

BRIEFING NOTE

Job No: 23498

Date: 3 May 2024

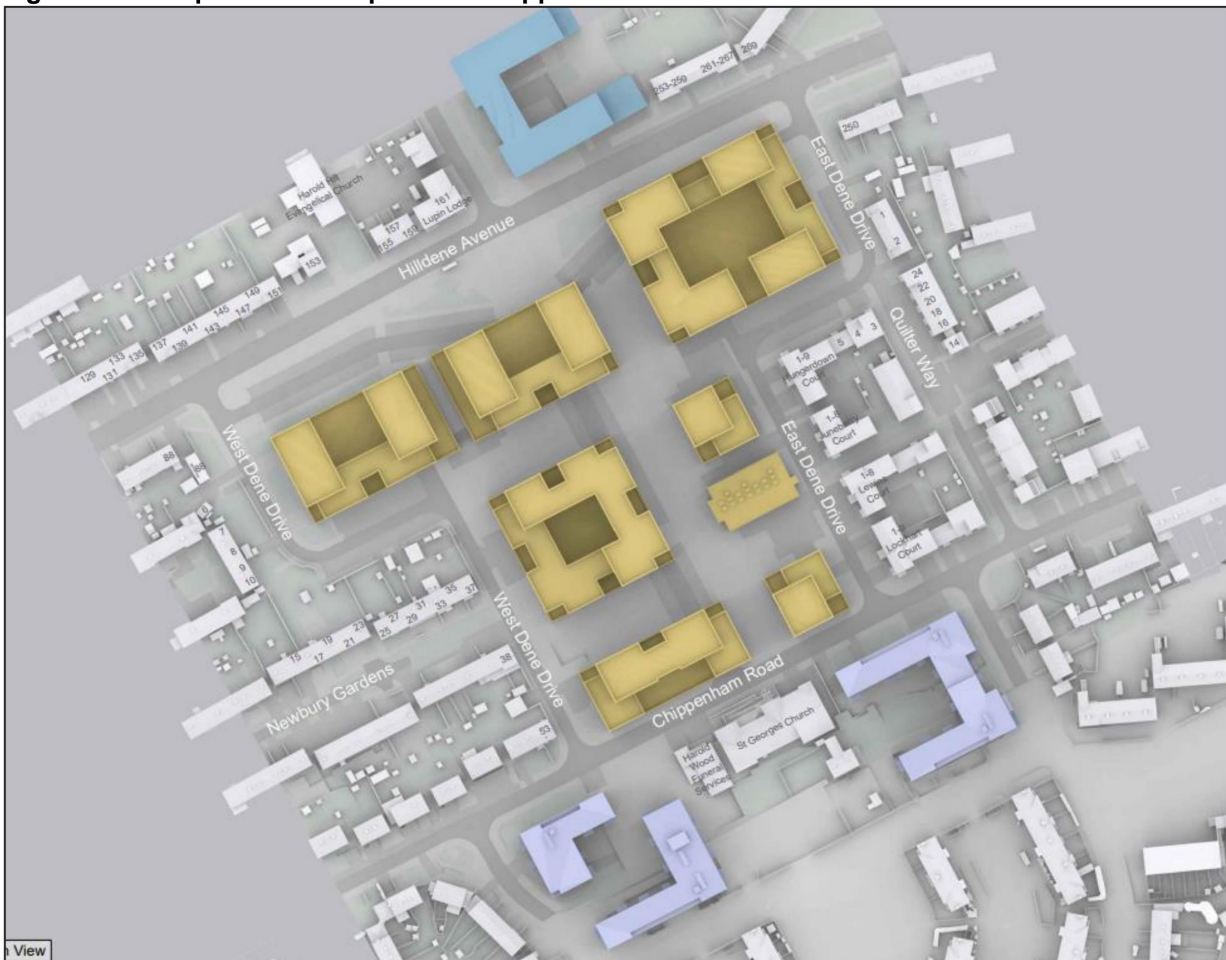
Author: Cathryn Buckland

Subject: **Farham & Hildene, Romford (DS)**

This note sets out the cumulative impacts of the Chippenham Road scheme to the south of the Farnham & Hildene Site (illustrated at Figure 01 below). The purpose of this assessment was to understand whether there would be any materially greater daylight and sunlight effects as a result of both schemes emerging cumulatively.

A VSC (daylight) façade study has also been included which visually shows whether the Farnham & Hildene Proposed Development will impact the daylight levels at the proposed Chippenham Road scheme.

To summarise, the inclusion of the Chippenham Road scheme results in a minor change to the overall results reported on previously for neighbouring properties. Similarly, the façade study illustrates that the Farnham & Hildene Proposed Development is unlikely to have any effect on the daylight levels within the proposed Chippenham Road scheme.

Figure 01 – Proposed Development + Chippenham Road scheme to south**Also at:**

Delva Patman Redler
The Quay
12 Princes Parade
Liverpool L3 1BG

Delva Patman Redler
40 Berkeley Square
Bristol
BS8 1HP

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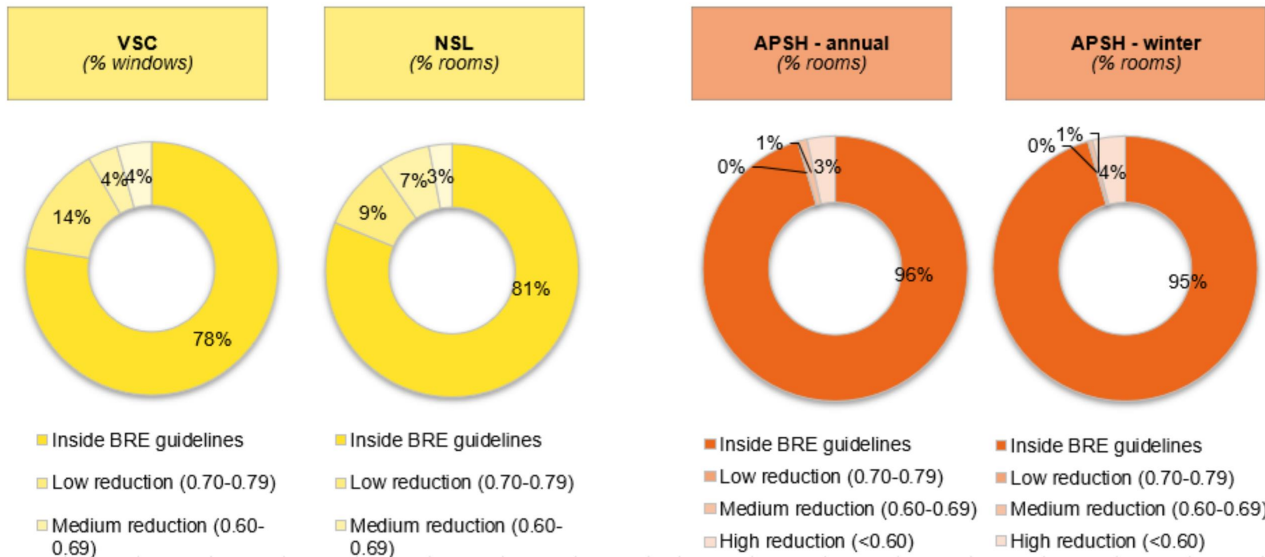
Assessment Findings (existing neighbours)

The neighbouring impacts summary table below sets out the overall pass rates for both sets of analysis against the three main BRE methodologies for daylight and sunlight (VSC, NSL and APSH).

Existing vs Proposed Assessment (without Chippenham Road)	Cumulative Assessment (including Chippenham Road)	Existing vs Proposed Assessment (without Chippenham Road)	Cumulative Assessment (including Chippenham Road)	Existing vs Proposed Assessment (without Chippenham Road)	Cumulative Assessment (including Chippenham Road)
VSC overall % compliance		NSL % compliance		APSH (total) % compliance	
83%	78%	84%	81%	95%	95%

As can be seen from the overall percentage figures set out above, there will be a slight decrease to the overall VSC and NSL percentage compliance, whilst the APSH (sunlight) compliance will be the same in both scenarios. The full set of results and visuals are attached and the overall compliance for the cumulative assessment is shown in the donut summary chart below (Figure 02).

Figure 2: Cumulative Assessment – BRE compliance



The reduction in daylight (VSC and NSL) relates to three properties only, these are 1-9 Lockhart Court, 53 West Dene Drive and 1-8 Juneberry Court. We are not surprised that the cumulative effect is slightly greater in respect of 53 West Dene Drive and 1-9 Lockhart Court as these properties both have windows looking to the south onto the Chippenham Road proposals.

In relation to 1-8 Juneberry Court, there will be one additional window not meeting the guidelines in the cumulative scenario, this is slightly unexpected given the properties distance from the cumulative scheme however, having reviewed the model it is clear that the impact relates to a ground floor window that has a direct view over the cumulative massing. The additional impact is negligible and the room that this window serves will continue to meet the BRE guidelines with 100% rooms within the property still passing the NSL criteria. As such, we do not consider the change to 1-8 Juneberry Court to be material. The remaining two properties experiencing additional effects have been commented upon in further detail below:

53 West Dene Drive

For VSC, 7 of 11 windows (64%) will meet the guidelines in the cumulative conditions. For comparative purposes, all 11 (100%) windows assessed would meet the BRE guidelines in the existing vs proposed conditions (without Chippenham Road). For NSL, 6 (60%) of 10 rooms would meet the criteria in the cumulative scenario, whilst 9 (90%) of 10 rooms would meet the guidelines in the existing vs proposed conditions. The effects are greater in the cumulative scenario as the property has windows that face directly onto both schemes. However, we do not consider the additional impact to this property to change the overall conclusions drawn. Furthermore, the retained

VSC and NSL values are still very good in the cumulative scenario with all but one window achieving in excess of 19% VSC in the proposed conditions.

1-9 Lockhart Court

In the cumulative scenario, 4 (21%) of 19 windows and 3 (20%) of 15 rooms will meet the BRE guidelines for VSC and NSL. In the scenario without Chippenham Road, 12 (63%) of 19 windows and four (27%) of 15 rooms would meet the guidelines for VSC and NSL. The NSL results are comparable in both scenarios and whilst additional windows would not meet the guidelines for VSC, the majority of windows will retain high levels of VSC in the proposed cumulative conditions broadly in excess of 19% VSC.

Despite the changes, it is DPR's view that the overall conclusions remain the same as reported for the scenario without the proposed Chippenham Road scheme built out. In addition, and as set out previously, the majority of properties assessed will be fully BRE compliant and impacts are isolated to a small number of properties.

VSC Façade Assessment

The VSC assesses the amount of skylight falling on a vertical plane directly from the sky, considering an overcast sky (CIE standard). The BRE Guidelines suggest that windows in a façade with an obstruction angle of less than 25° (which would equate to a VSC of circa 27%) will usually provide enough daylight to the rooms behind the fenestration when using conventional window design. VSC façade calculations provide a good indication at the outline stage of a development of the possible daylight potential.

In urban locations and especially London, typical VSC values in successful urban residential locations can be in the region of 15% (or mid-teens). This is referenced in the GLA Representation Hearing Report where Paragraph 120, Page 31 says:

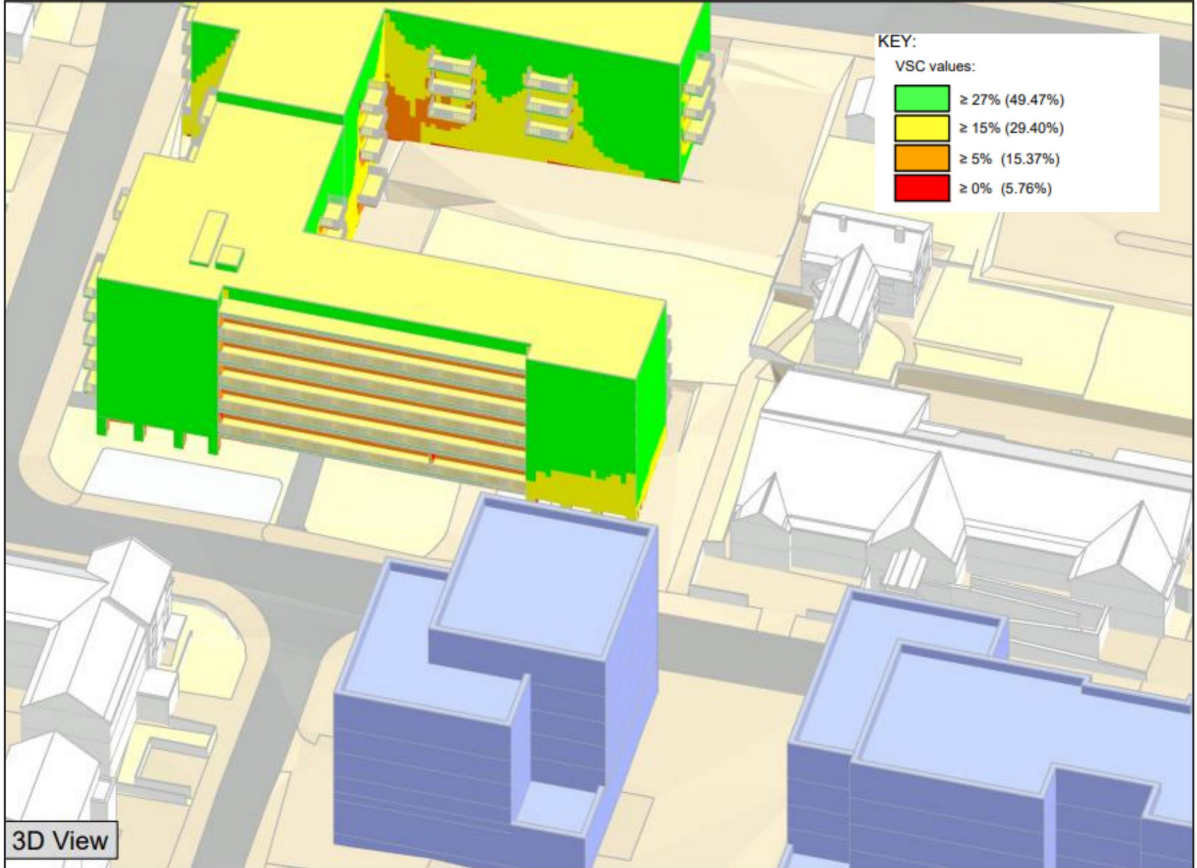
"For general guidance, whilst the BRE Guidelines recommend a target value of 27 % VSC when measured on an absolute scale, the value is derived from a low density suburban housing model. In an inner city urban environment, VSC values in excess of 20% should be considered as reasonably good, and VSC in the mid-teens should be acceptable".

Therefore, where VSC values appear to be in excess of 15% (yellow or green), DPR consider that reasonable levels of daylight could be achieved. The assessment indicates that all of the Chippenham Road facades that look over the Proposed Development would achieve in excess of 15% VSC, with the majority achieving very high levels of daylight in excess of 27% VSC.

The only site facing areas that achieve less than 15% VSC are those located below balconies and it is the balconies/walkways themselves that are limiting daylight potential, as opposed to it being an effect from the Farnham & Hildene Site.

The façade drawings are located at figures 3 & 4 below and in the appendix of this note.

Figures 3 & 4 – Chippenham Road façade study



APPENDICES

Property, room & window attributes				VSC				Mean VSC (room)				NSL				APSH (room)								
Floor	Room	Room use	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% rm)	Prop. (% rm)	Loss (m²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)				
																	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
Note: Red = outside BRE guidelines; Blue = gain in light																								
129 Hilldene Avenue																								
F01	R1	Bedroom	W1	↘	28.4	27.6	N/A	N/A	28.4	27.6	N/A	N/A	100%	100%	0.00	1.00	62	61	N/A	N/A	27	26	N/A	
131 Hilldene Avenue																								
F00	R2	Living Room	W4	↙	29.4	29.4	N/A	N/A																
		Living Room	W5	↘	37.0	36.0	N/A	N/A																
		Living Room	W6	→	28.0	26.4	1.6	0.94	31.4	30.6	N/A	N/A	99%	99%	0.00	1.00	82	81	N/A	N/A	28	27	N/A	
F01	R1	Bedroom	W1	↘	28.1	27.3	N/A	N/A	28.1	27.3	N/A	N/A	100%	100%	0.00	1.00	60	59	N/A	N/A	27	26	N/A	
	R2	Bedroom	W2	↘	27.9	27.0	N/A	N/A	27.9	27.0	N/A	N/A	99%	99%	0.00	1.00	59	58	N/A	N/A	26	25	N/A	
133 Hilldene Avenue																								
F00	R1	Living Room	W1	↘	36.5	35.4	N/A	N/A	36.5	35.4	N/A	N/A	99%	99%	0.00	1.00	78	77	N/A	N/A	26	25	N/A	
F01	R1	Bedroom	W1	↘	27.6	26.6	1.0	0.96	27.6	26.6	1.0	0.96	99%	99%	0.00	1.00	59	57	N/A	N/A	26	24	N/A	
	R2	Bedroom	W2	↘	37.8	36.7	N/A	N/A	37.8	36.7	N/A	N/A	99%	99%	0.00	1.00	82	80	N/A	N/A	28	26	N/A	
135 Hilldene Avenue																								
F00	R2	Living Room	W4	↘	35.2	34.1	N/A	N/A	35.2	34.1	N/A	N/A	98%	98%	0.00	1.00	77	76	N/A	N/A	27	26	N/A	
F01	R1	Bedroom	W1	↘	37.7	36.6	N/A	N/A	37.7	36.6	N/A	N/A	99%	99%	0.00	1.00	81	80	N/A	N/A	27	26	N/A	
	R2	Bedroom	W2	↘	27.1	26.0	1.1	0.96	27.1	26.0	1.1	0.96	99%	99%	0.00	1.00	55	54	N/A	N/A	25	24	N/A	
137 Hilldene Avenue																								
F00	R1	Living Room	W1	↘	36.6	35.0	N/A	N/A	36.6	35.0	N/A	N/A	99%	99%	0.00	1.00	81	79	N/A	N/A	27	25	N/A	
F01	R1	Bedroom	W1	↘	33.3	31.8	N/A	N/A	33.3	31.8	N/A	N/A	99%	99%	0.00	1.00	71	70	N/A	N/A	27	26	N/A	
	R2	Bedroom	W2	↘	37.6	36.0	N/A	N/A	37.6	36.0	N/A	N/A	99%	99%	0.00	1.00	81	80	N/A	N/A	27	26	N/A	
139 Hilldene Avenue																								
F00	R2	Living Room	W4	↘	36.5	34.6	N/A	N/A	36.5	34.6	N/A	N/A	99%	99%	0.00	1.00	81	80	N/A	N/A	27	26	N/A	
F01	R1	Bedroom	W1	↘	37.6	35.9	N/A	N/A	37.6	35.9	N/A	N/A	99%	99%	0.00	1.00	81	80	N/A	N/A	27	26	N/A	
	R2	Bedroom	W2	↘	33.3	31.5	N/A	N/A	33.3	31.5	N/A	N/A	98%	98%	0.00	1.00	71	70	N/A	N/A	27	26	N/A	
141 Hilldene Avenue																								
F00	R1	Living Room	W1	↘	36.4	34.4	N/A	N/A	36.4	34.4	N/A	N/A	99%	99%	0.00	1.00	80	78	N/A	N/A	27	25	N/A	
F01	R1	Bedroom	W1	↘	33.2	31.3	N/A	N/A	33.2	31.3	N/A	N/A	99%	99%	0.01	1.00	71	70	N/A	N/A	27	26	N/A	
	R2	Bedroom	W2	↘	33.2	31.2	N/A	N/A	33.2	31.2	N/A	N/A	99%	99%	0.00	1.00	71	70	N/A	N/A	27	26	N/A	
143 Hilldene Avenue																								
F00	R2	Living Room	W3	↙	29.3	28.9	N/A	N/A																
		Living Room	W4	↘	36.5	34.2	N/A	N/A																
		Living Room	W5	→	27.8	25.2	2.6	0.91	31.3	29.5	N/A	N/A	99%	99%	0.00	1.00	82	79	N/A	N/A	27	24	N/A	
F01	R1	Bedroom	W1	↘	32.9	30.8	N/A	N/A	32.9	30.8	N/A	N/A	100%	100%	0.00	1.00	71	70	N/A	N/A	27	26	N/A	
	R2	Bedroom	W2	↘	32.9	30.7	N/A	N/A	32.9	30.7	N/A	N/A	99%	99%	0.03	1.00	71	69	N/A	N/A	27	25	N/A	
145 Hilldene Avenue																								
F00	R1	Living Room	W1	↙	28.8	28.3	N/A	N/A																
		Living Room	W2	↘	36.4	33.8	N/A	N/A																
		Living Room	W3	→	28.0	25.2	2.8	0.90	31.2	29.2	N/A	N/A	99%	99%	0.00	1.00	82	78	N/A	N/A	27	23	N/A	
F01	R1	Bedroom	W1	↘	32.8	30.4	N/A	N/A	32.8	30.4	N/A	N/A	99%	99%	0.01	1.00	71	69	N/A	N/A	27	25	N/A	
	R2	Bedroom	W2	↘	32.8	30.2	N/A	N/A	32.8	30.2	N/A	N/A	99%	99%	0.00	1.00	71	68	N/A	N/A	27	24	N/A	
147 Hilldene Avenue																								
F00	R2	Living Room	W5	↙	18.0	17.9	0.1	0.99																
		Living Room	W6	↘	33.3	30.3	N/A	N/A	30.3	27.9	N/A	N/A	99%	99%	0.00	1.00	81	77	N/A	N/A	27	23	N/A	
F01	R1	Bedroom	W1	↘	32.7	30.0	N/A	N/A	32.7	30.0	N/A	N/A	99%	99%	0.00	1.00	71	68	N/A	N/A	27	24	N/A	
	R2	Bedroom	W2	↘	32.7	29.9	N/A	N/A	32.7	29.9	N/A	N/A	99%	99%	0.01	1.00	71	67	N/A	N/A	27	23	N/A	
149 Hilldene Avenue																								
F00	R1	Living Room	W1	↘	35.5	32.3	N/A	N/A	35.5	32.3	N/A	N/A	99%	99%	0.00	1.00	77	74	N/A	N/A	24	21	N/A	
F01	R1	Bedroom	W1	↘	32.7	29.7	N/A	N/A	32.7	29.7	N/A	N/A	99%	96%	0.40	0.97	71	68	N/A	N/A	27	24	N/A	
	R2	Bedroom	W2	↘	37.0	33.9	N/A	N/A	37.0	33.9	N/A	N/A	99%	95%	0.46	0.96	81	78	N/A	N/A	27	24	N/A	
151 Hilldene Avenue																								
F00	R2	Living Room	W5	↘	35.8	32.3	N/A	N/A	35.8	32.3	N/A	N/A	99%	99%	0.00	1.00	81	78	N/A	N/A	27	24	N/A	
F01	R1	Bedroom	W1	↘	37.0	33.8	N/A	N/A	37.0	33.8	N/A	N/A	99%	96%	0.33	0.97	81	79	N/A	N/A	27	25	N/A	
	R2	Bedroom	W2	↘	32.6	29.3	N/A	N/A	32.6	29.3	N/A	N/A	99%	98%	0.07	1.00	71	69	N/A	N/A	27	25	N/A	
Harold Hill Evangelical Church																								
F00	R1	Pastoral	W1	↘	33.2	31.4	N/A	N/A																
		Pastoral	W2	↘	32.9	31.1	N/A	N/A																
		Pastoral	W3	↘	33.0	31.1	N/A	N/A																
		Pastoral	W4	↘	32.9	31.1	N/A	N/A																
		Pastoral	W5	↘	32.8	31.0	N/A	N/A																
		Pastoral	W6	↘	33.0	31.3	N/A	N/A																
		Pastoral	W7	↘	34.3	32.5	N/A	N/A	33.3	31.5	N/A	N/A	100%	100%	0.00	1.00	80	78	N/A	N/A	27	25	N/A	

Property, room & window attributes					VSC				Mean VSC (room)				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation		Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% rm)	Prop. (% rm)	Loss (m²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
																		Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.
155 Hilldene Avenue																								
F00	R2	Unknown-Re	W2	↘	35.4	30.5	N/A	N/A	35.4	30.5	N/A	N/A	98%	98%	0.02	1.00	82	72	N/A	N/A	28	20	N/A	
F01	R1	Unknown-Re	W1	↘	36.1	31.5	N/A	N/A	36.1	31.5	N/A	N/A	98%	97%	0.07	0.99	80	75	N/A	N/A	28	23	N/A	
	R2	Unknown-Re	W2	↘	36.1	31.4	N/A	N/A	36.1	31.4	N/A	N/A	98%	97%	0.09	0.99	80	74	N/A	N/A	28	22	N/A	
157 Hilldene Avenue																								
F00	R2	Unknown-Re	W2	↘	35.4	30.4	N/A	N/A	35.4	30.4	N/A	N/A	99%	99%	0.00	1.00	81	73	N/A	N/A	27	21	N/A	
F01	R1	Unknown-Re	W1	↘	36.2	31.4	N/A	N/A	36.2	31.4	N/A	N/A	97%	97%	0.04	1.00	80	74	N/A	N/A	28	22	N/A	
159 Hilldene Avenue																								
F00	R2	Unknown-Re	W2	↘	35.2	29.9	N/A	N/A	35.2	29.9	N/A	N/A	99%	99%	0.03	1.00	81	74	N/A	N/A	27	21	N/A	
F01	R1	Unknown-Re	W1	↘	36.1	31.2	N/A	N/A	36.1	31.2	N/A	N/A	97%	97%	0.04	1.00	80	73	N/A	N/A	28	21	N/A	
161 Hilldene Avenue - Lupin Lodge																								
F00	R1	Unknown-Re	W1	↘	27.6	22.0	5.6	0.80	27.6	22.0	5.6	0.80	99%	99%	0.00	1.00	74	65	N/A	N/A	27	19	N/A	
	R2	Unknown-Re	W2	↘	17.4	11.7	5.7	0.67	17.4	11.7	5.7	0.67	93%	86%	1.02	0.92	36	28	N/A	N/A	23	16	N/A	
	R5	Unknown-Re	W5	↘	20.4	14.4	6.0	0.71	20.4	14.4	6.0	0.71	97%	88%	0.79	0.90	50	42	N/A	N/A	27	21	N/A	
	R6	Unknown-Re	W6	↘	24.3	18.3	6.0	0.75																
		Unknown-Re	W7	↗	29.0	26.4	2.6	0.91																
		Unknown-Re	W8	↗	28.5	26.1	2.4	0.92	26.3	21.7	4.6	0.83	100%	100%	0.00	1.00	58	49	N/A	N/A	26	19	N/A	
F01	R1	Unknown-Re	W1	↘	17.7	12.6	5.1	0.71	17.7	12.6	5.1	0.71	95%	94%	0.11	0.99	35	28	N/A	N/A	25	19	N/A	
	R2	Unknown-Re	W2	↘	28.6	23.3	5.3	0.81	28.6	23.3	5.3	0.81	99%	99%	0.00	1.00	55	49	N/A	N/A	25	20	N/A	
	R3	Unknown-Re	W3	↘	35.6	30.3	N/A	N/A	35.6	30.3	N/A	N/A	98%	98%	0.02	1.00	73	69	N/A	N/A	25	22	N/A	
	R4	Unknown-Re	W4	↘	36.7	31.4	N/A	N/A	36.7	31.4	N/A	N/A	97%	97%	0.00	1.00	80	78	N/A	N/A	27	25	N/A	
	R5	Unknown-Re	W5	↘	36.6	31.2	N/A	N/A																
		Unknown-Re	W6	↗	13.4	11.2	2.2	0.84																
		Unknown-Re	W7	↗	20.9	18.8	2.1	0.90	28.7	24.6	4.1	0.86	100%	100%	0.00	1.00	80	77	N/A	N/A	27	24	N/A	
F02	R1	Unknown-Re	W1	↘	36.5	31.9	N/A	N/A	36.5	31.9	N/A	N/A	99%	99%	0.00	1.00	80	75	N/A	N/A	28	23	N/A	
	R2	Unknown-Re	W2	↘	34.6	30.0	N/A	N/A	34.6	30.0	N/A	N/A	94%	94%	0.00	1.00	73	69	N/A	N/A	28	24	N/A	
	R3	Unknown-Re	W3	↘	36.2	31.4	N/A	N/A	36.2	31.4	N/A	N/A	98%	98%	0.00	1.00	77	74	N/A	N/A	28	25	N/A	
	R5	Unknown-Re	W5	↘	36.3	31.4	N/A	N/A	36.3	31.4	N/A	N/A	98%	98%	0.00	1.00	78	76	N/A	N/A	28	26	N/A	
	R6	Unknown-Re	W6	↘	34.6	29.8	N/A	N/A																
		Unknown-Re	W7	↗	35.2	33.1	N/A	N/A																
		Unknown-Re	W8	↗	35.1	33.3	N/A	N/A	35.1	32.6	N/A	N/A	100%	100%	0.00	1.00	73	72	N/A	N/A	28	27	N/A	
253-259 Hilldene Avenue																								
F00	R1	Unknown-Re	W1	↘	35.7	24.2	11.5	0.68	35.7	24.2	11.5	0.68	99%	79%	2.83	0.80	82	64	N/A	N/A	27	12	N/A	
	R2	Unknown-Re	W2	↘	35.7	24.3	11.4	0.68	35.7	24.3	11.4	0.68	98%	78%	2.95	0.79	82	61	N/A	N/A	28	11	N/A	
	R4	Unknown-Re	W5	↘	34.7	23.9	10.8	0.69	34.7	23.9	10.8	0.69	99%	78%	2.29	0.79	71	55	N/A	N/A	25	10	N/A	
	R5	Unknown-Re	W6	↘	35.7	25.2	10.5	0.71	35.7	25.2	10.5	0.71	99%	88%	1.70	0.89	81	64	N/A	N/A	28	12	N/A	
F01	R1	Unknown-Re	W1	↘	32.5	22.0	10.5	0.68	32.5	22.0	10.5	0.68	98%	77%	3.14	0.78	71	58	N/A	N/A	27	15	N/A	
	R2	Unknown-Re	W2	↘	32.5	22.1	10.4	0.68	32.5	22.1	10.4	0.68	98%	76%	3.28	0.77	72	56	N/A	N/A	28	13	N/A	
	R3	Unknown-Re	W3	↘	31.7	22.0	9.7	0.69	31.7	22.0	9.7	0.69	98%	78%	3.15	0.80	68	54	N/A	N/A	24	11	N/A	
	R4	Unknown-Re	W4	↘	32.6	23.0	9.6	0.71	32.6	23.0	9.6	0.71	99%	87%	2.03	0.87	72	57	N/A	N/A	28	13	N/A	
261-267 Hilldene Avenue																								
F00	R1	Unknown-Re	W1	↘	35.8	25.8	10.0	0.72	35.8	25.8	10.0	0.72	99%	87%	1.77	0.88	82	64	N/A	N/A	28	11	N/A	
	R2	Unknown-Re	W2	↘	34.8	25.5	9.3	0.73	34.8	25.5	9.3	0.73	99%	77%	2.49	0.77	78	63	N/A	N/A	28	13	N/A	
	R4	Unknown-Re	W5	↘	36.1	27.7	N/A	N/A	36.1	27.7	N/A	N/A	98%	81%	2.53	0.83	83	69	N/A	N/A	28	14	N/A	
	R5	Unknown-Re	W6	↘	36.2	28.7	N/A	N/A	36.2	28.7	N/A	N/A	99%	84%	2.04	0.85	82	69	N/A	N/A	28	15	N/A	
F01	R1	Unknown-Re	W1	↘	32.7	23.6	9.1	0.72	32.7	23.6	9.1	0.72	99%	86%	2.16	0.87	72	59	N/A	N/A	28	15	N/A	
	R2	Unknown-Re	W2	↘	31.9	23.5	8.4	0.74	31.9	23.5	8.4	0.74	97%	77%	3.31	0.79	67	54	N/A	N/A	28	15	N/A	
	R3	Unknown-Re	W3	↘	32.9	25.2	7.7	0.77	32.9	25.2	7.7	0.77	98%	81%	2.63	0.82	72	60	N/A	N/A	28	16	N/A	
	R4	Unknown-Re	W4	↘	32.9	26.1	6.8	0.79	32.9	26.1	6.8	0.79	99%	83%	2.17	0.84	72	61	N/A	N/A	28	17	N/A	
269 Hilldene Avenue																								
F00	R1	Unknown-Re	W1	↘	36.6	30.4	N/A	N/A																
		Unknown-Re	W2	↘	36.7	30.8	N/A	N/A	36.6	30.6	N/A	N/A	98%	98%	0.05	1.00	83	72	N/A	N/A	28	17	N/A	
250 Hilldene Avenue																								
F00	R1	Unknown-Re	W1	↑	30.2	29.9	N/A	N/A																
		Unknown-Re	W2	↑	4.7	4.6	0.1	0.98																
		Unknown-Re	W3	↑	19.5	19.2	0.3	0.98	22.4	22.1	0.3	0.99	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
F01	R1	Unknown-Re	W1	↑	35.1	34.8	N/A	N/A	35.1	34.8	N/A	N/A	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Unknown-Re	W2	←	35.9	27.7	N/A	N/A																
		Unknown-Re	W3	↓	34.4	32.7	N/A	N/A																
		Unknown-Re	W4	↓	34.5	32.9	N/A	N/A	35.0	30.9	N/A	N/A	100%	100%	0.00	1.00	97	87	N/A	N/A	28	23	N/A	
1 East Dene Drive																								
F00	R1	Unknown-Re	W1	↖	34.2	31.5	N/A	N/A																
		Unknown-Re	W2																					

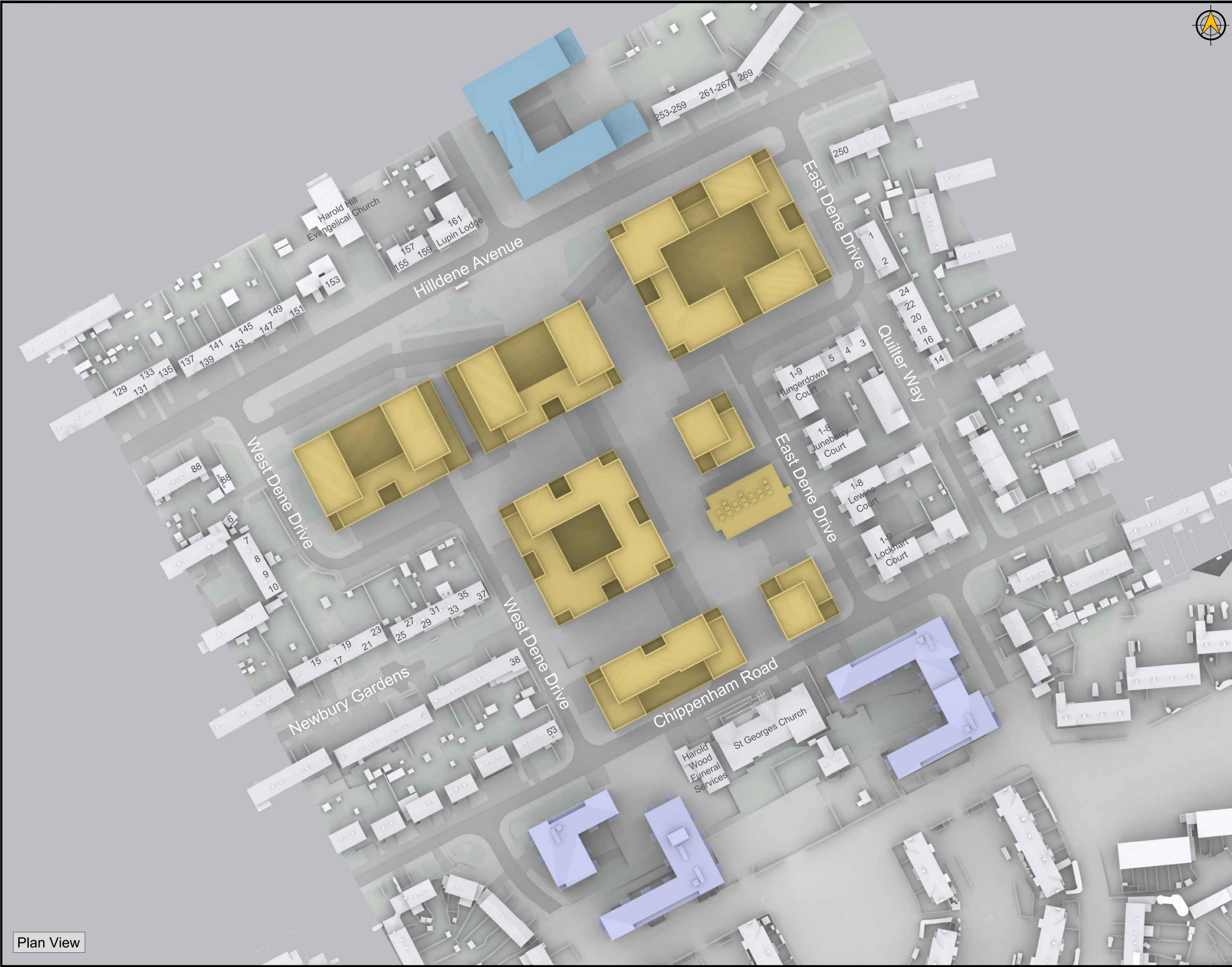
Property, room & window attributes				VSC				Mean VSC (room)				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% rm)	Prop. (% rm)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
																	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.
2 East Dene Drive																							
F00	R1	Unknown-Re	W1	↙	32.2	25.6	6.6	0.80	32.2	25.6	6.6	0.80	97%	87%	1.65	0.89	48	41	N/A	N/A	16	15	N/A
	R2	Unknown-Re	W2	↙	31.9	25.7	6.2	0.81	31.9	25.7	6.2	0.81	96%	66%	3.91	0.68	46	39	N/A	N/A	12	11	N/A
	R3	Unknown-Re	W3	↙	4.4	4.1	0.3	0.93															
		Unknown-Re	W4	↘	20.7	20.7	0.0	1.00	12.7	12.5	0.2	0.98	77%	73%	0.52	0.95	56	55	N/A	N/A	11	10	N/A
24 Quilter Way																							
F00	R2	Unknown-Re	W2	↙	28.6	26.4	2.2	0.92	28.6	26.4	2.2	0.92	99%	98%	0.05	1.00	53	49	N/A	N/A	14	14	N/A
F01	R1	Unknown-Re	W1	↙	34.7	31.4	N/A	N/A	34.7	31.4	N/A	N/A	96%	96%	0.00	1.00	60	54	N/A	N/A	20	19	N/A
	R2	Unknown-Re	W2	↙	34.2	31.2	N/A	N/A	34.2	31.2	N/A	N/A	99%	99%	0.00	1.00	58	53	N/A	N/A	18	18	N/A
F02	R1	Unknown-Re	W1	↙	36.2	32.9	N/A	N/A	36.2	32.9	N/A	N/A	96%	96%	0.00	1.00	58	51	N/A	N/A	20	19	N/A
	R2	Unknown-Re	W2	↙	35.9	32.9	N/A	N/A	35.9	32.9	N/A	N/A	99%	99%	0.00	1.00	58	52	N/A	N/A	20	20	N/A
22 Quilter Way																							
F00	R1	Unknown-Re	W1	↙	27.6	24.9	2.7	0.90	27.6	24.9	2.7	0.90	91%	84%	0.91	0.92	43	39	N/A	N/A	4	5	1.25
F01	R1	Unknown-Re	W1	↙	32.9	30.3	N/A	N/A	32.9	30.3	N/A	N/A	98%	98%	0.00	1.00	57	52	N/A	N/A	20	20	N/A
	R2	Unknown-Re	W2	↙	33.2	30.9	N/A	N/A	33.2	30.9	N/A	N/A	97%	97%	0.00	1.00	55	50	N/A	N/A	18	18	N/A
20 Quilter Way																							
F00	R1	Unknown-Re	W1	↙	25.1	23.7	1.4	0.94	25.1	23.7	1.4	0.94	90%	89%	0.08	0.99	42	38	N/A	N/A	6	6	N/A
F01	R1	Unknown-Re	W1	↙	33.0	30.9	N/A	N/A	33.0	30.9	N/A	N/A	99%	99%	0.00	1.00	55	51	N/A	N/A	18	18	N/A
	R2	Unknown-Re	W2	↙	33.0	31.1	N/A	N/A	33.0	31.1	N/A	N/A	97%	97%	0.00	1.00	54	50	N/A	N/A	17	17	N/A
18 Quilter Way																							
F00	R1	Unknown-Re	W1	↙	26.9	26.1	0.8	0.97	26.9	26.1	0.8	0.97	89%	89%	0.03	1.00	48	46	N/A	N/A	9	9	N/A
F01	R1	Unknown-Re	W1	↙	33.2	31.6	N/A	N/A	33.2	31.6	N/A	N/A	99%	99%	0.00	1.00	55	53	N/A	N/A	18	18	N/A
	R2	Unknown-Re	W2	↙	32.9	31.5	N/A	N/A	32.9	31.5	N/A	N/A	97%	97%	0.00	1.00	54	51	N/A	N/A	19	18	N/A
16 Quilter Way																							
F00	R1	Unknown-Re	W1	↙	25.8	25.5	0.3	0.99	25.8	25.5	0.3	0.99	96%	96%	0.00	1.00	44	43	N/A	N/A	9	8	N/A
F01	R1	Unknown-Re	W1	↙	33.1	31.8	N/A	N/A	33.1	31.8	N/A	N/A	99%	99%	0.00	1.00	54	52	N/A	N/A	18	18	N/A
	R2	Unknown-Re	W2	↙	32.7	31.6	N/A	N/A	32.7	31.6	N/A	N/A	97%	97%	0.00	1.00	55	54	N/A	N/A	19	19	N/A
	R3	Unknown-Re	W3	↙	21.2	21.0	0.2	0.99															
		Unknown-Re	W4	↗	22.5	22.5	0.0	1.00	21.6	21.5	0.1	1.00	100%	100%	0.00	1.00	32	32	N/A	N/A	7	7	N/A
14 Quilter Way																							
F00	R2	Unknown-Re	W2	↙	27.6	27.4	N/A	N/A	27.6	27.4	N/A	N/A	90%	90%	0.00	1.00	55	55	N/A	N/A	17	17	N/A
F01	R1	Unknown-Re	W1	↙	33.8	33.1	N/A	N/A	33.8	33.1	N/A	N/A	97%	97%	0.00	1.00	61	60	N/A	N/A	20	20	N/A
	R2	Unknown-Re	W2	↙	33.6	33.0	N/A	N/A	33.6	33.0	N/A	N/A	99%	99%	0.00	1.00	60	60	N/A	N/A	20	20	N/A
F02	R1	Unknown-Re	W1	↙	35.9	34.4	N/A	N/A	35.9	34.4	N/A	N/A	97%	97%	0.00	1.00	59	57	N/A	N/A	21	20	N/A
	R2	Unknown-Re	W2	↙	35.9	34.7	N/A	N/A	35.9	34.7	N/A	N/A	99%	99%	0.00	1.00	59	58	N/A	N/A	20	20	N/A
3 East Dene Drive																							
F00	R2	Unknown-Re	W2	↖	31.1	24.6	6.5	0.79	31.1	24.6	6.5	0.79	99%	77%	2.86	0.78	North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown-Re	W1	↖	35.9	30.6	N/A	N/A	35.9	30.6	N/A	N/A	96%	70%	2.33	0.72	North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↖	35.6	29.6	N/A	N/A	35.6	29.6	N/A	N/A	99%	84%	1.90	0.85	North	North	N/A	N/A	North	North	N/A
F02	R1	Unknown-Re	W1	↖	36.8	32.2	N/A	N/A	36.8	32.2	N/A	N/A	96%	81%	1.34	0.84	North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↖	36.5	31.3	N/A	N/A	36.5	31.3	N/A	N/A	99%	91%	0.96	0.93	North	North	N/A	N/A	North	North	N/A
4 East Dene Drive																							
F00	R1	Unknown-Re	W1	↖	30.7	24.2	6.5	0.79	30.7	24.2	6.5	0.79	96%	75%	2.83	0.78	North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown-Re	W1	↖	34.7	27.9	N/A	N/A	34.7	27.9	N/A	N/A	99%	84%	1.91	0.85	North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↖	34.5	27.0	N/A	N/A	34.5	27.0	N/A	N/A	97%	65%	2.54	0.67	North	North	N/A	N/A	North	North	N/A
5 East Dene Drive																							
F00	R1	Unknown-Re	W1	↖	26.3	18.3	8.0	0.70	26.3	18.3	8.0	0.70	95%	64%	4.84	0.68	North	North	N/A	N/A	North	North	N/A
	R3	Unknown-Re	W3	↖	29.6	20.5	9.1	0.69	29.6	20.5	9.1	0.69	97%	47%	6.03	0.49	North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown-Re	W1	↖	30.7	23.2	7.5	0.76	30.7	23.2	7.5	0.76	97%	74%	3.59	0.77	North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↖	34.7	26.7	8.0	0.77	34.7	26.7	8.0	0.77	99%	58%	3.87	0.59	North	North	N/A	N/A	North	North	N/A
	R3	Unknown-Re	W3	↖	34.7	26.4	8.3	0.76	34.7	26.4	8.3	0.76	97%	55%	3.79	0.56	North	North	N/A	N/A	North	North	N/A
1-9 Hungerdown Court																							
F00	R1	Unknown-Re	W1	↖	11.2	4.7	6.5	0.42	11.2	4.7	6.5	0.42	93%	59%	5.52	0.63	North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↖	32.1	22.9	9.2	0.71	32.1	22.9	9.2	0.71	96%	71%	4.86	0.74	North	North	N/A	N/A	North	North	N/A
	R3	Unknown-Re	W3	↖	32.4	23.0	9.4	0.71	32.4	23.0	9.4	0.71	97%	75%	2.38	0.78	North	North	N/A	N/A	North	North	N/A
	R4	Unknown-Re	W4	↖	31.2	21.6	9.6	0.69															
		Unknown-Re	W5	↙	14.5	6.3	8.2	0.43	28.0	18.7	9.3	0.67	100%	92%	1.27	0.92	36	27	N/A	N/A	17	12	N/A
	R5	Unknown-Re	W6	↙	27.8	18.8	9.0	0.68	27.8	18.8	9.0	0.68	98%	65%	4.74	0.66	38	24	14	0.63	4	0	0.00
	R7	Unknown-Re	W8	↙	26.9	18.8	8.1	0.70	26.9	18.8	8.1	0.70	98%	53%	4.48	0.54	53	38	N/A	N/A	19	14	N/A
	R8	Unknown-Re	W9	↙	32.0	23.4	8.6	0.73	32.0	23.4	8.6	0.73	99%	73%	3.34	0.74	57	42	N/A	N/A	18	14	N/A
	R9	Unknown-Re	W10	↙	11.7	6.2	5.5	0.53	11.7	6.2	5.5	0.53	95%	64%	4.36	0.68	20	13	7	0.65	6	5	N/A
F01	R1	Unknown-Re	W1	↖	7.0	1.1	5.9	0.16	7.0	1.1	5.9	0.16	93%	40%	8.55	0.43	North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↖	34.2	25.7	8.5	0.75	34.2	25.7	8.5	0.75	97%	79%	2.66	0.82	North	North	N/A	N/A	North	North	N/A

Property, room & window attributes					VSC				Mean VSC (room)				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation		Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% rm)	Prop. (% rm)	Loss (m²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
																		Exis.	Prop.	Loss	Pro./Ex	Exis.	Prop.	Pro./Ex
	R3	Unknown-Re	W3	↖	31.2	23.3	7.9	0.75	31.2	23.3	7.9	0.75	96%	68%	3.62	0.71		North	North	N/A	N/A	North	North	N/A
	R4	Unknown-Re	W4	↖	34.2	25.5	8.7	0.75	34.2	25.5	8.7	0.75	97%	80%	1.91	0.82		North	North	N/A	N/A	North	North	N/A
	R5	Unknown-Re	W5	↖	21.8	12.9	8.9	0.59																
		Unknown-Re	W6	↘	34.9	25.2	9.7	0.72	30.5	21.1	9.4	0.69	100%	95%	0.72	0.96		60	51	N/A	N/A	20	16	N/A
	R6	Unknown-Re	W7	↘	35.1	25.3	9.8	0.72	35.1	25.3	9.8	0.72	99%	73%	3.62	0.74		62	47	N/A	N/A	21	15	N/A
	R8	Unknown-Re	W9	↘	34.9	25.6	9.3	0.73	34.9	25.6	9.3	0.73	98%	58%	3.98	0.59		58	46	N/A	N/A	19	15	N/A
	R9	Unknown-Re	W10	↘	34.9	25.9	9.0	0.74	34.9	25.9	9.0	0.74	99%	75%	3.12	0.76		59	48	N/A	N/A	20	17	N/A
	R10	Unknown-Re	W11	↘	7.6	2.7	4.9	0.36	7.6	2.7	4.9	0.36	95%	58%	5.28	0.61		9	3	6	0.33	5	3	0.60
F02	R1	Unknown-Re	W1	↖	8.2	2.9	5.3	0.35	8.2	2.9	5.3	0.35	93%	54%	6.38	0.58		North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↖	35.9	28.5	N/A	N/A	35.9	28.5	N/A	N/A	98%	88%	1.39	0.90		North	North	N/A	N/A	North	North	N/A
	R3	Unknown-Re	W3	↖	33.7	26.7	7.0	0.79	33.7	26.7	7.0	0.79	96%	78%	2.39	0.81		North	North	N/A	N/A	North	North	N/A
	R4	Unknown-Re	W4	↖	36.8	29.1	N/A	N/A	36.8	29.1	N/A	N/A	97%	88%	1.06	0.90		North	North	N/A	N/A	North	North	N/A
	R5	Unknown-Re	W5	↖	36.4	28.4	N/A	N/A																
		Unknown-Re	W6	↖	36.7	28.9	N/A	N/A																
		Unknown-Re	W7	↘	36.6	28.2	N/A	N/A	36.5	28.4	N/A	N/A	100%	99%	0.19	0.99		62	52	N/A	N/A	21	15	N/A
	R6	Unknown-Re	W8	↘	36.5	27.8	N/A	N/A	36.5	27.8	N/A	N/A	99%	78%	2.99	0.79		64	53	N/A	N/A	23	16	N/A
	R8	Unknown-Re	W10	↘	32.7	24.4	8.3	0.75	32.7	24.4	8.3	0.75	98%	65%	3.32	0.66		53	45	N/A	N/A	20	15	N/A
	R9	Unknown-Re	W11	↘	32.7	24.7	8.0	0.76	32.7	24.7	8.0	0.76	99%	77%	2.80	0.78		53	45	N/A	N/A	20	16	N/A
	R10	Unknown-Re	W12	↘	7.8	3.2	4.6	0.41	7.8	3.2	4.6	0.41	95%	63%	4.58	0.66		9	5	4	N/A*	6	4	N/A*
1-8 Juneberry Court																								
F00	R2	Unknown-Re	W2	↘	25.4	23.1	2.3	0.91	25.4	23.1	2.3	0.91	92%	86%	0.85	0.93		48	44	N/A	N/A	18	15	N/A
	R3	Unknown-Re	W3	↘	29.0	24.6	4.4	0.85																
		Unknown-Re	W4	↘	8.3	6.4	1.9	0.77	23.4	19.7	3.7	0.84	100%	100%	0.00	1.00		70	59	N/A	N/A	19	13	N/A
F01	R1	Unknown-Re	W1	↘	22.9	16.5	6.4	0.72	22.9	16.5	6.4	0.72	99%	92%	1.15	0.93		46	33	N/A	N/A	18	15	N/A
	R2	Unknown-Re	W2	↘	33.9	28.2	N/A	N/A	33.9	28.2	N/A	N/A	97%	97%	0.06	0.99		58	47	N/A	N/A	18	14	N/A
	R4	Unknown-Re	W4	↘	34.4	29.4	N/A	N/A	34.4	29.4	N/A	N/A	96%	93%	0.39	0.97		56	47	N/A	N/A	15	12	N/A
	R5	Unknown-Re	W5	↘	21.4	16.8	4.6	0.79																
		Unknown-Re	W6	↘	27.1	25.3	1.8	0.93	25.2	22.5	2.7	0.89	98%	98%	0.01	1.00		87	76	N/A	N/A	21	16	N/A
F02	R1	Unknown-Re	W1	↘	36.2	30.2	N/A	N/A	36.2	30.2	N/A	N/A	99%	95%	0.61	0.96		59	50	N/A	N/A	21	18	N/A
	R2	Unknown-Re	W2	↘	35.3	29.9	N/A	N/A	35.3	29.9	N/A	N/A	97%	97%	0.00	1.00		56	48	N/A	N/A	20	17	N/A
	R4	Unknown-Re	W4	↘	37.0	32.0	N/A	N/A	37.0	32.0	N/A	N/A	96%	96%	0.00	1.00		63	54	N/A	N/A	22	19	N/A
	R5	Unknown-Re	W5	↘	36.6	31.9	N/A	N/A																
		Unknown-Re	W6	↘	36.9	32.4	N/A	N/A																
		Unknown-Re	W7	↘	32.8	30.8	N/A	N/A	35.2	31.6	N/A	N/A	100%	100%	0.00	1.00		95	88	N/A	N/A	26	23	N/A
1-8 Lewins Court																								
F00	R1	Unknown-Re	W1	↖	8.1	6.2	1.9	0.77																
		Unknown-Re	W2	↘	29.8	26.4	3.4	0.89	24.1	21.1	3.0	0.88	99%	99%	0.00	1.00		54	48	N/A	N/A	13	9	N/A
	R2	Unknown-Re	W3	↘	26.9	24.9	2.0	0.93	26.9	24.9	2.0	0.93	92%	84%	1.11	0.91		36	33	3	N/A	4	2	N/A*
F01	R1	Unknown-Re	W1	↖	28.5	26.6	1.9	0.93																
		Unknown-Re	W2	↘	21.0	16.8	4.2	0.80	26.0	23.4	2.6	0.90	98%	98%	0.00	1.00		44	34	N/A	N/A	21	13	N/A
	R2	Unknown-Re	W3	↘	34.3	29.7	N/A	N/A	34.3	29.7	N/A	N/A	96%	91%	0.67	0.95		61	50	N/A	N/A	20	12	N/A
	R4	Unknown-Re	W5	↘	33.5	28.6	N/A	N/A	33.5	28.6	N/A	N/A	97%	96%	0.15	0.99		54	48	N/A	N/A	13	9	N/A
	R5	Unknown-Re	W6	↘	22.4	17.0	5.4	0.76	22.4	17.0	5.4	0.76	99%	92%	1.02	0.94		38	29	N/A	N/A	15	10	N/A
F02	R1	Unknown-Re	W1	↖	34.2	32.1	N/A	N/A																
		Unknown-Re	W2	↘	36.9	32.5	N/A	N/A																
		Unknown-Re	W3	↘	36.6	32.1	N/A	N/A	35.7	32.2	N/A	N/A	100%	100%	0.00	1.00		64	56	N/A	N/A	22	17	N/A
	R2	Unknown-Re	W4	↘	36.7	32.1	N/A	N/A	36.7	32.1	N/A	N/A	96%	95%	0.12	0.99		62	55	N/A	N/A	21	16	N/A
	R4	Unknown-Re	W6	↘	34.8	29.9	N/A	N/A	34.8	29.9	N/A	N/A	97%	97%	0.00	1.00								

Property, room & window attributes				VSC				Mean VSC (room)				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% rm)	Prop. (% rm)	Loss (m²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
																	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.
F00	R1	Unknown-Re	W1	↘	13.9	5.6	8.3	0.40	13.9	5.6	8.3	0.40	96%	58%	4.35	0.60	33	19	14	0.58	14	2	0.14
	R3	Unknown-Re	W5	↖	26.0	23.8	2.2	0.92	26.0	23.8	2.2	0.92	98%	98%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Unknown-Re	W6	↖	34.2	32.5	N/A	N/A	34.2	32.5	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown-Re	W1	↘	28.1	18.7	9.4	0.67	28.1	18.7	9.4	0.67	98%	55%	3.73	0.56	66	49	N/A	N/A	26	11	N/A
	R2	Unknown-Re	W2	↘	28.3	19.1	9.2	0.67	28.3	19.1	9.2	0.67	98%	63%	2.77	0.65	66	52	N/A	N/A	26	14	N/A
	R3	Unknown-Re	W3	↗	32.5	25.8	6.7	0.79	32.5	25.8	6.7	0.79	98%	65%	0.86	0.66	North	North	N/A	N/A	North	North	N/A
	R4	Unknown-Re	W4	↖	33.3	31.3	N/A	N/A	33.3	31.3	N/A	N/A	97%	96%	0.08	0.99	North	North	N/A	N/A	North	North	N/A
	R5	Unknown-Re	W5	↖	33.5	31.8	N/A	N/A	33.5	31.8	N/A	N/A	99%	99%	0.02	1.00	North	North	N/A	N/A	North	North	N/A
F02	R1	Unknown-Re	W1	Inc	83.2	75.6	N/A	N/A															
		Unknown-Re	W3	Inc	85.0	82.6	N/A	N/A	84.1	78.9	N/A	N/A	84%	83%	0.26	0.98	99	85	N/A	N/A	29	20	N/A
	R2	Unknown-Re	W2	↗	34.3	27.7	N/A	N/A	34.3	27.7	N/A	N/A	85%	73%	1.08	0.85	North	North	N/A	N/A	North	North	N/A
38 Newbury Gardens																							
F00	R1	Unknown-Re	W1	↘	29.3	26.3	3.0	0.90	29.3	26.3	3.0	0.90	99%	94%	0.65	0.95	67	58	N/A	N/A	16	15	N/A
	R2	Unknown-Re	W2	↘	30.3	27.2	N/A	N/A	30.3	27.2	N/A	N/A	100%	92%	0.72	0.92	69	62	N/A	N/A	23	21	N/A
	R3	Unknown-Re	W3	↖	34.6	31.0	N/A	N/A															
		Unknown-Re	W4	↖	34.2	30.9	N/A	N/A															
		Unknown-Re	W5	↖	34.2	31.0	N/A	N/A	34.5	31.0	N/A	N/A	99%	99%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Unknown-Re	W6	↖	34.4	31.5	N/A	N/A	34.4	31.5	N/A	N/A	98%	98%	0.03	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown-Re	W1	↘	26.9	23.3	3.6	0.87	26.9	23.3	3.6	0.87	97%	93%	0.47	0.96	64	56	N/A	N/A	25	23	N/A
	R2	Unknown-Re	W2	↘	26.8	22.9	3.9	0.85	26.8	22.9	3.9	0.85	98%	94%	0.30	0.97	63	52	N/A	N/A	24	21	N/A
	R3	Unknown-Re	W3	↖	32.7	29.4	N/A	N/A	32.7	29.4	N/A	N/A	95%	95%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Unknown-Re	W4	↖	32.7	29.8	N/A	N/A	32.7	29.8	N/A	N/A	97%	97%	0.03	1.00	North	North	N/A	N/A	North	North	N/A
37 Newbury Gardens																							
F00	R1	Unknown-Re	W1	↘	31.2	28.9	N/A	N/A	31.2	28.9	N/A	N/A	98%	98%	0.00	1.00	77	71	N/A	N/A	26	25	N/A
	R3	Unknown-Re	W3	↘	30.0	26.9	3.1	0.90	30.0	26.9	3.1	0.90	99%	99%	0.01	1.00	66	58	N/A	N/A	19	18	N/A
	R4	Unknown-Re	W4	↖	32.9	29.2	N/A	N/A	32.9	29.2	N/A	N/A	99%	99%	0.03	1.00	North	North	N/A	N/A	North	North	N/A
	R5	Unknown-Re	W5	↖	34.0	29.9	N/A	N/A	34.0	29.9	N/A	N/A	99%	99%	0.04	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown-Re	W1	↘	25.2	22.7	2.5	0.90															
		Unknown-Re	W2	↘	25.2	22.5	2.7	0.89	25.2	22.6	2.6	0.90	91%	91%	0.00	1.00	58	53	N/A	N/A	26	24	N/A
	R2	Unknown-Re	W3	↘	25.2	22.3	2.9	0.88	25.2	22.3	2.9	0.88	91%	91%	0.00	1.00	58	51	N/A	N/A	26	24	N/A
	R3	Unknown-Re	W4	↖	29.5	25.3	4.2	0.86	29.5	25.3	4.2	0.86	90%	89%	0.04	0.99	North	North	N/A	N/A	North	North	N/A
	R4	Unknown-Re	W5	↖	29.6	25.8	3.8	0.87	29.6	25.8	3.8	0.87	91%	91%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
35 Newbury Gardens																							
F00	R1	Living Room	W1	↓	28.6	27.8	N/A	N/A															
		Living Room	W2	↘	31.4	30.0	N/A	N/A															
		Living Room	W3	↘	28.9	27.4	N/A	N/A	29.7	28.4	N/A	N/A	98%	98%	0.00	1.00	71	69	N/A	N/A	22	21	N/A
	R2	KD	W4	↖	31.6	27.9	N/A	N/A															
		KD	W5	↖	22.4	19.6	2.8	0.88	28.8	25.4	3.4	0.88	98%	98%	0.02	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown-Re	W1	↘	26.8	24.7	2.1	0.92	26.8	24.7	2.1	0.92	96%	96%	0.06	0.99	64	58	N/A	N/A	26	24	N/A
	R2	Unknown-Re	W2	↖	30.4	26.7	3.7	0.88	30.4	26.7	3.7	0.88	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
33 Newbury Gardens																							
F00	R1	Unknown-Re	W1	↖	33.6	29.4	N/A	N/A															
		Unknown-Re	W2	↖	33.9	29.8	N/A	N/A															
		Unknown-Re	W3	↙	21.6	21.3	0.3	0.99															
		Unknown-Re	W4	Inc	88.6	86.6	N/A	N/A															
		Unknown-Re	W5	Inc	91.4	89.4	N/A	N/A	44.8	41.3	N/A	N/A	100%	100%	0.01	1.00	60	60	N/A	N/A	6	6	N/A
F01	R1	Unknown-Re	W1	↖	30.6	27.1	N/A	N/A	30.6	27.1	N/A	N/A	96%	95%	0.06	0.99	North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↖	30.7	27.3	N/A	N/A	30.7	27.3	N/A	N/A	96%	96%	0.02	1.00	North	North	N/A	N/A	North	North	N/A
31 Newbury Gardens																							
F00	R1	Unknown-Re	W1	↖	32.8	30.4	N/A	N/A	32.8	30.4	N/A	N/A	93%	93%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown-Re	W1	↖	30.8	27.6	N/A	N/A	30.8	27.6	N/A	N/A	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↖	30.8	27.7	N/A	N/A	30.8	27.7	N/A	N/A	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R3	Unknown-Re	W3	↖	30.9	27.8	N/A	N/A	30.9	27.8	N/A	N/A	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
29 Newbury Gardens																							
F00	R2	Unknown-Re	W3	↖	34.7	31.8	N/A	N/A	34.7	31.8	N/A	N/A	96%	96%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown-Re	W1	↖	30.9	28.0	N/A	N/A	30.9	28.0	N/A	N/A	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↖	30.9	28.1	N/A	N/A	30.9	28.1	N/A	N/A	96%	96%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R3	Unknown-Re	W3	↖	31.0	28.2	N/A	N/A	31.0	28.2	N/A	N/A	97%	97%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
27 Newbury Gardens																							
F00	R1	Unknown-Re	W1	↖	35.2	32.3																	

Property, room & window attributes					VSC				Mean VSC (room)				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation		Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% rm)	Prop. (% rm)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)			
																		Exis.	Prop.	Loss	Pro./Ex	Exis.	Prop.	Pro./Ex
F01	R1	Unknown-Re	W1	↖	31.0	28.6	N/A	N/A	31.0	28.6	N/A	N/A	99%	99%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↖	30.9	28.6	N/A	N/A	30.9	28.6	N/A	N/A	98%	98%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
	R3	Unknown-Re	W3	↖	30.5	28.3	N/A	N/A	30.5	28.3	N/A	N/A	98%	98%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
23 Newbury Gardens																								
F00	R1	Unknown-Re	W1	↖	36.4	34.3	N/A	N/A	36.4	34.3	N/A	N/A	97%	97%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown-Re	W1	↖	37.4	35.4	N/A	N/A	37.4	35.4	N/A	N/A	100%	100%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↖	37.5	35.5	N/A	N/A	37.5	35.5	N/A	N/A	99%	99%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
	R3	Unknown-Re	W3	↖	37.5	35.6	N/A	N/A	37.5	35.6	N/A	N/A	100%	100%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
21 Newbury Gardens																								
F00	R2	Unknown-Re	W3	↖	36.5	34.7	N/A	N/A	36.5	34.7	N/A	N/A	98%	98%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown-Re	W1	↖	37.5	35.7	N/A	N/A	37.5	35.7	N/A	N/A	99%	99%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↖	37.6	35.9	N/A	N/A	37.6	35.9	N/A	N/A	99%	99%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
	R3	Unknown-Re	W3	↖	37.6	36.0	N/A	N/A	37.6	36.0	N/A	N/A	99%	99%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
19 Newbury Gardens																								
F00	R1	Unknown-Re	W1	↖	36.3	34.8	N/A	N/A																
		Unknown-Re	W2	↖	26.9	25.5	1.4	0.95	33.3	31.8	N/A	N/A	97%	96%	0.09	0.99		North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown-Re	W1	↖	37.7	36.2	N/A	N/A	37.7	36.2	N/A	N/A	99%	99%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↖	37.7	36.2	N/A	N/A	37.7	36.2	N/A	N/A	99%	99%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
	R3	Unknown-Re	W3	↖	37.7	36.3	N/A	N/A	37.7	36.3	N/A	N/A	99%	99%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
17 Newbury Gardens																								
F00	R2	Unknown-Re	W3	↖	35.9	34.9	N/A	N/A	35.9	34.9	N/A	N/A	98%	98%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown-Re	W1	↖	37.7	36.4	N/A	N/A	37.7	36.4	N/A	N/A	100%	100%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↖	37.7	36.4	N/A	N/A	37.7	36.4	N/A	N/A	100%	100%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
	R3	Unknown-Re	W3	↖	37.7	36.5	N/A	N/A	37.7	36.5	N/A	N/A	99%	99%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
15 Newbury Gardens																								
F00	R1	Kitchen	W1	↖	34.4	33.3	N/A	N/A	34.4	33.3	N/A	N/A	86%	86%	0.05	1.00		North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↖	37.7	36.6	N/A	N/A	37.7	36.6	N/A	N/A	98%	98%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
10 West Dene Drive																								
F00	R1	Unknown-Re	W1	↘	9.1	9.0	0.1	0.99																
		Unknown-Re	W2	↘	23.3	23.2	0.1	1.00																
		Unknown-Re	W3	↗	35.3	31.9	N/A	N/A	27.0	25.2	1.8	0.93	100%	100%	0.00	1.00	64	63	N/A	N/A	10	10	N/A	
	R2	Unknown-Re	W4	↗	35.2	31.6	N/A	N/A	35.2	31.6	N/A	N/A	100%	96%	0.36	0.96		North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown-Re	W1	↘	32.5	32.1	N/A	N/A																
		Unknown-Re	W2	↗	32.8	29.6	N/A	N/A	32.6	30.8	N/A	N/A	100%	100%	0.00	1.00	71	71	N/A	N/A	24	24	N/A	
	R2	Unknown-Re	W3	↗	32.7	29.3	N/A	N/A	32.7	29.3	N/A	N/A	99%	99%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
9 West Dene Drive																								
F00	R1	Unknown-Re	W1	↗	34.1	30.5	N/A	N/A	34.1	30.5	N/A	N/A	99%	94%	0.56	0.95		North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↗	24.3	24.0	0.3	0.99	24.3	24.0	0.3	0.99	100%	98%	0.25	0.98		North	North	N/A	N/A	North	North	N/A
	R3	Unknown-Re	W3	↗	34.8	29.0	N/A	N/A	34.8	29.0	N/A	N/A	99%	99%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown-Re	W1	↗	36.1	32.3	N/A	N/A	36.1	32.3	N/A	N/A	99%	97%	0.17	0.98		North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↗	36.0	31.9	N/A	N/A	36.0	31.9	N/A	N/A	98%	93%	0.74	0.94		North	North	N/A	N/A	North	North	N/A
8 West Dene Drive																								
F00	R1	Unknown-Re	W1	↗	22.6	22.6	0.0	1.00																
		Unknown-Re	W2	↗	22.2	21.0	1.2	0.95																
		Unknown-Re	W3	↗	29.5	25.2	4.3	0.85	26.6	23.8	2.8	0.89	99%	95%	0.47	0.96		North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W4	↗	34.9	29.7	N/A	N/A	34.9	29.7	N/A	N/A	99%	92%	0.63	0.94		North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown-Re	W1	↗	36.0	31.4	N/A	N/A	36.0	31.4	N/A	N/A	97%	95%	0.23	0.98		North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↗	36.0	31.1	N/A	N/A	36.0	31.1	N/A	N/A	98%	96%	0.21	0.98		North	North	N/A	N/A	North	North	N/A
7 West Dene Drive																								
F00	R1	Unknown-Re	W1	↗	34.8	29.1	N/A	N/A	34.8	29.1	N/A	N/A	100%	92%	0.79	0.92		North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↗	35.2	29.4	N/A	N/A																
		Unknown-Re	W3	↖	23.5	22.8	0.7	0.97	32.0	27.6	N/A	N/A	100%	100%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
F01	R1	Unknown-Re	W1	↗	31.8	26.6	5.2	0.84	31.8	26.6	5.2	0.84	98%	94%	0.34	0.97		North	North	N/A	N/A	North	North	N/A
	R2	Unknown-Re	W2	↗	31.8	26.6	5.2	0.84																
		Unknown-Re	W3	↖	31.1	30.4	N/A	N/A	31.5	28.5	N/A	N/A	99%	99%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
6 Newbury Walk																								
F00	R1	Unknown-Re	W1	↗	35.6	31.0	N/A	N/A																
		Unknown-Re	W2	↖	33.9	33.9	N/A	N/A																
		Unknown-Re	W3	↖	33.8	33.8	N/A	N/A																
		Unknown-Re	W4	↖	33.6	33.6	N/A	N/A																
		Unknown-Re	W5	↖	30.5	30.5	N/A	N/A	33.5	32.6	N/A	N/A	100%	100%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
88 Hilldene Avenue																								
F00	R1	Unknown-Re	W1	↘	33.2	32.5	N/A	N/A	33.2	32.5	N/A	N/A	100%	100%	0.00	1.00	78	74	N/A	N/A	26	26	N/A	

Property, room & window attributes					VSC				Mean VSC (room)				NSL				APSH (room)								
Floor	Room	Room use	Window Ref./Orientation		Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% rm)	Prop. (% rm)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH)				Winter (%APSH)				
																		Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
	R2	Unknown-Re	W2	Inc	96.7	96.0	N/A	N/A																	
		Unknown-Re	W3	Inc	97.3	96.6	N/A	N/A																	
		Unknown-Re	W4	Inc	97.6	96.9	N/A	N/A																	
		Unknown-Re	W5	Inc	97.8	97.0	N/A	N/A	97.2	96.5	N/A	N/A	100%	100%	0.00	1.00		95	89	N/A	N/A	30	30	N/A	
F01	R1	Unknown-Re	W1	↘	32.4	31.2	N/A	N/A	32.4	31.2	N/A	N/A	98%	98%	0.00	1.00		72	69	N/A	N/A	28	28	N/A	
	R2	Unknown-Re	W2	↘	32.4	31.1	N/A	N/A	32.4	31.1	N/A	N/A	98%	98%	0.00	1.00		72	69	N/A	N/A	28	28	N/A	
	R3	Unknown-Re	W3	↘	32.4	31.0	N/A	N/A	32.4	31.0	N/A	N/A	98%	98%	0.00	1.00		72	68	N/A	N/A	28	28	N/A	
F02	R1	Unknown-Re	W1	Inc	84.4	83.5	N/A	N/A	84.4	83.5	N/A	N/A	73%	73%	0.00	1.00		92	91	N/A	N/A	28	28	N/A	



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

- | | | | |
|---|-------------------------|---|---------------------|
|  | Existing |  | Consented |
|  | Proposed |  | Cumulative |
|  | Neighboring
Property |  | Cutback
Envelope |

SOURCE DATA:

Existing and surrounding buildings:

MBS survey 30.08.19:
- MBS19_1025 Chippenham Road

DPR survey 16.10.2023:
- 2023-10-16 - 23498 - 23460 - Farnham
Road,Romford - MASTER MODEL

Proposed scheme:

Collado Collins Architects
3D model received 16.02.2024
- 23004_3D Model_Preapp 1

NOTES:

TYPE IN YOUR OWN NOTE HERE

REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

London 020 7936 3668
Liverpool 0151 242 0980
Bristol 0117 450 9703

www.delvapatmanredler.co.uk
info@delvapatmanredler.co.uk

TITLE:

FARNHAM & HILLDENE
Romford
RM3 8DX

DRAWING:

CUMULATIVE SCENARIO
Plan View
-

DRAWN: MZB

SCALE: 1:1000@A3

DATE: 29.04.2024

DWG NO:

JOB NBR:

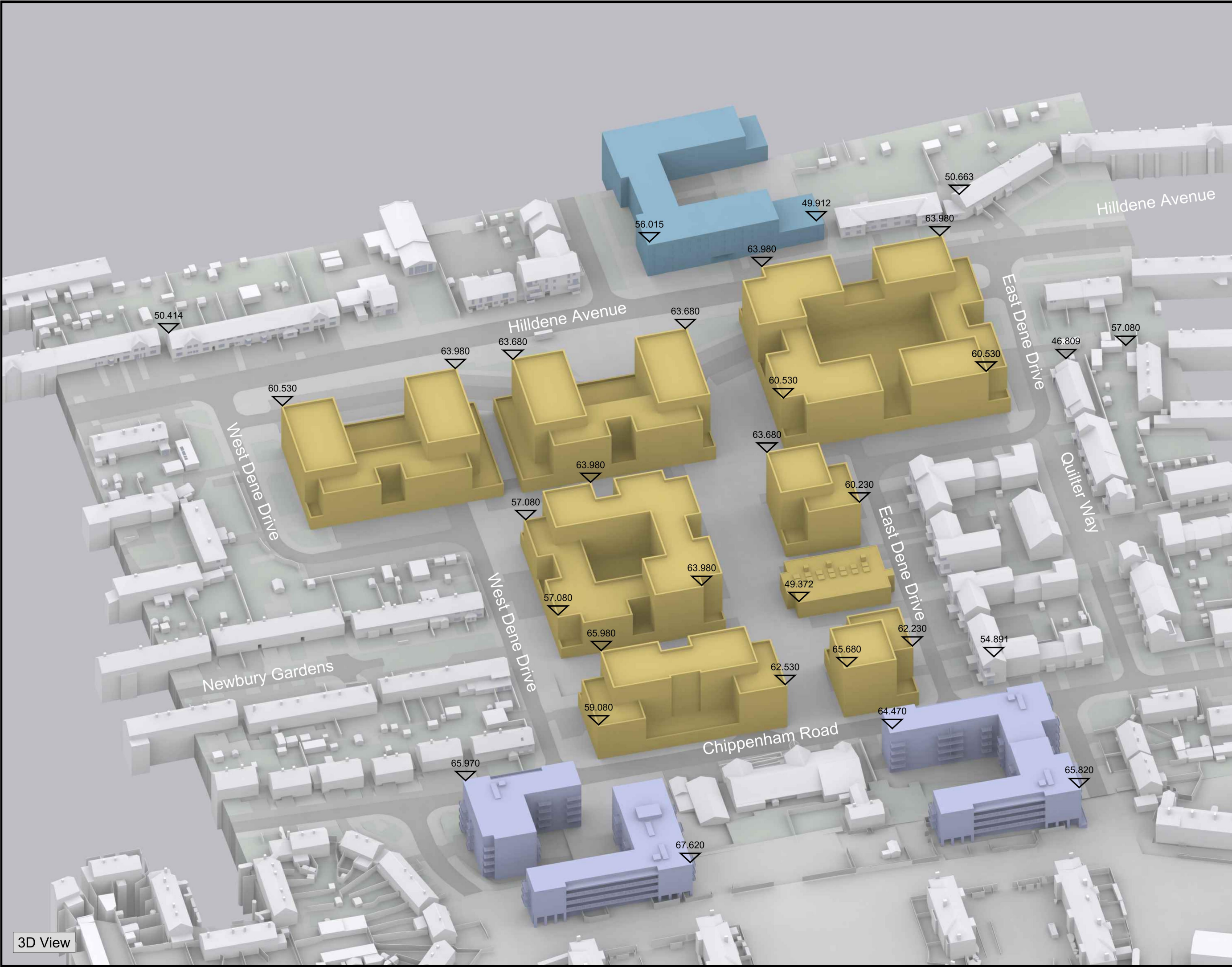
23498

REV:

CU-001

-

Plan View



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing	Consented
Proposed	Cumulative
Neighboring Property	Cutback Envelope

SOURCE DATA:

Existing and surrounding buildings:

MBS survey 30.08.19:
- MBS19_1025 Chippenham Road

DPR survey 16.10.2023:
- 2023-10-16 - 23498 - 23460 - Farnham Road,Romford - MASTER MODEL

Proposed scheme:

Collado Collins Architects
3D model received 16.02.2024
- 23004_3D Model_Preapp 1

NOTES:

TYPE IN YOUR OWN NOTE HERE

REV	Description	Drawn	Date

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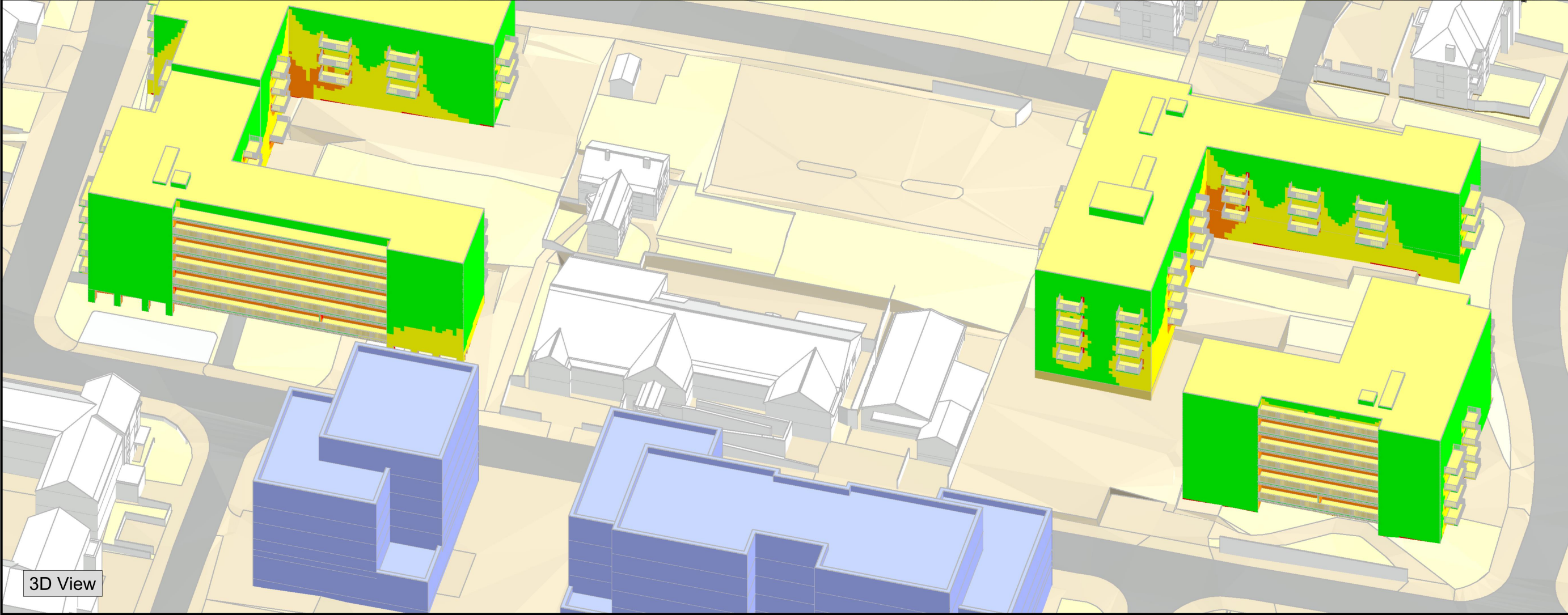
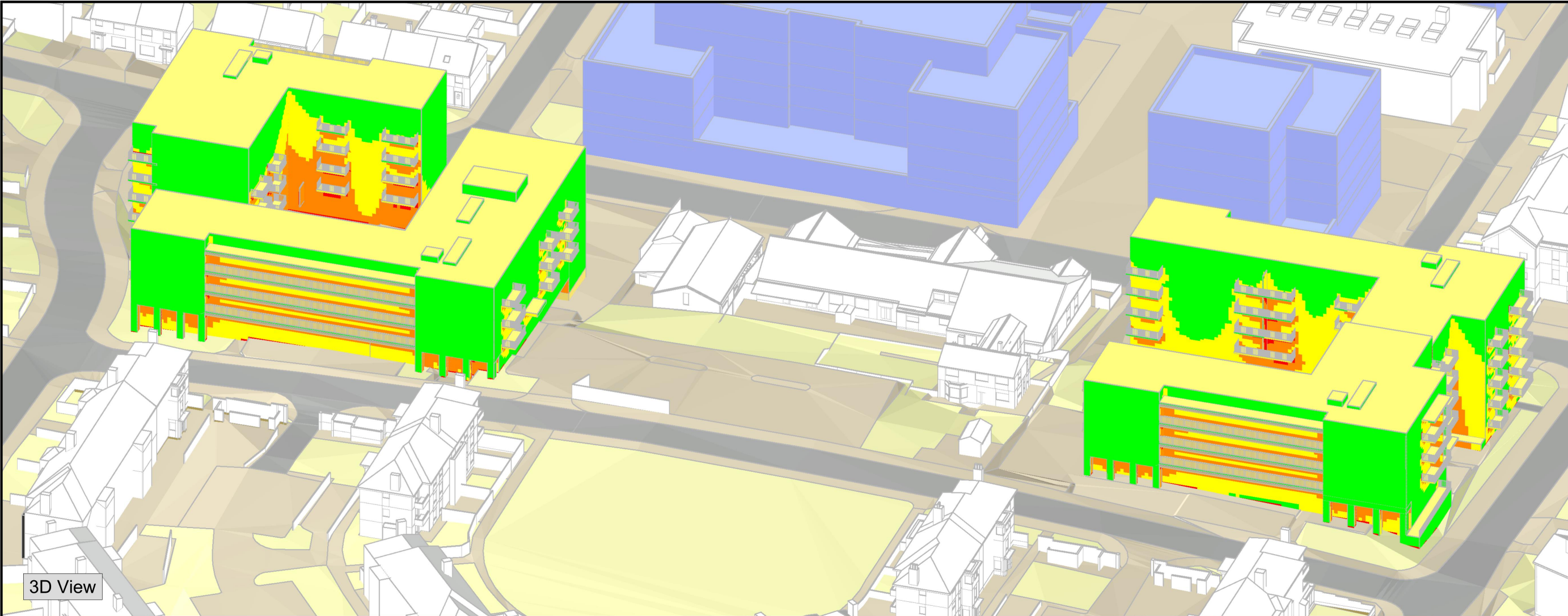
TITLE:

FARNHAM & HILLDENE
Romford
RM3 8DX

DRAWING:

CUMULATIVE SCENARIO
3D View
-

DRAWN: MZB	JOB NBR:
SCALE: NTS	23498
DATE: 29.04.2024	
DWG NO:	REV:
CU-002	-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

VSC values:

≥ 27% (49.47%)

≥ 15% (29.40%)

≥ 5% (15.37%)

≥ 0% (5.76%)

SOURCE DATA:

Existing and surrounding buildings:

Hawkins Brown Architects
Sketch-up model received on 06.07.2023
230706_ChippenhamRoad_Massing

MBS Survey
Received on 30.08.19
MBS19_1025 Chippenham Road

Proposed scheme:
Hawkins Brown Architects
3D model received on 11.04.2024
CHIPP-HBA-ZZ-M3-A-0001

NOTES:

REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

London 020 7936 3668
Liverpool 0151 242 0980
Bristol 0117 450 9703

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info@dpr.uk.com

TITLE:

CHIPPENHAM ROAD
ROMFORD
RM3 8HX

DRAWING:

FACADE STUDY
VSC Study
3D View. Cumulative Scenario

DRAWN: MZB	JOB NBR:
SCALE: NTS	23545-05
DATE: 03.05.2024	
DWG NO:	REV:
FACADE_002	-