

# GREGGS BAKERY, TWICKENHAM, RICHMOND UPON THAMES, LONDON

## DAYLIGHT, SUNLIGHT AND OVERSHADOWING REPORT – INDUSTRIAL LED SCHEME

**CLIENT:** LONDON SQUARE DEVELOPMENTS LTD

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# 1 Introduction

- 1.1 Point 2 have been appointed by London Square Developments Ltd to undertake a daylight, sunlight and overshadowing assessment in relation to the proposed development located at the Greggs Bakery site and No. 2 Gould Road, Twickenham TW2 6RT (the 'Site').
- 1.2 The proposed development seeks full planning permission for the demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide up to 97 residential units and 883 sq.m industrial floorspace (Use Class E) with associated hard and soft landscaping, car parking and highways works and other associated works (the 'Proposed Development')
- 1.3 This report assesses the daylight, sunlight and overshadowing effects of the Proposed Development on the surrounding residential properties as well as the daylight levels within the scheme. The analysis has been undertaken in accordance with the advice and recommendation set out in the BRE Guidelines 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (2022).
- 1.4 The calculations within this report have been based upon a 3D contextual model created from point cloud survey data, alongside the submitted 3D model, plans, elevations and sections that have been prepared by Assael Architecture Ltd.

## Sources of Information

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

### Point 2 Surveyors

3D Laser Scan Survey  
3D Contextual Model

### Assael Architecture

CAD 3D Model of the Proposed Development - received 24<sup>th</sup> October 2022

### Valuation Office Agency

Property uses

### Richmond Upon Thames

Neighbouring internal layouts

### Estate Agent Details

Neighbouring internal layouts

## 2 Methodology

- 2.1 It is usual to assess any change in daylight and sunlight to neighbouring residential properties by reference to the guidelines set out in the 2022 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Paul Littlefair. This document is widely used by planning authorities as the means by which to judge the effects of a scheme on neighbouring amenity as well as within the scheme itself.
- 2.2 The new version of the report, published in June 2022 has replaced the previous version which was published in 2011. Whilst the scheme design was developed and optimised in accordance with the 2011 guidelines, we have been asked to provide an updated report to reflect the new 2022 version. Although the methodology for the assessment of the impact on neighbouring properties has not materially altered, the assessment of the light within new developments is fundamentally different. A new Climate Based Daylight Modelling (CBDM) methodology replaces the old Average Daylight Factor (ADF) methodology. The new methodology is more complex, is arguably a more accurate simulation of actual daylight levels but has targets that are generally more difficult to achieve in an urban context.
- 2.3 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 a proposed scheme in relation to the BRE guidance, consideration will be given to the context within which a scheme is located, and daylight and sunlight will be one of a number of planning considerations.
- 2.4 In relation to the properties surrounding a site, usually the local planning authority will only be concerned with the impact to main habitable accommodation (i.e. living rooms, bedrooms and kitchens) within residential properties.
- 2.5 Non-habitable rooms such as bathrooms and hallways as well as commercial buildings have not been considered within this report.
- 2.6 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 used for assessing amenity within proposed or consented neighbouring residential accommodation, namely Climate Based Daylight Modelling (CBDM).
- 2.7 In terms of sunlight, we examine the Annual Probable Sunlight Hours (APSH) and in relation to sunlight amenity to gardens and amenity spaces, we apply the quantitative BRE overshadowing guidance.
- 2.8 These measures of daylight and sunlight are discussed in the following paragraphs –

### Diffuse Daylight

- 2.9 **Vertical Sky Component (VSC)** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.
- 2.10 For existing buildings, the BRE Guidelines are based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall.
- 2.11 The BRE Guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.
- 2.12 **No-Sky Line (NSL)** - NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry.
- 2.13 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%).
- 2.14 **Climate Based Daylight Modelling (CBDM) for External Properties**– As outlined within the BRE Guidelines (Appendix F, F9, ii, p87) this assessment can be used where the existing building is proposed but not built. A typical situation might be where the neighbouring building has received planning permission but not yet been constructed.
- 2.15 In consideration of this we have assessed the consented rooms within Lock House, 75 Norcutt Road using CBDM.
- 2.16 The CBDM assessment is discussed further within the Daylight Within Proposed Developments section (2.25-2.31) of this report.

### Sunlight

- 2.17 **Annual Probable Sunlight Hours (APSH)** - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.
- 2.18 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).
- 2.19 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. Normally loss of sunlight need not be analysed to kitchens and bedrooms....’.

- 2.20 On the basis of the above we have not considered APSH to bedrooms or kitchens unless they also comprise a living space.
- 2.21 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 (Sun on Ground)**

- 2.22 Section 3.3 of the BRE guidelines describes the method of assessment of the availability of sunlight within garden/amenity spaces. This relates to the proportion of shading on March 21st.
- 2.23 The following types of open spaces to be assessed would normally include:
- Gardens, such as the main back garden of a house or communal garden including courtyard and roof terraces.
  - Parks and playing fields
  - Children’s playgrounds
  - Outdoor pools, marinas, and lakes
  - Sitting out areas and public squares
  - Nature reserves
- 2.24 The BRE criteria for gardens or amenity areas are as follows, *‘It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity space should receive at least two hours of sunlight on 21 March. If as a result of a new development an existing garden or amenity space does not meet the above, and the area which can receive two hours of sunlight on 21 march is less than 0.8 times its former value, then the loss of amenity is likely to be noticeable.’* The results are analysed against these criteria.

#### **Daylight within Proposed Developments**

- 2.25 In the new 2022 revision of the BRE guidelines, a Climate Based Daylight Modelling (CBDM) methodology replaces the old Average Daylight Factor (ADF) methodology.

#### **Climate Based Daylight Modelling (CBDM)**

- 2.26 The new CBDM methodology is based on the British Standard ‘Daylight in Buildings’ (BS EN17037). This contains advice and guidance on interior daylighting for all buildings across Europe but also has a UK National Annex which provides suggested targets for dwellings in the UK.
- 2.27 BS EN17037 supersedes BS 8206 Part 2 which was based on Average Daylight Factor (ADF) and is no longer recommended.

- 2.28 The CBDM methodology is based on target illuminances from daylight. This is the Daylight Illuminance (DI) to be achieved over half the area of the room (measured on a reference plane at tabletop level) for at least half of the daylight hours in a typical year. The calculations are based on weather data files which cover different regions of the UK. The calculations are done for each hour of the day for every day of the year. There are 8760 hours in the year, of which 4380 are daylight hours, and therefore the targets should be achieved for 2190 hours in the year. The methodology uses a more accurate sky model which simulates the movement of the sun throughout the day and accounts for the weather conditions at the time. As a result, CBDM accounts for the presence of sunlight and therefore the orientation of the rooms/windows is accounted for. A south facing room is likely to have access to higher levels of natural light than a north facing room and as a result, in order to comply a north facing room would typically need larger windows.
- 2.29 The UK National Annex gives illuminance recommendations of 100 Lux in bedrooms, 150 Lux in living rooms and 200 Lux in kitchens. These are median illuminances to be achieved over 50% of the assessment grid for at least half of the daylight hours.
- 2.30 Where a room has a shared use, the highest target should apply. However, it also says that Local Authorities could use discretion here and that a living room target of 150 Lux could be used for combined living/kitchen/dining room if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in the design.
- 2.31 There is a further simplistic methodology based on daylight factors (not the same as the old ADF methodology), which does not use climate-based data but uses a simple fixed sky model. However, since this alternative methodology is simplistic and does not account for the effect of sunlight, or the orientation of the room, it has not been used in our assessment.

#### **Average Daylight Factor (ADF)**

- 2.32 Whilst ADF has been superseded by the new CBDM methodology, the internal layouts of the Proposed Scheme have been developed and refined by reference to the ADF methodology and therefore we have also provided the ADF results for comparison and to serve as a benchmark. The ADF method was described in the previous 2011 BRE guidelines and British Standard BS8206 Part 2, "Lighting for Buildings", although both documents are now obsolete.
- 2.33 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. The acceptable minimum depends on the room use and the presence of supplementary lighting.
- 2.34 The 2011 BRE provides guidance for acceptable values. These are 1.0% for a bedroom, 1.5% for a living room and 2.0% for a kitchen. In cases where the one room serves more than one purpose, the minimum ADF should be that for the room type with the higher value, although flexibility should be applied in an urban context.

## 3 Parameters and Assumptions

- 3.1 In order to calculate the various measures of daylight and sunlight it is necessary to construct a 3D computer model. The model is then analysed using proprietary software to calculate the various measures of daylight and sunlight.
- 3.2 The 3D model was created to reproduce the massing of the buildings both on and surrounding the site at a level of detail appropriate to the calculations performed. All heights in the model are in mm Above Ordnance Datum (AOD).
- 3.3 In assessing the impact of a new development on neighbouring properties, it is usual to only consider main habitable spaces (i.e. living rooms, bedrooms and kitchens) within residential properties. In accordance with the BRE and British Standard guidance, VSC and APSH values have been calculated at the window centre, on the outside wall face. For windows with a cill below working plane level, the window area above and below the working plane has been considered separately and weighted in accordance with the latest BRE guidance.
- 3.4 Best estimates were made in establishing building use (residential or commercial) and room uses; generally, these were made from external observation, VOA searches and recourse to planning records where available. Where floor plan information could not be obtained, reasonable assumptions have been made as to the internal configuration of the rooms behind the fenestration.
- 3.5 In relation to the CBDM assessment of the daylight and sunlight within the proposed scheme, the following assumptions and parameters have been used. The design team have specified light-coloured internal finishes and therefore, in accordance with paragraph C24 of Appendix C of the new BRE guidelines, the following reflectance values have been used: light pastel walls with a reflectance of 0.7, light wood veneer floors/cream carpets with a reflectance of 0.4, and white ceilings with a reflectance of 0.8. All external reflectance levels have been assumed to be 0.2 as per the guidelines.
- 3.6 As per the guidelines, for most windows a transmittance factor of 0.68 has been used, except where there is obscured glazing, a lower transmittance factor of 0.56 has been assumed. A window framing factor of 0.85 was derived from the framing dimensions for a typical window shown on the architects' drawings. A maintenance factor of 8% has been allowed to account for the effect of dirt on the glass in an urban environment. The room assessment grid area excludes a 300mm band around the perimeter of the room, as per the paragraph C28 of the guidelines.
- 3.7 The ADF calculations were based on the previous BRE and British Standards and the following Reflectance values were taken from BS 8206 Part 2: pale cream walls with a reflectance of 0.81, light wood veneer floors/cream carpets with a reflectance of 0.4, and white ceilings with a reflectance of 0.85. Note these values are slightly more favourable than those suggested in the new guidance. The window parameters were the same as those used for the CBDM assessment.



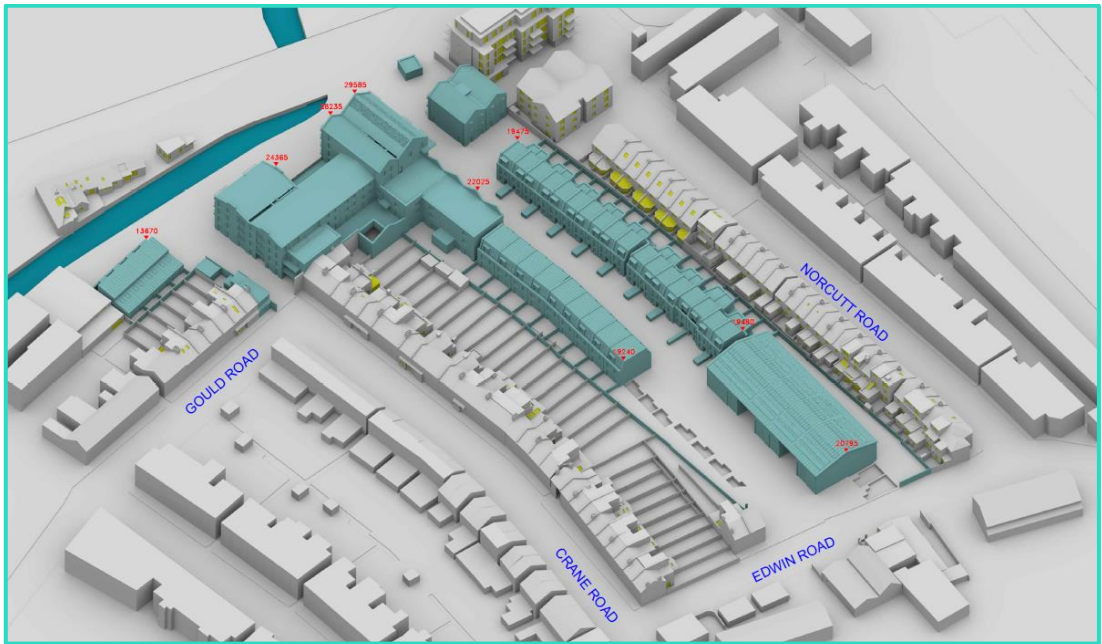
## 4 The Site and the Proposed Development

- 4.1 The Site is bound by Norcutt Road to the east, Edwin Road to the south and Crane and Gould Road to the west. The existing site consists of various industrial buildings ranging in height from one to three storeys which cover the majority of the Site.
- 4.2 Our understanding of the existing site is illustrated below but also within drawings P1886/40,41 & 42 which can be found within Appendix 1 of this report.



*Existing Site*

- 4.3 The Proposed Development involves the demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide up to 97 residential units and 883 sq.m industrial floorspace (Use Class E) with associated hard and soft landscaping, car parking and highways works and other associated works
- 4.4 The massing of the scheme has evolved over a number of months in order to produce a high-quality architectural response to the site which seeks to limit the impacts to neighbouring properties whilst delivering a quantum of massing that is required for the development to be a viable proposition.
- 4.5 The Proposed Development is illustrated below as well as in drawing numbers P1886/46-48 located within Appendix 1.



*Proposed Development*

## 5 Planning Overview

### The BRE Guidelines

- 5.1 This assessment has been undertaken in accordance with the BRE document entitled ‘*Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice*’ 2022 (the BRE Guidelines), which is the principal guidance on daylight and sunlight.
- 5.2 The BRE Guidelines is a national document that offers advice on safeguarding of daylight and sunlight within existing buildings. Due to its national application, the framework for designers, practitioners and planning officials to refer is very much a ‘one size fits all’ approach and is applicable to a variety of built environments, which range from low-rise market towns in the home counties, to urban locations, to areas where significant urban regeneration is taking place.
- 5.3 The BRE Guidelines repeatedly acknowledges the shortcoming of the ‘one size fits all approach’ and encourages the user, whether that be designers, consultants or planning officials to apply the guidelines in a manner that is appropriate for a particular situation. For example, in the summary on page 4 it states:

*“This report as a comprehensive revision of the 2011 edition of site layout planning for daylight and sunlight. It is purely advisory and a numerical target value may be varied to meet the needs of the development and its location. Appendix F explains how this can be done in a logical way while retaining consistency with the British Standard recommendations on interior lighting.”*

- 5.4 In Section 1: Introduction, at paragraph 1.6 it states:

*“the guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of the many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in historic city centres or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.”*

- 5.5 Finally, in Appendix F it states at section F1:

- 5.6 *“Sections 2.1 and 2.2 and 2.3 give numerical target values in assessing how much light from the sky is blocked by obstructing buildings. These values are purely advisory and different targets may be used on special requirements of the proposed development or its location.*

## 6 Daylight and Sunlight to Existing Neighbouring Properties

6.1 The BRE Guidelines recommend that daylight and sunlight assessments should be undertaken in relation to any properties which might be considered to have a reasonable expectation for natural light. This would ordinarily include any residential buildings within the vicinity of the site.

6.2 The site is surrounded by residential properties to the east, south and west. The following 75 surrounding properties have been assessed in terms of the effect of the Proposed Development upon their daylight and sunlight amenity:

- Lockcorp House, 75 Norcutt Road
- Alcott House, 73 Norcutt Road
- 65-71 Norcutt Road
- 1-63 Norcutt Road (odd)
- 2-58 Crane Road (even)
- 4 -14 Gould Road (even)
- 71 Edwin Road
- 50 Edwin Road
- 52 Edwin Road
- 3 Mereway Cottages
- 32 Gould Road, Crane Mews

6.3 The location of each of these properties has been identified in the drawings located in Appendix 1. Tables of results for the assessed properties are contained within Appendix 2.

6.4 Where possible, we have incorporated layout information for the surrounding properties into our analysis. This information has been sourced from online research of publicly available records. In accordance with normal working practice, we have not obtained access to any of these properties in order to confirm that the floorplans obtained accurately reflect the layout of the properties. Where applicable, the use of a room has been specified in the tables of results in Appendix 2.

6.5 We have managed to obtain full or partial floorplans for the following properties:

- 8, 10, 14, 16, 22, 28, 30, 32, 36, 44, 50, 58 Crane Road
- 6, 8, 14 Gould Road
- Mereway Cottages (partial)
- 1, 3, 7, 15, 19, 23, 33, 49, 53, 57, 59, 63, 65-71, 73 Norcutt Road
- Lockcorp House, 75 Norcutt Road
- 52 Edwin Road

- 6.6 At the request of the owner, we carried out an internal survey of 4 Gould Road on the 18<sup>th</sup> October 2022. The measurements have been incorporated within our model.
- 6.7 For those properties where layout information was not available, reasonable assumptions have been made as to the internal configurations and uses of the rooms behind the site facing windows. The majority of properties surrounding the site are terraced and where we have been unable to obtain floorplans, we have replicated the layouts from the properties where floorplans have been obtained, if appropriate to do so.
- 6.8 Rooms which can clearly be identified as non-habitable space (i.e. corridors, bathrooms or stairs) have not been included within the assessment. Any rooms where the uses are not clear from external inspection have been included within the assessment.
- 6.9 Please note that where properties are set back from the site such as those on the southern end of Crane Road (2-36 even), we have only modelled and assessed the effects to the ground floor rooms/windows.

## 7 Results of the Technical Analysis

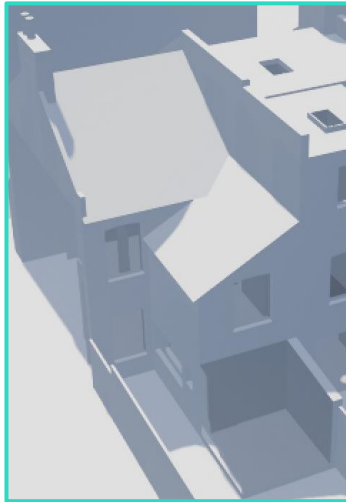
- 7.1 Of the 76 residential properties included within our technical analysis, 72 will fully adhere to the BRE Guidelines for daylight (VSC and NSL) and sunlight (APSH).
- 7.2 The majority of properties along Norcutt Road (3-59 odd) as well as Mereway Cottages will benefit from large gains in daylight and sunlight amenity as a result of the implementation of the Proposed Development. These properties will experience the following gains:
- A gain in VSC of between 1% and 765%
  - A gain in NSL of between 1% and 150%
  - A gain in Winter APSH of between 4% and 100%
  - A gain in Annual APSH of between 1.2% and 62%.
- 7.3 Large percentage gains of this nature are very unusual for a development site in a London borough, where residential properties are situated in close proximity to each other. This development is exemplary in that regard.
- 7.4 Overall, 33 properties surround the site contain rooms/windows that will experience some form of daylight or sunlight benefit as a result of the implementation of the Proposed Development.
- 7.5 The four properties that experience breaches in the BRE Guidelines for either daylight or sunlight are discussed in further detail below:

### 58 Crane Road



- 7.6 It was possible to obtain floorplans for the ground floor of this property. The room uses on the 1st and 2nd floor have been assumed based on the floorplans obtained for neighbouring properties.
- 7.7 We understand this property contains five rooms that are served by a total of seven windows.
- 7.8 Four of these rooms served by six windows will adhere to the BRE Guidelines for daylight (VSC and NSL).
- 7.9 The remaining room (R1/642) is served by one window which experiences an alteration in VSC of 27%, which is in excess of the 20% outlined within the BRE Guidelines. However, this window will retain a VSC of 25%, which is just below the 27% recommended by the BRE Guidelines. Furthermore, the room this window serves will adhere to the BRE Guidelines for daylight distribution (NSL), retaining direct skylight to 96% of the room area.
- 7.10 In terms of APSH, the rooms within this property that face within 90° of due south will all adhere to the BRE Guidelines, thus there will be a negligible change in sunlight to this property.

#### 4 Gould Road



- 7.11 At the request of the owner, we carried out an internal survey of 4 Gould Road on the 18<sup>th</sup> October 2022. These measurements have been incorporated within our model.
- 7.12 This property contains three habitable rooms on the ground floor (conservatory, dining room and kitchen) with a bedroom and a bathroom on the 1<sup>st</sup> floor that face the site.
- 7.13 In total we have assessed nine windows serving five rooms.
- 7.14 All of the windows assessed will adhere to the BRE Guidelines for VSC.
- 7.15 Four of the five rooms assessed for NSL will also adhere to the BRE test.
- 7.16 The remaining room (the ground floor kitchen - R2/680) experiences an alteration in NSL of 32% which is beyond the 20% allowed for within the BRE Guidelines.
- 7.17 The room will however retain direct skylight to 59% of the room area, which we believe is a reasonable level for a London borough.
- 7.18 In terms of APSH, none of the rooms assessed within this property face within 90° of due south, thus they have not been included within our analysis.



**73 Norcutt Road (Alcott House)**



VSC SUMMARY					NSL SUMMARY				
Total Windows Assessed	Total that Meet BRE	Below BRE Guidelines			Total Rooms Assessed	Total that Meet BRE	Below BRE Guidelines		
		20-29% Loss	30-39.9% Loss	>=40% Loss			20-29% Loss	30-39.9% Loss	>=40% % Loss
41	37	2	2	0	29	28	0	1	0

- 7.19 It was possible to obtain partial floorplans for this property which have been incorporated into our model.
- 7.20 A summary table has been included above and illustrates that 37 of the 41 windows assessed (90%) will adhere to the BRE Guidelines for VSC, while 28 of the 29 rooms assessed (97%) will adhere to the BRE Guidelines for daylight distribution.
- 7.21 The remaining four windows serve three single aspect bedrooms and a living room.
- 7.22 Two of these bedrooms are located on the ground floor in Flat 1 and the windows serving these rooms experience alterations in VSC of 28% and 35%, which breach guidance. Of the two bedrooms they serve, one room (R4/10) will adhere to guidance for NSL while the second (R3/10) will experience an alteration of 38%, which is beyond the 20% allowed for. This room will however retain a view of the sky dome to 60% of the room area, which in our opinion is reasonable for a London borough. It is also worth noting that the living room within Flat 1 will adhere to guidance for VSC and NSL.
- 7.23 The remaining bedroom (serving Flat 5) experiences an alteration in VSC of 24%, which is just beyond guidance. The room this window serves will however adhere to the BRE Guidelines for NSL.
- 7.24 The remaining room is a living room (R4/11) located on the 1<sup>st</sup> floor. This room is dual aspect and served by two windows, one of which will adhere to the BRE Guidelines for VSC, while the other will experience a percentage alteration in VSC of 32%. This window will however retain a VSC of 23%, which in our opinion is a good retained VSC in a London borough, albeit a departure from the nationally applicable standards offered by the BRE. The room in question will adhere to the BRE Guidelines for daylight distribution retaining direct skylight to 83% of the room area.

- 7.25 In terms of APSH, the rooms within this property that face within 90° of due south will all adhere to the BRE Guidelines, thus there will be a negligible change in sunlight to this property.
- 7.26 It is worth noting that the vast majority of the rooms within this property will retain exceptional levels of APSH. The average retained Annual APSH being 63% (BRE recommends 25%) and the average retained winter APSH being 18% (BRE recommends 5%).

### 75 Norcutt Road (Lockcorp House)

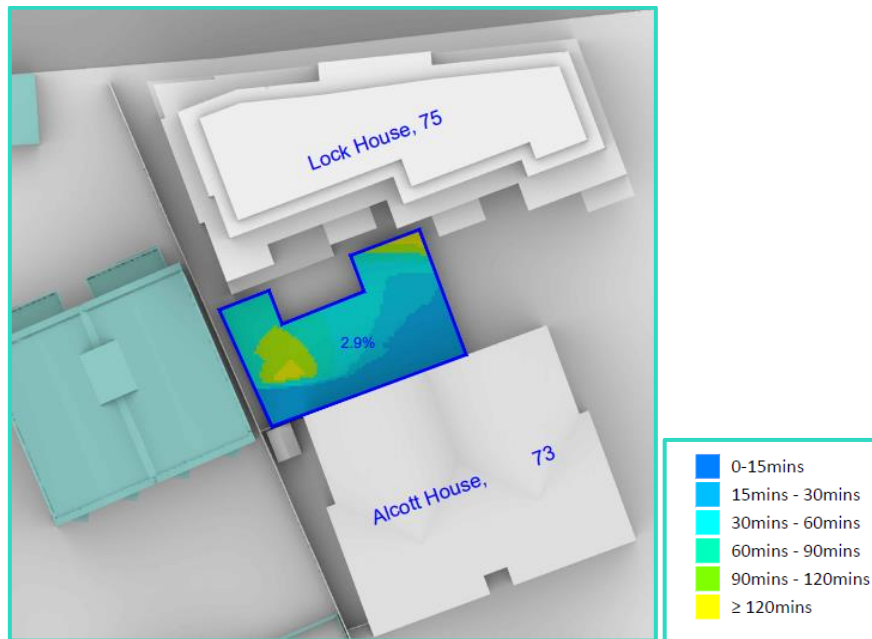


- 7.27 This property was granted planning permission on the 19<sup>th</sup> June 2020 (planning ref: 19/2728/FUL). At the time of writing construction hasn't started on this building and therefore there are no residents to experience any change in amenity. It was possible to obtain floorplans for this property from the planning application and therefore our model was updated prior to technical analysis being undertaken.
- 7.28 Where buildings have been consented but not yet constructed, the BRE Guidelines suggest that Climate Based Daylight Modelling (CBDM) is an appropriate form of assessment (BRE Guideline Appendix F, F9). We have therefore commented on the CBDM results below.
- 7.29 We have included 42 habitable rooms within our analysis. Of those 42 rooms, 41 (98%) will achieve the suggested minimum CBDM values with the Proposed Development in place (these target values are outlined in Section 2.29 of this report).
- 7.30 The remaining room, an LKD (R1/1100), achieves a median illuminance lux of 199 which is fractionally below the 200 lux suggested in the BRE for a multiuse room. However, it is above the 150 lux suggested for a living room, which we would consider to be a good level of amenity for an urban setting.
- 7.31 In terms of APSH, 16 rooms have been included within our technical analysis. 15 of these rooms meet the suggested minimum winter and annual APSH values without the Proposed Development in place. All of these 15 rooms continue to meet these suggested minimum values following the implementation of the Proposed Development.
- 7.32 The remaining room is an LKD (R1/1102) which achieves a winter APSH of 9% and an annual APSH of 22% in the existing condition. With the Proposed Development in place this reduces to 4% in winter, which is just below the 5% suggested, and an annual APSH of 17%, which is a 5% absolute change and only 1% beyond guidance in relative terms.

## 8 Overshadowing of External Amenity Spaces

- 8.1 We have undertaken a Sun on Ground assessment for the rear gardens serving the Gould Road, Crane Road, Edwin Road and Norcutt Road properties.
- 8.2 The drawing, which is located in Appendix 3, compares the area of the gardens receiving at least 2 hours of direct sunlight on the March 21<sup>st</sup> in both the existing and proposed condition.
- 8.3 The results for the assessment undertaken on the 21<sup>st</sup> of March demonstrate that all of the amenity spaces included within the technical analysis, with the exception of one, will meet the BRE Guidelines.
- 8.4 14 gardens located along Norcutt Road to the east of the site and four properties along Gould Road to the west will experience gains in the area that receives at least two hours of direct sunlight in the proposed scenario. An example of this is 9 Norcutt Road which does not currently experience 2 hours of direct sunlight to any of the garden. This improves to 36% of the garden with the implementation of the Proposed Development. This is a unique situation as one would ordinarily expect development within a London Borough to reduce the availability of sunlight as opposed to increase it and therefore the scheme has a material beneficial effect to these properties.
- 8.5 The area to the south of Lockcorp House (75 Norcutt Road), will experience a reduction in the area that receives 2 hours of sunlight from 46% to 3%, which is beyond guidance.
- 8.6 The sun on ground test is fairly simplistic as it only identifies the areas that achieve 2 hours of direct sunlight and does not consider how much direct sunlight the other areas would receive. We have therefore undertaken an additional time in sun gradient study. This allows us to understand the duration of sun on those areas that receive less than 2 hours.
- 8.7 The image below illustrates the position using a false colour render scale, whereby the duration of time in sun is denoted in 15-minute intervals. This has also been included within Appendix 3.





8.8 As can be seen in the image above, while only 3% of the area achieves 2 hours of direct sunlight there is a much larger area which will receive direct sunlight for between 30-120 minutes demonstrating that a large proportion of the area will receive some direct sunlight, albeit below the 2 hour target.

8.9 In addition to the March assessment, we have also considered the sun on ground assessment for the 21<sup>st</sup> of June (drawing P1886\_SHA\_13 also located in Appendix 3). This assessment demonstrates that 89% of this area will achieve at least 2 hours of direct sunlight. It is acknowledged that the 21<sup>st</sup> of June represents the maximum availability of sunlight and that the months either side would achieve lower levels of sunlight. However, this assessment indicates that the space is likely to receive reasonable levels of sunlight during the summer months.

## 9 Internal Daylight Amenity to the Proposed Development

- 9.1 Point 2 have undertaken Climate Based Daylight Modelling (CBDM) of the habitable rooms within the Proposed Development. As the internal layouts of the Proposed Development have been developed and refined by reference to the Average Daylight Factor (ADF) methodology prior to the publication of the latest BRE Guidelines in June 2022, and given the infancy of the CBDM methodology, we have also provided the ADF results for comparison and to serve as a benchmark.
- 9.2 In total, we have tested 305 habitable rooms across the scheme, comprising 197 bedrooms, 95 LKD's/kitchen/kitchen dining rooms and 13 living rooms/living-dining/dining rooms. The location and presence of private amenity space (balconies) have been taken into consideration within our calculations. Whilst it is recognised that balconies will limit the available daylight reaching the fenestration, these areas will provide valuable private amenity space for the future occupiers of the building.
- 9.3 Drawings P1886\_CBDM\_RI\_B\_10-18 located in Appendix 4 show the internal arrangements within the proposal, together with daylight illuminance (Lux level) contours that are achieved for 50% of daylight hours. The drawings also show the median daylight illuminance figure for each room. A full set of detailed ADF results are also included within Appendix 4 of this report. The individual ADF values are presented on the internal layout plan drawings numbered P1886\_I\_48-54 inclusive.
- 9.4 Of the 305 rooms assessed, 251 (82%) will achieve the suggested CBDM values for their relevant room uses as outlined within the BRE Guidelines. This includes all of the habitable rooms within Blocks D1-D4 and G1-G4. When considering the ADF results, 287 of the 305 habitable rooms tested (94%) will achieve the suggested ADF values for their relevant room uses, which would historically have been considered an excellent rate of compliance, particularly for a development situated in an urban setting.
- 9.5 The remaining 54 rooms consist of 34 LKD's, 18 bedrooms, a dining room and a kitchen. It is worth noting that of these rooms, 36 would meet the ADF target values for their relevant room use. Further explanation of these 54 rooms is provided below.
- 9.6 Firstly the kitchen (R3/650) forms part of 2 Gould Road which is already an established terrace house. The kitchen is located to the rear of the building and is served by 2 windows and achieves a median illuminance level of 131 lux which is below the 200 lux suggested within the BRE. In addition, the dining room to the rear of the building, which is served by a single small window which is a characteristic of the terraced houses in the area, achieves a median illuminance level of 49 lux which is below the 150 lux suggested within the BRE.
- 9.7 It is worth noting that this house contains a well daylit living room at the front of the house which achieves a medium illuminance level of 300 lux which is far in excess of the 150 lux suggested.

- 9.8 With regards to the 34 LKD's, it is worth noting that the vast majority of these rooms are located on the ground floor and are north facing meaning these rooms have restricted access to daylight. CBDM accounts for the presence of sunlight and therefore the orientation of the rooms/windows is accounted for. A south facing room is likely to have access to higher levels of natural light than a north facing room and as a result it is harder for north facing rooms to meet the suggested values.
- 9.9 The location and presence of private amenity space (balconies) has also been taken into consideration in our calculations. Whilst it is recognised that balconies will limit the available daylight, these areas will provide valuable private amenity space for the future occupiers of the building.
- 9.10 Of the 34 LKD's, 3 will achieve median illuminance levels of between 157 – 177 lux to 50% of the room area, which is above the suggested values for living rooms. A further 12 LKD's will achieve medium illuminance levels of between 101-144 lux to 50% of the room.
- 9.11 18 of the remaining 19 LKD's will achieve medium illuminance levels of between 56-98 lux. As previously mentioned, this is primarily driven by the fact that all but one of these rooms is north facing. The final LKD which is south facing, achieves a medium illuminance of 28 lux (R3/1500). This is because one of the windows serving it is located beneath a balcony naturally limiting the view of available sky, whilst the main window facing directly onto the neighbouring 2 Gould Road restricting its outlook.
- 9.12 When considering the ADF levels for these 34 rooms, 19 will achieve an ADF of 2% or more. A further 11 rooms will achieve an ADF of between 1.5%-1.9%, which is in line with or above the suggested value for a living room. Only 4 LKD's fall below this achieving ADF values of between 0.9%-1.4%.
- 9.13 Of the 18 bedrooms that do not achieve the suggested median illuminance levels, 13 will achieve levels of between 71 to 99 lux, which is just below the 100 lux suggested. The remaining 5 rooms are either north facing or are located on the corner of the building and are flanked on one side. As a result of these limiting factors, these rooms will achieve lower median illuminance levels of between 26-63 lux.
- 9.14 When considering ADF levels for these 30 bedrooms, all but 2 will achieve an ADF of 1% or above. The remaining 2 bedrooms will achieve an ADF of 0.9% which is just below the 1% suggested.
- 9.15 Overall, there is a good rate of compliance to the new median illuminance targets set out in the updated BRE Guidance, with 82% of habitable rooms across the development exceeding the levels recommended for their room use. Whilst the previous ADF methodology has now been superseded, it is informative to note that based upon the historic assessment methodology upon which the scheme was developed, the overall compliance rate would have been 94%, representing an excellent level of internal daylight.

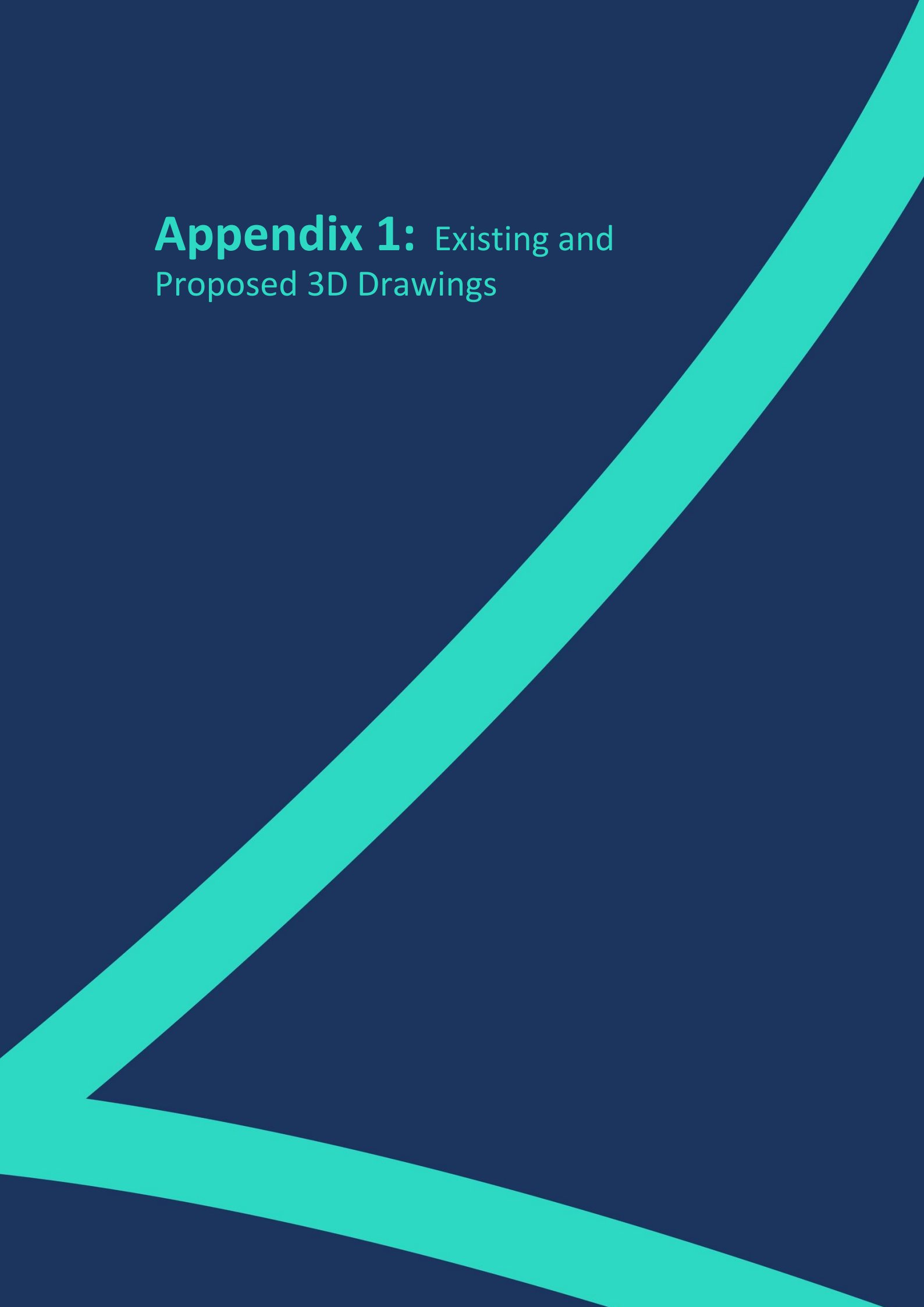
## 10 Summary and Conclusions

- 10.1 Point 2 Surveyors have assessed the Assael Architecture scheme for the Greggs Bakery site in order to determine how the Proposed Development affects the daylight and sunlight amenity to the surrounding residential properties as well as the levels of daylight within the scheme. An assessment of the Sun Hours on Ground has also been undertaken for the relevant external amenity spaces.
- 10.2 This site is fairly unique in that there are significant daylight, sunlight and overshadowing benefits to a considerable number of properties along Norcutt Road. These benefits include an increase in VSC between 1% and 765%, an increase in NSL of between 1% and 150%, an increase in Winter APSH of between 4% and 100% and an increase in Annual APSH of between 1.2% and 62%.
- 10.3 The daylight and sunlight analysis demonstrates that 478/483 (99%) of the windows assessed for VSC will adhere to the BRE Guidelines. In terms of NSL, 246/248 rooms (99%) will adhere to the BRE criteria. Finally, 126/127 (99%) of the rooms relevant for sunlight will adhere to the BRE Guidelines for APSH. This is an exceptional level of compliance with the BRE Guidelines, particularly for a site in a London borough.
- 10.4 Lockcorp House (75 Norcutt Road) was consented in June 2020. Where developments are consented but yet to be constructed the BRE suggests that Climate Based Daylight Modelling (CBDM) analysis is the more appropriate form of assessment. The results demonstrate that 41 of the 42 habitable rooms assessed will achieve the suggested minimum CBDM values with the Proposed Development in place, with the one remaining LKD falling just fractionally below the BRE median illuminance target but still well in excess of the living room target.
- 10.5 When considering the Sun on Ground analysis on the 21<sup>st</sup> of March, all of the surrounding amenity areas with the exception of one (Lock House, 75 Norcutt Road), will meet the BRE Guidelines. Meaning that they will either retain 2 hours of sunlight to at least 50% of their area or, experience less than a 20% reduction from their existing values with regards to sunlight.
- 10.6 14 gardens located along Norcutt Road to the east of the site and four properties along Gould Road to the west will experience material gains to their amenity areas as a result of the implementation of the Proposed Development.
- 10.7 The area to the south of Lock House (73 Norcutt Road) will experience a reduction in the area that sees at least two hours of direct sunlight from 46% to 3%. However, there is a much larger area which will receive direct sunlight for between 30-120 minutes demonstrating that a large proportion of the area will receive some direct sunlight, albeit below the 2-hour target. This area will also experience good levels of direct sunlight during the summer months.



- 10.8 Overall, the daylight and sunlight results for neighbouring properties demonstrate a very high level of compliance for a development in a London borough. In fact, the development benefits a number of the surrounding properties when considering daylight, sunlight and sun on ground amenity.
- 10.9 The CBDM results demonstrate that 251 of the 305 rooms assessed (82%) will achieve the suggested median illuminance levels for their relevant room uses as outlined within the BRE Guidelines. When considering the ADF results, 287 of the 305 habitable rooms tested (94%) will achieve the suggested ADF values for their relevant room uses, which would historically have been considered an excellent rate of compliance.
- 10.10 With regards to the rooms that fall below the suggested CBDM values, the vast majority are north facing meaning these rooms have restricted access to sunlight. CBDM accounts for the presence of sunlight as part of the illuminance calculation and therefore the orientation of the rooms/windows is taken into account. A south facing room is likely to have access to higher levels of natural light than a north facing room and as a result it is harder for north facing rooms to meet the suggested CBDM values.
- 10.11 The scheme has been designed to harness good access to natural light amenity within the new dwellings, as demonstrated by the compliance levels to the new, more stringent CBDM daylighting assessments. This is further supported by the excellent rate of compliance to the previously well-established ADF criteria. Therefore, it is our view that the quality of internal amenity for future residents should be considered acceptable.

# Appendix 1: Existing and Proposed 3D Drawings







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

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

Proposed Scheme (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

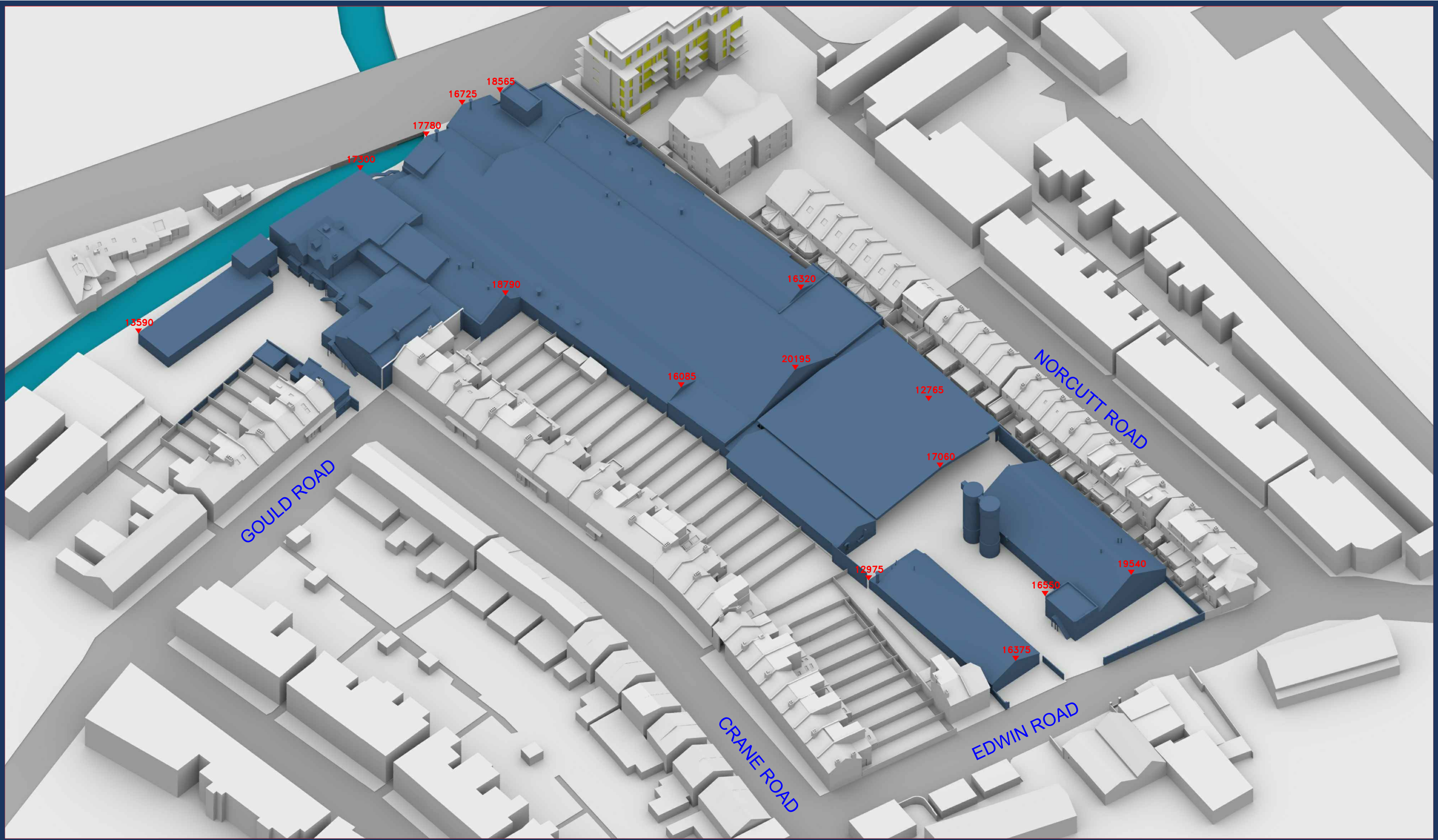
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Date: OCT 2022

Dwg No: P1886/40

Rel: 15





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: OCT 2022

Dwg No: P1886/41

Rel: 15





EDWIN ROAD

CRANE ROAD

GOULD ROAD

NORCUTT ROAD

16373

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: OCT 2022

Dwg No: P1886/42

Rel: 15







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 Industrial 3d Export.3ds  
 A2871 250 Plans 2d Export.dwg to A2871 255 Plans 2d Export.dwg

Key:  Existing Buildings  
 Proposed Scheme

Project: Greggs, Twickenham

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

Scheme Confirmed: -

Date: -

Drawn By: NB

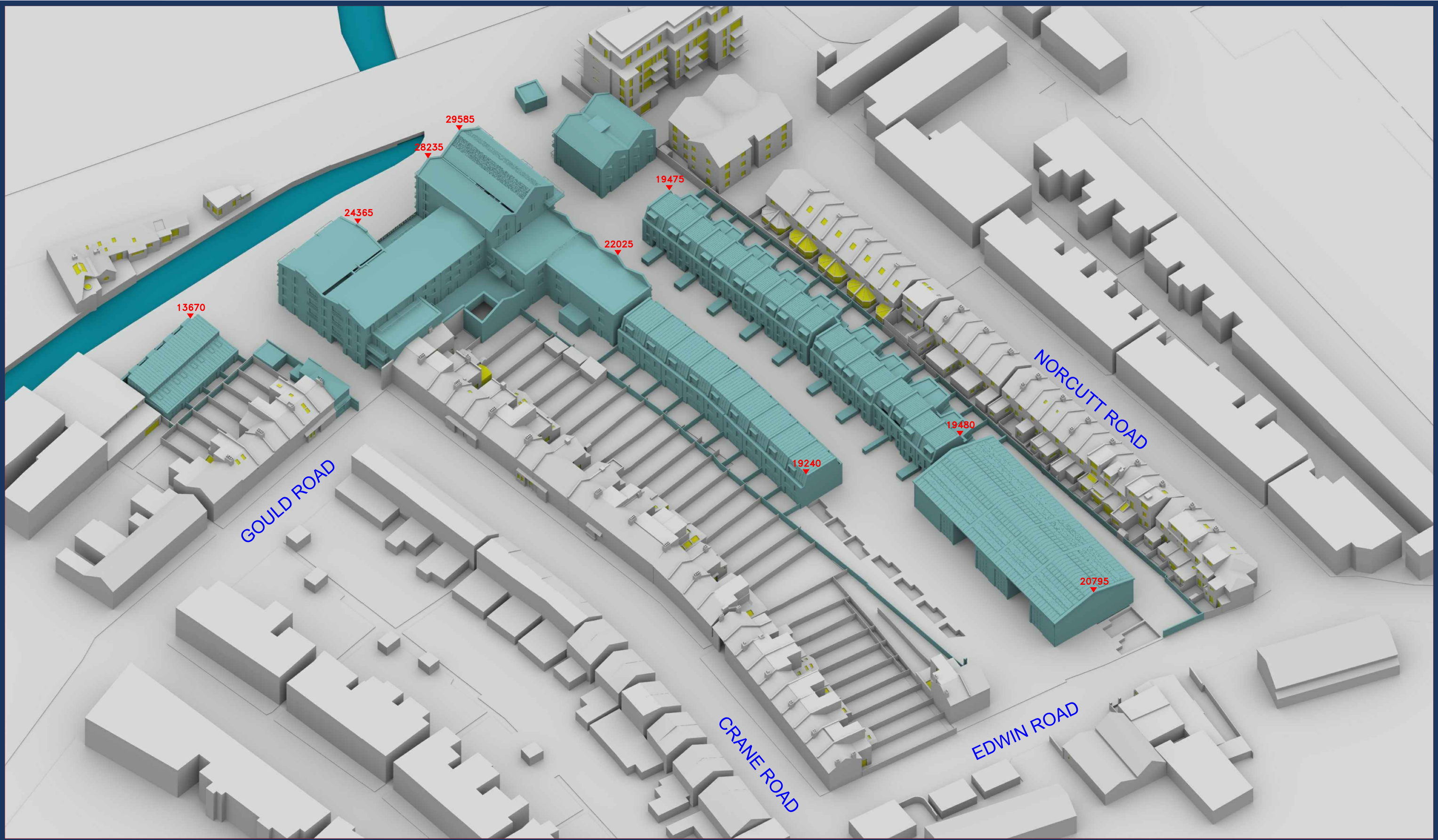
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Date: OCY 2022

Dwg No: P1886/46

Rel: 15





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 Industrial 3d Export.3ds  
 A2871 250 Plans 2d Export.dwg to A2871 255 Plans 2d Export.dwg

Key: Existing Buildings  
 Proposed Scheme

All Heights in mm AOD

Project: Greggs, Twickenham

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

Scheme Confirmed: -

Date: -

Drawn By: NB

Scale: NTS @ A3

Date: OCY 2022

Dwg No: P1886/47

Rel: 15





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: OCT 2022

Dwg No: P1886/48

Rel: 15





## **Appendix 2:** Daylight and Sunlight Results to Neighbours



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 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	BEDROOM_ASSUMED	W3/10	15.41	13.62	1.79	11.62
R2/10	BEDROOM_ASSUMED	W4/10	16.08	13.82	2.26	14.05
R3/10	BEDROOM_ASSUMED	W5/10	27.24	17.60	9.64	35.39
R4/10	BEDROOM_ASSUMED	W6/10	26.06	18.86	7.20	27.63
R5/10	BEDROOM_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	BEDROOM_ASSUMED	W10/10	27.64	26.51	1.13	4.09
R8/10	BEDROOM_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	23.49	11.02	31.93
R5/11	BEDROOM	W7/11	32.89	25.09	7.80	23.72
R6/11	BEDROOM	W8/11	34.93	28.40	6.53	18.69
R7/11	LIVINGROOM	W9/11	34.86	29.16	5.70	16.35
R7/11	LIVINGROOM	W10/11	34.68	33.27	1.41	4.07
R8/11	BEDROOM	W11/11	33.83	33.00	0.83	2.45



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 P1886 - rel13

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R9/11	BEDROOM	W12/11	34.14	33.90	0.24	0.70
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	36.82	0.46	1.23
R8/12	BEDROOM	W11/12	37.31	37.08	0.23	0.62
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	19.67	0.72	3.53
R2/20	CONSERVATORY	W4/20	24.59	22.94	1.65	6.71
R1/21	BEDROOM_ASSUMEC	W1/21	34.48	30.42	4.06	11.77
R1/30	CONSERVATORY	W1/30	23.63	22.89	0.74	3.13
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	BEDROOM_ASSUMEC	W1/31	34.68	30.61	4.07	11.74



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 P1886 - rel13

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
<b>63 Norcutt Road</b>						
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
<b>61 Norcutt Road</b>						
R1/50	NSERVATORY_ASSUM	W1/50	19.69	19.89	-0.20	-1.02
R1/50	NSERVATORY_ASSUM	W2/50	78.36	74.99	3.37	4.30
R1/50	NSERVATORY_ASSUM	W3/50	18.07	18.56	-0.49	-2.71
R1/50	NSERVATORY_ASSUM	W4/50	73.94	71.36	2.58	3.49
R1/50	NSERVATORY_ASSUM	W5/50	53.75	52.28	1.47	2.73
R1/50	NSERVATORY_ASSUM	W6/50	13.90	13.73	0.17	1.22
R1/51	BEDROOM_ASSUMEC	W1/51	34.80	30.61	4.19	12.04
R1/52	BEDROOM_ASSUMEC	W1/52	85.45	84.55	0.90	1.05
<b>59 Norcutt Road</b>						
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	30.54	4.28	12.29
R1/62	BEDROOM	W1/62	85.50	84.62	0.88	1.03
<b>57 Norcutt Road</b>						
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



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 P1886 - rel13

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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
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	84.67	0.86	1.01

### 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	19.37	-10.22	-111.69
R1/80	NSERVATORY_ASSUM	W4/80	64.74	70.95	-6.21	-9.59
R1/80	NSERVATORY_ASSUM	W5/80	3.16	20.98	-17.82	-563.92
R1/80	NSERVATORY_ASSUM	W6/80	63.67	74.34	-10.67	-16.76
R1/81	BEDROOM_ASSUMEC	W1/81	34.92	30.38	4.54	13.00
R1/82	BEDROOM_ASSUMEC	W1/82	85.59	84.72	0.87	1.02

### 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	19.49	-11.24	-136.24
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	30.35	4.65	13.29
R1/92	BEDROOM	W1/92	85.62	84.72	0.90	1.05

### 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	20.07	-17.75	-765.09
R1/100	NSERVATORY_ASSUM	W6/100	58.44	69.89	-11.45	-19.59



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 P1886 - rel13

Room	Room Use	Window	DAYLIGHT		Loss	%Loss
			Existing VSC	Proposed VSC		
R1/101	BEDROOM_ASSUMEC	W1/101	35.06	30.55	4.51	12.86
R1/102	BEDROOM_ASSUMEC	W1/102	85.14	84.22	0.92	1.08
<b>49 Norcutt Road</b>						
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	32.11	3.78	10.53
R1/112	BEDROOM_NO ROL	W1/112	35.55	34.28	1.27	3.57
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
<b>47 Norcutt Road</b>						
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	BEDROOM_ASSUMEC	W1/121	36.00	31.76	4.24	11.78
<b>45 Norcutt Road</b>						
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	BEDROOM_ASSUMEC	W1/131	36.13	31.82	4.31	11.93
<b>43 Norcutt Road</b>						
R1/140	ASSUMED	W1/140	17.03	18.76	-1.73	-10.16
R1/140	ASSUMED	W2/140	13.82	14.36	-0.54	-3.91
R2/140	KITCHEN_ASSUMED	W3/140	18.02	18.60	-0.58	-3.22
R1/141	BEDROOM_ASSUMEC	W1/141	36.34	32.19	4.15	11.42



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 P1886 - rel13

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
<b>41 Norcutt Road</b>						
R1/150	KITCHEN_ASSUMED	W1/150	17.78	18.44	-0.66	-3.71
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	BEDROOM_ASSUMED	W1/151	36.18	32.07	4.11	11.36
<b>39 Norcutt Road</b>						
R1/160	ASSUMED	W1/160	17.27	19.62	-2.35	-13.61
R1/160	ASSUMED	W2/160	14.01	14.86	-0.85	-6.07
R2/160	KITCHEN_ASSUMED	W3/160	17.92	18.86	-0.94	-5.25
R1/161	BEDROOM_ASSUMED	W1/161	35.99	31.95	4.04	11.23
<b>37 Norcutt Road</b>						
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	BEDROOM_ASSUMED	W1/171	35.87	31.99	3.88	10.82
<b>35 Norcutt Road</b>						
R2/180	KITCHEN_ASSUMED	W4/180	17.70	18.02	-0.32	-1.81
R3/180	ASSUMED	W2/180	9.46	22.36	-12.90	-136.36
R3/180	ASSUMED	W3/180	16.83	16.89	-0.06	-0.36
R1/181	BEDROOM_ASSUMED	W1/181	36.04	32.48	3.56	9.88
<b>33 Norcutt Road</b>						
R1/190	KITCHEN	W1/190	23.46	24.39	-0.93	-3.96
R1/190	KITCHEN	W2/190	20.18	21.96	-1.78	-8.82
R1/191	BEDROOM	W1/191	35.85	32.64	3.21	8.95



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
EXISTING vs PR240222\_Industrial  
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## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
<b>31 Norcutt Road</b>						
R1/200	ASSUMED	W1/200	14.44	23.23	-8.79	-60.87
R1/200	ASSUMED	W2/200	15.67	23.75	-8.08	-51.56
R2/200	KITCHEN_ASSUMED	W3/200	14.76	14.61	0.15	1.02
R1/201	BEDROOM_ASSUMED	W1/201	35.49	32.88	2.61	7.35
R1/202	ASSUMED	W1/202	87.63	87.26	0.37	0.42
<b>29 Norcutt Road</b>						
R1/210	KITCHEN_ASSUMED	W1/210	16.01	15.99	0.02	0.12
R2/210	ASSUMED	W2/210	11.76	12.07	-0.31	-2.64
R2/210	ASSUMED	W3/210	13.80	20.66	-6.86	-49.71
R1/211	BEDROOM_ASSUMED	W1/211	35.15	32.63	2.52	7.17
R1/212	ASSUMED	W1/212	87.63	87.32	0.31	0.35
<b>27 Norcutt Road</b>						
R1/220	ASSUMED	W1/220	14.14	20.43	-6.29	-44.48
R1/220	ASSUMED	W2/220	14.71	14.74	-0.03	-0.20
R2/220	KITCHEN_ASSUMED	W3/220	16.49	16.26	0.23	1.39
R1/221	BEDROOM_ASSUMED	W1/221	34.41	32.44	1.97	5.73
<b>25 Norcutt Road</b>						
R1/230	KITCHEN_ASSUMED	W1/230	15.19	14.73	0.46	3.03
R1/230	KITCHEN_ASSUMED	W2/230	15.21	15.18	0.03	0.20
R1/231	BEDROOM_ASSUMED	W1/231	32.92	32.48	0.44	1.34
<b>23 Norcutt Road</b>						
R2/240	KITCHEN	W2/240	9.30	9.28	0.02	0.22





# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 P1886 - rel13

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/241	BEDROOM	W1/241	31.82	32.58	-0.76	-2.39
<b>21 Norcutt Road</b>						
R1/250	KITCHEN_ASSUMED	W1/250	13.85	20.21	-6.36	-45.92
R1/250	KITCHEN_ASSUMED	W2/250	60.73	61.48	-0.75	-1.23
R1/250	KITCHEN_ASSUMED	W3/250	18.04	22.25	-4.21	-23.34
R1/252	BEDROOM_ASSUMED	W1/252	33.99	34.55	-0.56	-1.65
<b>19 Norcutt Road</b>						
R1/260	KITCHEN	W1/260	15.09	20.23	-5.14	-34.06
R1/260	KITCHEN	W2/260	56.15	56.55	-0.40	-0.71
R1/260	KITCHEN	W3/260	13.41	20.49	-7.08	-52.80
R1/260	KITCHEN	W4/260	15.95	21.21	-5.26	-32.98
R1/262	BEDROOM	W1/262	34.83	35.56	-0.73	-2.10
<b>17 Norcutt Road</b>						
R1/270	KITCHEN_ASSUMED	W1/270	12.14	20.06	-7.92	-65.24
R1/270	KITCHEN_ASSUMED	W2/270	25.47	26.57	-1.10	-4.32
R1/271	BEDROOM_ASSUMED	W1/271	30.20	32.09	-1.89	-6.26
<b>15 Norcutt Road</b>						
R1/280	KITCHEN	W1/280	6.97	21.88	-14.91	-213.92
R1/280	KITCHEN	W2/280	67.36	68.74	-1.38	-2.05
R1/280	KITCHEN	W3/280	7.57	22.07	-14.50	-191.55
R1/282	BEDROOM_NO_ROL	W1/282	36.38	36.74	-0.36	-0.99
<b>13 Norcutt Road</b>						
R1/290	LKD	W1/290	17.70	19.12	-1.42	-8.02
R1/290	LKD	W2/290	24.08	25.42	-1.34	-5.56
R1/292	BEDROOM	W1/292	35.91	36.40	-0.49	-1.36
R1/292		W2/292	86.46	86.46	0.00	0.00
<b>11 Norcutt Road</b>						



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 P1886 - rel13

Room	Room Use	Window	DAYLIGHT		Loss	%Loss
			Existing VSC	Proposed VSC		
R2/300	KITCHEN_ASSUMED	W5/300	12.35	12.87	-0.52	-4.21
R3/300	ASSUMED	W2/300	22.98	27.07	-4.09	-17.80
R3/300	ASSUMED	W3/300	21.11	26.88	-5.77	-27.33
R3/300	ASSUMED	W4/300	9.75	9.75	0.00	0.00
R1/301	BEDROOM_ASSUMED	W1/301	2.20	2.21	-0.01	-0.45
R1/301	BEDROOM_ASSUMED	W2/301	32.42	34.12	-1.70	-5.24
<b>9 Norcutt Road</b>						
R1/310	KITCHEN_ASSUMED	W1/310	10.73	11.20	-0.47	-4.38
R2/310	ASSUMED	W2/310	20.19	28.47	-8.28	-41.01
R1/311	ASSUMED	W1/311	32.65	34.21	-1.56	-4.78
R1/311	ASSUMED	W2/311	33.12	34.52	-1.40	-4.23
R1/312	BEDROOM_ASSUMED	W1/312	37.50	37.63	-0.13	-0.35
<b>7 Norcutt Road</b>						
R1/320	KITCHEN	W3/320	20.60	29.33	-8.73	-42.38
R1/320	KITCHEN	W4/320	18.29	27.18	-8.89	-48.61
R1/320	KITCHEN	W5/320	22.43	26.50	-4.07	-18.15
R1/322	BEDROOM_NO_ROL	W1/322	85.73	85.73	0.00	0.00
R1/322	BEDROOM_NO_ROL	W2/322	37.77	37.83	-0.06	-0.16
R1/322	BEDROOM_NO_ROL	W3/322	37.48	37.66	-0.18	-0.48
<b>5 Norcutt Road</b>						
R1/330	LKD_ASSUMED	W1/330	28.60	31.94	-3.34	-11.68
R1/330	LKD_ASSUMED	W2/330	53.56	53.89	-0.33	-0.62
R1/330	LKD_ASSUMED	W3/330	29.46	32.03	-2.57	-8.72
R1/330	LKD_ASSUMED	W4/330	30.81	32.58	-1.77	-5.74
R1/331	BEDROOM_ASSUMED	W1/331	33.52	34.11	-0.59	-1.76
<b>3 Norcutt Road</b>						
R1/340	KD_NO_ROL	W1/340	27.29	27.06	0.23	0.84



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
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## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/340	KD_NO_ROL	W2/340	29.40	29.40	0.00	0.00
R1/341	BEDROOM_NO_ROL	W1/341	35.70	35.99	-0.29	-0.81
R1/342	BEDROOM	W1/342	38.58	38.39	0.19	0.49
R1/342	BEDROOM	W2/342	38.67	38.45	0.22	0.57
R1/342	BEDROOM	W3/342	88.17	88.17	0.00	0.00

### 1 Norcutt Road

R1/350	KD	W1/350	34.61	34.52	0.09	0.26
R1/350	KD	W2/350	32.97	33.61	-0.64	-1.94
R2/350	PLAYROOM	W3/350	26.96	26.71	0.25	0.93
R1/351	BEDROOM	W1/351	15.08	14.94	0.14	0.93
R2/351	BEDROOM	W2/351	37.64	37.37	0.27	0.72

### 71 Edwin Road

R2/360	SSUMED_LIVINGROO	W2/360	26.16	26.01	0.15	0.57
R1/361	BEDROOM_ASSUMEC	W1/361	19.15	18.95	0.20	1.04
R1/361	BEDROOM_ASSUMEC	W2/361	24.18	23.99	0.19	0.79

### 50 Edwin Road

R1/1040	ASSUMED_KITCHEN	W2/1040	16.67	25.95	-9.28	-55.67
R1/1040	ASSUMED_KITCHEN	W3/1040	24.52	25.98	-1.46	-5.95
R1/1040	ASSUMED_KITCHEN	W4/1040	25.72	30.21	-4.49	-17.46
R1/1041	ASSUMED	W1/1041	36.47	36.52	-0.05	-0.14
R1/1060	SSUMED_LIVINGROO	W1/1060	18.38	20.95	-2.57	-13.98
R1/1061	ASSUMED	W1/1061	30.62	30.56	0.06	0.20

### 52 Edwin Road

R1/1050	LIVINGROOM	W1/1050	32.44	33.51	-1.07	-3.30
R1/1050	LIVINGROOM	W2/1050	52.43	52.40	0.03	0.06



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 P1886 - rel13

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/1051	ASSUMED	W1/1051	36.51	36.44	0.07	0.19
R1/1052	ASSUMED	W1/1052	38.44	38.27	0.17	0.44
R1/1052	ASSUMED	W2/1052	30.85	30.82	0.03	0.10
R1/1071	ASSUMED	W1/1071	24.77	24.48	0.29	1.17
R1/1072	ASSUMED	W1/1072	28.96	28.72	0.24	0.83
<b>2 Crane Road</b>						
R1/1030	ASSUMED_DINING	W1/1030	23.38	23.38	0.00	0.00
R2/1030	ASSUMED_KITCHEN	W2/1030	26.56	26.56	0.00	0.00
R2/1030	ASSUMED_KITCHEN	W3/1030	31.77	31.77	0.00	0.00
<b>4 Crane Road</b>						
R1/1020	ASSUMED_KD	W1/1020	31.69	31.82	-0.13	-0.41
R1/1020	ASSUMED_KD	W2/1020	77.46	77.36	0.10	0.13
R1/1020	ASSUMED_KD	W3/1020	69.29	69.21	0.08	0.12
R1/1020	ASSUMED_KD	W4/1020	49.13	49.10	0.03	0.06
R1/1020	ASSUMED_KD	W5/1020	35.44	35.44	0.00	0.00
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
<b>6 Crane Road</b>						
R1/1010	ASSUMED_DINING	W1/1010	13.93	13.88	0.05	0.36
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	29.01	-0.04	-0.14
R2/1010	ASSUMED_KITCHEN	W5/1010	23.68	23.55	0.13	0.55
<b>8 Crane Road</b>						
R1/1000	KD	W1/1000	32.72	32.78	-0.06	-0.18
R1/1000	KD	W2/1000	68.23	68.21	0.02	0.03
R1/1000	KD	W3/1000	72.75	72.75	0.00	0.00
R1/1000	KD	W4/1000	33.52	33.52	0.00	0.00
<b>10 Crane Road</b>						



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 P1886 - rel13

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/990	KD	W1/990	31.96	32.10	-0.14	-0.44
R1/990	KD	W2/990	33.76	33.75	0.01	0.03
R1/990	KD	W3/990	71.25	71.22	0.03	0.04
R1/990	KD	W4/990	66.10	66.10	0.00	0.00

### 12 Crane Road

R1/970	ASSUMED_KITCHEN	W1/970	9.89	9.96	-0.07	-0.71
R1/970	ASSUMED_KITCHEN	W2/970	17.80	17.84	-0.04	-0.22
R1/970	ASSUMED_KITCHEN	W3/970	31.97	32.13	-0.16	-0.50
R1/980	ASSUMED_DINING	W1/980	13.39	13.29	0.10	0.75

### 14 Crane Road

R1/960	ΓCHEN/GARDEN_ROC	W1/960	32.70	32.90	-0.20	-0.61
R1/960	ΓCHEN/GARDEN_ROC	W2/960	56.00	55.80	0.20	0.36
R1/960	ΓCHEN/GARDEN_ROC	W3/960	67.30	67.10	0.20	0.30
R1/960	ΓCHEN/GARDEN_ROC	W4/960	33.22	33.21	0.01	0.03
R1/960	ΓCHEN/GARDEN_ROC	W5/960	48.72	48.71	0.01	0.02
R1/960	ΓCHEN/GARDEN_ROC	W6/960	68.09	68.08	0.01	0.01
R1/960	ΓCHEN/GARDEN_ROC	W7/960	73.46	73.45	0.01	0.01

### 16 Crane Road

R1/940	KITCHEN	W1/940	31.24	31.54	-0.30	-0.96
R1/940	KITCHEN	W2/940	13.84	13.85	-0.01	-0.07
R1/950	DINING	W1/950	15.92	16.03	-0.11	-0.69

### 18 Crane Road

R1/930	ASSUMED_DINING	W2/930	15.48	15.60	-0.12	-0.78
R2/930	ASSUMED_KITCHEN	W3/930	11.52	11.52	0.00	0.00
R2/930	ASSUMED_KITCHEN	W5/930	7.73	7.70	0.03	0.39
R3/930	ASSUMED_KITCHEN	W1/930	34.31	34.73	-0.42	-1.22
R3/930	ASSUMED_KITCHEN	W4/930	19.09	19.13	-0.04	-0.21

### 20 Crane Road



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
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 P1886 - rel13

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/920	ASSUMED_KITCHEN	W2/920	31.25	31.38	-0.13	-0.42
R1/920	ASSUMED_KITCHEN	W3/920	16.00	16.01	-0.01	-0.06
R2/920	ASSUMED_DINING	W1/920	20.05	20.29	-0.24	-1.20
<b>22 Crane Road</b>						
R1/910	KITCHEN	W1/910	32.97	33.45	-0.48	-1.46
R1/910	KITCHEN	W2/910	33.59	34.09	-0.50	-1.49
R1/910	KITCHEN	W3/910	59.26	59.29	-0.03	-0.05
<b>24 Crane Road</b>						
R1/900	ASSUMED_RESI	W4/900	34.13	34.19	-0.06	-0.18
R1/900	ASSUMED_RESI	W5/900	24.33	23.79	0.54	2.22
R2/900	ASSUMED_RESI	W2/900	9.37	9.20	0.17	1.81
R2/900	ASSUMED_RESI	W3/900	16.38	16.09	0.29	1.77
R3/900	ASSUMED_RESI	W1/900	14.56	14.32	0.24	1.65
<b>26 Crane Road</b>						
R1/890	ASSUMED_RESI	W2/890	13.73	13.81	-0.08	-0.58
R2/890	ASSUMED_RESI	W4/890	15.99	16.30	-0.31	-1.94
R3/890	ASSUMED_RESI	W1/890	32.39	32.19	0.20	0.62
R3/890	ASSUMED_RESI	W3/890	28.49	28.83	-0.34	-1.19
<b>28 Crane Road</b>						
R2/880	KITCHEN	W2/880	1.00	1.00	0.00	0.00
R2/880	KITCHEN	W3/880	8.68	8.59	0.09	1.04
R2/880	KITCHEN	W4/880	16.23	15.55	0.68	4.19
R4/880	DINING	W1/880	12.42	11.94	0.48	3.86
<b>30 Crane Road</b>						
R1/870	LD	W1/870	31.08	29.66	1.42	4.57
R1/870	LD	W2/870	38.97	38.92	0.05	0.13
R1/870	LD	W3/870	55.53	55.44	0.09	0.16



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
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## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/870	LD	W4/870	74.93	74.88	0.05	0.07
R1/870	LD	W5/870	69.51	69.50	0.01	0.01

### 32 Crane Road

R1/860	LKD	W1/860	31.14	29.14	2.00	6.42
R1/860	LKD	W2/860	54.58	54.19	0.39	0.71
R1/860	LKD	W3/860	37.73	37.55	0.18	0.48
R1/860	LKD	W4/860	74.79	74.04	0.75	1.00
R1/860	LKD	W5/860	67.99	67.99	0.00	0.00

### 34 Crane Road

R1/850	KITCHEN_ASSUMED	W1/850	33.39	30.95	2.44	7.31
R1/850	KITCHEN_ASSUMED	W2/850	21.00	20.72	0.28	1.33
R1/850	KITCHEN_ASSUMED	W3/850	74.20	73.48	0.72	0.97
R1/850	KITCHEN_ASSUMED	W4/850	76.80	75.94	0.86	1.12
R1/850	KITCHEN_ASSUMED	W5/850	5.77	5.73	0.04	0.69
R2/850	DINING_ASSUMED	W6/850	12.64	12.26	0.38	3.01

### 36 Crane Road

R1/840	KITCHEN	W2/840	16.05	15.78	0.27	1.68
R1/840	KITCHEN	W3/840	26.79	26.26	0.53	1.98
R1/840	KITCHEN	W4/840	33.44	30.60	2.84	8.49
R1/840	KITCHEN	W5/840	21.07	20.88	0.19	0.90
R1/840	KITCHEN	W6/840	22.32	21.94	0.38	1.70
R2/840	LIVINGROOM	W1/840	13.24	12.88	0.36	2.72

### 38 Crane Road

R1/430	KITCHEN_ASSUMED	W1/430	7.34	7.10	0.24	3.27
R1/430	KITCHEN_ASSUMED	W2/430	12.57	12.25	0.32	2.55
R1/430	KITCHEN_ASSUMED	W4/430	26.58	24.75	1.83	6.88
R1/440	NINGROOM_ASSUMED	W1/440	13.42	12.69	0.73	5.44
R1/441	BEDROOM_ASSUMED	W1/441	29.42	28.78	0.64	2.18

### 40 Crane Road



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 P1886 - rel13

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/450	ASSUMED	W1/450	33.95	30.98	2.97	8.75
R1/450	ASSUMED	W2/450	24.69	23.31	1.38	5.59
R2/450	KITCHEN_ASSUMED	W3/450	15.78	15.43	0.35	2.22
R2/450	KITCHEN_ASSUMED	W4/450	9.82	9.65	0.17	1.73
R1/451	ASSUMED	W1/451	36.41	34.62	1.79	4.92
R2/451	ASSUMED	W2/451	17.71	17.59	0.12	0.68
R1/460	NINGROOM_ASSUMED	W1/460	15.36	14.84	0.52	3.39
R1/461	BEDROOM_ASSUMED	W1/461	28.62	28.35	0.27	0.94

### 42 Crane Road

R1/470	NINGROOM_ASSUMED	W1/470	14.54	14.05	0.49	3.37
R1/471	BEDROOM_ASSUMED	W1/471	29.14	28.70	0.44	1.51
R1/480	KITCHEN_ASSUMED	W1/480	9.17	9.04	0.13	1.42
R1/480	KITCHEN_ASSUMED	W2/480	15.50	15.26	0.24	1.55
R1/480	KITCHEN_ASSUMED	W3/480	33.44	30.73	2.71	8.10
R1/480	KITCHEN_ASSUMED	W4/480	30.16	28.62	1.54	5.11
R2/481	BEDROOM_ASSUMED	W2/481	36.29	34.39	1.90	5.24

### 44 Crane Road

R1/490	LKD	W1/490	32.73	30.07	2.66	8.13
R1/490	LKD	W2/490	13.76	13.44	0.32	2.33
R1/490	LKD	W3/490	8.97	8.77	0.20	2.23
R1/490	LKD	W4/490	31.32	31.31	0.01	0.03
R1/490	LKD	W5/490	13.88	13.33	0.55	3.96
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	34.27	1.97	5.44
R1/501	BEDROOM	W1/501	29.71	29.13	0.58	1.95

### 46 Crane Road





# ANALYSIS

Greggs Bakery, Twickenham P1886, London

EXISTING vs PR240222\_Industrial

P1886 - rel13

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/510	KITCHEN_ASSUMED	W1/510	11.74	11.53	0.21	1.79
R1/510	KITCHEN_ASSUMED	W2/510	17.38	16.90	0.48	2.76
R1/510	KITCHEN_ASSUMED	W3/510	79.82	78.20	1.62	2.03
R1/510	KITCHEN_ASSUMED	W4/510	32.15	28.87	3.28	10.20
R1/510	KITCHEN_ASSUMED	W5/510	32.41	29.19	3.22	9.94
R1/510	KITCHEN_ASSUMED	W6/510	77.22	75.58	1.64	2.12
R2/511	BEDROOM_ASSUMED	W2/511	36.08	33.86	2.22	6.15
R1/520	NINGROOM_ASSUMED	W2/520	14.44	13.95	0.49	3.39
R1/521	BEDROOM_ASSUMED	W2/521	26.77	26.52	0.25	0.93

### 48 Crane Road

R1/530	KITCHEN_ASSUMED	W1/530	78.54	76.81	1.73	2.20
R1/530	KITCHEN_ASSUMED	W2/530	29.54	26.53	3.01	10.19
R1/530	KITCHEN_ASSUMED	W3/530	82.47	80.68	1.79	2.17
R1/530	KITCHEN_ASSUMED	W4/530	28.73	26.50	2.23	7.76
R1/530	KITCHEN_ASSUMED	W5/530	51.46	50.66	0.80	1.55
R1/530	KITCHEN_ASSUMED	W6/530	38.78	38.56	0.22	0.57
R1/531	BEDROOM_ASSUMED	W1/531	35.96	33.57	2.39	6.65
R1/532	BEDROOM_ASSUMED	W1/532	38.09	36.79	1.30	3.41
R1/532	BEDROOM_ASSUMED	W2/532	30.84	28.73	2.11	6.84
R1/541	BEDROOM_ASSUMED	W1/541	23.82	22.92	0.90	3.78
R1/542	BEDROOM_ASSUMED	W1/542	32.20	30.92	1.28	3.98

### 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	69.57	0.49	0.70
R1/550	KD_NO_ROL	W3/550	77.62	77.08	0.54	0.70
R1/550	KD_NO_ROL	W4/550	31.03	27.33	3.70	11.92
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	BEDROOM_ASSUMED	W1/551	35.71	32.87	2.84	7.95
R1/560	LIVINGROOM	W1/560	9.41	9.41	0.00	0.00



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 P1886 - rel13

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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R1/560	LIVINGROOM	W2/560	18.61	18.59	0.02	0.11
R1/561	BEDROOM_ASSUMEC	W1/561	25.75	25.50	0.25	0.97

### 52 Crane Road

R1/570	KITCHEN_ASSUMED	W1/570	27.08	23.68	3.40	12.56
R1/570	KITCHEN_ASSUMED	W2/570	31.72	27.92	3.80	11.98
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	32.29	3.19	8.99
R1/580	NINGROOM_ASSUMED	W1/580	13.66	12.58	1.08	7.91
R1/581	BEDROOM_ASSUMEC	W1/581	29.84	28.10	1.74	5.83
R1/582	BEDROOM_ASSUMEC	W1/582	85.96	84.55	1.41	1.64

### 54 Crane Road

R1/590	NSERVATORY_ASSUM	W1/590	71.24	70.34	0.90	1.26
R1/590	NSERVATORY_ASSUM	W2/590	17.08	16.88	0.20	1.17
R1/590	NSERVATORY_ASSUM	W3/590	29.74	25.78	3.96	13.32
R1/590	NSERVATORY_ASSUM	W4/590	63.59	59.59	4.00	6.29
R1/600	KITCHEN_ASSUMED	W1/600	14.08	13.75	0.33	2.34
R1/601	BEDROOM_ASSUMEC	W1/601	34.81	30.91	3.90	11.20
R1/610	NINGROOM_ASSUMED	W1/610	13.64	12.84	0.80	5.87
R1/611	BEDROOM_ASSUMEC	W1/611	28.70	28.24	0.46	1.60

### 56 Crane Road

R1/620	KD_NO_ROL	W1/620	69.56	67.14	2.42	3.48
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	BEDROOM_ASSUMEC	W1/621	33.89	29.64	4.25	12.54



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
EXISTING vs PR240222\_Industrial  
P1886 - rel13

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/631	BEDROOM_ASSUMEC	W1/631	27.36	23.63	3.73	13.63
R2/632	BEDROOM_ASSUMEC	W2/632	37.47	34.11	3.36	8.97
<b>58 Crane Road</b>						
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	38.82	0.26	0.67
R2/641	KD_ASSUMED	W2/641	23.54	23.31	0.23	0.98
R3/641	BEDROOM_ASSUMEC	W1/641	26.87	25.54	1.33	4.95
R1/642	ASSUMED	W2/642	34.54	25.17	9.37	27.13
R2/642	BEDROOM_ASSUMEC	W1/642	36.42	31.42	5.00	13.73
<b>4 Gould Road</b>						
R1/670	CONSERVATORY	W4/670	19.68	16.63	3.05	15.50
R1/670	CONSERVATORY	W6/670	75.64	71.98	3.66	4.84
R1/670	CONSERVATORY	W7/670	28.79	26.76	2.03	7.05
R1/680	DINING	W1/680	16.82	16.57	0.25	1.49
R2/680	KITCHEN	W2/680	12.31	11.34	0.97	7.88
R2/680	KITCHEN	W3/680	19.13	15.78	3.35	17.51
R1/681	BEDROOM	W1/681	30.23	28.75	1.48	4.90
R1/682	BEDROOM	W1/682	36.93	35.10	1.83	4.96
R1/682	BEDROOM	W2/682	30.48	29.00	1.48	4.86
<b>6 Gould Road</b>						
R1/700	KITCHEN	W1/700	29.66	28.01	1.65	5.56
R1/700	KITCHEN	W2/700	35.20	32.88	2.32	6.59
R1/700	KITCHEN	W3/700	30.09	28.60	1.49	4.95
R1/700	KITCHEN	W4/700	8.21	8.11	0.10	1.22
R1/710	LD	W1/710	14.75	14.03	0.72	4.88



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 P1886 - rel13

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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	18.13	0.69	3.67
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	87.19	-0.01	-0.01
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	40.78	0.50	1.21
R1/720	KD_NO_ROL	W3/720	34.44	32.43	2.01	5.84
R1/720	KD_NO_ROL	W4/720	32.07	30.15	1.92	5.99
R1/720	KD_NO_ROL	W5/720	34.09	31.78	2.31	6.78
R1/721	BEDROOM	W1/721	38.07	36.54	1.53	4.02
R1/722	OOM_ASSUMED_NO	W1/722	39.21	38.76	0.45	1.15
R1/731	BEDROOM	W1/731	19.75	19.26	0.49	2.48
R1/732	OOM_ASSUMED_NO	W1/732	30.27	30.25	0.02	0.07

### 10 Gould Road

R1/740	KITCHEN_ASSUMED	W1/740	34.09	32.39	1.70	4.99
R1/740	KITCHEN_ASSUMED	W2/740	13.27	13.19	0.08	0.60
R1/740	KITCHEN_ASSUMED	W3/740	11.06	10.98	0.08	0.72
R2/740	DINING_ASSUMED	W4/740	15.95	15.19	0.76	4.76
R1/751	BEDROOM_ASSUMED	W1/751	30.27	29.81	0.46	1.52

### 12 Gould Road

R1/760	DINING_ASSUMED	W1/760	16.00	15.36	0.64	4.00
R2/760	KITCHEN_ASSUMED	W2/760	11.14	10.98	0.16	1.44
R2/760	KITCHEN_ASSUMED	W3/760	13.31	13.17	0.14	1.05
R2/760	KITCHEN_ASSUMED	W4/760	35.00	33.08	1.92	5.49



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 P1886 - rel13

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/761	BEDROOM_ASSUMEC	W1/761	30.68	29.97	0.71	2.31
<b>14 Gould Road</b>						
R1/780	:HEN_ASSUMED_NO_	W1/780	31.42	30.72	0.70	2.23
R1/780	:HEN_ASSUMED_NO_	W2/780	39.33	39.33	0.00	0.00
R1/781	BEDROOM	W1/781	37.27	36.33	0.94	2.52
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
<b>32 Gould Road, Crane Mews</b>						
R1/800		W1/800	29.48	29.22	0.26	0.88
R2/800		W2/800	17.71	16.11	1.60	9.03
R2/800		W3/800	38.88	38.88	0.00	0.00
R1/801		W1/801	32.68	32.36	0.32	0.98
R2/801		W2/801	38.87	38.87	0.00	0.00
<b>3 Mereway Cottages, Mereway Road</b>						
R1/810	ASSUMED	w1/810	75.35	75.13	0.22	0.29
R1/810	ASSUMED	W2/810	24.22	22.63	1.59	6.56
R1/810	ASSUMED	W3/810	21.23	19.83	1.40	6.59
R1/810	ASSUMED	W4/810	32.29	31.63	0.66	2.04
R1/810	ASSUMED	W5/810	12.74	12.12	0.62	4.87
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	31.75	1.50	4.51
R2/810	ASSUMED	W9/810	29.86	28.68	1.18	3.95
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	18.64	1.01	5.14
R3/810	ASSUMED	W11/810	81.40	80.82	0.58	0.71
R3/810	ASSUMED	W14/810	86.01	85.46	0.55	0.64



# ANALYSIS

Greggs Bakery, Twickenham P1886, London

EXISTING vs PR240222\_Industrial

P1886 - rel13

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/810	ASSUMED	W15/810	32.08	30.91	1.17	3.65
R4/810	BEDROOM	W16/810	35.31	34.03	1.28	3.63
R4/810	BEDROOM	W17/810	85.74	84.99	0.75	0.87
R6/810	BEDROOM	W19/810	31.25	30.44	0.81	2.59
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	33.01	0.96	2.83
R1/820	ASSUMED	W1/820	34.39	34.42	-0.03	-0.09
R1/820	ASSUMED	W2/820	34.56	34.69	-0.13	-0.38
R1/820	ASSUMED	W3/820	30.87	31.06	-0.19	-0.62
R1/820	ASSUMED	W4/820	30.19	30.43	-0.24	-0.79
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\_Industrial  
 P1886 - rel13

## NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
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### 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	72.4	43.8	37.7
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	-13.3
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



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
EXISTING vs PR240222\_Industrial  
P1886 - rel13

Room	Room Use	Whole Room sq ft	NSL		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
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
<b>61 Norcutt Road</b>						
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
<b>59 Norcutt Road</b>						
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
<b>57 Norcutt Road</b>						
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
<b>55 Norcutt Road</b>						
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
<b>53 Norcutt Road</b>						
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
<b>51 Norcutt Road</b>						
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





# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
EXISTING vs PR240222\_Industrial  
P1886 - rel13

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/102	BEDROOM_ASSUMED	247.9	229.9	229.9	0.0	0.0
<b>49 Norcutt Road</b>						
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
<b>47 Norcutt Road</b>						
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
<b>45 Norcutt Road</b>						
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
<b>43 Norcutt Road</b>						
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
<b>41 Norcutt Road</b>						
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
<b>39 Norcutt Road</b>						
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



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 P1886 - rel13

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

## 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	96.4	4.8	4.7
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	128.9	-1.9	-1.5
R1/191	BEDROOM	88.9	83.9	83.9	0.0	0.0

## 31 Norcutt Road

R1/200	ASSUMED	51.1	19.3	48.3	-29.0	-150.3
R2/200	KITCHEN_ASSUMED	121.6	88.7	79.8	8.9	10.0
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	106.7	4.5	4.0
R2/210	ASSUMED	58.6	35.3	49.3	-14.0	-39.7
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	62.9	-0.4	-0.6
R2/220	KITCHEN_ASSUMED	126.1	97.2	92.7	4.5	4.6
R1/221	BEDROOM_ASSUMED	126.1	120.7	120.7	0.0	0.0



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
EXISTING vs PR240222\_Industrial  
P1886 - rel13

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

## 25 Norcutt Road

R1/230	KITCHEN_ASSUMED	163.7	129.4	117.8	11.6	9.0
R1/231	BEDROOM_ASSUMED	118.5	114.3	114.3	0.0	0.0

## 23 Norcutt Road

R2/240	KITCHEN	121.8	48.3	50.4	-2.1	-4.3
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	122.0	0.1	0.1

## 17 Norcutt Road

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



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 P1886 - rel13

Room	Room Use	Whole Room sq ft	NSL		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
R2/300	KITCHEN_ASSUMED	124.2	114.5	114.5	0.0	0.0
R3/300	ASSUMED	62.8	60.4	60.5	-0.1	-0.2
R1/301	BEDROOM_ASSUMED	119.0	114.4	114.4	0.0	0.0
<b>9 Norcutt Road</b>						
R1/310	KITCHEN_ASSUMED	123.2	77.2	94.9	-17.7	-22.9
R2/310	ASSUMED	73.8	47.5	59.9	-12.4	-26.1
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
<b>7 Norcutt Road</b>						
R1/320	KITCHEN	107.7	98.1	100.5	-2.4	-2.4
R1/322	BEDROOM_NO_ROL	198.8	195.2	195.2	0.0	0.0
<b>5 Norcutt Road</b>						
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
<b>3 Norcutt Road</b>						
R1/340	KD_NO_ROL	156.7	147.8	147.8	0.0	0.0
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
<b>1 Norcutt Road</b>						
R1/350	KD	209.2	207.6	207.6	0.0	0.0
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
<b>71 Edwin Road</b>						
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



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
EXISTING vs PR240222\_Industrial  
P1886 - rel13

## NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
<b>50 Edwin Road</b>						
R1/1040	ASSUMED_KITCHEN	91.8	90.4	90.4	0.0	0.0
R1/1041	ASSUMED	91.8	88.4	88.4	0.0	0.0
R1/1060	ASSUMED_LIVINGROOM	72.2	69.4	69.4	0.0	0.0
R1/1061	ASSUMED	72.2	70.1	70.1	0.0	0.0
<b>52 Edwin Road</b>						
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
<b>2 Crane Road</b>						
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
<b>4 Crane Road</b>						
R1/1020	ASSUMED_KD	241.6	241.4	241.4	0.0	0.0
<b>6 Crane Road</b>						
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
<b>8 Crane Road</b>						
R1/1000	KD	243.4	241.2	241.2	0.0	0.0
<b>10 Crane Road</b>						
R1/990	KD	243.4	241.0	241.0	0.0	0.0



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
EXISTING vs PR240222\_Industrial  
P1886 - rel13

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

## 12 Crane Road

R1/970	ASSUMED_KITCHEN	144.0	140.7	140.7	0.0	0.0
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	228.7	0.0	0.0
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## 16 Crane Road

R1/940	KITCHEN	131.7	129.8	129.8	0.0	0.0
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
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## 24 Crane Road

R1/900	ASSUMED_RESI	49.5	47.2	47.2	0.0	0.0
R2/900	ASSUMED_RESI	123.8	100.8	100.8	0.0	0.0
R3/900	ASSUMED_RESI	114.4	92.2	92.2	0.0	0.0



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
EXISTING vs PR240222\_Industrial  
P1886 - rel13

## NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
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### 26 Crane Road

R1/890	ASSUMED_RESI	128.5	58.7	58.7	0.0	0.0
R2/890	ASSUMED_RESI	111.4	89.0	89.0	0.0	0.0
R3/890	ASSUMED_RESI	42.8	41.1	41.1	0.0	0.0

### 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
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### 32 Crane Road

R1/860	LKD	339.0	339.0	339.0	0.0	0.0
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### 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	232.9	5.6	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	122.4	2.2	1.8
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



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 P1886 - rel13

Room	Room Use	Whole Room sq ft	NSL		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
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
<b>42 Crane Road</b>						
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
<b>44 Crane Road</b>						
R1/490	LKD	455.0	446.5	445.3	1.1	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
<b>46 Crane Road</b>						
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
<b>48 Crane Road</b>						
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
<b>50 Crane Road</b>						
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





# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
EXISTING vs PR240222\_Industrial  
P1886 - rel13

Room	Room Use	Whole Room sq ft	NSL		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
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
<b>52 Crane Road</b>						
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
<b>54 Crane Road</b>						
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
<b>56 Crane Road</b>						
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
<b>58 Crane Road</b>						
R2/640	KD	264.6	211.7	193.9	17.7	8.4
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
<b>4 Gould Road</b>						
R1/670	CONSERVATORY	52.9	52.1	52.1	0.0	0.0
R1/680	DINING	139.9	93.0	90.4	2.6	2.8
R2/680	KITCHEN	77.7	66.5	45.6	21.0	31.6



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 P1886 - rel13

Room	Room Use	Whole Room sq ft	NSL		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
R1/681	BEDROOM	95.9	89.7	89.3	0.4	0.4
R1/682	BEDROOM	96.5	93.7	93.7	0.0	0.0
<b>6 Gould Road</b>						
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
<b>8 Gould Road</b>						
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
<b>10 Gould Road</b>						
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
<b>12 Gould Road</b>						
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
<b>14 Gould Road</b>						
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
<b>32 Gould Road, Crane Mews</b>						
R1/800		580.6	235.1	234.9	0.1	0.0



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
EXISTING vs PR240222\_Industrial  
P1886 - rel13

Room	Room Use	Whole Room sq ft	NSL		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
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\_Industrial  
 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		
R2/1101	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						
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
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 Norcott Road, Alcott House



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 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		
R3/10	W5/10	BEDROOM_ASSUMED	12	41	10	34	16.7	17.1	12	41	10	34	16.7	17.1
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
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
<b>65-71 Norcutt Road</b>														
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
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
<b>63 Norcutt Road</b>														
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



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 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		

### 61 Norcutt Road

R1/50	W1/50	ONSERVATORY_ASSUMI	7	31	9	33	-28.6	-6.5						
R1/50	W2/50	ONSERVATORY_ASSUMI	19	65	15	57	21.1	12.3						
R1/50	W3/50	ONSERVATORY_ASSUMI	5	34	6	35	-20.0	-2.9						
R1/50	W4/50	ONSERVATORY_ASSUMI	20	63	16	55	20.0	12.7						
R1/50	W5/50	ONSERVATORY_ASSUMI	17	55	13	48	23.5	12.7						
R1/50	W6/50	ONSERVATORY_ASSUMI	9	38	8	36	11.1	5.3	20	66	16	59	20.0	10.6
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	ONSERVATORY_ASSUMI	0	0	0	4	-	-						
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	-	-						



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 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		
R1/100	W4/100	ONSERVATORY_ASSUMED	5	33	8	47	-60.0	-42.4						
R1/100	W5/100	ONSERVATORY_ASSUMED	0	3	4	26	-	-766.7						
R1/100	W6/100	ONSERVATORY_ASSUMED	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
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
<b>37 Norcutt Road</b>														
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



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 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		
<b>35 Norcutt Road</b>														
R2/180	W4/180	KITCHEN_ASSUMED	11	38	11	40	0.0	-5.3	11	38	11	40	0.0	-5.3
R3/180	W2/180	ASSUMED	6	18	9	36	-50.0	-100.0						
R3/180	W3/180	ASSUMED	12	39	12	41	0.0	-5.1	14	41	14	46	0.0	-12.2
R1/181	W1/181	BEDROOM_ASSUMED	19	56	16	51	15.8	8.9	19	56	16	51	15.8	8.9
<b>31 Norcutt Road</b>														
R1/200	W1/200	ASSUMED	7	25	9	36	-28.6	-44.0						
R1/200	W2/200	ASSUMED	7	26	11	39	-57.1	-50.0	7	26	11	39	-57.1	-50.0
R2/200	W3/200	KITCHEN_ASSUMED	1	29	1	29	0.0	0.0	1	29	1	29	0.0	0.0
R1/201	W1/201	BEDROOM_ASSUMED	18	55	16	51	11.1	7.3	18	55	16	51	11.1	7.3
R1/202	W1/202	ASSUMED	22	83	21	82	4.5	1.2	22	83	21	82	4.5	1.2
<b>29 Norcutt Road</b>														
R1/210	W1/210	KITCHEN_ASSUMED	0	11	0	10	-	9.1	0	11	0	10	-	9.1
R2/210	W2/210	ASSUMED	0	4	0	5	-	-25.0						
R2/210	W3/210	ASSUMED	8	25	10	33	-25.0	-32.0	8	29	10	37	-25.0	-27.6
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	23	84	4.2	1.2	24	85	23	84	4.2	1.2
<b>27 Norcutt Road</b>														
R1/220	W1/220	ASSUMED	5	23	9	33	-80.0	-43.5						
R1/220	W2/220	ASSUMED	4	35	4	35	0.0	0.0	7	38	9	41	-28.6	-7.9
R2/220	W3/220	KITCHEN_ASSUMED	1	29	1	28	0.0	3.4	1	29	1	28	0.0	3.4
R1/221	W1/221	BEDROOM_ASSUMED	18	55	16	50	11.1	9.1	18	55	16	50	11.1	9.1
<b>25 Norcutt Road</b>														
R1/230	W1/230	KITCHEN_ASSUMED	0	8	0	6	-	25.0						
R1/230	W2/230	KITCHEN_ASSUMED	0	4	0	3	-	25.0	0	8	0	6	-	25.0
R1/231	W1/231	BEDROOM_ASSUMED	16	52	16	50	0.0	3.8	16	52	16	50	0.0	3.8
<b>21 Norcutt Road</b>														
R1/250	W1/250	KITCHEN_ASSUMED	7	23	10	34	-42.9	-47.8						
R1/250	W2/250	KITCHEN_ASSUMED	15	50	16	51	-6.7	-2.0						
R1/250	W3/250	KITCHEN_ASSUMED	9	28	12	36	-33.3	-28.6	15	50	16	51	-6.7	-2.0
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	3	26	-	-100.0						





# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 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		
R1/270	W2/270	KITCHEN_ASSUMED	12	41	15	47	-25.0	-14.6	12	41	15	47	-25.0	-14.6
R1/271	W1/271	BEDROOM_ASSUMED	17	48	17	50	0.0	-4.2	17	48	17	50	0.0	-4.2
<b>13 Norcutt Road</b>														
R1/290	W1/290	LKD	8	36	11	41	-37.5	-13.9						
R1/290	W2/290	LKD	7	37	7	39	0.0	-5.4	9	40	11	43	-22.2	-7.5
<b>11 Norcutt Road</b>														
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	14	42	-27.3	-20.0						
R3/300	W3/300	ASSUMED	10	34	13	40	-30.0	-17.6						
R3/300	W4/300	ASSUMED	5	20	5	20	0.0	0.0	11	39	14	45	-27.3	-15.4
R1/301	W1/301	BEDROOM_ASSUMED	0	4	0	4	-	0.0						
R1/301	W2/301	BEDROOM_ASSUMED	16	49	17	52	-6.3	-6.1	16	49	17	52	-6.3	-6.1
<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	16	44	-60.0	-37.5	10	32	16	44	-60.0	-37.5
R1/311	W1/311	ASSUMED	16	48	16	49	0.0	-2.1						
R1/311	W2/311	ASSUMED	16	48	17	50	-6.3	-4.2	16	48	17	50	-6.3	-4.2
R1/312	W1/312	BEDROOM_ASSUMED	19	55	19	56	0.0	-1.8	19	55	19	56	0.0	-1.8
<b>5 Norcutt Road</b>														
R1/330	W1/330	LKD_ASSUMED	20	49	20	50	0.0	-2.0						
R1/330	W2/330	LKD_ASSUMED	12	39	12	40	0.0	-2.6						
R1/330	W3/330	LKD_ASSUMED	20	49	20	50	0.0	-2.0						
R1/330	W4/330	LKD_ASSUMED	20	50	20	50	0.0	0.0	20	52	20	53	0.0	-1.9
R1/331	W1/331	BEDROOM_ASSUMED	10	43	10	45	0.0	-4.7	10	43	10	45	0.0	-4.7
<b>3 Norcutt Road</b>														
R1/340	W1/340	KD_NO_ROL	15	45	15	45	0.0	0.0						
R1/340	W2/340	KD_NO_ROL	9	34	9	34	0.0	0.0	15	45	15	45	0.0	0.0
<b>1 Norcutt Road</b>														
R1/350	W1/350	KD	20	55	20	53	0.0	3.6						
R1/350	W2/350	KD	18	54	19	53	-5.6	1.9	20	56	20	54	0.0	3.6
R2/350	W3/350	PLAYROOM	9	44	9	43	0.0	2.3	9	44	9	43	0.0	2.3
<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>														



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 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	W2/1030	ASSUMED_KITCHEN	18	60	18	60	0.0	0.0						
R2/1030	W3/1030	ASSUMED_KITCHEN	12	43	12	43	0.0	0.0	22	65	22	65	0.0	0.0
<b>4 Crane Road</b>														
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
<b>6 Crane Road</b>														
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
<b>18 Crane Road</b>														
R2/930	W3/930	ASSUMED_KITCHEN	5	28	5	29	0.0	-3.6						
R2/930	W5/930	ASSUMED_KITCHEN	2	19	2	20	0.0	-5.3	5	28	5	29	0.0	-3.6
R3/930	W1/930	ASSUMED_KITCHEN	12	41	12	42	0.0	-2.4						
R3/930	W4/930	ASSUMED_KITCHEN	13	46	13	47	0.0	-2.2	14	49	14	50	0.0	-2.0
<b>26 Crane Road</b>														
R1/890	W2/890	ASSUMED_RESI	0	34	0	34	-	0.0	0	34	0	34	-	0.0
R3/890	W1/890	ASSUMED_RESI	9	37	9	37	0.0	0.0						
R3/890	W3/890	ASSUMED_RESI	15	67	14	66	6.7	1.5	15	67	14	66	6.7	1.5
<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	5	50	0.0	2.0						
R1/870	W4/870	LD	12	64	13	64	-8.3	0.0						
R1/870	W5/870	LD	13	52	13	52	0.0	0.0	16	68	16	68	0.0	0.0
<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	9	-	10.0						
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	44	0.0	2.2
<b>34 Crane Road</b>														
R1/850	W1/850	KITCHEN_ASSUMED	7	35	8	34	-14.3	2.9						
R1/850	W2/850	KITCHEN_ASSUMED	5	50	5	48	0.0	4.0						
R1/850	W3/850	KITCHEN_ASSUMED	10	48	10	47	0.0	2.1						
R1/850	W4/850	KITCHEN_ASSUMED	9	49	10	49	-11.1	0.0						



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 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		
R1/850	W5/850	KITCHEN_ASSUMED	0	10	0	10	-	0.0	11	58	11	57	0.0	1.7
<b>38 Crane Road</b>														
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	33	0.0	5.7	7	38	7	37	0.0	2.6
<b>42 Crane Road</b>														
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
<b>44 Crane Road</b>														
R1/490	W1/490	LKD	6	34	6	33	0.0	2.9						
R1/490	W2/490	LKD	0	0	0	0	-	-						
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
<b>46 Crane Road</b>														
R1/510	W1/510	KITCHEN_ASSUMED	0	26	0	25	-	3.8						
R1/510	W2/510	KITCHEN_ASSUMED	3	38	2	36	33.3	5.3						
R1/510	W3/510	KITCHEN_ASSUMED	15	59	13	56	13.3	5.1						
R1/510	W4/510	KITCHEN_ASSUMED	8	34	7	32	12.5	5.9						
R1/510	W5/510	KITCHEN_ASSUMED	6	32	5	29	16.7	9.4						
R1/510	W6/510	KITCHEN_ASSUMED	12	48	10	45	16.7	6.3	16	60	14	57	12.5	5.0
<b>50 Crane Road</b>														
R1/550	W1/550	KD_NO_ROL	0	0	0	0	-	-						
R1/550	W2/550	KD_NO_ROL	9	52	7	49	22.2	5.8						
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	37	0.0	2.6	13	63	11	60	15.4	4.8
R1/560	W1/560	LIVINGROOM	0	1	0	1	-	0.0						
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_ASSUMED	15	60	13	56	13.3	6.7						
R1/590	W2/590	ONSERVATORY_ASSUMED	0	40	0	37	-	7.5						
R1/590	W3/590	ONSERVATORY_ASSUMED	7	34	7	31	0.0	8.8						
R1/590	W4/590	ONSERVATORY_ASSUMED	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						



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
 EXISTING vs PR240222\_Industrial  
 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		
R1/620	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

### 58 Crane Road

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
R2/641	W2/641	KD_ASSUMED	12	50	12	50	0.0	0.0	12	50	12	50	0.0	0.0
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

### 10 Gould Road

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

### 14 Gould Road

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

### 32 Gould Road, Crane Mews

R1/800	W1/800		19	71	19	70	0.0	1.4	19	71	19	70	0.0	1.4
R1/801	W1/801		25	72	25	72	0.0	0.0	25	72	25	72	0.0	0.0

### 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						



# ANALYSIS

Greggs Bakery, Twickenham P1886, London  
EXISTING vs PR240222\_Industrial  
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		
R1/820	W5/820	ASSUMED	21	76	23	77	-9.5	-1.3	25	93	24	91	4.0	2.2
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 ADF Results





# 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	199.4	49.8
R2/1100	BEDROOM	100	497.3	100
R3/1100	BEDROOM	100	385.6	100
R4/1100	BEDROOM	100	309.8	100
R1/1101	BEDROOM	100	234.2	100
R2/1101	LKD	200	247.8	67.6
R3/1101	BEDROOM	100	199.7	90.1
R4/1101	BEDROOM	100	213.1	87.1
R5/1101	LKD	200	334	81.9
R6/1101	BEDROOM	100	573.2	100
R7/1101	LKD	200	395.8	99.4
R8/1101	BEDROOM	100	1113.2	100
R9/1101	LKD	200	398	100
R10/1101	BEDROOM	100	429.5	100
R1/1102	LKD	200	469.2	100
R2/1102	LKD	200	350.5	99.6
R3/1102	LKD	200	351.1	89.6
R4/1102	BEDROOM	100	326.7	95.8
R5/1102	LKD	200	479.6	100
R6/1102	BEDROOM	100	655.6	100
R7/1102	LKD	200	460.5	100
R8/1102	BEDROOM	100	1127.2	100
R9/1102	LKD	200	407.6	100
R10/1102	LKD	200	608.3	100
R1/1103	BEDROOM	100	793.1	100
R2/1103	LKD	200	464.9	100
R3/1103	BEDROOM	100	595.3	100
R4/1103	BEDROOM	100	494	100
R5/1103	LKD	200	663.8	100
R6/1103	BEDROOM	100	726.3	100
R7/1103	LKD	200	592	100
R8/1103	BEDROOM	100	1141.7	100
R9/1103	LKD	200	432.5	100
R10/1103	BEDROOM	100	750.5	100
R1/1104	BEDROOM	100	669.1	100
R2/1104	BEDROOM	100	383.4	100
R3/1104	BEDROOM	100	396.7	100



# BRE CBDM ANALYSIS

PROJECT GREGGS, PROJECT LOCATION  
LOCKCORP 240222 CBDM

## BRE CBDM ANALYSIS

R4/1104	BEDROOM	100	444	100
R5/1104	BEDROOM	100	377	100
R6/1104	BEDROOM	100	326.4	100
R7/1104	LKD	200	529.8	100
R8/1104	LKD	200	869.4	100



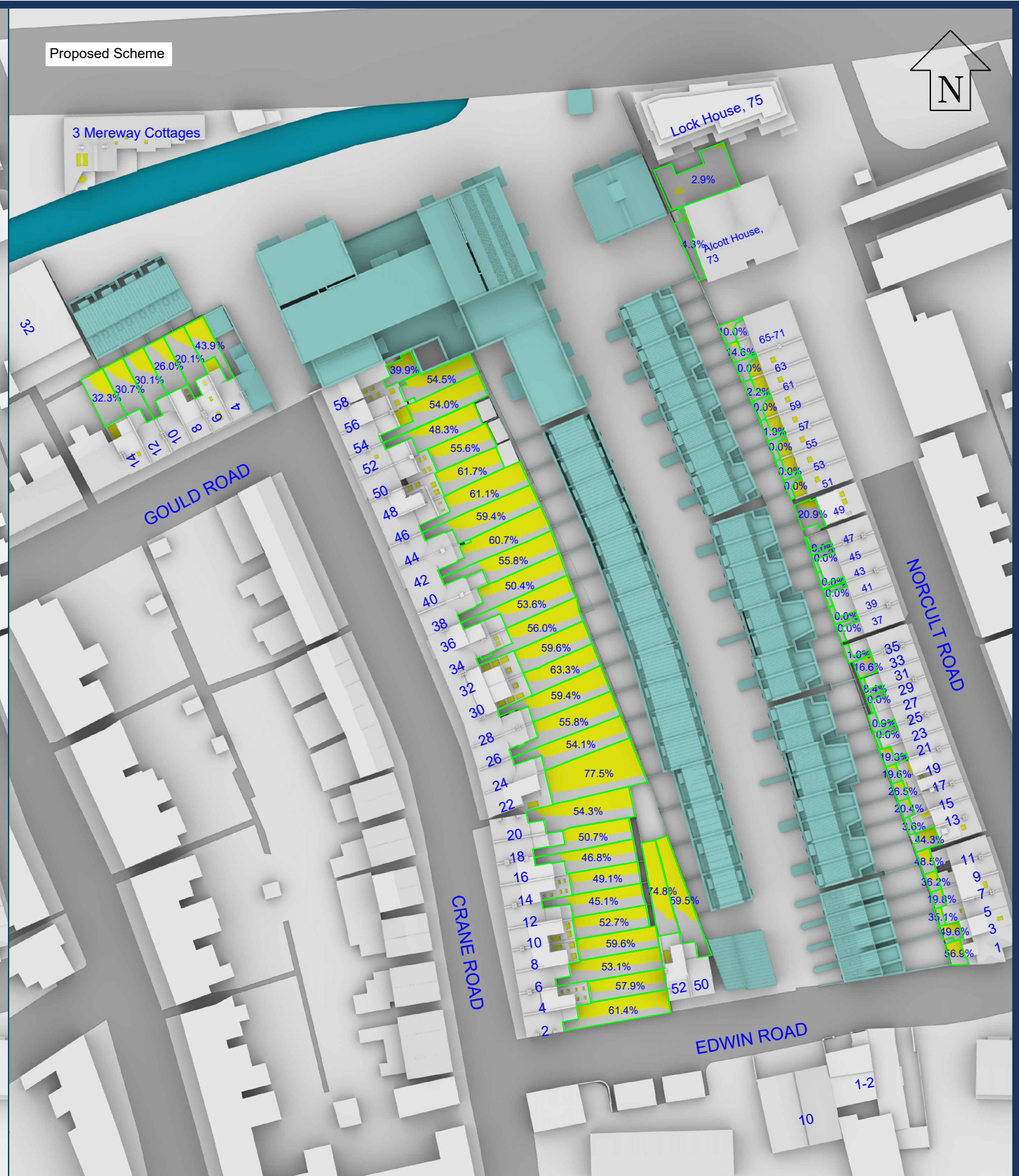


# **Appendix 3:** Overshadowing Sun Hours on Ground Assessment

Existing Buildings



Proposed Scheme



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:

- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

Project: Greggs, Twickenham

Title: BRE 2 Hour Sunlight Test  
 Proposed Residential Scheme 24/02/22  
 March 21st

Scheme Confirmed: -

Date: -

Drawn By: NB

Scale: 1:1000 @ A3

Date: MAR 2022

Dwg No: P1886/SHA/10

Rel: 13

POINT

Existing Buildings



Proposed Scheme



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:

- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

Project: Greggs, Twickenham

Title: 2 Hour Sunlight Test  
 Proposed Industrial Scheme 24/02/22  
 June 21st

Scheme Confirmed: -

Date: -

Drawn By: NB

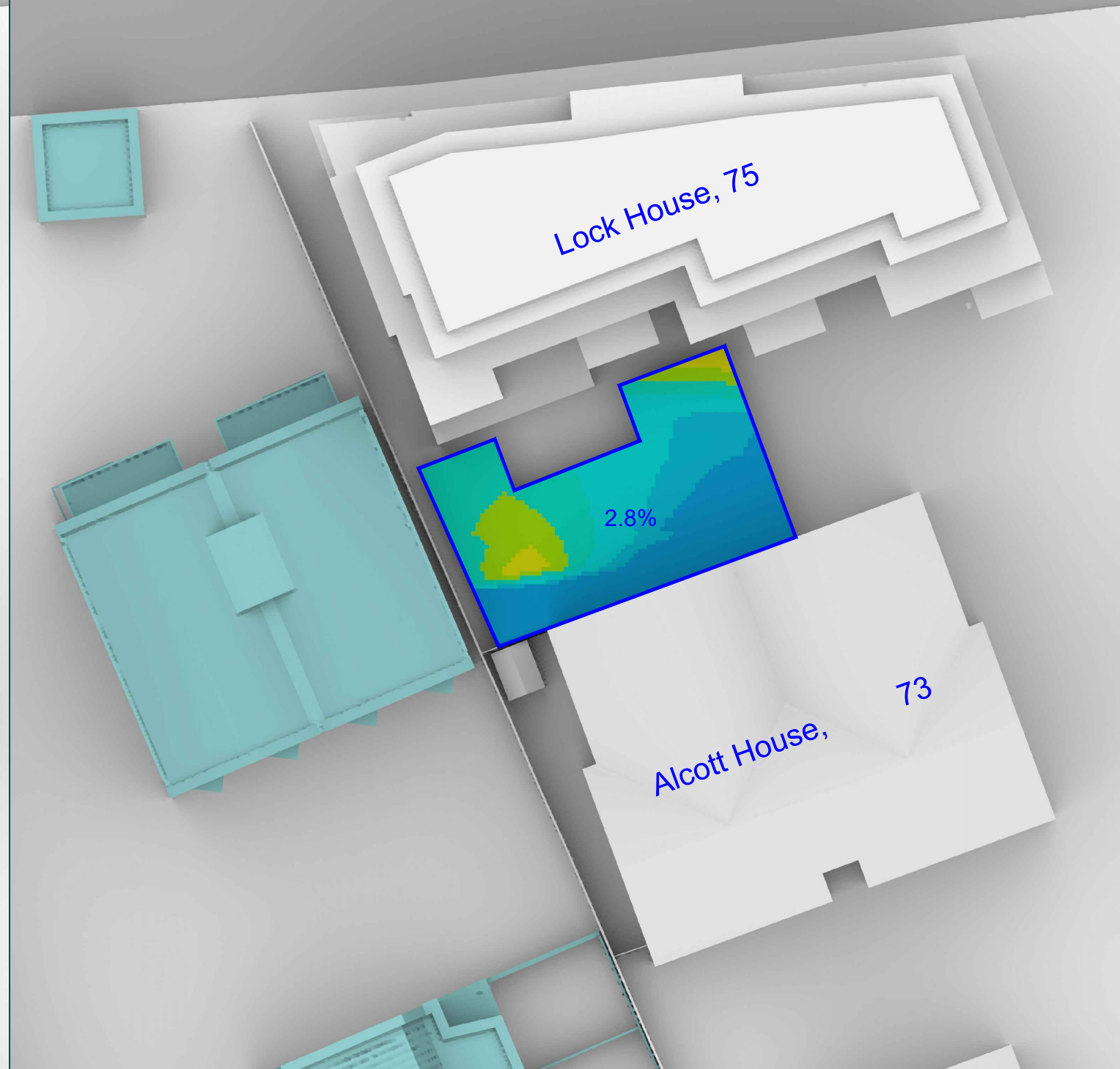
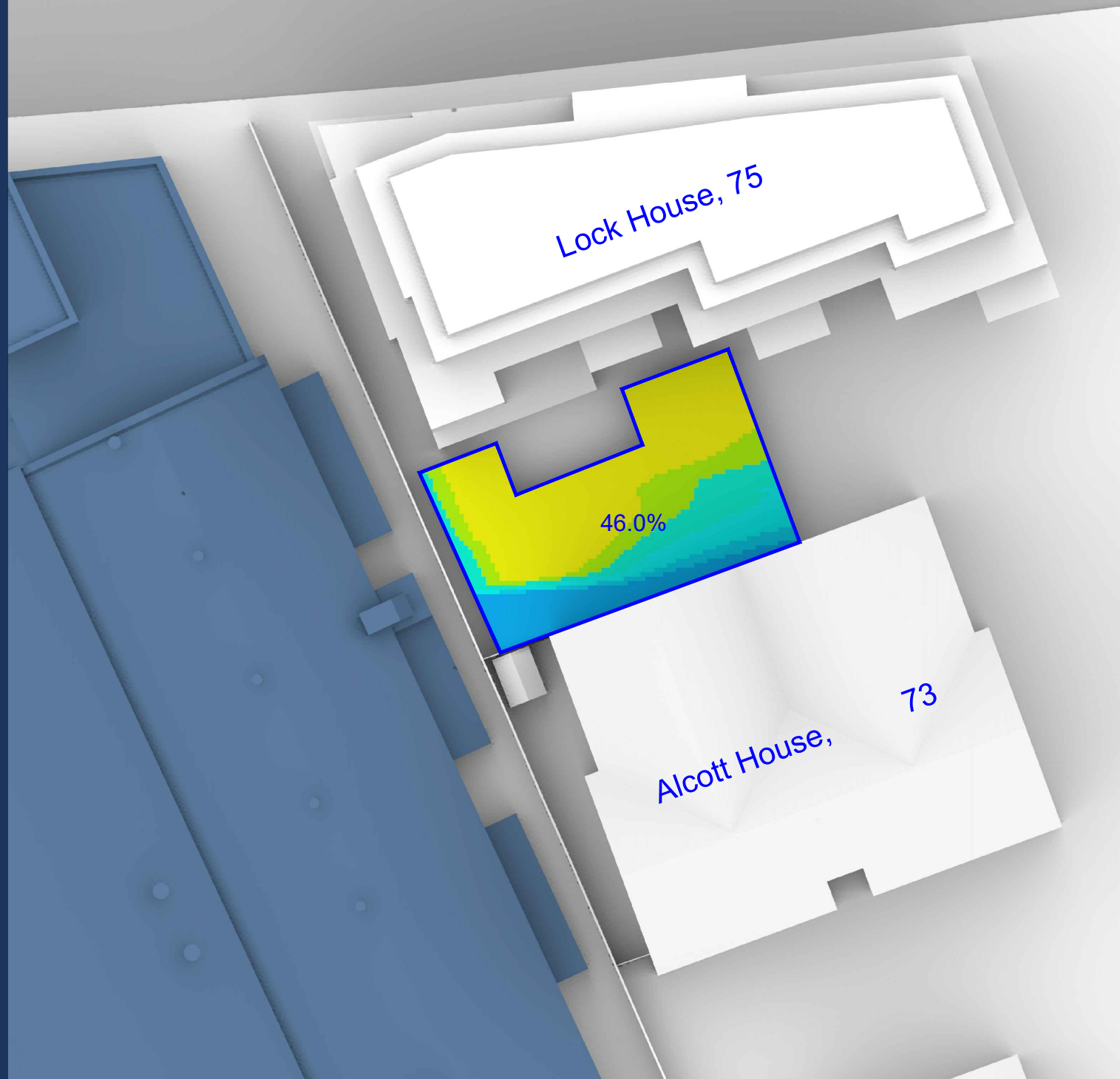
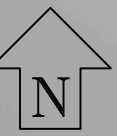
Scale: 1:1000 @ A3

Date: MAR 2022

Dwg No: P1886/SHA/13

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:

  Area analysed

50% Percentage of area with more than 2 hours of direct sunlight

	0-15mins
	15mins - 30mins
	30mins - 60mins
	60mins - 90mins
	90mins - 120mins
	≥ 120mins

Scheme Confirmed: -

Date: -

Project: Greggs, Twickenham

Drawn By: NB

Scale: 1:250 @ A3

Date: MAR 2022

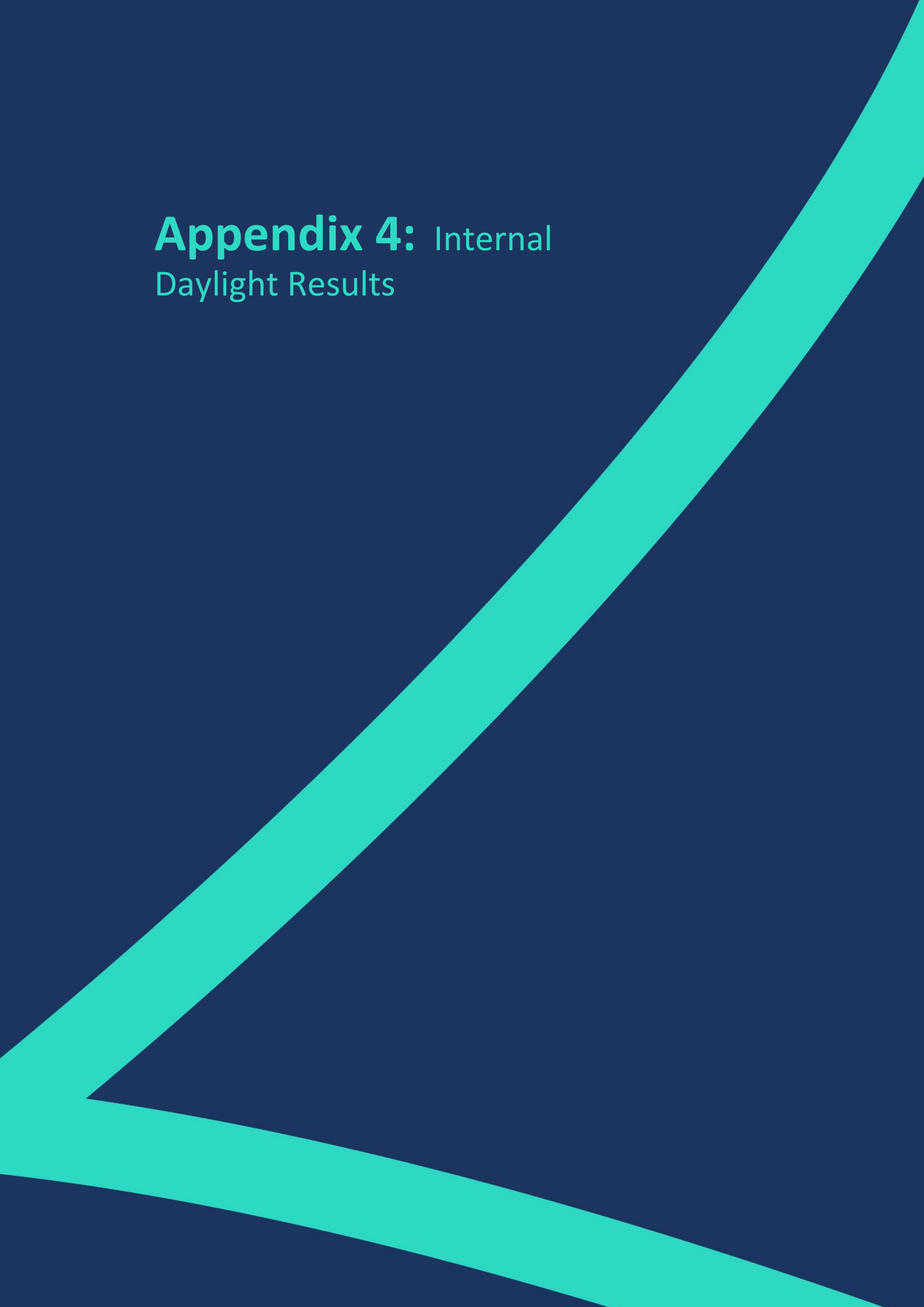
Title: BRE 2 Hour Sunlight Test  
 Proposed Industrial Scheme 24/02/22  
 March 21st

Dwg No: **P1886/TIS/11**

Rel: **13**



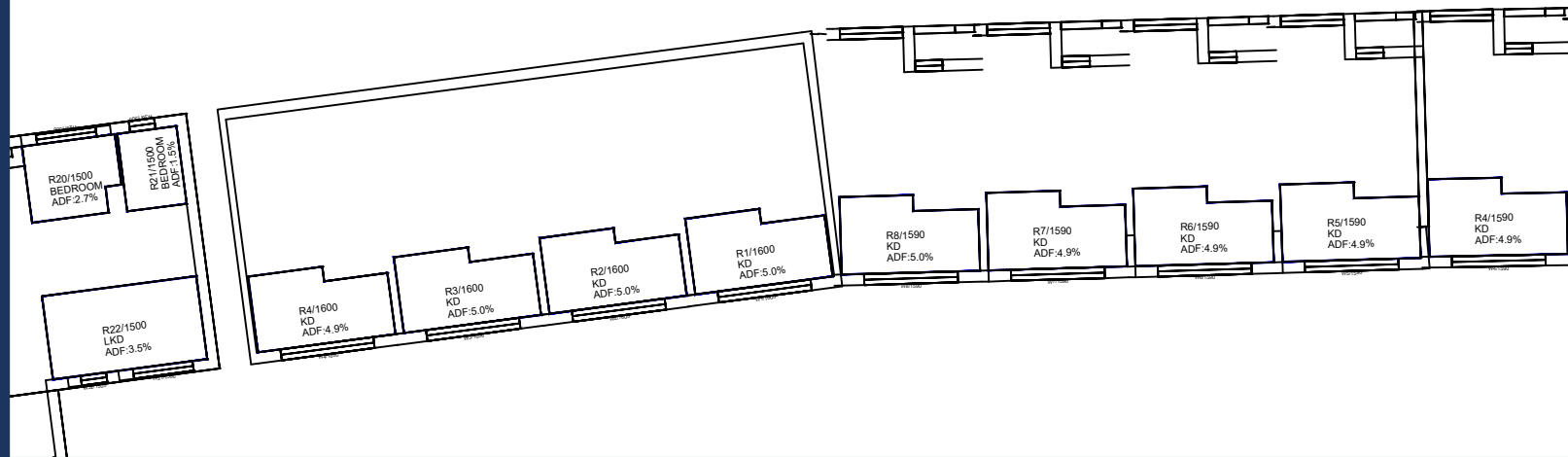
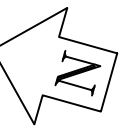
# Appendix 4: Internal Daylight Results



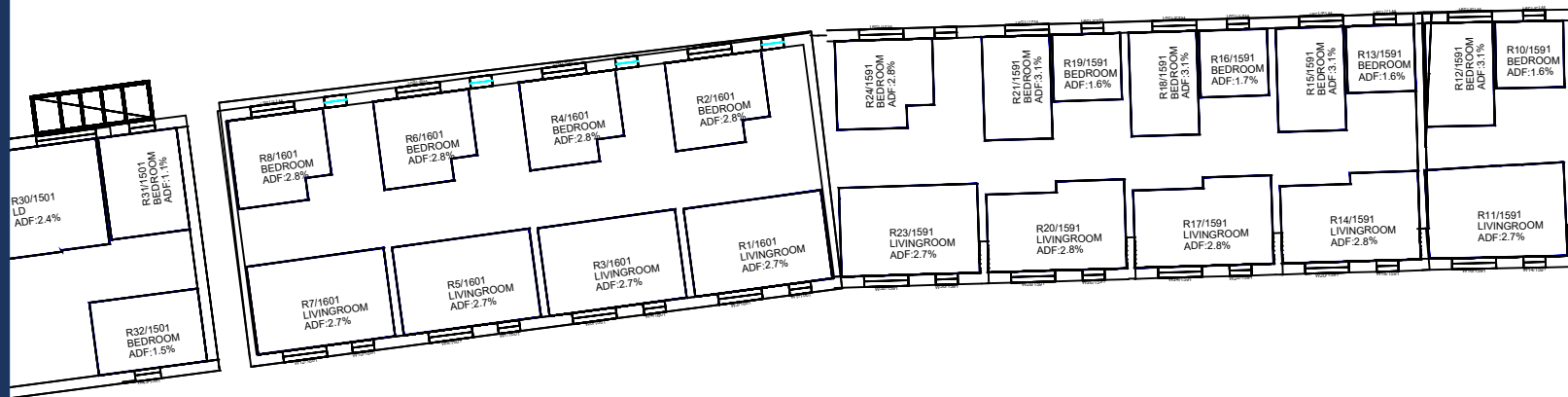
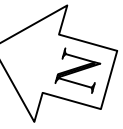
ADF Plots



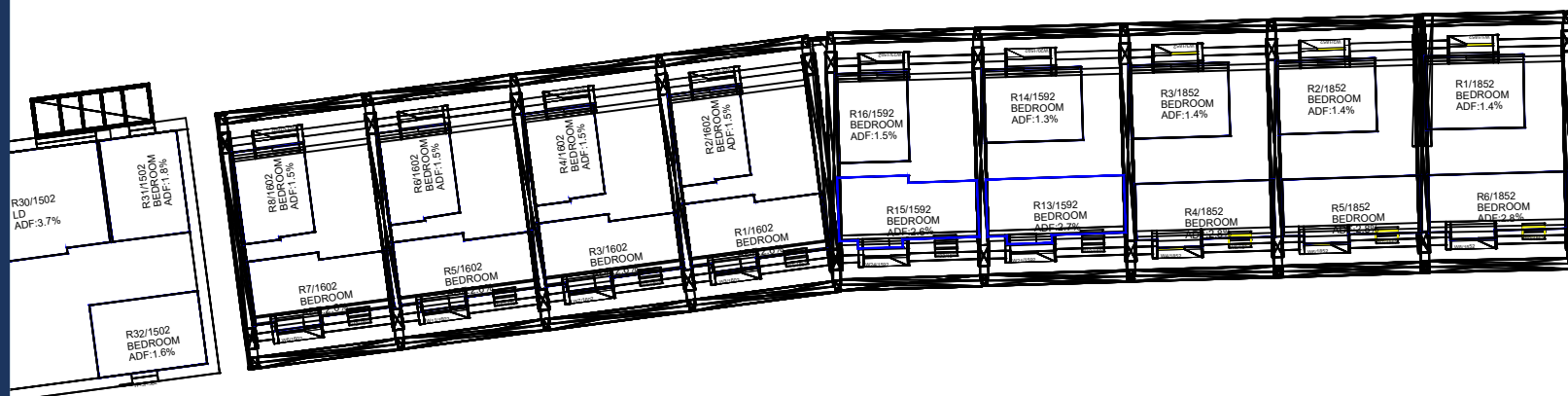
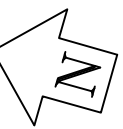
BLOCK D - GROUND FLOOR



BLOCK D - FIRST FLOOR



BLOCK D - SECOND FLOOR



Sources: Point2Surveyors  
 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp  
 Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg  
 Proposed Scheme (21/02/22, 24/02/22 and 12/07/22)  
 A2871 Greggs Scheme 1 Residential 3d Export.3ds  
 A2871 200 Plans 2d Export.dwg to A2871 205 Plans 2d Export.dwg

Key:

Project: Greggs, Twickenham

Title: Internal Room Layouts and ADF Results  
 Proposed Residential and Industrial Scheme 12/07/22

Scheme Confirmed: -

Date: -

Drawn By: NB

Scale: 1:300 @ A3

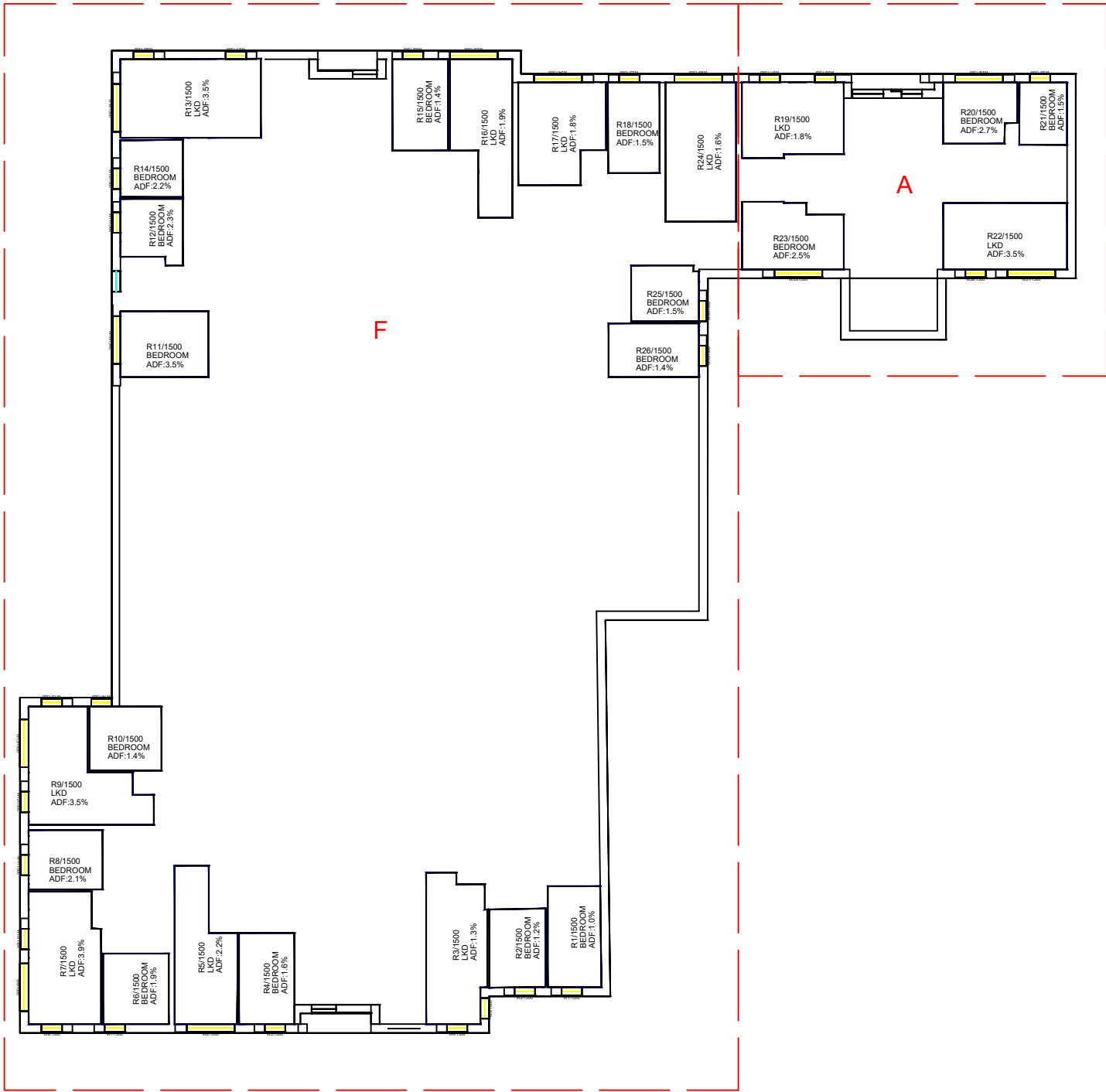
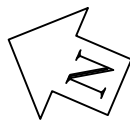
Date: JULY 2022

Dwg No: P1886/I/48

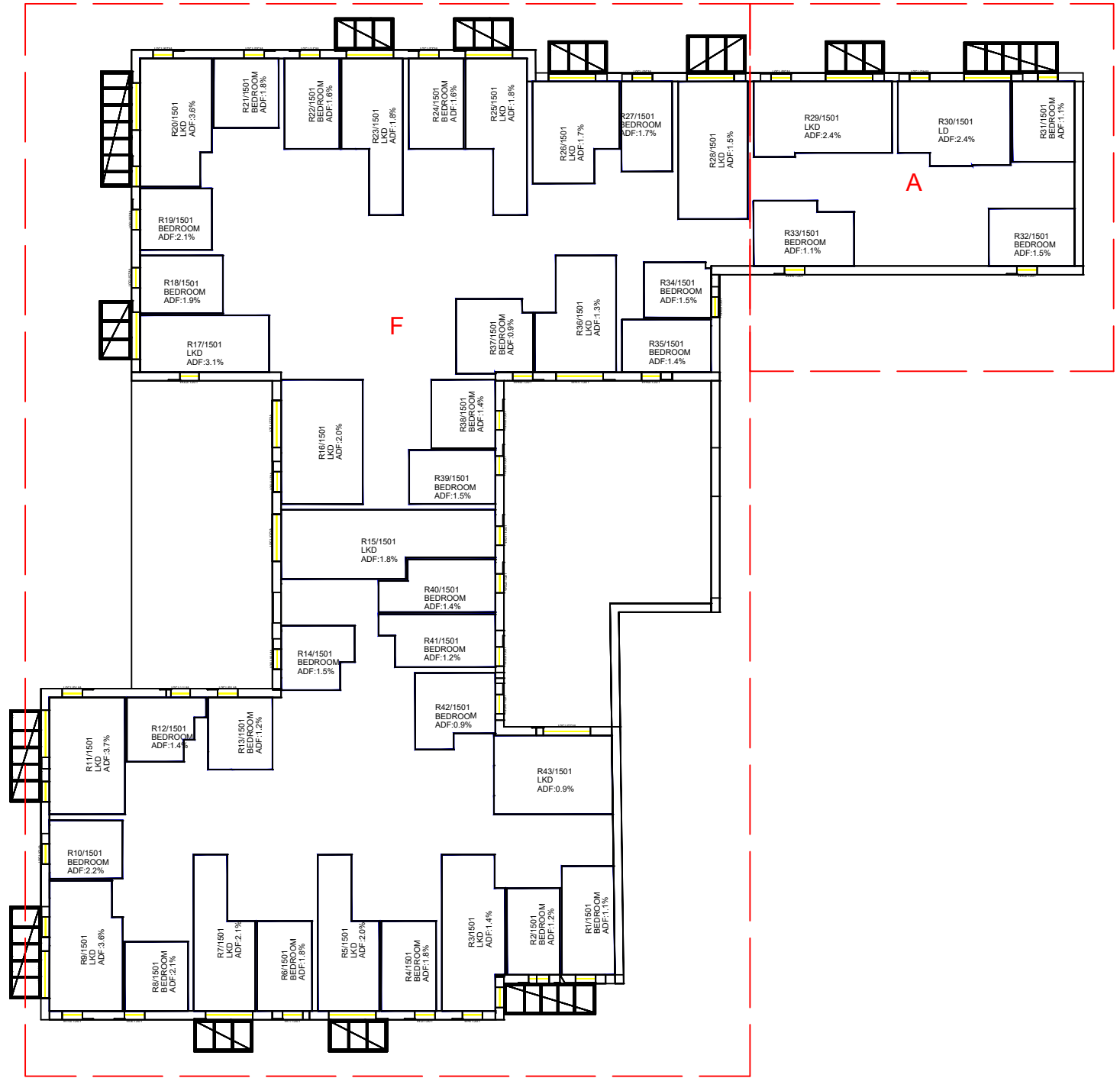
Rel: 14



BLOCKS A AND F - GROUND FLOOR



BLOCKS A AND F - FIRST FLOOR



Sources: Point2Surveyors  
 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp  
 Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg  
 Proposed Scheme (21/02/22, 24/02/22 and 12/07/22)  
 A2871 Greggs Scheme 1 Residential 3d Export.3ds  
 A2871 200 Plans 2d Export.dwg to A2871 205 Plans 2d Export.dwg

Key:

Project: Greggs, Twickenham

Title: Internal Room Layouts and ADF Results  
 Proposed Residential and Industrial Scheme 12/07/22

Scheme Confirmed: -

Date: -

Drawn By: NB

Scale: 1:300 @ A3

Date: JULY 2022

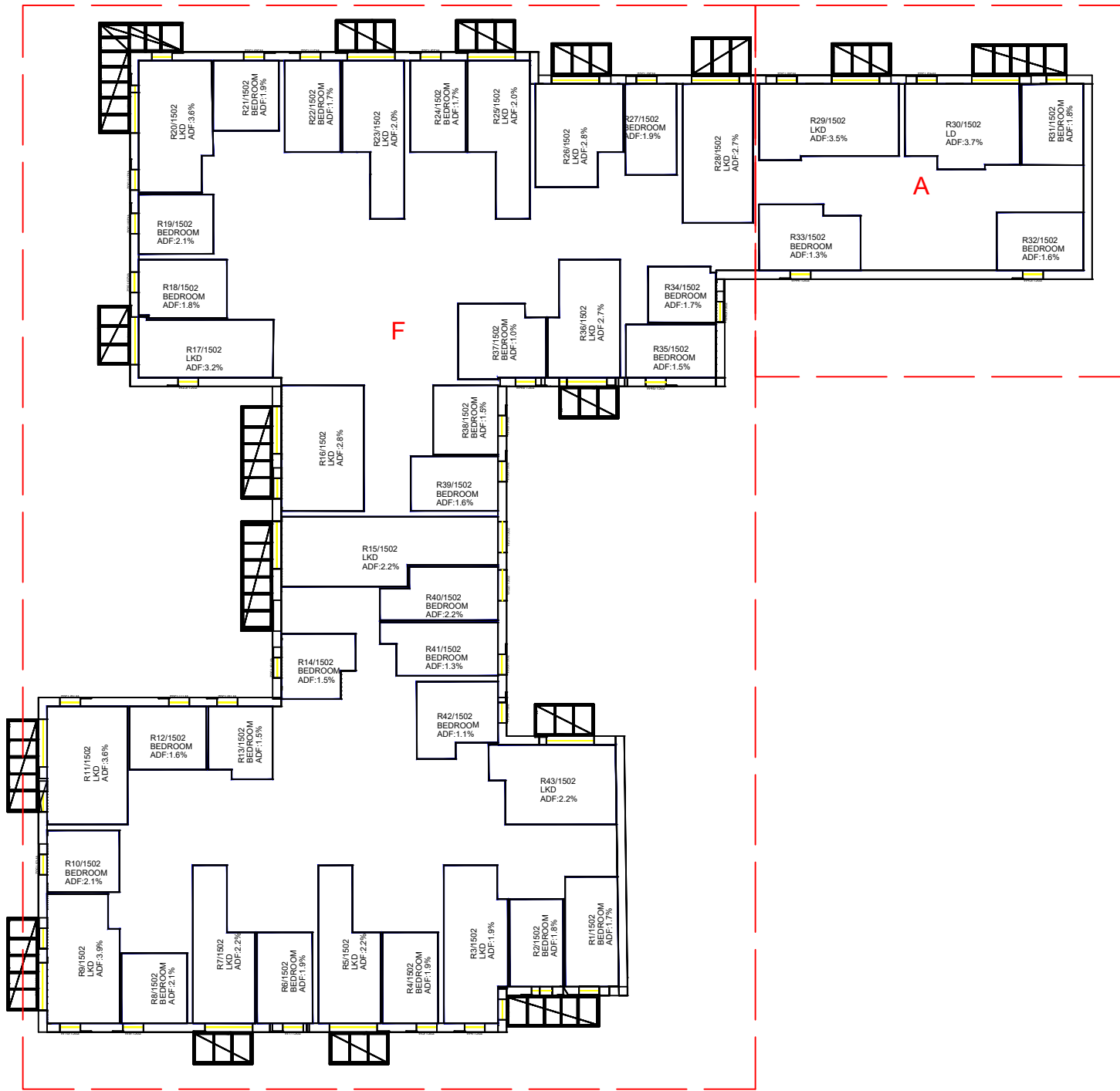
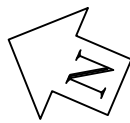
Dwg No: P1886/I 49

Rel: 14

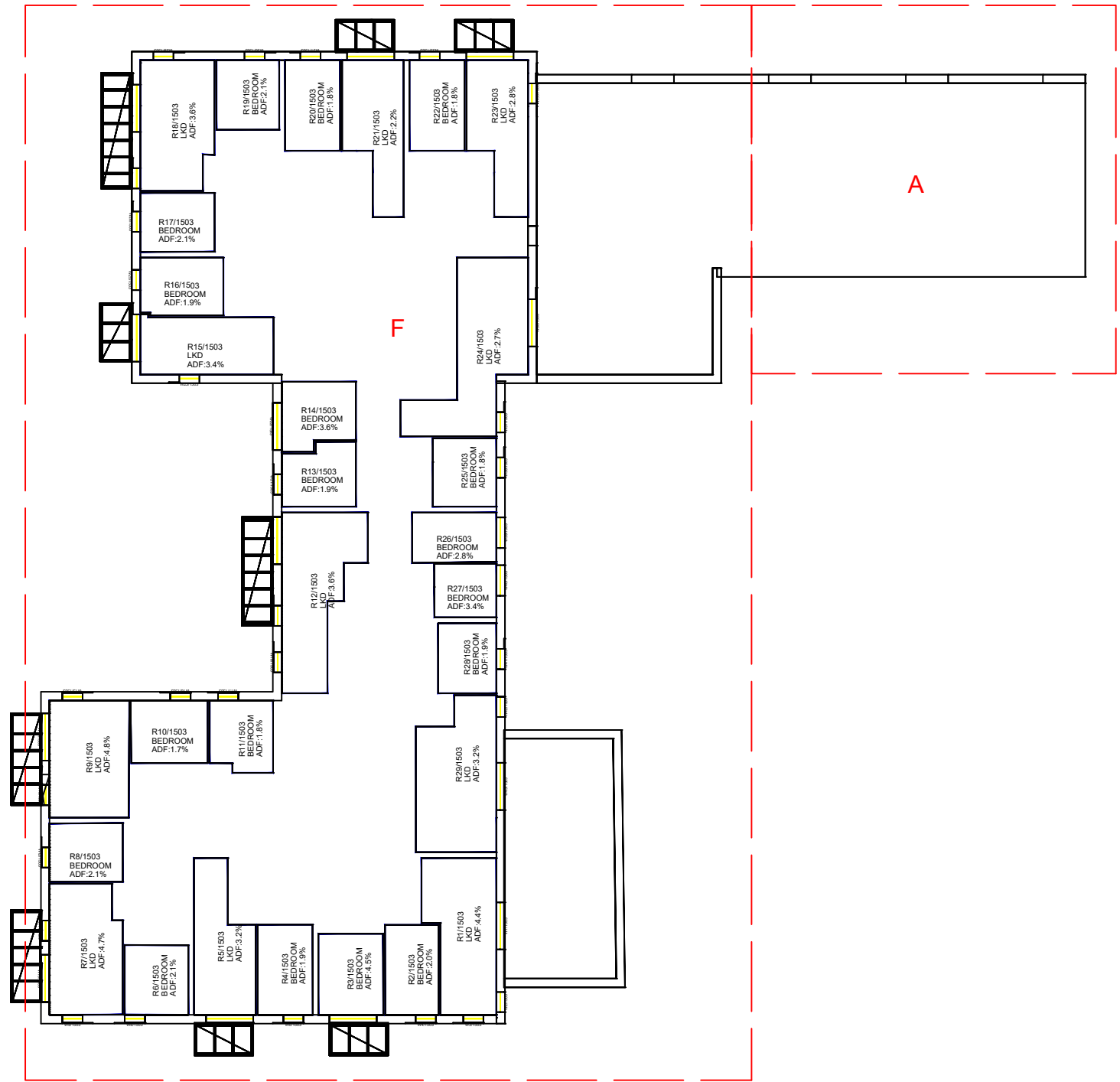




BLOCKS A AND F - SECOND FLOOR



BLOCKS A AND F - THIRD FLOOR



Sources: Point2Surveyors  
 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp  
 Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg  
 Proposed Scheme (21/02/22, 24/02/22 and 12/07/22)  
 A2871 Greggs Scheme 1 Residential 3d Export.3ds  
 A2871 200 Plans 2d Export.dwg to A2871 205 Plans 2d Export.dwg

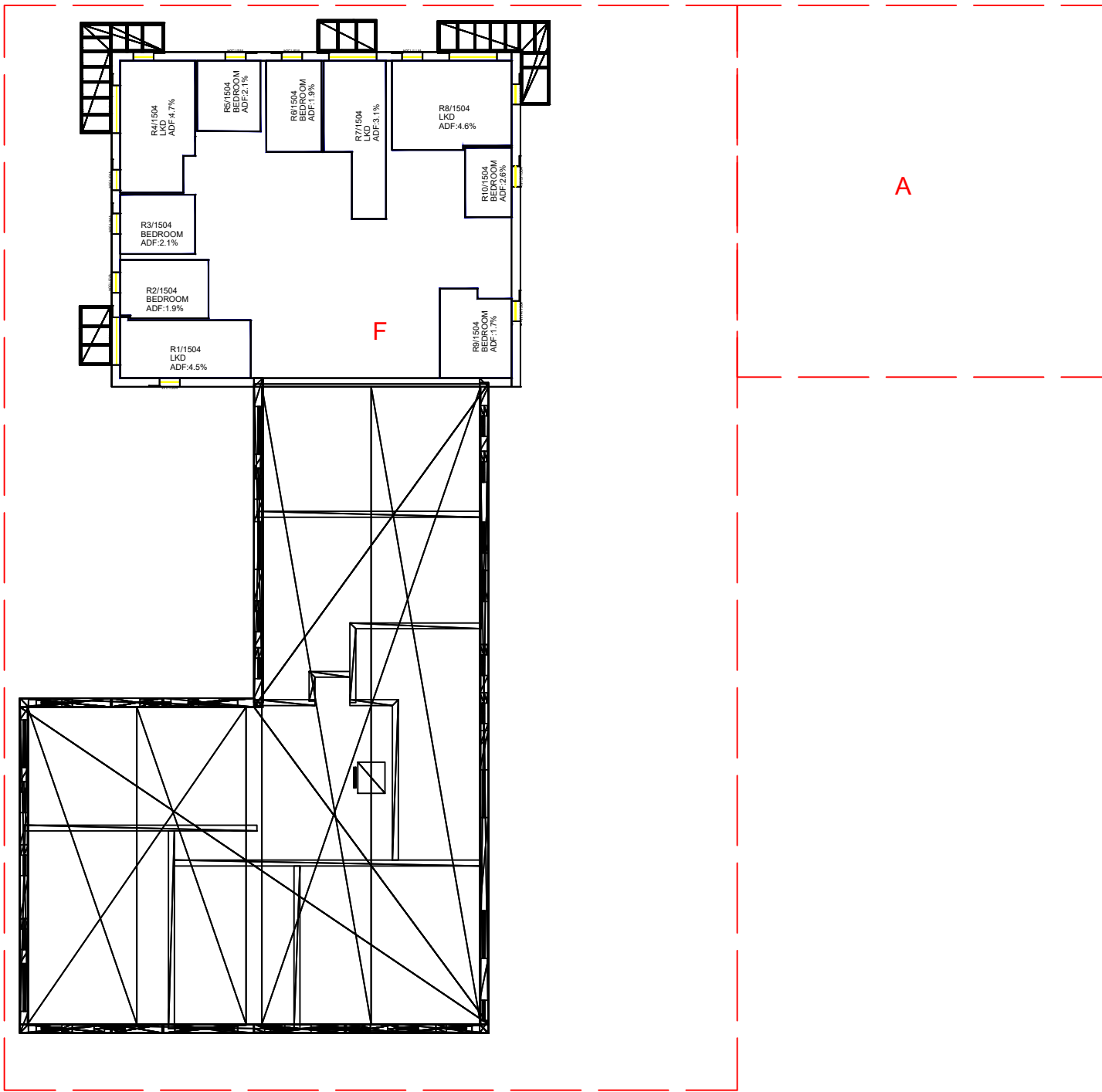
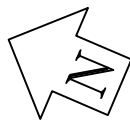
Key:

Project: Greggs, Twickenham

Title: Internal Room Layouts and ADF Results  
 Proposed Residential and Industrial Scheme 12/07/22

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	NB	1:300 @ A3	JULY 2022	P1886/I 50	14





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, 24/02/22 and 12/07/22)  
 A2871 Greggs Scheme 1 Residential 3d Export.3ds  
 A2871 200 Plans 2d Export.dwg to A2871 205 Plans 2d Export.dwg

Key:

.\key.jpg

Project: Greggs, Twickenham

Title: Internal Room Layouts and ADF Results  
 Proposed Residential and Industrial Scheme 12/07/22

Scheme Confirmed:  
 -

Date:  
 -

Drawn By:  
 NB

Scale:  
 1:300 @ A3

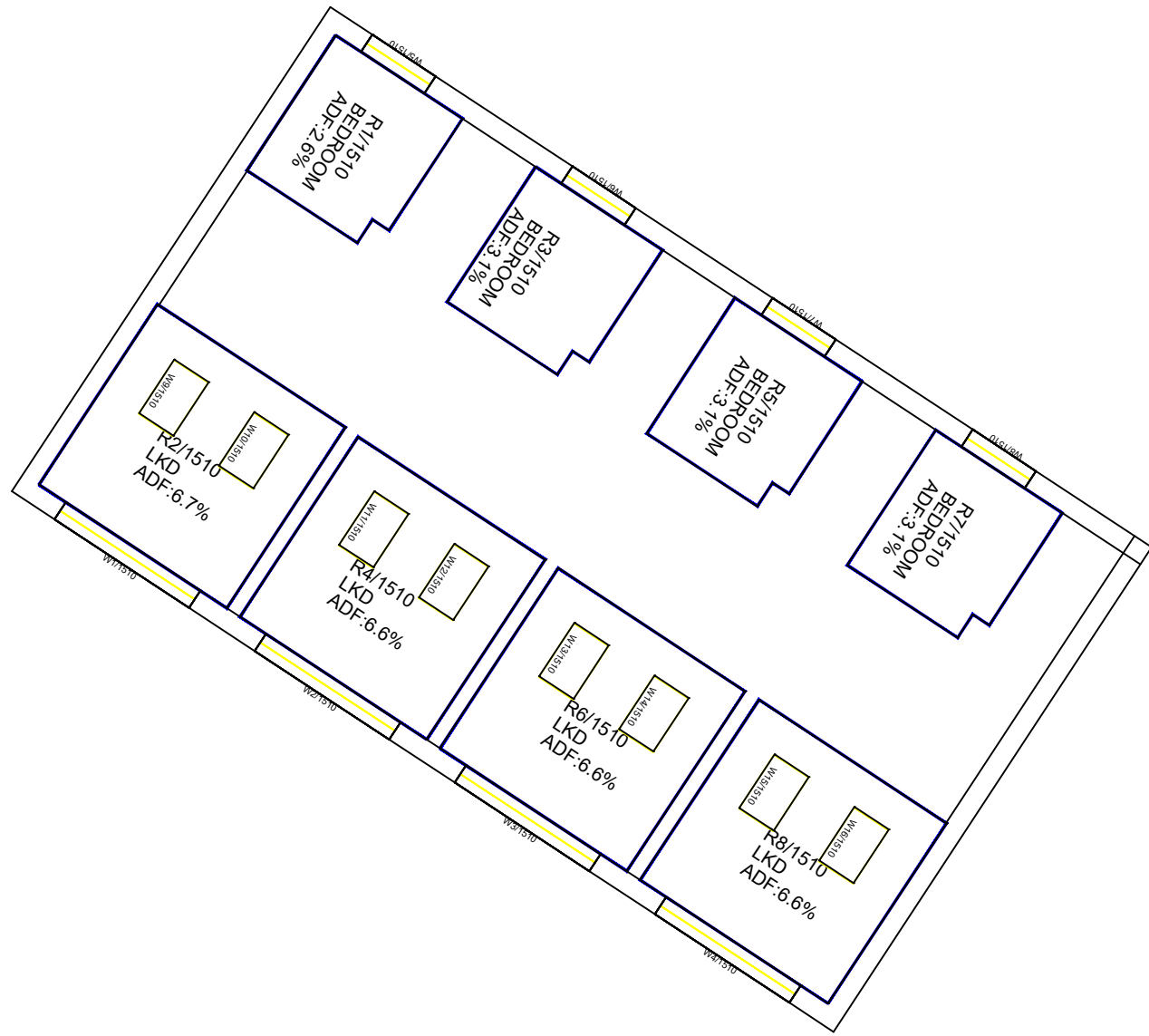
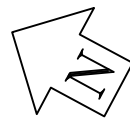
Date:  
 JULY 2022

Dwg No:  
**P1886/I 51**

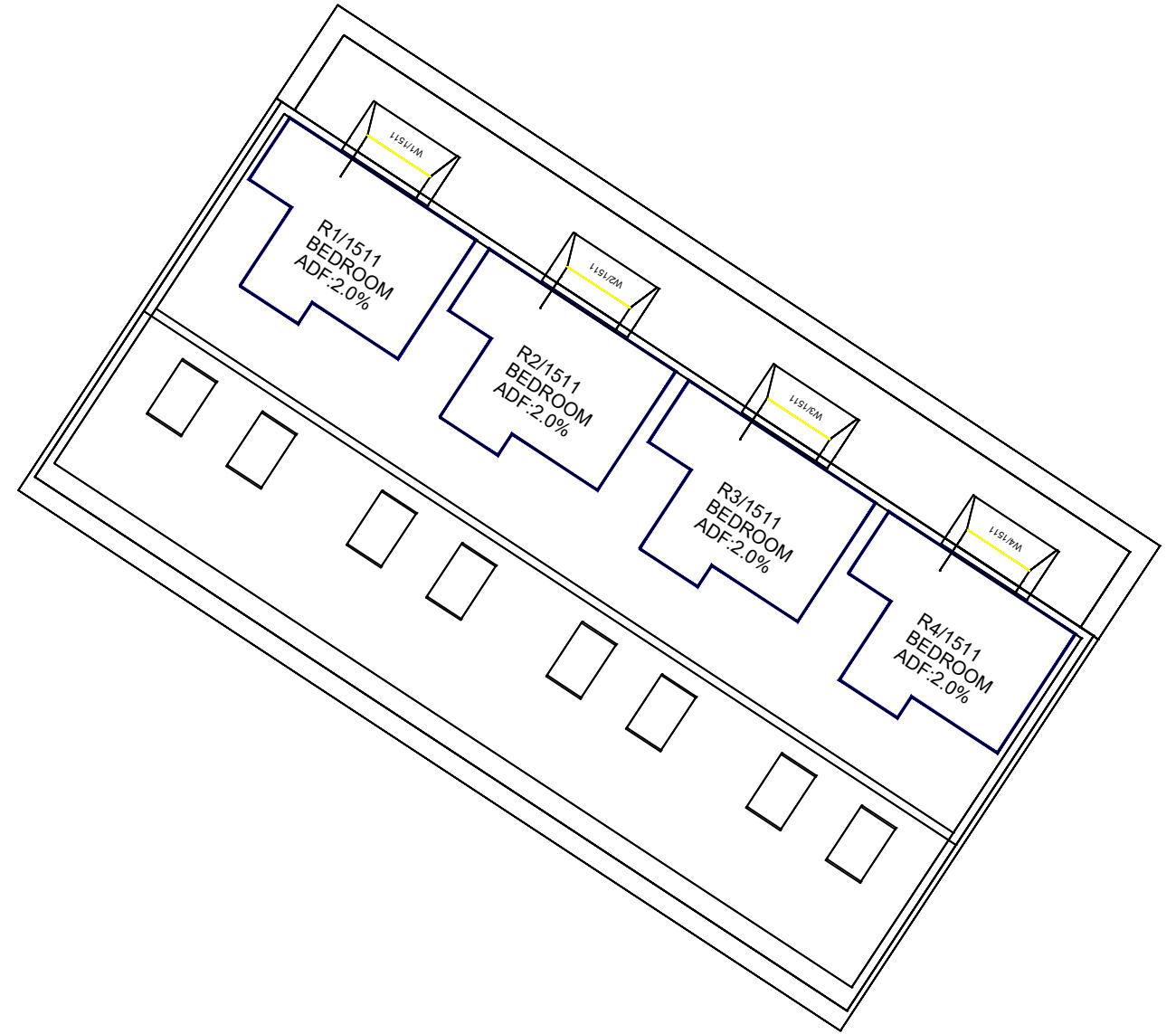
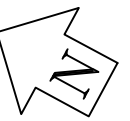
Rel:  
**14**



BLOCK G - GROUND FLOOR



BLOCK G - FIRST FLOOR



Sources: Point2Surveyors  
 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp  
 Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg  
 Proposed Scheme (21/02/22, 24/02/22 and 12/07/22)  
 A2871 Greggs Scheme 1 Residential 3d Export.3ds  
 A2871 200 Plans 2d Export.dwg to A2871 205 Plans 2d Export.dwg

Key:

Project: Greggs, Twickenham

Title: Internal Room Layouts and ADF Results  
 Proposed Residential and Industrial Scheme 12/07/22

Scheme Confirmed:  
 -

Date:  
 -

Drawn By:  
 NB

Scale:  
 1:150 @ A3

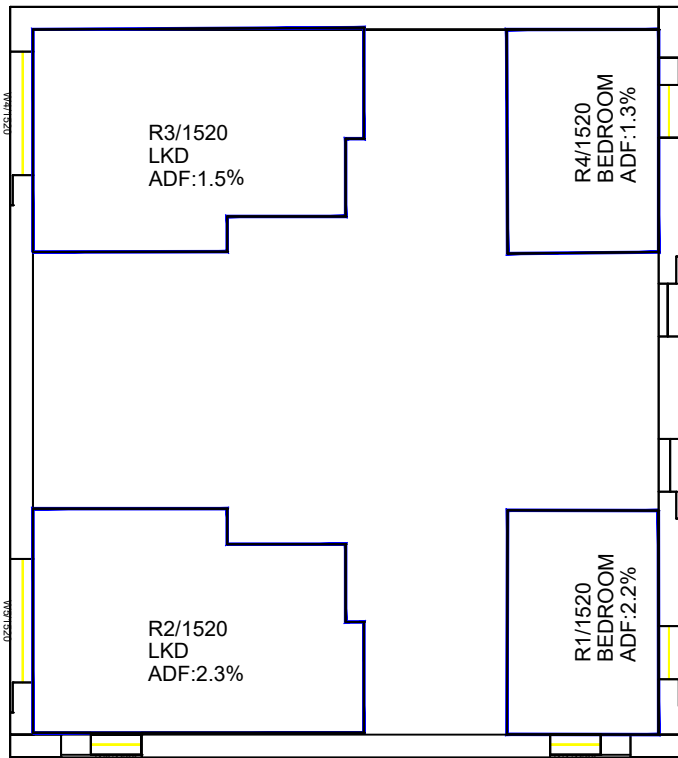
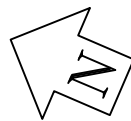
Date:  
 JULY 2022

Dwg No:  
**P1886/I 52**

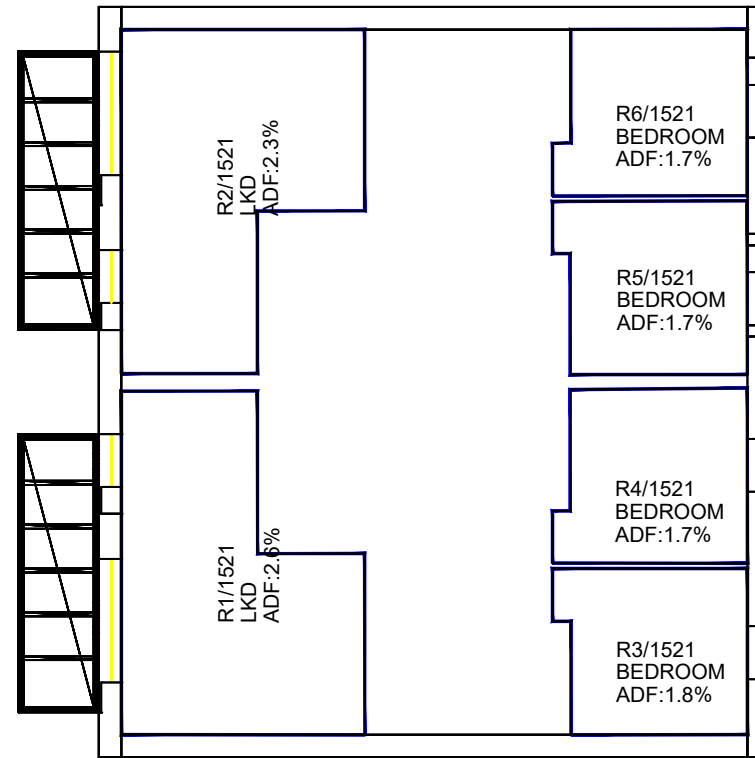
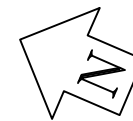
Rel:  
**14**



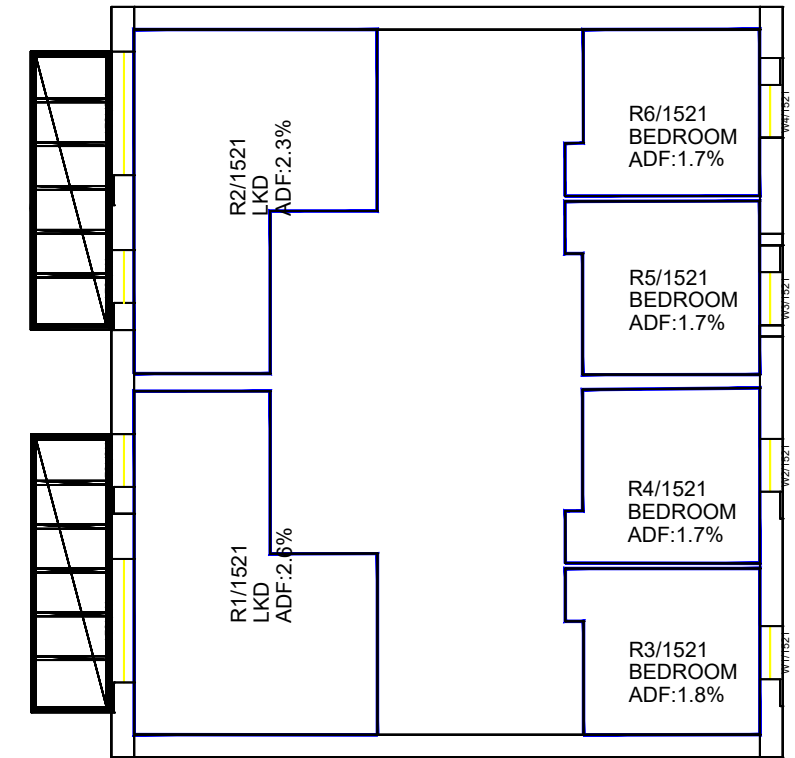
BLOCK E - GROUND FLOOR



BLOCK E - FIRST FLOOR



BLOCK E - SECOND FLOOR



Sources: Point2Surveyors  
 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp  
 Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg  
 Proposed Scheme (21/02/22, 24/02/22 and 12/07/22)  
 A2871 Greggs Scheme 1 Residential 3d Export.3ds  
 A2871 200 Plans 2d Export.dwg to A2871 205 Plans 2d Export.dwg

Key:

Project: Greggs, Twickenham

Title: Internal Room Layouts and ADF Results  
 Proposed Residential and Industrial Scheme 12/07/22

Scheme Confirmed: -

Date: -

Drawn By: NB

Scale: 1:150 @ A3

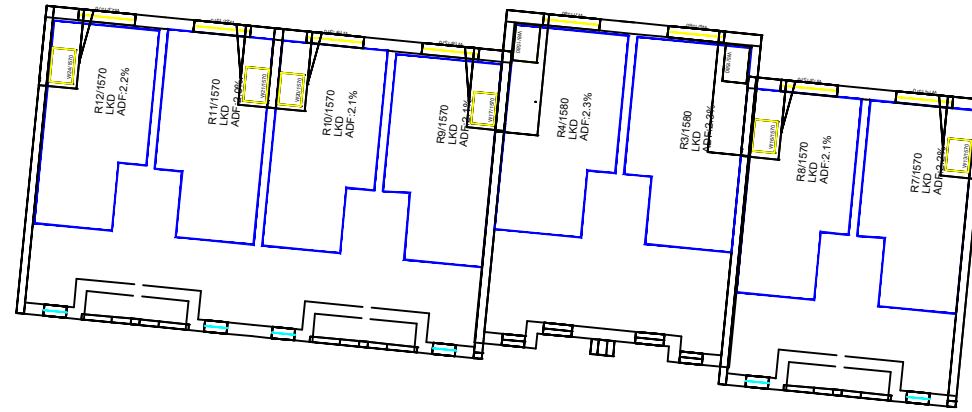
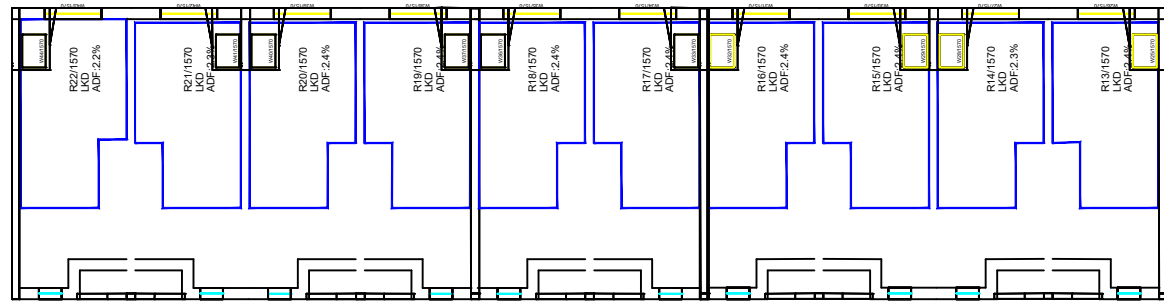
Date: JULY 2022

Dwg No: P1886/I 53

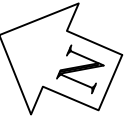
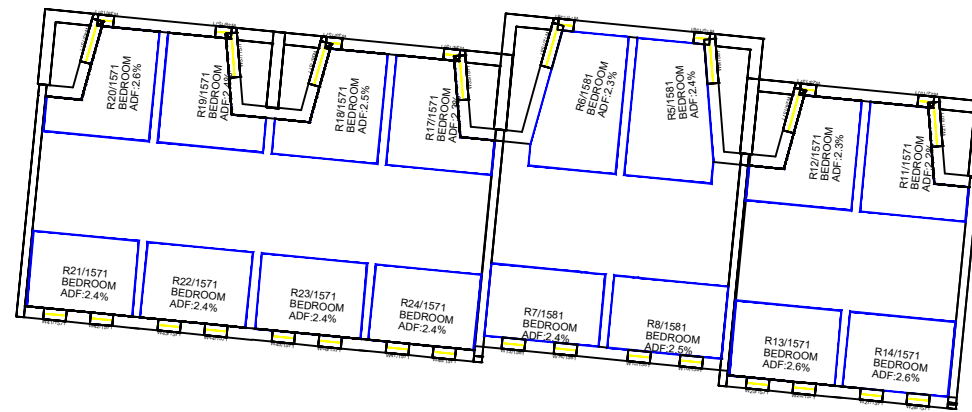
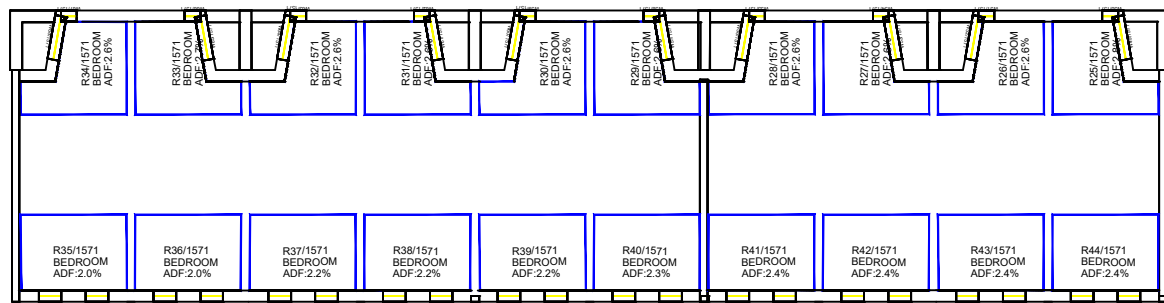
Rel: 14



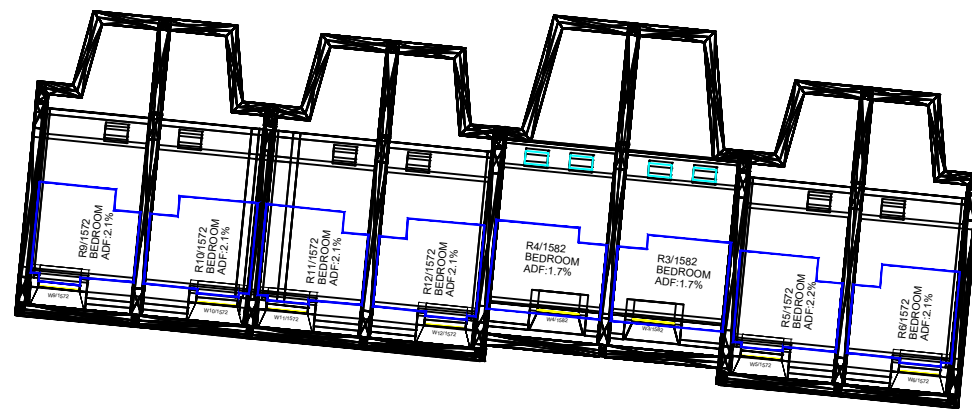
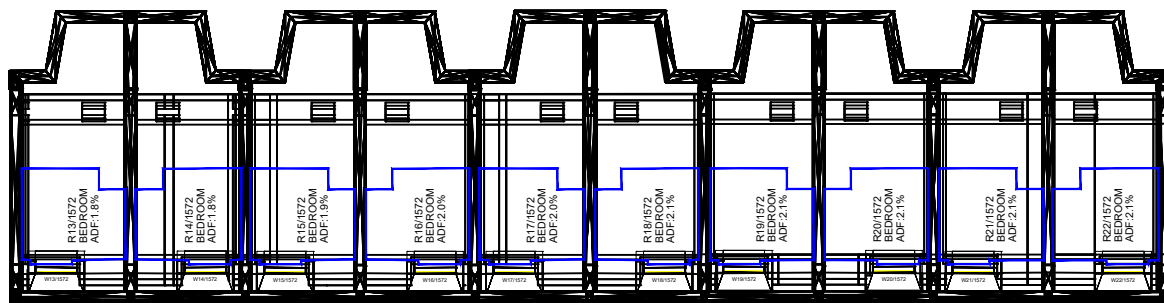
BLOCK C - GROUND FLOOR



BLOCK C - FIRST FLOOR



BLOCK C - SECOND FLOOR



Sources: Point2Surveyors  
Scan Data (received 28/08/18)  
Greggs Twickenham\_UpdateAug2018\_Recap.rcp  
Site Photos (received 17/08/18)  
Surrounding Elevs/IMG\_1144-1912.jpg  
Proposed Scheme (21/02/22, 24/02/22 and 12/07/22)  
A2871 Greggs Scheme 1 Residential 3d Export.3ds  
A2871 200 Plans 2d Export.dwg to A2871 205 Plans 2d Export.dwg

Key:

Project: Greggs, Twickenham

Title: Internal Room Layouts and ADF Results  
Proposed Residential and Industrial Scheme 12/07/22

Scheme Confirmed: -

Date: -

Drawn By: NB

Scale: 1:300 @ A3

Date: JULY 2022

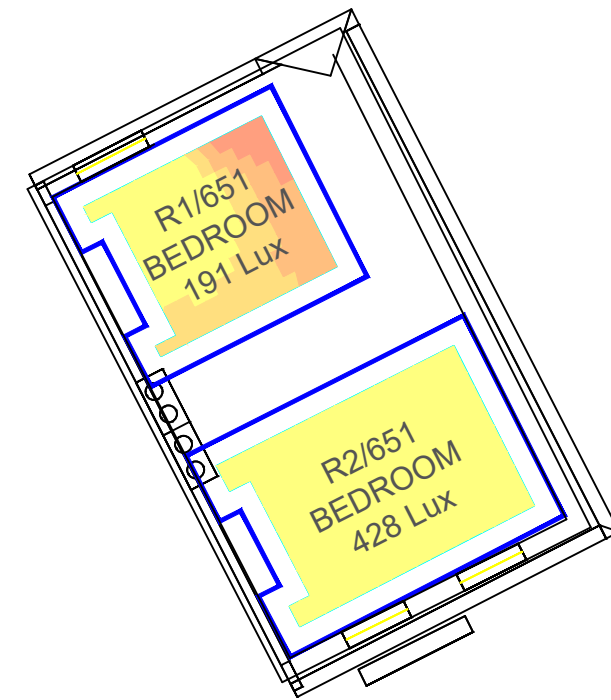
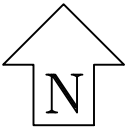
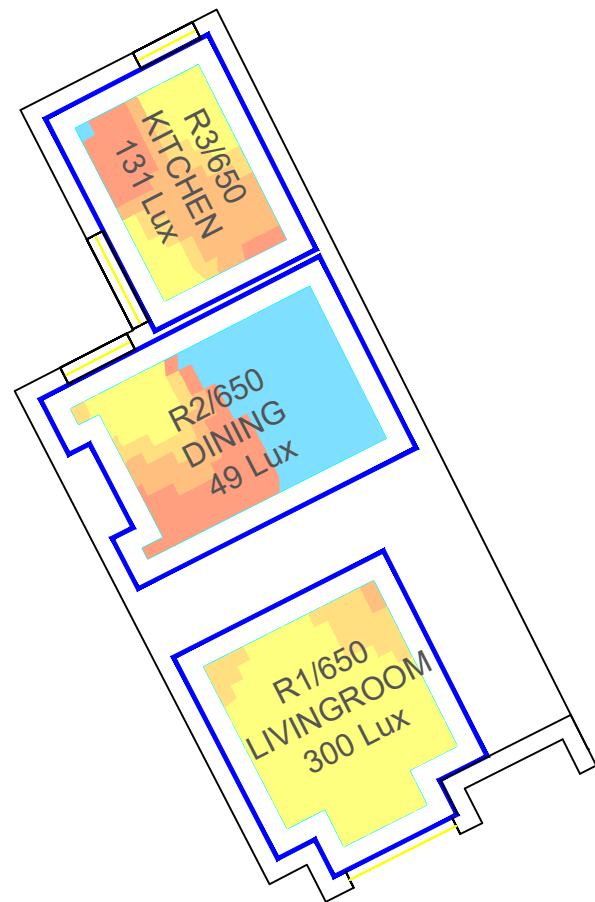
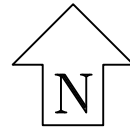
Dwg No: P1886/I 54

Rel: 14



CBDM Plots





**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, 24/02/22 and 12/07/22)  
  
 A2871 Greggs Scheme 1 Industrial 3d Export.3ds  
 A2871 250 Plans 2d Export.dwg to A2871 255 Plans 2d Export.dwg

**Key: Daylight Illuminance**  
 (achieved for 50% over daylight hours)

- <50 Lux
- >50 Lux
- >100 Lux
- >150 Lux
- >200 Lux

**Project:** Greggs, Twickenham

**Title:** Internal Room Layouts and Daylight Illuminance Study

Proposed Industrial Scheme received 17/10/22

**Scheme Confirmed:**  
 -

**Date:**  
 -

**Drawn By:**  
 NB

**Scale:**  
 1:150 @ A3

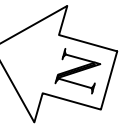
**Date:**  
 OCT 2022

**Dwg No:**  
**P1886/CBDM B 22**

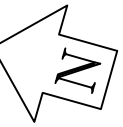
**Rel:**  
**16**



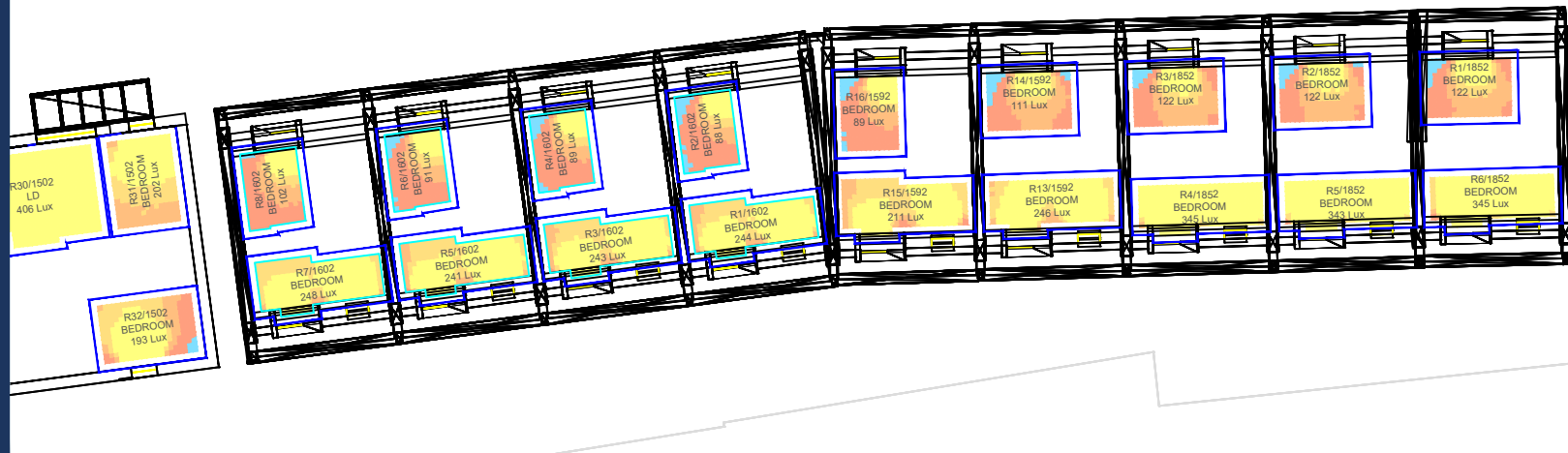
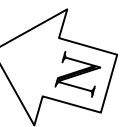
BLOCK D - GROUND FLOOR



BLOCK D - FIRST FLOOR



BLOCK D - SECOND FLOOR



Sources: Point2Surveyors  
 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp  
 Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg  
 Proposed Scheme (21/02/22, 24/02/22 and 12/07/22)  
 A2871 Greggs Scheme 1 Residential & Industrial  
 A2871 280 Plans 2d Export.dwg to A2871 285 Plans 2d Export.dwg

Key: Daylight Illuminance  
 (achieved for 50% over daylight hours)

- <50 Lux
- >50 Lux
- >100 Lux
- >150 Lux
- >200 Lux

Project: Greggs, Twickenham

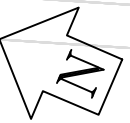
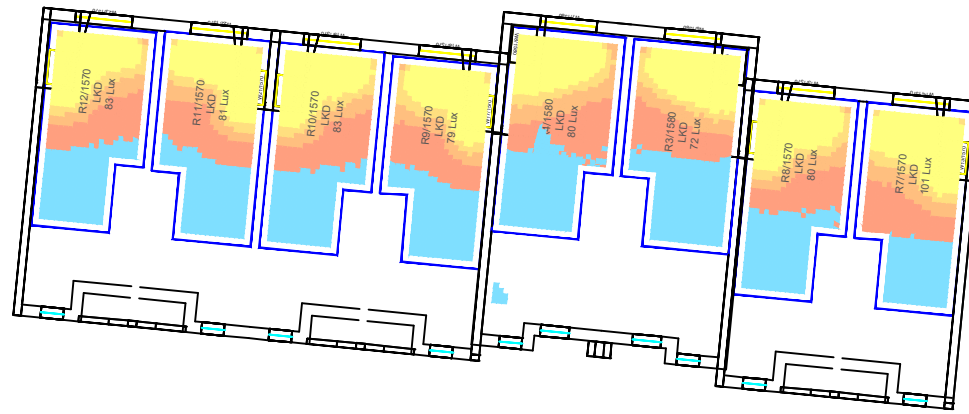
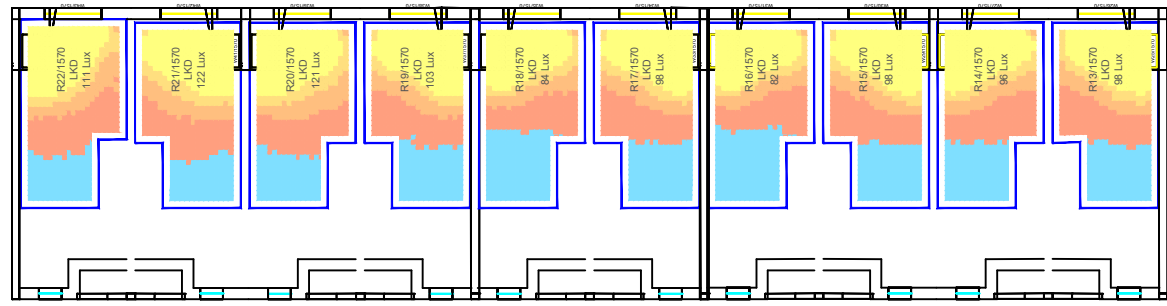
Title: Internal Room Layouts and Daylight Illuminance Study  
 Proposed Residential and Industrial Scheme 12/07/22

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	NB	1:300 @ A3	JULY 2022	P1886/CBDM RI B_10	14

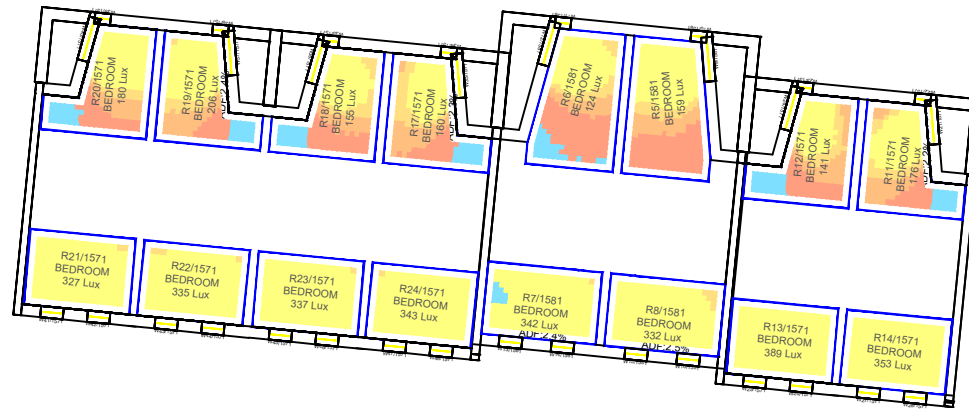




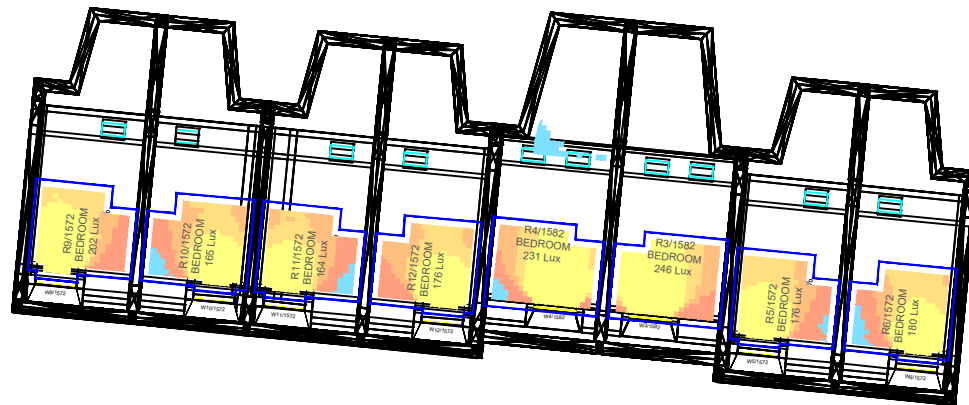
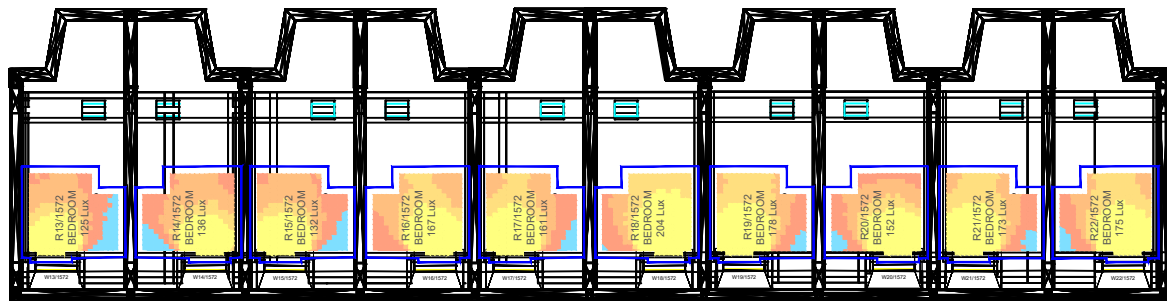
**BLOCK C - GROUND FLOOR**



**BLOCK C - FIRST FLOOR**



**BLOCK C - SECOND FLOOR**



Sources: Point2Surveyors  
 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp  
 Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg  
 Proposed Scheme (21/02/22, 24/02/22 and 12/07/22)  
 A2871 Greggs Scheme 1 Industrial 3d Export.3ds  
 A2871 250 Plans 2d Export.dwg to A2871 255 Plans 2d Export.dwg

Key: Daylight Illuminance  
 (achieved for 50% over daylight hours)

- <50 Lux
- >50 Lux
- >100 Lux
- >150 Lux
- >200 Lux

Project: Greggs, Twickenham

Title: Internal Room Layouts and Daylight Illuminance Study  
 Proposed Residential and Industrial Scheme 12/07/22

Scheme Confirmed: -

Date: -

Drawn By: NB

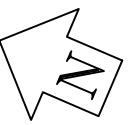
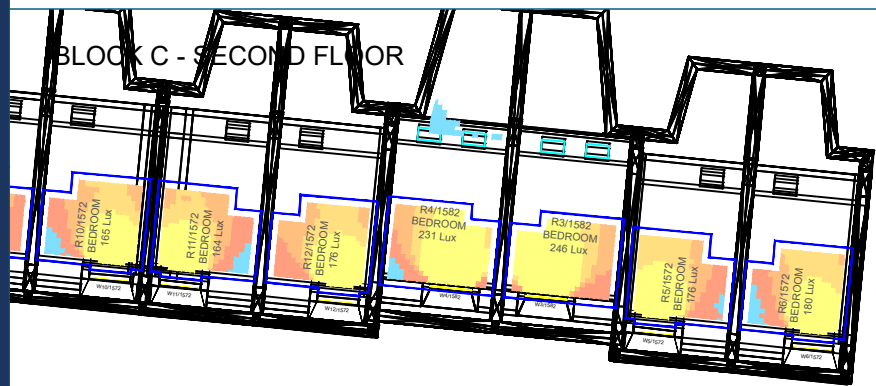
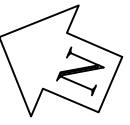
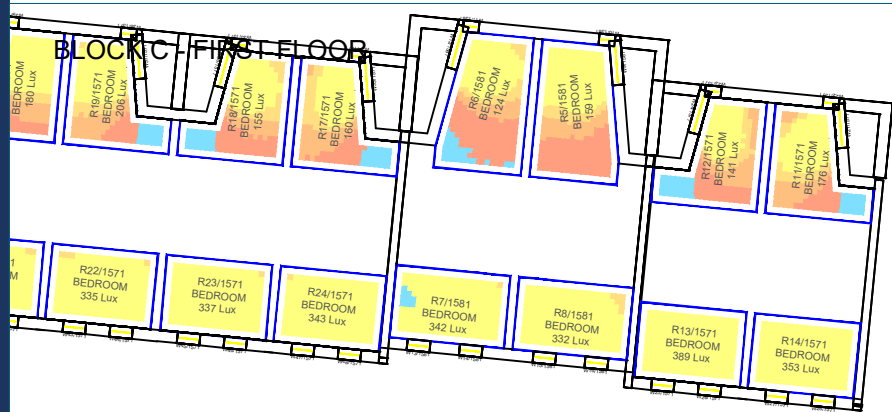
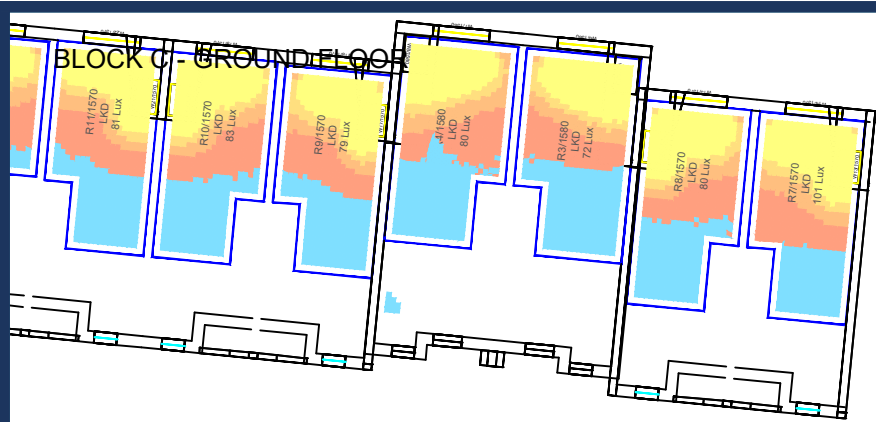
Scale: 1:300 @ A3

Date: JULY 2022

Dwg No: P1886/CBDM RI B

Rel: 11 14





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, 24/02/22 and 12/07/22)  
 A2871 Greggs Scheme 1 Industrial 3d Export.3ds  
 A2871 250 Plans 2d Export.dwg to A2871 255 Plans 2d Export.dwg

Key: Daylight Illuminance (achieved for 50% over daylight hours)

<50 Lux
>50 Lux
>100 Lux
>150 Lux
>200 Lux

Project: Greggs, Twickenham

Title: Internal Room Layouts and Daylight Illuminance Study  
 Proposed Residential and Industrial Scheme 12/07/22

Scheme Confirmed: -

Date: -

Drawn By: NB

Scale: 1:300 @ A3

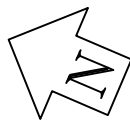
Date: JULY 2022

Dwg No: P1886/CBDM RI B

Rel: 12 14



BLOCKS A AND F - GROUND FLOOR



BLOCKS A AND F - FIRST FLOOR



Sources: Point2Surveyors  
 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp  
 Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg  
 Proposed Scheme (21/02/22, 24/02/22 and 12/07/22)  
 A2871 Greggs Scheme 1 Industrial 3d Export.3ds  
 A2871 250 Plans 2d Export.dwg to A2871 255 Plans 2d Export.dwg

Key: Daylight Illuminance  
 (achieved for 50% over daylight hours)

- <50 Lux
- >50 Lux
- >100 Lux
- >150 Lux
- >200 Lux

Project: Greggs, Twickenham

Title: Internal Room Layouts and Daylight Illuminance Study  
 Proposed Residential and Industrial Scheme 12/07/22

Scheme Confirmed:

Date:

Drawn By:  
 NB

Scale:  
 1:300 @ A3

Date:  
 JULY 2022

Dwg No:

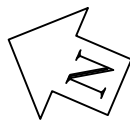
P1886/CBDM RI B 13 14

Rel:

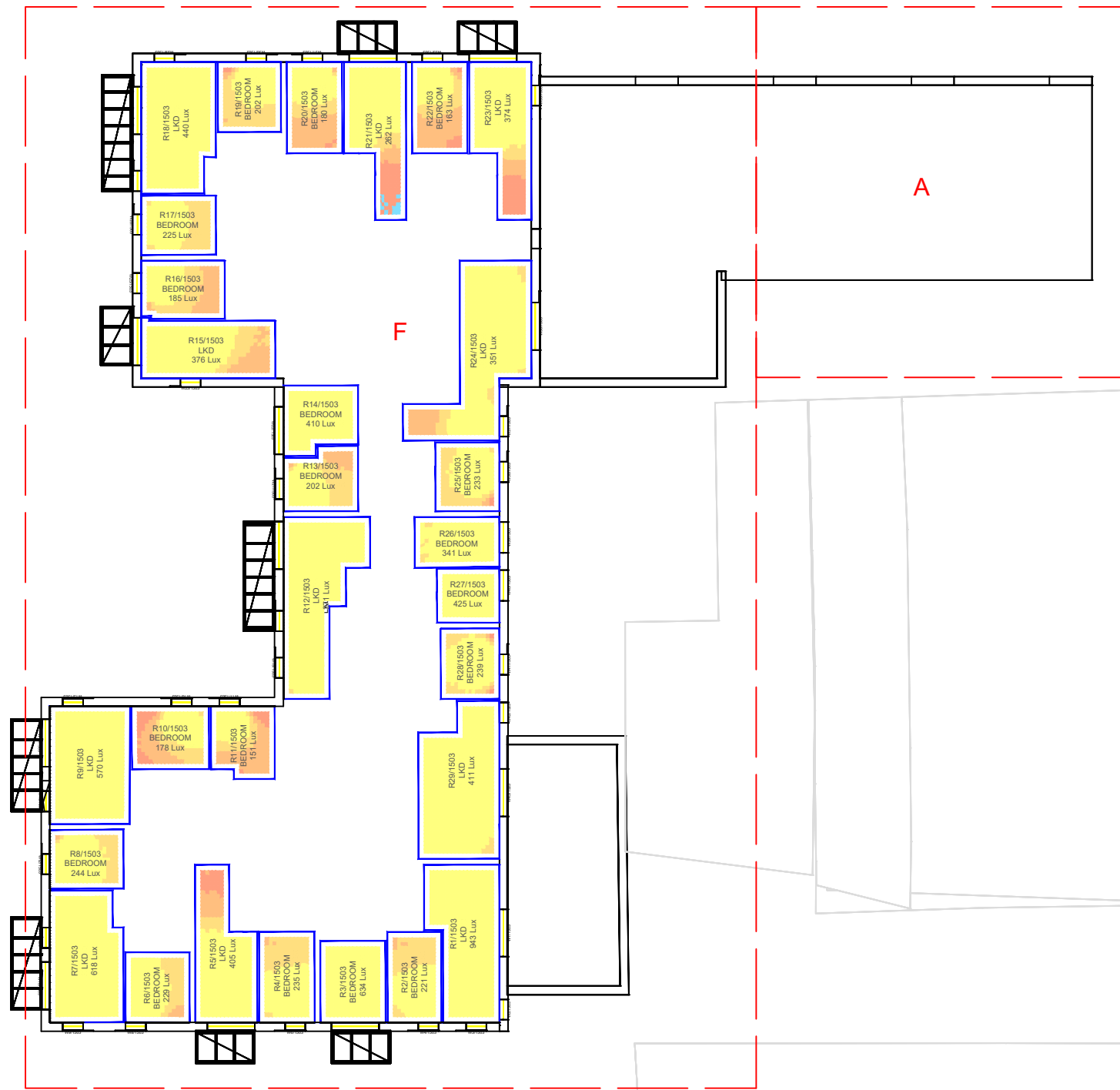
14



BLOCKS A AND F - SECOND FLOOR



BLOCKS A AND F - THIRD FLOOR



Sources: Point2Surveyors  
 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp  
 Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg  
 Proposed Scheme (21/02/22, 24/02/22 and 12/07/22)  
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Key: Daylight Illuminance (achieved for 50% over daylight hours)

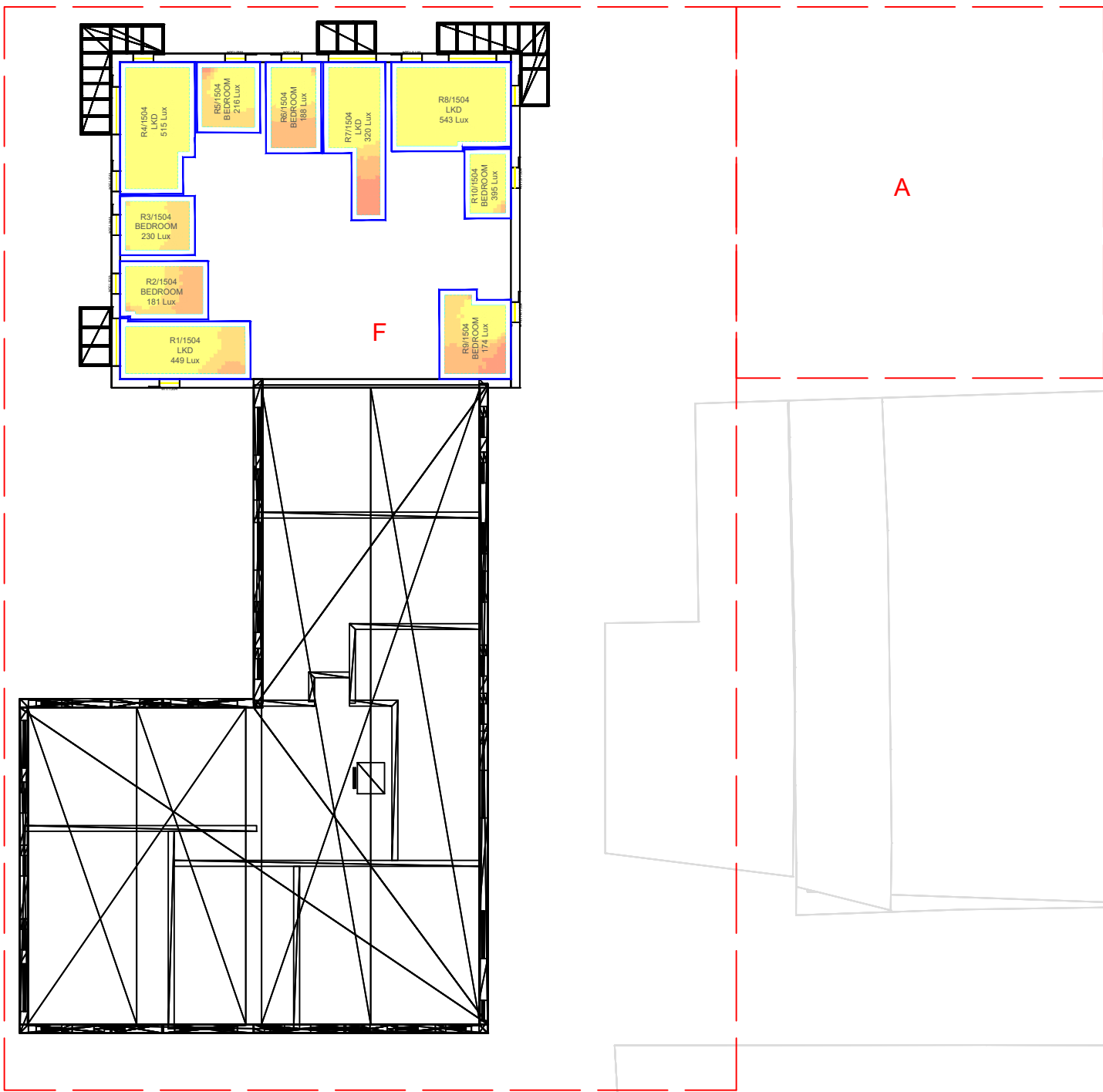
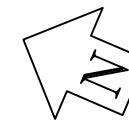
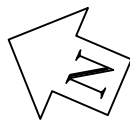
- <50 Lux
- >50 Lux
- >100 Lux
- >150 Lux
- >200 Lux

Project: Greggs, Twickenham

Title: Internal Room Layouts and Daylight Illuminance Study  
 Proposed Residential and Industrial Scheme 12/07/22

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	NB	1:300 @ A3	JULY 2022	P1886/CBDM RI B	14 14





A

A

F

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, 24/02/22 and 12/07/22)  
 A2871 Greggs Scheme 1 Industrial 3d Export.3ds  
 A2871 250 Plans 2d Export.dwg to A2871 255 Plans 2d Export.dwg

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Project: Greggs, Twickenham

Title: Internal Room Layouts and Daylight Illuminance Study  
 Proposed Residential and Industrial Scheme 12/07/22

Scheme Confirmed: -

Date: -

Drawn By: NB

Scale: 1:300 @ A3

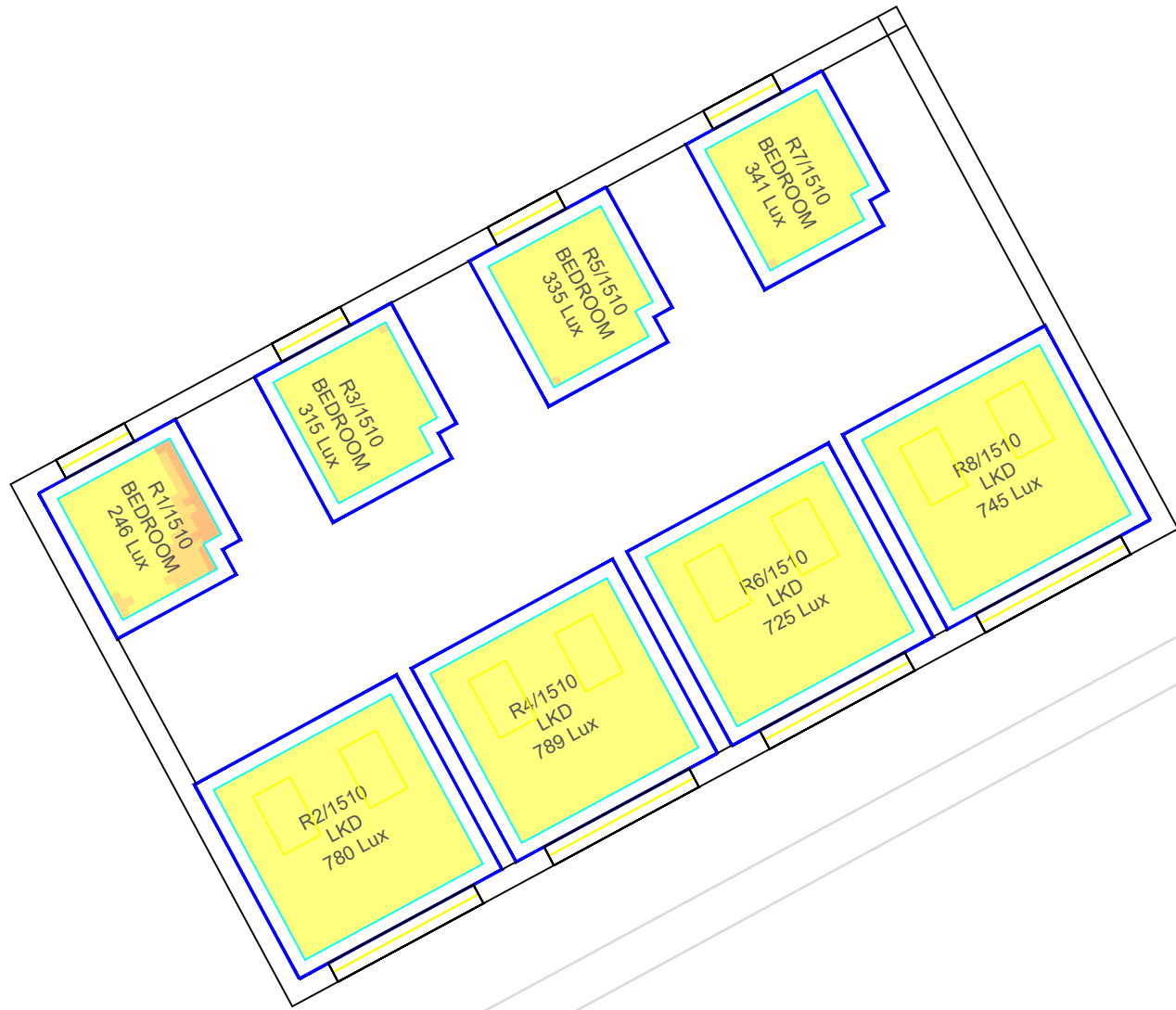
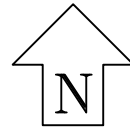
Date: JULY 2022

Dwg No: P1886/CBDM RI B

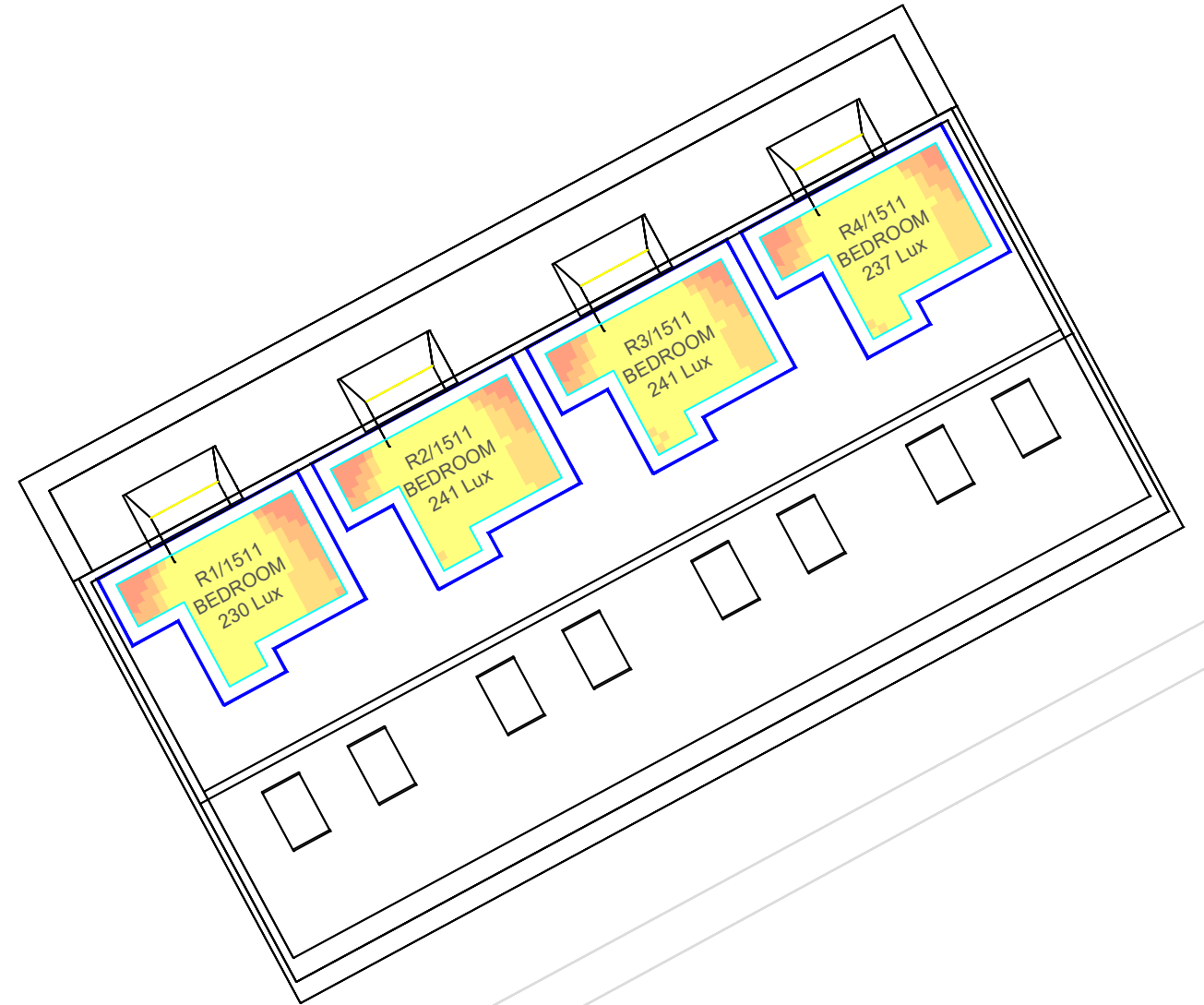
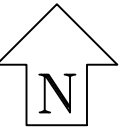
Rel: 15 14



BLOCK G - GROUND FLOOR



BLOCK G - FIRST FLOOR



Sources: Point2Surveyors  
 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp  
 Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg  
 Proposed Scheme (21/02/22, 24/02/22 and 12/07/22)  
 A2871 Greggs Scheme 1 Industrial 3d Export.3ds  
 A2871 250 Plans 2d Export.dwg to A2871 255 Plans 2d Export.dwg

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- >200 Lux

Project: Greggs, Twickenham

Title: Internal Room Layouts and Daylight Illuminance Study  
 Proposed Residential and Industrial Scheme 12/07/22

Scheme Confirmed: -

Date: -

Drawn By: NB

Scale: 1:150 @ A3

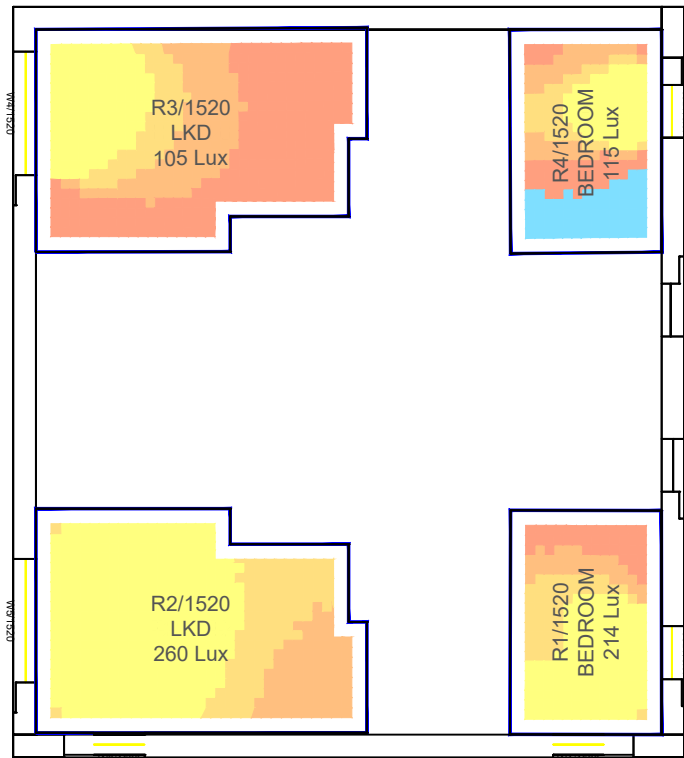
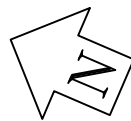
Date: JULY 2022

Dwg No: P1886/CBDM RI B\_16

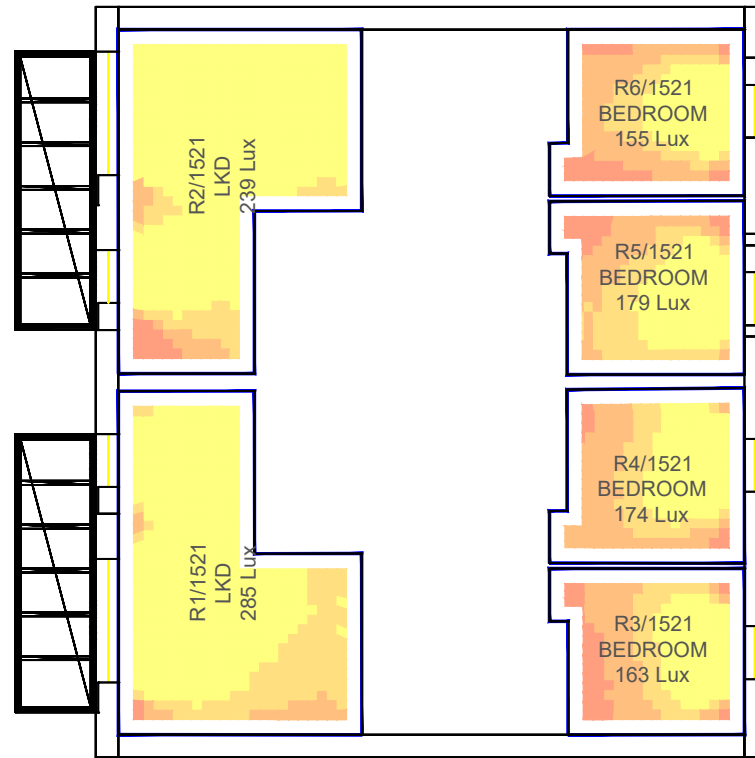
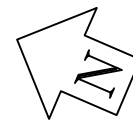
Rel: 14



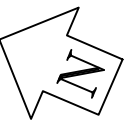
BLOCK E - GROUND FLOOR



BLOCK E - FIRST FLOOR



BLOCK E - SECOND FLOOR



Sources: Point2Surveyors  
 Scan Data (received 28/08/18)  
 Greggs Twickenham\_UpdateAug2018\_Recap.rcp  
 Site Photos (received 17/08/18)  
 Surrounding Elevs/IMG\_1144-1912.jpg  
 Proposed Scheme (21/02/22, 24/02/22 and 12/07/22)  
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 A2871 250 Plans 2d Export.dwg to A2871 255 Plans 2d Export.dwg

Key: Daylight Illuminance  
 (achieved for 50% over daylight hours)

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- >200 Lux

Project: Greggs, Twickenham

Title: Internal Room Layouts and Daylight Illuminance Study  
 Proposed Residential and Industrial Scheme 12/07/22

Scheme Confirmed:

Date:

Drawn By:  
 NB

Scale:  
 1:150 @ A3

Date:  
 JULY 2022

Dwg No:

**P1886/CBDM RI B\_17\_14**

Rel:

