



# 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		
R3/1102	W7/1102	LKD	16	26	16	26	0.0	0.0	20	35	20	35	0.0	0.0
R5/1102	W1/1102	LKD	12	42	3	29	75.0	31.0						
R5/1102	W2/1102	LKD	21	53	19	51	9.5	3.8	28	85	19	72	32.1	15.3
R7/1102	W10/1102	LKD	21	33	21	33	0.0	0.0						
R7/1102	W11/1102	LKD	21	46	20	45	4.8	2.2	25	57	24	56	4.0	1.8
R9/1102	W13/1102	LKD	27	41	27	41	0.0	0.0						
R9/1102	W14/1102	LKD	3	13	3	13	0.0	0.0						
R9/1102	W15/1102	LKD	2	12	2	12	0.0	0.0	27	46	27	46	0.0	0.0
R2/1103	W4/1103	LKD	26	72	26	72	0.0	0.0						
R2/1103	W5/1103	LKD	23	55	23	55	0.0	0.0						
R2/1103	W18/1103	LKD	0	0	0	0	-	-	26	72	26	72	0.0	0.0
R5/1103	W1/1103	LKD	12	42	9	39	25.0	7.1						
R5/1103	W2/1103	LKD	23	55	23	55	0.0	0.0	30	87	27	84	10.0	3.4
R7/1103	W10/1103	LKD	23	55	23	55	0.0	0.0						
R7/1103	W11/1103	LKD	25	60	25	60	0.0	0.0	28	67	28	67	0.0	0.0
R9/1103	W13/1103	LKD	28	75	28	75	0.0	0.0						
R9/1103	W14/1103	LKD	3	13	3	13	0.0	0.0						
R9/1103	W15/1103	LKD	2	12	2	12	0.0	0.0	28	80	28	80	0.0	0.0



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			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

R7/1104	W7/1104	LKD	23	56	23	56	0.0	0.0	23	56	23	56	0.0	0.0
R8/1104	W8/1104	LKD	26	71	26	71	0.0	0.0						
R8/1104	W9/1104	LKD	0	0	0	0	-	-						
R8/1104	W10/1104	LKD	0	0	0	0	-	-	26	71	26	71	0.0	0.0

### 73 Norcutt Road, Alcott House

R3/10	W5/10	BEDROOM_ASSUMED	12	41	10	35	16.7	14.6	12	41	10	35	16.7	14.6
R4/10	W6/10	BEDROOM_ASSUMED	7	33	5	28	28.6	15.2	7	33	5	28	28.6	15.2
R5/10	W7/10	BEDROOM_ASSUMED	12	42	11	41	8.3	2.4	12	42	11	41	8.3	2.4
R6/10	W8/10	LK_ASSUMED	4	25	4	25	0.0	0.0						
R6/10	W9/10	LK_ASSUMED	19	74	15	69	21.1	6.8	19	75	15	70	21.1	6.7
R7/10	W10/10	BEDROOM_ASSUMED	15	71	13	69	13.3	2.8	15	71	13	69	13.3	2.8
R8/10	W11/10	BEDROOM_ASSUMED	14	69	13	68	7.1	1.4	14	69	13	68	7.1	1.4
R9/10	W12/10	LK_ASSUMED	21	73	19	71	9.5	2.7						
R9/10	W13/10	LK_ASSUMED	6	32	6	32	0.0	0.0	21	75	19	73	9.5	2.7



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			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R4/11	W5/11	LOUNGE	0	14	0	5	-	64.3						
R4/11	W6/11	LOUNGE	16	52	14	40	12.5	23.1	16	54	14	43	12.5	20.4
R7/11	W9/11	LIVINGROOM	19	57	17	51	10.5	10.5						
R7/11	W10/11	LIVINGROOM	26	82	23	79	11.5	3.7	26	94	24	88	7.7	6.4
R10/11	W13/11	LIVINGROOM	24	80	24	80	0.0	0.0						
R10/11	W14/11	LIVINGROOM	7	37	7	37	0.0	0.0	24	81	24	81	0.0	0.0
R4/12	W5/12	LOUNGE	1	15	0	11	100.0	26.7						
R4/12	W6/12	LOUNGE	19	56	16	44	15.8	21.4	19	57	16	51	15.8	10.5
R7/12	W9/12	LIVINGROOM	21	60	19	55	9.5	8.3						
R7/12	W10/12	LIVINGROOM	28	83	27	82	3.6	1.2	29	98	27	93	6.9	5.1
R10/12	W13/12	LIVINGROOM	28	82	28	82	0.0	0.0						
R10/12	W14/12	LIVINGROOM	9	40	9	40	0.0	0.0	28	83	28	83	0.0	0.0

### 65-71 Norcutt Road

R2/20	W2/20	CONSERVATORY	0	6	0	5	-	16.7						
R2/20	W3/20	CONSERVATORY	2	19	2	17	0.0	10.5						
R2/20	W4/20	CONSERVATORY	8	37	8	35	0.0	5.4	8	39	8	37	0.0	5.1
R1/21	W1/21	BEDROOM_ASSUMED	18	54	16	49	11.1	9.3	18	54	16	49	11.1	9.3



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			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

R1/30	W1/30	CONSERVATORY	12	40	11	38	8.3	5.0						
R1/30	W2/30	CONSERVATORY	1	34	1	34	0.0	0.0						
R1/30	W3/30	CONSERVATORY	1	29	0	27	100.0	6.9	13	49	11	45	15.4	8.2
R1/31	W1/31	BEDROOM_ASSUMED	18	54	16	49	11.1	9.3	18	54	16	49	11.1	9.3

### 63 Norcutt Road

R1/40	W1/40	CONSERVATORY	0	7	0	4	-	42.9						
R1/40	W2/40	CONSERVATORY	14	53	12	47	14.3	11.3						
R1/40	W3/40	CONSERVATORY	2	17	2	17	0.0	0.0						
R1/40	W4/40	CONSERVATORY	18	61	14	53	22.2	13.1						
R1/40	W5/40	CONSERVATORY	8	34	8	34	0.0	0.0						
R1/40	W6/40	CONSERVATORY	12	58	9	50	25.0	13.8	18	65	15	58	16.7	10.8

### 61 Norcutt Road

R1/50	W1/50	CONSERVATORY_ASSUMED	7	31	9	33	-28.6	-6.5						
R1/50	W2/50	CONSERVATORY_ASSUMED	19	65	15	57	21.1	12.3						
R1/50	W3/50	CONSERVATORY_ASSUMED	5	34	6	35	-20.0	-2.9						
R1/50	W4/50	CONSERVATORY_ASSUMED	20	63	16	55	20.0	12.7						
R1/50	W5/50	CONSERVATORY_ASSUMED	17	55	13	48	23.5	12.7						
R1/50	W6/50	CONSERVATORY_ASSUMED	9	38	8	36	11.1	5.3	20	66	16	59	20.0	10.6



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			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

R1/51	W1/51	BEDROOM_ASSUMED	18	54	15	48	16.7	11.1	18	54	15	48	16.7	11.1
R1/52	W1/52	BEDROOM_ASSUMED	24	77	23	75	4.2	2.6	24	77	23	75	4.2	2.6

### 59 Norcutt Road

R1/60	W1/60	CONSERVATORY	0	7	0	4	-	42.9						
R1/60	W2/60	CONSERVATORY	12	50	11	46	8.3	8.0						
R1/60	W3/60	CONSERVATORY	0	5	2	13	-	-160.0						
R1/60	W4/60	CONSERVATORY	13	55	14	52	-7.7	5.5						
R1/60	W5/60	CONSERVATORY	1	11	8	35	-700.0	-218.2						
R1/60	W6/60	CONSERVATORY	7	49	8	49	-14.3	0.0	15	61	14	57	6.7	6.6

### 57 Norcutt Road

R1/70	W1/70	CONSERVATORY	3	9	11	37	-266.7	-311.1						
R1/70	W2/70	CONSERVATORY	11	49	15	55	-36.4	-12.2						
R1/70	W3/70	CONSERVATORY	3	20	7	40	-133.3	-100.0						
R1/70	W4/70	CONSERVATORY	12	47	15	53	-25.0	-12.8						
R1/70	W5/70	CONSERVATORY	5	26	7	34	-40.0	-30.8						
R1/70	W6/70	CONSERVATORY	12	46	13	48	-8.3	-4.3	15	59	16	59	-6.7	0.0

### 55 Norcutt Road

R1/80	W1/80	CONSERVATORY_ASSUMI	0	0	0	4	-	-						
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			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/80	W2/80	ONSERVATORY_ASSUMI	10	39	11	45	-10.0	-15.4						
R1/80	W3/80	ONSERVATORY_ASSUMI	0	0	2	16	-	-						
R1/80	W4/80	ONSERVATORY_ASSUMI	10	39	13	51	-30.0	-30.8						
R1/80	W5/80	ONSERVATORY_ASSUMI	1	7	8	34	-700.0	-385.7						
R1/80	W6/80	ONSERVATORY_ASSUMI	5	33	8	48	-60.0	-45.5	13	50	14	56	-7.7	-12.0
R1/81	W1/81	BEDROOM_ASSUMED	18	54	15	49	16.7	9.3	18	54	15	49	16.7	9.3
R1/82	W1/82	BEDROOM_ASSUMED	24	81	22	79	8.3	2.5	24	81	22	79	8.3	2.5

### 53 Norcutt Road

R1/90	W1/90	CONSERVATORY	2	8	9	33	-350.0	-312.5						
R1/90	W2/90	CONSERVATORY	11	39	15	55	-36.4	-41.0						
R1/90	W3/90	CONSERVATORY	3	19	6	39	-100.0	-105.3						
R1/90	W4/90	CONSERVATORY	11	39	16	54	-45.5	-38.5						
R1/90	W5/90	CONSERVATORY	12	41	14	48	-16.7	-17.1						
R1/90	W6/90	CONSERVATORY	5	24	8	36	-60.0	-50.0	15	52	17	59	-13.3	-13.5

### 51 Norcutt Road

R1/100	W1/100	ONSERVATORY_ASSUMI	0	0	0	3	-	-						
R1/100	W2/100	ONSERVATORY_ASSUMI	10	40	11	46	-10.0	-15.0						
R1/100	W3/100	ONSERVATORY_ASSUMI	0	0	1	15	-	-						
R1/100	W4/100	ONSERVATORY_ASSUMI	5	33	8	47	-60.0	-42.4						



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			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/100	W5/100	ONSERVATORY_ASSUMI	0	3	4	26	-	-766.7						
R1/100	W6/100	ONSERVATORY_ASSUMI	0	22	2	37	-	-68.2	10	44	11	51	-10.0	-15.9
R1/101	W1/101	BEDROOM_ASSUMED	19	55	17	50	10.5	9.1	19	55	17	50	10.5	9.1
R1/102	W1/102	BEDROOM_ASSUMED	23	82	21	80	8.7	2.4	23	82	21	80	8.7	2.4
<b>49 Norcutt Road</b>														
R1/110	W1/110	KD	5	23	5	24	0.0	-4.3						
R1/110	W4/110	KD	0	24	1	27	-	-12.5	5	31	6	34	-20.0	-9.7
<b>47 Norcutt Road</b>														
R1/120	W1/120	ASSUMED	7	37	10	47	-42.9	-27.0						
R1/120	W2/120	ASSUMED	9	38	10	40	-11.1	-5.3	10	47	11	49	-10.0	-4.3
R2/120	W3/120	KITCHEN_ASSUMED	7	33	8	35	-14.3	-6.1	7	33	8	35	-14.3	-6.1
R1/121	W1/121	BEDROOM_ASSUMED	20	55	16	49	20.0	10.9	20	55	16	49	20.0	10.9
<b>45 Norcutt Road</b>														
R1/130	W1/130	KITCHEN_ASSUMED	0	14	0	15	-	-7.1	0	14	0	15	-	-7.1



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			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/131	W1/131	BEDROOM_ASSUMED	20	56	16	50	20.0	10.7	20	56	16	50	20.0	10.7
<b>43 Norcutt Road</b>														
R1/140	W1/140	ASSUMED	6	35	9	44	-50.0	-25.7						
R1/140	W2/140	ASSUMED	7	35	7	35	0.0	0.0	8	43	9	44	-12.5	-2.3
R2/140	W3/140	KITCHEN_ASSUMED	6	34	7	36	-16.7	-5.9	6	34	7	36	-16.7	-5.9
R1/141	W1/141	BEDROOM_ASSUMED	20	56	16	50	20.0	10.7	20	56	16	50	20.0	10.7
<b>41 Norcutt Road</b>														
R1/150	W1/150	KITCHEN_ASSUMED	0	13	0	15	-	-15.4	0	13	0	15	-	-15.4
R1/151	W1/151	BEDROOM_ASSUMED	20	56	16	50	20.0	10.7	20	56	16	50	20.0	10.7
<b>39 Norcutt Road</b>														
R1/160	W1/160	ASSUMED	6	35	9	45	-50.0	-28.6						
R1/160	W2/160	ASSUMED	7	35	8	37	-14.3	-5.7	8	43	10	46	-25.0	-7.0
R2/160	W3/160	KITCHEN_ASSUMED	7	35	8	37	-14.3	-5.7	7	35	8	37	-14.3	-5.7
R1/161	W1/161	BEDROOM_ASSUMED	20	56	16	49	20.0	12.5	20	56	16	49	20.0	12.5





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			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

### 37 Norcutt Road

R2/170	W1/170	KITCHEN_ASSUMED	0	13	0	15	-	-15.4	0	13	0	15	-	-15.4
R1/171	W1/171	BEDROOM_ASSUMED	20	56	16	50	20.0	10.7	20	56	16	50	20.0	10.7

### 35 Norcutt Road

R2/180	W4/180	KITCHEN_ASSUMED	11	38	12	41	-9.1	-7.9	11	38	12	41	-9.1	-7.9
R3/180	W2/180	ASSUMED	6	18	12	39	-100.0	-116.7						
R3/180	W3/180	ASSUMED	12	39	14	43	-16.7	-10.3	14	41	16	48	-14.3	-17.1
R1/181	W1/181	BEDROOM_ASSUMED	19	56	16	51	15.8	8.9	19	56	16	51	15.8	8.9

### 31 Norcutt Road

R1/200	W1/200	ASSUMED	7	25	11	41	-57.1	-64.0						
R1/200	W2/200	ASSUMED	7	26	11	41	-57.1	-57.7	7	26	11	42	-57.1	-61.5
R2/200	W3/200	KITCHEN_ASSUMED	1	29	2	31	-100.0	-6.9	1	29	2	31	-100.0	-6.9
R1/201	W1/201	BEDROOM_ASSUMED	18	55	16	51	11.1	7.3	18	55	16	51	11.1	7.3



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			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/202	W1/202	ASSUMED	22	83	23	84	-4.5	-1.2	22	83	23	84	-4.5	-1.2
<b>29 Norcutt Road</b>														
R1/210	W1/210	KITCHEN_ASSUMED	0	11	0	12	-	-9.1	0	11	0	12	-	-9.1
R2/210	W2/210	ASSUMED	0	4	0	7	-	-75.0						
R2/210	W3/210	ASSUMED	8	25	12	41	-50.0	-64.0	8	29	12	44	-50.0	-51.7
R1/211	W1/211	BEDROOM_ASSUMED	17	54	16	51	5.9	5.6	17	54	16	51	5.9	5.6
R1/212	W1/212	ASSUMED	24	85	25	86	-4.2	-1.2	24	85	25	86	-4.2	-1.2
<b>27 Norcutt Road</b>														
R1/220	W1/220	ASSUMED	5	23	10	40	-100.0	-73.9						
R1/220	W2/220	ASSUMED	4	35	5	38	-25.0	-8.6	7	38	11	49	-57.1	-28.9
R2/220	W3/220	KITCHEN_ASSUMED	1	29	2	31	-100.0	-6.9	1	29	2	31	-100.0	-6.9
R1/221	W1/221	BEDROOM_ASSUMED	18	55	16	51	11.1	7.3	18	55	16	51	11.1	7.3
<b>25 Norcutt Road</b>														
R1/230	W1/230	KITCHEN_ASSUMED	0	8	0	10	-	-25.0						



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			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/230	W2/230	KITCHEN_ASSUMED	0	4	0	6	-	-50.0	0	8	0	10	-	-25.0
R1/231	W1/231	BEDROOM_ASSUMED	16	52	16	51	0.0	1.9	16	52	16	51	0.0	1.9
<b>21 Norcutt Road</b>														
R1/250	W1/250	KITCHEN_ASSUMED	7	23	12	40	-71.4	-73.9						
R1/250	W2/250	KITCHEN_ASSUMED	15	50	17	54	-13.3	-8.0						
R1/250	W3/250	KITCHEN_ASSUMED	9	28	15	44	-66.7	-57.1	15	50	17	54	-13.3	-8.0
R1/252	W1/252	BEDROOM_ASSUMED	17	52	18	53	-5.9	-1.9	17	52	18	53	-5.9	-1.9
<b>17 Norcutt Road</b>														
R1/270	W1/270	KITCHEN_ASSUMED	0	13	5	34	-	-161.5						
R1/270	W2/270	KITCHEN_ASSUMED	12	41	16	49	-33.3	-19.5	12	41	16	49	-33.3	-19.5
R1/271	W1/271	BEDROOM_ASSUMED	17	48	17	51	0.0	-6.3	17	48	17	51	0.0	-6.3
<b>13 Norcutt Road</b>														
R1/290	W1/290	LKD	8	36	12	42	-50.0	-16.7						
R1/290	W2/290	LKD	7	37	8	41	-14.3	-10.8	9	40	12	45	-33.3	-12.5

## 11 Norcutt Road



# 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		
R2/300	W5/300	KITCHEN_ASSUMED	1	25	1	26	0.0	-4.0	1	25	1	26	0.0	-4.0
R3/300	W2/300	ASSUMED	11	35	15	46	-36.4	-31.4						
R3/300	W3/300	ASSUMED	10	34	15	46	-50.0	-35.3						
R3/300	W4/300	ASSUMED	5	20	5	20	0.0	0.0	11	39	15	49	-36.4	-25.6
R1/301	W1/301	BEDROOM_ASSUMED	0	4	0	4	-	0.0						
R1/301	W2/301	BEDROOM_ASSUMED	16	49	18	54	-12.5	-10.2	16	49	18	54	-12.5	-10.2
<b>9 Norcutt Road</b>														
R1/310	W1/310	KITCHEN_ASSUMED	0	4	0	4	-	0.0	0	4	0	4	-	0.0
R2/310	W2/310	ASSUMED	10	32	15	47	-50.0	-46.9	10	32	15	47	-50.0	-46.9
R1/311	W1/311	ASSUMED	16	48	17	51	-6.3	-6.3						
R1/311	W2/311	ASSUMED	16	48	17	51	-6.3	-6.3	16	48	17	51	-6.3	-6.3
R1/312	W1/312	BEDROOM_ASSUMED	19	55	20	57	-5.3	-3.6	19	55	20	57	-5.3	-3.6
<b>5 Norcutt Road</b>														
R1/330	W1/330	LKD_ASSUMED	20	49	16	47	20.0	4.1						
R1/330	W2/330	LKD_ASSUMED	12	39	9	37	25.0	5.1						



# 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		
R1/330	W3/330	LKD_ASSUMED	20	49	16	47	20.0	4.1						
R1/330	W4/330	LKD_ASSUMED	20	50	17	47	15.0	6.0	20	52	17	50	15.0	3.8
R1/331	W1/331	BEDROOM_ASSUMED	10	43	8	44	20.0	-2.3	10	43	8	44	20.0	-2.3
<b>3 Norcutt Road</b>														
R1/340	W1/340	KD_NO_ROL	15	45	12	41	20.0	8.9						
R1/340	W2/340	KD_NO_ROL	9	34	7	32	22.2	5.9	15	45	13	43	13.3	4.4
<b>1 Norcutt Road</b>														
R1/350	W1/350	KD	20	55	18	51	10.0	7.3						
R1/350	W2/350	KD	18	54	18	51	0.0	5.6	20	56	19	52	5.0	7.1
R2/350	W3/350	PLAYROOM	9	44	9	40	0.0	9.1	9	44	9	40	0.0	9.1
<b>52 Edwin Road</b>														
R1/1052	W1/1052	ASSUMED	0	12	0	12	-	0.0						
R1/1052	W2/1052	ASSUMED	2	30	2	30	0.0	0.0	2	33	2	33	0.0	0.0
<b>2 Crane Road</b>														
R2/1030	W2/1030	ASSUMED_KITCHEN	18	60	18	60	0.0	0.0						



# 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		

R2/1030	W3/1030	ASSUMED_KITCHEN	12	43	12	43	0.0	0.0	22	65	22	65	0.0	0.0
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### 4 Crane Road

R1/1020	W1/1020	ASSUMED_KD	11	39	11	39	0.0	0.0						
R1/1020	W2/1020	ASSUMED_KD	7	45	7	44	0.0	2.2						
R1/1020	W3/1020	ASSUMED_KD	5	39	5	38	0.0	2.6						
R1/1020	W4/1020	ASSUMED_KD	0	12	0	11	-	8.3						
R1/1020	W5/1020	ASSUMED_KD	0	5	0	4	-	20.0						
R1/1020	W6/1020	ASSUMED_KD	14	47	14	47	0.0	0.0						
R1/1020	W7/1020	ASSUMED_KD	20	63	20	63	0.0	0.0	20	65	20	64	0.0	1.5

### 6 Crane Road

R2/1010	W2/1010	ASSUMED_KITCHEN	0	19	0	19	-	0.0						
R2/1010	W3/1010	ASSUMED_KITCHEN	3	28	3	28	0.0	0.0						
R2/1010	W4/1010	ASSUMED_KITCHEN	7	36	7	36	0.0	0.0						
R2/1010	W5/1010	ASSUMED_KITCHEN	10	41	10	41	0.0	0.0	10	43	10	43	0.0	0.0

### 18 Crane Road

R2/930	W3/930	ASSUMED_KITCHEN	5	28	4	28	20.0	0.0						
R2/930	W5/930	ASSUMED_KITCHEN	2	19	1	19	50.0	0.0	5	28	4	28	20.0	0.0
R3/930	W1/930	ASSUMED_KITCHEN	12	41	10	39	16.7	4.9						



# 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		
R3/930	W4/930	ASSUMED_KITCHEN	13	46	12	45	7.7	2.2	14	49	12	47	14.3	4.1
<b>26 Crane Road</b>														
R1/890	W2/890	ASSUMED_RESI	0	34	0	33	-	2.9	0	34	0	33	-	2.9
R3/890	W1/890	ASSUMED_RESI	9	37	8	35	11.1	5.4						
R3/890	W3/890	ASSUMED_RESI	15	67	13	64	13.3	4.5	15	67	13	64	13.3	4.5
<b>30 Crane Road</b>														
R1/870	W1/870	LD	5	30	5	28	0.0	6.7						
R1/870	W2/870	LD	0	33	0	33	-	0.0						
R1/870	W3/870	LD	5	51	3	48	40.0	5.9						
R1/870	W4/870	LD	12	64	11	62	8.3	3.1						
R1/870	W5/870	LD	13	52	13	52	0.0	0.0	16	68	14	66	12.5	2.9
<b>32 Crane Road</b>														
R1/860	W1/860	LKD	5	30	5	28	0.0	6.7						
R1/860	W2/860	LKD	0	10	0	10	-	0.0						
R1/860	W3/860	LKD	0	2	0	2	-	0.0						
R1/860	W4/860	LKD	3	38	3	37	0.0	2.6						
R1/860	W5/860	LKD	10	43	10	43	0.0	0.0	10	45	10	45	0.0	0.0



# 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		

### 34 Crane Road

R1/850	W1/850	KITCHEN_ASSUMED	7	35	7	33	0.0	5.7						
R1/850	W2/850	KITCHEN_ASSUMED	5	50	5	49	0.0	2.0						
R1/850	W3/850	KITCHEN_ASSUMED	10	48	8	45	20.0	6.3						
R1/850	W4/850	KITCHEN_ASSUMED	9	49	8	47	11.1	4.1						
R1/850	W5/850	KITCHEN_ASSUMED	0	10	0	10	-	0.0	11	58	9	55	18.2	5.2

### 38 Crane Road

R1/430	W1/430	KITCHEN_ASSUMED	0	14	0	13	-	7.1						
R1/430	W2/430	KITCHEN_ASSUMED	1	27	1	26	0.0	3.7						
R1/430	W4/430	KITCHEN_ASSUMED	7	35	7	34	0.0	2.9	7	38	7	37	0.0	2.6

### 42 Crane Road

R1/480	W1/480	KITCHEN_ASSUMED	0	21	0	20	-	4.8						
R1/480	W2/480	KITCHEN_ASSUMED	1	36	1	35	0.0	2.8						
R1/480	W3/480	KITCHEN_ASSUMED	8	36	7	34	12.5	5.6						
R1/480	W4/480	KITCHEN_ASSUMED	7	35	7	34	0.0	2.9	8	47	7	45	12.5	4.3

### 44 Crane Road

R1/490	W1/490	LKD	6	34	6	33	0.0	2.9						
R1/490	W2/490	LKD	0	0	0	0	-	-						





# 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		
R1/490	W3/490	LKD	0	0	0	0	-	-						
R1/490	W4/490	LKD	16	53	16	53	0.0	0.0						
R1/490	W5/490	LKD	0	0	0	0	-	-						
R1/490	W6/490	LKD	13	40	13	40	0.0	0.0						
R1/490	W7/490	LKD	16	53	16	53	0.0	0.0	23	88	23	87	0.0	1.1

### 46 Crane Road

R1/510	W1/510	KITCHEN_ASSUMED	0	26	0	26	-	0.0						
R1/510	W2/510	KITCHEN_ASSUMED	3	38	2	36	33.3	5.3						
R1/510	W3/510	KITCHEN_ASSUMED	15	59	14	58	6.7	1.7						
R1/510	W4/510	KITCHEN_ASSUMED	8	34	7	32	12.5	5.9						
R1/510	W5/510	KITCHEN_ASSUMED	6	32	5	30	16.7	6.3						
R1/510	W6/510	KITCHEN_ASSUMED	12	48	11	47	8.3	2.1	16	60	15	59	6.3	1.7

### 50 Crane Road

R1/550	W1/550	KD_NO_ROL	0	0	0	0	-	-						
R1/550	W2/550	KD_NO_ROL	9	52	7	50	22.2	3.8						
R1/550	W3/550	KD_NO_ROL	13	61	11	58	15.4	4.9						
R1/550	W4/550	KD_NO_ROL	5	30	5	28	0.0	6.7						
R1/550	W5/550	KD_NO_ROL	6	48	6	47	0.0	2.1						
R1/550	W6/550	KD_NO_ROL	4	38	4	38	0.0	0.0	13	63	11	61	15.4	3.2
R1/560	W1/560	LIVINGROOM	0	1	0	1	-	0.0						



# 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		
R1/560	W2/560	LIVINGROOM	10	32	10	32	0.0	0.0	10	33	10	33	0.0	0.0
<b>54 Crane Road</b>														
R1/590	W1/590	ONSERVATORY_ASSUMI	15	60	13	56	13.3	6.7						
R1/590	W2/590	ONSERVATORY_ASSUMI	0	40	0	37	-	7.5						
R1/590	W3/590	ONSERVATORY_ASSUMI	7	34	7	31	0.0	8.8						
R1/590	W4/590	ONSERVATORY_ASSUMI	5	43	5	41	0.0	4.7	16	65	14	61	12.5	6.2
R1/600	W1/600	KITCHEN_ASSUMED	0	31	0	29	-	6.5	0	31	0	29	-	6.5
<b>56 Crane Road</b>														
R1/620	W1/620	KD_NO_ROL	12	48	10	45	16.7	6.3						
R1/620	W2/620	KD_NO_ROL	1	28	1	25	0.0	10.7						
R1/620	W3/620	KD_NO_ROL	10	47	10	46	0.0	2.1						
R1/620	W4/620	KD_NO_ROL	0	6	0	5	-	16.7						
R1/620	W5/620	KD_NO_ROL	0	2	0	2	-	0.0	12	49	10	46	16.7	6.1
<b>58 Crane Road</b>														
R2/640	W1/640	KD	0	5	0	2	-	60.0						
R2/640	W2/640	KD	0	24	0	23	-	4.2						
R2/640	W3/640	KD	2	27	2	26	0.0	3.7	2	31	2	30	0.0	3.2



# 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		
R2/641	W2/641	KD_ASSUMED	12	50	12	50	0.0	0.0	12	50	12	50	0.0	0.0
<b>6 Gould Road</b>														
R1/710	W1/710	LD	0	0	0	0	-	-						
R1/710	W2/710	LD	23	74	23	74	0.0	0.0						
R1/710	W3/710	LD	22	73	22	73	0.0	0.0	23	74	23	74	0.0	0.0
<b>10 Gould Road</b>														
R1/740	W1/740	KITCHEN_ASSUMED	0	13	0	13	-	0.0						
R1/740	W2/740	KITCHEN_ASSUMED	0	5	0	5	-	0.0						
R1/740	W3/740	KITCHEN_ASSUMED	0	2	0	2	-	0.0	0	15	0	15	-	0.0
<b>14 Gould Road</b>														
R1/780	W1/780	CHEN_ASSUMED_NO_F	0	7	0	7	-	0.0						
R1/780	W2/780	CHEN_ASSUMED_NO_F	0	3	0	3	-	0.0	0	10	0	10	-	0.0
<b>32 Gould Road, Crane Mews</b>														
R1/800	W1/800		19	71	19	69	0.0	2.8	19	71	19	69	0.0	2.8
R1/801	W1/801		25	72	25	72	0.0	0.0	25	72	25	72	0.0	0.0



# 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		

### 3 Mereway Cottages, Mereway Road

R1/810	w1/810	ASSUMED	26	79	25	78	3.8	1.3						
R1/810	W2/810	ASSUMED	14	48	12	46	14.3	4.2						
R1/810	W3/810	ASSUMED	14	45	12	43	14.3	4.4						
R1/810	W4/810	ASSUMED	23	67	22	66	4.3	1.5						
R1/810	W5/810	ASSUMED	12	34	11	33	8.3	2.9						
R1/810	W6/810	ASSUMED	24	81	24	81	0.0	0.0						
R1/810	W7/810	ASSUMED	23	79	21	77	8.7	2.5	30	99	28	97	6.7	2.0
R2/810	W8/810	ASSUMED	23	76	21	74	8.7	2.6						
R2/810	W9/810	ASSUMED	11	41	11	41	0.0	0.0						
R2/810	W12/810	ASSUMED	25	92	23	90	8.0	2.2						
R2/810	W13/810	ASSUMED	23	90	23	90	0.0	0.0	28	95	26	93	7.1	2.1
R3/810	W10/810	ASSUMED	13	46	13	46	0.0	0.0						
R3/810	W11/810	ASSUMED	24	82	23	81	4.2	1.2						
R3/810	W14/810	ASSUMED	29	97	27	95	6.9	2.1						
R3/810	W15/810	ASSUMED	21	67	21	67	0.0	0.0	29	97	27	95	6.9	2.1
R1/820	W1/820	ASSUMED	16	52	16	52	0.0	0.0						
R1/820	W2/820	ASSUMED	16	51	17	52	-6.3	-2.0						
R1/820	W3/820	ASSUMED	21	78	21	77	0.0	1.3						
R1/820	W4/820	ASSUMED	21	76	22	76	-4.8	0.0						
R1/820	W5/820	ASSUMED	21	76	23	77	-9.5	-1.3	25	93	24	91	4.0	2.2



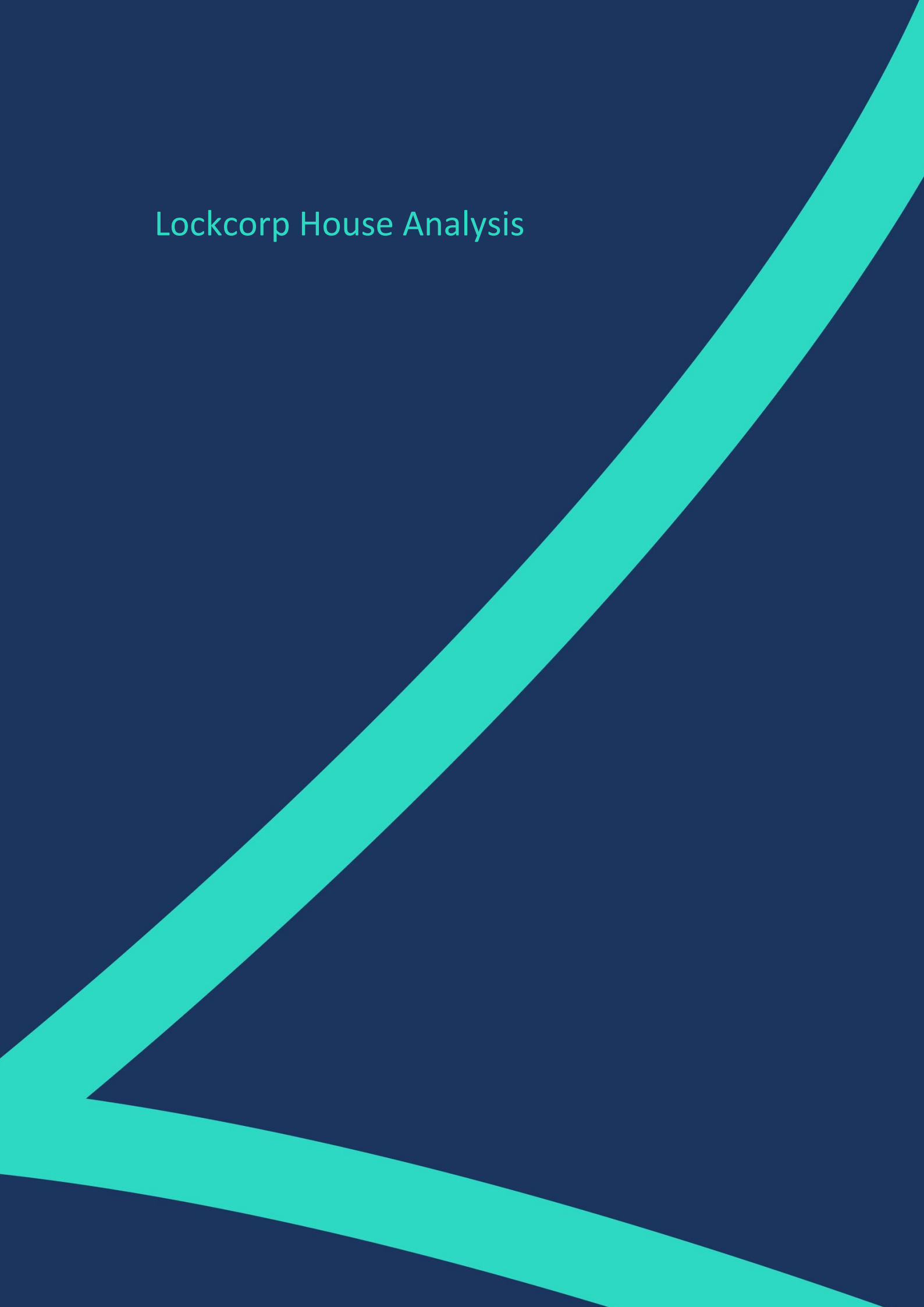
# ANALYSIS

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		
R1/830	W1/830	ASSUMED	21	76	23	77	-9.5	-1.3						
R1/830	W2/830	ASSUMED	21	70	22	70	-4.8	0.0	22	78	23	78	-4.5	0.0

# Lockcorp House Analysis





# BRE CBDM ANALYSIS

PROJECT GREGGS, PROJECT LOCATION  
LOCKCORP 240222 CBDM

## BRE CBDM ANALYSIS

Room Label	Room Use	Room Use Target Illuminance Lux	Median Illuminance Lux	Fraction of Working Plane % Area
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### Lockcorp House, 75 Norcutt Road

R1/1100	LKD	200	197.6	49.4
R2/1100	BEDROOM	100	495.8	100
R3/1100	BEDROOM	100	384.8	100
R4/1100	BEDROOM	100	311.5	100
R1/1101	BEDROOM	100	234	100
R2/1101	LKD	200	249	67.6
R3/1101	BEDROOM	100	204.1	88.7
R4/1101	BEDROOM	100	212.2	87.6
R5/1101	LKD	200	329.3	81.6
R6/1101	BEDROOM	100	572.3	100
R7/1101	LKD	200	396.1	99.8
R8/1101	BEDROOM	100	1109.3	100
R9/1101	LKD	200	399.4	100
R10/1101	BEDROOM	100	429.2	100
R1/1102	LKD	200	469.3	99.5
R2/1102	LKD	200	348.8	99.6
R3/1102	LKD	200	343.6	89.2
R4/1102	BEDROOM	100	329.8	95.6
R5/1102	LKD	200	483.4	100
R6/1102	BEDROOM	100	651.7	100
R7/1102	LKD	200	458.9	100
R8/1102	BEDROOM	100	1130.8	100
R9/1102	LKD	200	405.8	100
R10/1102	LKD	200	615.5	100
R1/1103	BEDROOM	100	781.9	100
R2/1103	LKD	200	457.4	100
R3/1103	BEDROOM	100	602.5	100
R4/1103	BEDROOM	100	501.8	100
R5/1103	LKD	200	664.3	100
R6/1103	BEDROOM	100	713.7	100
R7/1103	LKD	200	583.7	100



# BRE CBDM ANALYSIS

PROJECT GREGGS, PROJECT LOCATION  
LOCKCORP 240222 CBDM

## BRE CBDM ANALYSIS

Room Label	Room Use	Room Use Target Illuminance Lux	Median Illuminance Lux	Fraction of Working Plane % Area
R8/1103	BEDROOM	100	1139.1	100
R9/1103	LKD	200	430.8	100
R10/1103	BEDROOM	100	741.5	100
R1/1104	BEDROOM	100	650.6	100
R2/1104	BEDROOM	100	387.1	100
R3/1104	BEDROOM	100	399.9	100
R4/1104	BEDROOM	100	444.3	100
R5/1104	BEDROOM	100	378.3	100
R6/1104	BEDROOM	100	324.9	100
R7/1104	LKD	200	533	100
R8/1104	LKD	200	868.1	100



# Appendix 3: Overshadowing Sun Hours on Ground Assessment

The background is a solid dark blue. A large, stylized graphic is composed of two overlapping teal shapes. One shape is a large, upward-pointing triangle that starts from the bottom left and extends towards the top right. The second shape is a horizontal bar that overlaps the bottom edge of the triangle, extending from the left edge towards the right.