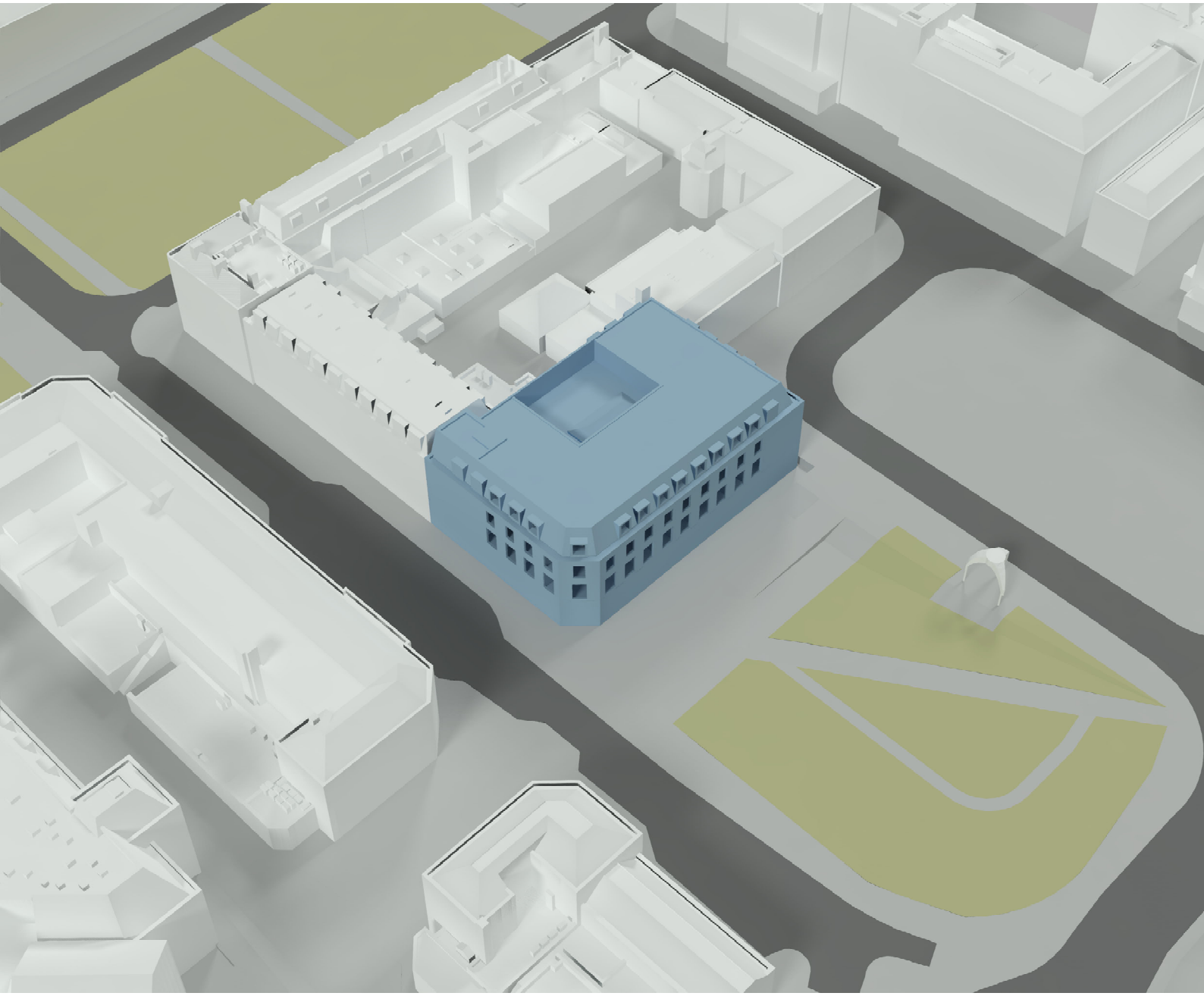

26 STONEHILLS, WELWYN GARDEN CITY

Internal Daylight and Sunlight Report

waldrams
daylight & sunlight

29th May 2019

Waldrams Ltd
Chartered Surveyors

Daylight and Sunlight Report

Project:	26 Stonehills, Welwyn Garden City
Client:	Amsprop REAT Ltd
Prepared by:	Luke Wilson
Checked By:	Michael Harper
Reference:	2326
Date:	29th May 2019

Document History

First Issue:	30th April 2019
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Waldrams Ltd Address: Unit 303, The Light Bulb
1 Filament Walk
London SW18 4GQ

Email: contact@waldrams.com
Telephone: 020 7183 9109
Website: www.waldrams.com

Contents

Executive Summary

- This is a report into the internal daylight and sunlight within the proposed residential conversion at 26 Stonehills, Welwyn Garden City. This analysis has been based upon scheme drawings provided by Saunders Architects, a photogrammetric survey, and site photography.
- In daylight terms, the significant majority of habitable rooms (57 out of 64; 89%) within the proposed scheme meet their target ADF (daylight) value whilst all habitable rooms meet the BRE Guidelines for daylight distribution. 93% (54 out of 58) rooms which are rectilinear or close to being rectilinear meet the BRE Guidelines' room depth criteria. Where transgressions of the BRE Guidelines' recommendations occur, in ADF terms the remaining seven rooms all achieve at least 82% of their target daylight level which is in our opinion close to meeting the target value. In room depth terms, it is also important to acknowledge that the kitchen elements of these rooms will be well electrically lit and so any risk of 'gloominess', as warned against in the BRE Guidelines, is likely to be mitigated by the presence of this electric lighting. In our opinion, given the urban location of this building and the pre-existing window arrangements, these represent good internal daylight and sunlight levels for a proposed scheme in this location.
- In sunlight terms, all south-facing windows serving habitable rooms meet the BRE Guidelines for annual and winter sunlight.

1. Introduction

Waldrams Ltd has been instructed to provide internal daylight and sunlight analysis for the proposed residential conversion of the existing building site at 26 Stonehills, Welwyn Garden City. This analysis is based upon scheme drawings by Saunders Architects, a photogrammetric survey of the site and surrounding context and OS information.

The analysis has been carried out in accordance with the methodologies contained in the BRE Guidelines (*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* by P. Littlefair (2011)), which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

The proposed scheme can be seen on drawings 2326-01-04 to -01-06 in Appendix 1. The numerical results of the quantitative internal daylight and sunlight analysis can be found in Appendix 2 with plots showing the layouts of the units within the proposal included on drawing 2326-01-07 in Appendix 1.

2. Summary of how daylight and sunlight are considered for planning

2.1 Introduction to the BRE Guidelines

Daylight and sunlight are planning considerations. The main reference used by local planning authorities to determine the acceptability of proposals in terms of their internal daylight and sunlight and the impact on daylight and sunlight to the surrounding properties is the Building Research Establishment (BRE) Guidelines, used in conjunction with British Standard BS8206 Part 2. The BRE Guidelines provide scientific, objective methods for establishing the acceptability of daylight and sunlight internal to the scheme and the surrounding properties. In practice it is principally the main habitable rooms internal to the scheme and within the surrounding residential properties which are sensitive in terms of daylight and sunlight. This report therefore focuses on the internal daylight and sunlight and the change in daylight and sunlight to habitable rooms in the surrounding residential property.

The BRE Guidelines specify that the daylight and sunlight results be considered flexibly and in the context of the site. Clearly there would be a higher expectation for daylight and sunlight in a rural or suburban environment than in a dense city centre location. The important factor in all cases is that the levels of daylight and sunlight are appropriate, taking into account all the planning policy requirements of the site. The BRE Guidelines acknowledge this in the introduction where the BRE Guidelines state:

"*The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and thus this document 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 because 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*."

(Page 1, BRE Guidelines)

Thus, the numerical figures should not be rigidly applied, but instead used as part of the overall evaluation of the daylight and sunlight to the surroundings in context of the site, its existing massing, and the need for regeneration and local planning policy guidance for the site. In particular existing local precedents or recent planning consents may provide a good indication as to appropriate levels in the vicinity.

The BRE Guidelines specifies in Paragraph H1.2:

"*Where the effect of a new building on existing buildings nearby is being analysed, it is usual to ignore the effect of trees. This is because daylight is at its scarcest and most valuable in winter months when most trees will not be in leaf*."

This summary in section 2 of this report is provided to briefly introduce some of the main methods of the BRE Guidelines, however, the BRE Guidelines should be used as the basis for assessing the daylight and sunlight results included within this report. This section is not intended to override the wording of the BRE Guidelines for Daylight and Sunlight.

2.2 Internal new build criteria for daylight and sunlight

The BRE Guidelines refer to BS8206 Part 2 and CIBSE Lighting Guide LG10, which refer to three criteria for assessing interior daylight:

- Average Daylight Factor
- Position of the no sky line (Daylight distribution)
- Room depth

Analysis of the first two measurements is laid out below.

According to the BRE Guidelines and BS8206 (Part 2), the primary method for assessing internal daylight is:

- Average Daylight Factor (ADF);

The ADF measure of daylight takes into account the main factors which affect the actual daylight appearance of a room including the area of the window.

ADF provides an absolute measure of daylight expressed as a ratio of daylight for the room in question as a proportion of the daylight outside at any moment in time. The ADF for a living room should be above 1.5% (i.e. the room should enjoy a minimum of 1.5% of the average external daylight at any moment in time), whilst that for a bedroom and kitchen should be in excess of 1% and 2% respectively. ADF is dependent on the area of sky visibility, which is closely related to VSC, the area of the window serving the room, the glazing transmittance, the total area of the room's surfaces and the internal reflectance of the room.

In terms of ADF for rooms designated as a 'living room/kitchen/dining room' (LKD), while the BRE Guidelines recommend that in cases where one room serves more than one purpose the minimum ADF should be that for the room type with the higher value, we would argue that the principal use of rooms designed as a 'living room/kitchen/dining room' is as a living room. Accordingly, it would therefore be reasonable to apply the minimum ADF value for a living room (1.5%) as an alternative target value for a room designated as an LKD. This is further supported by the BRE following a review of a daylight & sunlight report for a scheme in Tower Hamlets, dated 5th April 2019 (ref: P114797-1000 Issue 1) where their review stated:

"*we would consider 1.5% (*ADF) *to be an appropriate minimum value for daylighting of an LKD"*

We have therefore used the threshold of 1.5% as a benchmark of acceptability for living room/kitchen/dining rooms.

In relation to the position of the no-sky line (daylight distribution), the BRE Guidelines state in paragraph C16:

> *"If a significant area of the working plane (normally more than 20%) lies beyond the no-sky line (i.e. it receives no direct skylight) then the distribution of daylight in the room will look poor and supplementary electric lighting will be required."*

We have therefore calculated the proportion of each habitable room internally to the scheme between the window and the no-sky line.

For internal sunlight, the only test is Annual Probable Sunlight Hours (APSH). The test for sunlight is calculated for each main south facing window to habitable rooms and in particular living rooms.

Bedrooms and kitchens are considered by the BRE Guidelines as less important for sunlight. The BRE Guidelines state that any south facing window may potentially receive up to 1486 hours of sunlight per year on average, representing 100% of the annual probable sunlight hours (APSH). Of this, each main window to a main habitable room may be adversely affected if it has less than 25% of the total APSH across the whole year or less that 5% APSH during the winter months (defined as the 6 months from September 21st through to March 21st).

Following the BRE Guidelines recommendations, APSH is measured from a point on the inner window wall whilst ADF is measured from the point halfway between the inner and outer window wall.

2.3 Method used for calculating the daylight and sunlight results

The analysis provided in this report utilizes state-of-the-art software to calculate in three dimensions the daylight and sunlight following the methods specified in the BRE Guidelines. A three dimensional accurate computer model has been created for the existing site in context of the immediate surrounding properties, based upon a photogrammetric survey of the site and surrounding properties, site photographs and Ordnance Survey information.

Drawings of the existing and proposed building in context of the surrounding properties are shown in Appendix 1.

2.3.1 Internal residential rooms

Daylight and sunlight levels for the proposed daylight (ADF, daylight distribution, and room depth) and sunlight (APSH) internally to the scheme are then calculated. These results are provided in Appendix 3.

References:

BRE Guidelines (BR 209):- Site layout planning for daylight and sunlight: a guide to good practice, by PJ Littlefair (2011).

These Guidelines provide the basis of the analysis described in this report. Please refer to this document for a detailed description as to the approach, methodology and implementation of the numerical analysis used in this report. A summary of the approach and methods recommended by the BRE Guidelines is included in Section 2 above of this report.

3. Assumptions used in the analysis

The following assumed window transmittance and internal reflectance values have been used in the ADF calculations:

- Transmittance (T): 0.68
- Reflectance (R): 0.5

Please note that we have not applied a window frame factor or maintenance factor in the calculation; we have assumed that the windows are cleaned regularly.

4. Sources of Information Used in the Report

Saunders Architects
7654-P001_Application Location Plan
7654-P101_Proposed Basement & Ground Floor plans
7654-P102_Proposed First Floor Plan
7654-P103_Proposed Second Floor Plan
7654-P104_Proposed Third Floor Plan
7654-P105_Proposed Roof Plan
7654-P109_Proposed Site Plan
7654-P301_Propsoed Elevations East & North
7654-P302_Proposed Elevations West & South
7654-P303_Proposed Sections
7654-P310_Street Level Visual Northeast
Received 24.5.19

Waldrams Chartered Surveyors
Photogrammetric survey
Ordnance Survey

5. Internal daylight and sunlight

The room layouts within the proposed development are shown on drawing 2326-01-07 in Appendix 1 which reference the results of the internal daylight and sunlight analysis included in Appendix 2.

The BRE Guidelines make it clear that ADF is a primary measure for daylight for new build accommodation such as this, and APSH is the measure for sunlight. It is important to note that the BRE Guidelines recommend that a kitchen should enjoy daylight levels of 2% ADF, a living room levels of 1.5%, and bedrooms 1% ADF. Where a room is designated as a living room/kitchen/dining room (LKD), the threshold of 1.5% has been used as an alternative target value as detailed in section 2.3 above.

In daylight terms, 57 out of 64 (89%) habitable rooms meet their target ADF values within the proposed scheme, whilst all habitable rooms meet the BRE Guidelines for daylight distribution. Of the 58 rooms which are single aspect and rectilinear, or close to being rectilinear, 54 (93%) meet the room depth criteria. The seven rooms which fall short of their target ADF values are all LKDs where it is likely that the kitchen elements will be well electrically lit as they are positioned at the rear of the rooms and will require good lighting to allow task-based activities in the working plane, such as food preparation. It is likely, therefore, that the main living part of this room will record an ADF in excess of 1.5% if the kitchen elements were disregarded due to their electric lighting and thus their lower expectation for natural daylight. Furthermore, all seven of these rooms receive at least 1.23% ADF, or 82% of their target value and so in our opinion are close to meeting their target value. In room depth terms, the four remaining rooms are LKDs. The rearmost parts of these rooms are the kitchen elements which, as mentioned above, will be well artificially lit.

In sunlight terms, the BRE Guidelines make clear that sunlight is of primary importance to main living spaces i.e. living rooms. On this basis, all LKDs which contain at least one window which faces within 90° of due south meet the BRE Guidelines for annual and winter APSH. Indeed, all windows which face within 90° of due south meet the BRE Guidelines for annual and winter APSH.

6. Conclusions

This is a report into the internal daylight and sunlight within the proposed residential conversion at 26 Stonehills, Welwyn Garden City. This analysis has been based upon scheme drawings provided by Saunders Architects, a photogrammetric survey, and site photography.

The analysis has been carried out in accordance with the methodologies contained in the BRE Guidelines (Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice by P. Littlefair (2011)), which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

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In sunlight terms, all south-facing windows serving habitable rooms meet the BRE Guidelines for annual and winter sunlight.

APPENDIX 1

Drawings

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daylight & sunlight

SOURCES OF INFORMATION:

ACCUCITIES
IR02 (RECEIVED 20.03.2019)

SAUNDERS ARCHITECTS
IR04 (RECEIVED 25.04.2019)

SITE PHOTOGRAPHS

N

NOTES:

EXISTING BUILDING SHOWN IN GREEN

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PROJECT
26 STONEHILLS
WELWYN GARDEN CITY, AL8

DRAWING
PLAN VIEW
EXISTING CONDITION

DATE	SCALE @ A3
26.04.19	1:500
MODELED BY	DRAWN BY
ET	ET
PROJECT No.	REL No.- DRAWING No.
2326	01-01

SOURCES OF INFORMATION:

ACCUCITIES
IR02 (RECEIVED 20.03.2019)

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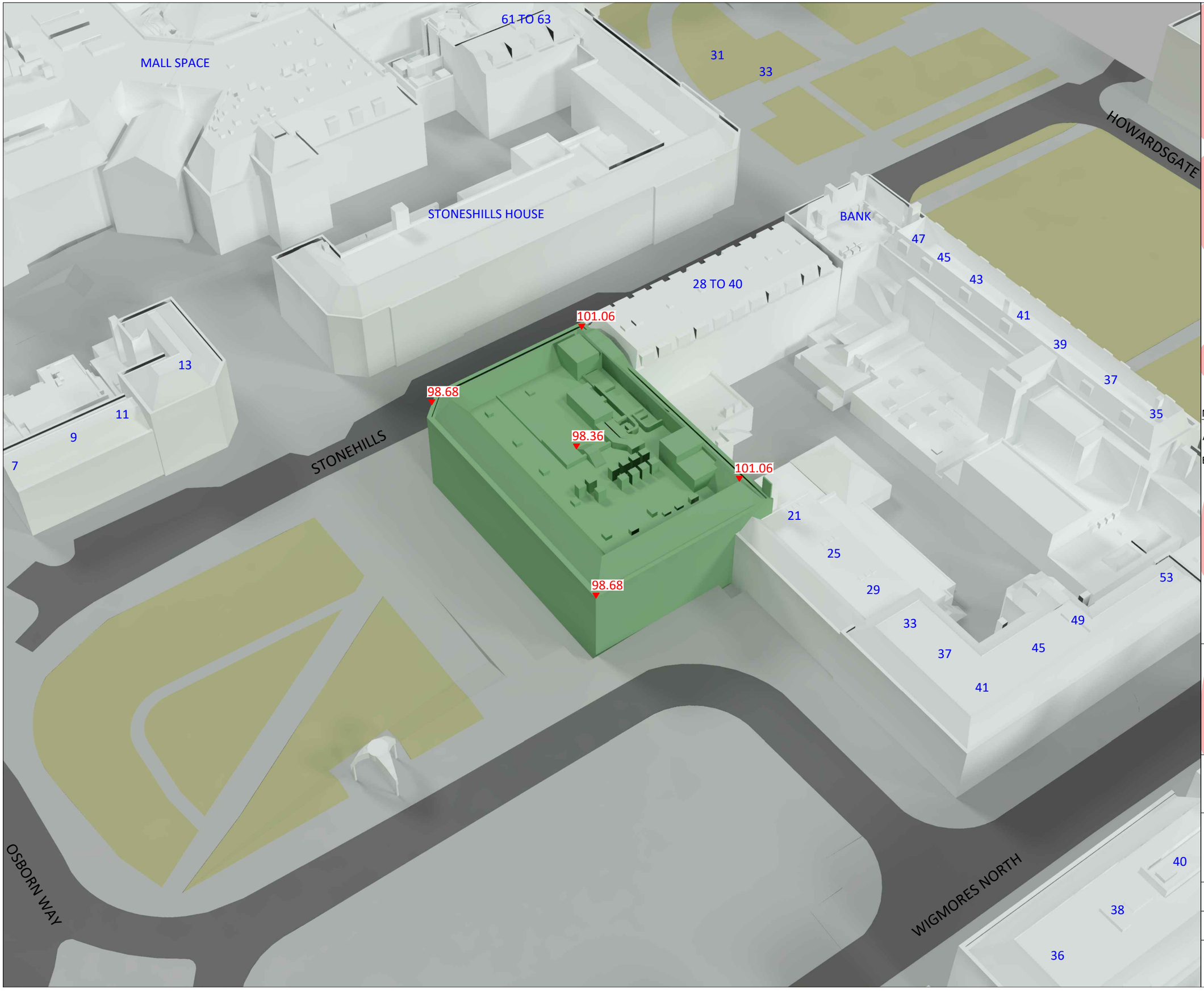

SOURCES OF INFORMATION:

ACCUCITIES
IR02 (RECEIVED 20.03.2019)

SAUNDERS ARCHITECTS
IR04 (RECEIVED 25.04.2019)

SITE PHOTOGRAPHS

NOTES:

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PROJECT

26 STONEHILLS
WELWYN GARDEN CITY, AL8

DRAWING

3D VIEW
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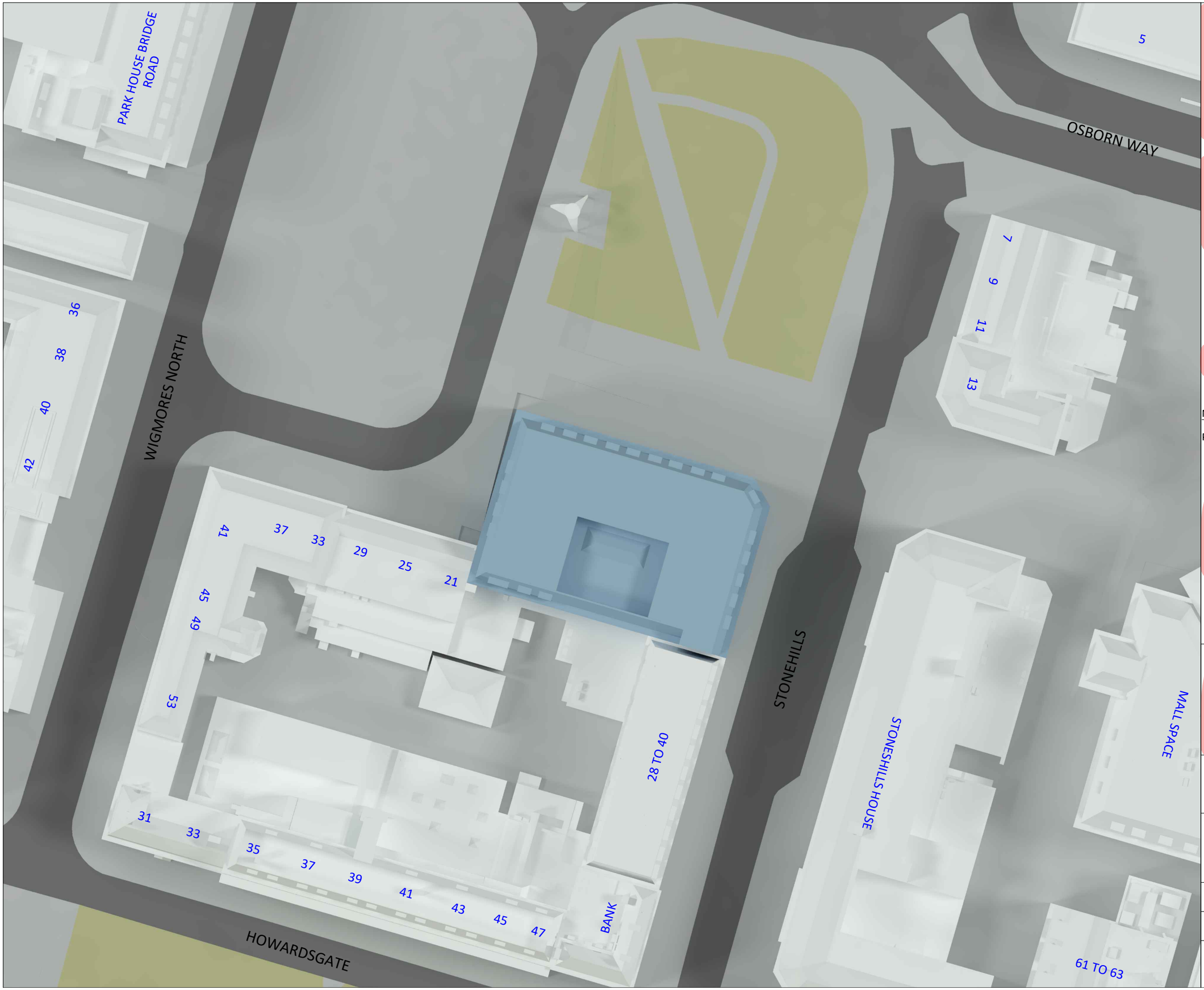

SOURCES OF INFORMATION:

ACCUCITIES
IR02 (RECEIVED 20.03.2019)

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IR04 (RECEIVED 25.04.2019)

SITE PHOTOGRAPHS

N

NOTES:

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DRAWING
PLAN VIEW
PROPOSED SCHEME

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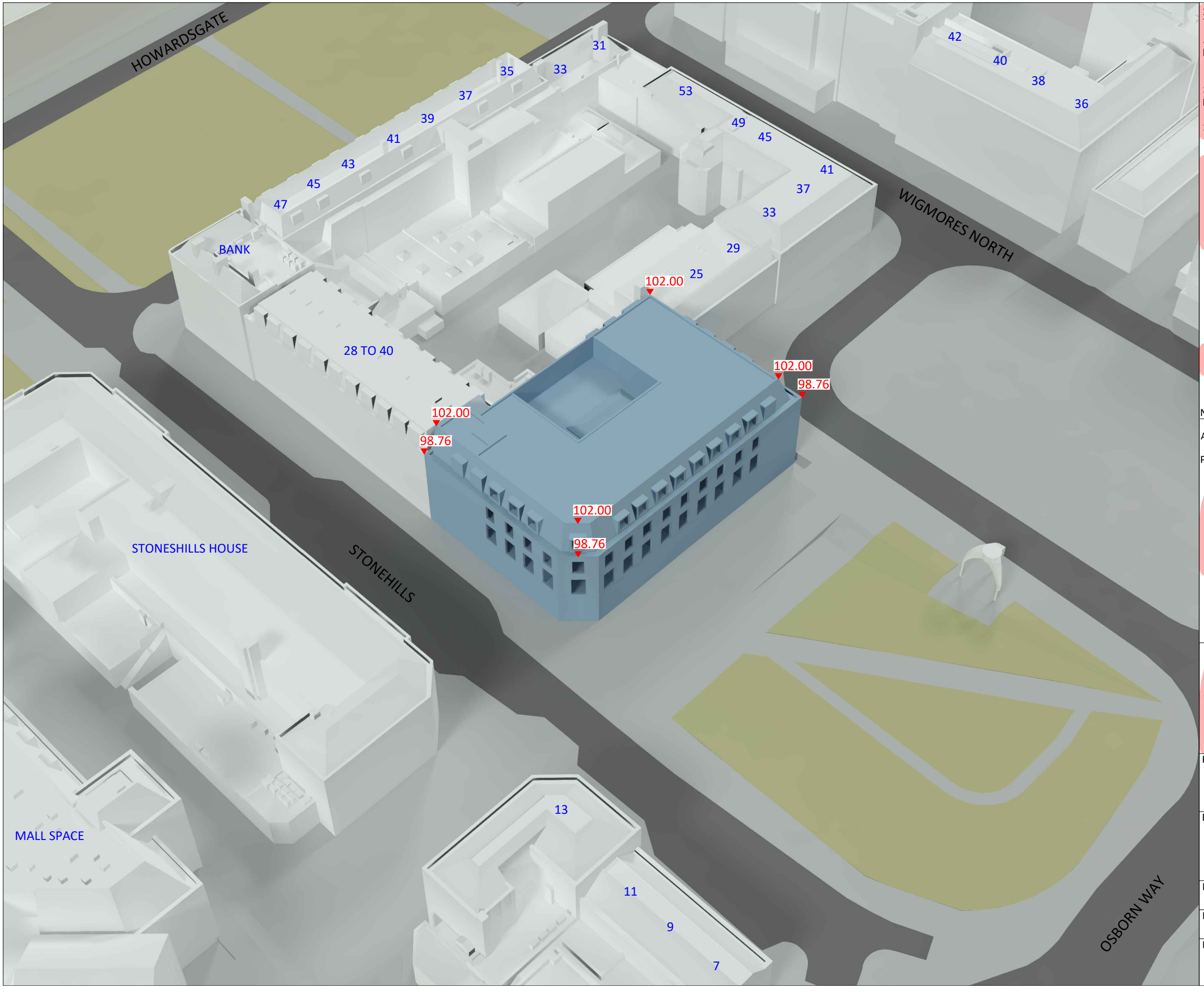

SOURCES OF INFORMATION:

ACCUCITIES
IR02 (RECEIVED 20.03.2019)

SAUNDERS ARCHITECTS
IR04 (RECEIVED 25.04.2019)

SITE PHOTOGRAPHS

NOTES:

ALL AOD HEIGHTS ARE IN METRES

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DRAWING
3D VIEW
PROPOSED SCHEME

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ET	ET

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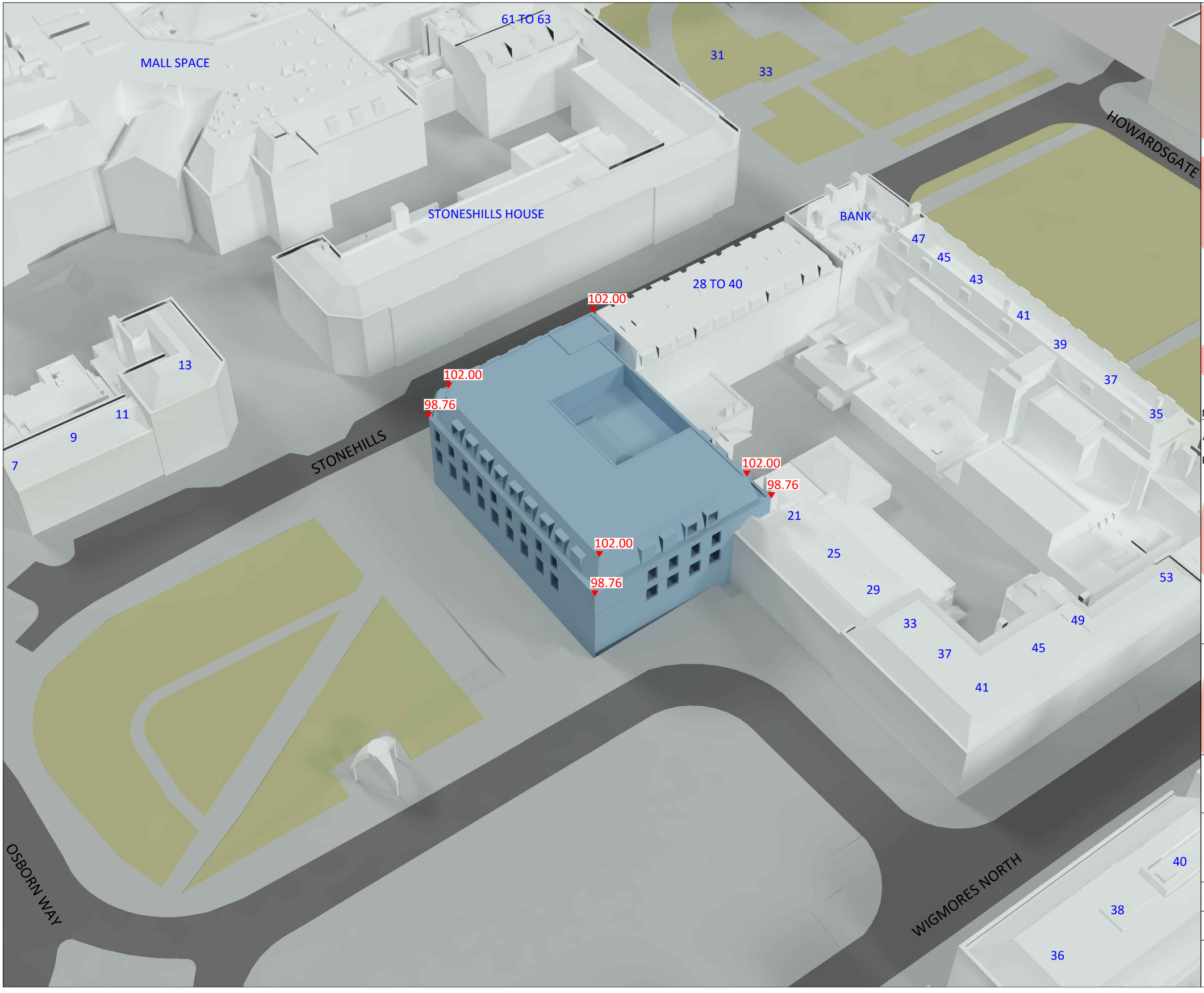

SOURCES OF INFORMATION:

ACCUCITIES
IR02 (RECEIVED 20.03.2019)

SAUNDERS ARCHITECTS
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SITE PHOTOGRAPHS

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DRAWING

3D VIEW
PROPOSED SCHEME

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MODELED BY	DRAWN BY
ET	ET

PROJECT No.	REL No.- DRAWING No.
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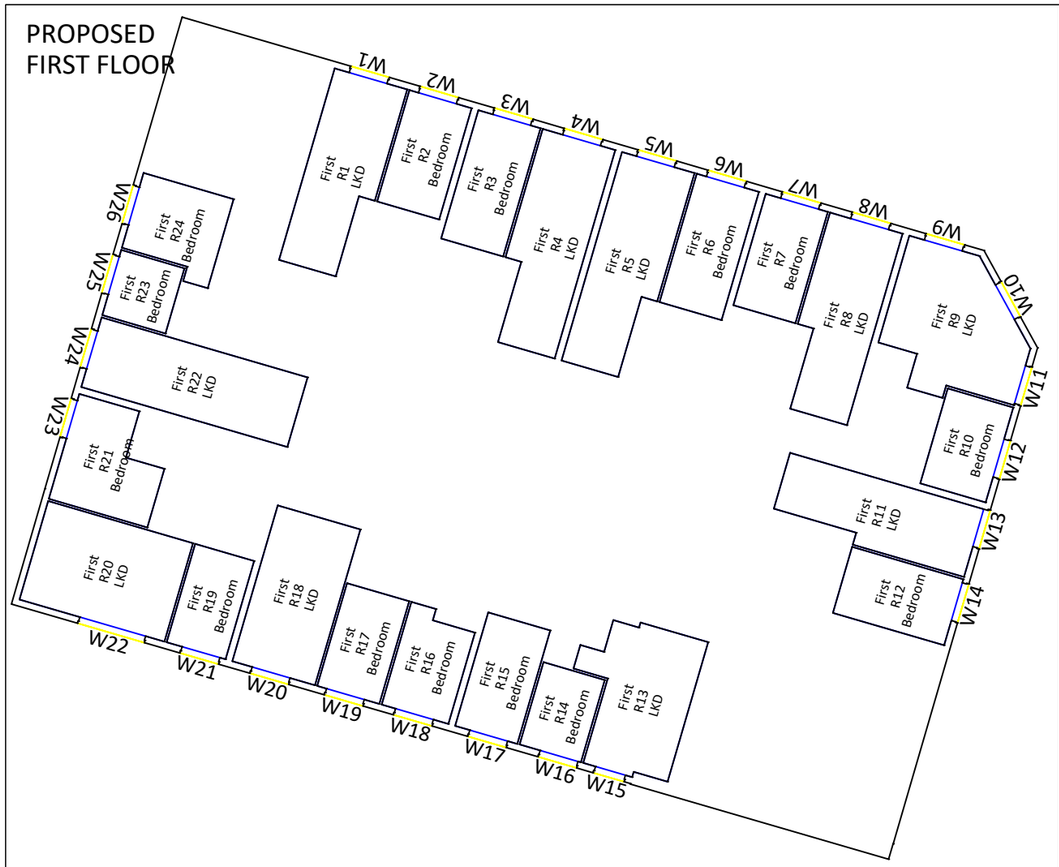

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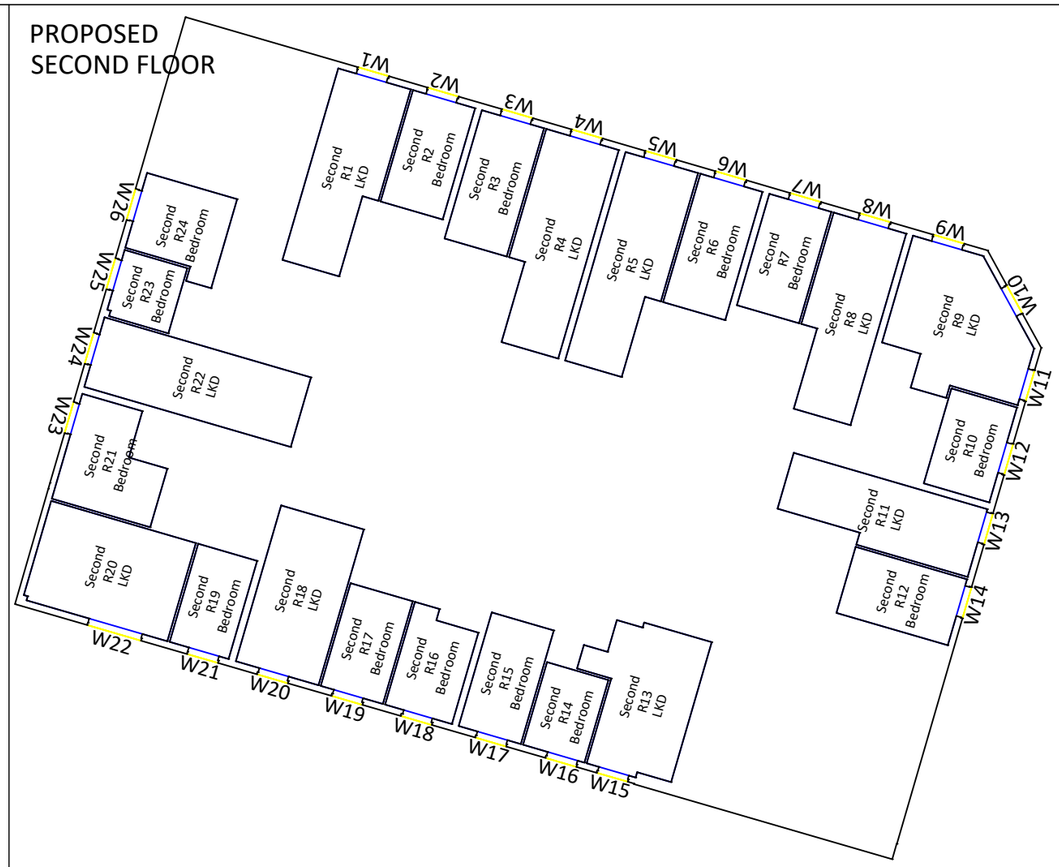

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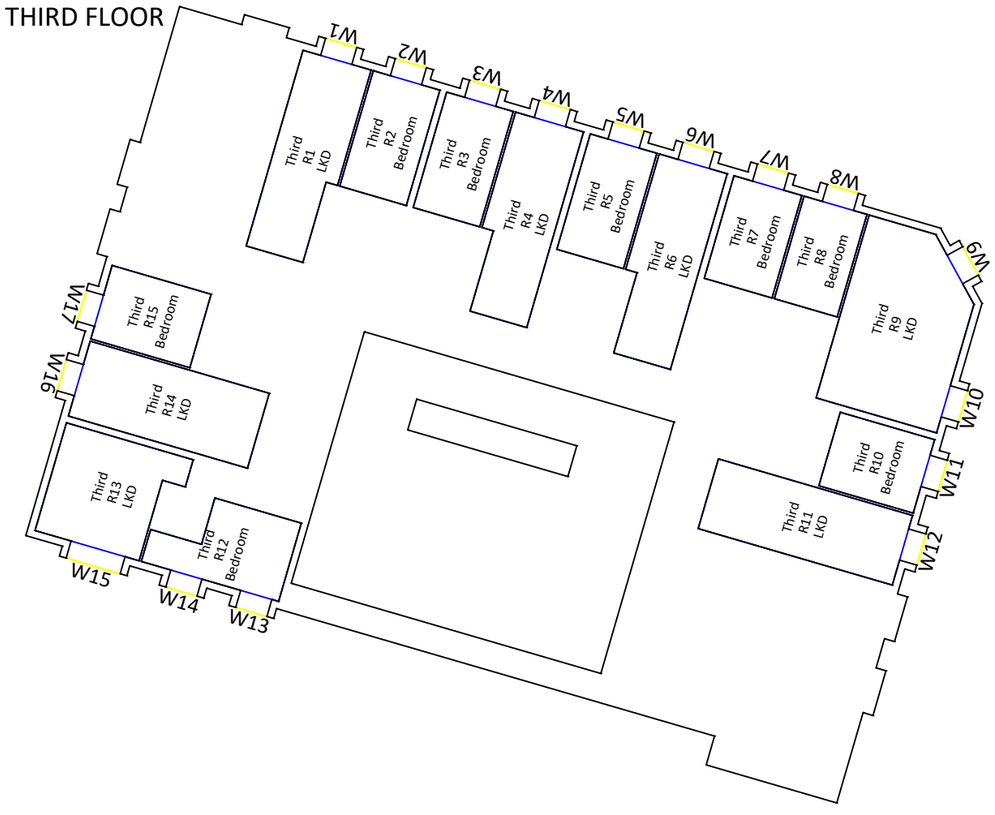

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PROJECT
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DRAWING
WINDOW MAP
PROPOSED

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26.04.19	NTS
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ET	ET
PROJECT No.	REL No.- DRAWING No.
2326	01-07

APPENDIX 2

Internal Daylight & Sunlight Results

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed
					Proposed								
First	R1		Residential	LKD	W1-L	0.68	1.00	0.72	83.24	127.04	0.65	0.15	0.08
					W1-U	0.68	1.00	3.51	83.51	127.04	0.65	1.00	2.74
													2.82
First	R2		Residential	Bedroom	W2-L	0.68	1.00	0.72	83.39	78.08	0.65	0.15	0.14
					W2-U	0.68	1.00	3.51	83.61	78.08	0.65	1.00	4.46
													4.60
First	R3		Residential	Bedroom	W3-L	0.68	1.00	0.72	83.46	87.18	0.65	0.15	0.12
					W3-U	0.68	1.00	3.51	83.69	87.18	0.65	1.00	4.00
													4.12
First	R4		Residential	LKD	W4-L	0.68	1.00	0.72	83.48	136.84	0.65	0.15	0.08
					W4-U	0.68	1.00	3.51	83.72	136.84	0.65	1.00	2.55
													2.63
First	R5		Residential	LKD	W5-L	0.68	1.00	0.72	83.47	136.78	0.65	0.15	0.08
					W5-U	0.68	1.00	3.51	83.73	136.78	0.65	1.00	2.55
													2.63
First	R6		Residential	Bedroom	W6-L	0.68	1.00	0.72	83.39	87.17	0.65	0.15	0.12
					W6-U	0.68	1.00	3.51	83.68	87.17	0.65	1.00	4.00
													4.12
First	R7		Residential	Bedroom	W7-L	0.68	1.00	0.72	83.26	78.06	0.65	0.15	0.14
					W7-U	0.68	1.00	3.51	83.59	78.06	0.65	1.00	4.46
													4.60
First	R8		Residential	LKD	W8-L	0.68	1.00	0.72	83.07	127.06	0.65	0.15	0.08
					W8-U	0.68	1.00	3.51	83.45	127.06	0.65	1.00	2.74
													2.82
First	R9		Residential	LKD	W9-L	0.68	1.00	0.72	82.78	136.61	0.65	0.15	0.08
					W9-U	0.68	1.00	3.51	83.23	136.61	0.65	1.00	2.54
					W10-L	0.68	1.00	0.72	78.69	136.61	0.65	0.15	0.07
					W10-U	0.68	1.00	3.51	80.04	136.61	0.65	1.00	2.44
					W11-L	0.68	1.00	0.72	73.33	136.61	0.65	0.15	0.07
					W11-U	0.68	1.00	3.51	75.60	136.61	0.65	1.00	2.31
													7.51
First	R10		Residential	Bedroom	W12-L	0.68	1.00	0.72	72.79	71.50	0.65	0.15	0.13
					W12-U	0.68	1.00	3.51	75.17	71.50	0.65	1.00	4.38
													4.51
First	R11		Residential	LKD	W13-L	0.68	1.00	0.72	72.37	124.40	0.65	0.15	0.07
					W13-U	0.68	1.00	3.51	74.82	124.40	0.65	1.00	2.51
													2.58
First	R12		Residential	Bedroom	W14-L	0.68	1.00	0.72	72.01	80.87	0.65	0.15	0.11
					W14-U	0.68	1.00	3.51	74.53	80.87	0.65	1.00	3.84
													3.95
First	R13		Residential	LKD	W15	0.68	1.00	2.64	50.94	127.45	0.65	1.00	1.25
													1.25
First	R14		Residential	Bedroom	W16	0.68	1.00	3.29	59.89	61.95	0.65	1.00	3.78
													3.78
First	R15		Residential	Bedroom	W17	0.68	1.00	3.29	66.56	79.19	0.65	1.00	3.28
													3.28
First	R16		Residential	Bedroom	W18	0.68	1.00	3.29	70.42	74.73	0.65	1.00	3.68
													3.68
First	R17		Residential	Bedroom	W19	0.68	1.00	3.29	72.39	73.40	0.65	1.00	3.85
													3.85
First	R18		Residential	LKD	W20	0.68	1.00	3.29	73.51	120.54	0.65	1.00	2.38
													2.38
First	R19		Residential	Bedroom	W21	0.68	1.00	3.29	73.50	68.90	0.65	1.00	4.17
													4.17
First	R20		Residential	LKD	W22	0.68	1.00	5.66	69.14	127.34	0.65	1.00	3.65
													3.65
First	R21		Residential	Bedroom	W23	0.68	1.00	3.26	66.88	93.31	0.65	1.00	2.77
													2.77
First	R22		Residential	LKD	W24	0.68	1.00	3.26	72.70	137.25	0.65	1.00	2.05
													2.05
First	R23		Residential	Bedroom	W25	0.68	1.00	3.26	74.66	53.87	0.65	1.00	5.36
													5.36
First	R24		Residential	Bedroom	W26	0.68	1.00	3.26	75.60	80.42	0.65	1.00	3.64
													3.64
Second	R1		Residential	LKD	W1-L	0.68	1.00	0.31	84.49	119.33	0.65	0.15	0.04
					W1-U	0.68	1.00	2.32	84.27	119.33	0.65	1.00	1.95
													1.99
Second	R2		Residential	Bedroom	W2-L	0.68	1.00	0.31	84.59	73.01	0.65	0.15	0.06
					W2-U	0.68	1.00	2.32	84.36	73.01	0.65	1.00	3.19
													3.25
Second	R3		Residential	Bedroom	W3-L	0.68	1.00	0.31	84.69	81.62	0.65	0.15	0.06
					W3-U	0.68	1.00	2.32	84.45	81.62	0.65	1.00	2.85
													2.91
Second	R4		Residential	LKD	W4-L	0.68	1.00	0.31	84.73	128.63	0.65	0.15	0.04
					W4-U	0.68	1.00	2.32	84.51	128.63	0.65	1.00	1.81
													1.85
Second	R5		Residential	LKD	W5-L	0.68	1.00	0.31	84.78	128.57	0.65	0.15	0.04
					W5-U	0.68	1.00	2.32	84.57	128.57	0.65	1.00	1.81
													1.85
Second	R6		Residential	Bedroom	W6-L	0.68	1.00	0.31	84.78	81.61	0.65	0.15	0.06
					W6-U	0.68	1.00	2.32	84.59	81.61	0.65	1.00	2.86
													2.92
Second	R7		Residential	Bedroom	W7-L	0.68	1.00	0.31	84.76	73.00	0.65	0.15	0.06
					W7-U	0.68	1.00	2.32	84.60	73.00	0.65	1.00	3.19
													3.26
Second	R8		Residential	LKD	W8-L	0.68	1.00	0.31	84.71	119.35	0.65	0.15	0.04
					W8-U	0.68	1.00	2.32	84.58	119.35	0.65	1.00	1.95

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed
													1.99
Second	R9		Residential	LKD	W9-L	0.68	1.00	0.31	84.60	128.97	0.65	0.15	0.04
					W9-U	0.68	1.00	2.32	84.52	128.97	0.65	1.00	1.81
					W10-L	0.68	1.00	0.31	82.97	128.97	0.65	0.15	0.04
					W10-U	0.68	1.00	2.32	83.50	128.97	0.65	1.00	1.79
					W11-L	0.68	1.00	0.31	80.19	128.97	0.65	0.15	0.03
					W11-U	0.68	1.00	2.32	81.55	128.97	0.65	1.00	1.74
													5.44
Second	R10		Residential	Bedroom	W12-L	0.68	1.00	0.31	79.96	66.82	0.65	0.15	0.07
					W12-U	0.68	1.00	2.32	81.42	66.82	0.65	1.00	3.36
													3.43
Second	R11		Residential	LKD	W13-L	0.68	1.00	0.31	79.80	116.77	0.65	0.15	0.04
					W13-U	0.68	1.00	2.32	81.32	116.77	0.65	1.00	1.92
													1.96
Second	R12		Residential	Bedroom	W14-L	0.68	1.00	0.31	79.64	75.69	0.65	0.15	0.06
					W14-U	0.68	1.00	2.32	81.25	75.69	0.65	1.00	2.96
													3.02
Second	R13		Residential	LKD	W15-L	0.68	1.00	0.31	55.34	120.02	0.65	0.15	0.03
					W15-U	0.68	1.00	2.32	58.71	120.02	0.65	1.00	1.35
													1.37
Second	R14		Residential	Bedroom	W16-L	0.68	1.00	0.31	66.30	57.91	0.65	0.15	0.06
					W16-U	0.68	1.00	2.32	69.64	57.91	0.65	1.00	3.31
													3.38
Second	R15		Residential	Bedroom	W17-L	0.68	1.00	0.31	72.62	74.17	0.65	0.15	0.05
					W17-U	0.68	1.00	2.32	74.97	74.17	0.65	1.00	2.79
													2.84
Second	R16		Residential	Bedroom	W18-L	0.68	1.00	0.31	75.47	69.84	0.65	0.15	0.06
					W18-U	0.68	1.00	2.32	77.22	69.84	0.65	1.00	3.05
													3.11
Second	R17		Residential	Bedroom	W19-L	0.68	1.00	0.31	76.88	68.62	0.65	0.15	0.06
					W19-U	0.68	1.00	2.32	78.30	68.62	0.65	1.00	3.15
													3.21
Second	R18		Residential	LKD	W20-L	0.68	1.00	0.31	77.77	113.56	0.65	0.15	0.04
					W20-U	0.68	1.00	2.32	78.97	113.56	0.65	1.00	1.92
													1.96
Second	R19		Residential	Bedroom	W21-L	0.68	1.00	0.31	78.30	64.24	0.65	0.15	0.07
					W21-U	0.68	1.00	2.32	79.37	64.24	0.65	1.00	3.41
													3.47
Second	R20		Residential	LKD	W22-L	0.68	1.00	0.54	76.96	119.91	0.65	0.15	0.06
					W22-U	0.68	1.00	4.02	78.04	119.91	0.65	1.00	3.10
													3.16
Second	R21		Residential	Bedroom	W23-L	0.68	1.00	0.31	75.96	87.32	0.65	0.15	0.05
					W23-U	0.68	1.00	2.32	78.58	87.32	0.65	1.00	2.48
													2.53
Second	R22		Residential	LKD	W24-L	0.68	1.00	0.31	77.76	129.48	0.65	0.15	0.03
					W24-U	0.68	1.00	2.32	79.18	129.48	0.65	1.00	1.69
													1.72
Second	R23		Residential	Bedroom	W25-L	0.68	1.00	0.31	78.51	49.78	0.65	0.15	0.09
					W25-U	0.68	1.00	2.32	79.39	49.78	0.65	1.00	4.40
													4.48
Second	R24		Residential	Bedroom	W26-L	0.68	1.00	0.31	78.85	75.22	0.65	0.15	0.06
					W26-U	0.68	1.00	2.32	79.52	75.22	0.65	1.00	2.91
													2.97
Third	R1		Residential	LKD	W1-L	0.68	1.00	0.54	79.57	111.59	0.65	0.15	0.07
					W1-U	0.68	1.00	1.57	73.24	111.59	0.65	1.00	1.22
													1.29
Third	R2		Residential	Bedroom	W2-L	0.68	1.00	0.54	79.64	73.58	0.65	0.15	0.10
					W2-U	0.68	1.00	1.57	73.30	73.58	0.65	1.00	1.86
													1.96
Third	R3		Residential	Bedroom	W3-L	0.68	1.00	0.54	79.71	73.58	0.65	0.15	0.10
					W3-U	0.68	1.00	1.57	73.36	73.58	0.65	1.00	1.86
													1.96
Third	R4		Residential	LKD	W4-L	0.68	1.00	0.54	79.78	111.58	0.65	0.15	0.07
					W4-U	0.68	1.00	1.57	73.41	111.58	0.65	1.00	1.23
													1.29
Third	R5		Residential	Bedroom	W5-L	0.68	1.00	0.54	79.84	73.57	0.65	0.15	0.10
					W5-U	0.68	1.00	1.57	73.46	73.57	0.65	1.00	1.86
													1.96
Third	R6		Residential	LKD	W6-L	0.68	1.00	0.54	79.89	111.58	0.65	0.15	0.07
					W6-U	0.68	1.00	1.57	73.51	111.58	0.65	1.00	1.23
													1.30
Third	R7		Residential	Bedroom	W7-L	0.68	1.00	0.54	79.94	67.95	0.65	0.15	0.11
					W7-U	0.68	1.00	1.57	73.56	67.95	0.65	1.00	2.02
													2.13
Third	R8		Residential	Bedroom	W8-L	0.68	1.00	0.54	79.98	64.76	0.65	0.15	0.12
					W8-U	0.68	1.00	1.57	73.60	64.76	0.65	1.00	2.12
													2.24
Third	R9		Residential	LKD	W9-L	0.68	1.00	0.54	79.78	149.16	0.65	0.15	0.05
					W9-U	0.68	1.00	1.57	73.58	149.16	0.65	1.00	0.92
					W10-L	0.68	1.00	0.54	79.08	149.16	0.65	0.15	0.05
					W10-U	0.68	1.00	1.57	73.11	149.16	0.65	1.00	0.91
													1.93
Third	R10		Residential	Bedroom	W11-L	0.68	1.00	0.54	79.08	67.27	0.65	0.15	0.11
					W11-U	0.68	1.00	1.57	73.11	67.27	0.65	1.00	2.02
													2.14
Third	R11		Residential	LKD	W12-L	0.68	1.00	0.54	79.10	116.04	0.65	0.15	0.07
					W12-U	0.68	1.00	1.57	73.13	116.04	0.65	1.00	1.17
													1.24
Third	R12		Residential	Bedroom	W13-L	0.68	1.00	0.54	77.57	84.37	0.65	0.15	0.09
					W13-U	0.68	1.00	1.57	72.22	84.37	0.65	1.00	1.59

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed
					W14-L	0.68	1.00	0.54	77.68	84.37	0.65	0.15	0.09
					W14-U	0.68	1.00	1.57	72.25	84.37	0.65	1.00	1.59
													3.37
Third	R13		Residential	LKD	W15-L	0.68	1.00	0.93	77.68	102.33	0.65	0.15	0.13
					W15-U	0.68	1.00	2.72	72.37	102.33	0.65	1.00	2.28
													2.41
Third	R14		Residential	LKD	W16-L	0.68	1.00	0.54	76.35	113.28	0.65	0.15	0.06
					W16-U	0.68	1.00	1.57	70.67	113.28	0.65	1.00	1.16
													1.23
Third	R15		Residential	Bedroom	W17-L	0.68	1.00	0.54	76.36	69.72	0.65	0.15	0.11
					W17-U	0.68	1.00	1.57	70.66	69.72	0.65	1.00	1.89
													1.99

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Proposed
			Proposed				
First	R1		Residential	LKD	Area m2	24.72	24.63
					% of room		100%
	R2		Residential	Bedroom	Area m2	13.55	13.51
					% of room		100%
	R3		Residential	Bedroom	Area m2	15.61	15.58
					% of room		100%
	R4		Residential	LKD	Area m2	27.13	27.06
					% of room		100%
	R5		Residential	LKD	Area m2	27.11	27.01
					% of room		100%
	R6		Residential	Bedroom	Area m2	15.61	15.59
					% of room		100%
	R7		Residential	Bedroom	Area m2	13.55	13.50
					% of room		100%
	R8		Residential	LKD	Area m2	24.73	24.65
					% of room		100%
	R9		Residential	LKD	Area m2	29.86	29.86
					% of room		100%
	R10		Residential	Bedroom	Area m2	12.18	11.95
					% of room		98%
	R11		Residential	LKD	Area m2	23.78	23.64
					% of room		99%
	R12		Residential	Bedroom	Area m2	14.38	14.29
					% of room		99%
	R13		Residential	LKD	Area m2	25.24	22.39
					% of room		89%
	R14		Residential	Bedroom	Area m2	9.88	9.71
					% of room		98%
	R15		Residential	Bedroom	Area m2	13.80	13.76
					% of room		100%
	R16		Residential	Bedroom	Area m2	12.48	12.41
					% of room		99%
	R17		Residential	Bedroom	Area m2	12.49	12.41
					% of room		99%
	R18		Residential	LKD	Area m2	25.23	25.11
					% of room		100%
	R19		Residential	Bedroom	Area m2	11.35	11.31
					% of room		100%
	R20		Residential	LKD	Area m2	27.93	27.44
					% of room		98%
	R21		Residential	Bedroom	Area m2	16.76	16.08
					% of room		96%
	R22		Residential	LKD	Area m2	28.11	28.02
					% of room		100%
	R23		Residential	Bedroom	Area m2	8.07	7.98
					% of room		99%
	R24		Residential	Bedroom	Area m2	13.88	13.54
					% of room		98%
Second	R1		Residential	LKD	Area m2	24.72	24.56
					% of room		99%
	R2		Residential	Bedroom	Area m2	13.55	13.45
					% of room		99%
	R3		Residential	Bedroom	Area m2	15.61	15.54
					% of room		100%
	R4		Residential	LKD	Area m2	27.13	26.97

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Proposed
					% of room		99%
	R5		Residential	LKD	Area m2	27.11	26.96
					% of room		99%
	R6		Residential	Bedroom	Area m2	15.61	15.54
					% of room		100%
	R7		Residential	Bedroom	Area m2	13.55	13.45
					% of room		99%
	R8		Residential	LKD	Area m2	24.73	24.56
					% of room		99%
	R9		Residential	LKD	Area m2	29.86	29.86
					% of room		100%
	R10		Residential	Bedroom	Area m2	12.18	11.78
					% of room		97%
	R11		Residential	LKD	Area m2	23.78	23.55
					% of room		99%
	R12		Residential	Bedroom	Area m2	14.38	14.22
					% of room		99%
	R13		Residential	LKD	Area m2	25.30	23.29
					% of room		92%
	R14		Residential	Bedroom	Area m2	9.91	9.81
					% of room		99%
	R15		Residential	Bedroom	Area m2	13.83	13.76
					% of room		100%
	R16		Residential	Bedroom	Area m2	12.50	12.39
					% of room		99%
	R17		Residential	Bedroom	Area m2	12.50	12.40
					% of room		99%
	R18		Residential	LKD	Area m2	25.22	24.97
					% of room		99%
	R19		Residential	Bedroom	Area m2	11.33	11.25
					% of room		99%
	R20		Residential	LKD	Area m2	27.81	27.11
					% of room		97%
	R21		Residential	Bedroom	Area m2	16.75	15.81
					% of room		94%
	R22		Residential	LKD	Area m2	28.19	28.06
					% of room		100%
	R23		Residential	Bedroom	Area m2	7.97	7.87
					% of room		99%
	R24		Residential	Bedroom	Area m2	13.90	13.48
					% of room		97%
Third	R1		Residential	LKD	Area m2	24.29	23.89
					% of room		98%
	R2		Residential	Bedroom	Area m2	15.05	14.66
					% of room		97%
	R3		Residential	Bedroom	Area m2	15.05	14.69
					% of room		98%
	R4		Residential	LKD	Area m2	24.29	23.87
					% of room		98%
	R5		Residential	Bedroom	Area m2	15.05	14.67
					% of room		97%
	R6		Residential	LKD	Area m2	24.29	23.88
					% of room		98%
	R7		Residential	Bedroom	Area m2	13.62	13.22
					% of room		97%
	R8		Residential	Bedroom	Area m2	12.62	12.32
					% of room		98%
	R9		Residential	LKD	Area m2	40.25	37.68

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Proposed
					% of room		94%
	R10		Residential	Bedroom	Area m2	13.58	13.00
					% of room		96%
	R11		Residential	LKD	Area m2	26.49	26.01
					% of room		98%
	R12		Residential	Bedroom	Area m2	16.43	15.40
					% of room		94%
	R13		Residential	LKD	Area m2	23.14	21.83
					% of room		94%
	R14		Residential	LKD	Area m2	26.28	25.71
					% of room		98%
	R15		Residential	Bedroom	Area m2	14.25	13.59
					% of room		95%

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Annual	Winter	
				Proposed				
First	R1		Residential	LKD	W1		*North*	*North*
	R2		Residential	Bedroom	W2		*North*	*North*
	R3		Residential	Bedroom	W3		*North*	*North*
	R4		Residential	LKD	W4		*North*	*North*
	R5		Residential	LKD	W5		*North*	*North*
	R6		Residential	Bedroom	W6		*North*	*North*
	R7		Residential	Bedroom	W7		*North*	*North*
	R8		Residential	LKD	W8		*North*	*North*
	R9		Residential	LKD	W9		*North*	*North*
					W10		*North*	*North*
					W11	46	12	
	R10		Residential	Bedroom	W12	46	12	
	R11		Residential	LKD	W13	46	12	
	R12		Residential	Bedroom	W14	45	12	
	R13		Residential	LKD	W15	33	9	
	R14		Residential	Bedroom	W16	45	12	
	R15		Residential	Bedroom	W17	55	16	
	R16		Residential	Bedroom	W18	61	19	
	R17		Residential	Bedroom	W19	63	21	
	R18		Residential	LKD	W20	66	24	
	R19		Residential	Bedroom	W21	66	24	
	R20		Residential	LKD	W22	67	23	
	R21		Residential	Bedroom	W23		*North*	*North*
	R22		Residential	LKD	W24		*North*	*North*
	R23		Residential	Bedroom	W25		*North*	*North*
	R24		Residential	Bedroom	W26		*North*	*North*
Second	R1		Residential	LKD	W1		*North*	*North*
	R2		Residential	Bedroom	W2		*North*	*North*
	R3		Residential	Bedroom	W3		*North*	*North*
	R4		Residential	LKD	W4		*North*	*North*
	R5		Residential	LKD	W5		*North*	*North*
	R6		Residential	Bedroom	W6		*North*	*North*
	R7		Residential	Bedroom	W7		*North*	*North*

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Annual	Winter	
	R8		Residential	LKD	W8		*North*	*North*
	R9		Residential	LKD	W9		*North*	*North*
					W10		*North*	*North*
					W11	47	13	
	R10		Residential	Bedroom	W12	47	13	
	R11		Residential	LKD	W13	47	13	
	R12		Residential	Bedroom	W14	47	13	
	R13		Residential	LKD	W15	42	13	
	R14		Residential	Bedroom	W16	56	17	
	R15		Residential	Bedroom	W17	63	22	
	R16		Residential	Bedroom	W18	67	26	
	R17		Residential	Bedroom	W19	67	26	
	R18		Residential	LKD	W20	67	26	
	R19		Residential	Bedroom	W21	68	27	
	R20		Residential	LKD	W22	72	27	
	R21		Residential	Bedroom	W23		*North*	*North*
	R22		Residential	LKD	W24		*North*	*North*
	R23		Residential	Bedroom	W25		*North*	*North*
	R24		Residential	Bedroom	W26		*North*	*North*
Third	R1		Residential	LKD	W1		*North*	*North*
	R2		Residential	Bedroom	W2		*North*	*North*
	R3		Residential	Bedroom	W3		*North*	*North*
	R4		Residential	LKD	W4		*North*	*North*
	R5		Residential	Bedroom	W5		*North*	*North*
	R6		Residential	LKD	W6		*North*	*North*
	R7		Residential	Bedroom	W7		*North*	*North*
	R8		Residential	Bedroom	W8		*North*	*North*
	R9		Residential	LKD	W9		*North*	*North*
					W10	35	8	
	R10		Residential	Bedroom	W11	35	8	
	R11		Residential	LKD	W12	35	8	
	R12		Residential	Bedroom	W13	43	22	
					W14	43	22	
	R13		Residential	LKD	W15	49	24	
	R14		Residential	LKD	W16		*North*	*North*

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Annual	Winter
	R15		Residential	Bedroom	W17	*North*	*North*

Floor Ref.	Room Ref.	Room Use.	Room length	Room width	Window head height	Average Surface Reflectance	L/W + L/H	2/(1-R)	Meets room depth criteria?
				Proposed					
First	R1	LKD	8.33	3.21	3.09	0.69	5.29	6.451613	MEETS
First	R2	Bedroom	4.76	2.75	3.09	0.69	3.27	6.451613	MEETS
First	R3	Bedroom	5.53	2.75	3.09	0.69	3.80	6.451613	MEETS
First	R4	LKD	9.07	3.21	3.09	0.69	5.76	6.451613	MEETS
First	R5	LKD	9.07	3.21	3.09	0.69	5.76	6.451613	MEETS
First	R6	Bedroom	5.53	2.75	3.09	0.69	3.80	6.451613	MEETS
First	R7	Bedroom	4.78	2.75	3.09	0.69	3.29	6.451613	MEETS
First	R8	LKD	8.33	3.21	3.09	0.69	5.29	6.451613	MEETS
First	R9	LKD	N/A	N/A	N/A	N/A	N/A	N/A	Dual Aspect
First	R10	Bedroom	2.75	4.20	3.09	0.69	1.54	6.451613	MEETS
First	R11	LKD	8.57	3.00	3.09	0.69	5.63	6.451613	MEETS
First	R12	Bedroom	4.78	2.75	3.09	0.69	3.29	6.451613	MEETS
First	R13	LKD	6.17	3.67	3.09	0.69	3.68	6.451613	MEETS
First	R14	Bedroom	3.79	2.71	3.09	0.69	2.63	6.451613	MEETS
First	R15	Bedroom	5.02	2.75	3.09	0.69	3.45	6.451613	MEETS
First	R16	Bedroom	4.37	2.96	3.09	0.69	2.89	6.451613	MEETS
First	R17	Bedroom	4.37	2.75	3.09	0.69	3.00	6.451613	MEETS
First	R18	LKD	6.89	3.66	3.09	0.69	4.11	6.451613	MEETS
First	R19	Bedroom	4.35	2.61	3.09	0.69	3.07	6.451613	MEETS
First	R20	LKD	4.35	6.41	3.09	0.69	2.09	6.451613	MEETS
First	R21	Bedroom	N/A	N/A	N/A	N/A	N/A	N/A	Not rectilinear
First	R22	LKD	9.19	3.08	3.09	0.69	5.96	6.451613	MEETS
First	R23	Bedroom	2.75	2.88	3.09	0.69	1.84	6.451613	MEETS
First	R24	Bedroom	3.99	3.31	3.09	0.69	2.50	6.451613	MEETS
Second	R1	LKD	8.33	3.21	3.09	0.69	5.29	6.451613	MEETS

Second	R2	Bedroom	4.76	2.75	3.09	0.69	3.27	6.451613	MEETS
Second	R3	Bedroom	5.53	2.75	3.09	0.69	3.80	6.451613	MEETS
Second	R4	LKD	9.07	3.21	3.09	0.69	5.76	6.451613	MEETS
Second	R5	LKD	9.07	3.21	3.09	0.69	5.76	6.451613	MEETS
Second	R6	Bedroom	5.53	2.75	3.09	0.69	3.80	6.451613	MEETS
Second	R7	Bedroom	4.78	2.75	3.09	0.69	3.29	6.451613	MEETS
Second	R8	LKD	8.33	3.21	3.09	0.69	5.29	6.451613	MEETS
Second	R9	LKD	N/A	N/A	N/A	N/A	N/A	N/A	Dual Aspect
Second	R10	Bedroom	2.75	4.20	3.09	0.69	1.54	6.451613	MEETS
Second	R11	LKD	8.57	3.00	3.09	0.69	5.63	6.451613	MEETS
Second	R12	Bedroom	4.78	2.75	3.09	0.69	3.29	6.451613	MEETS
Second	R13	LKD	6.17	3.67	3.09	0.69	3.68	6.451613	MEETS
Second	R14	Bedroom	3.79	2.71	3.09	0.69	2.63	6.451613	MEETS
Second	R15	Bedroom	5.02	2.75	3.09	0.69	3.45	6.451613	MEETS
Second	R16	Bedroom	4.37	2.96	3.09	0.69	2.89	6.451613	MEETS
Second	R17	Bedroom	4.37	2.75	3.09	0.69	3.00	6.451613	MEETS
Second	R18	LKD	6.89	3.66	3.09	0.69	4.11	6.451613	MEETS
Second	R19	Bedroom	4.35	2.61	3.09	0.69	3.07	6.451613	MEETS
Second	R20	LKD	4.35	6.41	3.09	0.69	2.09	6.451613	MEETS
Second	R21	Bedroom	N/A	N/A	N/A	N/A	N/A	N/A	Not rectilinear
Second	R22	LKD	9.19	3.08	3.09	0.69	5.96	6.451613	MEETS
Second	R23	Bedroom	2.75	2.88	3.09	0.69	1.84	6.451613	MEETS
Second	R24	Bedroom	3.99	3.31	3.09	0.69	2.50	6.451613	MEETS
Third	R1	LKD	8.94	3.01	2.10	0.69	7.23	6.451613	
Third	R2	Bedroom	5.39	3.01	2.10	0.69	4.36	6.451613	MEETS
Third	R3	Bedroom	5.39	3.01	2.10	0.69	4.36	6.451613	MEETS
Third	R4	LKD	8.94	3.01	2.10	0.69	7.23	6.451613	
Third	R5	Bedroom	5.39	3.01	2.10	0.69	4.36	6.451613	MEETS

Third	R6	LKD	8.94	3.01	2.10	0.69	7.23	6.451613	
Third	R7	Bedroom	4.82	3.00	2.10	0.69	3.90	6.451613	MEETS
Third	R8	Bedroom	4.82	2.78	2.10	0.69	4.03	6.451613	MEETS
Third	R9	LKD	N/A	N/A	N/A	N/A	N/A	N/A	Dual Aspect
Third	R10	Bedroom	4.47	3.25	2.10	0.69	3.50	6.451613	MEETS
Third	R11	LKD	8.89	3.08	2.10	0.69	7.12	6.451613	
Third	R12	Bedroom	N/A	N/A	N/A	N/A	N/A	N/A	Not rectilinear
Third	R13	LKD	5.05	4.89	2.10	0.69	3.44	6.451613	MEETS
Third	R14	LKD	8.22	3.31	2.10	0.69	6.40	6.451613	MEETS
Third	R15	Bedroom	4.67	3.25	2.10	0.69	3.66	6.451613	MEETS