.60	6.60	0.00	0.00
R2/1010	ASSUMED_KITCHEN	W3/1010	11.03	11.03	0.00	0.00
R2/1010	ASSUMED_KITCHEN	W4/1010	28.97	28.69	0.28	0.97
R2/1010	ASSUMED_KITCHEN	W5/1010	23.68	23.49	0.19	0.80

8 Crane Road

R1/1000	KD	W1/1000	32.72	31.97	0.75	2.29
R1/1000	KD	W2/1000	68.23	68.08	0.15	0.22
R1/1000	KD	W3/1000	72.75	72.63	0.12	0.16
R1/1000	KD	W4/1000	33.52	33.47	0.05	0.15

10 Crane Road

R1/990	KD	W1/990	31.96	31.00	0.96	3.00
R1/990	KD	W2/990	33.76	33.69	0.07	0.21
R1/990	KD	W3/990	71.25	71.04	0.21	0.29
R1/990	KD	W4/990	66.10	65.92	0.18	0.27

12 Crane Road

R1/970	ASSUMED_KITCHEN	W1/970	9.89	9.87	0.02	0.20
R1/970	ASSUMED_KITCHEN	W2/970	17.80	17.51	0.29	1.63
R1/970	ASSUMED_KITCHEN	W3/970	31.97	30.69	1.28	4.00



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
------	----------	--------	--------------	--------------	------	-------

R1/980	ASSUMED_DINING	W1/980	13.39	12.97	0.42	3.14
--------	----------------	--------	-------	-------	------	------

14 Crane Road

R1/960	KITCHEN/GARDEN_ROC	W1/960	32.70	31.12	1.58	4.83
R1/960	KITCHEN/GARDEN_ROC	W2/960	56.00	55.49	0.51	0.91
R1/960	KITCHEN/GARDEN_ROC	W3/960	67.30	66.76	0.54	0.80
R1/960	KITCHEN/GARDEN_ROC	W4/960	33.22	33.08	0.14	0.42
R1/960	KITCHEN/GARDEN_ROC	W5/960	48.72	48.56	0.16	0.33
R1/960	KITCHEN/GARDEN_ROC	W6/960	68.09	67.90	0.19	0.28
R1/960	KITCHEN/GARDEN_ROC	W7/960	73.46	73.25	0.21	0.29

16 Crane Road

R1/940	KITCHEN	W1/940	31.24	29.69	1.55	4.96
R1/940	KITCHEN	W2/940	13.84	13.61	0.23	1.66
R1/950	DINING	W1/950	15.92	15.46	0.46	2.89

18 Crane Road

R1/930	ASSUMED_DINING	W2/930	15.48	15.04	0.44	2.84
R2/930	ASSUMED_KITCHEN	W3/930	11.52	11.22	0.30	2.60
R2/930	ASSUMED_KITCHEN	W5/930	7.73	7.51	0.22	2.85
R3/930	ASSUMED_KITCHEN	W1/930	34.31	32.15	2.16	6.30
R3/930	ASSUMED_KITCHEN	W4/930	19.09	18.68	0.41	2.15

20 Crane Road

R1/920	ASSUMED_KITCHEN	W2/920	31.25	29.83	1.42	4.54
R1/920	ASSUMED_KITCHEN	W3/920	16.00	15.69	0.31	1.94
R2/920	ASSUMED_DINING	W1/920	20.05	19.27	0.78	3.89

22 Crane Road

R1/910	KITCHEN	W1/910	32.97	31.16	1.81	5.49
R1/910	KITCHEN	W2/910	33.59	31.55	2.04	6.07
R1/910	KITCHEN	W3/910	59.26	58.94	0.32	0.54

24 Crane Road



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/900	ASSUMED_RES1	W4/900	34.13	32.01	2.12	6.21
R1/900	ASSUMED_RES1	W5/900	24.33	23.82	0.51	2.10
R2/900	ASSUMED_RES1	W2/900	9.37	9.19	0.18	1.92
R2/900	ASSUMED_RES1	W3/900	16.38	16.09	0.29	1.77
R3/900	ASSUMED_RES1	W1/900	14.56	13.91	0.65	4.46
26 Crane Road						
R1/890	ASSUMED_RES1	W2/890	13.73	13.60	0.13	0.95
R2/890	ASSUMED_RES1	W4/890	15.99	15.46	0.53	3.31
R3/890	ASSUMED_RES1	W1/890	32.39	30.44	1.95	6.02
R3/890	ASSUMED_RES1	W3/890	28.49	27.76	0.73	2.56
28 Crane Road						
R2/880	KITCHEN	W2/880	1.00	1.00	0.00	0.00
R2/880	KITCHEN	W3/880	8.68	8.60	0.08	0.92
R2/880	KITCHEN	W4/880	16.23	15.64	0.59	3.64
R4/880	DINING	W1/880	12.42	11.99	0.43	3.46
30 Crane Road						
R1/870	LD	W1/870	31.08	29.21	1.87	6.02
R1/870	LD	W2/870	38.97	38.76	0.21	0.54
R1/870	LD	W3/870	55.53	55.11	0.42	0.76
R1/870	LD	W4/870	74.93	74.39	0.54	0.72
R1/870	LD	W5/870	69.51	69.51	0.00	0.00
32 Crane Road						
R1/860	LKD	W1/860	31.14	29.23	1.91	6.13
R1/860	LKD	W2/860	54.58	54.23	0.35	0.64
R1/860	LKD	W3/860	37.73	37.58	0.15	0.40
R1/860	LKD	W4/860	74.79	74.09	0.70	0.94
R1/860	LKD	W5/860	67.99	68.00	-0.01	-0.01
34 Crane Road						



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/850	KITCHEN_ASSUMED	W1/850	33.39	30.91	2.48	7.43
R1/850	KITCHEN_ASSUMED	W2/850	21.00	20.53	0.47	2.24
R1/850	KITCHEN_ASSUMED	W3/850	74.20	73.45	0.75	1.01
R1/850	KITCHEN_ASSUMED	W4/850	76.80	75.90	0.90	1.17
R1/850	KITCHEN_ASSUMED	W5/850	5.77	5.74	0.03	0.52
R2/850	DINING_ASSUMED	W6/850	12.64	12.29	0.35	2.77

36 Crane Road

R1/840	KITCHEN	W2/840	16.05	15.81	0.24	1.50
R1/840	KITCHEN	W3/840	26.79	26.31	0.48	1.79
R1/840	KITCHEN	W4/840	33.44	30.83	2.61	7.81
R1/840	KITCHEN	W5/840	21.07	20.91	0.16	0.76
R1/840	KITCHEN	W6/840	22.32	21.98	0.34	1.52
R2/840	LIVINGROOM	W1/840	13.24	12.93	0.31	2.34

38 Crane Road

R1/430	KITCHEN_ASSUMED	W1/430	7.34	7.13	0.21	2.86
R1/430	KITCHEN_ASSUMED	W2/430	12.57	12.28	0.29	2.31
R1/430	KITCHEN_ASSUMED	W4/430	26.58	24.94	1.64	6.17
R1/440	NINGROOM_ASSUMI	W1/440	13.42	12.76	0.66	4.92
R1/441	3EDROOM_ASSUMEC	W1/441	29.42	28.85	0.57	1.94

40 Crane Road

R1/450	ASSUMED	W1/450	33.95	31.11	2.84	8.37
R1/450	ASSUMED	W2/450	24.69	23.33	1.36	5.51
R2/450	KITCHEN_ASSUMED	W3/450	15.78	15.45	0.33	2.09
R2/450	KITCHEN_ASSUMED	W4/450	9.82	9.66	0.16	1.63
R1/451	ASSUMED	W1/451	36.41	34.69	1.72	4.72
R2/451	ASSUMED	W2/451	17.71	17.60	0.11	0.62
R1/460	NINGROOM_ASSUMI	W1/460	15.36	14.92	0.44	2.86
R1/461	3EDROOM_ASSUMEC	W1/461	28.62	28.42	0.20	0.70



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RESI
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
42 Crane Road						
R1/470	NINGROOM_ASSUMI	W1/470	14.54	14.13	0.41	2.82
R1/471	3BEDROOM_ASSUMEC	W1/471	29.14	28.78	0.36	1.24
R1/480	KITCHEN_ASSUMED	W1/480	9.17	9.06	0.11	1.20
R1/480	KITCHEN_ASSUMED	W2/480	15.50	15.29	0.21	1.35
R1/480	KITCHEN_ASSUMED	W3/480	33.44	30.92	2.52	7.54
R1/480	KITCHEN_ASSUMED	W4/480	30.16	28.77	1.39	4.61
R2/481	3BEDROOM_ASSUMEC	W2/481	36.29	34.48	1.81	4.99
44 Crane Road						
R1/490	LKD	W1/490	32.73	30.23	2.50	7.64
R1/490	LKD	W2/490	13.76	13.45	0.31	2.25
R1/490	LKD	W3/490	8.97	8.77	0.20	2.23
R1/490	LKD	W4/490	31.32	31.32	0.00	0.00
R1/490	LKD	W5/490	13.88	13.38	0.50	3.60
R1/490	LKD	W6/490	25.32	25.32	0.00	0.00
R1/490	LKD	W7/490	31.33	31.33	0.00	0.00
R1/491	BEDROOM	W1/491	36.24	34.37	1.87	5.16
R1/501	BEDROOM	W1/501	29.71	29.18	0.53	1.78
46 Crane Road						
R1/510	KITCHEN_ASSUMED	W1/510	11.74	11.56	0.18	1.53
R1/510	KITCHEN_ASSUMED	W2/510	17.38	16.95	0.43	2.47
R1/510	KITCHEN_ASSUMED	W3/510	79.82	78.26	1.56	1.95
R1/510	KITCHEN_ASSUMED	W4/510	32.15	29.00	3.15	9.80
R1/510	KITCHEN_ASSUMED	W5/510	32.41	29.35	3.06	9.44
R1/510	KITCHEN_ASSUMED	W6/510	77.22	75.62	1.60	2.07
R2/511	3BEDROOM_ASSUMEC	W2/511	36.08	33.95	2.13	5.90
R1/520	NINGROOM_ASSUMI	W2/520	14.44	14.02	0.42	2.91
R1/521	3BEDROOM_ASSUMEC	W2/521	26.77	26.60	0.17	0.64
48 Crane Road						



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/530	KITCHEN_ASSUMED	W1/530	78.54	76.86	1.68	2.14
R1/530	KITCHEN_ASSUMED	W2/530	29.54	26.63	2.91	9.85
R1/530	KITCHEN_ASSUMED	W3/530	82.47	80.72	1.75	2.12
R1/530	KITCHEN_ASSUMED	W4/530	28.73	26.63	2.10	7.31
R1/530	KITCHEN_ASSUMED	W5/530	51.46	50.67	0.79	1.54
R1/530	KITCHEN_ASSUMED	W6/530	38.78	38.57	0.21	0.54
R1/531	3EDROOM_ASSUMED	W1/531	35.96	33.65	2.31	6.42
R1/532	3EDROOM_ASSUMED	W1/532	38.09	36.87	1.22	3.20
R1/532	3EDROOM_ASSUMED	W2/532	30.84	28.73	2.11	6.84
R1/541	3EDROOM_ASSUMED	W1/541	23.82	22.93	0.89	3.74
R1/542	3EDROOM_ASSUMED	W1/542	32.20	30.95	1.25	3.88

50 Crane Road

R1/550	KD_NO_ROL	W1/550	0.58	0.58	0.00	0.00
R1/550	KD_NO_ROL	W2/550	70.06	69.56	0.50	0.71
R1/550	KD_NO_ROL	W3/550	77.62	77.07	0.55	0.71
R1/550	KD_NO_ROL	W4/550	31.03	27.42	3.61	11.63
R1/550	KD_NO_ROL	W5/550	73.30	70.86	2.44	3.33
R1/550	KD_NO_ROL	W6/550	59.83	57.59	2.24	3.74
R1/551	3EDROOM_ASSUMED	W1/551	35.71	32.93	2.78	7.78
R1/560	LIVINGROOM	W1/560	9.41	9.41	0.00	0.00
R1/560	LIVINGROOM	W2/560	18.61	18.60	0.01	0.05
R1/561	3EDROOM_ASSUMED	W1/561	25.75	25.54	0.21	0.82

52 Crane Road

R1/570	KITCHEN_ASSUMED	W1/570	27.08	23.71	3.37	12.44
R1/570	KITCHEN_ASSUMED	W2/570	31.72	27.98	3.74	11.79
R1/570	KITCHEN_ASSUMED	W3/570	13.41	11.97	1.44	10.74
R1/570	KITCHEN_ASSUMED	W4/570	8.88	8.26	0.62	6.98
R1/571	BEDROOM	W1/571	35.48	32.33	3.15	8.88
R1/580	NINGROOM_ASSUMI	W1/580	13.66	12.59	1.07	7.83
R1/581	3EDROOM_ASSUMED	W1/581	29.84	28.10	1.74	5.83



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/582	3BEDROOM_ASSUMEC	W1/582	85.96	84.58	1.38	1.61
54 Crane Road						
R1/590	NSERVATORY_ASSUM	W1/590	71.24	70.35	0.89	1.25
R1/590	NSERVATORY_ASSUM	W2/590	17.08	16.88	0.20	1.17
R1/590	NSERVATORY_ASSUM	W3/590	29.74	25.82	3.92	13.18
R1/590	NSERVATORY_ASSUM	W4/590	63.59	59.59	4.00	6.29
R1/600	KITCHEN_ASSUMED	W1/600	14.08	13.78	0.30	2.13
R1/601	3BEDROOM_ASSUMEC	W1/601	34.81	30.93	3.88	11.15
R1/610	NINGROOM_ASSUMI	W1/610	13.64	12.86	0.78	5.72
R1/611	3BEDROOM_ASSUMEC	W1/611	28.70	28.26	0.44	1.53
56 Crane Road						
R1/620	KD_NO_ROL	W1/620	69.56	67.13	2.43	3.49
R1/620	KD_NO_ROL	W2/620	24.64	21.24	3.40	13.80
R1/620	KD_NO_ROL	W3/620	70.21	65.92	4.29	6.11
R1/620	KD_NO_ROL	W4/620	44.43	42.65	1.78	4.01
R1/620	KD_NO_ROL	W5/620	34.40	33.04	1.36	3.95
R1/621	3BEDROOM_ASSUMEC	W1/621	33.89	29.66	4.23	12.48
R1/631	3BEDROOM_ASSUMEC	W1/631	27.36	23.63	3.73	13.63
R2/632	3BEDROOM_ASSUMEC	W2/632	37.47	34.13	3.34	8.91
58 Crane Road						
R2/640	KD	W1/640	12.96	11.49	1.47	11.34
R2/640	KD	W2/640	37.12	36.54	0.58	1.56
R2/640	KD	W3/640	39.08	38.83	0.25	0.64
R2/641	KD_ASSUMED	W2/641	23.54	23.32	0.22	0.93
R3/641	3BEDROOM_ASSUMEC	W1/641	26.87	25.55	1.32	4.91
R1/642	ASSUMED	W2/642	34.54	25.18	9.36	27.10



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/642	3BEDROOM_ASSUMEI	W1/642	36.42	31.43	4.99	13.70
4 Gould Road						
R1/670	ONSERVATORY_NO_R	W1/670	23.82	17.20	6.62	27.79
R1/670	ONSERVATORY_NO_R	W2/670	76.73	73.36	3.37	4.39
R1/670	ONSERVATORY_NO_R	W3/670	32.31	28.84	3.47	10.74
R1/680	DINING	W1/680	20.36	16.47	3.89	19.11
R2/680	KITCHEN	W2/680	17.94	11.38	6.56	36.57
R2/680	KITCHEN	W3/680	23.73	15.94	7.79	32.83
R1/681	BEDROOM	W1/681	31.02	28.75	2.27	7.32
6 Gould Road						
R1/700	KITCHEN	W1/700	29.66	27.96	1.70	5.73
R1/700	KITCHEN	W2/700	35.20	32.81	2.39	6.79
R1/700	KITCHEN	W3/700	30.09	28.54	1.55	5.15
R1/700	KITCHEN	W4/700	8.21	8.10	0.11	1.34
R1/710	LD	W1/710	14.75	14.01	0.74	5.02
R1/710	LD	W2/710	31.74	31.74	0.00	0.00
R1/710	LD	W3/710	31.57	31.57	0.00	0.00
R1/711	BEDROOM	W1/711	18.82	18.11	0.71	3.77
R1/712	BEDROOM_NO_ROL	W1/712	97.10	97.10	0.00	0.00
R1/712	BEDROOM_NO_ROL	W2/712	26.91	26.91	0.00	0.00
R1/712	BEDROOM_NO_ROL	W3/712	87.18	87.18	0.00	0.00
R1/712	BEDROOM_NO_ROL	W4/712	87.06	87.06	0.00	0.00
8 Gould Road						
R1/720	KD_NO_ROL	W1/720	28.10	28.08	0.02	0.07
R1/720	KD_NO_ROL	W2/720	41.28	40.77	0.51	1.24
R1/720	KD_NO_ROL	W3/720	34.44	32.37	2.07	6.01
R1/720	KD_NO_ROL	W4/720	32.07	30.09	1.98	6.17
R1/720	KD_NO_ROL	W5/720	34.09	31.69	2.40	7.04
R1/721	BEDROOM	W1/721	38.07	36.52	1.55	4.07
R1/722	OOM_ASSUMED_NC	W1/722	39.21	38.76	0.45	1.15



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/731	BEDROOM	W1/731	19.75	19.25	0.50	2.53
R1/732	OOM_ASSUMED_NC	W1/732	30.27	30.25	0.02	0.07
10 Gould Road						
R1/740	KITCHEN_ASSUMED	W1/740	34.09	32.34	1.75	5.13
R1/740	KITCHEN_ASSUMED	W2/740	13.27	13.18	0.09	0.68
R1/740	KITCHEN_ASSUMED	W3/740	11.06	10.98	0.08	0.72
R2/740	DINING_ASSUMED	W4/740	15.95	15.16	0.79	4.95
R1/751	3EDROOM_ASSUMED	W1/751	30.27	29.80	0.47	1.55
12 Gould Road						
R1/760	DINING_ASSUMED	W1/760	16.00	15.34	0.66	4.13
R2/760	KITCHEN_ASSUMED	W2/760	11.14	10.98	0.16	1.44
R2/760	KITCHEN_ASSUMED	W3/760	13.31	13.16	0.15	1.13
R2/760	KITCHEN_ASSUMED	W4/760	35.00	33.03	1.97	5.63
R1/761	3EDROOM_ASSUMED	W1/761	30.68	29.96	0.72	2.35
14 Gould Road						
R1/780	HEN_ASSUMED_NO_	W1/780	31.42	30.69	0.73	2.32
R1/780	HEN_ASSUMED_NO_	W2/780	39.33	39.33	0.00	0.00
R1/781	BEDROOM	W1/781	37.27	36.32	0.95	2.55
R2/782	BEDROOM	W2/782	29.07	29.07	0.00	0.00
R2/782	BEDROOM	W3/782	84.39	84.40	-0.01	-0.01
R2/782	BEDROOM	W4/782	87.25	87.27	-0.02	-0.02
32 Gould Road, Crane Mews						
R1/800		W1/800	29.48	29.05	0.43	1.46
R2/800		W2/800	17.71	16.29	1.42	8.02
R2/800		W3/800	38.88	38.88	0.00	0.00
R1/801		W1/801	32.68	32.32	0.36	1.10



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
------	----------	--------	--------------	--------------	------	-------

R2/801		W2/801	38.87	38.87	0.00	0.00
--------	--	--------	-------	-------	------	------

3 Mereway Cottages, Mereway Road

R1/810	ASSUMED	w1/810	75.35	75.13	0.22	0.29
R1/810	ASSUMED	W2/810	24.22	22.65	1.57	6.48
R1/810	ASSUMED	W3/810	21.23	19.85	1.38	6.50
R1/810	ASSUMED	W4/810	32.29	31.65	0.64	1.98
R1/810	ASSUMED	W5/810	12.74	12.14	0.60	4.71
R1/810	ASSUMED	W6/810	86.79	86.79	0.00	0.00
R1/810	ASSUMED	W7/810	86.22	85.55	0.67	0.78
R2/810	ASSUMED	W8/810	33.25	31.81	1.44	4.33
R2/810	ASSUMED	W9/810	29.86	28.70	1.16	3.88
R2/810	ASSUMED	W12/810	84.00	83.54	0.46	0.55
R2/810	ASSUMED	W13/810	83.11	83.03	0.08	0.10
R3/810	ASSUMED	W10/810	19.65	18.67	0.98	4.99
R3/810	ASSUMED	W11/810	81.40	80.83	0.57	0.70
R3/810	ASSUMED	W14/810	86.01	85.47	0.54	0.63
R3/810	ASSUMED	W15/810	32.08	30.94	1.14	3.55
R4/810	BEDROOM	W16/810	35.31	34.05	1.26	3.57
R4/810	BEDROOM	W17/810	85.74	85.00	0.74	0.86
R6/810	BEDROOM	W19/810	31.25	30.46	0.79	2.53
R6/810	BEDROOM	W20/810	33.74	32.97	0.77	2.28
R6/810	BEDROOM	W21/810	34.47	33.68	0.79	2.29
R6/810	BEDROOM	W22/810	33.97	33.03	0.94	2.77
R1/820	ASSUMED	W1/820	34.39	34.43	-0.04	-0.12
R1/820	ASSUMED	W2/820	34.56	34.69	-0.13	-0.38
R1/820	ASSUMED	W3/820	30.87	31.07	-0.20	-0.65
R1/820	ASSUMED	W4/820	30.19	30.42	-0.23	-0.76
R1/820	ASSUMED	W5/820	29.69	29.88	-0.19	-0.64
R1/830	ASSUMED	W1/830	26.86	27.22	-0.36	-1.34
R1/830	ASSUMED	W2/830	25.75	26.23	-0.48	-1.86



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

NSL

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

73 Norcutt Road, Alcott House

R1/10	LK_ASSUMED	231.4	46.6	44.7	1.9	4.1
R2/10	BEDROOM_ASSUMED	146.8	65.0	60.2	4.8	7.4
R3/10	BEDROOM_ASSUMED	121.7	116.1	72.6	43.6	37.6
R4/10	BEDROOM_ASSUMED	77.2	75.6	61.7	13.9	18.4
R5/10	BEDROOM_ASSUMED	109.5	85.4	98.5	-13.1	-15.3
R6/10	LK_ASSUMED	218.3	207.6	205.8	1.8	0.9
R7/10	BEDROOM_ASSUMED	160.6	123.9	123.9	0.0	0.0
R8/10	BEDROOM_ASSUMED	150.5	123.9	123.9	0.0	0.0
R9/10	LK_ASSUMED	264.2	261.3	261.3	0.0	0.0
R1/11	LOUNGE	178.7	177.6	177.6	0.0	0.0
R2/11	KITCHEN	88.6	35.8	35.8	0.0	0.0
R3/11	KITCHEN	88.6	35.7	35.7	0.0	0.0
R4/11	LOUNGE	178.7	177.0	149.2	27.8	15.7
R5/11	BEDROOM	136.6	131.6	124.3	7.3	5.5
R6/11	BEDROOM	98.3	97.3	97.3	0.0	0.0
R7/11	LIVINGROOM	264.2	263.0	260.9	2.1	0.8
R8/11	BEDROOM	145.4	141.2	141.2	0.0	0.0
R9/11	BEDROOM	150.5	144.3	144.3	0.0	0.0
R10/11	LIVINGROOM	264.2	262.7	262.7	0.0	0.0
R1/12	LOUNGE	178.7	177.8	177.8	0.0	0.0
R2/12	KITCHEN	88.6	51.3	51.3	0.0	0.0
R3/12	KITCHEN	88.6	52.1	52.1	0.0	0.0
R4/12	LOUNGE	178.7	177.0	170.9	6.1	3.4
R5/12	BEDROOM	136.6	132.9	132.9	0.0	0.0
R6/12	BEDROOM	98.3	97.3	97.3	0.0	0.0
R7/12	LIVINGROOM	264.2	263.0	263.0	0.0	0.0
R8/12	BEDROOM	145.4	141.2	141.2	0.0	0.0
R9/12	BEDROOM	150.5	144.3	144.3	0.0	0.0
R10/12	LIVINGROOM	264.2	263.0	263.0	0.0	0.0

65-71 Norcutt Road

R2/20	CONSERVATORY	75.9	75.9	75.9	0.0	0.0
R1/21	BEDROOM_ASSUMED	106.6	102.9	102.9	0.0	0.0
R1/30	CONSERVATORY	76.2	76.2	76.2	0.0	0.0
R1/31	BEDROOM_ASSUMED	106.9	102.3	102.3	0.0	0.0

63 Norcutt Road

R1/40	CONSERVATORY	76.0	76.0	76.0	0.0	0.0
R1/41	BEDROOM	115.9	109.7	109.7	0.0	0.0
R1/42	BEDROOM	245.0	231.1	231.1	0.0	0.0



ANALYSIS

Greggs Bakery, Twickenham P1886, London
EXISTING vs PR240222_RES1
P1886 - rel13

NSL

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

61 Norcutt Road

R1/50	CONSERVATORY_ASSUMED	75.0	75.0	75.0	0.0	0.0
R1/51	BEDROOM_ASSUMED	115.9	110.3	110.3	0.0	0.0
R1/52	BEDROOM_ASSUMED	245.0	230.8	230.8	0.0	0.0

59 Norcutt Road

R1/60	CONSERVATORY	75.0	75.0	75.0	0.0	0.0
R1/61	BEDROOM	115.9	110.1	110.1	0.0	0.0
R1/62	BEDROOM	245.0	230.9	230.9	0.0	0.0

57 Norcutt Road

R1/70	CONSERVATORY	75.0	75.0	75.0	0.0	0.0
R1/71	BEDROOM	116.9	110.7	110.7	0.0	0.0
R1/72	BEDROOM	247.9	230.4	230.4	0.0	0.0

55 Norcutt Road

R1/80	CONSERVATORY_ASSUMED	75.5	75.5	75.5	0.0	0.0
R1/81	BEDROOM_ASSUMED	115.9	109.7	109.7	0.0	0.0
R1/82	BEDROOM_ASSUMED	247.9	229.9	229.9	0.0	0.0

53 Norcutt Road

R1/90	CONSERVATORY	75.1	75.1	75.1	0.0	0.0
R1/91	BEDROOM	116.9	110.7	110.7	0.0	0.0
R1/92	BEDROOM	247.9	230.2	230.2	0.0	0.0

51 Norcutt Road

R1/100	CONSERVATORY_ASSUMED	75.1	75.1	75.1	0.0	0.0
R1/101	BEDROOM_ASSUMED	115.9	110.4	110.4	0.0	0.0
R1/102	BEDROOM_ASSUMED	247.9	229.9	229.9	0.0	0.0

49 Norcutt Road

R1/110	KD	191.0	138.5	132.5	6.0	4.3
R1/111	BEDROOM	137.5	128.5	128.5	0.0	0.0
R1/112	BEDROOM_NO ROL	226.5	226.5	226.5	0.0	0.0

47 Norcutt Road



ANALYSIS

Greggs Bakery, Twickenham P1886, London
EXISTING vs PR240222_RES1
P1886 - rel13

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/120	ASSUMED	96.8	91.1	91.1	0.0	0.0
R2/120	KITCHEN_ASSUMED	140.8	121.9	116.4	5.5	4.5
R1/121	BEDROOM_ASSUMED	86.8	81.5	81.5	0.0	0.0
45 Norcutt Road						
R1/130	KITCHEN_ASSUMED	144.9	102.4	98.2	4.2	4.1
R2/130	ASSUMED	85.4	63.8	56.8	7.0	11.0
R1/131	BEDROOM_ASSUMED	88.8	82.7	82.7	0.0	0.0
43 Norcutt Road						
R1/140	ASSUMED	84.1	81.6	81.6	0.0	0.0
R2/140	KITCHEN_ASSUMED	142.7	129.1	129.1	0.0	0.0
R1/141	BEDROOM_ASSUMED	87.0	81.2	81.2	0.0	0.0
41 Norcutt Road						
R1/150	KITCHEN_ASSUMED	142.6	128.2	128.2	0.0	0.0
R2/150	ASSUMED	86.2	83.6	83.6	0.0	0.0
R1/151	BEDROOM_ASSUMED	87.0	81.4	81.4	0.0	0.0
39 Norcutt Road						
R1/160	ASSUMED	82.2	79.4	79.4	0.0	0.0
R2/160	KITCHEN_ASSUMED	142.9	129.2	129.2	0.0	0.0
R1/161	BEDROOM_ASSUMED	87.6	82.6	82.6	0.0	0.0
37 Norcutt Road						
R1/170	ASSUMED	82.1	79.7	79.7	0.0	0.0
R2/170	KITCHEN_ASSUMED	126.1	109.9	109.9	0.0	0.0
R1/171	BEDROOM_ASSUMED	87.3	82.3	82.3	0.0	0.0
35 Norcutt Road						
R2/180	KITCHEN_ASSUMED	122.3	101.1	108.3	-7.2	-7.1
R3/180	ASSUMED	72.2	54.9	69.3	-14.4	-26.2
R1/181	BEDROOM_ASSUMED	82.0	76.6	76.6	0.0	0.0
33 Norcutt Road						
R1/190	KITCHEN	131.7	127.0	128.6	-1.6	-1.3



ANALYSIS

Greggs Bakery, Twickenham P1886, London
EXISTING vs PR240222_RES1
P1886 - rel13

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/191	BEDROOM	88.9	83.9	83.9	0.0	0.0
31 Norcutt Road						
R1/200	ASSUMED	51.1	19.3	48.2	-28.9	-149.7
R2/200	KITCHEN_ASSUMED	121.6	88.7	98.7	-9.9	-11.2
R1/201	BEDROOM_ASSUMED	86.2	80.7	80.7	0.0	0.0
R1/202	ASSUMED	79.6	51.7	51.7	0.0	0.0
29 Norcutt Road						
R1/210	KITCHEN_ASSUMED	123.1	111.2	111.2	0.0	0.0
R2/210	ASSUMED	58.6	35.3	56.1	-20.8	-58.9
R1/211	BEDROOM_ASSUMED	122.8	117.2	117.2	0.0	0.0
R1/212	ASSUMED	81.8	44.2	44.2	0.0	0.0
27 Norcutt Road						
R1/220	ASSUMED	66.2	62.5	64.2	-1.7	-2.7
R2/220	KITCHEN_ASSUMED	126.1	97.2	112.4	-15.2	-15.6
R1/221	BEDROOM_ASSUMED	126.1	120.7	120.7	0.0	0.0
25 Norcutt Road						
R1/230	KITCHEN_ASSUMED	163.7	129.4	134.1	-4.7	-3.6
R1/231	BEDROOM_ASSUMED	118.5	114.3	114.3	0.0	0.0
23 Norcutt Road						
R2/240	KITCHEN	121.8	48.3	66.4	-18.2	-37.7
R1/241	BEDROOM	121.8	116.9	116.9	0.0	0.0
21 Norcutt Road						
R1/250	KITCHEN_ASSUMED	80.6	78.1	78.1	0.0	0.0
R1/252	BEDROOM_ASSUMED	124.0	123.6	123.6	0.0	0.0
19 Norcutt Road						
R1/260	KITCHEN	85.4	85.4	85.4	0.0	0.0
R1/262	BEDROOM	129.5	122.0	122.1	0.0	0.0
17 Norcutt Road						



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

Room	Room Use	Whole Room sq ft	NSL		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
R1/270	KITCHEN_ASSUMED	93.4	91.9	91.9	0.0	0.0
R1/271	BEDROOM_ASSUMED	140.6	132.8	135.7	-2.9	-2.2
15 Norcutt Road						
R1/280	KITCHEN	125.4	113.9	124.3	-10.4	-9.1
R1/282	BEDROOM_NO_ROL	107.4	105.9	105.9	0.0	0.0
13 Norcutt Road						
R1/290	LKD	116.6	103.1	115.3	-12.2	-11.8
R1/292	BEDROOM	186.8	161.1	161.1	0.0	0.0
11 Norcutt Road						
R2/300	KITCHEN_ASSUMED	124.2	114.5	114.5	0.0	0.0
R3/300	ASSUMED	62.8	60.4	60.7	-0.3	-0.5
R1/301	BEDROOM_ASSUMED	119.0	114.4	114.4	0.0	0.0
9 Norcutt Road						
R1/310	KITCHEN_ASSUMED	123.2	77.2	109.7	-32.5	-42.1
R2/310	ASSUMED	73.8	47.5	72.5	-25.0	-52.6
R1/311	ASSUMED	115.4	102.5	102.5	0.0	0.0
R1/312	BEDROOM_ASSUMED	111.6	109.9	109.9	0.0	0.0
7 Norcutt Road						
R1/320	KITCHEN	107.7	98.1	103.6	-5.5	-5.6
R1/322	BEDROOM_NO_ROL	198.8	195.2	195.2	0.0	0.0
5 Norcutt Road						
R1/330	LKD_ASSUMED	194.8	190.6	190.6	0.0	0.0
R1/331	BEDROOM_ASSUMED	122.3	117.2	117.2	0.0	0.0
3 Norcutt Road						
R1/340	KD_NO_ROL	156.7	147.8	138.8	9.0	6.1
R1/341	BEDROOM_NO_ROL	67.5	63.5	63.5	0.0	0.0
R1/342	BEDROOM	230.4	215.1	215.1	0.0	0.0
1 Norcutt Road						



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/350	KD	209.2	207.6	190.4	17.2	8.3
R2/350	PLAYROOM	48.5	47.5	47.5	0.0	0.0
R1/351	BEDROOM	80.7	73.0	73.0	0.0	0.0
R2/351	BEDROOM	57.6	55.2	55.2	0.0	0.0
71 Edwin Road						
R2/360	ASSUMED_LIVINGROOM	131.4	128.2	128.2	0.0	0.0
R1/361	BEDROOM_ASSUMED	176.9	168.7	168.7	0.0	0.0
50 Edwin Road						
R1/1040	ASSUMED_KITCHEN	91.8	90.4	89.7	0.7	0.8
R1/1041	ASSUMED	91.8	88.4	88.4	0.0	0.0
R1/1060	ASSUMED_LIVINGROOM	72.2	69.4	61.9	7.4	10.7
R1/1061	ASSUMED	72.2	70.1	69.9	0.2	0.3
52 Edwin Road						
R1/1050	LIVINGROOM	216.2	216.2	216.2	0.0	0.0
R1/1051	ASSUMED	78.5	77.1	77.1	0.0	0.0
R1/1052	ASSUMED	61.4	60.1	60.1	0.0	0.0
R1/1071	ASSUMED	74.7	71.0	71.0	0.0	0.0
R1/1072	ASSUMED	74.7	66.5	66.5	0.0	0.0
2 Crane Road						
R1/1030	ASSUMED_DINING	72.2	70.2	70.2	0.0	0.0
R2/1030	ASSUMED_KITCHEN	88.1	87.5	87.5	0.0	0.0
4 Crane Road						
R1/1020	ASSUMED_KD	241.6	241.4	241.4	0.0	0.0
6 Crane Road						
R1/1010	ASSUMED_DINING	76.0	69.0	69.0	0.0	0.0
R2/1010	ASSUMED_KITCHEN	87.8	86.6	86.6	0.0	0.0
8 Crane Road						
R1/1000	KD	243.4	241.2	241.2	0.0	0.0
10 Crane Road						



ANALYSIS

Greggs Bakery, Twickenham P1886, London
EXISTING vs PR240222_RES1
P1886 - re113

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/990	KD	243.4	241.0	240.8	0.2	0.1
12 Crane Road						
R1/970	ASSUMED_KITCHEN	144.0	140.7	139.1	1.5	1.1
R1/980	ASSUMED_DINING	69.8	58.9	58.9	0.0	0.0
14 Crane Road						
R1/960	KITCHEN/GARDEN_ROOM	229.3	228.7	228.6	0.1	0.0
16 Crane Road						
R1/940	KITCHEN	131.7	129.8	127.5	2.3	1.8
R1/950	DINING	72.9	66.4	66.4	0.0	0.0
18 Crane Road						
R1/930	ASSUMED_DINING	76.0	68.6	68.6	0.0	0.0
R2/930	ASSUMED_KITCHEN	88.2	56.7	56.7	0.0	0.0
R3/930	ASSUMED_KITCHEN	64.1	63.3	63.3	0.0	0.0
20 Crane Road						
R1/920	ASSUMED_KITCHEN	86.6	85.6	85.6	0.0	0.0
R2/920	ASSUMED_DINING	72.5	70.3	70.3	0.0	0.0
22 Crane Road						
R1/910	KITCHEN	363.4	360.9	360.9	0.0	0.0
24 Crane Road						
R1/900	ASSUMED_RES1	49.5	47.2	47.2	0.0	0.0
R2/900	ASSUMED_RES1	123.8	100.8	100.8	0.0	0.0
R3/900	ASSUMED_RES1	114.4	92.2	92.2	0.0	0.0
26 Crane Road						
R1/890	ASSUMED_RES1	128.5	58.7	58.7	0.0	0.0
R2/890	ASSUMED_RES1	111.4	89.0	89.0	0.0	0.0
R3/890	ASSUMED_RES1	42.8	41.1	41.1	0.0	0.0



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RES1
 P1886 - rel13

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
28 Crane Road						
R2/880	KITCHEN	139.8	82.4	82.4	0.0	0.0
R4/880	DINING	104.1	81.8	81.8	0.0	0.0
30 Crane Road						
R1/870	LD	316.2	316.0	316.0	0.0	0.0
32 Crane Road						
R1/860	LKD	339.0	339.0	339.0	0.0	0.0
34 Crane Road						
R1/850	KITCHEN_ASSUMED	248.0	247.6	247.6	0.0	0.0
R2/850	DINING_ASSUMED	102.8	80.1	80.1	0.0	0.0
36 Crane Road						
R1/840	KITCHEN	238.5	238.5	233.0	5.5	2.3
R2/840	LIVINGROOM	88.6	75.4	75.4	0.0	0.0
38 Crane Road						
R1/430	KITCHEN_ASSUMED	129.7	124.5	123.0	1.5	1.2
R1/440	DININGROOM_ASSUMED	102.5	89.9	89.9	0.0	0.0
R1/441	BEDROOM_ASSUMED	97.1	94.0	94.0	0.0	0.0
40 Crane Road						
R1/450	ASSUMED	100.1	97.7	97.7	0.0	0.0
R2/450	KITCHEN_ASSUMED	106.4	76.7	76.7	0.0	0.0
R1/451	ASSUMED	47.8	46.1	46.1	0.0	0.0
R2/451	ASSUMED	53.3	29.7	29.7	0.0	0.0
R1/460	DININGROOM_ASSUMED	102.5	95.1	95.1	0.0	0.0
R1/461	BEDROOM_ASSUMED	96.9	92.9	92.9	0.0	0.0
42 Crane Road						
R1/470	DININGROOM_ASSUMED	102.5	93.8	93.8	0.0	0.0
R1/471	BEDROOM_ASSUMED	100.1	96.0	96.0	0.0	0.0
R1/480	KITCHEN_ASSUMED	153.6	152.6	152.6	0.0	0.0
R2/481	BEDROOM_ASSUMED	74.7	72.5	72.5	0.0	0.0



ANALYSIS

Greggs Bakery, Twickenham P1886, London

EXISTING vs PR240222_RESI

P1886 - rel13

NSL

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

44 Crane Road

R1/490	LKD	455.0	446.5	445.5	0.9	0.2
R1/491	BEDROOM	74.1	72.3	72.3	0.0	0.0
R1/501	BEDROOM	100.8	96.6	96.6	0.0	0.0

46 Crane Road

R1/510	KITCHEN_ASSUMED	178.1	178.1	178.1	0.0	0.0
R2/511	BEDROOM_ASSUMED	75.4	74.1	74.1	0.0	0.0
R1/520	DININGROOM_ASSUMED	100.8	85.5	85.5	0.0	0.0
R1/521	BEDROOM_ASSUMED	100.8	96.9	96.9	0.0	0.0

48 Crane Road

R1/530	KITCHEN_ASSUMED	315.8	315.8	315.8	0.0	0.0
R1/531	BEDROOM_ASSUMED	82.9	81.3	81.3	0.0	0.0
R1/532	BEDROOM_ASSUMED	71.6	67.4	67.4	0.0	0.0
R1/541	BEDROOM_ASSUMED	99.8	95.8	95.8	0.0	0.0
R1/542	BEDROOM_ASSUMED	99.8	94.2	94.2	0.0	0.0

50 Crane Road

R1/550	KD_NO_ROL	302.3	302.3	302.3	0.0	0.0
R1/551	BEDROOM_ASSUMED	86.6	84.8	84.8	0.0	0.0
R1/560	LIVINGROOM	176.8	128.8	128.8	0.0	0.0
R1/561	BEDROOM_ASSUMED	99.7	90.5	90.5	0.0	0.0

52 Crane Road

R1/570	KITCHEN_ASSUMED	164.6	163.5	155.3	8.2	5.0
R1/571	BEDROOM	74.1	72.9	72.9	0.0	0.0
R1/580	DININGROOM_ASSUMED	100.8	84.3	83.9	0.4	0.5
R1/581	BEDROOM_ASSUMED	100.8	94.8	94.8	0.0	0.0
R1/582	BEDROOM_ASSUMED	100.8	51.6	51.6	0.0	0.0

54 Crane Road

R1/590	CONSERVATORY_ASSUMED	100.3	100.3	100.3	0.0	0.0
R1/600	KITCHEN_ASSUMED	134.7	90.6	90.6	0.0	0.0
R1/601	BEDROOM_ASSUMED	85.4	83.6	83.6	0.0	0.0
R1/610	DININGROOM_ASSUMED	100.8	82.4	82.4	0.0	0.0
R1/611	BEDROOM_ASSUMED	100.8	96.6	96.6	0.0	0.0



ANALYSIS

Greggs Bakery, Twickenham P1886, London
EXISTING vs PR240222_RES1
P1886 - rel13

NSL

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

56 Crane Road

R1/620	KD_NO_ROL	275.2	274.1	274.1	0.0	0.0
R1/621	BEDROOM_ASSUMED	80.8	79.2	79.1	0.1	0.1
R1/631	BEDROOM_ASSUMED	100.8	96.8	94.5	2.3	2.4
R2/632	BEDROOM_ASSUMED	100.8	99.1	99.1	0.0	0.0

58 Crane Road

R2/640	KD	264.6	211.7	194.0	17.6	8.3
R2/641	KD_ASSUMED	176.7	93.4	91.7	1.8	1.9
R3/641	BEDROOM_ASSUMED	100.8	96.6	96.6	0.0	0.0
R1/642	ASSUMED	58.7	56.6	56.6	0.0	0.0
R2/642	BEDROOM_ASSUMED	97.2	93.9	93.9	0.0	0.0

4 Gould Road

R1/670	CONSERVATORY_NO_ROL	58.9	58.9	58.9	0.0	0.0
R1/680	DINING	139.9	120.9	88.7	32.2	26.6
R2/680	KITCHEN	78.3	76.7	45.9	30.8	40.2
R1/681	BEDROOM	97.6	88.9	82.9	6.0	6.7

6 Gould Road

R1/700	KITCHEN	76.7	76.1	76.1	0.0	0.0
R1/710	LD	244.6	230.4	230.4	0.0	0.0
R1/711	BEDROOM	73.1	71.7	71.7	0.0	0.0
R1/712	BEDROOM_NO_ROL	183.4	180.5	180.5	0.0	0.0

8 Gould Road

R1/720	KD_NO_ROL	197.2	195.0	195.0	0.0	0.0
R1/721	BEDROOM	67.3	65.7	65.7	0.0	0.0
R1/722	BEDROOM_ASSUMED_NO_RO	65.2	58.6	58.6	0.0	0.0
R1/731	BEDROOM	87.6	84.8	84.8	0.0	0.0
R1/732	BEDROOM_ASSUMED_NO_RO	86.5	85.0	85.0	0.0	0.0

10 Gould Road

R1/740	KITCHEN_ASSUMED	78.3	75.6	75.6	0.0	0.0
R2/740	DINING_ASSUMED	139.9	100.7	100.7	0.0	0.0
R1/751	BEDROOM_ASSUMED	98.0	84.8	84.8	0.0	0.0



ANALYSIS

Greggs Bakery, Twickenham P1886, London
EXISTING vs PR240222_RES1
P1886 - rel13

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

12 Gould Road

R1/760	DINING_ASSUMED	139.9	101.9	101.9	0.0	0.0
R2/760	KITCHEN_ASSUMED	78.3	76.9	76.9	0.0	0.0
R1/761	BEDROOM_ASSUMED	97.6	86.9	86.9	0.0	0.0

14 Gould Road

R1/780	KITCHEN_ASSUMED_NO_ROL	161.0	160.9	160.9	0.0	0.0
R1/781	BEDROOM	83.8	82.2	82.2	0.0	0.0
R2/782	BEDROOM	201.5	201.3	201.3	0.0	0.0

32 Gould Road, Crane Mews

R1/800		580.6	235.1	234.9	0.1	0.0
R2/800		590.3	589.0	587.2	1.8	0.3
R1/801		337.1	325.3	325.3	0.0	0.0
R2/801		322.6	319.5	319.5	0.0	0.0

3 Mereway Cottages, Mereway Road

R1/810	ASSUMED	429.9	425.8	425.8	0.0	0.0
R2/810	ASSUMED	304.1	300.7	300.7	0.0	0.0
R3/810	ASSUMED	142.1	142.1	142.1	0.0	0.0
R4/810	BEDROOM	152.0	150.7	150.7	0.0	0.0
R6/810	BEDROOM	287.3	284.1	284.1	0.0	0.0
R1/820	ASSUMED	183.7	183.7	182.3	1.4	0.8
R1/830	ASSUMED	46.7	45.0	44.9	0.1	0.2



ANALYSIS

Greggs Bakery, Twickenham P1886, London
 EXISTING vs PR240222_RESI
 P1886 - rel13

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		

Lockcorp House, 75 Norcutt Road

R2/1101	W4/1101	LKD	17	42	14	39	17.6	7.1						
R2/1101	W5/1101	LKD	13	19	13	19	0.0	0.0						
R2/1101	W18/1101	LKD	0	0	0	0	-	-	17	42	15	40	11.8	4.8
R5/1101	W1/1101	LKD	10	39	0	7	100.0	82.1						
R5/1101	W2/1101	LKD	16	48	8	39	50.0	18.8	21	77	8	43	61.9	44.2
R7/1101	W10/1101	LKD	12	24	12	24	0.0	0.0						
R7/1101	W11/1101	LKD	13	37	13	37	0.0	0.0	15	46	15	46	0.0	0.0
R9/1101	W13/1101	LKD	21	35	21	35	0.0	0.0						
R9/1101	W14/1101	LKD	3	13	3	13	0.0	0.0						
R9/1101	W15/1101	LKD	2	12	2	12	0.0	0.0	22	41	22	41	0.0	0.0
R1/1102	W19/1102	LKD	0	1	0	1	-	0.0						
R1/1102	W20/1102	LKD	0	8	0	8	-	0.0						
R1/1102	W21/1102	LKD	9	21	4	16	55.6	23.8	9	22	4	17	55.6	22.7
R2/1102	W4/1102	LKD	23	49	22	48	4.3	2.0						
R2/1102	W5/1102	LKD	21	27	21	27	0.0	0.0						
R2/1102	W18/1102	LKD	0	0	0	0	-	-	24	50	23	49	4.2	2.0
R3/1102	W6/1102	LKD	20	26	20	26	0.0	0.0						