

Former Holloway Prison

Environmental Statement Volume 3: Appendices





Envirommental Statement Volume 3: Appendices

Former Holloway Prison, Islington

November 2021

Environmental Statement Volume 3 - Appendices

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Appendix 2.1 EIA Scoping Report

Environmental Impact Assessment (EIA) Scoping Report

Redevelopment of the Former Holloway Prison, Islington

7th May 2020

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Prepared By: Alice White and Hannah Fiszpan

Status: Version 005

Date: 7th May 2020

For and on behalf of Avison Young

1. Purpose of this Report

- 1.1 This report accompanies a written request for an Environmental Impact Assessment (EIA) Scoping Opinion from the London Borough of Islington (LBI) pursuant to Regulation 15 of the 'Town and Country Planning (Environmental Impact Assessment) Regulations, 2017'¹ (the EIA Regulations). The purpose of this report is to inform the request for an EIA Scoping Opinion in respect of London Square and Peabody (the Applicant's proposal (the Development) for the redevelopment of the former Holloway Prison, Islington (the Site).
- 1.2 This report has been prepared by Avison Young on behalf of the Applicant. In accordance with Regulation 15(2) of the EIA Regulations this report provides:
- A plan sufficient to identify the land subject to the Development (the Site) (refer to **Section 4**).
 - A brief description of the nature and purpose of the Development (refer to **Section 5**).
 - An explanation of the likely significant effects of the Development on the environment (refer to **Section 7**).
 - Other relevant information the Applicant wishes to provide (refer to **Sections 1 - 3**, inclusive, **Section 6**, and **Sections 8 - 9** inclusive).

¹ The Town and Country Planning (Environmental Impact Assessment) Regulations, 2017.

2. An Introduction to EIA, the ES and the ES Scoping Process

The Purpose of EIA

- 2.1 Underpinned by the aforementioned EIA Regulations, EIA is a formal process whereby the likely significant environmental effects of a project are identified, predicted and evaluated. The main purpose of the EIA process is to avoid and / or reduce significant environmental effects of a project via an iterative design process and to identify the likely residual environmental effects of a project so that they can be understood by planning decision makers and stakeholders.

The Need for EIA

- 2.2 The need for EIA is determined by the definitions and criteria provided in Schedule 1 or Schedule 2 and Schedule 3 of the EIA Regulations. Where projects are of a description mentioned in Schedule 1, EIA is mandatory. Where projects are of a description mentioned in column 1 of the table in Schedule 2 and meet one or more of the criteria or thresholds set out in the corresponding Column 2 of the table it is 'Schedule 2 development'. In this case EIA is required if the development is in a sensitive area as defined by the EIA Regulations or if the project is likely to have significant environmental effects as referenced in Schedule 3 'Selection Criteria for Screening Schedule 2 Development'.

- 2.3 With reference to the information provided in **Section 5** of this report, the Development does not fall within the definitions set out within Schedule 1 of the EIA Regulations. However, the Development does fall within Schedule 2 10(b) of the EIA Regulations. That is:

"10. Infrastructure projects...(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas..."

- 2.4 Furthermore, the Development meets the second of the three applicable thresholds for Schedule 2 10 (b) projects:

"...(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or (ii) the development includes more than 150 dwellings; or (iii) the overall area of the development exceeds 5 hectares."

- 2.5 In view of the above, Schedule 3 of the EIA Regulations must be carefully considered to determine the need (or otherwise) for EIA. Particular emphasis must be placed upon:

- The characteristics of the Development (refer to **Section 5**).
- The location of the Development (refer to **Section 4**).
- The types and characteristics of the potential environmental effects (refer to **Section 7**).

- 2.6 The Applicant recognises the likely potential for the Development to give rise to significant environmental effects. Consequently, the Applicant has commissioned Avison Young as Lead EIA Consultant for the Development to lead the EIA process and to prepare an Environmental Statement (ES) for the Development.

The ES

- 2.7 Applications for EIA development must be accompanied by an ES. The ES must contain all relevant information set out within Regulations 18(3) and, where relevant, Schedule 4 of the EIA Regulations.

Scoping the ES

- 2.8 The EIA Regulations are clear in their intent which is to ensure only the "...likely significant environmental effects..." of a project are identified within an ES. This is echoed within the online Planning Practice Guidance (PPG)² which states:

"Whilst every ES should provide a full factual description of the development, the emphasis should be on the 'main' or 'significant, environmental effects to which a development is likely to give rise. The ES should be proportionate and not be any longer than is necessary to assess properly those effects. Where, for example, only one environmental factor is likely to be significantly affected, the assessment should focus on that issue only. Impacts which have little or no significance for the particular development in question will need only very brief treatment to indicate that their possible relevance has been considered."

- 2.9 In view of the above, scoping of the ES refers to the process of identifying the significant environmental effects which are likely to arise from a project. In this way, topics to be 'scoped into' and 'scoped out of' an ES can be identified and agreed with the relevant determining authority by way of an EIA Scoping Opinion (to be prepared by the relevant determining authority).

- 2.10 With regard to EIA Scoping Opinions, the online PPG further notes the need to be pragmatic:

"...the opinion should be proportionate, tailored to the specific characteristics of the development and the main environmental features likely to be significantly affected."

- 2.11 As noted in **Section 1**, this report has been prepared to inform the request for an EIA Scoping Opinion in respect of the Applicant's Development at the Site.

² <https://www.gov.uk/guidance/environmental-impact-assessment#Preparing-an-Environmental-Statement1>

3. The Applicant's EIA Team

3.1 Regulation 18(5) of the EIA Regulations states:

"In order to ensure the completeness and quality of the ES: (a) the developer must ensure that the ES is prepared by competent experts; and (b) the ES must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts."

3.2 Although this EIA Scoping Report is not an ES, for completeness, the Applicant's EIA Team and relevant credentials are set out within **Table 1**. All EIA Team members have contributed to the preparation of this EIA Scoping Report.

Table 1: The Applicant's EIA Team

Name and Professional Title	Organisation	Project Role	Qualification(s)	Statement of Relevant Experience
Hannah Fiszpan, Director.	Avison Young.	EIA Project Director.	BSc (Hons). Practitioner Member of the Institute of Environmental Assessment and Management (IEMA).	19 years' experience managing, co-ordinating and directing EIAs, and preparing ESs for predominantly property and urban regeneration projects.
Alice White, Senior Consultant.	Avison Young.	EIA Project Assistant.	BSc (Hons). MSc. Graduate Member of IEMA.	Three years' experience co-ordinating and assisting with EIAs, and preparing ESs for predominantly property and urban regeneration projects.
Louise Newman, Director.	Tavenor Consultancy.	Townscape and Visual Consultant.	BA (Hons), DipArch, Architect.	Louise has nine years' experience in the preparation of townscape, visual and built heritage assessments for projects across London including complex masterplans, tall buildings and interventions in sensitive historic environments.

Name and Professional Title	Organisation	Project Role	Qualification(s)	Statement of Relevant Experience
Ben Johnson, Senior Project Manager	Cityscape.	Preparation of Accurate Visual Representations (AVRs).	Not applicable.	10 years' experience in the London planning and visualisation industry, delivering consultancy, verified and marketing images for many of London's most significant buildings.
Mark Teasdale, Director.	Indigo Planning.	Socio-economic Consultant.	MA (Oxon) MPA / URP. Member of the Institute of Economic Development.	Over 20 years' experience preparing socio-economic assessments for complex, mixed use schemes subject to EIA.
Steve Foxcroft, Associate Director.	Velocity Transport Planning.	Transport Consultant.	BSc (Hons). MSc. Member of the Chartered Institute of Highways and Transportation (CIHT).	13 years' experience leading and managing transport consultancy services for the development planning sector predominantly in London and the South-East.
Laurence Caird, Associate Director.	Air Quality Consultants Ltd.	Air Quality Consultant.	MEarthSci. CSci (Chartered Scientist). Member of the Institute of Environmental Sciences (IES) and Institute of Air Quality Management (IAQM).	13 years' experience in the field of air quality management and assessment, including the preparation of air quality assessments for several hundred development projects. These include a large number of EIA schemes throughout the Greater London and the UK.
Chris Wood, Associate Director.	WSP UK Ltd.	Noise and Vibration Consultant.	MSc (Acoustics and Noise Control). Member of the Institute of Acoustics (MIOA).	25 years' experience as an acoustic consultant for a wide range of noise and vibration studies. An experienced project manager and discipline lead, having managed a wide range of environmental-based studies over the years.

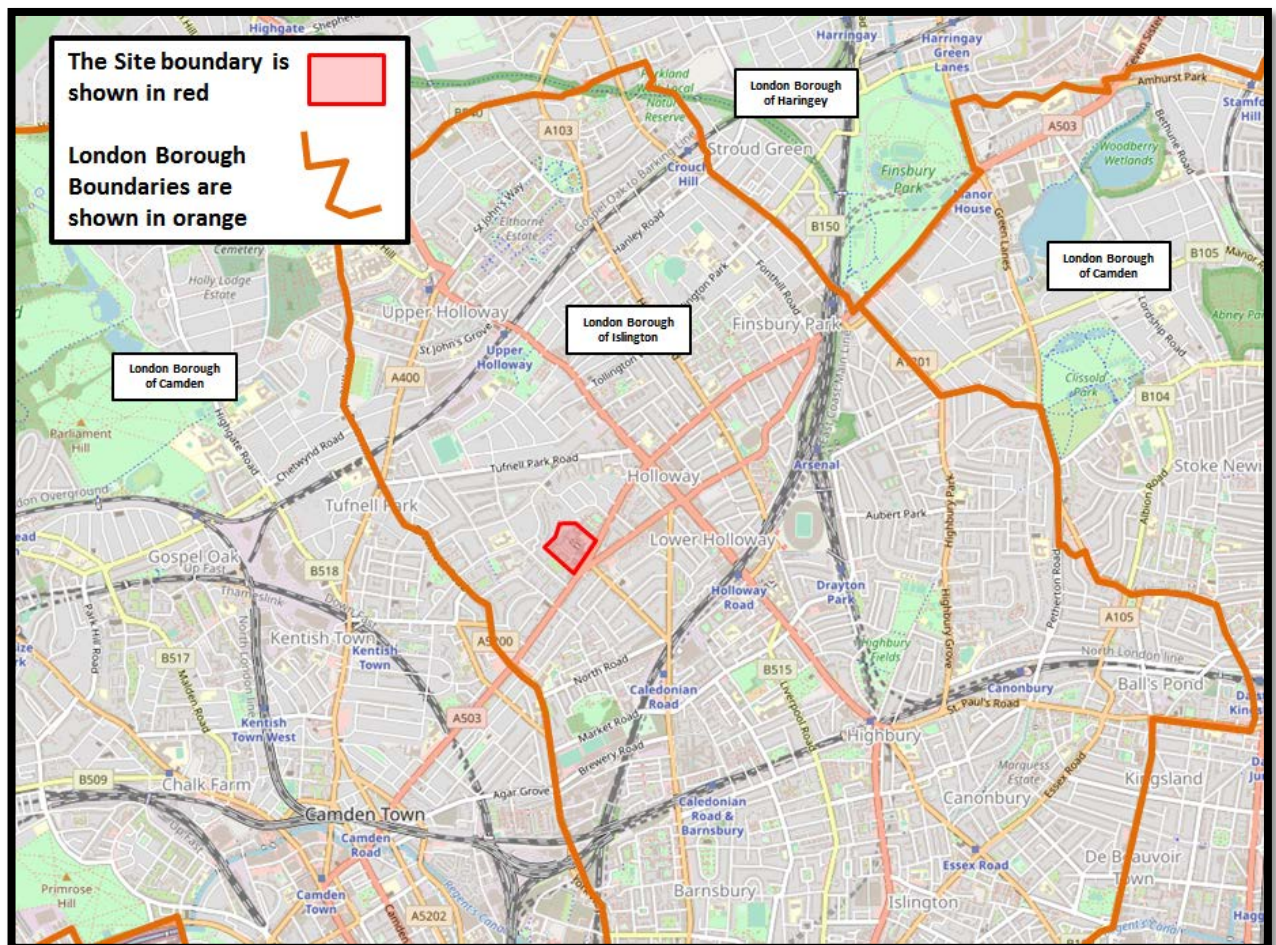
Name and Professional Title	Organisation	Project Role	Qualification(s)	Statement of Relevant Experience
Sascha Rogers, Managing Director.	Penny Anderson Associates.	Ecological Consultant.	BSc (Hons). Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Chartered Environmentalist (CEnv).	25 years' experience of undertaking ecology surveys, evaluations, impact assessments and mitigation strategies, including a wide range of EIA projects for major infrastructure, commercial and residential developments.
Stefan Astley, Senior Project Manager.	RWDI.	Wind Microclimate Consultant.	B.Sc. (Hons) Aerospace Technology with Pilot Studies.	Over five years' experience in wind microclimate assessments, predominantly throughout the UK, in addition to experience of wind loading projects internationally. Hundreds of projects supported to planning applications, particularly within the Greater London area.
Nick Lane, Founding Partner.	Point 2 Surveyors.	Daylight, Sunlight and Overshadowing Consultant.	BA (Hons). APM.	12 years' experience advising on daylight and sunlight matters for large scale urban regeneration projects.
Christina Holloway, Project Manager.	MoLA.	Archaeologist	BA (Hons). Diploma in Field Archaeology.	17 years' professional archaeology experience and has specialised in archaeological assessments and EIAs for 10 years.
Freddie Alcock, Senior Associate.	Waterman IE.	Land Quality Consultant	BSc (Hons) MSc Practitioner Member of the Institute of Environmental Assessment and Management (IEMA)	16 years' experience assessing and investigating the contamination status of brownfield sites and designing remedial strategies.

4. The Site and its Context

Overview of the Site

4.1 As shown in **Figure 1**, the Site is located in Islington, north-east London within the administrative boundary of LBI. As also shown within **Figure 1**, the London Borough of Camden is located approximately 0.4 km to the south and east of the Site.

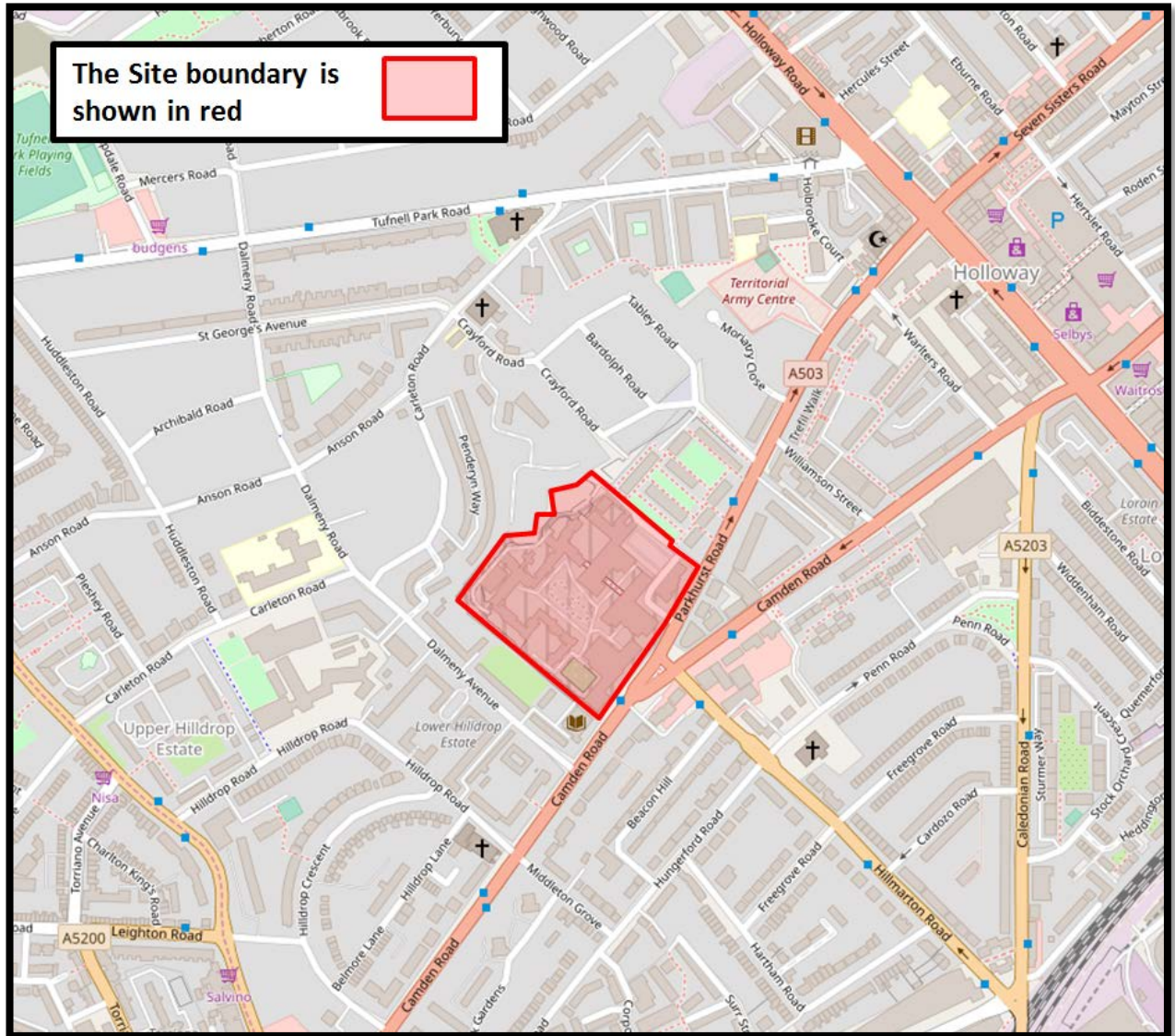
Figure 1: Site Location



4.2 Comprising an area of 4.07 hectares (ha) **Figure 2** illustrates the Site is broadly bound by:

- Residential uses and Parkhurst Road to the north.
- Parkhurst Road / Camden Road (A503) to the east to south-east.
- Rear of residential properties off Dalmeny Road, Carleton Road and Penderyn Way to the south, west through to the north.

Figure 2: The Site



A Short History of the Site and Predominant Existing Land Uses

- 4.3 The existing 4.07 ha Site comprises the former and disused Holloway Prison. The prison was first opened in 1852, originally as a mixed-gender facility, however, it became the first female-only prison in the early 1900s. During this period, the prison was the largest women's prison in Western Europe with an operational capacity of 500 inmates. Over the last 100 years, the prison became symbolic in the history of women's rights, with former prisoners being active participants of the Women's Suffragette Movement.
- 4.4 Originally an imposing Victorian structure (referred to as 'The Castle'), the original prison underwent complete renovation between 1971 and 1985, giving rise to its current day built form and configuration. The renovation was reflective of a desire to move away from the Victorian justice system. It was purposely designed not to feel like a prison with accommodation grouped around a number of attractive green spaces, with cells along corridors rather than wings to provide greater privacy.
- 4.5 In 2015, the UK Government announced that the prison would close. This was on account that the design and physical state of the prison did not provide the optimal environment for the rehabilitation of offenders.

Consequently, inmates were relocated to other secure facilities and the prison closed in 2016. With the exception of the presence of on-Site security personnel, the Site remains disused and vacant.

- 4.6 The Site fronts Parkhurst Road / Camden Road (A503) to the east and residential uses are located adjacent to the north, south and west of the Site. Although currently disused, as noted above the Site is manned by security. Accordingly, limited access is provided from Parkhurst Road / Camden Road (A503), via two separate access points. . As aerial photo of the Site is shown in **Figure 3** and the internal Site layout and building uses are shown in **Figure 4**.

Figure 3: Aerial Photo of the Site

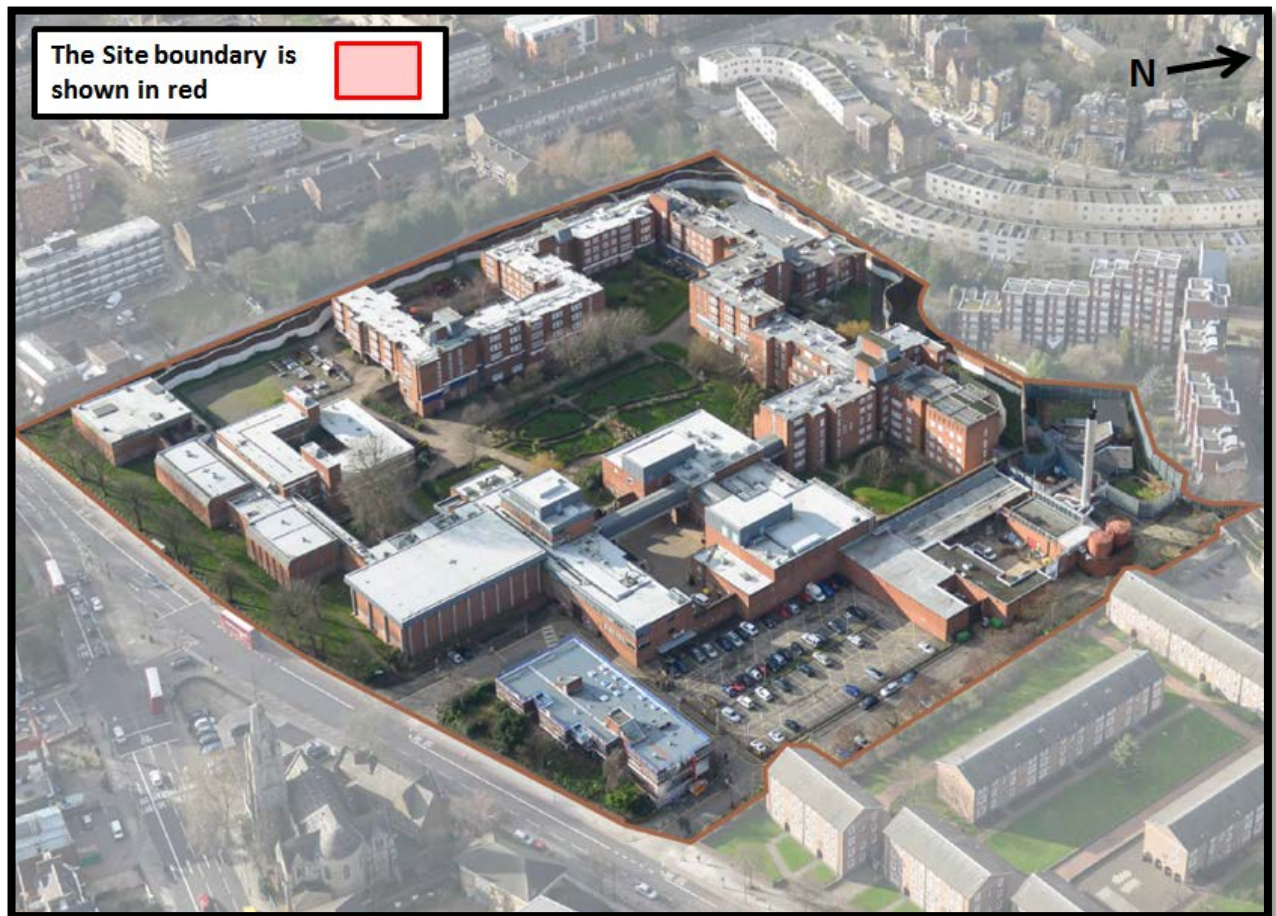
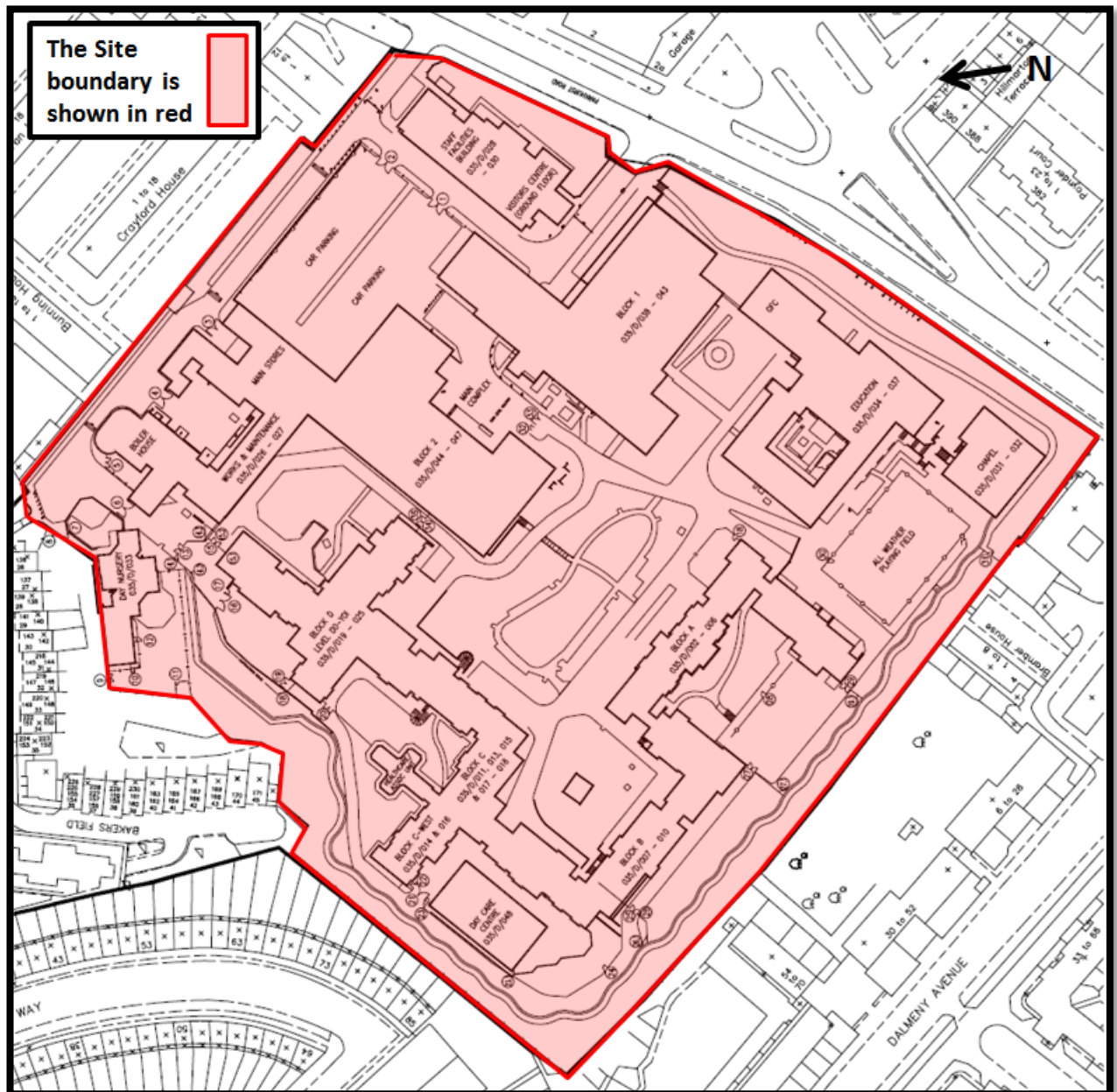


Figure 4: Plan of the Existing Internal Layout and Land Uses



- | | |
|------|--|
| 4.7 | Owing to the historic use of the Site, a large perimeter sinusoidal wall surrounds the Site, resulting in no secondary accesses and limited connectivity to the wider area. |
| 4.8 | The existing Site comprises a number of connected buildings ranging between one to six storeys in height. Such buildings comprised several uses during the operational life of the prison including prison blocks, housing the inmate cells, maintenance areas and stores, healthcare units, staff facilities (including a staff crèche), an education centre, a day care centre, a chapel and a visitors' centre. |
| 4.9 | A boiler house is located in the north of the Site, characterised by a single flue rising above the tallest six-storey blocks on-Site. |
| 4.10 | On-Site car-parking (currently disused) is located in the north-east of the Site. |

- 4.11 The upper floor of the visitor centre in the eastern corner of the Site currently comprises a temporary homeless shelter. The temporary shelter is run by Islington Housing Support Service and accepts referrals from both LBI and LBC. Permission for the temporary shelter originally ran until March 2020 (planning application reference P2019/2979/FUL), but this was extended to June 2020 following the submission of a second planning application (planning application reference P2020/0222/FUL). The temporary shelter accommodates a maximum of 30 users and is operational 24-hours, seven-days a week. Between three to six members of staff operate the temporary facility. The temporary shelter will cease to operate ahead of the demolition works for the Development.
- 4.12 All buildings on-Site are surrounded by landscaped areas and open green spaces, including pocket courtyards and a central garden.
- 4.13 The immediate surrounding land uses are shown in **Figure 5** and **Table 2**. Land uses across the wider area are shown in **Figure 6** and **Table 3**.

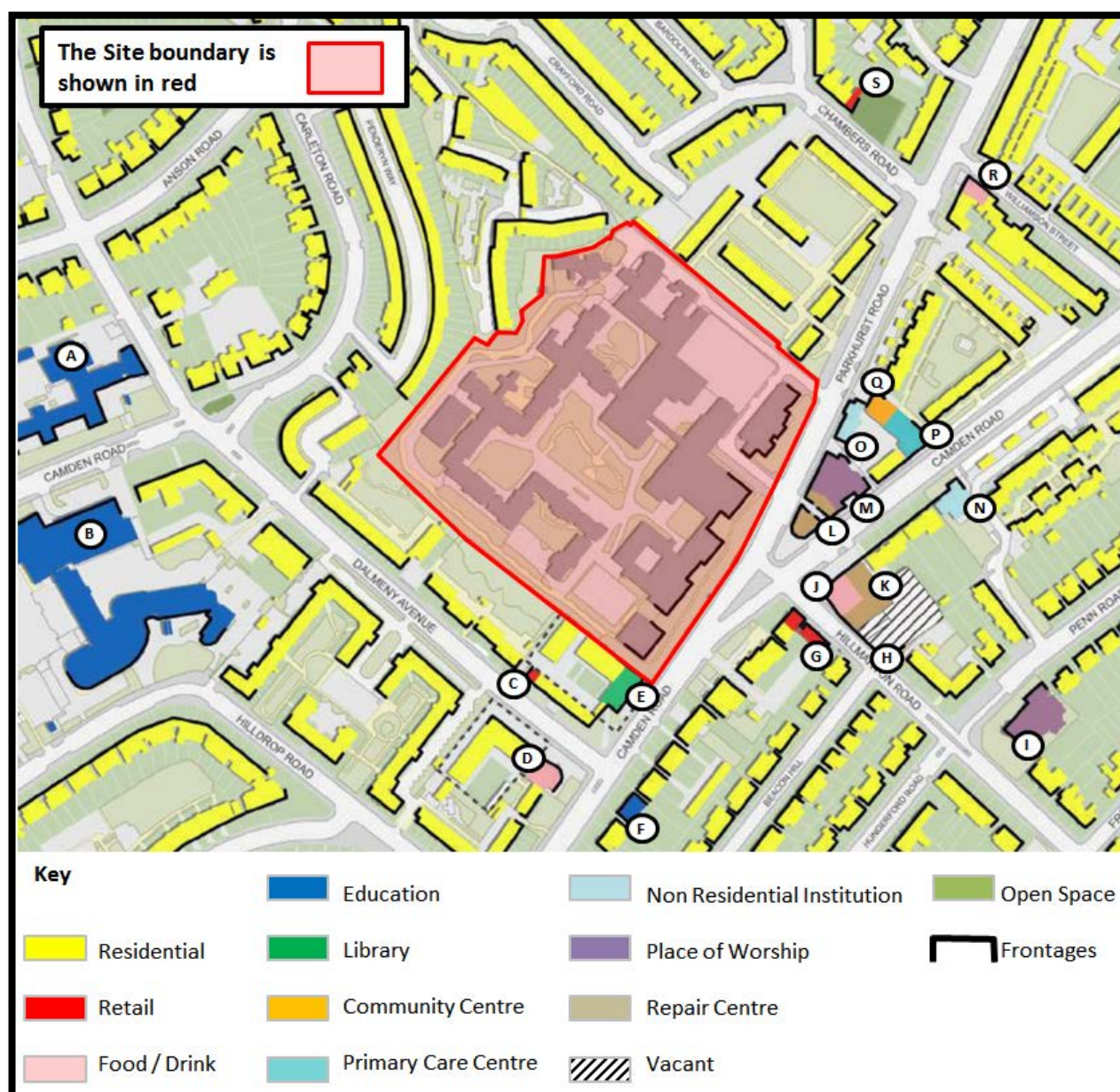
Figure 5: Land Uses Immediately Surrounding the Site (Modified from Holloway Prison Site Supplementary Planning Document (SPD)³)

Table 2: Land Uses Immediately Surrounding the Site as Shown on Figure 5

Label on Figure 5	Land Use (with reference to Figure 5)	Detail
A	Education.	Tufnell Park Primary School.
B	Education.	The Bridge Secondary School.
C	Retail.	Camden Superstore (Convenience Store).
D	Food / Drink.	Not applicable (land use under planning permission reference P2015/5306/FUL, which is currently under

³ London Borough of Islington. Holloway Prison Site Supplementary Planning Document: A Plan from the Future of Holloway Prison Site. 2017.

Label on Figure 5	Land Use (with reference to Figure 5)	Detail
		construction).
E	Library.	Cat and Mouse Library.
F	Education.	Not applicable (land use changed since SPD completed).
G	Retail.	Smart Save Supermarket (Convenience Store).
H	Vacant.	Not applicable.
I	Place of Worship.	St. Luke's Church.
J	Food / Drink.	The Castle Bar Bed and Breakfast.
K	Repair Centre.	Exan Car Body Shop.
L	Repair Centre.	Exan Car Body Shop (forecourt).
M	Place of Worship.	Camden Road New Church (no longer operational as a place of worship, now operating as Islington Arts Factory).
N	Non Residential Institution.	Centre 404 (learning difficulties or autism support centre).
O	Non Residential Institution.	Community Uses.
P	Primary Care Centre.	Camhurst House Specialist Support Housing.
Q	Community Centre.	Holloway Estate Community Centre.
R	Food / Drink.	Prince Edward Public House.
S	Retail.	Not applicable (land use changed since SPD completed).

Figure 6: Land Uses Within the Wider Areas Surrounding the Site (Modified from Modified from Allford Hall Monaghan Morris)

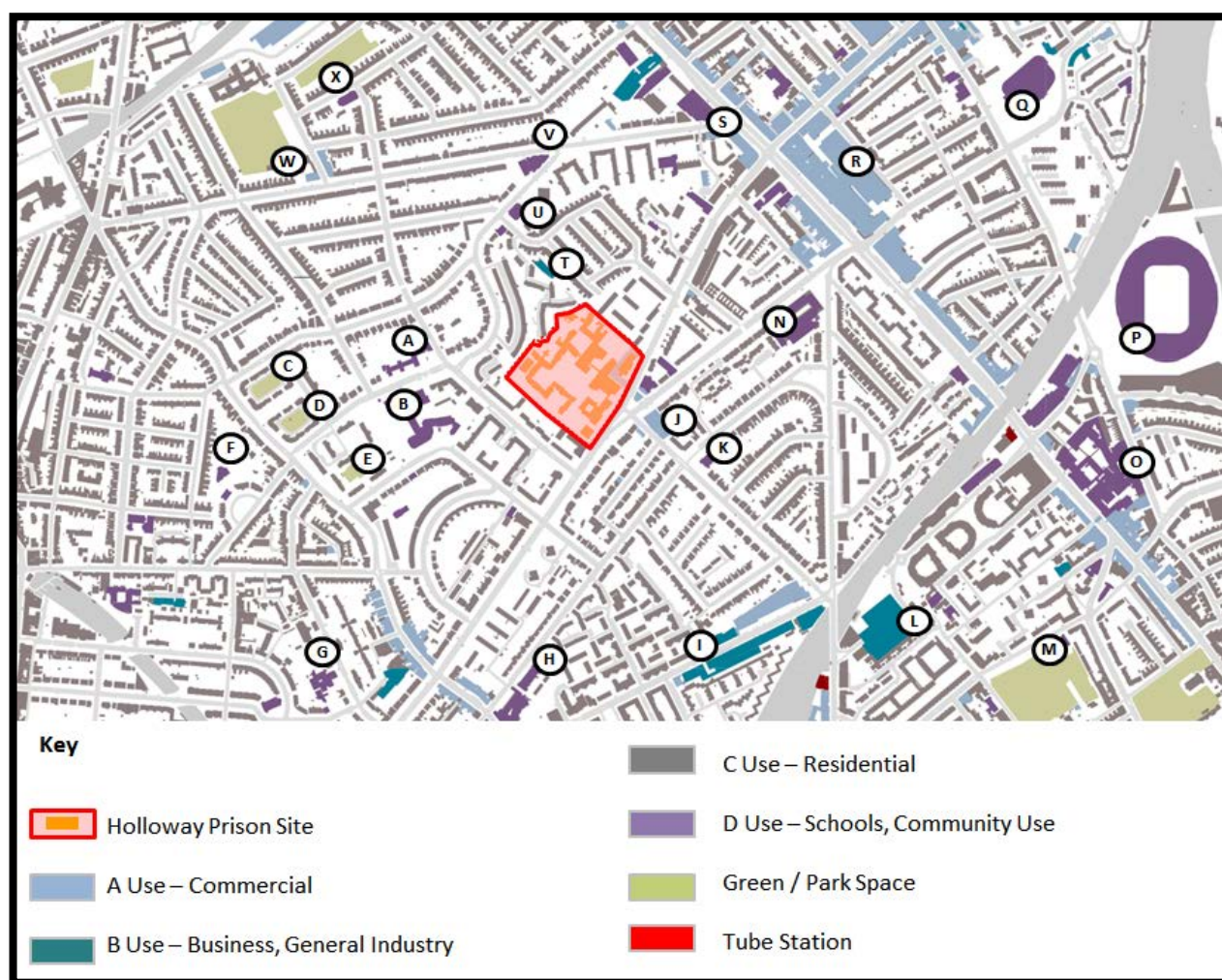


Table 3: Land Uses Within the Wider Area as Shown on Figure 6

Label on Figure 6	Land Use (with reference to Figure 6)	Detail
A	Schools, Community Use.	Tufnell Park Primary School.
B	Schools, Community Use.	The Bridge Secondary School.
C	Green / Park Space.	Residential Courtyard.
D	Green / Park Space.	Residential Courtyard.
E	Green / Park Space.	Residential Courtyard.
F	Schools, Community Use.	Luther Tyndale Memorial Church.
G	Schools, Community Use.	Torriano Primary School.
H	Schools, Community Use.	Hungerford Primary School.

Label on Figure 6	Land Use (with reference to Figure 6)	Detail
I	Business, General Industry.	Industrial / Retail Estate.
J	Commercial.	Exan Car Body Shop.
K	Schools, Community Use.	St. Luke's Church.
L	Business, General Industry.	Islington Household Reuse and Recycling.
M	Green / Park Space.	Paradise Park.
N	Schools, Community Use.	City and Islington College - Centre for Business, Arts and Technology.
O	Schools, Community Use.	Multiple Retail and Community Uses and London Metropolitan University.
P	Schools, Community Use.	Emirates Stadium.
Q	Schools, Community Use.	Sobell Leisure Centre.
R	Business, General Industry.	Retail park and High Street.
S	Schools, Community Use.	National Youth Theatre, Islington Islamic Centre and retail / social uses.
T	Business, General Industry.	Synergy Property Partners.
U	Schools, Community Use.	St George and All Saints.
V	Schools, Community Use.	Lagoinha London Church.
W	Green / Park Space.	Tufnell Park Playing Fields.
X	Green / Park Space.	Foxham Gardens.

- **To the north** - Residential land-uses (Holloway Estate) and a small number of local business retail and commercial uses.
- **To the north-east** - Residential land-uses, Holloway Estate Community Centre and commercial uses. Beyond the immediate surrounds, further areas of residential uses, Emirates Football stadium, the centre of Holloway and Finsbury Park overground / London Underground Limited (LUL) station (Piccadilly Line and Victoria Line) are located.
- **To the east** - Residential land-uses, Holloway Estate Community Centre, commercial uses and transport infrastructure (including Parkhurst Road) / Camden Road (A503), Caledonian Road and local residential streets) Holloway Road LUL Station (Piccadilly Line) and overground rail line infrastructure.

- **To the south-east** - Residential land-uses, light industrial and retail land-uses (including a superstore), transport infrastructure (including Parkhurst Road / Camden Road (A503), Caledonian Road and local residential streets).
- **To the south** - Residential land-uses (including the Market Estate), light industrial land-uses, transport infrastructure (including Parkhurst Road / Camden Road (A503), Caledonian Park and Market Gardens with associated sports and social infrastructure (including Islington Tennis Centre, Market Road Football Pitches and the clock tower and playground area). A number of primary schools area also located to the south, including The Bridge Primary School, Hungerford Primary School and the Gower School.
- **To the south-west** - Residential land-uses (including Hilldrop Estate), light industrial land-uses, commercial uses and transport infrastructure (including over-ground rail lines, Kentish Town and Camden Road overground stations, and local residential streets). Beyond the immediate surrounds, further areas of residential uses and the centre of Kentish Town are located.
- **To the west** - Residential land-uses (including Hilldrop Estate), social infrastructure (including The Bridge Secondary School and Holloway School) and transport infrastructure (including over-ground rail lines, Kentish Town and Camden Road overground stations and Tufnell Park LUL station (Northern Line) and local residential streets). Beyond the immediate surrounds, further areas of residential, the centre of Gospel Oak and Tufnell Park and a large open area comprising Hampstead Heath.
- **To the north-west** - Residential land-uses, social infrastructure, areas of open / green spaces (including Tufnell Park Playing Fields and Foxham Gardens) and light industrial uses (including Orient Industrial Park) and transport infrastructure (including local residential streets, Junction Road (A400) and Archway LUL Station (Northern Line)).

Future Land Uses

- 4.14 A search of online databases⁴ and planning portals^{5, 6} identified six Approved Projects within 1km of the Site, with Approved Projects defined as projects with:
- A resolution to grant planning permission.
 - A valid planning permission and yet to start on-site.
 - A valid planning permission and under construction.
- 4.15 The locations of the six Approved Projects are shown within **Figure 7**. Summary information regarding each Approved Project is provided within **Table 4**.

⁴ <https://maps.london.gov.uk/map/?lidd>

⁵ <https://ssa.camden.gov.uk/connect/analyst/mobile/#/main?mapcfg=CamdenPlanningConstraints&lang=en-gb>

⁶ <https://planning.islington.gov.uk/northgate/planningexplorer/generalsearch.aspx>

[illegible]

Planning Application Reference	Location Relative to the Site and Label within Figure 7	Description	Status
P2016/5054/LBC (Listed building Consent (LBC))	30 m east (LBI). Labelled as 'A' in Figure 7 .	Refurbishment and conversion of Grade II listed former Verger's Cottage and refurbishment of former Sunday School building to provide 413 square metres (sqm) Gross Internal Area (GIA) of office floorspace (Use Class B1), including repairs to and reinstatement of window glazing and frame, along with demolition of link extension to the rear.	Construction not yet started.
P2015/0330/FUL	30 m east (LBI). Labelled as 'B' in Figure 7	Demolition of the existing garage structure, refurbishment of the Grade II listed former Verger's Cottage and former Sunday School building to provide 413 sqm GIA of office floorspace (Use Class B1), refurbishment and	Construction not yet started.

Planning Application Reference	Location Relative to the Site and Label within Figure 7	Description	Status
		conversion of the Church building to provide 7 private residential units (2 x 1-bed, 4 x 2-bed and 1 x 3-bed) and construction of a new 5-storey building with basement below to provide 792sqm GIA of community floorspace (Use Class D1) and ancillary cafe, 132 sqm of office floorspace (Use Class B1) and 18 affordable residential units (7 x 1 bed, 9 x 2 bed and 2 x 3 bed), resulting in a total of 25 residential units (9 x 1-bed, 13 x 2-bed and 3 x 3-bed), along with associated landscaping, access, parking and public realm works.	
P2015/5306/FUL	77 m south (LBI) Labelled as 'C' in Figure 7	Demolition of existing building and erection of a 6 storey building to provide 21 residential units (8 x 1-bed, 12 x 2-bed and 1 x 3-bedroom flats) with associated landscaping and amenity space.	Under Construction
P2015/5073/FUL	420 m south east (LBI) Labelled as 'D' in Figure 7	Demolition of seven single storey garages at Thornton Court and erection of three, four-bedroom, three-storey townhouses and refurbishment of 39 undercroft garages and replacement with twelve flats of which six are one beds and six are two beds, associated landscaping and cycle parking.	Under Construction.
2019/2780/P	549 m south west of (LBC) Labelled as 'E' in Figure 7	Change of use at ground floor level from office (Class B1) to student accommodation (9 studio units and 112 sq common room) (Class Sui Generis), external alterations to ground floor frontage, reconfiguration of external courtyard including extension to cycle store structure, and associated works.	Construction not yet started.
2017/2883/P	680 m south west (LBC) Labelled as 'F' in Figure 7	Redevelopment of the site to provide 4 storey building with 334 sqm of commercial floorspace (Class B1) and 16 residential units (6 x 2-bed, 6 x 1-bed and 4 x 3-bed) (Class C3) with terraces at front and rear following demolition of existing photographic studio (Class B1c).	Construction not yet started.

4.16 With reference to **Figure 7** and **Table 4**, at the time of preparing this EIA Scoping Report, it can be inferred that the majority of surrounding land uses and built form within 1km of the Site will remain substantially unaltered from the current situation. The exception lies immediately adjacent to the south-east of the Site

where Approved Project A (planning application reference P2016/5054/LBC) and Approved Project B (planning application reference P2015/0330/FUL) will, together, give rise to new office, residential and community land uses.

5. Overview of the Development

- 5.1 Following the closure of Holloway Prison in 2016 and the Ministry of Justice's (MoJ's) stated intention to dispose of the Site. Recognising the development opportunity presented, the LBI took steps to prepare a Supplementary Planning Document (SPD) to guide future redevelopment at the Site. The resulting SPD was adopted in 2018 and is known as the 'Holloway Prison Site Supplementary Planning Document (SPD) a Plan for the Future of Holloway Prison Site' (the 'Holloway Prison Site SPD').
- 5.2 The purpose of the Holloway Prison Site SPD was to set a framework to guide appropriate redevelopment of the Site. Key planning and development objectives for the Site are stated within the Holloway Prison Site SPD as follows:
- *"The provision of housing and in particular maximising affordable housing to meet identified housing needs in the borough.*
 - *The provision of a women's building / centre that incorporates safe space to support women in the criminal justice system and services for women as part of a wider building that could also include affordable workspace to support local organisations and employment opportunities.*
 - *Active uses along Parkhurst Road and Camden Road, which could include, for example, a small amount of retail provision.*
 - *Improvements to local infrastructure to support population growth, for example, health facilities and public transport.*
 - *The provision of publicly accessible open green space including play space as part of a design that protects and enhances biodiversity, retains existing trees and provides high quality landscaping.*
 - *High quality design that responds to the Site's context and constraints and makes a positive contribution to the local character of the area.*
 - *The connection of the Site to the surrounding neighbourhood, increasing the Site's permeability, promoting walking and cycling.*
 - *The provision of an inclusive environment which is accessible, invites people into the Site, and facilitates community cohesion.*
 - *The achievement of best practice sustainability standards."*
- 5.3 On purchasing the Site in 2018, the Applicant seeks to appropriately respond to the Holloway Prison Site SPD and other relevant planning policies. Accordingly, the Applicant is working hard with its design team, a wider consultant team, LBI and other relevant consultees to inform the emerging design of the Development.
- 5.4 It is important to note that at the time of preparing this EIA Scoping Report, the design of the Development is not yet fixed for the purposes of the Applicant's forthcoming detailed planning application. However, the information provided to Avison Young by the Applicant in respect of the Development (and summarised

here) is considered adequate to establish the potential for likely significant environmental effects to arise as a result of the demolition and construction works required to facilitate the Development (the Works) and the operation of the completed Development. Furthermore, the information provided by the Applicant represents the greatest quantum of land uses and built form that could be accommodated on-Site. Consequently, the information provided as follows is considered appropriate to robustly advise upon EIA scoping matters.

5.5 In general terms, all buildings and structures within the Site will be demolished with the completed and operational Development providing:

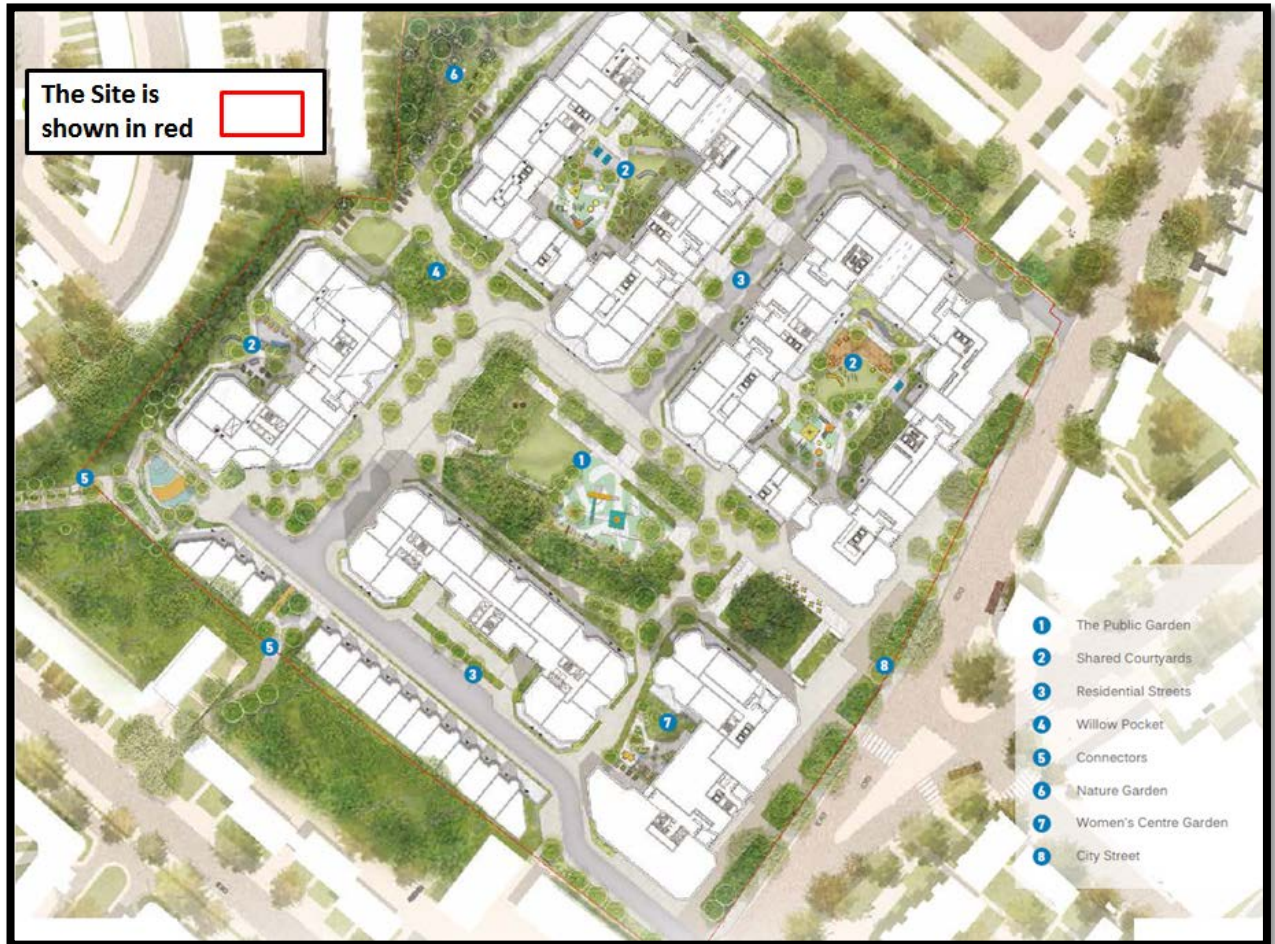
- Up to 1,200 residential units of varying unit size (likely to comprise one-bed, two-bed, three-bed and four-bed units) with a provision of up to 60% affordable housing. A proportion of the units provided would comprise homes dedicated for older residents.
- Dedicated space for a Women's Building / Centre to incorporate a safe space to support women in the criminal justice system and services for women as part of a wider provision for local organisations and employment opportunities.
- Approximately 9,500sqm of open space, including a new public park.
- Over 5,500 sqm of play space, with approximately 70% provision at ground floor level and 30% provision incorporated into roof terraces.
- A car-free Development, comprising up to 36 accessible parking spaces and over 1,800 cycle parking spaces.
- Ground floor commercial uses along Camden / Parkhurst Road (A503) frontage.
- Plant space / Waste storage / collection facilities.
- Vehicular servicing / access appropriate to all land uses proposed.

5.6 As shown in **Figure 8** the Development is envisaged to comprise five larger and two smaller blocks ranging from three-storeys to a potential maximum of 16-storeys (including ground floor). As shown in **Figure 9**, the two northern blocks will comprise 'courtyard' buildings, with residential units surrounding a central shared courtyard. The remaining five blocks would comprise either 'C shaped' and terraced buildings. Each of the Blocks will face onto open space and public realm space located within the Site.

Figure 8 Indicative Layout and Massing of the Site (source: Modified from Allford Hall Monaghan Morris)



Figure 9: Indicative Floor Plan of the Site (source: Modified from Allford Hall Monaghan Morris)



- 5.7 As also shown in **Figure 7** and **Figure 8**, the arrangement of Blocks within the Site and the delivery of a new roads / pedestrian and cycle routes across the Site will facilitate connectivity with the surrounding land uses
- 5.8 Within the significant areas of new open space / public realm at ground floor level, there will be areas of equipped play, communal space and planting. This, together with hard and soft landscaped treatments will provide increased on-Site public amenity space.
- 5.9 In terms of private amenity space, private gardens and private communal gardens will be provided for residents in the central spaces between Blocks. Private play space will be provided at roof level for the residents. Each residential unit will have access to private amenity space at ground floor level terraces or gardens, or as balconies or terraces for units above ground floor level.
- 5.10 Vehicular access / egress to / from the Site will be afforded via Parkhurst Road / Camden Road (A503). At ground level an internal network of roads will provide access to / from all Development Blocks. The Development will be 'car free' aside from up to 36 accessible spaces, to be provided within a single level basement. The Development will also include over 1,800 cycle parking spaces for residents across the Site.

6. A Broad EIA Methodology

The EIA Regulations and Best-Practice Guidance

- 6.1 The EIA will be undertaken in accordance with the EIA Regulations and current EIA best-practice guidelines, as will the preparation of the ES.
- 6.2 All environmental topics scoped into the ES will be assessed in line with relevant topic specific methodologies and best-practice guidelines (refer to **Section 7**).

Consultation

- 6.3 Consultation with statutory and non-statutory consultees has been (and will continue to be) undertaken as part of the EIA process. Such consultation seeks to:
- Obtain views upon the likely significant environmental effects of the Development.
 - Agree appropriate EIA related scopes of work and assessment methodologies.
 - Agree appropriate environmental mitigation and / or enhancement, where relevant.
 - Obtain any other relevant information held by statutory and non-statutory consultees that will facilitate undertaken the EIA and preparing the ES.
- 6.4 Key statutory and non-statutory consultees relevant to the EIA process include:
- LBI
 - The Greater London Authority (GLA).
 - LBC.
 - The Environment Agency (EA).
 - Historic England.
 - The London Wildlife Trust.
 - Natural England.
 - Transport for London (TfL).
 - Stakeholders of the intended on-Site community assets (woman's centre).
 - Local residents and neighbours.

Establishment of the Relevant Environmental Baseline Conditions

- 6.5 In order to measure or judge the likely significant environmental effects of a project, the change brought about to the environment as a result of the project must be established. It is therefore necessary to establish the relevant environmental conditions that will exist at and around a site in the absence of the project (the baseline conditions). This information then serves to provide a datum against which environmental change is measured or judged.
- 6.6 For the majority of environmental topic areas, the relevant environmental baseline conditions relate to the existing, present-day environment. However, for some environmental topic areas (for example, air quality) the relevant environmental baseline conditions relate to the opening year of the Development but without the project in place. As such, data and information was (and will continue to be) collated via various means in order to robustly identify and, where relevant, evaluate the relevant baseline conditions. This will include specific environmental resources / 'receptors' or groups of resources / receptors that may be significantly affected by the Development.
- 6.7 The collation of relevant baseline information may involve one or more of the following:
- Consultation with statutory and non-statutory consultees.
 - Establishment of an appropriate study area specific to the environmental topic area being studied.
 - Desk-based study.
 - Site surveys and investigations.
 - Technical modelling.

An Iterative EIA and Design Process

- 6.8 The iterative EIA and design process begins with establishing the relevant environmental baseline conditions of a site and its surrounds (refer to above). This allows key environmental constraints and opportunities to be considered by a design team so that an emerging project design can respond appropriately to avoid or minimise likely significant adverse effects and encourage and maximise likely significant beneficial effects.
- 6.9 The iterative EIA design process will also be informed by on-going environmental technical assessments.

The Study of Alternatives

- 6.10 In accordance with the EIA Regulations, the reasonable alternatives considered by an applicant must be studied and reported within an ES. As such, the ES will set out a description of such reasonable alternatives and an indication of the main reasons for the selection of the Development, alongside a comparison of the likely environmental effects of the reasonable alternatives considered. The ES will therefore include a high-level and summary description of the following:

- **The 'do-nothing' scenario:** That is, the consequences of no development taking place on the Site and *"...an outline of the likely evolution thereof [the Site] without implementation of the development as far as natural changes from the baseline scenario can be assessed..."* Although not strictly an 'reasonable alternative' considered by the Applicant (the Applicant acquired the Site with the express purpose of redeveloping it), the EIA Regulations state that the ES must set this information out.
- **Alternative designs:** A summary of the main alternatives considered, such as alternative mixes of land-uses, alternative building layouts, alternative buildings scales and other design matters resulting from the iterative EIA and design process.

6.11 Alternative sites have not been considered by the Applicant and so will not be considered in the ES.

A Description of the Development

6.12 A robust EIA process requires the subject planning application (the Development) to be fully understood and assessed for its likely significant environmental effects. Accordingly, and in line with the EIA Regulations, a comprehensive and factual description of the Development as defined by the detailed planning application drawings, accommodation schedule and other information submitted for approval will be provided in the ES.

A Description of the Development Programme and Associated Works

6.13 The likely significant effects of a project include any significant effects likely to result from the Works necessary to implement the project. For example, likely significant effects resulting from any demolition, construction, refurbishment and so on. The ES will therefore include the following information:

- A programme / timetable of the Works required to facilitate the Development, together with details regarding any phasing of the Works.
- Buildings and structures to be demolished.
- Broad methods of demolition and construction.
- An outline Construction Environmental Management Plan (CEMP).

6.14 The outline CEMP within the ES will set out relevant construction environmental management measures, techniques and protocols. These will aim to regulate activities associated with the Works and minimise significant adverse effects upon the environment, including the local community in proximity to the Site. such measures will be secured by planning condition and will be assumed to be 'tertiary mitigation' (refer to below).

Identification of Likely Significant Environmental Effects

6.15 The likely significant environmental effects of the Development upon specific receptors or groups of receptors will be established for the Works and for the completed and operational Development. This will be undertaken using information relating to:

- The relevant environmental baseline conditions.
- The description of the Development programme and associated Works, including the outline CEMP.
- The description of the Development.

6.16 Assessments may be informed by professional and expert judgement, calculations and / or detailed, scientific modelling.

6.17 When identifying the likely significant environmental effects of the Works, in accordance with best-practice guidance, the outline CEMP will be considered as 'tertiary' mitigation. That is, mitigation which:

*"...will be required regardless of any EIA assessment, as is imposed, for example, as a result of legislative requirements and / or standard sectorial practices. For example, considerate contractor practices that manage activities which have potential nuisance effects."*⁷

6.18 When identifying the likely significant effects of the completed and operational Development, only mitigation that is inherent to the design of the Development will be considered.

Defining the Significance of Effects

6.19 For each of the environmental topic areas assessed as part of the EIA process, and reported within the ES, an assessment will be made in relation to the relative significance of the likely environmental effects identified. This will be carried out with reference to definitive standards and legislation, where available. Where it is not possible to quantify effects, qualitative assessments will be carried out, based on available knowledge and professional judgement.

6.20 The significance of predicted effects will be determined with reference to assessment criteria for each environmental topic considered. These criteria apply a common EIA approach of classifying effects according to whether they are major, moderate or minor effects that are adverse or beneficial, or they are insignificant.

6.21 Specific criteria for each issue will be developed, giving due regard to the following, as relevant:

- Extent and magnitude of the effect.
- Duration of the effect (short, medium or long-term).
- Permanence of the effect (temporary or permanent).
- Nature of the effect (direct or indirect, reversible or irreversible).
- Whether the effect occurs in isolation, is cumulative or interactive.
- Performance against environmental quality standards or other relevant pollution control thresholds.

⁷ Institute of Environmental Management and Assessment (IEMA). Environmental Impact Assessment Guide to: Delivering Quality Development. 2016.

- Sensitivity of the environmental resource / receptor.

6.22 In order to provide a consistent approach in reporting the outcomes of the various studies undertaken as part of the EIA, the following terminology will be used throughout the ES to describe the likely significance (or otherwise) of identified effects:

- **Insignificant:** No significant effect to an environmental resource or receptor.
- **Significant beneficial:** Advantageous or positive effect to an environmental resource or receptor.
- **Significant adverse:** Detrimental or negative effect to an environmental resource or receptor.

6.23 Whilst there is no recognised definition of what constitutes a 'significant' effect, it is good practice to identify the degree of significance or importance. It is therefore proposed that, where adverse or beneficial effects have been identified, they will be addressed as being of either:

- **Minor significance:** Slight, very short or highly localised effect.
- **Moderate significance:** Limited effect (by extent, duration or magnitude) which may be considered significant.
- **Major significance:** Considerable effect (by extent, duration or magnitude) of more than local significance or in breach of recognised acceptability, legislation, policy or standards.

6.24 For the avoidance of doubt, it should be noted that effects of minor, moderate and major significance will all be considered as 'significant effects'.

6.25 The specific criteria for identifying the degree of significance for each of the environmental topic areas assessed as part of the EIA process will be identified within the stated methodology for each of the environmental topic areas reported within the ES.

Additional Mitigation Measures and / or Enhancement

6.26 Where significant adverse environmental effects are identified and attributable to the Development, additional mitigation measures will be recommended and set out in the ES.

6.27 Where opportunities for further environmental enhancement exist to maximise significant beneficial effects, this will also be recommended and set out in the ES.

6.28 It is important to note that such mitigation and enhancement is different to, and additional to the inherent mitigation designed in to the Development for which detailed planning permission is sought and the tertiary mitigation previously described.

6.29 It is anticipated that such additional mitigation measures and / or enhancement will be transposed into appropriate planning conditions or other planning related legal agreements. In this way, implementation of the additional mitigation and / or enhancement can be ensured which then provides confidence in the resulting assessment of the likely significant residual effects of the Development (refer to below).

Identification of Likely Significant Residual Effects

- 6.30 The likely significant residual environmental effects of the Development upon specific environmental resources / receptors or groups of resources / receptors will be established, again, for the Works and for the completed and operational Development. This will be undertaken using information relating to:
- The likely significant effects of the Development.
 - The implementation of additional mitigation measures and / or enhancement.
- 6.31 As for the identification of likely significant effects, assessments may be informed by professional and expert judgement, calculations and / or detailed, scientific modelling. Similarly, the significance of residual effects will be determined in line with the assessment criteria established for each environmental topic area assessed as part of the EIA process, and reported within the ES using the terminology provided earlier.

Cumulative Effects

- 6.32 In line with Schedule 4 Paragraph 5(e) of the EIA Regulations, an ES must provide a description of the likely significant effects of a project on the environment resulting from :
- "...the cumulation of effects with other existing and / or approved projects..."*
- 6.33 Such effects are known as 'cumulative effects'.
- 6.34 Given that existing development will be considered in the environmental baseline conditions relevant to the Site and the Development, and a consideration of the likelihood of significant environmental effects of the Development are judged against the relevant environmental baseline conditions, the potential for cumulative effects need only focus upon Approved Projects. With reference to **Section 4**, Approved Projects are defined as projects with:
- A resolution to grant planning permission.
 - A valid planning permission and yet to start on-site.
 - A valid planning permission and under construction.
- 6.35 In general terms, owing to the fragmented urban nature of the Site's environmental context Approved Projects need only be considered up to approximately 1 km from the Site boundary. With reference to **Section 4**, **Figure 7** and **Table 4**, a search of online databases and planning portals identified only six Approved Projects within 1km of the Site. Owing to the nature and very small scale of the Approved Projects, based upon professional experience, it is likely the majority of Approved Projects and the Development would not give rise to any significant cumulative effects. However, due to the proximity of Approved Project A (planning application reference P2016/5054/LBC), Approved Project B (planning application reference P2015/0330/FUL) (refer to **Figure 7**) to the Site, it is conceivable that significant cumulative effects associated with Approved Project A (planning application reference P2016/5054/LBC), Approved Project B (planning

application reference P2015/0330/FUL) and the Development could occur. Accordingly Approved Project A and Approved Project B will be considered within the cumulative assessment.

- 6.36 It is recognised that the assessment of long-distance views may necessitate the consideration of Approved Schemes located in excess of 1 km from the Site boundary. Furthermore, new Approved Projects may arise with time. Accordingly, the approach to the assessment of cumulative effects will be monitored and reviewed during the pre-application programme and, if necessary, tailored to the particular environmental topic being considered. Full justification will be provided within the ES.

Effect Interactions

- 6.37 Although not required by the EIA Regulations, it is common practice for an ES to acknowledge effect interactions; that is, the combination of different environmental effects resulting from one project upon individual sensitive environmental resources / receptors, or a set of sensitive resources / receptors.
- 6.38 Again, likely effect interactions will be considered for the Works and for the completed and operational Development. The assessment will be informed by the results of the EIA process in respect of the identified likely significant effects of the Development (in isolation) for each topic area scoped into the ES.

7. Likely Significant Effects to be Addressed in the ES

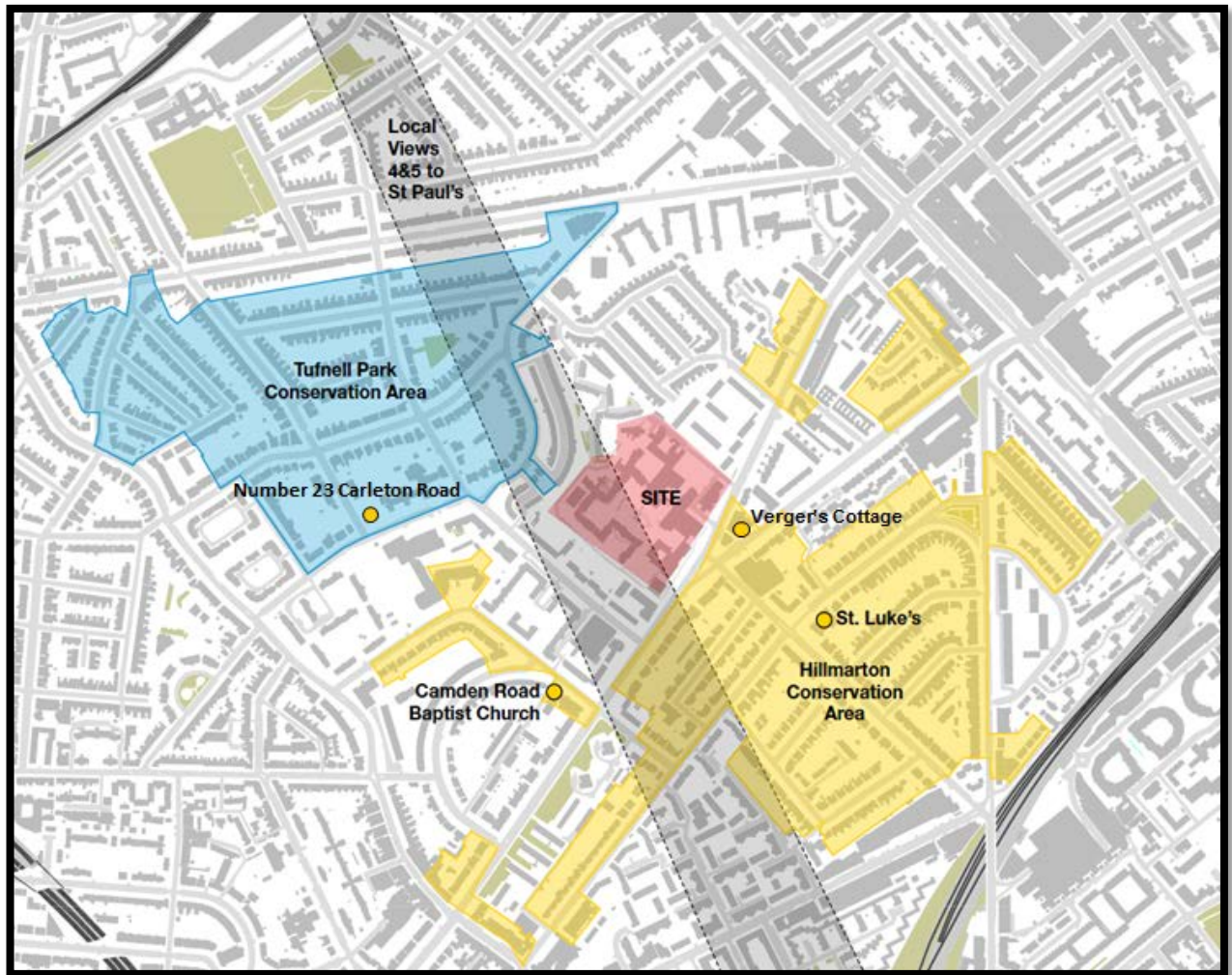
Townscape, Visual and Heritage (Above Ground Setting) Effects

Summary Baseline Information and Key Issues

- 7.1 The Site and its immediate environs are characterised by built form which varies in typology, scale, footprint, height, and land use (refer to **Figure 3** and **Figure 4**). Buildings and structures within and surrounding the Site are generally low to medium rise with some taller buildings present in the wider area surrounding the Site.
- 7.2 Owing to the aforementioned wholesale renovation of the Site between 1971 and 1985, there are no buildings of historic interest (statutorily designated or otherwise) within the Site.
- 7.3 The Site is not located within the Protected Vista of a designated London View Management Framework (LVMF)⁸. However, as shown in **Figure 10**, the Site does lie within the viewing corridor of two LBI protected views:
- Local View 4 (LV4), Archway Road to St. Paul's Cathedral,
 - Local View 5 (LV5), Archway Bridge to St. Paul's Cathedral.
- 7.4 The Site does not lie within a Conservation Area. However, as shown in **Figure 10**, the Site is within 20 m of Hillmarton Conservation Area (this Conservation Area lies to the south, south-west, east and north-east of the Site) and within 50 m of Tufnell Park Conservation Area (this Conservation Area lies to the west and north-west of the Site). This Hillmarton Conservation Area is characterised by two and three storey Victorian semi-detached and terraced houses. The Tufnell Park Conservation Area is characterised by Edwardian and Victorian three storey housing.

⁸ GLA. London View Management Framework (Supplementary Planning Guidance). Greater London Authority: London. 2012.

Figure 10: Conservation Areas and Local Views (source: Modified from Allford Hall Monaghan Morris)



- 7.5 With respect to above ground heritage assets, there are no World Heritage Sites, Scheduled Monuments or Registered Parks and Gardens within the Site, or within 1 km of the Site.
- 7.6 There are no statutorily listed buildings or locally listed buildings within the Site. However, as shown on **Figure 10**, there are four listed buildings within 250 m of the Site boundary. The four listed buildings are:
- The Grade II Listed St. Luke's Church, Hillmarton Road, located approximately 189 m, south-east of the Site.
 - The Grade II Listed Verger's Cottage, Parkhurst Road, located approximately 30 m, east of the Site.
 - The Grade II Listed former Baptist Church, Hilldrop Road, located approximately 260 m, south-west of the Site.
 - The Grade II Listed Number 23 Carleton Road, located approximately 270 m, west of the Site.

- 7.7 The proximity of the above four listed buildings to the Site means that their settings may be affected by the Development. Additionally, the John Barnes Library, directly to the south-west of the Site, built in 1972, is included as a non-designated asset in the Greater London Historic Environment Record (GLHER) data⁹.
- 7.8 With regard to locally listed buildings, there are approximately 30 located within 250 m of the Site¹⁰. Although, none are located adjacent to the Site, once again, the Development may affect the settings of some of these locally listed buildings.
- 7.9 The Camden Road New Church Tower and Spire, adjacent to the Grade II Listed Vergers Cottage, is located approximately 30 m, east of the Site. The Gothic Camden Road New Church was built in 1873 for a Swedenborgian Society designed by Edward C Gosling and built by the Perry Brothers. The original building comprised as tower spire, which was present in the early 1900s, however this was since lost. Whilst not listed or locally listed, it is a recognised Local Landmark and is an important part of the local townscape.
- 7.10 The Development will undoubtedly bring about a change to the built form, massing and land uses of the Site. Such changes have the potential to alter (improve) the existing townscape character and quality of the Site and its surrounds, together with views to and from the Site. In addition, the Development has the potential to generate new local views. Furthermore, the Development has the potential to affect the settings of statutory and non-statutory above ground heritage assets surrounding the Site.

Likely Significant Effects to be Addressed in the ES

- 7.11 The assessment will consider the likely significant effects of the Development on townscape character, visual amenity and the appreciation of heritage significance of identified heritage assets in the vicinity of the Site.
- 7.12 Likely significant townscape, visual and above ground heritage effects to be addressed within the ES are set out as follows:
- Temporary visual intrusion during the Works.
 - Changes to the townscape character, context and quality of the Site and its surrounds due to the presence of the completed and operational Development in isolation, and, if necessary (refer to **Section 6**), in combination with relevant Approved Projects.
 - Effects on LV4 and LV5.
 - Effects upon a selection of non-statutory short, medium and long-range views (including the visual amenity experienced by people within the views) due to the presence of the completed and operational Development in isolation, and, if necessary ((refer to **Section 6**), in combination with other relevant Approved Projects. These views will be agreed in consultation with LBI in advance of undertaking the full assessment.

⁹ <https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-historic-environment-record/>

¹⁰ Locally Listed Buildings can be viewed on the Islington Interactive map (<https://www.islington.gov.uk/map>)

Summary Assessment Methodology

- 7.13 The townscape and visual assessment element of the assessment will be based upon the principles set out in 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA)¹¹. Reference will also be made to relevant guidance and planning policies, as necessary.
- 7.14 The above ground heritage element of the assessment will be based upon guidance contained in the following documents:
- 'The Planning (Listed Buildings and Conservation Areas) Act, 1990'¹².
 - Section 16 of the 'National Planning Policy Framework' (NPPF)¹³.
 - National Planning Practice Guidance (PPG)¹⁴.
 - 'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets' (2017)¹⁵.
 - 'Conservation Area Appraisal, Designation and Management' (2019)¹⁶.
- 7.15 A combination of desk-based study and field survey will be undertaken to establish the relevant existing townscape, visual and above ground heritage baseline conditions of the Site and its surrounds. This will include for the determination and evaluation of:
- The Zone of Theoretical Visibility (ZTV) of the Site (with the Development in place).
 - The townscape character on the Site and within the study area of 250 m from the Site boundary, including its character, value, susceptibility of visual receptors and resulting sensitivity to change.
 - The identification of appropriate short-, medium- and long-range representative views for assessment, including establishing their character and composition, value, the susceptibility of visual receptors and the resulting sensitivity to change. Views will be agreed in consultation with LBI in advance of undertaking the full assessment.
 - Designated above ground heritage assets within 250 m of the Site, in terms of special architectural or historic interest of listed buildings, and the character and appearance of relevant Conservation Areas. Locally listed buildings adjacent to the Site will also be considered. The value of each heritage asset, the contribution of the setting to the appreciation of its heritage significance and the resulting susceptibility of its setting and sensitivity to change will be assessed.
- 7.16 Each of the assessment views, once agreed, would be photographed using a precise methodology to fully verified and accurate images.
- 7.17 A 3D model of the Development in isolation and then, if necessary (refer to **Section 6**), the Development with relevant Approved Projects will be modelled in wireline or fully rendered form within the verified baseline photography to produce Accurate Visual Representations (AVRs) within the assessment viewpoints. Again, in

¹¹ Guidelines for Landscape and Visual Impact Assessment (GLVIA3), Third Edition, published in collaboration with IEMA, April 2013.

¹² The Planning (Listed Buildings and Conservation Area) Act. 1990.

¹³ Ministry of Housing, Communities and Local Government (MHCLG). National Planning Policy Framework. 2018.

¹⁴ Ministry of Housing, Communities and Local Government (MHCLG). National Planning practice Guidance. 2014.

¹⁵ Historic England. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition). 2017.

¹⁶ Historic England. Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1. 2019.

consultation with LBI it will be agreed which AVRs will be fully rendered and which will be wireline only. The AVRs will then be appraised to determine:

- The likely scale and nature of effects of the completed and operational Development in isolation upon the character, composition and visual amenity of approved views.
- If necessary (refer to **Section 6**), the likely scale and nature of effects of the completed and operational Development together with relevant Approved Projects upon the character, composition and visual amenity of agreed views.

7.18 It should be noted that all likely significant townscape, visual and above ground heritage effects associated with the Works will be based upon qualitative judgement only.

Socio-economics

Summary Baseline Information and Key Issues

- 7.19 As noted previously in this report, the Site currently comprises the disused Holloway Prison. This land-use may have been a source of employment for many years. However, the Site was closed in 2016 and as such, has provided no substantial employment opportunities for the last three years. Employment is limited to three security personnel and three to six members of staff associated with the operation of the on-Site temporary homeless shelter.
- 7.20 There is no existing permanent residential population at the Site. However, as noted above, and with reference to **Section 4**, the upper floor of the visitor centre in the eastern corner of the Site currently comprises a temporary homeless shelter. This accommodates a maximum of 30 users and is operational 24-hours, seven days a week. The temporary shelter will cease to operate ahead of the demolition works for the Development.
- 7.21 In terms of core social infrastructure, there are eleven primary schools, one secondary school, eight General Practitioner (GP) surgeries and five dentists within approximately 1 km of the Site. The Whittington Hospital is the closest hospital to the Site, located approximately 1.65 km to the north-west. A smaller healthcare facility, The North Medical Centre, is located 0.7 km north of the Site. Within 1 km of the Site there are four public parks including Whittington Park, Tufnell Park Playing Fields, Cantelowes Gardens and the closet, Caledonian Park, located 0.7 km south of the Site.
- 7.22 The Development has the potential to generate employment opportunities (both during the Works, as well as some limited opportunities through the provision of a Woman's Building / Centre and commercial floorspace once completed and operational). Such employment, together with expenditure from a new residential population at the Site can lead to increases in local spend, thereby contributing to the local economy.
- 7.23 Whilst new homes will contribute to housing need, the new resident population of the Site may also create to additional demand on existing social infrastructure such as open space (including children's play space), primary healthcare facilities, and local schools.

Likely Significant Effects to be Addressed in the ES

7.24 The likely significant socio-economic effects to be considered within the ES are as follows:

- The loss of the limited existing on-Site employment, comprising only nine Full Time Equivalent (FTE) jobs (three jobs associated with security personnel and three to six jobs associated with the temporary shelter).
- The generation of temporary construction related employment arising from the Works, including opportunities for local employment and training initiatives and temporary Gross Value Added (GVA) to the local economy.
- The generation of additional expenditure resulting from the workforce associated with the Works.
- Creation of new permanent employment opportunities and GVA to the local economy resulting from the completed and operational Development.
- Net impacts of additional expenditure resulting from Site employees and new residents.
- The provision of new homes in relation to the current housing targets for LBI.
- Implications of the new Site population on the demand for open space (including children's play space), primary healthcare facilities, and local schools.
- Revenue effects arising from additional Council Tax receipts.

7.25 All such effects will be considered for the Development in isolation and for the Development together with relevant Approved Projects.

Summary Assessment Methodology

7.26 The socio-economic assessment will comprise the following:

- A high-level assessment of existing baseline socio-economic conditions at the Site and across LBI and, where appropriate LBC and the London Borough of Haringey (LBH), including:
 - Population.
 - Deprivation.
 - Housing.
 - Employment.
 - Schools.
 - Primary healthcare facilities.
 - Open space.
- The high level baseline assessment will be informed by established statistical sources such as the 2011 Census, the English Indices of Deprivation 2015¹⁷, the National Online Manpower Information Service

¹⁷ DCLG. English Indices of Deprivation (EID). 2011. Due for publication on the 26 September 2019.

(NOMIS), Public Health England, the London Data Store and relevant information from the Applicant, together with a consideration of existing land-uses on the Site.

- Identification and assessment of likely significant effects of the completed and operational Development in isolation, using appropriate modelling techniques where necessary. This will include:
 - A numerical estimate of the Full Time Equivalent (FTE) jobs generated by the Works, based on the anticipated build cost for the Development and data from the Annual Business Survey¹⁸.
 - A numerical estimate of the GVA to the local economy by the workforce associated with the Works, based on information from the Annual Business Survey.
 - A numerical estimate of the additional expenditure from the workforce associated with the Works.
 - A numerical estimate of the net FTE jobs created by the completed and operational Development, based on the proposed floorspace schedule for the Development, relevant information provided by the Applicant, the Employment Density Guide¹⁹ and the Additionality Guide²⁰.
 - A numerical estimate of the GVA to the local economy by the net additional long-term employment, using information from the ONS Sub-regional Productivity tables²¹.
 - A numerical estimate of the additional expenditure from the completed and operational Development workforce.
 - A numerical estimate of the additional household expenditure created by the completed and operational Development, using the ONS report on Family Spending²².
 - A numerical estimate of the future population and child yield resulting from the completed and operational Development, using the GLA Population Yield Calculator²³.
 - An assessment of the additional Council Tax receipts arising from the completed and operational Development.
 - An appraisal of the Development's contribution to local housing need, based on the LBI targets outlined in the London Plan²⁴.
 - An appraisal of the effects of the Development's additional population on existing GP facilities (based on the GP: patient ratio of 1:1,800 recommended by the Healthy Urban Development Unit²⁵), schools and open space (including children's play space, based on the benchmarks outlined in the GLA's Shaping Neighbourhoods: Play and Informal Recreation SPG²⁶).
- Identification of appropriate mitigation measures should any significant adverse effects be identified in connection with the Development in isolation.

7.27 The likely significant socio-economic effects of the Development together with relevant Approved Projects will be assessed insofar as relevant information exists. Accordingly, the above methodologies will be applied

¹⁸ ONS. Annual Business Survey 2017 Revised Results. 2019.

¹⁹ Homes and Communities Agency. Employment Density Guide. Third Edition. 2015.

²⁰ Homes and Communities Agency. Additionality Guide. Fourth Edition. 2014.

²¹ ONS. Sub-regional Productivity: Labour Productivity (GVA per hour worked and GVA per filled job) indices by UK NUTS2 and NUTS3 sub-regions. 2018.

²² ONS. Family Spending in the UK: Financial Year Ending 2017. 2018.

²³ Greater London Authority (GLA). Population Yield Calculator (Version 3.1). 2019.

²⁴ GLA. The London Plan. 2016.

²⁵ NHS London Health Urban Development Unit. 2009.

²⁶ GLA. Shaping Neighbourhoods: Play and Informal Recreation, Supplementary Planning Guidance. 2012.

to the assessment of likely significant cumulative socio-economic effects, where possible. Where a potential lack of information in relation to specific Approved Projects does not allow for this, the assessment (or components of the cumulative socio-economic assessment) will be based upon professional and expert judgement.

Air Quality

Summary Baseline Information and Key Issues

- 7.28 In accordance with the 'UK Air Quality Strategy'²⁷ and Part IV of the 'Environment Act'²⁸, LBI has and will continue to review the ambient air quality within its administrative boundary.
- 7.29 Work to date has concluded that the Borough-wide levels of nitrogen dioxide (NO₂) and fine particulate matter (PM₁₀) are not meeting the Air Quality Strategy Objectives. As such, in 2003 LBI declared the entire Borough an Air Quality Management Area (AQMA)²⁹ for Nitrogen Dioxide (NO₂) and Particulate Matter measuring less than ten micrometres or less in diameter, (PM₁₀) attributed to road traffic emissions. Accordingly, an Air Quality Strategy³⁰ has been produced setting out policies and measures to be implemented to improve air quality in the borough. The Strategy covers the period 2019 - 2023 with updated policies and measures currently in consultation.
- 7.30 In addition to the above, neighbouring LBC also declared the Borough-wide levels of NO₂ and PM₁₀ are not meeting the Air Quality Strategy Objectives. Accordingly, in 2002 LBC declared the entire Borough an AQMA³¹ for NO₂ and PM₁₀ attributed to road traffic emissions.
- 7.31 On review of the Site's location, it is considered the predominant source of air pollution in the local area is anticipated to arise from existing vehicle emissions on the Parkhurst Road / Camden Road (A503), Holloway Road (A1) and the surrounding road network.
- 7.32 Considering the above, key air quality issues in respect of the Development relate to ensuring ambient air quality is not significantly worsened by any aspect of the Development and ensuring that future residents of the Development are appropriately protected against poor air quality.

Likely Significant Effects to be Addressed in the ES

- 7.33 The likely significant air quality effects to be considered within the ES are as follows:
- Temporary generation of dust arising from the Works leading to potential dust nuisance to surrounding sensitive receptors.
 - Emissions to the air (and associated effects to local air quality) associated with additional vehicular movements attributable to, and during the Works.

²⁷ DEFRA. The Air Quality Strategy for England, Scotland, Wales & Northern Ireland. 2007.

²⁸ Office of the Deputy Prime Minister (ODPM). The Environment Act. 1995.

²⁹ Islington, Islington Air Quality Annual Status Report. 2018.

³⁰ Islington, Islington Air Quality Strategy 2019-2023. Part IV of the Environment Act 1995: Local Air Quality Management. Draft for consultation. 2019.

³¹ Camden, Air Quality Annual Status Report for 2018. July 2019.

- Emissions to the air (and associated effects to local air quality) via changes in NO₂ and particulate matter (PM₁₀ and PM_{2.5}) from vehicle emissions generated by the completed and operational Development.
- Emissions to the air (and associated effects to local air quality) via the proposed heating / energy plant included within the completed and operational Development.
- Effects on future residents of the Development arising from local air emissions sources.

7.1 All of the above likely significant effects will also be addressed for the Development together with relevant Approved Projects.

Summary Assessment Methodology

7.2 Specific consultation with the Environmental Health Officer (EHO) at LBI will be undertaken to agree an approach to the air quality assessment. Nonetheless, it is anticipated that the assessment will comprise the following:

- Identification of potentially sensitive existing and future receptor locations which could be affected by changes in air quality resulting from the Works as well as the operation of the completed Development.
- Establishment of the relevant existing air quality baseline conditions via a review of relevant LBI air quality review documents and data from the LBI monitoring network. As LBI undertakes air quality monitoring across the Borough, additional monitoring is deemed unnecessary and will not be undertaken.
- A qualitative assessment of dust effects resulting from the Works (for the Development in isolation for the Development together with relevant Approved Projects) using the approach set out in the Institute of Air Quality Management (IAQM) 'Construction Dust Guidance'³², which is recommended in the GLA's guidance on 'The Control of Dust and Emissions During Construction and Demolition'³³.
- Application of the ADMS-Roads air quality dispersion model, using data from the Applicant's Transport Consultant (Velocity Transport Planning), to assess the likely significant effects upon concentrations of NO₂, PM₁₀ and PM_{2.5} from traffic generated by the Works in isolation and by the Works, together with relevant Cumulative Schemes upon local air quality.
- Application of the ADMS-5 air quality dispersion model, using data from the Applicant's Building Services Consultant (Hoare Lea), to assess the likely significant effects of emissions from the heating and / or energy plant generated by the completed and operational Development upon local air quality. This will assess the likely effects at existing and future sensitive receptors in proximity to the Development and will consider conditions at the proposed residential units introduced as part of the Development.
- Application of the ADMS-Roads air quality dispersion model, using data from the Applicant's Transport Consultant (Velocity Transport Planning), to determine the effects of the completed and operational Development upon concentrations of NO₂, PM₁₀ and PM_{2.5} from Development-generated road traffic emissions in the proposed year of opening. The ADMS-Roads model will also consider conditions at the proposed residential units introduced as part of the Development.

³² Institute of Air Quality Management. Guidance on the assessment of dust from demolition and construction v1.1. 2016

³³ Mayor of London. The Control of Dust and Emissions During Construction and Demolition. Supplementary Planning Guidance.

- Comparison of the predicted pollutant concentration with the Air Quality Strategy Objectives and determination of the significance of impacts upon nearby residents based on the Environmental Protection UK (EPUK) and IAQM significance criteria³⁴.
- Quantitative assessment of the likely significant effects of emissions from the heating and / or energy plant and traffic generated by the completed and operational Development together with relevant Approved Projects upon local air quality. This will be based upon the results of ADMS-5 and ADMS-Roads air quality dispersion modelling and a review of available and relevant information regarding relevant Approved Projects.
- Formulation of appropriate mitigation measures, where necessary. In particular, consideration will be given to measures for controlling dust as set out in the IAQM Construction Dust Guidance and GLA guidance on The Control of Dust and Emissions During Construction and Demolition. Furthermore, where significant adverse air quality effects are identified as a result of the completed and operational Development, consideration will be given to appropriate mitigation measures to safeguard sensitive receptors.

7.3 In addition to the above, the London Plan requires new developments within London are 'air quality neutral'. To demonstrate this, heating / energy plant emissions likely to be generated by the completed and operational Development will be assessed against the Emission Benchmarks as set out within the SPG³⁵. The findings will be reported in an Air Quality Neutral Assessment. The Air Quality Neutral Assessment will be appended to the ES and referenced in the air quality assessment. Any additional technical data relevant to the assessment provided will also be appended to the ES.

7.4 Further to the above, The London Environment Strategy³⁶ and the New London Plan³⁷ include reference to the need for all new large-scale developments in London to be 'Air Quality Positive', thereby ensuring that emissions of, and exposure to pollution are reduced. Whilst guidance on the approach to ensuring a development is 'Air Quality Positive' has not yet been published, the air quality assessment will provide a description of the inherent measures designed into the Development to reduce both emissions and exposure.

Noise and Vibration

Summary Baseline Information and Key Issues

7.5 A Site visit was undertaken in October 2019, together with long-term unattended and short-term attended environmental noise measurements at specific locations. The survey methodology (including monitoring locations) was agreed in consultation with LBI (refer to **Appendix I**). The monitoring locations were also informed by a desk-based review of the Site and its immediate surrounds and the Site visit.

³⁴ EPUK and IAQM. Land-Use Planning & Development Control: Planning for Air Quality. 2017.

³⁵ GLA. Sustainable Design and Construction – Supplementary Planning Guidance. 2014.

³⁶ GLA (2018) London Environment Strategy, Available:
https://www.london.gov.uk/sites/default/files/london_environment_strategy_0.pdf

³⁷ GLA (2019) The London Plan - Intend to Publish version, Available:
https://www.london.gov.uk/sites/default/files/intend_to_publish_-_clean.pdf

- 7.6 Results of the noise measurements are also presented within **Appendix I**). In summary, it was revealed that the main source of noise at the Site and its surrounds arises from road traffic along the local road network, including Parkhurst Road / Camden Road (A503) and Hillmarton Road. Furthermore, the ambient and background noise levels during both the day and night-time periods were highest at the south-east boundary of the Site and decrease across the Site in the direction of the north-western boundary. Whilst there was some noise contribution noted at the south-western boundary from a line of sight to Dalmeny Avenue, noise levels were broadly consistent with those at the north-eastern boundary of the Site.
- 7.7 The Site is not located near to any sources of rail, aircraft, commercial or industrial noise. Although the Emirates Stadium is located approximately 1 km to the east of the Site, its location and distance from the Site is not expected to present any issue with regard to increased noise at the Site experienced on event days.
- 7.8 There are a number of Noise Important Areas (NIAs) within 1 km of the Site, associated with the 'A' roads in the vicinity. There are no NIAs on the roads immediately outside the Site, however, there is one on Camden Road, located approximately 0.5 km to the south of the Site and one on the A1 at a similar distance but to the north of the Site. NIAs are noise hotspots that are identified along highways and railways where 1% of the population are affected by the highest noise levels from major roads and railways based on the results of strategic noise mapping.
- 7.9 The Site visit undertaken in October 2019 confirmed no sources or incidence of perceptible vibration at the Site. Furthermore, there are no underground rail lines beneath on in the vicinity of the Site. As such, there is no potential for the Site to experience ground-borne vibration.
- 7.10 Implementation of the Works will inevitably give rise to increased environmental noise and vibration which has the potential to disturb the occupants of nearby land uses. Elevated ambient noise and vibration could be a result of the physical processes necessary to implement the Works.
- 7.11 Implementation of the Works could also give rise to increased road traffic noise resulting from construction traffic. However, with reference to **Section 8**, construction traffic noise is unlikely to give rise to a significant noise effects.
- 7.12 The completed and operational Development also has the potential to alter the existing ambient noise environment, thereby potentially affecting occupants of surrounding land-uses. However, owing to the fact that the Development will be car-free, the potential for the existing noise conditions to be significantly affected by the Development is considered to be limited to the operation of building services plant within the Development. Further justification for scoping out an assessment of road-traffic noise is provided within **Section 8**.
- 7.13 Receptors surrounding the Site likely to be sensitive to any changes to noise arising from the Development include:
- Dwellings within Holloway Estate.
 - Dwellings located on the eastern and southern end of Bakersfield,
 - Dwellings at 275 Camden Road.
 - Dwellings on Dalmeny Avenue.

- Dwellings on Crayford Road.
- Dwellings on Parkhurst Road.
- Dwellings on Trecastle Way.
- Dwellings on Penderyn Way.

Likely Significant Effects to be Addressed in the ES

7.14 The likely significant noise and vibration effects to be considered within the ES are as follows:

- Temporary noise and vibration effects to existing sensitive receptors surrounding the Site as a result of noise generated by the physical processes necessary to implement the Works.
- Permanent noise effects to existing sensitive receptors surrounding the Site generated from building services plant forming a part of the completed and operational Development.

7.15 All such effects will be considered for the Development in isolation and for the Development together with relevant Approved Projects.

7.16 It should be noted that the determination of the acceptability of internal noise levels within the Development itself is considered a design issue. Accordingly, such issues will not be dealt with as part of the EIA process. However, the detailed planning application for the Development will be accompanied by a separate stand-alone report dealing with such issues.

Summary Assessment Methodology

7.17 As noted above and with reference to **Appendix II**, consultation was undertaken with LBI to agree the approach to appropriate noise monitoring. In addition, all relevant noise monitoring was undertaken in October 2019. Further assessment work will include the following:

- Estimation of noise and vibration levels generated from key activities associated with the Works and an assessment of likely significant effects on the existing sensitive receptors using the methodology set out in BS 5228-1³⁸ and 2³⁹.
- A qualitative assessment of the likely significant noise and vibration effects of the Works together with any such works associated with relevant Approved Projects will be undertaken using the results of the above, and a review of available information pertaining to relevant Approved Projects.
- Specification of appropriate noise limits outside residential elements of the Development and neighbouring dwellings to which future on-Site plant installations should not exceed. Limits will be based upon the measured background noise levels, the guidance contained in BS 4142⁴⁰ and the requirements of LBI.
- A qualitative assessment of the likely significant effects of noise generated from the operation of completed and operational Development plant together with relevant Approved Projects. This will be

³⁸ BSI. BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites - Part 1: Noise'. 2014.

³⁹ BSI. BS 5228-2:2009 'Code of practice for noise and vibration control on construction and open sites - Part 2: Vibration'. 2009.

⁴⁰ BSI. BS 4142:2014 Methods for rating and assessing industrial and commercial sound. 2014.

based upon the results of the above and a review of available and relevant information regarding relevant Approved Projects.

- Formulation of appropriate mitigation measures, where necessary.

7.18 All relevant technical noise and vibration data and information used to inform the assessment will be appended to the ES.

Ecology

Summary Baseline Information and Key Issues

7.19 The Applicant's Ecologist (Penny Anderson Associates) undertook an Extended Phase 1 Habitat Survey of the Site and an ecological desk-based search / study in October 2019. The results are presented in an 'Extended Phase 1 Habitat Survey Report' which is included within **Appendix II**.

7.20 With reference to **Appendix II**, the Site is not designated (statutorily or non-statutorily) for any nature conservation value. However, there are ten non-statutory Sites of Importance for Nature Conservation (SINCs) within 1 km of the Site. The closest to the Site include:

- Tufnell Park Primary School Gardens, located approximately 160 m west of the Site (cited as nature area within primary school grounds including a pond in centre with emergent vegetation including marsh foxtail, watermint, great pond sedge and kingcup. Frogs were recorded breeding in the pond).
- The Royal Northern Hospital, located approximately 625 m north-east of the Site (cited as a park with a good diversity of habitats including amenity grassland, ornamental shrubberies and scattered trees. Approximately 10% of the park was turned into a wildlife meadow).

7.21 With regard to European Sites, those closest to the Site are:

- The Lea Valley Special Protection Area (SPA). Located approximately 5 km north-east of the Site, this SPA is notified for supporting overwintering populations of Eurasian bittern (*Botaurus stellaris*), Shoveler (*Anas clypeata*), and Gadwall (*A. strepera*).
- The Epping Forest Special Area of Conservation (SAC). Located approximately 8 km north-east of the Site, this SAC is primarily notified for its Atlantic beech forest and for supporting Northern Atlantic wet heaths, European dry heaths and assemblages of Stag beetles (*Lucanus cervus*).

7.22 Again, with reference to **Appendix II**, the Site predominantly comprises hardstanding, buildings, introduced trees, shrubs, amenity grassland and ephemeral short perennials. The majority of floral species on-Site comprise urban landscape planting. Consequently, a number of the species are exotic or ornamental. Japanese Knotweed (*Reynoutria japonica*), an invasive and strictly controlled species, was recorded in the south-western area of the Site, together with other non-native invasive species, including Giant Hogweed (*Heracleum mantegazzianum*) and Himalayan Cotoneaster (*Cotoneaster simonsii*).

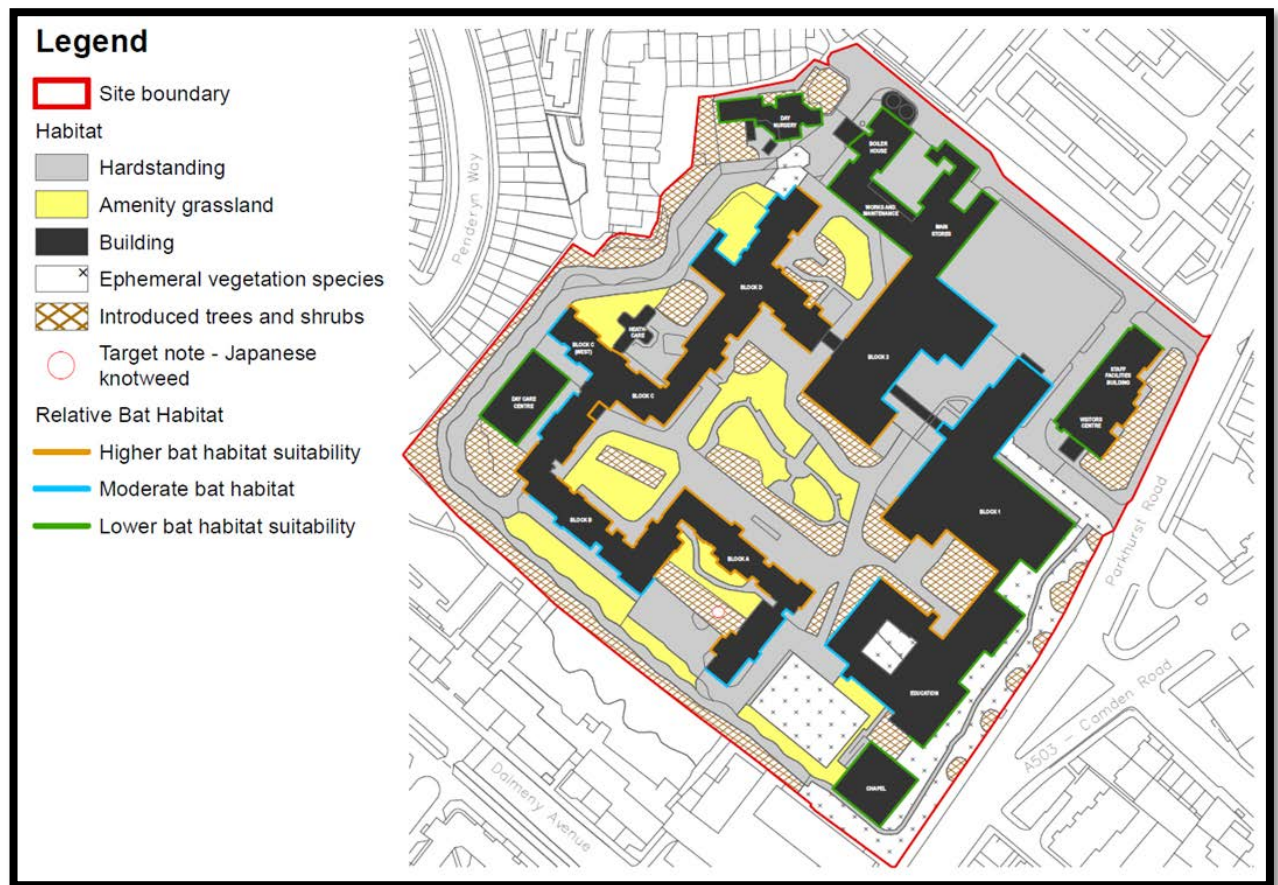
7.23 Due to a lack of management since the closure of the prison, much of the Site has remained unmanaged, with areas becoming overgrown and vegetation growing in areas of previous hardstanding.

- 7.24 With regard to fauna, the Extended Phase 1 Habitat Survey revealed the Site to yield potential for the following notable and legally protected species:
- Nesting birds.
 - Bats.
- 7.25 The Extended Phase 1 Habitat Survey did not identify the potential for any other notable and / or legally protected species,
- 7.26 With regard to nesting birds, no birds of conservation status were recorded on-Site. However, as set out within **Appendix II**, a number of species of concern, including Schedule 1⁴¹ species and species of Red and Amber conservation status⁴², were recorded within the wider area.
- 7.27 With regard to bats, the Extended Phase 1 Habitat Survey concluded that some of the on-Site buildings and trees yielded a 'low potential' for summer roosting and foraging bats. The bat habitat suitability for each building on-Site is shown within **Figure 11**. Furthermore, due to the presence of mortar gaps in some of the on-Site buildings (potentially leading to cavities in external wall structures) elements of the Site were also considered suitable for winter hibernating bats. All other areas of the Site yielded a 'negligible' potential for bats. Further detail can be found within **Appendix II**.

⁴¹ Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) comprises a list of bird species and their young, for which it is an offence to intentionally or recklessly disturb at, on or near an 'active' nest.

⁴² Eaton MA, Aebischer NJ, Brown AF, Hearn RD, Lock L, Musgrove AJ, Noble DG, Stroud DA and Gregory RD (2015) Birds of Conservation Concern 4: the population status of birds in the United Kingdom, Channel Islands and Isle of Man. British Birds 108, 708–746.

Figure 11: Extended Phase 1 Habitat Survey Results and Bat Habitat Suitability Map (source: Modified from Penny Anderson Associates)



7.28 In view of the above, a series of bat surveys were undertaken. Further detail is provided within **Appendix III** and **Appendix IV**. However, in summary, and in agreement with LBI's Ecological Officer (refer to **Appendix V**). These included:

- A series of bat activity surveys and dusk / dawn emergence surveys, undertaken in September 2019.
- Inspection of the aforementioned mortar gaps using a Mobile Elevating Work Platform (MEWP).
- DNA analysis of droppings present in the mortar gaps.
- A series of winter bat surveys, undertaken between December 2019 and February 2020.

7.29 The above surveys revealed:

- Confirmed summer bat activity at the Site.
- Confirmed on-Site summer bat roosts, with the aforementioned DNA analysis revealing the roosts to be associated with the common pipistrelle (*Pipistrellus pipistrellus*).
- Low numbers of common pipistrelle winter activity at the Site. Whilst such activity did not confirm the presence of winter roosts, such activity did not rule out the presence of winter roost. Accordingly, it is assumed that winter roosts are present and likely comprising low numbers of common species, such as common pipistrelle only.

7.30 Overall the existing ecological value of the Site is deemed to be low, with the exception for bats, where the ecological value of the Site is deemed to be moderate.

7.31 Key ecological issues associated with the Development include:

- The potential for habitat loss together with consequential effects to notable and legally protected birds and bats utilising, nesting and roosting within the Site during the Works.
- The potential for indirect ecological effects to the SINC's closest to the Site and European Sites.
- Ecological protection of relevant on and off-Site ecological attributes during the Works.
- Long-term on-Site ecological enhancement.

Likely Significant Effects to be Addressed in the ES

7.32 The likely significant ecological effects to be considered within the ES are as follows:

- The loss and / or disturbance of on-Site habitats during the Works.
- The potential displacement and risk of injury / killing / disturbance of protected nesting birds during the Works.
- The potential displacement and risk of injury / killing / disturbance of protected bats during the Works.
- Disturbance to non-statutory SNCI's in proximity to the Site and relevant European Sites during the Works.
- The long-term change in habitat type and ecological value on-Site as a result of any ecological enhancements associated with the completed and operational Development.
- Disturbance to non-statutory SNCI's in proximity to the Site and relevant European Sites resulting from activities associated with the completed and operational Development.

Summary Assessment Methodology

7.33 The findings of the Extended Phase 1 Habitat Report (refer to **Appendix II**) and Bat Survey Reports (refer to **Appendix III** and **Appendix IV**) will inform an appropriate ecological protection, mitigation and enhancement strategy for the Development. This will be particularly important in respect of the identified protected nesting birds and bats present on-Site. Any mitigation strategy (particularly in respect of protected species) will be agreed in consultation with LBI's Ecological Officer and, where relevant, the LWT and NE. Due regard will also be given to relevant Local Plan policies.

7.34 A qualitative assessment of likely ecological effect resulting from the Works and the completed and operational Development will be undertaken. The assessment will be determined by professional judgement and in accordance with objective EIA criteria. The assessment will be undertaken following Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines⁴³ and will be in line with the Conservation of Habitats and Species Regulations, 2017⁴⁴, the Wildlife and Countryside Act, 1981 (as amended)⁴⁵, the Countryside and Rights of Way Act 2000⁴⁶ and Natural Environment Rural Communities Act 2006⁴⁷.

⁴³ CIEEM. Guidelines for Ecological Impact Assessment in the UK and Ireland. Terrestrial, Freshwater, Coastal and Marine. Version 1.1. 2019.

⁴⁴ Conservation of Habitats and Species Regulations 2017.

⁴⁵ Wildlife and Countryside Act 1981 (as amended).

⁴⁶ Countryside and Rights of Way Act 2000.

⁴⁷ Natural Environment Rural Communities Act 2006.

- 7.35 In accordance with the aforementioned Conservation of Habitats and Species Regulations, 2017, a separate Habitats Regulations Assessment (HRA) process will be undertaken to determine any effects of the Development in combination with other relevant projects upon relevant European Sites. This will be informed via consultation with NE and LBI.
- 7.36 It should be noted that the HRA process may determine (via HRA Screening) that full assessment (Appropriate Assessment) may not be required. Furthermore, it is important to note that HRA process is a separate stand-alone process to that of EIA. However, the EIA Regulations note that where a project is subject to EIA and HRA, the two processes should be co-ordinated. Accordingly, the HRA process for the Development will be run as a separate exercise to the EIA process. However, the results of the HRA process will be incorporated into the ES, as necessary.
- 7.37 A standalone Arboriculture Survey and Arboricultural Impact Assessment will be prepared for the purposes of the detailed planning application and will therefore not be dealt with as part of the EIA.

Wind Microclimate

Summary Baseline Information and Key Issues

- 7.38 Based on combined wind climate statistics from Heathrow and London City Airports, the prevailing winds at the Site blow from the south-westerly sector, with wind speeds being greater in the winter months when the most frequent strong winds blow from the west-south-west. Wind speeds are generally lower during summer. North-east winds are common during spring but are generally lighter than south-westerly winds.
- 7.39 Existing pedestrian level wind conditions in and immediately around the Site are expected to be dictated by the Site's exposure to prevailing south-westerly winds. The existing Site mainly comprises building blocks up to a height of six storeys. The surrounding buildings are of similar low to medium rise heights. Consequently, the existing and on-Site built form is unlikely to create any significant localised wind effects.
- 7.40 The Development will give rise to a new Site layout and massing which has the potential to alter prevailing wind conditions. In particular, the overall increased massing of built form within the Site may give rise to areas of locally accelerated winds.
- 7.41 The Development will give rise to a new pedestrian usage of the Site, with pedestrian routes, public open space and private amenity space. Recreational uses, in particular, will require relatively calm wind conditions in order for the intended pedestrian activity to be comfortable, useable and safe during appropriate times of the year. The achievement of a suitable wind microclimate both in and surrounding the Site is therefore paramount to good design.

Likely Significant Effects to be Addressed in the ES

- 7.42 Likely significant wind microclimate effects to be considered within the ES are as follows:
- Temporary and transient changes in the local wind environment both on and off-Site during the Works together with any associated effects to pedestrian comfort and safety giving due consideration to the type of pedestrian activity likely to occur at specific locations and specific seasons.

- Long-term changes in the local wind environment both on and off-Site once the Development is completed and operational and any associated effects to pedestrian comfort and safety giving due consideration to the type of pedestrian activity likely to occur at specific locations and specific seasons.

Summary Assessment Methodology

- 7.43 As per standard practice, a qualitative assessment of wind conditions during the Works will be undertaken using professional judgement.
- 7.44 Full wind tunnel testing will be undertaken as follows:
1. A 1:300 physical scale model of the existing Site + all significant existing features within 360 m of the centre of the Site.
 2. A 1:300 physical scale model of the Development + all significant existing features within 360 m of the centre of the Site.
 3. A 1:300 physical scale model of the Development + relevant Approved Projects and remaining significant existing features (following completion of relevant Approved Projects) within 360 m of the centre of the Site.
- 7.45 The above will determine the likely pedestrian level wind conditions in and around the Site at specific locations such as main pedestrian routes, building entrances and amenity spaces for all relevant scenarios.
- 7.46 The results of the wind tunnel testing will then be combined with long-term wind climate statistics, corrected to apply at the Site, and benchmarked against the commonly used Lawson Comfort Criteria⁴⁸ (LDDC Variant). Such criteria identify the wind conditions and thresholds for a range of pedestrian activities such as sitting, strolling, business (fast) walking and so on. In this way, the results of the wind tunnel testing can be used to determine the comfort and safety of the wind microclimate in relation to the expected pedestrian activities at and surrounding the Site for all relevant test scenarios.
- 7.47 Should the preliminary results of the wind tunnel testing for test scenario 2 or, if necessary (refer to **Section 6**) scenario 3 reveal unacceptably uncomfortable or unsafe wind conditions then the design of the Development will be refined and further wind tunnel testing undertaken to quantify the effectiveness of such 'mitigation by design'.
- 7.48 The conclusions of the wind tunnel testing will be summarised in the ES, with all technical details appended to the ES.

Daylight, Sunlight and Overshadowing

Summary Baseline Information and Key Issues

- 7.49 The existing low rise nature of the Site and the generally low-medium rise built form surrounding the Site suggests that the existing Site does not cause significant daylight and sunlight obstruction to surrounding sensitive receptors including residential receptors and amenity spaces. However, the change in on-Site

⁴⁸ Lawson, T.V. The Determination of the Wind Environment of a Building Complex before Construction. Department of Aerospace Engineering, University of Bristol, Report Number TVL 9025. 1990.

massing brought about by the Development will have the potential to obstruct and reduce levels of daylight and sunlight to residential receptors and increase overshadowing of amenity spaces surrounding the Site.

Likely Significant Effects to be Addressed in the ES

- 7.50 The likely significant daylight, sunlight and overshadowing effects to be considered within the ES are as follows:
- Temporary and transient changes to levels of daylight and sunlight to residential properties surrounding the Site during the Works.
 - Temporary and transient changes to incidences of overshadowing to amenity areas surrounding the Site during the Works.
 - Long-term changes to the duration and quantum of daylight and sunlight to existing residential properties surrounding the Site as a result of the completed Development.
 - Long-term changes to the duration and quantum of sunlight amenity to public and private amenity spaces surrounding the Site as a result of the completed Development.
- 7.51 It should be noted that the determination of the acceptability of daylight, sunlight and overshadowing within the Development is considered a design issue. In addition, as the residential units and proposed amenity spaces of the Development do not currently exist, there is no baseline situation against which to undertake a true 'impact assessment'. On this basis, such issues will not be dealt with as part of the EIA process. However, the detailed planning application for the Development will be accompanied by a stand-alone report in relation to such issues.

Summary Assessment Methodology

- 7.52 A Site walkover survey and desk-based investigation will identify all relevant residential receptors and amenity spaces surrounding the Site to be included in the assessment.
- 7.53 In line with standard practice, a qualitative assessment of daylight, sunlight and overshadowing conditions to relevant receptors surround the Site and during the Works will be undertaken using professional judgement.
- 7.54 Likely significant effects of the completed and operational Development will be informed by computer modelling of the following scenarios:
1. The existing Site + all relevant existing features surrounding the Site.
 2. The Development + all relevant existing features surrounding the Site.
 3. The Development + all relevant Approved Projects and remaining existing features (following completion of the relevant Approved Projects) surrounding the Site.
- 7.55 The modelling and associated analysis will be undertaken in line with the Building Research Establishment (BRE) Guidelines: Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice, Second Edition⁴⁹

⁴⁹ Building Research Establishment (BRE) Guidelines. Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Second Edition. 2011.

and BS 8206 Part 2 Lighting for Buildings. Code of Practice for Daylighting⁵⁰, insofar as such guidelines can be applied to dense urban settings. Although this BS 8206 Part 2 was superseded by BS EN 17037:2018⁵¹, the BRE advise to continue with the application of the BS 8206 Part 2 methodologies until such time that the BRE publish a revised set of guidelines to align with the new BS.

- 7.56 The results of the modelling will allow for a comparative assessment of all relevant test scenarios.
- 7.57 The conclusions of the computer modelling will be summarised in the ES, with all technical details appended to the ES.

⁵⁰ British Standard (BS) 8206 Part 2 Lighting for buildings. Code of Practice for Daylighting. 2008.

⁵¹ British Standard (BS) BS EN 17037:2018. Daylight in Buildings. 2018.

8. Insignificant Effects to be Scoped out of the ES

Archaeology

- 8.1 A Historic Environment Assessment (HEA) was undertaken for the Site by MOLA. This is included at **Appendix VI**. With reference to **Appendix VI** a summary of the HEA is as follows.
- 8.2 There are no designated archaeological heritage assets such as Scheduled Monuments within 0.5 km of the Site. The nearest Scheduled Monument to the Site is located more than 2.5 km from the Site.
- 8.3 There are no listed buildings within the Site. However, there are ten within 0.5 km of the Site, the closest of which is 30 m to the east. This is the Grade II listed Verger's Cottage and remodelled entrance, part of the former Camden Road New Church complex. Additionally, the John Barnes Library, directly to the south-west of the Site, built in 1972, is included as a non-designated asset in the Greater London Historic Environment Record data.
- 8.4 Although the Site is not within a Conservation Area, the southern extent of Tufnell Park Conservation Area lies approximately 10 m west of the Site. Hillmarton Conservation Area also lies immediately to the south of the Site.
- 8.5 The Site is not within a designated Archaeological Priority Area (APA) as defined by the LBI. However, APAs within the Study Area (defined as 1 km in all directions from the Site's centre) include the following:
- Islington Tier II APA 2.7 Barnsbury moated manor house is located approximately 0.33 km to the north of the Site boundary. This is designated for the potential to contain a range of high status medieval and post-medieval settlement deposits associated with the later Barnsbury manor house and possibly earlier manorial properties⁵².
 - Islington Tier II APA 2.3 Tollington Settlement and manor house is located approximately 0.8 km to the north-east of the Site boundary. This is designated for the potential to contain a range of medieval and post-medieval settlement deposits associated with the historic settlement and manorial site of Tollington⁵³.
- 8.6 There have been no past archaeological investigations within the Site. The closest investigation was 400 m north on Tufnell Park Road. This identified a ditch that was probably part of the medieval Barnsbury moated manor. The Site therefore was some distance from the manor and the main medieval settlement which was at *Iseldone* near contemporary Islington Green, approximately 2.3 km south-east of the Site.
- 8.7 Topography varies greatly across the Site; there is a level difference of 7.0 m between a band of higher ground at the south-west of the Site and the north of the Site⁵⁴. The heavy London Clay geology would historically have been difficult to cultivate, making the area less attractive for prehistoric settlement and farming than the extensive Thames Gravel terraces to the south. The Site was located at some distance from

⁵² Historic England 2018 London Borough of Islington Archaeological Priority Areas Appraisal

⁵³ Ibid

⁵⁴ Islington Council 2017 *Holloway Prison Site Supplementary Planning Document (SPD)*

known Roman and later historic centres of settlement and was probably woodland until it was cleared for cultivation⁵⁵.

- 8.8 The Site was first developed in the mid-19th century. The Corporation of London built the new City House of Correction on the Site between 1849 and 1852. This was the original Holloway Prison which was commonly referred to as The Castle owing to its grand gothic design (refer to **Section 4**).
- 8.9 As noted within **Section 4**, the original Holloway Prison was demolished and completely rebuilt between 1971 and 1985. This resulted in the loss of the original structure and its 'grand turreted' gothic gateway that can be seen on contemporary illustrations and early cartographic sources such as the Ordnance Survey 2nd edition 5ft: mile map of 1894. It is not currently known how comprehensively the below-ground fabric of the prison was removed, but there is likely to have been at least localised truncation of buried structures or other features.
- 8.10 Considering all of the above, the natural geology of the Site, the likely depth / thickness of archaeological remains and past impacts to archaeological remains, **Table 5** sets out the likely archaeological potential and significance at the Site.

Table 5: The Likely Archaeological Potential and Significance at the Site

Archaeological Remains	Archaeological Potential	Archaeological Significance
Pre-historic.	Low.	Not applicable as there is no known evidence of Pre-historic activity at the Site or within the Study Area.
Roman.	Low.	Not applicable as there is no known evidence of Roman activity at the Site or within the Study Area.
Saxon.	Low.	Not applicable as there is no known evidence of Saxon activity at the Site or within the Study Area.
Medieval.	Low.	Not applicable as there is no known evidence of Medieval activity at the Site or within the Study Area.
Post-Medieval.	Moderate.	<p>Remains of Low Significance, or possibly Medium Significance for remains of particular notable or innovative prison features, depending on their nature and condition. There is moderate potential for truncated remains related to the post-medieval period on the Site, which would likely consist of foundations or other features associated with the 19th century Holloway Prison, if they were not been completely removed during the redevelopment of the Site in the 1970s and early 1980s.</p>

- 8.11 Intrusive activities associated with the Works could have the potential to truncate and / or remove archaeological remains. Such intrusive Works will include the construction of a single-level basementⁱ to an assumed depth of approximately 3.0 m Below Ground Level (BGL) and piled foundations, both of which

⁵⁵ MOLA 2014 Islington Art Factory London N7 London Borough of Islington Historic Environment Assessment

would remove any archaeological remains within their footprint. However, as identified above, the archaeological potential of the Site is limited, i.e. moderate for remains of the earlier 19th century prison which - if they have not already been removed by the construction of the 20th century prison - would be of low or possibly localised medium archaeological significance.

- 8.12 As identified above, the archaeological potential for Pre-historic, Roman, Saxon and Medieval remains is low and the archaeological potential for Post-Medieval remains is moderate for the Site. Consequently, any potential effects attributable to the Development could be adequately mitigated with via standard planning conditions which may include for the archaeological monitoring of any geotechnical investigation. This would inform the decision regarding whether any further interventions are required, such as the need for a targeted watching brief during the Works.
- 8.13 In view of the above, investigation and recording (preservation by record) under standard archaeological planning conditions would be capable of mitigating any significant adverse archaeological effects and so the topic of archaeology will not be considered within the ES.

Ground Conditions and Contamination

- 8.14 A Preliminary Environmental Risk Assessment for the Site was prepared by Waterman Infrastructure & Environment Limited. The results of this work are included at **Appendix VII**. With reference to these appendices, a summary is provided as follows.
- 8.15 The Site is underlain by a layer of Made Ground, of varying thicknesses (up to 3 m), over London Clay Formation (approximately 40 m in thickness). The underlying bedrock deposits comprise the Lambeth Group (approximately 21 m thickness), below which lies Thanet Sand Formation (approximately 4 m thickness), below which lies Chalk.
- 8.16 A Preliminary Conceptual Model completed for the Site (refer to **Appendix VII**) identified potential contaminants of concern considering the previous land uses of the Site. Potential contaminants associated with the historic uses of the Site included asbestos, metal / metalloids, polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbon (TPH) and volatile / semi-volatile organic compounds (VOC / SVOCs).
- 8.17 As previously noted (refer to **Section 4** and above) the original Holloway Prison was opened in 1852. At this time, the Site surroundings were only partially developed. However, the Site surrounds developed with growth associated with industrialisation by the late 1800s, comprising mainly long terraces of housing. The fabric of the built environment has remained relatively similar since this time with the exception of post-war housing estates, although many of these kept the existing street structure. No other Site uses are known which predate the on-Site prison.
- 8.18 A Pre-Desk Study Unexploded Ordnance (UXO) Assessment by Zentica, undertaken as part of the Phase 1 Geo-Environmental Desk Study completed by Amec Foster Wheeler Environment & Infrastructure UK Ltd in 2016⁵⁶, indicated during WWII bombs fell on the Site, which has a high recorded bombing density. This is typical of a London brownfield site.

⁵⁶ Amec Foster Wheeler on behalf of the Ministry of Justice (MoJ) HMP Holloway Disposal. Phase 1 Geoenvironmental Desk Study. October 2016.

8.19 In view of the above, hot spots of contamination are likely to be present beneath the Site. However, such issues are common to almost all urban redevelopment projects, particularly in London. Furthermore, legislation dictates that all redevelopment must not give rise to the contamination of humans or the wider environment. As such, all contamination and UXO risks (and associated effects) can be successfully managed and mitigated via various standard means including:

- Further Site Investigation (SI) to further investigate, qualify and quantify the potential for contamination at the Site. Although existing ground gas monitoring confirmed the Site has a very low risk of ground gas, further monitoring is recommended as part of the SI, as set out within **Appendix VII**.
- Based on the SI findings, the preparation of an appropriate remediation strategy to be agreed in conjunction with LBI and the EA to ensure the Site is entirely appropriate for its end-use and causes no contaminative risks (and therefore effects) to human health and the environment.
- The selection and employment of construction techniques that minimise contaminative risks, particularly with regard to intrusive works such as piling.
- Adherence to relevant legislative and best practice construction mitigation measures to ensure a well-managed operation which minimises potential environmental risks to all receptors. To this end, a CEMP will be devised and implemented during the Works. The CEMP will outline management procedures for pollution prevention, hazardous materials storage, requirements for risk assessments and method statements (accounting for UXO matters), use of materials on-Site and the disposal of materials from the Site. The CEMP would outline health and safety requirements for workers who may encounter contaminants. As noted within **Section 6**, an outline CEMP will be included within the ES.
- Implementation of a surface water drainage strategy, including petrol / sediment interceptors.

8.20 All of the above can be secured by standard planning conditions. As such, and based upon the tried and tested effectiveness of the above, and in view of the fact that the completed and operational Development will not introduce contaminative land uses or activities to the Site, it is not anticipated that the Development will give rise to significant contamination risk or effects. It is therefore proposed to scope an assessment of ground conditions and contamination out of the ES. Nonetheless, to adhere with planning (not EIA) requirements, the Preliminary Environmental Risk Assessment will be submitted in respect of the detailed planning application for the Development.

Surface Water Drainage and Flood Risk

8.21 There are no surface water features within or in proximity to the Site. According to the EA⁵⁷ the Site is classified as being in Flood Zone 1 ('low risk of flooding') from fluvial and tidal sources.

8.22 The Site is categorised as at 'very low' to 'low' risk of surface water flooding aside from two discrete areas in the centre and western part of the Site which are considered to be at 'high risk' of surface water flooding⁵⁸.

8.23 The EA Reservoir Flood Map⁵⁹ shows that the Site is not in an area that would be inundated with flood waters due to the catastrophic failure of reservoir dams.

⁵⁷ <https://flood-map-for-planning.service.gov.uk/>

⁵⁸ <https://flood-warning-information.service.gov.uk/long-term-flood-risk>

- 8.24 According to the North of London Strategic Flood Risk Assessment (SFRA)⁶⁰, the risk of groundwater flooding at the Site is considered to be low.
- 8.25 As set out within **Appendix VII**, the Site is not located within a groundwater Source Protection Zone (SPZ).
- 8.26 In line with the previous descriptions of the existing Site within this report, the Site currently comprises a significant proportion of impermeable surfaces. As such, existing surface water runoff rates and volumes are expected to be relatively high, with surface water drainage anticipated to drain via a Thames Water (TW) combined surface water sewer network⁶¹.
- 8.27 The implementation of an appropriate Drainage Strategy (to be developed as part of the normal design process for the Development by the Applicant's Building Services Consultant (Hoare Lea)) will seek to reduce the risk of surface water flooding as part of the Development. Run-off will be managed by the collection of surface water, attenuation and controlled discharge at agreed rates, with an allowance for climate change in line with policy and best practice guidance. This will aim to provide betterment in surface water run-off rates when compared with the existing situation. .
- 8.28 During the Works, a CEMP will be implemented which will set out key controls / management practices, including measures such as Flood Management / Evacuation Plan, to ensure the safety of construction workers on-Site. As part of the completed Development, standard flood resilience measures will be included such as those detailed within British Standard 85500:2015⁶². Such measures include allowing flood waters to enter the properties at designed safe flow rates. With such mitigation in place, which can be controlled by standard planning conditions, the flood risk to construction workers and future Site users and third parties is considered to be insignificant.
- 8.29 Depth to groundwater on site is unknown. However, BGS historical borehole logs indicated that there is not significant groundwater within the London Clay in the vicinity of the Site⁶³.
- 8.30 It is anticipated that the increase in potable water demand from future residents / Site users in relation to the wider water resources and capacity would not be significant in the context of the water demand within the LBI. In addition, the provision of water supply has been considered at the regional level and as part of the separate licenses for abstractions from source by TW and it is the duty of TW, as the statutory provider, to ensure adequate potable water supply. As such, effects related to potable water supply are not considered to be significant.
- 8.31 As shown in **Appendix VIII**, In terms of foul water infrastructure, the existing Site makes a connection to a TW foul water sewer. It is the statutory duty of the relevant infrastructure providers to ensure adequate foul water capacity / infrastructure to the Development. It is anticipated that the increase in foul flows in relation to the foul sewerage capacity would not be significant in the context of the current foul water flows generated by the land-uses within the surrounding area. In addition, the environmental effects of the increase in foul water

⁵⁹ <https://flood-warning-information.service.gov.uk/long-term-flood-risk>

⁶⁰ <http://www.nlwp.net/download/north-london-strategic-flood-risk-assessment/>

⁶¹ Amec Foster Wheeler on behalf of the Ministry of Justice (MoJ) HMP Holloway Disposal. Surface Water Drainage Assessment. November 2016.

⁶² British Standard (BS) 85500:2015 Flood resistant and resilient construction. Guide to Improving the flood performance of buildings. 2015.

⁶³ Amec Foster Wheeler on behalf of the Ministry of Justice (MoJ) HMP Holloway Disposal. Surface Water Drainage Assessment. November 2016.

will be controlled through the discharge consent or permit associated with the local sewer treatment works. As such, effects related to foul water are not considered to be significant.

- 8.32 In line with policy requirements, a National Planning Policy Framework (NPPF) compliant Flood Risk Assessment (FRA) will be undertaken to support the detailed planning application. The FRA will consider the risk of flooding from all sources, as noted above. The FRA will include a feasibility study to demonstrate the most appropriate Sustainable Urban Drainage Systems (SuDS) for the Development, with the final outline surface water Drainage Strategy also presented within the FRA. The FRA and Drainage Strategy will be informed by detailed consultation with LBI, the EA and TW.
- 8.33 Based on the evidence to date, effects relating to surface water drainage and flood risk are considered insignificant. As such, this topic will be scoped out of the ES. However, as noted above, to accord with planning policy requirements, an FRA and Drainage Strategy will be produced as a stand-alone report to support the detailed planning application. Detail of the Drainage Strategy will also be set out within **ES Volume 1, Chapter 5: The Development**.

Transport and Access

- 8.34 As stated previously in this report, the Site is currently occupied by the former Holloway Prison which includes a small disused parking area. The Site is served by two separate vehicular accesses from Parkhurst Road (A503).
- 8.35 Following a high level distribution analysis undertaken by the Applicant's Transport Consultant (Velocity Transport Planning), traffic flows associated with the Development are expected to utilise the surrounding Strategic Road Network such as Parkhurst Road / Camden Road (A503), the A1, the A501, the M1 and the A40. These roads are already carrying high volumes of traffic including Heavy Duty Vehicles (HDVs).
- 8.36 Two Department for Transport (DfT) traffic count monitors are located along Parkhurst Road / Camden Road (A503)⁶⁴. The associated traffic data, up until 2018, is shown in **Table 6** and **Table 7**. Further details on how this traffic data was derived are included within **Appendix IX**.

Table 6: Baseline Annual Average Daily Traffic (AADT) Flows Associated with Camden Road (A503)

Year	Baseline AADT Flows	
	Total Motor Vehicles	HDV (Goods Vehicles + Buses >3.5t Gross Vehicle Weight)
2018	24,545	941
2017	20,333	474
2016	20,353	484
2015	20,409	484

⁶⁴ <https://roadtraffic.dft.gov.uk/#/6/55.254/-4.340/basemap-regions-countpoints>

Year	Baseline AADT Flows	
	Total Motor Vehicles	HDV (Goods Vehicles + Buses >3.5t Gross Vehicle Weight)
2014	20,270	504

Table 7: Baseline AADT Flows Associated with Parkhurst Road (A503)

Year	Baseline AADT Flows	
	Total Motor Vehicles	HDV (Goods Vehicles + Buses >3.5t Gross Vehicle Weight)
2018	17,333	621
2017	17,336	642
2016	17,407	663
2015	17,392	634
2014	17,270	648

8.37 Implementation of the Works will inevitably give rise to traffic on the local highway network as a result of construction related vehicles entering and exiting the Site. However, the overall volume of construction traffic is anticipated to be limited in the context of the existing volume of traffic on the surrounding road network.

8.38 Although the Works programme is not yet finalised, the application of widely accepted reasonable assumptions, as set out within **Appendix IX**, together with the professional judgement of the Applicant's Transport Consultant (Velocity Transport Planning) allowed for likely anticipated construction traffic flows to be calculated. Accordingly, based on a Works period of approximately 4.5 years and comprising four phases, the anticipated construction traffic flows arising from the Works would equate to 212 vehicle movements per day during the peak months and 106 vehicle movements per day on average across the Works. These figures were converted into AADT flows and are presented within **Table 8**.

Table 8: AADT Flows Associated with the Works

AADT Flows Associated with the Works		
Light Duty Vehicles (LDVs) (Cars and Small Vans <3.5t Gross Vehicle Weight)	HDV (Goods Vehicles + Buses >3.5t Gross Vehicle Weight)	Total (LDVs + HDVs)
159	53	212

- 8.39 When applied to the traffic flows on the local strategic network, the AADTs set out within **Table 6**, together with the consideration of their likely distribution would result in a change in traffic flows of less than 2% during the Works.
- 8.40 In line with the 'Guidelines for the Environmental Assessment of Road Traffic'⁶⁵, a threshold of +/- 10% change in traffic flows was used to judge whether a traffic effect is likely to be 'significant'. Consequently, a less than 2% change in traffic flows associated with the Works would unlikely give rise to significant traffic and transport effects including severance, driver / pedestrian delay, pedestrian / cycle amenity, fear and intimidation and accidents and highway safety. Furthermore, a CEMP and a Construction Traffic Logistics Plan (CTLP) will be devised and implemented to ensure the appropriate control and management of construction traffic.
- 8.41 With regards to likely cumulative effects of the Works together with Approved Projects, owing to the nature and very small scale of the relevant Approved Projects and based upon professional experience, it is likely that no significant cumulative transport effects would result. Furthermore, according to DfT data, the general trend is that traffic flows on the local road network have decreased in recent years, even when considering new developments that have come forward.
- 8.42 The completed and operational Development will provide suitable and safe Site access, parking and servicing, appropriate to the land-uses proposed. As noted within **Section 5**, the Development will be 'car-free' except for the provision of up to 36 disabled bays and will have ample cycle-parking provision. In addition, the provision of a new pedestrian realm with greater connectivity across the Site will offer an opportunity for improved Site permeability and encourage use of more sustainable (non-car) modes of transport. Given the above, the expectation is that there will be a minimal level of vehicular activity, principally associated with servicing and deliveries.
- 8.43 As described within **Section 5**, the Development will comprise both residential and non-residential land-uses. Accordingly, the Applicant's Transport Consultant (Velocity Transport Planning) forecast the likely anticipated traffic flows associated with the residential uses of the completed and operational Development using survey data extracted from the TRICS database⁶⁶. In line with the Development, the anticipated flows were extracted to represent a project of up to 1,200 units.
- 8.44 Completed and operational Development traffic flows associated with non-residential uses will be associated with employees, and visitors associated with the Development, together with servicing and deliveries generated by the Development.
- 8.45 As the Development will comprise a mix of non-residential (commercial) uses, the likely anticipated traffic flows were calculated on the assumption that all non-residential (commercial) land uses will be retail. Owing to the fact that retail land uses are the most traffic heavy generating non-residential (commercial) land uses, this allows for a worst-case assessment.

⁶⁵ Institute of Environmental Management. Guidelines for the Environmental Assessment of Road Traffic. 1993.

⁶⁶ <http://www.trics.org/Default.aspx>

- 8.46 In view of the above, the non-residential (commercial) travel demand was forecast using survey data extracted from Section 6 of the Employment Density Guide⁶⁷. The data was adjusted to reflect no employee or visitor parking provisions within the Development.
- 8.47 Traffic flows associated with the delivery and servicing of the completed and operational Development were forecast using the comparable sites' survey data⁶⁸.
- 8.48 The forecasted traffic flows associated with the residential uses, non-residential uses and delivery and servicing of the completed and operational Development are set out within **Table 9**.

Table 9: AADT Flows Associated with the Completed and Operational Development

Land Use / Activity	AADT Flows Associated with the Works		
	Light Duty Vehicles (LDVs) (Cars and Small Vans <3.5t Gross Vehicle Weight)	HDV (Goods Vehicles + Buses >3.5t Gross Vehicle Weight)	Total (LDVs + HDVs)
Residential.	57	0	57
Non-Residential Commercial (assumed to be 100% retail to ensure a worst-case assessment).	0	0	0
Delivery and Servicing (for both Residential and Non- Residential Commercial).	420	62	482
Total	477	62	539

- 8.49 When applied to the local strategic network, the traffic flows set out within **Table 7**, together with the consideration of the likely distribution, would result in a change of less than 3.2%. For the reasons previously noted, this situation is unlikely to significantly change accounting for relevant Approved Projects. Again, with reference to the 'Guidelines for the Environmental Assessment of Road Traffic' the completed and operational Development would unlikely give rise to significant traffic and transport effects including severance, driver / pedestrian delay, pedestrian / cycle amenity, fear and intimidation and accidents and highway safety. Furthermore, a Travel Plan and a Delivery and Servicing Plan (DSP), which will set out measures to control / manage completed and operational Development traffic, will be implemented.
- 8.50 There are no National Rails, National Cycle Routes or Public Rights of Way within or in the vicinity of the Site. There are non-designated footpaths / footways surrounding the Site, which generally considered being of excellent standard. As above, a CEMP and CTLP will be implemented, which will contain measures to minimise disturbance to pedestrians / cycles travelling through the area as a result of the Works. Furthermore,

⁶⁷ Homes and Communities Agency. Employment Density Guide. 2016.

⁶⁸ The comparable sites include Bow Quarter and Imperial Wharf.

the Development will provide an adequate level of cycle parking spaces, new pedestrian routes and greater connectivity to, from and through the Site. As such, no significant effects on pedestrian / cycle connectivity accessibility are anticipated to arise from the Development.

- 8.51 In view of all of the above, the Development is unlikely to give rise to any significant traffic and transport effects. Consequently, this topic will be scoped out of the ES. Nonetheless, to accord with planning policy requirements, a stand-alone Transport Assessment (TA) will be produced to support the detailed planning application. The TA will also include for the aforementioned outline Travel Plan and DSP.

Noise and Vibration - Road Traffic Noise Associated with the Works and the Completed and Operational Development, Non-Plant Noise Associated with the Completed and Operational Development and Completed and Operational Vibration

- 8.52 In line with the DMRB⁶⁹, an increase in traffic flows of 25% / reduction in traffic flows of 20% is likely to result in a change of 1 decibel (dB) at receptors, where road traffic noise is dominant. 1 dB is considered to be a 'slight' (non-intrusive) increase in noise levels in line with Institute of Environmental Management and Assessment (IEMA) guidance⁷⁰. In addition, a change of 3 dB or greater is considered to be 'noticeable' ('intrusive' and audible to the human ear), which would represent an increase in traffic flows of 195%.
- 8.53 As set out above, the likely percentage change in traffic flows arising from the Works and the completed and operational Development was calculated to be less than 2% and 3.2%, respectively. Furthermore, as previously noted, this situation is unlikely to significantly change accounting for relevant Approved Projects. Such changes are significantly less than the 25% / 20% threshold set out within the DMRB. As such, no significant road traffic noise effects are likely to result from the Works or the completed and operational Development. Such matters will therefore be scoped out of the ES,
- 8.54 Notwithstanding the above and as noted previously, in addition to a CEMP, a CTLP will be developed as part of the detailed planning application. This will include a route or routes to be agreed with LBI to minimise, as far as practicable, any effects of construction traffic on the surrounding receptors and road users. Similarly, the implementation of the aforementioned Travel Plan and a DSP will set out measures to appropriately control / manage completed and operational Development traffic with the aim of reducing disruption and nuisance to surrounding receptors and road users.
- 8.55 Beyond the buildings services plant that will be considered within the ES (refer to **Section 7**), other noise may be associated with the operation of any proposed commercial, retail or open spaces, including any food or drink establishments. Any such uses will generally be located away from existing receptors and will be designed and managed such that sound levels are kept to a practicable minimum. Where necessary, it is assumed that the sound from any such spaces (whether internal or external) would be addressed via planning conditions or LBI's licencing application process. Therefore, non-plant noise-related effects

⁶⁹ Highways England. DMRB Volume 11 Section 3 Part 7 Noise and Vibration (HA213/11). 2011.

⁷⁰ IEMA. Guidelines for Environmental Noise Impact Assessment. IEMA. 2014.

associated with the operation of the Development are not considered to be significant and will be scoped out of the ES.

- 8.56 With reference to **Section 7**, there are no significant vibration sources on the Site or in sufficient proximity to the Site that give rise to noticeable incidences of existing on-Site vibration. Furthermore, no significant sources of vibration will be introduced by the completed and operational Development. Accordingly, the assessment of vibration in relation to the completed and operational Development will be scoped out of the ES.

Light Pollution

- 8.57 Existing levels of artificial lighting at the Site are predominantly associated with perimeter security lighting. However, when the former Holloway Prison was fully operational, significant Site-wide security lighting was in operation.
- 8.58 Due to the presence of road street lighting, bulkhead lighting fixtures and light spill associated with the surrounding properties, artificial light immediately surrounding the Site and further afield is high and on a par with busy urban locations.
- 8.59 During the Works, there may be periods where floodlighting / security and health and safety lighting will be required. However, a CEMP will be prepared and agreed with LBI prior to the commencement of works. As part of the CEMP, measures will be implemented to minimise light artificial light spill and glare to nearby sensitive receptors. As such, and accounting for the high existing levels of artificial light associated with the Site and its surrounds, the Works are unlikely to give rise to any significant light pollution issues.
- 8.60 In respect of the completed and operational Development, a detailed lighting strategy / design will be agreed in advance of the completion of the Development with LBI. It is anticipated that such a strategy will be designed to relevant British Standards (BS), including BS 5489-1:2013 'Code of practice for the design of roads lighting: Lighting of roads and public amenity areas'⁷¹ and will take account of the Institute of Light Pollution (ILP) 'Guidance Notes for the Reduction of Obtrusive Light'. Furthermore, all lighting will be designed giving due consideration to the Bats and Artificial Lighting Guidance note⁷², to ensure no potential artificial lighting disturbance to bats using the Site. Accounting for this and the already high levels of artificial light surrounding the Site, any increase in light spill and glare associated with the completed and operational Development is unlikely to be significant.
- 8.61 In view of the above, it is proposed to scope an assessment of light pollution out of the ES.

Solar Glare

- 8.62 The predominant local and emerging vernacular is dominated by brick cladding. As such, much of new buildings will likely be brick dominated, although other materials such as precast concrete and metal cladding may be incorporated. Accordingly, the envisaged likely palate of materials for the Development

⁷¹ BS 5489-1:2013 Code of practice for the design of road lighting. Lighting of roads and public amenity areas. 2013.

⁷² Institute of Lighting Professionals and Bat Conservation Trust. Guidance Note 08/18 Bats and Artificial Lighting in the UK. 2018

will not be highly reflective and / or will work to break-up significant extents of glazed areas. As such, the Development is unlikely to give risk to significant incidences of solar glare.

- 8.63 In view of the above, it is proposed to scope an assessment of solar glare out of the ES.

Risk of Major Accidents and Disasters

- 8.64 The Site and its environs are situated in an area with a maximum radon potential of less than 1%⁷³ (with no protective measures required for new properties) and are not affected by historic coal mining⁷⁴. The Site is also not subject to any high pressure gas mains⁷⁵ or within 3 miles of a Control of Major Accidents and Hazards (COMAH) site.
- 8.65 The Site is located in a safeguarded aviation zone associated with London City Airport. However, as stated within **Section 5**, the Development will reach a potential maximum of 16-storeys (including ground floor) which would have no risk implication upon the safeguarded aviation zone.
- 8.66 Implementation of a CEMP and adherence to legislative requirements will ensure the Works do not give rise to significant risks associated with contamination (including UXO) and flooding. In addition, all works will be undertaken in line with the Construction (Design and Management) Regulations 2015⁷⁶.
- 8.67 In addition to the above, the completed and operational Development does not propose any land uses that will increase the risk of major accidents and disasters. In this respect, the Development will be designed in accordance with all relevant health and safety requirements and, as previously noted will ensure no significant contamination risk or flood risk to future on and off-Site receptors.

Greenhouse Gases and Climate Change

- 8.68 Climate change is a global in cause and effect. It therefore follows that by virtue of the scale and nature of the Development, its implementation and operation will not significantly contribute to global climate change. However, as far as practicably possible the Development will be designed to minimise greenhouse gas emissions and to ensure resilience to climate change.
- 8.69 The design of the Development is being informed by the Applicant's Sustainability Consultant and Building Services Engineer (Hoare Lea). This will ensure that in line with relevant policy requirements and industry standard guidelines, the Development will incorporate many inherent sustainability design features which will minimise the overall carbon footprint and greenhouse emissions arising from the Development. Such measures will include, but not be exclusive to:
- The selection and use of building materials from sustainable sources and with low embodied carbon, for example including ground granulated blast furnace slag in concrete or cross laminated timber framework.

⁷³ <https://www.ukradon.org/information/ukmaps>

⁷⁴ <http://mapapps2.bgs.ac.uk/coalauthority/home.html>

⁷⁵ <https://www.nationalgrid.com/uk/about-grid/our-networks-and-assets/gas-network-route-maps>

- The use of enhanced building fabric, aimed at minimising heat loss and reducing heating energy demand.
- The provision of a low emission, low carbon and highly efficient source of heat and energy for the Development.

8.70 Descriptions of the inherent sustainable design features of the Development that will aim to reduce the generation of greenhouse gases and therefore reduce the risks to climate change will be included in description of the Development as provided within the ES (refer to **Section 6**). The descriptions will be drawn from several stand-alone documents that will be prepared to support the detailed planning application for the Development, including a Sustainability Statement and Energy Strategy.

8.71 With regard to climate change resilience, as noted earlier in this section the Applicant's Flood Risk and Surface Water Drainage Consultant (Hoare Lea) is informing the design of the Development to ensure inherent design measures will safeguard against flooding risks and effects at the Site and elsewhere, even accounting for climate change. Accordingly, the ES will include a summary description of such inherent design features as part of the description of the Development (refer to **Section 6**).

8.72 In view of the above, the Development is not anticipated to significantly affect greenhouse gasses or climate change. However, the description of the Development to be provided within the ES will set out how the Development will be designed to minimise greenhouse gas emissions and to ensure resilience to climate change.

Health and Wellbeing

8.73 During the Works, all best-practice and legislative requirements necessary to protect the environment and human health will be implemented. This will include mandatory adherence to a CEMP (refer to **Section 6**). It therefore follows that the health and wellbeing of construction workers, local residents, local workers and visitors to the locality is unlikely to be significantly affected by the Works.

8.74 Via the iterative EIA and design process (refer to **Section 6**) the Applicant is committed to achieving the most practicable sustainable design including minimising the likely significant adverse environmental effects of the Development and maximising the likely significant beneficial effects of the Development. Part of this work will focus on ensuring:

- The Development is suitable for its intended land-use from a ground conditions and contamination perspective (refer to above).
- The Development provides acceptable air quality conditions to on and off-Site human receptors.
- The Development provides acceptable noise and vibration conditions.
- The Development provides a comfortable and safe wind microclimate.
- The Development provides acceptable daylight, sunlight and overshadowing conditions.

- 8.75 In addition to the above, with reference to **Section 5**, the Development will improve pedestrian connectivity within the Site and to the wider area whilst providing opportunities for residents of the Development to walk and cycle. Furthermore, the provision of public realm / open space and play space within the Development will allow for physical activity.
- 8.76 Whilst all of the above can contribute to promoting and encouraging healthy lifestyles and wellbeing, there is currently no widely accepted methodology for the assessment of health and wellbeing and no known robust methodology to benchmark quantify and qualify the implications of the above upon health and wellbeing. That said, it is reasonable to assume that the implications of the completed and operational Development upon health and wellbeing will be no worse than insignificant. Consequently, the ES will not provide an impact assessment of human health and wellbeing. However, **ES Volume 1, Chapter 5: The Development** will provide a factual description of all inherent features of the Development that will likely contribute to the promotion and encouragement of healthy lifestyles.

Waste Management

- 8.77 Waste will inevitably be generated as a consequence of the Works. However, a Site Waste Management Plan (SWMP) will be prepared for the Works. This will ensure that construction waste arisings will be effectively controlled and that good Site management practice will be implemented to minimise the generation of waste and maximise the reuse or recycling of waste materials that arise from the Works where practicable.
- 8.78 Once operational, a quantity of domestic and commercial waste will result from the Development. However, the Development will be designed to provide policy compliant waste storage facilities and optimise good waste management practices such as facilitating the segregation of waste and providing opportunities for easy and convenient waste reduction.
- 8.79 In view of the above, the likely implications of waste generation associated with the Development are viewed to be insignificant when considered in light of the sustainable waste management measures to be implemented as part of the Development. All such measures will be described in **ES Volume 1, Chapter 5: The Development**.

9. Proposed Structure of the ES

9.1 The proposed structure of the ES is set out as follows:

- **ES Volume 1 - Main Text and Figures:** This will contain the key findings of the EIA process undertaken in respect of the Development. Based upon the EIA Regulations, best-practice and the ES scoping analysis presented in this EIA Scoping Report, the content of ES Volume 1 is anticipated to be as shown in **Table 6**
- **ES Volume 2 - Townscape, Visual and Heritage (Above Ground Setting) Effects:** This will contain the key findings of the townscape, visual and heritage (above ground setting) effects assessment undertaken by Tavernor Consultancy, supported by Cityscape. The assessment will be presented in its own ES Volume due to the size and presentational requirements of the assessment.
- **ES Volume 3 - Appendices:** Volume 3 of the ES will provide the detailed supporting data, information and the full text of all relevant technical assessments undertaken as part of the EIA process.
- **ES Volume 4 - Non-Technical Summary:** The Non-Technical Summary (NTS) will provide an accurate, balanced and non-technical account of the key information provided in the ES. The NTS will be produced as a stand-alone document suitable for public dissemination.

Table 10: The Proposed Structure of ES Volume 1

ES Chapter (within ES Volume 1)	Author
1. Introduction.	Avison Young.
2. EIA Methodology.	Avison Young.
3. Existing Land Uses and Activities.	Avison Young.
4. Alternatives and Design Evolution.	Avison Young and the Design Team.
5. The Development.	Avison Young and the Design Team.
6. The Works.	Avison Young and the Applicant.
7. Socio-economics.	WSP Indigo Planning.
8. Air Quality.	Air Quality Consultants.
9. Noise and Vibration.	WSP.
10. Ecology	Penny Anderson Associates.
11. Wind Microclimate.	RWDI.
12. Daylight, Sunlight and Overshadowing.	Point 2 Surveyors.
13. Effect Interactions.	Avison Young.

Appendix I

Consultation with the Environmental Health Officer (EHO) Regarding the Noise Survey Locations and Methodology and Baseline Noise Survey Report

Subject: RE: Project Holloway EIA: Noise & Vibration Assessment
Date: 27 September 2019 09:01:57
Attachments: [image004.png](#)
[image001.png](#)

External Sender

External Sender

Dear Daniel

Thanks so much for your prompt and full response. And for the CoPCS, which we'll review and reference in the ES.

The measurement positions will either be at 1.5m above the ground or, where in proximity to the perimeter wall, extended above the wall (so at around 4m above the ground).

I note your comment about an addition position or two along the boundary with Camden Road/Parkhurst Road being required when it comes to assessing the impact of road traffic noise on the development itself, which I entirely agree with. If WSP is to undertake this work in due course, then separate measurements will be undertaken accordingly. It is anticipated that since it may not be possible to achieve additional secure locations at the front of the site to leave equipment unattended, the measurements are likely to be based on the Calculation of Road Traffic Noise memorandum's shortened measurement procedure (so three consecutive one-hour measurements between 10 am and 5 pm).

As it is, however, in terms of the scope of the EIA, we take it that the survey proposals as presented are acceptable.


Best regards

Chris Wood
Associate Director, Acoustics

wsp



The Acoustics team won the 2019 ANC Award for Vibration Control and Prediction – read more about our innovative and collaborative approach to vibration modelling [here](#).

From: O'Sullivan, Daniel
Sent: 26 September 2019 16:28
To: Wood, Chris (Environmental) 
Subject: RE: Project Holloway EIA: Noise & Vibration Assessment

Chris,
Thanks for your enquiry.

The receptors point seem reasonable for the most affected by construction noise. At what height are the monitors to be located and is this representative of potential exposure?

If you are to run a separate monitoring exercise for the application for the site then I would note the Camden Road/Parkhurst Road junction is an area of very high traffic noise levels and from the map there appears to be six monitoring positions with only one on the roadside façade. It would be prudent to have another monitoring position on this side further south nearer the junction so this is adequately captured.

The attended monitoring alongside the unattended will aid building up the picture of the soundscape. Any report should include attended survey notes. You should liaise with TfL who control the major road network here for any info on nearby roadworks that may affect the survey period and also note any nearby construction activity.

The new Local Plan is in the process of being drafted/adopted. For plant noise we would advise that you design to the Table 10.2 with the new version of 4142 used.

We would accept the construction noise method proposed, albeit with daytime 0800-1800 Monday to Friday and 0800-1300 Saturday periods. You may wish to view our Code of Practice for Construction Sites also (see attached).

Any further issues give me an email or call.

Follow us on Twitter@IslingtonBC and @IslingtonLife

Register non-road mobile machinery (NRMM) via this link: <https://nrmm.london/>

Disclaimers:

1. General Environmental Information: Whilst all reasonable care has been taken to ensure the accuracy of the information and data provided within this correspondence, the Council accept no liability for any loss or damage howsoever caused arising from any reliance placed by any other person upon the information and data contained herein.

2. Relating to Planning Issues: The responsibility to properly address contaminated land issues, including safe development and secure occupancy, and irrespective of any involvement by this Authority, lies with the owner/developer of the site.

From: Wood, Chris (Environmental) [REDACTED]
Sent: 25 September 2019 11:31
To: Pollution
Subject: Project Holloway EIA: Noise & Vibration Assessment

Dear Islington Environmental Health

This email is regarding the topic of “noise” and the redevelopment of the “Holloway Prison” site – please redirect as appropriate.

WSP has been commissioned to undertake the noise and vibration assessment for the EIA for the Holloway Prison site. We are in the process of preparing the Scoping Report, and so presumably you will have this to review in due course. **We are also preparing to undertake the baseline noise survey and would like to hear if you’re satisfied with our approach.** It should be borne in mind that our EIA-based commission does not include for the assessment of noise or vibration upon the sensitive elements of the development itself – what you might call a site suitability assessment – but rather the assessment of the construction and operation of the development in relation to neighbouring receptors. And so the focus of the survey at this time, as far as practicable, is to obtain baseline noise data representative of the neighbouring receptors.

The nearest receptors are the numerous and varied residential units surrounding the site. The attached plan shows where we intend to install five to six sound level meters (the multi-day unattended locations) within the site boundary, in proximity to dwellings, at various points around the site. The meters are due to be installed on Tuesday 1st October (i.e. next week) and will be removed the following Monday. The plan also shows additional points amongst the dwellings that will be visited during the day and at night to check that the conditions are sufficiently similar to those at the representative monitoring location(s) and to gain an understanding of the contributing noise sources and local context.

The ultimate aim is to determine the baseline $L_{Aeq,T}$ and $L_{AF90,T}$ levels for the purposes of setting construction and operational plant noise limits for the Project Holloway development.

We’ve reviewed Islington’s Local Plan documents, including the **Core Strategy, Development Management Policies** and **Holloway Prison SPD**. In terms of the scope of the EIA and our assessment at this stage, we note that the Development Management Policies (June 2013) document contains relevant information and policies (namely DM2.1 Design, DM3.4 Housing standards and **DM3.7 Noise and vibration (residential uses)**), but that, due to age of the document, the quoted British Standards have been superseded (namely BS 4142 and BS 5228). It is presumed that we should use the latest versions of these standards. In terms construction limits, therefore, these will be determined from the survey data and the **ABC method within BS 5228-1:2009+A1:2014**. In terms of plant noise limits, these will be determined based on our survey data and in accordance with **BS 4142:2014+A1:2019**. In terms of the latter, **please advise if we are still to follow the requirements in Table 10.2 Guidance and standards for reducing impacts of noise generating uses (in relation to any proposed building services plant)?**

In terms of the development proposals, these are likely to include for the demolition of existing

buildings and comprehensive redevelopment of the Site to provide approximately 1,100 residential units, community facilities, flexible retail uses and associated landscaping. The development is likely to be 'car-free' with the provision of only blue badge parking.

Please do call should you wish to discuss over the phone rather than by email.

Best regards

Chris Wood

Associate Director, Acoustics



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MEMO

TO	Alice White	FROM	Luke Smith
DATE	28 October 2019	CONFIDENTIALITY	Confidential
SUBJECT	Project Holloway – Baseline noise survey – results summary		

Introduction

This summary presents details of the survey methodology, including the measurement locations; a summary of the measurement results in tabular format; and a brief discussion of the results. The results obtained over the survey period will be used to inform the assessments within the noise and vibration ES chapter, particularly in the establishment of noise limits during the construction phase and for fixed plant during the operational phase.

Note that as the scoping response from Islington Council is currently pending, a discussion of the results in the context of the appropriate assessment criteria cannot, at this stage, be provided. However, broad commentary regarding the of the lowest and most-elevated noise levels around the site and the surrounding sensitive receptors is presented in the results section.

A site plan indicating the location of all measurement positions is also provided, for reference.

Site Observations and Measurement Locations

Environmental noise measurements were undertaken during October 2019 to establish the ambient and background noise climate during the daytime and night-time periods at locations considered representative of nearby noise sensitive receptors. Whilst attending site, observations were also made of noise sources in the surrounding area.

Unattended noise measurements were undertaken at five fixed locations, between Tuesday 01st October at 12:00 and Monday 07th October at 11:30, with a series of short-term attended measurements, at seven locations, conducted during the night-time period between 00:00 and 01:30 on Thursday 03rd October.

During site attendance on Tuesday 01st October and Monday 07th October, it was noted that the main, permanent source of noise present in the area (and as will be the case in the foreseeable future) is road traffic along A503 (Parkhurst Road) and Camden Road, both to the east of site.

Lesser contributions were noted from road traffic along Holloway Road to the north-east and the surrounding local road network.

Observations made during the night-time period of Thursday 03rd October indicated that the main source of noise was road traffic on Parkhurst Road. Single and distinct noise events were noted to include sporadic car pass-bys on the local road network surrounding the site and distant sirens, perceived to have come from the direction of Holloway Road.

A plan of the locations is provided as Figure 1 and a description is provided, below.

Table 1 - Summary of Unattended Sound Monitoring Locations

ID	DESCRIPTION	REASON FOR POSITION	APPROX. HEIGHT / ACOUSTIC ENVIRONMENT	MEASUREMENT PERIOD
P1	Towards the north-eastern boundary of site approx. 50 m from Parkhurst Road.	To establish ambient and background noise levels at the nearest facades of dwellings within Holloway Estate	1.5 m / free-field	4 days (Tue 01 st (12 pm) to Sat 05 th (3 am) Oct 2019)
P2	At the northern boundary of the site approx. 12 m from the nearest dwellings located at the eastern end of Bakersfield.	To establish ambient and background noise levels at the nearest facades of dwellings located at the eastern end of Bakersfield.	1.5 m / free-field	6 days (Tue 01 st (12 pm) to Mon 07 th (11 am) Oct 2019)
P3	At the southern boundary of the site approx. 42 m from Parkhurst Road. This measurement location was set at a height of approx. 5m, in excess of the former prison wall.	To establish ambient and background noise levels at the nearest facades of dwellings located at 275 Camden Road.	5 m / free-field	6 days (Tue 01 st (12 pm) to Mon 07 th (11 am) Oct 2019)
P4	At the south-western boundary of the site approx. 134 m from Parkhurst Road. This measurement location was set at a height of approx. 5m, in excess of the former prison wall.	To establish ambient and background noise levels at the nearest facades of dwellings located at Dalmeny Avenue	5 m / free-field	1 day (Tue 01 st (12 pm) to Wed 02 nd (3 pm) Oct 2019)
P5	At the north-western boundary of the site approx. 12 m from the nearest dwellings located at the southern end of Bakersfield.	To establish ambient and background noise levels at the nearest facades of dwellings located at the southern end of Bakersfield.	1.5 m / free-field	6 days (Tue 01 st (12 pm) to Mon 07 th (11 am) Oct 2019)

Table 2 - Summary of Attended Sound Monitoring Locations

ID	DESCRIPTION	REASON FOR POSITION	APPROX. HEIGHT / ACOUSTIC ENVIRONMENT	MEASUREMENT PERIODS
A	Located within the north entrance to Trecastle Way, approx. 25 m from Carleton Road.	To establish ambient and background noise levels at the dwellings located on Trecastle Way during the night-time.	1.5 m / free-field	5 min x1 (Thurs (00:14) am) Oct 2019)
B	Towards the half-way point of Penderyn Way, approx. 65 m from the north-western boundary of the site.	To establish ambient and background noise levels at the dwellings located on Penderyn Way during the night-time.	1.5 m / free-field	5 min x1 (Thurs (00:22) am) Oct 2019)

ID	DESCRIPTION	REASON FOR POSITION	APPROX. HEIGHT / ACOUSTIC ENVIRONMENT	MEASUREMENT PERIODS
C	At the eastern end of Bakersfield, approx. 16 m from the northern site boundary.	To establish ambient and background noise levels at the dwellings located on Bakersfield during the night-time.	1.5 m / free-field	5 min x1 (Thurs (00:40) am) Oct 2019)
D	At the southern end of Crayford Road, approx. 35 m from the northern site boundary.	To establish ambient and background noise levels at the dwellings located on Crayford Road and the northern part of Holloway Estate during the night-time.	1.5m / free-field	5 min x1 (Thurs (00:51) am) Oct 2019)
E	Located approx. 12 m from the north-eastern boundary of site, at the western end of Holloway estate	To establish ambient and background noise levels at the dwellings located on Crayford Road and the northern part of Holloway Estate during the night-time.	1.5m / free-field	5 min x1 (Thurs (01:01) am) Oct 2019)
F	At Parkhurst Road, approx. 23 m from the south-eastern boundary of site.	To establish ambient and background noise levels at the dwellings located on Parkhurst Road during the night-time.	1.5m / free-field	5 min x1 (Thurs (01:09) am) Oct 2019)
G	Approx. 18 m east of Dalmeny Avenue, in the recess between two of the housing blocks	To establish ambient and background noise levels at the dwellings located on Dalmeny Avenue during the night-time.	1.5m / free-field	5 min x1 (Thurs (01:19) am) Oct 2019)

Each microphone was protected with a foam windshield and each kit has been calibrated by a UKAS accredited laboratory within the previous 24 months. The kit was also field calibrated at the commencement and conclusion of each survey using calibrators, which had themselves been calibrated by a UKAS accredited laboratory within the previous twelve months. No significant drift in the calibration signal was noted.

The weather during the survey was generally conducive to the measurement of noise, with wind speeds below 5 m/s for the majority of the survey period. Wind speeds were noted to exceed 5 m/s, briefly, in the afternoon of Sunday 06th October, though only up to a maximum speed of 6 m/s. Spells of rain were noted throughout the afternoon on Tuesday 01st October and for periods of the evening of Saturday 05th and the morning of Sunday 06th October, however none of these spells were noted as being particularly heavy. As such, the weather is considered not to have significantly affected the noise measurements.

Measurement Results and Discussion

The survey results for each of the locations described above are summarised in the following tables. In terms of the measurements over multiple days, which is the case for all unattended positions, the average of the recorded (daily or nightly) levels is presented, with the exception of the L_{AF90} data. In terms of the L_{AF90} data, in order to determine single figure levels representative of the daytime, the 1-hour data for these periods over the various days' monitoring have been combined, and then the modal value determined. For the night-time, the same procedure was followed, using 15-minute data. Where more than one mode was present, the lowest value has been used.

Table 3 - Summary of Unattended Baseline Sound Survey Data, dB

ID / POSITION	AVE. $L_{AEQ,16H}$ (DAYTIME)	AVE. $L_{AEQ,8H}$ (NIGHT-TIME)	AVE. OF 90 TH PERCENTILE OF NIGHT $L_{AFMAX,5M}$ LEVELS	LOWEST MODAL $L_{AF90,T}$	
				DAY (1hr) (07:00-23:00)	NIGHT (15m) (23:00-07:00)
P1 Midway along the north-eastern boundary	51	48	61	44	39
P2 Towards the east end of Bakersfield	48	42	58	37	31
P3 Near to 275 Camden Street	53	51	56	47	42
P4 Midway long the south-western boundary	52	45	60	42	37
P5 Midway along the north-western boundary	48	43	57	39	35

Table 4 - Summary of Attended Baseline Sound Survey Data, dB

ID / POSITION	DATE / START TIME	DURATION, T (MIN)	$L_{AEQ,5M}$	L_{AFMAX}	$L_{AF90,5M}$	NOTES
A Trecastle Way	03/10/2019 00:14	5	38	63	34	Quiet (away from significant source), distant road traffic clear and dominant
B Penderyn Way	03/10/2019 00:22	5	37	52	35	Quiet (away from significant sources), distant road traffic clear and dominant, cyclist arrive home (door slam)
C Bakerside (east)	03/10/2019 00:40	5	38	58	35	Quiet (away from significant source), distant road traffic clear and dominant, sirens briefly
D Crayford Road (south)	03/10/2019 00:51	5	40	51	36	Quiet (away from significant source), distant road traffic clear and dominant, single car locally
E Holloway Estate (west)	03/10/2019 01:01	5	43	55	38	Quiet (away from significant source), distant road traffic clear and dominant, sirens briefly
F Parkhurst Road	03/10/2019 01:09	5	65	76	48	Frequent traffic on Parkhurst Road dominant
G Dalmeny Avenue	03/10/2019 01:19	5	44	58	40	Quiet (away from significant source), distant road traffic clear and dominant + plus local "fan" type noise (possibly from boiler flue)

It can be seen from the data above that higher daytime ambient noise levels were recorded at locations closer to Parkhurst Road (i.e. P1 and P3), noted as the dominant noise source during daytime site attendance, with lower levels recorded at those which are furthest away (i.e. P2 and P5).

This trend is also noted for night-time ambient noise levels and further supported by the elevated noise levels at short term attended position F, indicating that Parkhurst Road remains the dominant noise source during the night-time period and that sensitive receptors along Parkhurst Road are those most exposed to noise.

It is also of note that ambient noise levels during the daytime at P4 are higher than those at P1, despite being a greater distance from Parkhurst Road. This is likely due to noise contributions from road traffic along Dalmeny Avenue, to which P4 had an acoustic 'line of sight'. There are no roads in addition to Parkhurst Road, which P1 was exposed to which might increase noise levels at this location.

Conversely, though perhaps more reasonably, ambient noise levels during the night-time period at P4 are lower than those at P1. This is perhaps the result of noise contributions from Dalmeny Avenue being lower during the night-time as road traffic typically decreases. Whilst road traffic would also be expected to decrease on Parkhurst Road during the passage from daytime to night, one might reasonably expect Parkhurst Road to maintain a higher flow of traffic, thus dominating the noise climate and minimising the contribution from Dalmeny Avenue.

Short-term attended measurement locations E and G, which represent sensitive receptors at Holloway Estate and Dalmeny Avenue, respectively, are broadly similar, which suggests that whilst noise levels decrease as the distance from Parkhurst Road becomes greater, the rate of attenuation over distance is similar at the south western and north-eastern boundaries.

The short-term attended ambient measurements during the night-time at locations A, B and C are all noted as being within a 1 dB range, which suggests a reasonably uniform noise climate at sensitive receptors north and north-west of the site. The measurement at location D is noted as being 2-3 dB higher than the measurements at A, B and C, which was influenced by vehicle movements along Crayford Road during the 5-minute period.

The background noise levels, as with ambient noise levels, are higher towards Parkhurst Road and lower towards the northern region of the site during both the daytime and night-time periods, which one might expect when there are so few sources of noise towards the northern region of the site. The highest of the background noise levels are noted at P1 and P3, which are in relatively open locations with greater exposure to noise sources (e.g. road traffic and miscellaneous public noise), and the lowest levels are noted at P2 and P5; the two northern-most locations which are both significantly shielded from road traffic and public access by residential buildings and those building which are still located on-site.

Short-term background noise measurements at location F are noted as being between 8 and 14 dB higher than those at the other short-term locations which indicates that sensitive receptors along Parkhurst Road are subject to much higher background noise levels. Locations A, B C and D are all within a 2 dB range, which suggests some consistency in the background noise climate at sensitive receptors towards the north and north-west of site. These locations are also noted as having the lowest levels. Locations E and G are also within a 2 dB range of each other at the opposing boundaries of the site, which further supports the consistency between noise levels at the south-western and north-eastern boundaries as indicated by the night-time ambient noise measurements.

Summary

The results obtained via long-term unattended and short-term attended measurements around the site and surrounding area indicate that the ambient and background noise levels during both the day and night-time periods are highest at the south-east boundary and decrease across the site in the direction of the north-western boundary. Whilst there is some noise contribution noted at the south-western boundary from a line of sight to Dalmeny Avenue, noise levels are broadly consistent with those at the north-eastern boundary.



Whilst the assessment criteria are yet to be determined with Islington Council, it is typically the case that noise limits for construction in such environments is generally based upon existing ambient noise levels are the nearest sensitive receptors in proximity to the site. As such, the higher the existing ambient noise level at the sensitive receptors, the higher the likely imposed noise limit is likely to be.

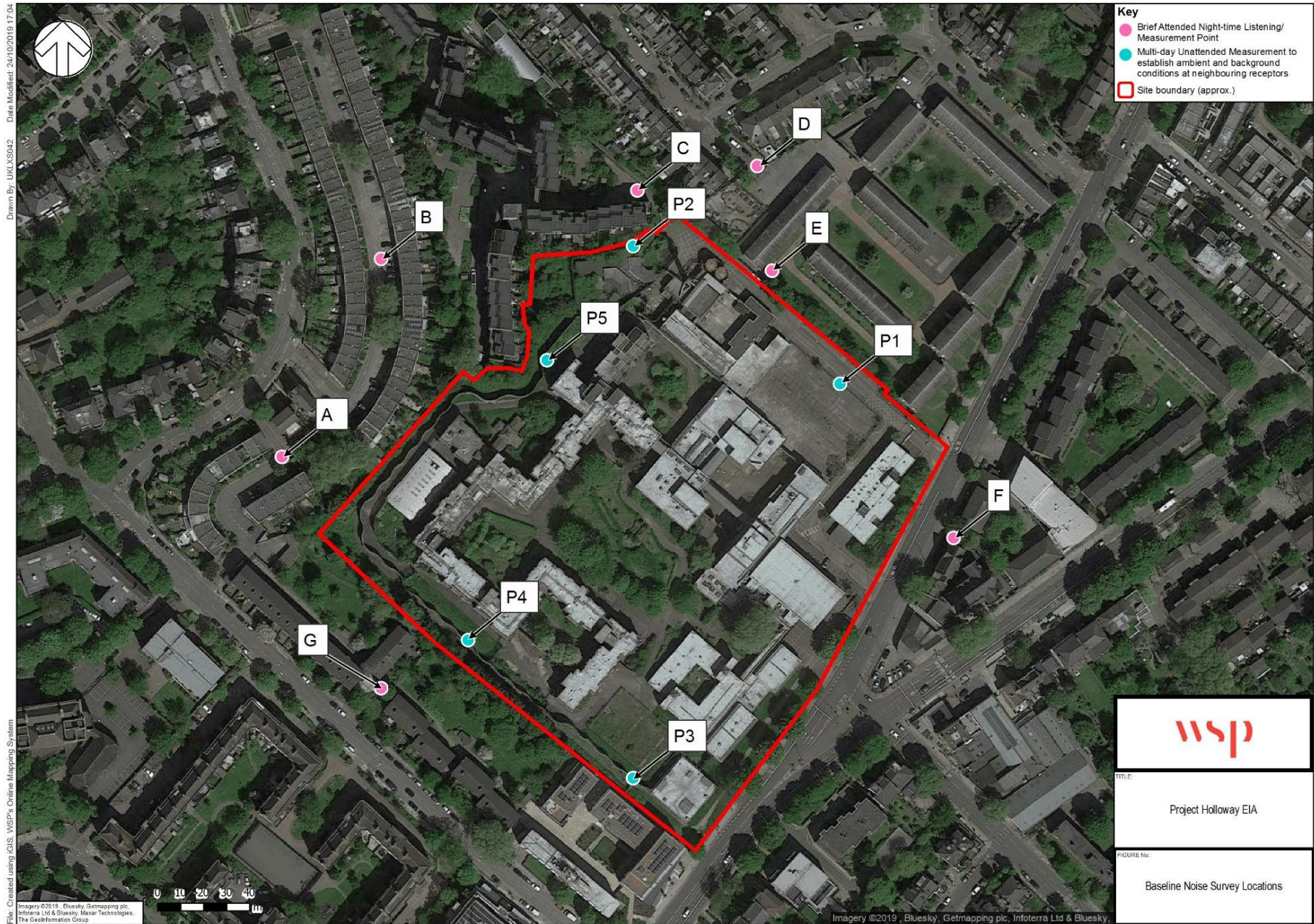
Based upon the measurement results, it is anticipated that the imposed noise limits for sensitive receptors towards the south-eastern boundary of the site, in proximity to Parkhurst Road are likely to be higher than for those sensitive receptors towards the north-western boundary of the site. Similarly, noise limits imposed on fixed plant associated with the development are based upon the typical background noise levels are the sensitive receptors in proximity to the site. As such, the higher the existing background noise level at the sensitive receptors the higher the likely imposed plant noise limit. Therefore, it is anticipated that the imposed noise limits for sensitive receptors towards the south-eastern boundary of the site, in proximity to Parkhurst Road are likely to be higher than for those sensitive receptors towards the north-western boundary of the site

It is important to note, however, that such discussions regarding criteria and imposed limits are subject to the pending scoping response from Islington Council and should therefore be taken as preliminary and indicative, only.

If you have any further questions, please do get in touch,

Yours Sincerely,

Luke Smith
Senior Engineer, Acoustics



Appendix II

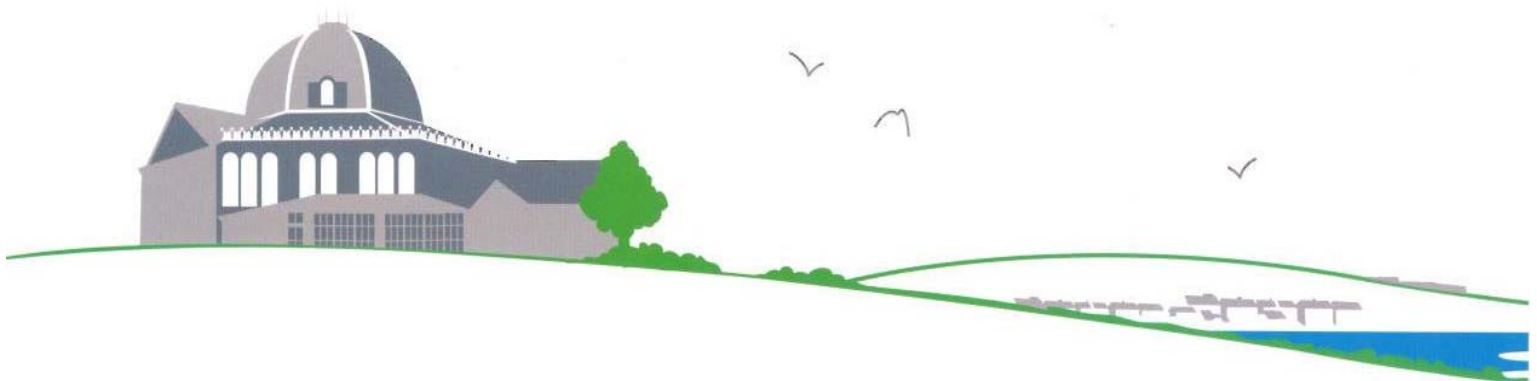
Preliminary Ecological Appraisal



PEABODY CONSTRUCTION LTD

HOLLOWAY PRISON

ECOLOGY REPORT



PEABODY CONSTRUCTION LTD

HOLLOWAY PRISON

ECOLOGY REPORT

Penny Anderson Associates Limited
'Park Lea'
60 Park Road
Buxton
Derbyshire
SK17 6SN

Project Manager and Author
Sacha Rogers BSc (Hons), MCIEEM, CEnv (Managing Director)

April 2020

This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed: _____

A handwritten signature in dark ink, appearing to read 'Sacha Rogers', written over a horizontal line.

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1. INTRODUCTION

- 1.1 Penny Anderson Associates Ltd (PAA) was commissioned by Peabody Construction Limited to carry out an ecological assessment of land at the former Holloway Prison, London (grid reference: TQ 30102 85579). This included an Extended Phase 1 Habitat Survey and an inspection of buildings on site for potential to support roosting bats.
- 1.2 The ecological assessment also included a desk study for the site and the area within 1km of its centre. The desk study examined all data records for protected sites, habitats and species held by eCountability Ltd and other data repositories, in order to ecologically characterise and contextualise the site within the surrounding area.
- 1.3 This report details the results of the surveys undertaken and evaluates the results in the context of the proposed re-development of the site, making recommendations as required.

Site Description

- 1.4 The site comprises existing buildings with associated areas of hard standing and landscape plantings of introduced shrub and trees, amenity grassland and patches of ephemeral short perennial vegetation encroaching into areas of hardstanding due to a lack of site management. The site is located in an urban setting in the London Borough of Islington (LBI).

Legislative Context

- 1.5 The text below provides a brief summary of the legislation in relation to the species or species group in England and Wales. The original Acts, Regulations and any amendments should be referred to for the precise wording.
- 1.6 A range of international and national legislation has been established in the UK to protect important nature conservation sites and priority species. At the international level, European Union (EU) Directives require individual member states to implement their conservation provisions nationally for the benefit of Europe as a whole. These Directives have been transposed into UK law by the Conservation of Habitats and Species Regulations 2017; further details can be obtained from the Joint Nature Conservation Committee (JNCC) web site at www.jncc.defra.gov.uk.
- 1.7 Other international conventions include: the Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979), which requires the maintenance of populations of wild flora and fauna, giving particular protection to endangered and vulnerable species; and the Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979), which requires the protection of migratory species throughout their entire range. The above conventions are implemented in England and Wales via the Wildlife and Countryside Act (WCA) (1981) (as amended) and Countryside and Rights of Way (CROW) Act 2000. This legislation also protects important habitats and sites such as Sites of Special Scientific Interest (SSSI).
- 1.8 At the national level, the UK Post-2010 Biodiversity Framework published in 2012 is the Government's response to the Convention on Biological Diversity (2010). It describes the UK's biological resources, commits a detailed plan for the protection of these resources within the UK's devolved framework across England, Wales, Scotland and Northern Ireland. The document identifies future priorities for nature conservation and adopts a more strategic approach, including ecosystem services and sustainability alongside biodiversity. Despite administrative changes following devolution, there is still an underlying objective of protecting and enhancing a range of priority species and habitats, often still based on the objectives and classifications of the original UK Biodiversity Action Plan. *Biodiversity 2020* is England's national biodiversity strategy. Building on the *Natural Environment White Paper* published in 2011, this provides a means of delivering the international and EU commitments to biodiversity.

Under Biodiversity 2020, Priority Species and Habitats referred to are those of 'Principal Importance' for the conservation of biodiversity in England listed on Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act 2006.

- 1.9 Finally, the National Planning Policy Framework (NPPF 2019) provides guidance for local authorities on the content of the Local Plans and is a material consideration in determining planning applications. Briefly, with an overall focus on sustainable development, the NPPF states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks. Furthermore, the NPPF also states that any planning proposals for which significant negative impacts on biodiversity cannot be avoided, mitigated or compensated for should be refused. The NPPF states that the planning system should contribute to and enhance the natural environment through a range of actions, including:
- Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils.
 - Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.
 - Minimising impacts on biodiversity and providing net gains for biodiversity including establishing coherent ecological networks that are more resilient to current and future pressures.
- 1.10 To protect and enhance biodiversity and geodiversity, plans should:
- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
 - promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Bat Biology

- 1.11 There are 17 species of native bats known to be resident (i.e. breed) in the British Isles. British bats feed entirely on insects and have developed a complex sonar system, known as echolocation, which enables them to find prey and navigate around their environment at night.
- 1.12 Habitat requirements vary widely, both on an individual and species level, although certain features, such as woodland, parkland, traditional pasture, marshes and areas of freshwater, are often focal points for foraging, as insects are plentiful in these areas (Mitchell-Jones 2004). Bats use linear features such as rivers, hedgerows, roads and woodland edges as landmarks in order to commute from one location to another (Schofield and Mitchell-Jones 2003).
- 1.13 Bats utilise different roosts at different times of the year. Between late October and March, bats hibernate; this requires an unexposed roost with a stable temperature, typically a cave, cellar or tunnel. Around March, the bats emerge and gradually move to their summer roosts, typically within man-made structures or suitable crevices in trees. During the spring and summer period female bats gather together at maternity roosts to give birth and rear their young. Most births occur between late June and mid-July, with the young able to fly within three to five weeks (Altringham 2003; Waters and Warren 2003). By the end of August, most of the young bats are independent and the colony begins to break up (Schofield and Mitchell-Jones 2003). Mating takes place between August and December, either at the winter hibernation site or at autumn

breeding sites. The numbers of bats utilising these roosts can vary from single bats to hundreds of bats in a nursery colony or hibernation site (Altringham 2003).

- 1.14 Bats play an important role in many environments around the world, including pollination and insect control. In the UK, bats can tell us a lot about the state of the environment because they are top predators of common nocturnal insects and are extremely sensitive to changes in their surroundings, e.g. climate, landscape, agricultural intensification, development and habitat fragmentation. Populations of British bats have suffered severe declines in the past century, influenced by these factors.

Protected Species

- 1.15 Details of the protected species legislation relevant to this report can be found in Appendix 1.

Invasive Species

- 1.16 Certain non-native species that have been introduced into the UK are regarded as being a threat to native biodiversity. Legislative measures have, therefore, been put in place to prevent the spread of these invasive species in the wild.
- 1.17 Under section 14 of the WCA 1981 (as amended), it is illegal to introduce plants listed under Part II of Schedule 9 of the WCA into the wild or sell these species. Offences include causing the spread of viable plant material or neglecting to contain or appropriately manage non-native species.
- 1.18 Commonly introduced Schedule 9 species include non-native cotoneaster species, specifically, small-leaved cotoneaster (*Cotoneaster microphylla*)¹ and wall cotoneaster (*C. horizontalis*), Himalayan balsam (*Impatiens glandulifera*) and Japanese knotweed (*Reynoutria japonica*).

¹ Plant names follow Stace 2019

2. METHODS

Desk Study

- 2.1 The desk study consisted of a consultation exercise with eCountability Ltd to gather local and site-specific ecological information comprising records for non-statutory designated sites and notable and protected species within a 1km search radius of the site.
- 2.2 A search of the Multi-Agency Geographic Information for the Countryside (MAGIC) website was also undertaken for statutory designated sites and priority habitats within 1km of the site. The search radius was extended to 5km to include consideration of European Sites (e.g. Special Areas of Conservation (SAC) and Special Protection Areas (SPA)).
- 2.3 The results of this desk study have been used in conjunction with the results of the Phase 1 habitat survey to inform a preliminary assessment of the likely ecological impacts of the proposed development and the need, or otherwise, for further detailed ecological surveys.

Fieldwork

- 2.4 A daytime site visit was carried out by Principal Ecologist Helen Hamilton (MCIEEM², Natural England Bat Survey Licence Level 2³) and Managing Director Sacha Rogers on 3rd September 2019 in fine weather. All methods, equipment and assessment criteria were consistent with current good practice guidelines for each survey type and the surveyors were competent for their assigned tasks based on the CIEEM competency framework (CIEEM 2013, 2017).
- 2.5 Further details of survey methods and assessment criteria are provided under the individual sub-headings below.

Phase 1 Habitat Survey

- 2.6 The survey followed the standard JNCC (2010) technique for classifying and mapping British habitats based on the identification of individual plant species. The survey recorded common and scientific names according to Stace (2019) where possible. The relative abundance of each plant species is described using the 'DAFOR' scale (where d = dominant; a = abundant; f = frequent; o = occasional; r = rare).
- 2.7 The extent of each habitat type was mapped in the field, with target notes to highlight any features of particular ecological interest.
- 2.8 The habitat survey was 'extended' (IEA 1995, CIEEM 2017) to include a general assessment of the suitability of the site for supporting any protected or notable species. Features with suitability for any individual species were noted, together with any incidental field signs found, such as footprints, feeding remains or sightings of animals themselves.
- 2.9 Invasive species were recorded, where found.

² Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM)

³ Natural England class licence registration number 2015-15840-CLS-CLS, survey level 2 (WML-CL18)

Inspection for Bats

- 2.10 In relation to bats, the survey followed current good practice guidelines published by The Bat Conservation Trust (Collins 2016) and all existing structures and trees within the site were assessed for their potential to support roosting bats.
- 2.11 The buildings were inspected externally from ground level using close-focussing binoculars and a high powered torch to search for potential roost features (PRF) that could be used by bats, such as small holes and crevices in soffits or beneath roof coverings, and also potential access points for bats to enter/exit internal areas such as cavity walls. A search was also made for any evidence of bat presence, such as accumulations of droppings and feeding remains or sightings of the animals themselves.
- 2.12 Trees were inspected from ground level and the types and locations of any features that appeared to provide sufficient shelter for bats were recorded, for example woodpecker holes, knot holes, crevices in deadwood or beneath loose bark and other natural fissures and cavities. Any potential indication of bat presence that could be seen was also recorded, for example bat droppings beneath PRF or scratch marks at the entrance. Each PRF was categorised either as Low, Moderate or High potential for roosting bats and, using this data, each tree as a whole was assigned to one of the same categories based on its most suitable feature, or Negligible where no suitable features were present.
- 2.13 The habitats within the site and immediately adjacent areas were also considered for their general suitability for commuting and foraging bats in order to place the site in the context of its surroundings, as this can have a bearing on the likelihood of a roost being present.
- 2.14 The assessment of suitability was based on the broad criteria outlined in Tables 1 and 2 (Collins 2016), combined with the professional judgement and experience of the surveyor in recognising suitable habitat features and field signs of bats. The Bat Tree Habitat Key (Andrews and Gardener 2016) was also used for reference on features in trees.
- 2.15 Inspections for nesting birds were completed at the same time, with any evidence of current or former nesting activity recorded.

Table 1 Bat Roost Assessment Criteria

Suitability	Description of Roosting Habitats
Negligible	No features likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically, but does not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats. A tree of sufficient size to contain potential roost features but none seen from the ground or only those with very limited suitability. (i.e. suitable for occasional day roosting but unsuitable for maternity or hibernation roost.)
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost type of high conservation significance. (i.e. suitable for day roosting but unsuitable for maternity or hibernation roost.)

Suitability	Description of Roosting Habitats
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. (i.e. suitable for maternity and/or hibernation roost.)
Confirmed Roost	A structure or tree with evidence of bat presence, i.e. droppings, feeding remains, audible bat calls heard during daytime survey or sightings of the animals themselves, existing (reliable) record of bats roosting at the location.

Table 2 Bat Habitat Suitability Assessment Criteria

Suitability	Description of Commuting / Foraging Habitats
Negligible	No habitat features likely to be used by commuting or foraging bats.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.

Assessment of Bat Roost Status

- 2.16 Different species of bats use buildings in different ways. Species such as brown long-eared bats (*Plecotus auritus*) typically use roosts with large enclosed spaces and fly around inside prior to emerging, which frequently leaves evidence such as droppings or feeding remains in visible areas. Species such as pipistrelle bats (*Pipistrellus* sp.) tend to utilise small cavities and crevices on external walls or roof structure and, therefore, evidence of their presence may not be apparent during a visual inspection, particularly where roosts are used only by small numbers of bats.
- 2.17 The extent of shelter provided by crevices and cavities in trees is extremely variable, even between features that appear to be broadly similar from the outside. In addition to this, PRF can often be 10m or more above ground, which means that whilst an experienced surveyor can identify the type of features that may provide suitable conditions for roosting bats, it is often not possible to provide an accurate assessment of the status of PRF from ground level survey alone.

Limitations

- 2.18 It is important to note that the desk study results provide an indication of the species present in and around the site, but do not confirm current presence or absence of any particular species. Protected species are often under recorded in county wildlife databases.
- 2.19 No significant limitations to the habitat assessment were encountered and the surveys took place in fine weather during daylight hours.
- 2.20 No access was possible within the interior of the buildings due to Health and Safety concerns. This was due to the presence of large volumes of animal droppings which required full protective equipment including masks to be used. Given the secure nature of the building structures with a lack of roof voids and suitable access features into the interior of the buildings, the lack of internal access was not considered to be a significant constraint.
- 2.21 Whilst daytime inspections can confirm the suitability or otherwise of PRF in buildings and trees, these inspections alone do not meet currently accepted standards for survey effort to actually confirm presence/likely absence or to characterise the size and type of roost, which would be necessary for impact assessment. Rather, they provide an accurate scoping to inform any need for further survey effort during the bat active season or hibernation season when the animals would be present on site.

3. RESULTS

Desk Study

Statutory Protected Sites

European Sites

- 3.1 European protected sites include SAC, SPA, RAMSAR wetland sites, possible SAC, potential SPA and proposed RAMSAR sites.
- 3.2 Consultation with the search engine MAGIC revealed that there are no European Sites within the 1km search area. However, the nearest European Sites are as follows:
- Lee Valley SPA is located approximately 5km from the site, notified for supporting overwintering populations of Eurasian bittern (*Botaurus stellaris*) (6% of the GB population five-year peak mean 1992/3 to 1996/7), Shoveler (*Anas clypeata*) (1% of north-western/central Europe population five-year peak mean 1993/4 to 1997/8) and gadwall (*A. strepera*) (1.5% of north-western Europe population five-year peak mean 1993/4 to 1997/8);
 - Epping Forest SAC is located approximately 8km from the site, primarily notified for its Annex I habitat Atlantic beech forest but also supporting Northern Atlantic wet heaths with *Erica tetralix* and European dry heaths as well as stag beetle (*Lucanus cervus*), an Annex II species.

Sites of Special Scientific Interest

- 3.3 SSSI are statutory sites designated to support species of plants and animals that find it more difficult to survive in the wider environment. They represent a selection of this country's best wildlife and geological sites, and cover approximately 7% of the terrestrial area of the country (with over 4,000 separate sites in England).
- 3.4 No SSSI fall directly within the 1km search area for the site, however, the site does fall within the Impact Risk Zone of two: Hampstead Heath Woods SSSI 3km north-west of the site, and Walthamstow Reservoir and Marshes SSSI 5km to the north-east of the site.

Other Habitats

- 3.5 A number of Biodiversity Action Plan (BAP) priority habitats were identified within the search area including ancient woodland, hedgerows, neutral grassland and ponds. No BAP priority habitats were recorded within the site boundary.

Non-Statutory Protected Sites

Sites of Importance for Nature Conservation

- 3.6 Sites of Importance for Nature Conservation (SINC) are recognised by the Greater London Authority and London Borough Councils as important wildlife sites.
- 3.7 A desk-based search shows there are ten SINC within the 1km search area. Table 3 lists the SINC recorded and the reason for their designation.

Table 3 Sites of Importance for Nature Conservation

Site Name	Approx. Distance from Site	Reason for Interest
Tufnell Park Primary School Gardens	160m W	Nature area within primary school grounds. Pond in centre with emergent vegetation including marsh foxtail, watermint, great pond sedge and kingcup. Frogs have been recorded breeding in the pond.
Royal Northern Hospital	625m NE	A park with a good diversity of habitats including amenity grassland, ornamental shrubberies and scattered trees. Approximately 10% of the park has been turned into a wildlife meadow.
Foxham Gardens	628m NW	A small park with native trees and shrubs. A planted boarder along the edge is effectively scrub habitat, providing food and shelter for common birds and insects.
Holloway Road to Caledonian Road Railsides	671m SE	Site includes a section of the Kings Cross main line supporting sizeable areas of ruderal and roughland habitats, with many common birds and butterflies.
Caledonian Park	672m S	Managed park, compromising of native shrubbery, amenity grassland, flower beds and scattered trees. Part of the amenity grassland is left to grow long in order to encourage wild flowers and insects to colonise.
Market Road Garden	756m N	Small garden adjacent to Caledonian Park. Consists of a wildlife garden and an area of parkland with mature trees.
Whittington Park	809m N	Park with wildflower meadows, native hedgerows and a small woodland. Good habitat for birds, with regular sightings of mistle thrush, goldfinch and greenfinch.
Junction Road Railway Cutting	950m NW	An isolated but well-vegetated section of the Crouch Hill line. The sides of the cutting support secondary woodland and scrub dominated by sycamore ash and bramble.
Drayton Park Railsides and Olden Garden	1km E	Typical railside habitats, including roughland areas where plants grow among the debris on wasteland, and extensive patches of scrub. The site also includes a community garden.
Isledon Road Railsides	1km E	This site supports open grassy habitats typical of former industrial land.

Protected and Notable Species

Amphibians and Reptiles

- 3.8 Common toad (*Bufo bufo*) were recorded within the study area, the nearest record was 359m west of the site. Ten recordings of common frog (*Rana temporaria*) were identified in the search area, the most recent record being in 2017, 384m northwest of the site. No other records of amphibians were returned. One grass snake (*Natrix natrix*) was recorded in 2008, 591m north of the site boundary.

Bats

- 3.9 Table 4 shows the number of each species of bat recorded in the study area and the proximity to the site to the closest record for each.

Table 4 Bat Species Records

Species		Date	Closest Record (approx. distance from site)
Unknown bat species	Chiroptera	April 2009	503m SE
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	May 2012	273m SE
Pipistrelle species	<i>Pipistrellus</i> sp.	July 2015	549m E
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	July 2010	999m SE
Nathusius's pipistrelle	<i>Pipistrellus nathusii</i>	May 2012	273m SE
Nyctalus bat species	<i>Nyctalus</i> sp.	2010	999m SE
Lesser noctule	<i>Nyctalus leisleri</i>	September 2011	930m S
Noctule bat	<i>Nyctalus noctula</i>	September 2011	930m S
Common vesper bats	<i>Vespertilionidae</i>	April 2007	494m N

Common Shrew

- 3.10 The common shrew (*Sorex araneus*) is a local species of conservation concern. London Biodiversity Partnership listed some 300 species of conservation interest occurring in London. No records of common shrew were found within the study area.

Birds

- 3.11 The Red and Amber conservation status assessment (Eaton *et al.* 2015) is based on a number of criteria including historical decline, trends in population and range, rarity, localised distribution and international importance. Red listed species are the most critical group, followed by Amber. Green listed species are of least concern.
- 3.12 In addition, Schedule 1 species are protected under the WCA 1981 as amended by the Environmental Protection Act 1990. It is an offence to intentionally disturb any of these species during the breeding season without a valid licence. All species of bird recorded are local species of concern in London.
- 3.13 All bird species recorded within the search area are listed in Table 5 along with their conservation status. No recordings were found within the site boundary.

Table 5 Bird Species Recorded with their Conservation Designations

Common Name	Scientific Name	Date of Most Recent Recording	Location and Date of Nearest Record	Amber	Red	Sch 1	Local Spp of Cons Concern
Bullfinch	<i>Pyrrhula pyrrhula</i>	2010	234m S 2010	x			x
Common (mealy) redpoll	<i>Acanthis flammea</i>	1994	828m S 1989	x			x
Dunnock	<i>Prunella modularis</i>	2019	589m N 1989	x			x
Field fare	<i>Turdus pilaris</i>	2019	773m NW 2019		x	x	x
Gold crest	<i>Regulus regulus</i>	2019	234m S 2010				x
Green sandpiper	<i>Tringa ochropus</i>	2003	586m NE 2003	x		x	x
Grey heron	<i>Ardea cinerea</i>	2019	591m N 2008				x
Grey wagtail	<i>Motacilla cinerea</i>	2014	586m NE 2003		x		x
Herring gull	<i>Larus argentatus</i>	2019	773m NW 2019		x		x
House martin	<i>Delichon urbicum</i>	2019	773m NW 2019	x			x
House sparrow	<i>Passer domesticus</i>	2019	179m N 2001		x		x
Kestrel	<i>Falco tinnunculus</i>	2008	653m NW	x			x
Lapwing	<i>Vanellus vanellus</i>	January 2001	586m NE Jan 2001		x		
Lesser black-backed gull	<i>Larus fuscus</i>	2019	773m NW 2019	x			x
Lesser spotted woodpecker	<i>Dendrocopos minor</i>	2002	828m S 2002		x		x
Linnet	<i>Linaria cannabina</i>	1994	754m SE 1989				x
Little egret	<i>Egretta garzetta</i>	2014	1km SW 2012				x
Meadow pipit	<i>Anthus pratensis</i>	2013	1km SW 2013	x			x
Mistle thrush	<i>Turdus viscivorus</i>	2019	653m NW				x
Osprey	<i>Pandion haliaetus</i>	2012	1km SW	x		x	x

Common Name	Scientific Name	Date of Most Recent Recording	Location and Date of Nearest Record	Amber	Red	Sch 1	Local Spp of Cons Concern
Red kite	<i>Milvus milvus</i>	2012	1km SW 2012			x	x
Redwing	<i>Turdus iliacus</i>	2019	582m NE 2014		x	x	x
Rook	<i>Corvus frugilegus</i>	2008	33m S 2008				x
Sandwich tern	<i>Sterna sandvicensis</i>	2012	1km SW 2012				x
Song thrush	<i>Turdus philomelos</i>	2017	258m E 2008		x		x
Spotted flycatcher	<i>Muscicapa striata</i>	August 2013	615m NW Aug 2012		x		x
Starling	<i>Sturnus vulgaris</i>	2019	258m E 2008		x		x
Swallow	<i>Hirundo rustica</i>	2019	371m E 2008				x
Swift	<i>Apus apus</i>	2019	217m S 2012	x			x
Tawny owl	<i>Strix aluco</i>	1989	251m NW 1989	x			x
Water rail	<i>Rallus aquaticus</i>	2004	586m NE 2004				x
Whimbrel	<i>Numenius phaeopus</i>	2009	1km SW		x	x	x
Willow warbler	<i>Phylloscopus trochilus</i>	2019	245m W 1989	x			x
Woodcock	<i>Scolopax rusticola</i>	1986	611m NE 1986		x		x
Yellow wagtail	<i>Motacilla flava</i>	2008	586m NE 2003		x		x

Section 41 Species

- 3.14 Some of the rarest and most threatened species are listed under Section 41 (S41) of the 2006 NERC Act and Species of Principal Importance. The Government's Biodiversity 2020 strategy has an ambition to ensure that by 2020 there will be an overall improvement in the status of wildlife and no further extinctions of known threatened species. To achieve this, a range of actions have been identified to help in the recovery of S41 species.

European Hedgehog

- 3.15 Thirteen records of hedgehog (*Erinaceus europaeus*) were identified within the study area. The closest record, recorded in 2001, was located approximately 234m south of the site boundary.

Invertebrates

- 3.16 A number of Section 41 moth butterfly and moth species were identified within the study area. These are listed in Table 6.

Table 6 Invertebrate Species of Principal Importance

Common Name	Scientific Name
<i>Cupido minimus</i>	Small Blue
<i>Lasiommata megera</i>	Wall
<i>Calophasia lunula</i>	Toadflax Brocade
<i>Oegoconia caradjai</i>	Straw Obscure
<i>Tyria jacobaeae</i>	Cinnabar

Flowering Plants

- 3.17 One bluebell (*Hyacinthoides non-scripta*) was recorded within the study area in 2017, 359m west of the site boundary.

Schedule 9 Plant Species

- 3.18 Schedule 9 of the WCA lists species of plants for which it is a specific offence to plant or otherwise cause to grow in the wild. Many of these are invasive non-native plants. A number of records were identified within the study area as listed in Table 7.

Table 7 Schedule 9 Plant Species

Common Name	Scientific Name
Tree-of-heaven	<i>Ailanthus altissima</i>
Butterfly-bush	<i>Buddleja davidii</i>
A flowering plant	<i>Cotoneaster</i>
Canadian waterweed	<i>Elodea canadensis</i>
Nuttall's waterweed	<i>Elodea nuttallii</i>
Japanese knotweed	<i>Fallopia japonica</i> (now <i>Reynoutria japonica</i>)
Goat's-rue	<i>Galega officinalis</i>
Shaggy soldier	<i>Galinsoga quadriradiata</i>
Spanish bluebell	<i>Hyacinthoides hispanica</i>
Yellow archangel	<i>Lamium galeobdolon</i> subsp. <i>argentatum</i>
Parrot's-feather	<i>Myriophyllum aquaticum</i>
Green alkanet	<i>Pentaglottis sempervirens</i>
Cherry laurel	<i>Prunus laurocerasus</i>
Evergreen oak	<i>Quercus ilex</i>
False-acacia	<i>Robinia pseudoacacia</i>
Snowberry	<i>Symphoricarpos albus</i>



Field Survey

Habitats

- 3.19 The field survey recorded the following habitats on site, as illustrated in Figure 1 and in Photos 1 and 2:
- Hardstanding.
 - Buildings.
 - Introduced shrub and trees.
 - Amenity grass.
 - Ephemeral short perennial.
- 3.20 The site has been unmanaged for some time and areas of introduced trees and shrub and associated amenity grassland planting which occurred throughout the site in discrete 'garden' areas are becoming overgrown. Patches of ephemeral short perennial vegetation have encroached, in places, into areas of hardstanding.
- 3.21 Trees and shrubs were mainly of exotic, ornamental species and included some mature specimens of silver birch⁴, weeping willow, *Robinia* 'Frisia', tulip tree and *Eucalyptus* spp.



Photo 1 Typical ornamental tree and shrub planting

- 3.22 The amenity grassland and ephemeral short perennial vegetation was limited in extent and species-poor.

⁴ Common names only are referred to in the text. See Appendix 2 for scientific nomenclature



Photo 2 Typical amenity grassland beneath ornamental tree and shrub planting

- 3.23 A botanical species list is presented in Appendix 2. All plant species were typical of urban landscape planting and amenity grassland.
- 3.24 A single stand of Japanese knotweed was recorded on site within the landscape plantings of introduced shrubs (see Target Note 1 on Figure 1). This species is listed on Schedule 9 of the WCA, which lists invasive non-native plants and it is illegal to plant or otherwise cause to grow in the wild any plant listed.

Bats

Building Inspection and Bat Habitat Assessment

- 3.25 The site is located within an urban area and is surrounded by mainly residential areas, including some properties with gardens and mature planting, particularly to the south and west. It is an extensive site with many buildings forming part of the former prison complex including cell blocks, staff and visitor facilities, chapel, day care centre, education and maintenance areas. The site is bounded by a high, brick security wall with a small strip of amenity grassland and amenity trees beyond and the external boundary comprises a mix of wooden fencing and metal railings. Parkhurst Road, to the front of the site, is a busy, well lit road.
- 3.26 The habitat within the site is assessed as being of low value for bats, with better commuting and foraging habitats to be found in gardens nearby.
- 3.27 A single tree only, a mature eucalyptus (Target Note 2 on Figure 1), was considered to have low potential to support roosting bats associated with patches of flaking bark located at approximately 4m above ground level. All other trees were too small and/or lacked suitable roost features.
- 3.28 Opportunities for bat roosting within the buildings are described in Appendix 3 (including illustrative photos). The building references are shown on Figure 1.

- 3.29 The external assessment of buildings for bats identified no individual bat roost features of particular note, but there were a large number of PRF which were considered to be of 'Low' potential for summer roosting bats. These comprised primarily small slots in the mortar work which may lead to a wall cavity in the external wall of a number of the buildings, plus a smaller number of minor gaps such as beneath sections of flashing.
- 3.30 In terms of habitat quality for commuting and foraging bats, the site is ranked 'Low' overall. This is because the site provides habitat that could only be used by limited numbers of commuting and foraging bats of species that can tolerate artificial lighting, such as common pipistrelle (*Pipistrellus pipistrellus*) – the site is in proximity to a busy road with street lighting and situated in a very urban area.
- 3.31 The distribution of potential summer use roost features, combined with areas of higher, moderate and lower suitability for roosting and foraging bats based on the distribution of vegetation cover and levels of disturbance from lighting were used to derive an overall map of bat habitat suitability (see Figure 1).
- 3.32 For sites with summer bat roosting potential described as 'Low', a single dusk emergence (or dawn re-entry) survey is recommended (Collins 2016).
- 3.33 Many of the buildings were also identified as having potential to support hibernating bats due to the presence of the slots in mortar work which may lead to a wall cavity in the external structure of the buildings. Further assessment was considered necessary to ascertain the level of potential for hibernating bats (see Recommendations section).

Other Protected Species

- 3.34 No other protected species were noted, although the site does have some limited potential to support breeding birds within trees and shrub vegetation.

Invasive Species

- 3.35 Japanese knotweed was recorded on site. This species is listed on Schedule 9 of the WCA, which lists invasive plants and it is illegal to plant or otherwise cause to grow in the wild any plant listed.

4. DISCUSSION

- 4.1 Two European Sites are located at approximately 5km and 8km distance from the site, but the proposal type and distance are such that no locally significant effects to the protected sites will occur. No statutory protected sites are present within the 1km desk study search area. In terms of non-statutory protected sites, there are ten SINC within the study area, the nearest of which is Tufnell Park Primary School Gardens located 160m to the west and which supports a pond with common frog. There is no habitat connectivity between these SINC and the site due to the presence of existing built development and no direct or indirect effects on these SINC are anticipated.
- 4.2 No Priority Habitats are located within the site or immediately adjacent.
- 4.3 Bats have been recorded within the search area, with records of common, soprano (*Pipistrellus pygmaeus*) and Nathusius (*Pipistrellus nathusii*) pipistrelle, noctule (*Nyctalus noctula*), Leisler's (*Nyctalus leisleri*) and non-specific bat species reported between 2007 and 2015. They range from 270m to 1km distance from site. Twenty-five amber or red Birds of Conservation Concern were recorded from within the study area, though none from within the site itself between 1989 and 2019. These comprised a diverse range of species including recent records for swift, house martin, grey wagtail, house sparrow, starling, redwing and fieldfare.
- 4.4 Other records in the study area included common toad and common frog approximately 400m to the north and hedgehog recorded 230m to the south.
- 4.5 Habitats on site were limited to hardstanding, buildings, introduced trees and shrubs, amenity grassland and ephemeral short perennial. Species were typical of urban landscape planting and amenity areas and included a number of exotic and ornamental trees and shrubs. Due to a lack of recent management the habitats have become overgrown with patches of ephemeral short perennial vegetation become established in areas of former hardstanding.
- 4.6 The buildings exhibited 'Low' potential for summer bat roosting (at best) and the habitats within the site were similarly ranked as being of 'Low' value overall for foraging and commuting bats, although within the site it was possible to identify those areas which were of relatively higher habitat suitability due to the presence of vegetation cover and level of disturbance from lighting. There was also potential for bats to use the buildings as a hibernation roost in winter due to the presence of slots in brickwork which may lead into a cavity in the external wall structure. Further work would be required to ascertain use by hibernating bats.
- 4.7 No other protected species were found on site and the site is considered to have negligible potential to support them, with the exception of nesting birds associated with areas of tree and shrub planting.
- 4.8 Japanese knotweed was recorded on site. This species is listed on Schedule 9 of the WCA, which lists invasive plants and it is illegal to plant or otherwise cause to grow in the wild any plant listed.
- 4.9 Overall, the site was considered to have low ecological value and this is restricted to potential for roosting and foraging bats and nesting birds.

5. RECOMMENDATIONS

Summer Use by Bats

- 5.1 Due to the evaluation of the site as having 'Low' potential to support summer roosting bats, a minimum of one dusk or dawn survey is required to ascertain presence of summer roosting and this must be completed during the active bat season, May to September inclusive. In this case, due to the extensive size of the site and the widespread location of potential roost features, it is recommended that an initial activity transect survey is carried out to ascertain general locations and levels of bat activity. The transect results, combined with areas of higher, moderate and lower habitat suitability, will be used to prioritise locations for a subsequent dusk/dawn survey visits. The dusk/dawn surveys will focus on the parts of the site which are found to have the highest levels of bat activity coupled with higher or moderate bat habitat suitability.
- 5.2 This bat survey methodology was agreed upon with the LBI Ecology Officer. A separate Bat Survey Report (PAA 2019) presents the results of the activity transect survey followed by the dusk/dawn surveys.

Winter Use by Bats

- 5.3 Bats are known to arrive at hibernation sites in late autumn and many hibernation site are also used for autumn 'swarming' when bats gather together to mate. Bats are periodically active over the hibernation period and relatively high levels of bat activity in winter can indicate a hibernation roost is present locally.
- 5.4 In consultation with the LBI Ecology Officer, a staged approach is recommended to ascertain potential for use by hibernating bats in winter to comprise an initial assessment for winter use followed by gathering of additional data, if required, as follows:
- Stage 1 - Identify any potential for bat roosts used for winter hibernation, in particular within the brick walls of the buildings across the site, where small gaps in the mortar are regularly encountered; and
 - Stage 2 - Gather additional survey data on areas of the site that are assessed as having Medium or High potential for winter hibernation use, over the autumn and winter period, in order to assess bat activity in the lead up to and during the winter hibernation period.
- 5.5 Stage 1 will comprise a detailed inspection of a proportion of mortar gaps using an endoscope, to be completed by a suitably licensed bat ecologist. The assessment will need to be at height as the mortar gaps are largely at first floor level and above. A mobile elevated work platform (MEWP) (or similar) with an operator will be required to work with the ecologist.
- 5.6 Stage 2, if required, will involved the installation of two or three weather-proof static bat detectors (e.g. SD1s, SM2s or Anabat Express units) in suitable areas of the site to detect any winter use by bats. The survey will provide data on how active bats are on the site over the autumn/winter period, providing information on potential use by hibernating bats and locating 'hot spots' of bat activity. Three separate periods of recording are recommended for this site. Detectors are best placed at height, for example secured on trees or on the roofs of buildings, and can be left on-site for the duration of the recording period.
- 5.7 The proposed programme for hibernation use (in accordance with guidance in Collins 2016) is as follows:
- October 2019 – Ecologist to place detectors for five nights recording minimum (autumn bat activity) and then retrieve.

- December 2019 – MEWP assisted inspection of crevices by ecologist and place detectors for 14 nights recording minimum (winter use) and then retrieve.
- January/February 2020 – ecologist to place detectors for 14 nights recording minimum (winter use) and then retrieve.

5.8 The findings will be compiled as a separate Autumn and Winter Bat Survey Report.

Nesting Birds

5.9 To avoid disturbance to nesting birds associated with areas of tree and shrub planting, all vegetation clearance should be undertaken outside of the bird nesting season. If this is not possible then a check for nesting birds must be undertaken by a suitably experienced ecologist no more than 48hrs prior to vegetation clearance. If evidence of nesting is recorded then a suitable, undisturbed buffer zone would be retained around the nest and inspected at regular intervals by an ecologist until it can be confirmed that any young have fledged or that nesting has been completed.

Invasive Species

5.10 A method statement for the suitable control and disposal of Japanese knotweed would be required prior to the removal of any vegetation removal.

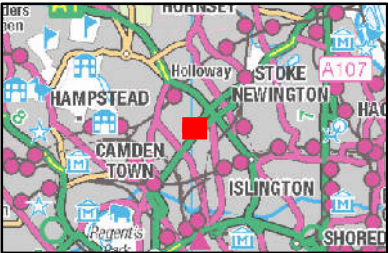
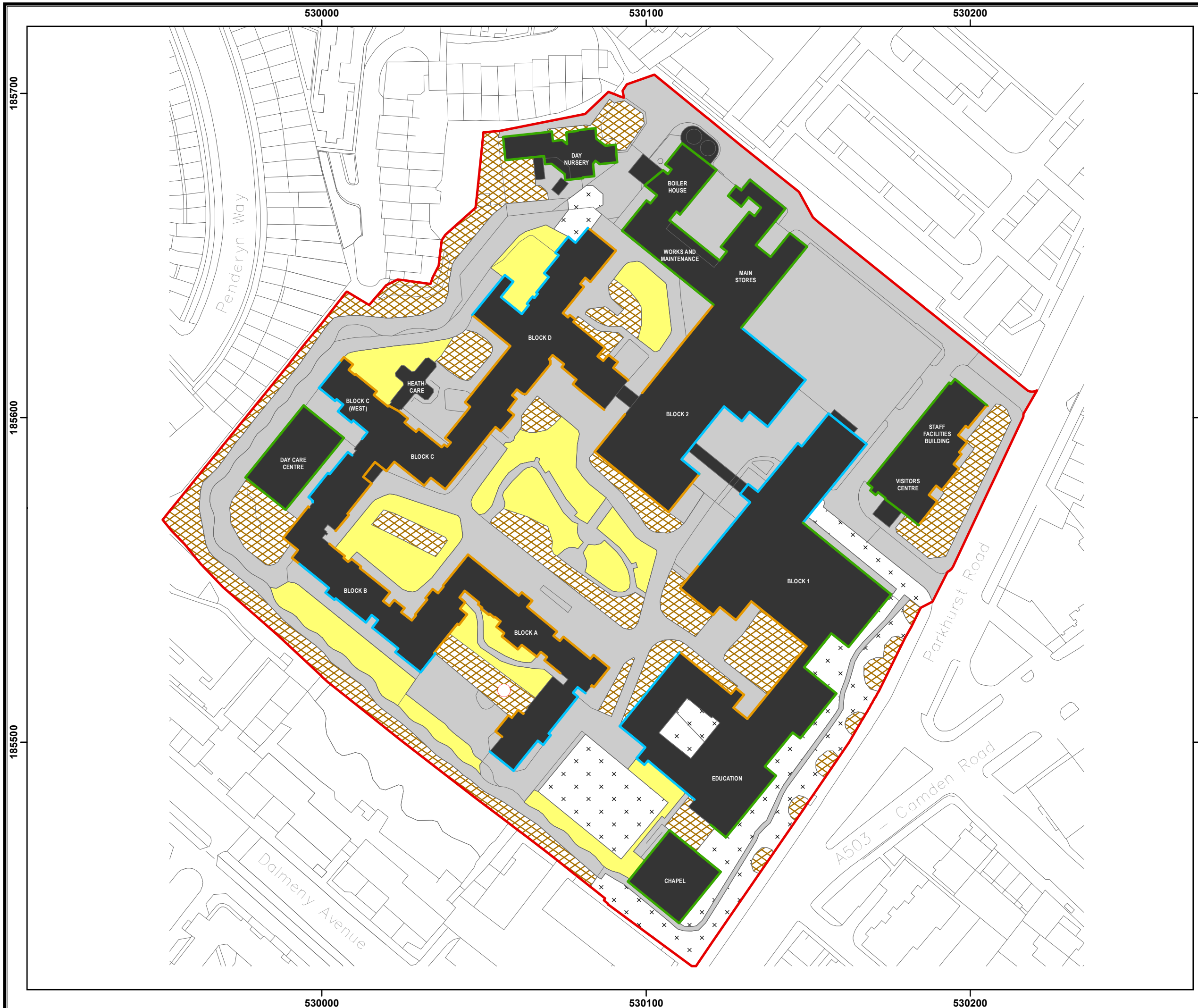
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7. ABBREVIATIONS

BAP	Biodiversity Action Plan
CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW	Countryside and Rights of Way
EU	European Union
JNCC	Joint Nature Conservation Committee
LBI	London Borough of Islington
MAGIC	Multi Agency Geographic Information for the Countryside
MEWP	Mobile Elevated Work Platform
NERC	Natural Environment and Rural Communities
NPPF	National Planning Policy Framework
PAA	Penny Anderson Associates Ltd
PRF	Potential Roost Feature(s)
SAC	Special Area(s) of Conservation
SINC	Site(s) of Importance for Nature Conservation
SSSI	Site(s) of Special Scientific Interest
WCA	Wildlife and Countryside Act

FIGURE



Legend

Site boundary

Habitat

- Hardstanding
- Amenity grassland
- Building
- Ephemeral vegetation species
- Introduced trees and shrubs
- Target note - Japanese knotweed

Relative Bat Habitat

- Higher bat habitat suitability
- Moderate bat habitat
- Lower bat habitat suitability

British National Grid
Projection: Transverse Mercator
False Easting: 400000.000000
False Northing: 100000.000000
Central Meridian: 2.000000
Scale Factor: 0.999601
Latitude Of Origin: 49.000000

ISO A3

Metres

0 5 10 20 30 40

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Telephone 01298 27086

Project Name: **Project Holloway**

Discipline: **Preliminary Ecological Appraisal**

Title: **Phase 1 Habitats and Bat Habitat Suitability Map**

Scale: 1:1,100	Drawing No. Figure 1
Drawn By: CC	Originator: SRG
P.A. Ref.	Date: 16/10/2019
	Revision: 1.0

APPENDICES

APPENDIX 1

Relevant Protected Species Legislation

SUMMARY OF THE LEGISLATION RELATING TO BATS

All wild species of bat are protected under the Wildlife and Countryside Act (WCA) 1981, which has also been amended by later legislation, including the Countryside and Rights of Way (CROW) Act 2000 and the Conservation of Habitats and Species Regulations 2017, and this legislation is applicable to England and Wales. Bats are listed on Schedule 5 of the WCA and are therefore subject to some the provisions of Section 9 which, with the amendments, make it an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection (S9:4b).
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat (S9:4c).

There are additional offences in relation to buying and selling (S9:5) any live or dead animal of this species or anything derived from them.

Bat species are also listed under Annexes IIa and IVa of the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, also known as the 'Habitats Directive'. Inclusion on Annex IVa means they are consequently identified as European Protected Species (EPS) and protected under the Conservation of Habitats and Species Regulations 2017.

The Conservation of Habitats and Species Regulations 2017 state that a person commits an offence if they:

- (a) deliberately capture, injure or kill any wild animal of a European protected species,
- (b) deliberately disturb wild animals of any such species, in such a way as –
 - (i) to impair their ability to survive, to breed or reproduce, or to rear their young, or
 - (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate, or
 - (iii) to affect significantly the local distribution or abundance of the species to which they belong;
- (c) deliberately take or destroy the eggs of such an animal, or
- (d) damage or destroy a breeding site or resting place of such an animal.

Under these Regulations it is an offence to damage or destroy a breeding site or resting place whether the animal is in occupation or not, and protection extends to all life stages of the animal in question. There are additional offences relating to possession, control and sale of a live or dead bat or part of such an animal.

In addition, seven native British bat species, including the soprano pipistrelle (*Pipistrellus pygmaeus*) and the brown long-eared bat (*Plecotus auritus*), that are frequently found in buildings, are listed as a 'Priority Species' under the 2011 biodiversity strategy for England, *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*, under the 2012 UK Post-2010 UK Biodiversity Framework. These Priority Species are also referred to as 'species of principal importance' for the conservation of biodiversity in England and Wales within Section 74 of the CROW Act 2000, and Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006.

Section 15 of the National Planning Policy Framework (NPPF 2018) states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. The NPPF also includes the requirement to contribute to the Government's commitment to halt the overall decline in biodiversity and to promote the reservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets. Reference is made to Circular 06/2005 *Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System* in respect of statutory obligations for biodiversity and geodiversity conservation.

Local authorities in England are required to ensure that where significant harm resulting from development cannot be avoided (through locating on alternative sites with less harmful impacts),

adequately mitigated, or, as a last resort, compensated for, planning permission is refused. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Please note: the above text provides a brief summary of the legislation in relation to bats in England and Wales and the original Acts, Regulations and any amendments should be referred to for the precise wording.

SUMMARY OF THE LEGISLATION RELATING TO BREEDING BIRDS

All wild species of breeding birds and their nests are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CROW) Act 2000. This legislation applies in England and Wales.

Part 1 (Section 1:1) of the WCA states that:

'If any person intentionally,

- (a) kills, injures or takes any wild bird;
- (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- (c) takes or destroys an egg of any wild bird,

he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CROW Act 2000) refers to specific birds listed on Schedule 1 of the WCA, and states that:

'If any person intentionally or recklessly,

- (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
- (b) disturbs dependent young of such a bird,

he shall be guilty of an offence and liable to a special penalty.'

Schedule 1 includes birds such as barn owl (*Tyto alba*), black redstart (*Phoenicurus ochruros*), wood lark (*Lullula arborea*) and Cetti's warbler (*Cettia cetti*). Please refer to the WCA for a complete list of Schedule 1 species.

Some provisions are made to allow the killing and taking of certain species under certain circumstances, as follows:

- Birds listed on Schedule 2 (Part 1) of the Act may be taken or killed outside of the 'close season' for each individual species (the 'close season' is defined by the Act). This includes various wild duck and geese species.
- Birds listed on Schedule 2 (Part 2) of the Act may be killed or taken by authorised persons at all times. This includes species such as carrion crow (*Corvus corone*), black-billed magpie (*Pica pica*), feral pigeon (*Columba livia*) and greater Canada goose (*Branta canadensis*). An 'authorised person' is defined as a person who has written authorisation to undertake the act from the relevant statutory authority. The written authority is in the form of a licence, either a general licence which covers a number of the more typical 'pest' species, or an individual licence for other individual species. In England these licences are issued by Natural England and in Wales by the Welsh Assembly Government.

Please note: the above text provides a brief summary of the legislation in relation to breeding birds in England and Wales and the original Act and any amendments should be referred to for the precise wording.

APPENDIX 2

Botanical Species List

Appendix 2 Botanical Plant Species List

Common Name	Scientific Name	Introduced Shrub and Garden	Ammenity Grassland	Ephemeral/ Short Perennial
Woody Species				
Ash	<i>Fraxinus excelsior</i>	F		
Bird cherry	<i>Prunus padus</i>	O		
Bramble	<i>Rubus fruticosus</i>	F - LA		
Butterfly-bush	<i>Buddleja davidii</i>	F - LA		
Cabbage-palm	<i>Cordyline australis</i>	F		
Indian bean	<i>Catalpa bignonioides</i>	R		
Caucasian lime	<i>Tilia x euchlora</i>	R		
Cherry 'Kanzan'	<i>Prunus serrulata</i> 'Kanzan'	F		
Cherry laurel	<i>Prunus laurocerasus</i>	R		
Cherry 'spire'	<i>Prunus x Hillieri</i> spire	O		
Common juniper	<i>Juniperus communis</i>	R		
Contorted willow	<i>Salix babylonica</i> var. <i>pekinensis</i> 'Tortuosa'	O		
Crack willow cultivar	<i>Salix fragilis</i> cultivar	R		
Dogwood	<i>Cornus sanguinea</i>	O		
Elder	<i>Sambucus nigra</i>	O		
Eucalyptus/Gum species	<i>Eucalyptus</i> sp.	O		
Evergreen spindle	<i>Euonymus japonicus</i>	R		
Fatsia	<i>Fatsia japonica</i>	O		
Garden privet	<i>Ligustrum ovalifolium</i>	O		
Goat willow	<i>Salix caprea</i>	O		
Hawthorn	<i>Crataegus monogyna</i>	O		
Hazel	<i>Corylus avanula</i>	O		
Holm/Evergreen oak	<i>Quercus ilex</i>	R		
Honeysuckle	<i>Lonicera periclymenum</i>	O		
Horse chestnut	<i>Aesculus hippocastanum</i>	O		
Hydrangea species	<i>Hydrangea</i> sp.	O		
Large-leaved lime	<i>Tilia platyphyllos</i>	O		
Laurustinus	<i>Viburnum tinus</i>	O		
Lawson's cypress	<i>Cupressus lawsoniana</i>	O		
Leyland cypress	<i>Cupressus leylandii</i>	O		
Lime	<i>Tilia x europaea</i>	O		
London plane	<i>Platanus acerifolia</i>	F		
Mexican orange	<i>Choisya ternata</i>	O		
Mock-orange species	<i>Philadelphus</i> sp.	O		
New Zealand broadleaf	<i>Griselinia littoralis</i>	R		
Norway maple	<i>Acer platanoides</i>	F		
Purple Norway maple	<i>Acer platanoides</i> 'crimson king'	O		
Robinia 'Frisia'	<i>Robinia</i> 'Frisia'	O		
Rose species	<i>Rosa</i> sp.	F		
Rowan	<i>Sorbus aucuparia</i>	F		
Scarlet firethorn	<i>Pyracantha coccinea</i>	F		
Silver beech	<i>Nothofagus menziesii</i>	O		
Silver birch (sapling)	<i>Betula pendula</i>	F		
Silver maple	<i>Acer saccharinum</i>	F		
Small-leaved lime	<i>Tilia cordata</i>	O		
Spotted-laurel	<i>Aucuba japonica</i>	O		
Swedish whitebeam	<i>Sorbus intermedia</i> agg.	F		
Sweet chestnut	<i>Castanea sativa</i>	O		
Sycamore	<i>Acer pseudoplatanus</i>	F		
Tree-mallow	<i>Malva arborea</i>	O		
Tree-of-heaven	<i>Ailanthus altissima</i>	F		
Tulip tree/Magnolia	<i>Liriodendron tulipifera</i>	F		
Weeping cherry	<i>Prunus</i> 'Kiku-shidare-zakura'	F		
Weeping silver birch	<i>Betula pendula</i> 'youngii'	O		
Weeping willow	<i>Salix babylonica</i>	F		
Whitebeam	<i>Sorbus</i> sp.	F		
Wilson's honeysuckle	<i>Lonicera nitida</i>	F		
Herbs, Grasses and Ferns				
Annual meadow-grass	<i>Poa annua</i>			+
Bear's-breeches species	<i>Acanthus</i> sp.			+
Boston-ivy	<i>Panthernocissus tricuspidata</i>	+		
Broad-leaved dock	<i>Rumex obtusifolius</i>			+
Broad-leaved willowherb	<i>Epilobium montanum</i>		+	+

Common Name	Scientific Name	Introduced Shrub and Garden	Ammenity Grassland	Ephemeral/ Short Perennial
Canadian fleabane	<i>Erigeron canadensis</i>			+
Cat's-ear	<i>Hypochaeris radicata</i>			+
Cock's-foot	<i>Dactylis glomerata</i>		+	
Common chickweed	<i>Stellaria media</i>			+
Common evening-primrose	<i>Oenothera biennis</i>		+	
Cotoneaster species	<i>Cotoneaster</i> sp.			+
Creeping cinquefoil	<i>Potentilla reptans</i>		+	
Dandelion	<i>Taraxacum officinale</i>		+	+
Euphorbia species	<i>Euphorbia</i> sp.	+		
Evening primrose species	<i>Oenothera</i> sp.			+
False oat-grass	<i>Arrhenatherum elatius</i>		+	
Field bindweed	<i>Convolvulus arvensis</i>		+	
Foxglove	<i>Digitalis purpurea</i>		+	
Fuchsia	<i>Fuchsia magallanica</i>	+		
Ground-elder	<i>Aegopodium podagraria</i>			+
Heart-leaved elephant-ears	<i>Bergenia cordifolia</i>	+		
Hebe species	<i>Hebe</i> sp.			+
Herb-Robert	<i>Geranium Robertianum</i>			+
Ivy	<i>Hedera helix</i>			+
James roof	<i>Garrya elliptica</i>	+		
Japanese knotweed	<i>Reynoutria japonica</i>	+		
Japanese skimmia	<i>Skimmia japonica</i>	+		
Japanese spiraea	<i>Spiraea japonica</i>	+		
Knotgrass	<i>Polygonum aviculare</i>			+
Lesser periwinkle	<i>Vinca minor</i>	+		
Meadow barley	<i>Hordeum secalinum</i>			+
Mexican fleabane	<i>Erigeron karvinskianus</i>			+
Mullein species	<i>Verbascum</i> sp.			+
New Zealand flax	<i>Phormium tenax</i>	+		
Nipplewort	<i>Lapsana communis</i>			+
Pampas grass	<i>Cortadaria selloana</i>	+		
Pendulus sedge	<i>Carex pendula</i>	+		
Perennial rye-grass	<i>Lolium perenne</i>		+	
Ornamental poppy species	<i>Mecanopsis</i> sp.			+
Portland spurge	<i>Euphorbia portlandica</i>			+
Red clover	<i>Trifolium pratense</i>		+	
Red fescue	<i>Festuca rubra</i>		+	
Red valarian	<i>Centranthus ruber</i>			+
Ribwort plantain	<i>Plantago lanceolata</i>		+	
Rosebay willowherb	<i>Chamaenerion angustifolium</i>			+
Rose-of-Sharon	<i>Hypericum calycinum</i>	+		
Selfheal	<i>Prunella vulgaris</i>		+	
Shrub ragwort 'sunshine'	<i>Senecio sunshine</i>	+		
Smooth hawk's-beard	<i>Crepis capillaris</i>			+
Soft lady's-mantle	<i>Alchemilla mollis</i>	+	+	
Traveller's joy	<i>Clematis vitalba</i>			+
Virginia-creeper	<i>Parthenocissus quinquefolia</i>	+		
Wall cotoneaster	<i>Cotoneaster horizontalis</i>	+		
Wood avens	<i>Geum urbanum</i>			+
Yarrow	<i>Achillea millefolium</i>		+	
Mosses				
a moss				+

Key:








D = dominant
A = abundant
F = frequent
O = occasional
R = rare
L = locally


APPENDIX 3

Bat Building Inspection Results

Appendix 3 Bat Building Inspection Results

Building Reference	External Description	Summer Roost Potential Category	Photo
Chapel	Single-storey brick construction, concrete slab roof, all well sealed. No roof cavity. Wooden louvres above door into a small concrete cavity. Low suitability.	Low/negligible.	
Education	One to two-storey and brick flat roof. Contains a swimming pool. All day lit, no evidence of bats. Cement-sealed coping. Open window.	Low/negligible.	No photo
Block 1	Three to five-storey brick and metal flat roof. Open window. No gaps in bricks apart from air gaps along courses and some gaps at flashing.	Low/negligible.	
Block 2	As Block 1 - Three to five-storey brick. Metal coping open windows, gaps in bricks. Minor potential. Looks well-maintained no gaps. Minimal interest, plus grilles. Walkway constructed of metal/plasticised. Has lead flashings with some gaps but limited potential. Some air gaps in wall of walkway.	Low	
Staff Facilities and Visitors Centre	Two-storey brick gaps in between hanging tiles (all slate) plus grilles. Flat roof, metal copings. Plastic heavy tiles quite flush.	Low/negligible.	
Main Stores	Brick with few windows, two to three-storey high mostly metal topped, flat.	Low/negligible.	
Works and Maintenance	Wall of works unit have some air gaps in walls.	Low/negligible.	

Building Reference	External Description	Summer Roost Potential Category	Photo
Boiler House	One-storey brick. Metal chimney. Flat or metal clad roof. Good condition. Tanks adjacent.	Negligible	 A photograph of a red brick boiler house with a large cylindrical tank on the roof and a tall chimney in the background.
Day Nursery	One-storey. Only part accessible - pitched roof without slate tiles plus metal/fabric ridge. Mostly intact but some lifted areas. Wide eaves. Very cobwebbed with no visible gaps. Ivy covered. To rear some gaps in roof and at gable end. Flat roof pre-fabricated extension with closed windows or boarded up. Very overgrown.	Low/negligible.	 A photograph of a one-storey building with a pitched roof, partially obscured by trees and ivy.
Day Care Centre	Curved corrugated metal roof. Two-storey with metal sheet plus brick construction. No potential.	Low/negligible.	 A photograph of a two-storey building with a curved corrugated metal roof and brick construction.
Block A	Flat roof, four to five storeys, red brick. Air vents at several levels. Metal window shutters, metal window frames. Vents with and without mesh. Several grilles. Wood cladding (honey bee nest). Peeling paint, no gaps. Open windows and cobwebbed. No potential.	Low	 A photograph of a four to five storey red brick building with multiple windows and air vents.
Block B	As Block A. Concrete copings. Minimal to no gaps. Otherwise same construction with vents and grills and some open windows. Well-maintained with no cracks. Wood cladding. Alcove (see photo) with cobwebs and evidence of bats.	Low	 A photograph of a concrete alcove with a brick wall and a dark interior, showing evidence of bats.
Block C	As above.	Low	 A photograph of a red brick building with a flat roof and a small structure on top.
Block D	As above. Some wood cladding with no gaps. Pigeons roosting. Metal grilles and open windows giving access to building interior. Grilles have mesh behind. Metal copings and sills. No potential.	Low	 A photograph of a red brick building with wood cladding and metal grilles.

Building Reference	External Description	Summer Roost Potential Category	Photo
Healthcare	Pantile roof single storey, possible gaps at ridge (integrated ridge system). Soffits with grill. No gaps. Flashings neat, no gaps. Any gaps cobwebbed.	Low/negligible.	
Perimeter Wall	Wall brick with razor wire in very good condition, no cracks or gaps.	Negligible	No photo

Penny Anderson
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CONSULTANT ECOLOGISTS



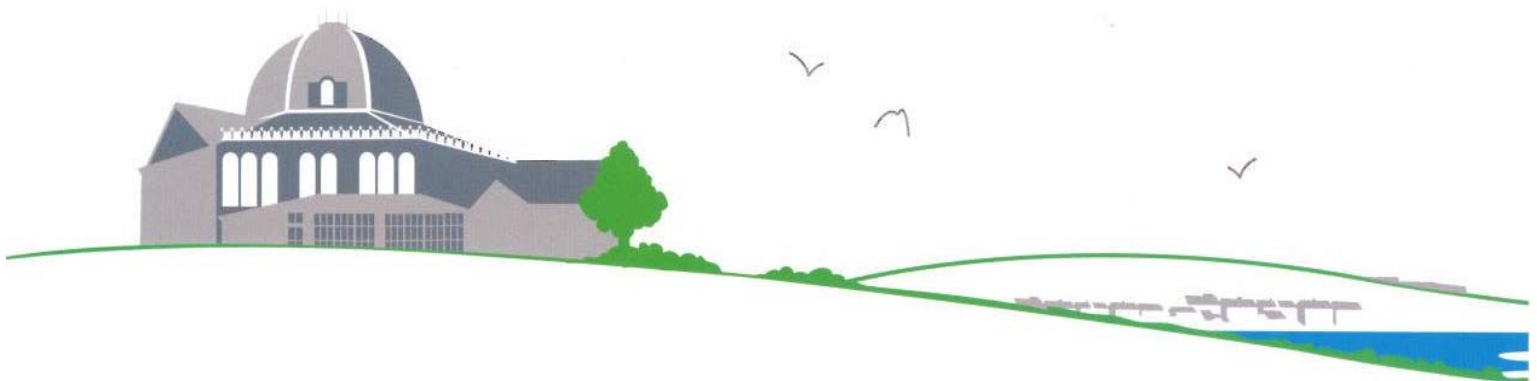
Park Lea, 60 Park Road, Buxton, Derbyshire SK17 6SN

Appendix III

Summer Bat Survey Report



PEABODY CONSTRUCTION LTD
HOLLOWAY PRISON
BAT SURVEY REPORT



PEABODY CONSTRUCTION LTD

HOLLOWAY PRISON

BAT SURVEY REPORT

Penny Anderson Associates Limited
'Park Lea'
60 Park Road
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April 2020

This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed: _____

A handwritten signature in dark ink, appearing to read 'Rob Lamb', written over a horizontal line.

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APPENDIX

1	Protected Species Legislation Summary (Bats)
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1. INTRODUCTION

- 1.1 Penny Anderson Associates Ltd (PAA) was commissioned by Peabody Construction Limited to carry out an ecological assessment of land at the former Holloway Prison, London (grid reference: TQ 30102 85579). This included a desk study of bat data records and an inspection of buildings on site for potential to support roosting bats (see Holloway Prison Ecology Report, PAA 2020a).
- 1.2 Following the results of the initial survey a further bat activity transect survey along with dusk emergence and dawn re-entry surveys was commissioned. This report details the methods and results of these further surveys and makes any recommendations as required.
- 1.3 This report does not detail the autumn and winter bat surveys at Holloway Prison, which are the subject of a separate report.

Site Description

- 1.4 The site comprises existing buildings with associated areas of hard standing and landscape plantings of introduced shrub and trees, amenity grassland and patches of ephemeral short perennial vegetation encroaching into areas of hardstanding due to a lack of site management. The site is located in an urban setting in the London Borough of Islington (LBI).

Legislative Context

- 1.5 The text below provides a brief summary of the legislation in relation to the species or species group in England and Wales. The original Acts, Regulations and any amendments should be referred to for the precise wording.
- 1.6 A range of international and national legislation has been established in the UK to protect important nature conservation sites and priority species. At the international level, European Union (EU) Directives require individual member states to implement their conservation provisions nationally for the benefit of Europe as a whole. These Directives have been transposed into UK law by the Conservation of Habitats and Species Regulations 2017; further details can be obtained from the Joint Nature Conservation Committee (JNCC) web site at www.jncc.defra.gov.uk.
- 1.7 Other international conventions include: the Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979), which requires the maintenance of populations of wild flora and fauna, giving particular protection to endangered and vulnerable species; and the Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979), which requires the protection of migratory species throughout their entire range. The above conventions are implemented in England and Wales via the Wildlife and Countryside Act (WCA) (1981) (as amended) and Countryside and Rights of Way (CROW) Act 2000. This legislation also protects important habitats and sites such as Sites of Special Scientific Interest (SSSI).
- 1.8 At the national level, the UK Post-2010 Biodiversity Framework published in 2012 is the Government's response to the Convention on Biological Diversity (2010). It describes the UK's biological resources, commits a detailed plan for the protection of these resources within the UK's devolved framework across England, Wales, Scotland and Northern Ireland. The document identifies future priorities for nature conservation and adopts a more strategic approach, including ecosystem services and sustainability alongside biodiversity. Despite administrative changes following devolution, there is still an underlying objective of protecting and enhancing a range of priority species and habitats, often still based on the objectives and classifications of the original UK Biodiversity Action Plan. *Biodiversity 2020* is England's national biodiversity strategy. Building on the *Natural Environment White Paper* published in 2011, this provides a means of delivering the international and EU commitments to biodiversity.

Under Biodiversity 2020, Priority Species and Habitats referred to are those of 'Principal Importance' for the conservation of biodiversity in England listed on Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act 2006.

- 1.9 Finally, the National Planning Policy Framework (NPPF 2019) provides guidance for local authorities on the content of the Local Plans and is a material consideration in determining planning applications. Briefly, with an overall focus on sustainable development, the NPPF states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks. Furthermore, the NPPF also states that any planning proposals for which significant negative impacts on biodiversity cannot be avoided, mitigated or compensated for should be refused. The NPPF states that the planning system should contribute to and enhance the natural environment through a range of actions, including:
- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils;
 - recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services; and
 - minimising impacts on biodiversity and providing net gains for biodiversity including establishing coherent ecological networks that are more resilient to current and future pressures.
- 1.10 To protect and enhance biodiversity and geodiversity, plans should:
- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
 - promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Bat Biology

- 1.11 There are 17 species of native bats known to be resident (i.e. breed) in the British Isles. British bats feed entirely on insects and have developed a complex sonar system, known as echolocation, which enables them to find prey and navigate around their environment at night.
- 1.12 Habitat requirements vary widely, both on an individual and species level, although certain features, such as woodland, parkland, traditional pasture, marshes and areas of freshwater, are often focal points for foraging, as insects are plentiful in these areas (Mitchell-Jones 2004). Bats use linear features such as rivers, hedgerows, roads and woodland edges as landmarks in order to commute from one location to another (Schofield and Mitchell-Jones 2003).
- 1.13 Bats utilise different roosts at different times of the year. Between late October and March, bats hibernate; this requires an unexposed roost with a stable temperature, typically a cave, cellar or tunnel. Around March, the bats emerge and gradually move to their summer roosts, typically within man-made structures or suitable crevices in trees. During the spring and summer period female bats gather together at maternity roosts to give birth and rear their young. Most births occur between late June and mid-July, with the young able to fly within three to five weeks (Altringham 2003; Waters and Warren 2003). By the end of August, most of the young bats are independent and the colony begins to break up (Schofield and Mitchell-Jones 2003). Mating takes place between August and December, either at the winter hibernation site or at autumn

breeding sites. The numbers of bats utilising these roosts can vary from single bats to hundreds of bats in a nursery colony or hibernation site (Altringham 2003).

- 1.14 Bats play an important role in many environments around the world, including pollination and insect control. In the UK, bats can tell us a lot about the state of the environment because they are top predators of common nocturnal insects and are extremely sensitive to changes in their surroundings, e.g. climate, landscape, agricultural intensification, development and habitat fragmentation. Populations of British bats have suffered severe declines in the past century, influenced by these factors.

Protected Species

- 1.15 Details of the protected species legislation relevant to this report can be found in Appendix 1.

2. METHODS

2.1 Buildings, trees and habitats within the site were previously inspected for bats as detailed in Holloway Prison Ecology Report (PAA 2020a). The site was overall assessed as having 'Low' potential (at best) to support summer roosting bats and 'Low' habitat suitability, although within the site it was possible to identify areas with relatively higher habitat suitability due to the presence of vegetation cover and a degree of disturbance from lighting. Due to the extensive size of the site and the widespread location of potential roost features, an initial activity transect survey was recommended to establish general locations of bat activity and inform the methodology for subsequent dusk/dawn surveys.

2.2 The methodology was agreed upon with the LBI Ecology Officer.

Bat Activity Transect Survey

2.3 Bat activity transect surveys can be used to find out if bats are present or absent, which species use the site, the levels of activity and what bats are using the site for. Two transect routes, undertaken on the same evening by two separate surveyors, were planned around the site as shown on Figure 1.

2.4 The first route comprised a walk within the site boundary around the courtyards and the second was a route around the edge of the site boundary. Each transect had ten stops. Surveyors walked steadily around the site recording bat activity, pausing at each stop for three minutes.

2.5 The transect routes aimed to cover all parts of the site which contained potential summer roost features as well as areas with higher, moderate and lower habitat suitability in order to sample all areas.

2.6 The bat activity transect surveys were undertaken by Consultant Ecologists Victoria Burton and Caroline Boffey on 18th September 2019 in dry, suitable conditions (see Table 1). The transect surveys began ten minutes before sunset, and were completed 1h 50m later.

2.7 The survey followed current good practice guidelines published by The Bat Conservation Trust (Collins 2016) and, therefore, the survey techniques and assessment criteria were consistent with industry standard techniques for bat surveys.

Dusk Emergence and Dawn Re-Entry Survey

2.8 The transect survey results were used to target suitable locations for the dusk/dawn survey visit. A total of six locations within the site were identified for surveyors to be positioned for an emergence or re-entry survey (see Figure 2 for locations). The locations were selected within areas of higher or moderate bat habitat suitability and where bat foraging activity was recorded during the transect survey.

2.9 The surveyors were positioned at vantage points in view of potential roost features, and recorded any bat activity heard or seen. A Batbox Duet bat detector was used to aid detection in the field, and an Anabat SD1 to record echolocation calls and enable sonogram analysis for confirmation of species identification.

2.10 Locations 1, 2 and 3 (see Figure 2) were surveyed on the 24th September 2019 (dusk emergence survey) and Locations 4, 5 and 6 on the 25th September (dawn re-entry survey).

2.11 The surveys were undertaken by Consultant Ecologist Rob Lamb and Assistant Ecologists Beth Howes and Phoebe Gray. Rob, Beth and Phoebe have the necessary experience of surveys for

protected species, including bats, and are appropriately qualified to carry out this work based on the CIEEM¹ competencies for survey (CIEEM 2013).

- 2.12 The dusk survey commenced 15 minutes prior to sunset, and continued for 1h 45m, taking into account the typical emergence times for the species considered likely to be present at the location. The dawn survey took place 1h 30m before sunrise and finished six minutes before sunrise, taking account the weather conditions and activity levels detected. Weather conditions were recorded at the start and end of the survey and details can be found in Tables 2 and 3.
- 2.13 The dusk emergence and dawn re-entry surveys followed current good practice guidelines published by The Bat Conservation Trust (Collins 2016).
- 2.14 Recorded bat calls from all surveys were analysed using specialist sound analysis software Analook W. Based on parameters such as peak frequency and call duration, each call was assigned to a particular bat species to confirm the identification recorded by surveyors in the field.

¹ Chartered Institute of Ecology and Environmental Management

3. RESULTS

Dusk Transect Survey

- 3.1 The dusk bat activity transect survey undertaken on 18th September 2019 followed the route detailed in Figure 1. The findings of the survey are summarised in Table 1.

Table 1 Bat Activity Transect Results, 18th Sep 2019

Species	First Heard	Potential Emergence on Site	Activity Levels on Site
Common pipistrelle	19:25	Low	Low-Moderate – a small number of bats detected foraging across the site, first detected 15 minutes after sunset.
Start time: 19:00	Sunset: 19:10		End time: 20:50.
Conditions: Dry with light wind and no cloud cover.			
Temperature: 17.9`C decreasing to 14.4`C. Humidity: 54% decreasing to 39%.			

- 3.2 Common pipistrelle (*Pipistrellus pipistrellus*) was the only bat species encountered during the transect surveys. Because of the timings of the first encounter with the species at fifteen minutes after sunset, it was considered that these bats are likely roosting nearby.
- 3.3 The transect surveys confirmed a low to moderate amount of common pipistrelle activity throughout the site, with less activity towards the well-lit main road. Less activity was observed in open, vegetated areas, with bats typically foraging around the tops of buildings, particularly in the northern and western part of the site (see Figure 1). Possible linkage with off site foraging habitats was noted to the north, east and west of the site.
- 3.4 No emergences or roosting behaviour within the site was observed during the transect walks. The survey recorded areas with low to moderate bat foraging activity and this data was used to inform appropriate surveyor locations for a subsequent dusk/dawn survey visit.

Dusk Emergence and Dawn Re-Entry Surveys

- 3.5 The dusk emergence and dawn re-entry surveys were undertaken on the 24th and 25th September 2019 respectively.

Table 2 Bat Dusk Emergence Survey Results, 24th Sep 2019

Location of Surveyor (see Map in Figure 2) and Surveyor Initials	Species	First Recorded	Notes
Surveyor 1 (PG)	Common pipistrelle	19:10	Common pipistrelles observed flying across courtyard at 19:10. Activity in area low but foraging and feeding buzzes detected sporadically in the wider area. No emergences observed.
Surveyor 2 (BH)	Common pipistrelle	19:15	Occasional common pipistrelle detections from 19:15. Some flying over building roofs within site and around trees in the courtyard. No emergences observed.
Surveyor 3 (RL)	Common pipistrelle	19:20	Common pipistrelle seen flying in from off site at 19:20. Very occasional pipistrelle calls heard during rest of survey. Activity in this area very low.
Start time: 18:40	Sunset: 18:55		End time: 20:25
Conditions: Dry and calm with 60% cloud cover decreasing to 30%.			
Temperature: 17°C decreasing to 16°C. Humidity: 66% increasing to 77%.			

Table 3 Bat Dawn Re-Entry Survey Results, 25th Sep 2019

Location of Surveyor (see Map in Figure 2) and Surveyor Initials	Species	First Recorded	Notes
Surveyor 4 (PG)	Common pipistrelle	NA	No bat activity recorded.
Surveyor 5 (RL)	Common pipistrelle	06:02	Faint common pipistrelle calls heard but not seen on three occasions between 06:02 and 06:17.
Surveyor 6 (BH)	Common pipistrelle	NA	No bat activity recorded.
Start time: 05:20	Sunrise: 06:51		End time: 06:45.
Conditions: Dry and calm to begin with. Light rain from 06:25, becoming heavy from 06:35.			
Temperature: 14°C increasing to 15.3°C. Humidity: 87% decreasing to 85%.			

- 3.6 The dusk emergence surveys earliest detected common pipistrelle from 15 minutes after sunset. This indicates that a roost or roosts are likely nearby, although not detected within the site itself. Surveyor 3 observed a single bat flying in from off site from the west, but overall activity was very low in this area. Surveyors 1 and 2 observed foraging activity during the

survey in courtyards and around vegetated areas. Surveyor 2 also observed foraging over the buildings. No emergences were observed during the dusk surveys.

- 3.7 The dawn re-entry surveys recorded much less activity. The site had rain during the night, however, this subsided at least one hour prior to the commencement of survey. Only Surveyor 5 detected bat activity in the form of faint common pipistrelle calls, however, the bats were not seen. Heavy rain began at 06:35, 16 minutes before sunrise, and the survey was ended at 06:45 after only three faint bat calls had been heard by Surveyor 5 and nothing had been detected by the other surveyors.

4. RECOMMENDATIONS

Summer Use by Bats

- 4.1 The activity transects, dusk emergence and dawn re-entry surveys indicate that the site is used routinely in the active season by a small number of foraging common pipistrelle bats. The activity levels around the site are variable from low to moderate, with foraging typically seen above buildings and with higher levels of activity observed in the northern, eastern and western parts of the site. Possible linkage with off site foraging habitat was also recorded to the north, east and west, based on observations of the direction of bats flying on to or off site (see Figures 1 and 2).
- 4.2 Although the buildings do provide potential roost features, in the form of small mortar gaps between bricks and a small number of minor features such as gaps in flashing, no roosts were identified during the surveys.
- 4.3 Due to the need for autumn and winter bat hibernation surveys, features were inspected during these surveys and reported in PAA (2020b). The aerial inspection confirmed three separate roosts clustered together in shallow crevices on the southern wall of Block D. These were confirmed as common pipistrelle roosts by DNA analysis of droppings. The three confirmed roosts are considered to be summer day roosts, being shallow crevices unsuitable for winter roosting.

Demolition Recommendations

- 4.4 Based on the surveys undertaken in this report and in the Autumn and Winter Bat Surveys Report (PAA 2020b), the site has been confirmed as a summer common pipistrelle roost site. In addition, there is to be a presumption that a common pipistrelle winter hibernation roost is present on site within the accessible cavity wall features (PAA 2020b).
- 4.5 Summer day roosts for low numbers of non-breeding common pipistrelle are considered to have low status (Mitchell-Jones 2004) as they are relatively easily mitigated for. However, hibernation roosts are considered to be a high status roost regardless of the species and, therefore, an EPSL Licence (EPSL) should be obtained from Natural England to cover both roost types during demolition.
- 4.6 Until a full EPSL is obtained, containing detailed mitigation and compensation measures for the bat roosts during demolition then physical damage and disturbance should be avoided on or around all aspects of the site with cavity wall structures, as well as Block D.
- 4.7 Under an EPSL, the timing of demolition is likely to be restricted to the active bat season (usually April to September inclusive). This is to avoid risk of disturbance or harm to hibernating bats. Guidance on hibernation roost times state use from November to March (Mitchell-Jones 2004). However, given the southerly, milder location of the site, located within the Greater London conurbation, it may be possible to reduce the core winter period within the licence to December to February.
- 4.8 In addition to timing constraints, an EPSL is likely to also include some guidance upon demolition methods, a toolbox talk to demolition contractors prior to commencement of works, licensed ecologist to attend site for certain operations, and contractors to remain vigilant for bats during all demolition phases of works.
- 4.9 The above such measures would be dependent on Natural England accepting a licence adhering to these terms.

- 4.10 If works have not been undertaken within two years of the date of these surveys then the site should be reassessed for bats to ensure that any decisions or actions taken at that time are based on up-to-date survey data.

Mitigation and Enhancement

- 4.11 Appropriate mitigation measures should be included within an EPSL to cover hibernating common pipistrelle bats and the three common pipistrelle summer roosts at Block D.
- 4.12 The new development plans should include scope to retain and enhance the foraging habitat currently available at the site. This could be achieved with the inclusion of suitable landscape planting and ensuring a continuous vegetated corridor leading off-site to reduce the impacts of bat flight line severance. Planting should include species that are native and ideally of local provenance, and/or species with know value for wildlife. Inclusion of wetland features is recommended, such as wildlife ponds or marsh gardens. The use of herbicide and pesticide should be avoided in landscaping maintenance, with other non-chemical methods of weed control being used.
- 4.13 External bat boxes and integrated building features suitable for common pipistrelle summer and winter roosting should be included within the development site to mitigate for the loss of bat roost features and to support the bat population present in the area. Many options are available 'off-the-shelf' to suit a range of situations, or optimal dimensions and locations for bespoke features can be provided by a suitably knowledgeable ecologist (Joint Nature Conservation Committee 2004). The positioning of new bat roost features is also important and skilled ecological advice should be sought at the detailed design stage of the development.

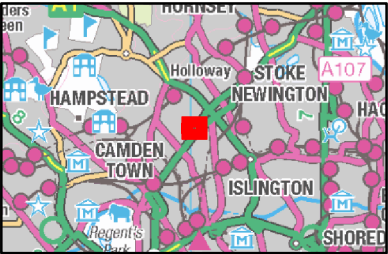
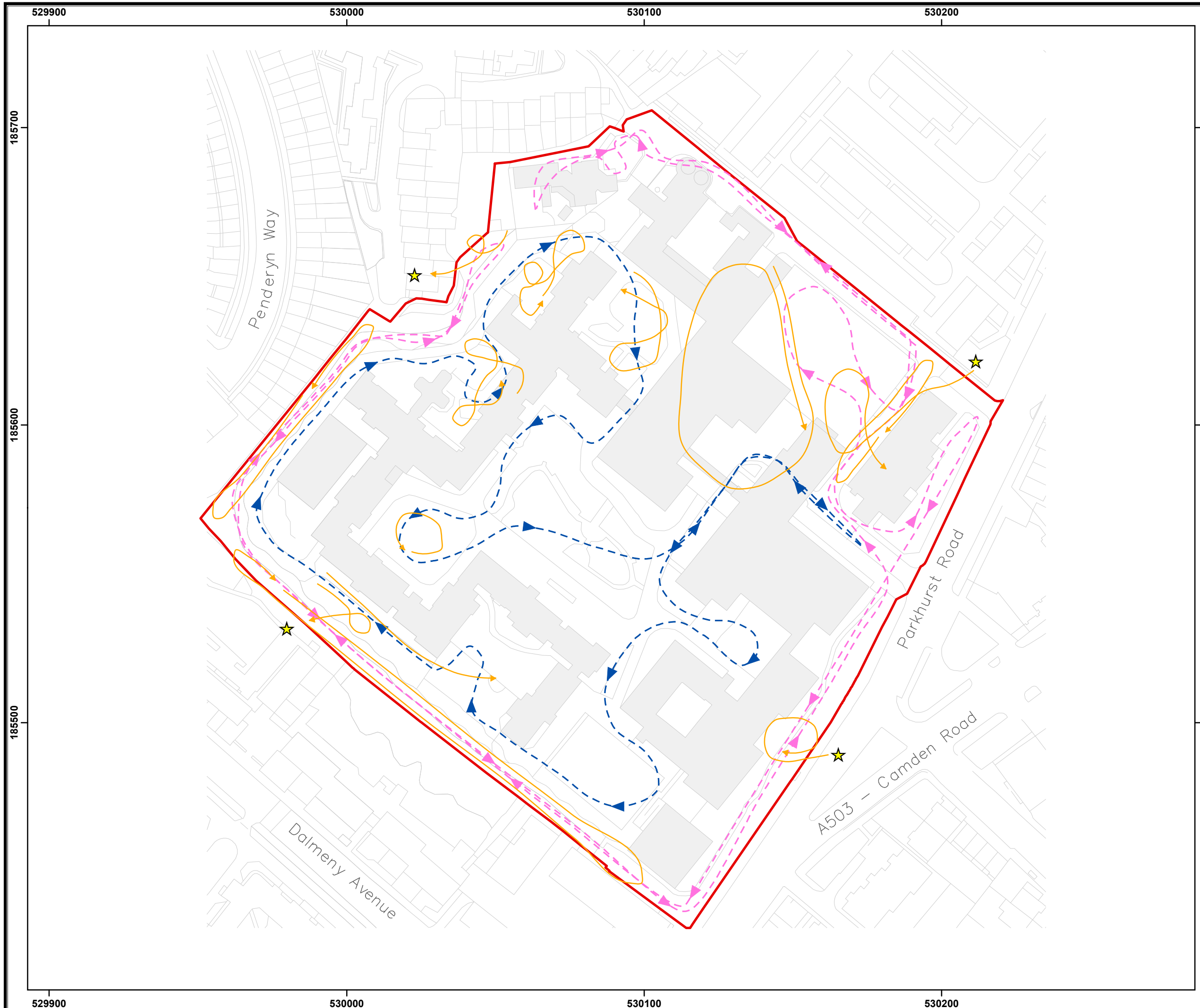
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6. ABBREVIATIONS

CRoW	Countryside and Rights of Way
EPSL	European Protected Species Licence
EU	European Union
JNCC	Joint Nature Conservation Committee
NERC	Natural Environment and Rural Communities
NPPF	National Planning Policy Framework
PAA	Penny Anderson Associates Ltd
SSSI	Site(s) of Special Scientific Interest
WCA	Wildlife and Countryside Act

FIGURES



Legend

- Site boundary
- Transect survey route 1
- Transect survey route 2
- Recorded bat activity
- Possible off-site foraging habitat linkage
- Building

British National Grid
Projection: Transverse Mercator
False Easting: 400000.000000
False Northing: 100000.000000
Central Meridian: -2.000000
Scale Factor: 0.999601
Latitude Of Origin: 49.000000

ISO A3

Metres

0 5 10 20 30 40

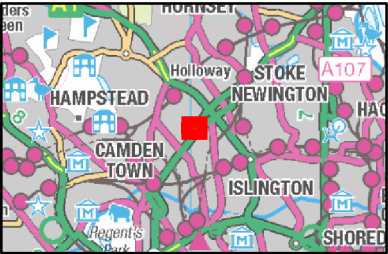
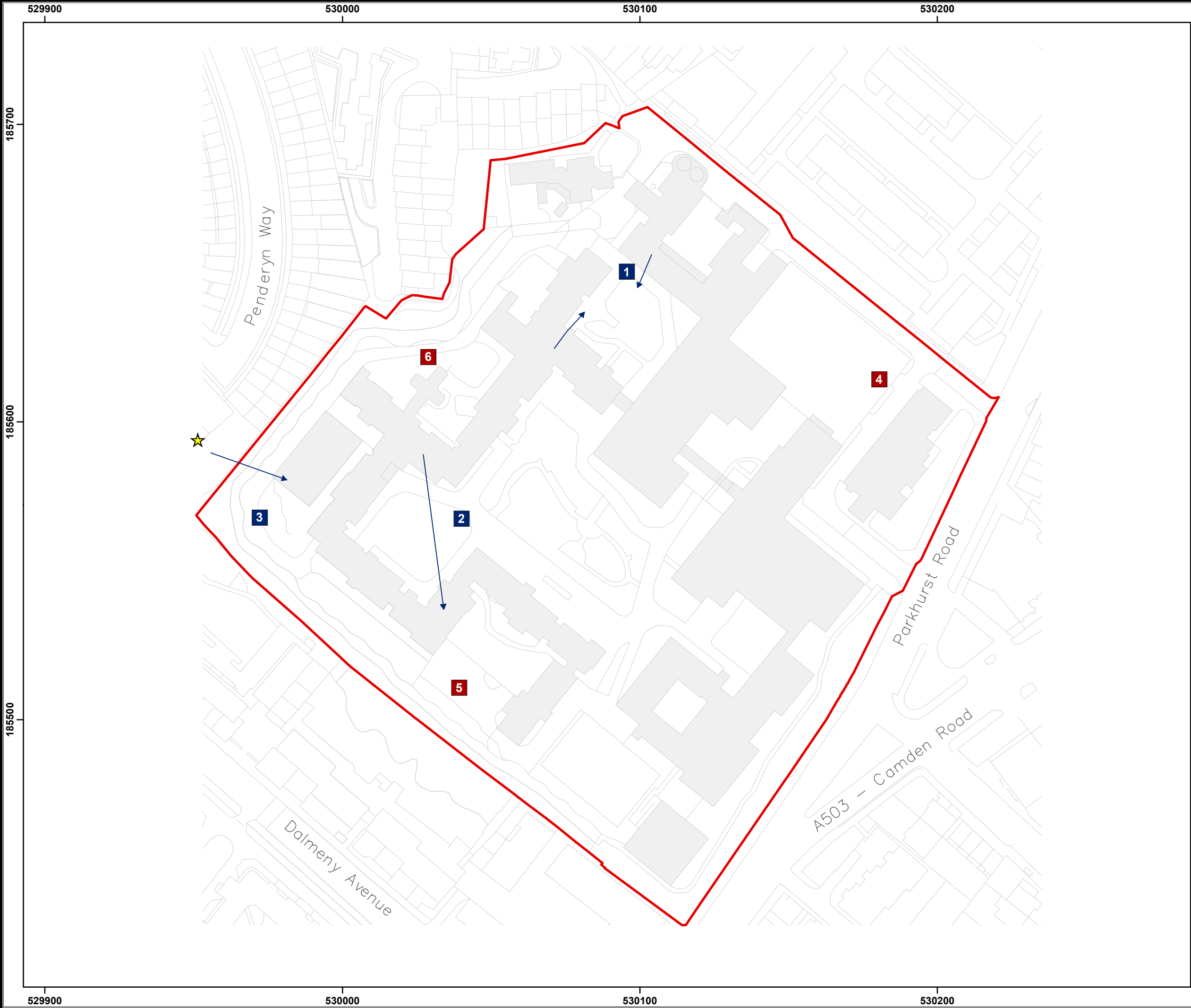
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Project Name
Project Holloway

Discipline
Preliminary Ecological Appraisal

Title:
**Bat Transect
Activity Results
(18/09/2019)**

Scale 1:1,200	Drawing No. Figure 1	
Drawn By CC	Originator SRG	Date 15/10/2019
PAA Ref.	Revision 1.0	



Legend

- Site boundary
- Surveyor positions**
 - Dusk survey
 - Dawn survey
 - Bats recorded - dusk survey
 - Bats recorded - dawn survey (no bats recorded)
 - Possible off-site foraging habitat linkage
 - Building

British National Grid
Projection: Transverse Mercator
False Easting: 400000.000000
False Northing: 100000.000000
Central Meridian: -2.000000
Scale Factor: 0.999601
Latitude Of Origin: 49.000000

ISO A3

Metres

0 5 10 20 30 40

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Project Name: Project Holloway

Discipline: Preliminary Ecological Appraisal

Title: Dusk/Dawn Bat Survey Results (24/09/2019 & 25/09/2019)

Scale: 1:1,200	Drawing No. Figure 2
Drawn By: CC	Originator: SRG
Date: 15/10/2019	Revision: 1.0

Figure 2 - Dusk-Dawn bat survey results - PEL001 CC 151019.mxd

APPENDIX

APPENDIX 1

Protected Species Legislation Summary (Bats)

SUMMARY OF THE LEGISLATION RELATING TO BATS

All wild species of bat are protected under the Wildlife and Countryside Act (WCA) 1981, which has also been amended by later legislation, including the Countryside and Rights of Way (CROW) Act 2000 and the Conservation of Habitats and Species Regulations 2017, and this legislation is applicable to England and Wales. Bats are listed on Schedule 5 of the WCA and are therefore subject to some the provisions of Section 9 which, with the amendments, make it an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection (S9:4b).
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat (S9:4c).

There are additional offences in relation to buying and selling (S9:5) any live or dead animal of this species or anything derived from them.

Bat species are also listed under Annexes IIa and IVa of the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, also known as the 'Habitats Directive'. Inclusion on Annex IVa means they are consequently identified as European Protected Species (EPS) and protected under the Conservation of Habitats and Species Regulations 2017.

The Conservation of Habitats and Species Regulations 2017 state that a person commits an offence if they:

- (a) deliberately capture, injure or kill any wild animal of a European protected species,
- (b) deliberately disturb wild animals of any such species, in such a way as –
 - (i) to impair their ability to survive, to breed or reproduce, or to rear their young, or
 - (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate, or
 - (iii) to affect significantly the local distribution or abundance of the species to which they belong;
- (c) deliberately take or destroy the eggs of such an animal, or
- (d) damage or destroy a breeding site or resting place of such an animal.

Under these Regulations it is an offence to damage or destroy a breeding site or resting place whether the animal is in occupation or not, and protection extends to all life stages of the animal in question. There are additional offences relating to possession, control and sale of a live or dead bat or part of such an animal.

In addition, seven native British bat species, including the soprano pipistrelle (*Pipistrellus pygmaeus*) and the brown long-eared bat (*Plecotus auritus*), that are frequently found in buildings, are listed as a 'Priority Species' under the 2011 biodiversity strategy for England, *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*, under the 2012 UK Post-2010 UK Biodiversity Framework. These Priority Species are also referred to as 'species of principal importance' for the conservation of biodiversity in England and Wales within Section 74 of the CROW Act 2000, and Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006.

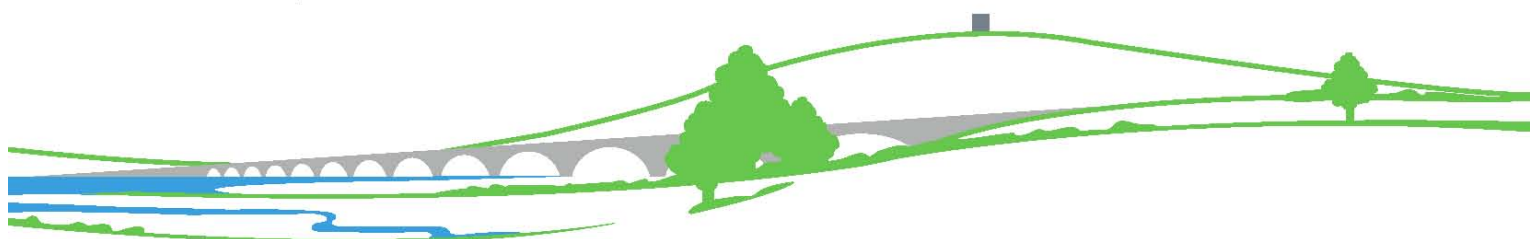
Section 15 of the National Planning Policy Framework (NPPF 2018) states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. The NPPF also includes the requirement to contribute to the Government's commitment to halt the overall decline in biodiversity and to promote the reservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets. Reference is made to Circular 06/2005 *Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System* in respect of statutory obligations for biodiversity and geodiversity conservation.

Local authorities in England are required to ensure that where significant harm resulting from development cannot be avoided (through locating on alternative sites with less harmful impacts),

adequately mitigated, or, as a last resort, compensated for, planning permission is refused. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Please note: the above text provides a brief summary of the legislation in relation to bats in England and Wales and the original Acts, Regulations and any amendments should be referred to for the precise wording.

Penny Anderson
Associates Ltd
CONSULTANT ECOLOGISTS



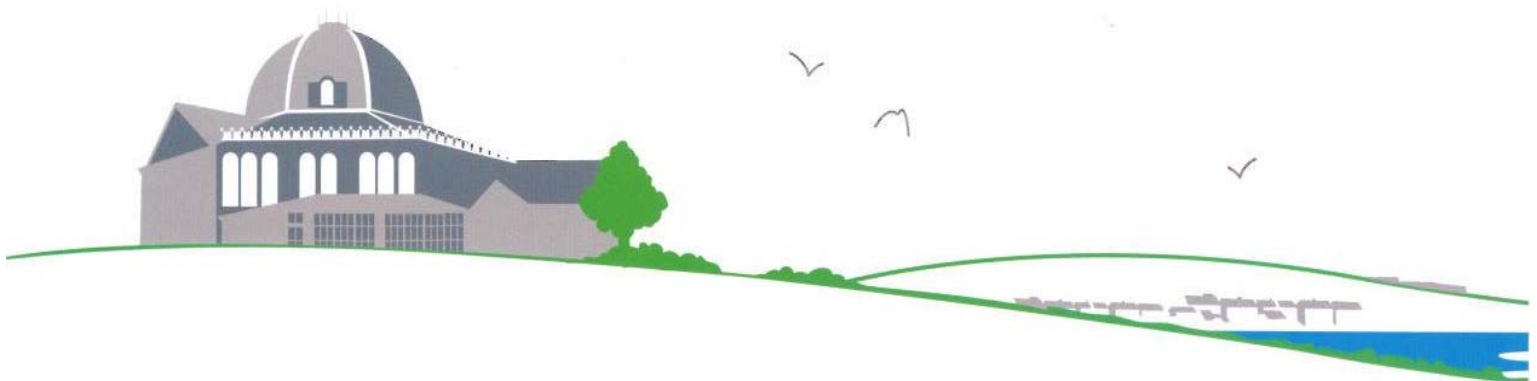
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Appendix IV

Winter Bat Survey Report



PEABODY CONSTRUCTION LTD
HOLLOWAY PRISON
AUTUMN AND WINTER BAT SURVEY REPORT



PEABODY CONSTRUCTION LTD

HOLLOWAY PRISON

AUTUMN AND WINTER BAT SURVEY REPORT

Penny Anderson Associates Limited
'Park Lea'
60 Park Road
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April 2020

This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed: 

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1. INTRODUCTION

- 1.1 Penny Anderson Associates Ltd (PAA) was commissioned by Peabody Construction Limited to carry out a suite of autumn and winter bat hibernation surveys at Holloway Prison, London (grid reference: TQ 30102 85579). This follows up on the previous ecology and bat survey reports from October 2019 which included a desk study of bat data records, an inspection of buildings on site for potential to support roosting bats, bat activity transect survey and dusk and dawn re-entry surveys (PAA 2019a and b).
- 1.2 This report details the methods and results of the aerial roost inspections and autumn and winter static detector surveys, and makes recommendations as required.

Site Description

- 1.3 The site comprises a complex of former prison buildings with associated areas of hard standing and landscape plantings of introduced shrub and trees, amenity grassland and patches of ephemeral short perennial vegetation encroaching into areas of hardstanding due to a lack of site management. The site is located in an urban setting in the London Borough of Islington.

Legislative Context

- 1.4 The text below provides a summary of the legislation in relation to bats in England and Wales. The original Acts, Regulations and any amendments should be referred to for the precise wording.

Summary of the Legislation Relating to Bats

- 1.5 All wild species of bat are protected under the Wildlife and Countryside Act (WCA) 1981, which has also been amended by later legislation, including the Countryside and Rights of Way (CROW) Act 2000 and the Conservation of Habitats and Species Regulations 2017 (amended), and this legislation is applicable to England and Wales. Bats are listed on Schedule 5 of the WCA and are, therefore, subject to some the provisions of Section 9 which, with the amendments, make it an offence to:
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection (S9:4b); and
 - Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat (S9:4c).
- 1.6 There are additional offences in relation to buying and selling (S9:5) any live or dead animal of this species or anything derived from them.
- 1.7 Bat species are also listed under Annexes IIa and IVa of the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, also known as the 'Habitats Directive'. Inclusion on Annex IVa means they are consequently identified as European Protected Species (EPS) and protected under the Conservation of Habitats and Species Regulations 2017 (amended).
- 1.8 The Conservation of Habitats and Species Regulations 2017 (amended) state that a person commits an offence if they:
- (a) deliberately capture, injure or kill any wild animal of a European protected species,
 - (b) deliberately disturb wild animals of any such species, in such a way as –
 - (i) to impair their ability to survive, to breed or reproduce, or to rear their young, or

- (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate, or
 - (iii) to affect significantly the local distribution or abundance of the species to which they belong;
 - (c) deliberately take or destroy the eggs of such an animal, or
 - (d) damage or destroy a breeding site or resting place of such an animal.
- 1.9 Under these Regulations it is an offence to damage or destroy a breeding site or resting place whether the animal is in occupation or not, and protection extends to all life stages of the animal in question. There are additional offences relating to possession, control and sale of a live or dead bat or part of such an animal.
- 1.10 In addition, seven native British bat species, including the soprano pipistrelle (*Pipistrellus pygmaeus*) and the brown long-eared bat (*Plecotus auritus*), that are frequently found in buildings, are listed as a 'Priority Species' under the under the 2011 biodiversity strategy for England, *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*, under the 2012 UK Post-2010 UK Biodiversity Framework. These Priority Species are also referred to as 'species of principal importance' for the conservation of biodiversity in England and Wales within Section 74 of the CRow Act 2000, and Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006.
- 1.11 In addition, the National Planning Policy Framework (NPPF 2019) has an overall focus on sustainable development, and states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks. Furthermore, the NPPF also states that any planning proposals for which significant negative impacts on biodiversity cannot be avoided, mitigated or compensated for should be refused. Reference is made to Circular 06/2005 *Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System* in respect of statutory obligations for biodiversity and geodiversity conservation.
- 1.12 The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.
- 1.13 *Please note: the above text provides a brief summary of the legislation in relation to bats in England and Wales and the original Acts, Regulations and any amendments should be referred to for the precise wording.*

Bat Biology

- 1.14 There are 17 species of native bats known to be resident (i.e. breed) in the British Isles. British bats feed entirely on insects and have developed a complex sonar system, known as echolocation, which enables them to find prey and navigate around their environment at night.
- 1.15 Habitat requirements vary widely, both on an individual and species level, although certain features, such as woodland, parkland, traditional pasture, marshes and areas of freshwater, are often focal points for foraging, as insects are plentiful in these areas (Mitchell-Jones 2004). Bats use linear features such as rivers, hedgerows, roads and woodland edges as landmarks in order to commute from one location to another (Schofield and Mitchell-Jones 2003).
- 1.16 Bats utilise different roosts at different times of the year. Between late October and March, bats hibernate; this requires an unexposed roost with a stable temperature, typically a cave, cellar or tunnel. Around March, the bats emerge and gradually move to their summer roosts, typically within man-made structures or suitable crevices in trees. During the spring and summer period female bats gather together at maternity roosts to give birth and rear their young. Most births occur between late June and mid-July, with the young able to fly within three to five weeks

(Altringham 2003; Waters and Warren 2003). By the end of August, most of the young bats are independent and the colony begins to break up (Schofield and Mitchell-Jones 2003). Mating takes place between August and December, either at the winter hibernation site or at autumn breeding sites. The numbers of bats utilising these roosts can vary from single bats to hundreds of bats in a nursery colony or hibernation site (Altringham 2003).

- 1.17 Bats play an important role in many environments around the world, including pollination and insect control. In the UK, bats can tell us a lot about the state of the environment because they are top predators of common nocturnal insects and are extremely sensitive to changes in their surroundings, e.g. climate, landscape, agricultural intensification, development and habitat fragmentation. Populations of British bats have suffered severe declines in the past century, influenced by these factors.

2. METHODS

- 2.1 Buildings, trees and habitats within the site were previously inspected for bats from the ground using binoculars and powerful torches, as detailed in Holloway Prison Ecology Report (PAA 2019a). Numerous small slots in the mortar work were assessed as potential roost features (PRF) with access into the cavity walls possible in many of these locations. The cavity walls were considered potentially suitable for winter hibernation.
- 2.2 A two-stage approach was, therefore, devised to ascertain potential for use by hibernating bats in winter. This comprised an initial aerial inspection of potential roost features on the buildings; and a static detector survey. These approaches are described in more detail below.

Stage 1: Aerial Inspection

- 2.3 Stage 1 comprised an aerial inspection of PRF on the buildings using a 'spider' mobile elevated work platform (MEWP) to gain access. PRF were then examined using an endoscope to look for evidence of bats or bats themselves. Particular attention was given to the cavity wall ventilation slots that were present throughout the site. However, due to the size of the site and of the buildings, a structured sampling approach was followed, where areas were selected for inspection to represent a range of orientations and to focus upon areas previously assessed as having higher potential value for bats in previous reports. The areas sampled are shown in Figure 1.
- 2.4 The inspection was carried out on the 4th December 2019 by Principal Ecologist Helen Hamilton (Level 2 bat licence: 2015-15840-CLS-CLS). Signs or evidence of bats and their roosts were noted, as well as the suitability of PRF identified.
- 2.5 The survey followed current good practice guidelines published by The Bat Conservation Trust (Collins 2016) and, therefore, the survey techniques and assessment criteria were consistent with industry standard techniques for bat surveys.

Stage 2: Static Detector Survey

- 2.6 Stage 2 involved the installation of two or three weatherproof SM2 static bat detectors at strategic locations within the site (see Figure 1), and left in-situ for periods of approximately 14 days. Detectors were placed at height, for example off the ground, on walls or roofs of buildings or secured to trees where possible. Temperatures were recorded using Tinytag data loggers and software. The dates of the static detector survey program (following guidance in Collins 2016) were as follows:
- Autumn: 24th October to 5th November 2019 (12 nights); recording from 1830 for six hours
 - Winter, early: 3rd to 19th December 2019 (16 nights); recording from 1630 for six hours
 - Winter, late: 24th January to 7th February 2020 (14 nights); recording from 1600 for 16 hours
- 2.7 The survey data was then collated and calls, activity and activity hotspots were analysed using Analook software.

3. RESULTS

Aerial Inspection

- 3.1 The roost inspection confirmed bat roosting within three adjacent shallow crevices clustered together on the southern wall of Block D (Figure 1). The roost sites were confirmed by the presence of droppings in all three locations. DNA testing of dropping samples collected from one of the crevices confirmed their use by common pipistrelle (*Pipistrellus pipistrellus*). These roosts were considered to be summer day roosts as they are so shallow as to provide minimal protection from weather and temperature variations.
- 3.2 The cavity walls inspected were considered to be suitable for winter hibernation, although no winter roosts were found during the inspection. Due to the extensive size of the site, locating winter roosts is very difficult and, therefore, hibernation within the site could not be ruled out.

Static Detector Survey

- 3.3 The first phase of static detector survey was aimed at identifying autumn swarming behaviour of bats by recording bat activity. The results of the survey from three separate detectors are presented in Table 1.
- 3.4 To investigate winter use of the site by bats, static detector recordings from two separate survey periods were collected. The results are presented in Tables 2 and 3, with two detectors being deployed on each survey.
- 3.5 The locations of the detectors for each survey is presented in Figure 1.

Table 1 Results of Static Detector Survey, Autumn

Detector	Number of Nights Bat Activity Detected	Peak Daily Number of Calls	Activity Levels on Site
Location 1	1	1	A single passing common pipistrelle call was detected on 26/10. Activity very low in this area.
Location 2	0	0	No bat call activity detected
Location 3	6	71	All calls were of common pipistrelle. Activity on average began at 18:30, ceasing 22:48 at latest. Social calls were picked up on three nights from 01/11 onwards.
Overnight temp: Min 0.3°C / Average 7.1°C / Maximum 14.8°C			
Daytime temp: Min 1.3°C / Average 9.4°C / Maximum 16.5°C			

Table 2 Results of Static Detector Survey, Early Winter

Detector	Number of Nights Bat Activity Detected	Peak Daily Number of Calls	Activity Levels on Site
Location 3	3	10	This detector picked up a lot of static noise, creating hundreds of noise files. Calls analysed were of common pipistrelle. Earliest calls ranged from 16:31-17:59. The latest detected calls were between 16:45-19:07.
Location 4	4	7	All calls were of common pipistrelle. Earliest call ranged from 16:46 to 17:07 and latest at 16:52-19:05.
Overnight temp: Min 0.3°C / Average 5.3°C / Maximum 10.1°C			
Daytime temp: Min 0.8°C / Average 6.3°C / Maximum 11.5°C			

Table 3 Results of Static Detector Survey, Late Winter

Detector	Number of Nights Bat Activity Detected	Peak Daily Number of Calls	Activity Levels on Site
Location 3	4	36	All calls were of common pipistrelle. When present, evening activity typically commenced at 17:06-17:40 and ceased shortly after at 18:11-18:57. Frequent night time calls were picked up on 01/02 from 01:00 to 02:47.
Location 4	3	32	All calls were of common pipistrelle. When present, evening activity typically commenced at 17:04-17:47 and ceased shortly after at 18:23-18:42. Night time calls were picked up on 01/02 from 00:58 to 02:42.
Overnight temp: Min 2.3°C / Average 6.6°C / Maximum 11.2°C			
Daytime temp: Min 2.3°C / Average 8°C / Maximum 12.3°C			

Bat Sound Analysis

- 3.6 Common pipistrelle was the only bat species recorded on site throughout the autumn and winter surveys. Common pipistrelle was also confirmed from DNA analysis of droppings from the aerial inspection survey.
- 3.7 Calls were typically grouped together, occurring within constrained time periods on particular nights. However, overall, these clusters of calls were infrequent across the number of days and nights monitored. It is presumed that these moments of activity amongst days of inactivity are when a bat or bats have chosen to become active due to improved weather and environmental conditions.
- 3.8 Groups of calls were indicative of one or two bats only at any one time and appeared consistent with previous assessments of the site as supporting activity by low numbers of bats.

- 3.9 When activity was present, it was largely consistent with typical common pipistrelle emergence behaviour; with the first recordings roughly 20-40 minutes after sunset, usually ceasing 60 to 90 minutes later, with few outliers. The only anomalous recording was a period of frequent calls between 01:00 and 02:47 on the morning of 1st February 2020, probably indicating a lone bat foraging in this area. Emergence at 20-40 minutes after sunset is typical common pipistrelle behaviour. The findings of the monitoring program, therefore, appear to indicate a roost in the close vicinity of the detectors, with a high possibility of this being within the site boundary.
- 3.10 With a summer day roost of common pipistrelle having been found on site, it seems likely that the site is used throughout the year by low numbers of common pipistrelle bats, for roosting and foraging.

4. SUMMARY AND RECOMMENDATIONS

Summary

- 4.1 In summary, the bat surveys have confirmed summer and winter use on-site by common pipistrelle.
- 4.2 The aerial inspection confirmed three separate roosts clustered together in shallow crevices on the southern wall of Block D (Figure 1). These were confirmed as common pipistrelle roosts by DNA analysis of droppings. The three confirmed roosts are considered to be summer day roosts, being shallow crevices unsuitable for winter roosting. The crevices are small so at most three bats could be accommodated across all roosts.
- 4.3 The aerial inspection assessed other cavity wall spaces accessed through the mortar slots as being suitable for winter hibernation. With this and the confirmed common pipistrelle activity recorded during autumn and winter at typical emergence times, there is sufficient evidence to indicate a high probability of common pipistrelle hibernation roost(s) being present on site. Given the levels of activity recorded during autumn and winter, the site appears to support only low numbers of bats.
- 4.4 Identifying hibernation sites for bats can be difficult, especially in large complex sites such as this. However, due to the scope of surveys and the range of methods used, it is considered that a robust assessment of the hibernation potential at Holloway has been undertaken.

Demolition Recommendations

- 4.5 As a result of the surveys, we recommend that there is a presumption that a common pipistrelle winter hibernation roost is present on site, in addition to the three confirmed summer roosts at Block D. Summer day roosts for low numbers of non-breeding common pipistrelle are considered to have low status (Mitchell-Jones 2004) as they are relatively easily mitigated for. However, hibernation roosts are considered to be a high status roost regardless of the species and, therefore, an EPSL (EPSL) should be obtained from Natural England to cover both roost types during demolition.
- 4.6 Until a full EPSL is obtained, containing detailed mitigation and compensation measures for the bat roosts during demolition then physical damage and disturbance should be avoided on or around all aspects of the site with cavity wall structures, as well as Block D.
- 4.7 Under an EPSL, the timing of demolition is likely to be restricted to the active bat season (usually April to September inclusive). This is to avoid risk of disturbance or harm to hibernating bats. Guidance on hibernation roost times state use from November to March (Mitchell-Jones 2004). However, given the southerly, milder location of the site, located within the Greater London conurbation, it may be possible to reduce the core winter period within the licence to December to February.
- 4.8 In addition to timing constraints, an EPSL is likely to also include some guidance upon demolition methods, a toolbox talk to demolition contractors prior to commencement of works, licensed ecologist to attend site for certain operations, and contractors to remain vigilant for bats during all demolition phases of works.
- 4.9 The above such measures would be dependent on Natural England accepting a licence adhering to these terms.

- 4.10 If works have not been undertaken within two years of the date of this report then the site should be reassessed for bats to ensure that any decisions or actions taken at that time are based on up-to-date survey data.

Mitigation and Enhancement

- 4.11 Appropriate mitigation measures should be included within an EPSL to cover hibernating common pipistrelle bats and the three common pipistrelle summer roosts at Block D.
- 4.12 The new development plans should include scope to retain and enhance the foraging habitat currently available at the site. This could be achieved with the inclusion of suitable landscape planting and ensuring a continuous vegetated corridor leading off-site to reduce the impacts of bat flight line severance. Planting should include species that are native and ideally of local provenance, and/or species with know value for wildlife. Inclusion of wetland features is recommended, such as wildlife ponds or marsh gardens. The use of herbicide and pesticide should be avoided in landscaping maintenance, with other non-chemical methods of weed control being used.
- 4.13 External bat boxes and integrated building features suitable for common pipistrelle summer and winter roosting should be included within the development site to mitigate for the loss of bat roost features and to support the bat population present in the area. Some examples of integrated bat boxes are presented in Figure 2, but many options are available 'off-the-shelf' to suit a range of situations, or optimal dimensions and locations for bespoke features can be provided by a suitably knowledgeable ecologist (Joint Nature Conservation Committee 2004). The positioning of new bat roost features is also important and skilled ecological advice should be sought at the detailed design stage of the development.

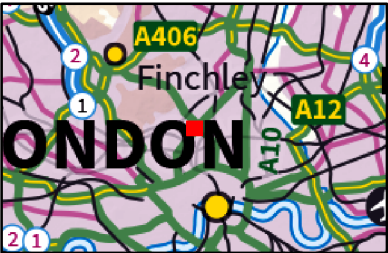
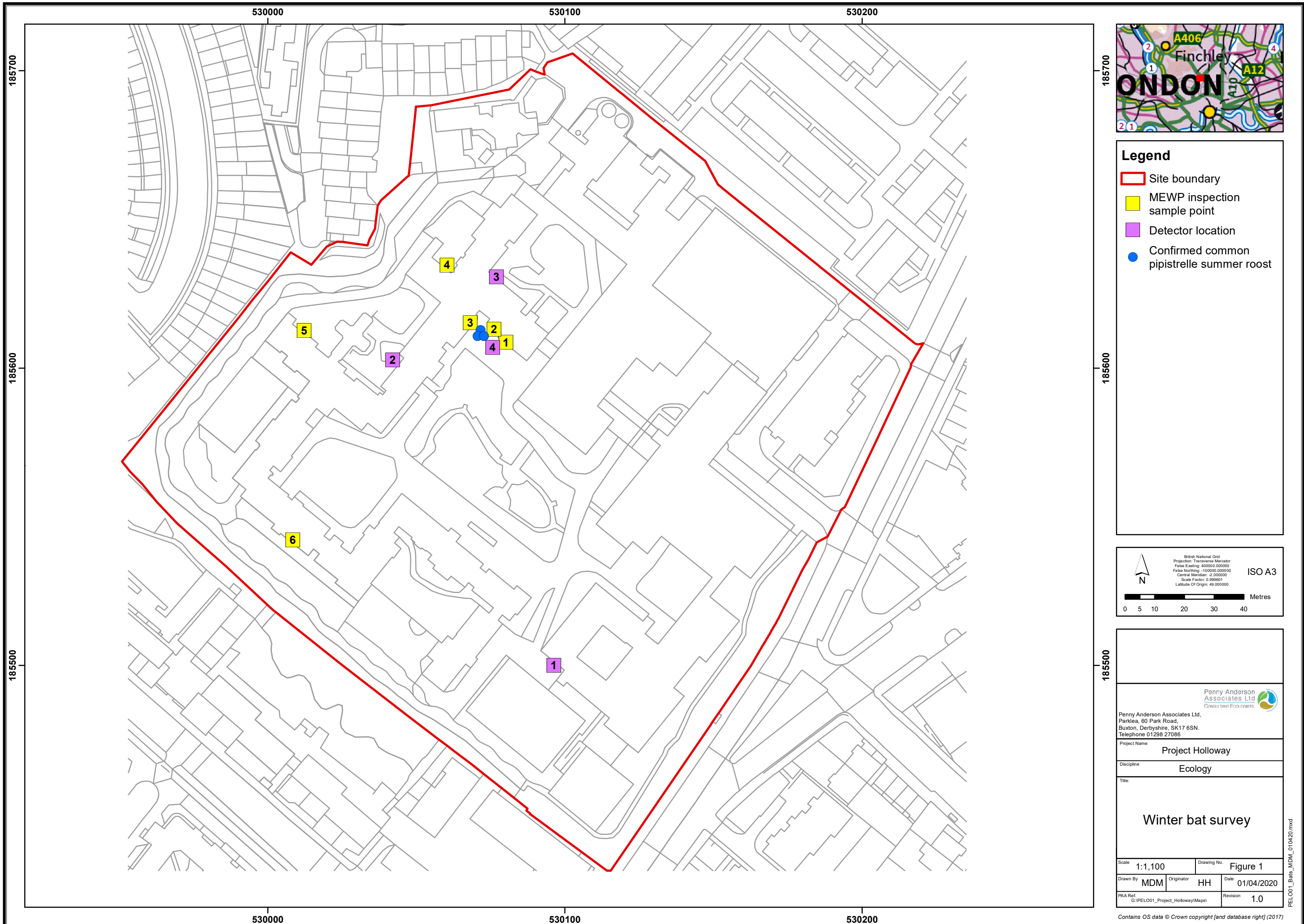
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6. ABBREVIATIONS

CRoW	Countryside and Rights of Way
EPSL	European Protected Species Licence
MEWP	Mobile Elevated Work Platform
NERC	Natural Environment and Rural Communities
NPPF	National Planning Policy Framework
PAA	Penny Anderson Associates Ltd
PRF	Potential Roost Feature(s)
WCA	Wildlife and Countryside Act

FIGURES



- Legend**
- Site boundary
 - MEWP inspection sample point
 - Detector location
 - Confirmed common pipistrelle summer roost

British National Grid
Projection: Transverse Mercator
False Easting: 400000.000000
False Northing: 100000.000000
Central Meridian: -2.000000
Scale Factor: 0.999601
Latitude Of Origin: 49.000000

ISO A3

Metres

0 5 10 20 30 40

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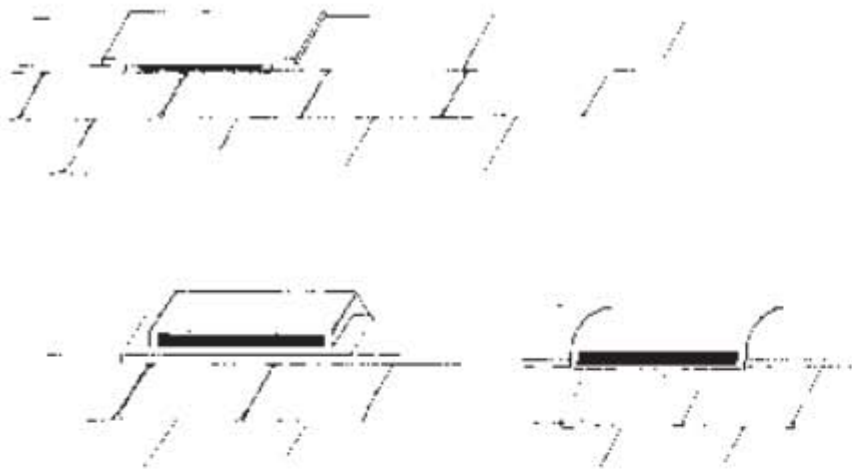
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Project Holloway

Discipline
Ecology

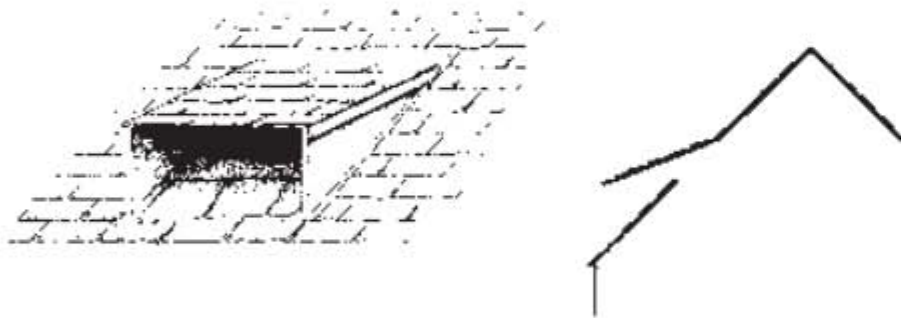
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Winter bat survey

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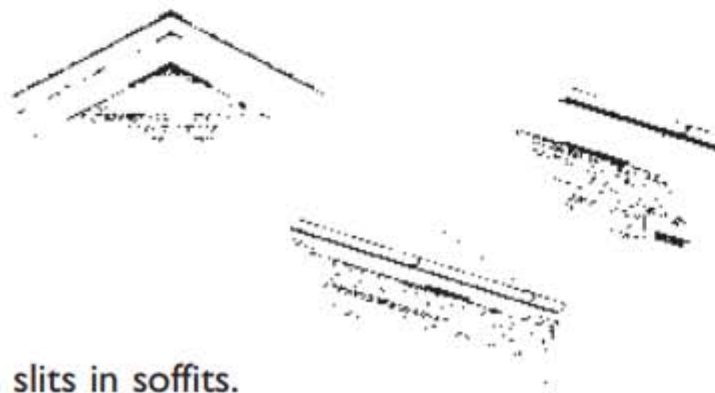
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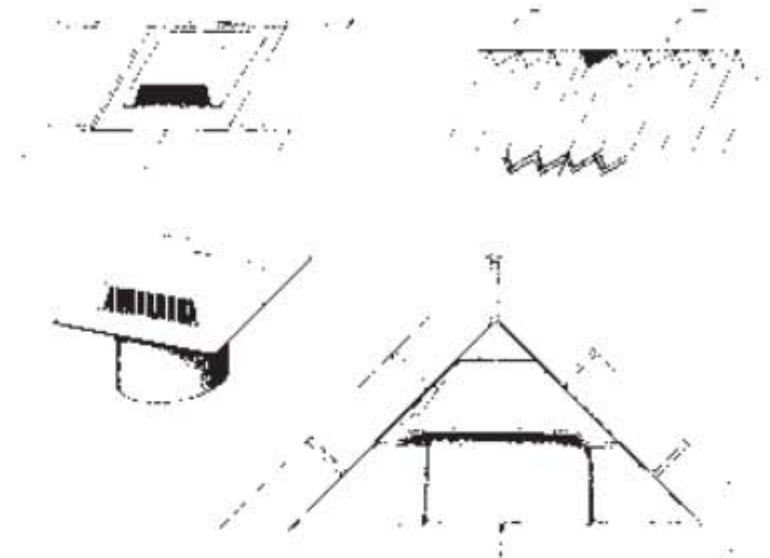
Ridge ventilators can be adapted as bat access points. It may be necessary to remove internal mesh or plastic mouldings.



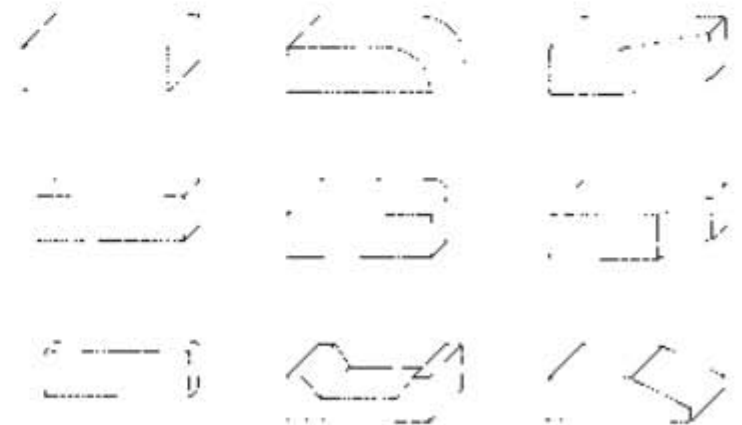
Dormer entrance, particularly suitable for horseshoe bats.



Access slits in soffits.



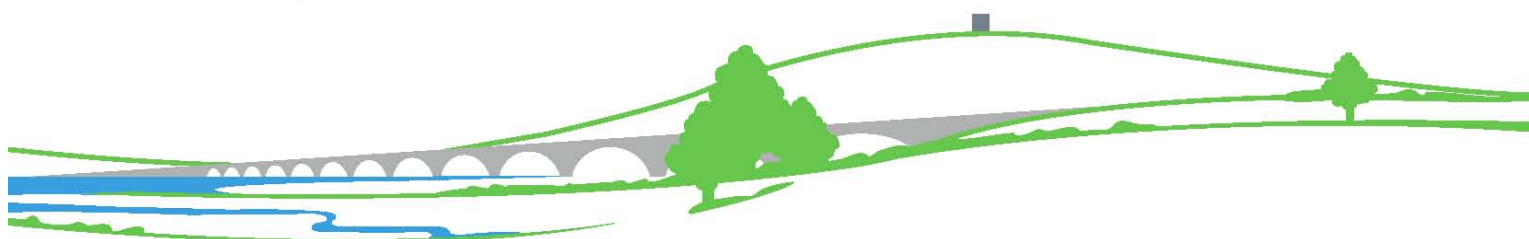
Lead saddle in place of a slate to allow bats access to ridge or roof void. Lead flashing around chimneys or other features can also be moulded to form bat access points.



Walling bricks for creating bat access points. A standard brick is shown top left. Purpose-made bat bricks can also be used.

Figure 2 Bat access holes from the Bat Workers' Manual (Joint Nature Conservation Committee, 2004)

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Appendix V

Consultation with the Ecological Officer (EHO) at Islington Borough Council Regarding the Bat Survey Approach and Methodology

Subject: RE: Holloway Prison, Approach to Bat Survey
Date: 14 October 2019 13:07:33

External Sender

External Sender

Sally, many thanks for your quick response and for agreeing the acceptability of our bat survey approach.

Regarding information on where the common pipistrelles are feeding/commuting to and from the surveyors were not able to identify any obvious routes on and off site. Our report will include a map of the bat activity locations so this may indicate areas where off-site habitat linkage is most likely and we'll be working with the design team to encourage on-site habitat enhancement where practicable.

All the best
Sacha

Sacha Rogers
Managing Director



 Please consider the environment before printing this email

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[REDACTED]

Dear Sacha,

Thank you for your email. Your approach to carrying out the bat surveys seems fine. My only comments would be that I am interested in the fact that you are recording foraging pipistrelles on the site and I would like to know if you are able to provide any further information on where they are feeding/commuting to. This information may feed into proposals to enhance the future development for bats, in terms of habitat creation, connectivity with nearby SINC's and lighting mitigation. As Islington is such a built up borough, we need to take any opportunities that we can to protect and enhance the biodiversity we have.

Regards,

Sally

Sally Oldfield
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Please note that I work Tuesday to Friday 9am to 3pm.

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[REDACTED]

Subject: Holloway Prison, Approach to Bat Survey

Sally, further to my phone call yesterday I am pleased to set out below a summary of the ecology survey work we have completed to date and our proposals for further bat survey work to determine winter hibernation potential. By way of background, I understand that some preliminary consultation has taken place with Islington on the design to date and I've copied in the planning case officer Allison de Marco.

PEA

We completed a Preliminary Ecological Appraisal (PEA) on 3rd September which included a detailed, ground level external inspection of the buildings and trees on site to assess their potential to support roosting bats in accordance with the BCT Best Practice Guidelines (Collins 2016). Internal access was not possible due to health and safety concerns but given the type and structure of the buildings,

a lack of roof voids and suitable access features into the internal structure we do not consider this to be a significant constraint. The site was found to have relatively limited ecologist interest which was restricted to potential for nesting birds associated with ornamental tree and shrub planting and potential for both summer and winter use by bats. No other ecological constraints were identified.

Desk Study

We have completed a desk study which has highlighted the presence of the following species within a 1km search area:

- No statutory designated sites
- 10 locally designated sites, the nearest being Tufnell Park Primary School Gardens 160m West which supports a pond with common frog
- Common toad and common frog c. 400m North/North West and an old (2008) record of grass snake c. 500m South
- Birds - no records from within site but house martin, herring gull, lesser black backed gull, redwing and fieldfare within search zone in last 5 years
- Hedgehog - 230m South

A summary of the bat records is presented in Table 1 below.

Table 1. Summary of Desk Study Bat Records

Species		Date	Closest Record (approximate distance from site)
Unknown bat species	<i>Chiroptera</i>	April 2009	503m SE
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	May 2012	273 m SE
Pipistrelle species	<i>Pipistrellus sp.</i>	July 2015	549m east
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	July 2010	999m SE
Nathusius's Pipistrelle	<i>Pipistrellus nathusii</i>	May 2012	273m SE
Nyctalus Bat species	<i>Nyctalus</i>	2010	999m SE
Lesser Noctule	<i>Nyctalus leisleri</i>	September 2011	930m south
Noctule bat	<i>Nyctalus noctula</i>	September 2011	930m south
Common vesper bats	Vespertilionidae	April 2007	494m North

Assessment of Summer Use

The initial external assessment for bats identified low summer roost potential associated with a single, mature eucalyptus tree. All other trees were too small and/or lacked suitable roost features. Within the buildings, there were no individual bat roost features of particular note but there were a large number of 'low' summer roost potential features, namely small slots in the mortar work which may lead to a wall cavity in the external wall of a number of the buildings. Overall, the site lacked in high quality foraging habitat and was, in parts, well lit. Our overall assessment of summer roost potential was that it was 'low' in accordance with Collins 2016.

Due to the widespread location of the slots in mortar work across this large site coupled with 'low' roost potential we devised an approach by which we could prioritise locations for a single dusk/dawn survey of the most suitable parts of the site.

This comprised a dusk activity transect survey covering the entire site on 18th September to determine locations and levels of bat activity. The surveyors slowly walked a pre-determined route to map and record all bat registrations and incorporated 3 minute spot counts at suitable locations. Bats, all common pipistrelle, were recorded foraging throughout the survey. The first registrations were

soon after sunset indicating a roost or roosts nearby.

The results of the transect survey were used to devise suitable target locations for a subsequent dusk/dawn survey visit which focussed on those parts of the site where the highest levels of foraging activity were noted during the transect survey, coupled with proximity to vegetation and away from adjacent well lit areas. This comprised 6 locations, of which 3 were subject to a dusk survey and three subject to a dawn survey on 23 and 24th September.

No roosts were recorded during the dusk/dawn survey. Again, all registrations of foraging bats were of common pipistrelle.

All surveys were undertaken during suitable weather conditions, although rain on the morning of the 24th curtailed the survey. All bat calls recorded up to the point at which the dawn survey ended were distant, with no bats returning to the site to roost.

The initial transect sampling approach followed by a targeted dusk/dawn survey provides more than the minimum required level of survey effort for a site with low summer roost potential and we are confident that sufficient survey effort has been expended to conclude 'low potential' for summer use.

Assessment of Winter Use

The initial building inspection identified that many of the buildings have potential to support hibernating bats due to the presence of the slots in mortar work which may lead to a wall cavity in the external structure of the buildings. Further work is required to determine the potential for hibernation use and we are proposing a staged approach as follows with each stage only being undertaken subject to the findings of the previous step:

Survey Objective for Hibernation Use

- (1) Identify any potential for bat roosts used for winter hibernation, in particular within the brick walls of the buildings across the site, where small gaps in the mortar are regularly encountered; and
- (2) Gather additional survey data on areas of the site that are assessed as having Medium or High potential for winter hibernation use, over the autumn and winter period, in order to assess bat activity in the lead up to and during the winter hibernation period.

Rationale – bats arrive at hibernation sites in late autumn and many hibernation site are also used for autumn 'swarming' when bats gather together to mate. Bats are periodically active over the hibernation period and relatively high levels of bat activity in winter can indicate a hibernation roost is present locally.

Survey Approach for Hibernation Use

Undertake a detailed inspection of a proportion of mortar gaps using an endoscope, to be completed by a suitably licensed bat ecologist. The assessment will need to be at height as the mortar gaps are largely at first floor level and above. A mobile elevated work platform (MEWP) (or similar) with an operator will be required to work with the ecologist.

Install two (possibly three) weather-proof static bat detectors (SD1s, SM2s or Anabat Express units) in suitable areas of the site to detect any winter use by bats. The survey will provide data on how active bats are on the site over the autumn/winter period, providing information on potential use by hibernating bats and locating 'hot spots' of bat activity. Three separate periods of recording are recommended for this site. Detectors are best placed at height, for example secured on trees or on the roofs of buildings, and can be left onsite for the duration of the recording period.

Programme for Hibernation Use (in accordance with guidance in Collins 2016):

- October 2019 – Ecologist to place detectors for five nights recording minimum (autumn bat activity) and then retrieve;
- December 2019 – MEWP assisted inspection of crevices by ecologist and place detectors for 14 nights recording minimum (winter use) and then retrieve; and
- January/February 2020 – ecologist to place detectors for 14 nights recording minimum (winter use) and then retrieve.

We would analyse the data as we proceed with a view to amending or curtailing the survey based upon the results obtained.

We would be very grateful for your comments on the work completed to date and, hopefully, your agreement that the surveys undertaken to date will be sufficient to support the planning application in due course. We would also welcome your comments on the proposed survey approach for winter hibernation use, in particular, if you are in agreement that this approach would be sufficient to support the planning application in due course.

Please do not hesitate to contact me if you would like to discuss any of the above.

We look forward to hearing from you.

All the best
Sacha

Sacha Rogers
Managing Director

[Redacted]
[Redacted]
[Redacted]  



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Appendix VI

Historic Environment Assessment



PROJECT HOLLOWAY
Former Holloway Prison
Parkhurst Road
London N7

London Borough of Islington

Historic Environment Assessment

May 2020



**Project Holloway
Former Holloway Prison
Parkhurst Road
London
N7**

London Borough of Islington

Historic Environment Assessment

NGR 530102 185587

Historic Environment Record search reference: 15101

Sign-off history

issue number	Issue date	Prepared by	Lead Consultant, Archaeology	Project Manager	Notes
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Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early maps.

Executive summary

Peabody has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at the former Holloway Prison (HMP Holloway), Parkhurst Road, London N7; National Grid Reference 530102 185587.

This report has been produced as a 'baseline' assessment of the likely archaeological significance of the site and will be updated with an impact assessment upon receipt of finalised design proposals. The existing buildings on the site would be demolished in advance of the redevelopment.

The site contains no nationally designated heritage assets, and is not within an Archaeological Priority Area (APA) nor a Conservation Area (CA). There have been no previous archaeological investigations recorded within the site.

This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). Above ground heritage assets (historic structures) are not discussed in detail, but they have been noted where they assist in the archaeological interpretation of the site.

*Buried heritage assets that may be affected by the proposals comprise **localised and truncated remains of the mid-19th century City House of Correction, later Holloway Prison**. The prison was demolished in the 1970s and replaced with a new prison complex. It is not known how comprehensively the below-ground fabric of the original buildings was cleared prior to construction of the modern prison, but any surviving remains would be of low significance, or possibly medium significance for remains of particular notable or innovative prison features, depending on their nature and condition.*

There is low potential for remains of earlier periods. Prehistoric remains are scarce in the vicinity, and the site was some distance from known settlements in the Roman and medieval periods: the site was open land prior to the construction of the prison.

Although the details of the proposed development are not currently known, it is likely that demolition, the removal of obstructions below ground, and the construction of new buildings would further truncate or remove entirely any archaeological remains in the site, reducing their significance to negligible.

In view of the limited archaeological potential of the site, with any remains predicted to be of no more than medium significance, it is unlikely that the local planning authority would require preliminary archaeological field evaluation of the site prior to the determination of planning consent. It is possible, however, that an evaluation may be requested under a planning condition to confirm the presence and significance of any remains, and determine whether further archaeological work is required as appropriate mitigation for any impacts of the proposals on archaeological remains.

Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out with the grant of planning consent.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 Peabody has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at the former Holloway Prison (HMP Holloway), Parkhurst Road, London N7; National Grid Reference (NGR) 530102 185587: Fig 1. The report has been produced as a 'baseline' assessment of the likely archaeological significance of the site and will be updated with an impact assessment upon receipt of finalised design proposals.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such assets arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (e.g., visible changes to historic character and views).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2019; see section 9 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA 2014, 2017), Historic England (EH 2008, HE 2015), and the Greater London Archaeological Advisory Service (GLAAS 2015). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The NHL does not include any nationally designated heritage assets within the site, however the Grade II listed Verger's Cottage The Verger's Cottage, part of the former Camden Road New Church complex (NHL ref. 1427828) is 30m to the east of the site boundary on the opposite side of Parkhurst Road.
- 1.2.2 The site is not within an Archaeological Priority Area (APA), nor is it within a Conservation Area, but the Tufnell Park Conservation Area is 10m west of the site.
- 1.2.3 The site has potential to contain occasional disarticulated human bone from a previous burial ground. Disturbance of human remains on land which is not subject to the Church of England's jurisdiction requires a licence from the Secretary of State, under Section 25 of the *Burial Act 1857 as amended by the Church of England (Miscellaneous Provisions) Measure 2014*.

1.3 Aims and objectives

1.3.1 The aim of the assessment is to:

- Identify the presence of any known or potential buried heritage assets that may be affected by the proposals.
- Describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance).
- Assess the likely impacts upon the significance of the assets arising from the proposals.
- Provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2 Methodology and sources consulted

2.1 Sources

- 2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the site and the area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 1.0km-radius study area, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (GLHER) and the Museum of London Archaeological Archive (MoL Archaeological Archive). The GLHER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The MoL Archaeological Archive includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 The extent of investigations as shown on Fig 2 may represent the site outline boundary for planning purposes, rather than the actual area archaeologically investigated. Where it has not been possible from archive records to determine the extent of an archaeological investigation (as is sometimes the case with early work), a site is represented on Fig 2 only by a centrepont.
- 2.1.4 In addition, the following sources were consulted:
- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data, the locations of all ‘key indicators’ of known prehistoric and Roman activity across Greater London, past investigation locations, projected Roman roads; burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; Defence of Britain survey data, in-house archaeological deposit survival archive and archaeological publications.
 - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk.
 - The London Society Library – published histories and journals.
 - London Metropolitan Archives – historic maps and published histories.
 - British National Copyright Library – historic Ordnance Survey maps from the first edition (1860–70s) to the present day.
 - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day.
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data.
 - Avison Young – existing site survey (Scopus, 2016).
 - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.5 The assessment included a site visit carried out on the 26th of October 2019 in order to determine the topography of the site and existing land use/the nature of the existing buildings on the site, and to provide further information on areas of possible past ground disturbance and general historic environment potential. Observations made on the site visit have been incorporated into this report. Only Block D of the existing complex could be viewed internally due to the presence of asbestos in other buildings.

2.2 Methodology

- 2.2.1 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**HEA 1, 2**, etc), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 100m) are included, unless their inclusion is considered relevant to the study. Conservation areas and archaeological priority areas are not shown. All distances quoted in the text are approximate (within 5m) and unless otherwise stated are measured from the approximate centre of the site or nearest part of the site boundary, or use another method as appropriate.
- 2.2.2 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.2.3 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with a list of existing site survey data obtained as part of the assessment.

2.3 Assumptions and limitations

- 2.3.1 Due to the sensitivity of the site, existing architectural plans were not available.

3 The site: topography and geology

3.1 Site location

- 3.1.1 The site is the former Holloway Prison, Parkhurst Road, London N7 (NGR 530102 185587: Fig 1). The site area is 4.2ha and is bounded by Camden Road to the south, buildings fronting on to Dalmeny Avenue to the west, Bakers Field to the north, and Parkhurst Road to the east. The site falls within the historic parish of St Mary's Islington, and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Islington.
- 3.1.2 The site is c 4.8km north of the Thames and 1.4km to the north-east of the former course of the River Fleet. The Fleet rose on Hampstead Heath and flowed south through Kentish Town and Clerkenwell before joining the Thames at Blackfriars.

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 Ground level varies on the site due to the general slope down of the natural topography from south to north, and also extensive landscaping within the site itself. The highest point is 42.4m above Ordnance Datum (OD) at the western corner of the site, sloping down to 34.0m OD at the north-eastern corner of the site (Scopus 2016).

3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 BGS digital data shows that the underlying geology comprises London Clay.
- 3.3.3 There is a London City Council record of a well boring taken in the centre of the prison site in 1946. This shows London Clay first appearing at a depth of 41.1m OD (1.3m below current high ground levels within the site).
- 3.3.4 The closest BGS historic borehole to the site (ref: TQ38NW/123) was dug in 1950, c 70m to the south-west of the southern boundary of the site. This recorded a similar depth of 1.5m of made ground overlying London Clay at a level of 45.1m OD. Another BGS borehole, 125m to the north of the site at a lower level on Chambers Road (ref: TQ38NW/124) recorded 0.5m of made ground overlying London Clay.

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 There have there been no archaeological investigations within the site itself. Relatively little archaeological work has been carried out in the 1.0km radius study area so current understanding is limited, in particular for the prehistoric and Roman periods for which there is no documentary information. The five investigations which have been carried out in the study area have mostly recorded remains from the 19th century onwards. The closest investigation to the site, 400m to the west at Holloway School, Hilldrop Road in 2007 (**HEA 6**), comprised a shallow 2m-square test pit which revealed only a few modern finds. An investigation, at 2, 4 and 4a Tufnell Park Road (**HEA 1**), c 420m to the north of the site, found a ditch that was possibly a moat of medieval Barnsbury Manor.
- 4.1.2 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges given are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There is no known archaeological evidence of human activity dated to this period within the study area. Several fossil animal bones thought to date to 125,000–115,000 BC were found in 1891 c 580m to the south-west of the site in the area of Brecknock Crescent (**HEA 14**).
- 4.2.2 The Mesolithic hunter-gather communities of the postglacial period (10,000–4,000 BC) inhabited a still largely wooded environment. The river valleys would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as a time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. There are no known finds dated from these periods within the study area. The heavy Clay geology would not have been a first choice for settlement or farming compared to the extensive Thames Gravel terraces to the south; along with the lack of a nearby significant watercourse suggests that in all likelihood the site was in an area that was primarily wooded throughout this period.

Roman period (AD 43–410)

- 4.2.4 The major Roman trading settlement of *Londinium* was established in c AD 50 in the area of the modern City of London, c 5.0km to the south-east of the site. Settlement and other activity in the general area would have been influenced by administrative and infrastructure factors associated with the rise to prominence of *Londinium* and its position as the hub of the Roman road system. The relationship of *Londinium* to its hinterland was symbiotic: small, nucleated settlements, typically located along the major roads, acted both as markets and as producers for its population. The hinterland settlements appear to have followed the general socio-economic trends that characterise the Roman period; a period of prosperity in the early 2nd

century followed by a general decline in the late 2nd–early 3rd century and a brief revival in the 4th century (MoLAS 2000, 150).

- 4.2.5 The nearest known Roman road to the site was the major route later known as Ermine Street, c 3.3km to the east. Another – conjectured – Roman road, from Cripplegate in the City to Hatfield, may have run closer to the site. The possible line of this route ran along Highbury Grove, c 1.7km to the east of the site.
- 4.2.6 Dent's Map of Islington of 1805 (Fig 5) describes a road running to the south-west of the site, roughly along the route of Hildrop Road/Middleton Grove, as 'Supposed to be an Old Roman Road'. However, no Roman material has been recorded within the study area, suggesting that the location of the proposed development was away from any areas of Roman activity, and, as with the prehistoric period, was probably woodland. Some areas may have been cleared for farming although there is no direct evidence for this in the study area.

Early medieval (Saxon) period (AD 410–1066)

- 4.2.1 Following the withdrawal of the Roman army from England in the early 5th century AD, *Londinium* was apparently abandoned. Germanic ('Saxon') settlers arrived from mainland Europe, with occupation in the form of small villages and an economy initially based on agriculture. By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. Landed estates (manors) can be identified from the 7th century onwards; some, as Christianity was widely adopted, with a main 'minster' church and other subsidiary churches or chapels.
- 4.2.2 The main focus of early medieval settlement was concentrated west of Roman *Londinium* in the mercantile settlement and trading port of *Lundenwic*, which flourished in the 7th to 9th centuries in an area now occupied by Aldwych, the Strand and Covent Garden, c 4.5km to the south of the site (Cowie and Blackmore 2012, 2). In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on nucleated settlements served by a parish church.
- 4.2.3 In the late 9th century, *Londinium* was reoccupied and its walls repaired as part of the defensive system established by King Alfred against the Danes. This settlement, named *Lundenburh*, formed the basis of the medieval city of London, c 5km to the south-east of the site. A charter dated c AD 1000 records that the Bishop of London was the overlord of two settlements called *Gislandune* (Islington) and *Tollandune* (Tollington), which occupied hilltops (*duns*), and in the Domesday Survey of AD 1086 all entries for the Islington Area are divided between the manors (estates) of *Iseldone*, formerly *Gislandune*, and *Tolentone*, formerly *Tollandune* (Cosh 2005, 9–10).
- 4.2.4 The site was probably located in the manor of *Iseldone*. The main settlement within *Iseldone* was located at the junction of High Street, Upper Street and Lower Street, near the present Islington Green c 2.3km to the south-east of the site. In 1993, archaeological excavations by an unknown organisation revealed evidence of Saxon settlement here (Cosh 2005, 9). Throughout this period the site was some distance from these settlements and was probably within open fields or woodland.

Later medieval period (AD 1066–1485)

- 4.2.5 At the time of the Domesday Survey of 1086 about half of Islington's total area was under cultivation, namely 12 hides and a quarter (one hide being roughly equivalent to 120 acres) and was held by the Bishop of London (Cosh 2005, 10).
- 4.2.6 During this period, the Bishop of London granted five hides of the Islington estate to Hugo de Berners, which later became known as the manor (estate) of Bernersbury (Barnsbury). The manor contained cultivated land and enough woodland to support 150 pigs, and lay to the west of the Hollow Way (Holloway Road). It extended as far north and west as the parish boundaries, and as far as the valley of the River Fleet to the south-east (*ibid*, 10–11). The main settlement grew upon on the site of the earlier village of *Iseldone* near the present Islington Green c 2.3km to the south-east of the site. There were two manor houses. One was situated on or close to Holloway Road c 550m to the north of the site. Rocque's map of 1741–5 (Fig 5) shows a small roadside settlement here, and a MOLA evaluation (**HEA 1**) uncovered a ditch that was possibly part of the moat surrounding the manor house. The other manor house was located on the site of Mountfort House to the west of Barnsbury Square, c 1.5km to the south-

east of the site. At the latter site, a moat 12-ft (3.7m) deep and 20-ft (6.1m) wide was still visible until 1834 (*ibid*, 11).

- 4.2.7 By the 13th century, the main road now named Hornsey Road (previously Devils' Lane), became impassable and a new road was created which followed the old Saxon route along Holloway Road. By the 15th century settlement had developed along the boundary of the manors of Barnsbury and Tollington, at Upper Holloway (Archway) c 1.5km to the north-west of the site, Lower Holloway, c 500m to the north-east of the site, and Ring Cross, c 750m to the east of the site (Cosh 2005, 14). These settlements are also shown on Rocque's map of 1746 (Fig 5).
- 4.2.8 Throughout this period the site lay at some distance from these settlements and was probably within open fields under cultivation or pasture.

Post-medieval period (AD 1485–present)

- 4.2.9 The earliest map of the area is Hawkworth's Survey of Islington Parish of 1735 (Fig 4). The map is schematic only showing buildings, roads and footpaths. Nevertheless it does indicate that the site had not been built on at this date, and lay some distance from the built-up areas.
- 4.2.10 Upper Holloway, Lower Holloway, and Ring Cross are shown on Rocque's map of 1746 (Fig 5). The site was in open fields, just to the north of Maiden Lane, which corresponds approximately to modern day Camden Road. There appears to be a path running north-south through the centre of the site.
- 4.2.11 In Dent's map of 1805 the site is still shown in open fields (Fig 6). The interesting feature of this map is the projected line of a road to the west of the site, which is described as Roman in origin (see above). Development continued along Holloway Road during the 18th century: Ring Cross became linked with Lower Holloway by 1805. Development west of Holloway Road was spurred by the construction of a road (later named Caledonian Road) from King's Cross to Holloway in 1826 (VCH *Middlesex* viii, 29–37).
- 4.2.12 The western part of Upper Holloway was still fairly free of building between 1820 and 1850. The Corporation of London bought approximately 10 acres for a cemetery during the cholera epidemic of 1832, and by 1848 had increased their holding to approximately 27 acres on the north side of Camden Road, including the site (Baggs *et al* 1985, 29–37). The Corporation of London decided to build its new City House of Correction on approximately 10 acres of this open land. The prison was designed in a medieval style by J. B. Bunning, the City of London Architect, with an entrance block modelled on part of Warwick Castle (Weinreb and Hibbert 1995, 399).
- 4.2.13 Construction began in 1849 and the prison opened in 1852 (Brodie *et al* 2002). Architectural drawings and plans for the design and construction of the original prison were viewed at the London Metropolitan Archives. The prison had six wings radiating from a central tower, with four three-storeyed wings allowing for accommodation for over 400 men, women and children (HE 2019), as can be seen on Fig 7 which shows the Ground Plan of the prison c 1847 (LMA COL/SVD/PLI/08/0553).
- 4.2.14 The Basement Plan of c 1847 shows that almost all of the prison buildings were basemented, save for the exercise yards (Fig 8; LMA COL/SVD/PLI/08/0554). Of particular interest to the archaeological potential of the site is the existence of the 'foul air' flue system for circulating air throughout the prison using a system of below-ground vents connecting buildings and linked to a system of furnaces and chimneys, with different avenues for hot air, cold air, smoke and 'foul air'. An architectural section drawing of the prison (Fig 9) shows that at least the central hall of the building had pad foundations, and that the fresh air flue reached a level of approximately 6.0mbgl (LMA COL/SVD/PLI/08/055).
- 4.2.15 The prison also featured an artesian well that was connected to a pumphouse and a system of pumps which could be operated by prisoners. BGS borehole logs for the site note that in June 1946, government officials visited and confirmed that the well at that time was disused and the associated pumphouse building had previously been demolished. No information on the method of capping or filling the well was noted.
- 4.2.16 The Ordnance Survey 1st edition 5ft:mile map of 1869 (Fig 10) shows the location of the prison, but the entire site is blank for security reasons. This map does however show that Camden and Parkhurst Road had been developed by this time, as well as residences to the south on what is now Dalmeny Avenue.

- 4.2.17 The Ordnance Survey 2nd edition 5ft: mile map of 1872 (Fig 11) shows the site in much more detail. The overall layout remains consistent with that seen in the earlier plans, save for the introduction of a brick kiln in the north-west corner of the site, a workshop between the Infirmary and Male Wards, and general landscaping.
- 4.2.18 The prison was taken over by central government in 1878, and was used only for women from 1903 due to growing demand for space for female prisoners, particularly due to the closure of Newgate in the City of London, which was the capital's main prison (Baggs *et al* 1985, 29–37). As HMP Holloway, it became well known from 1906 for the imprisonment of suffragettes, and for internments during the Second World War. During the time it was a women's prison, five executions took place, including that of Ruth Ellis, the last woman to be hanged in Britain, on 13th July 1955 (History Today website).
- 4.2.19 According to the London County Council's London Bomb Damage Map of 1939–1945 (not reproduced), the site was not affected by bombing, but nearby properties on Dalmeny Avenue immediately to the south of the site were subject to blast and more severe damage.
- 4.2.20 The Ordnance Survey 1:1,250 map of 1952 (Fig 12) shows some additions to the prison, especially along its eastern extent with the construction of staff cottages along Parkhurst Road. Whilst the main ward buildings had been retained, the exercise yards no longer existed and there had been landscaping to the west and south-western corner of the site. A new reception block and hospital block can be seen in the south-western third of the site, with other buildings also having been constructed at the north-east corner of the site.
- 4.2.21 In 1968, it was decided that HMP Holloway should be rebuilt on modern lines (LMA 2019). Beginning in 1970, the original structure of the prison including its noted 'grand turreted' Gothic gateway was demolished, and rebuilt by 1985 with accommodation in units of 16 and 32 arranged around open garden areas and trees (Weinreb and Hibbert 1995, 399).
- 4.2.22 The bodies of the five executed women, who had been buried in the prison grounds, were exhumed and reburied elsewhere (Adrian Miles, MOLA Senior Archaeologist and burials specialist, *pers. Comm.*). Further human remains in the site are considered unlikely, but are possible.
- 4.2.23 The Ordnance Survey 1:1,250 map of 1986–1991 (Fig 13) is the earliest to show the new prison complex which has remained much the same to the present day. The prison was closed in July 2016, with the prison buildings still standing but not in use (Figs 14–16).

5 Statement of significance

5.1 Introduction

- 5.1.1 The following section discusses historic impacts on the site which may have compromised archaeological survival from earlier periods, identified primarily from historic maps, and information on the likely depth of deposits.
- 5.1.2 In accordance with the NPPF, this is followed by a statement on the likely potential and significance of buried heritage assets within the site, derived from current understanding of the baseline conditions, past impacts, and professional judgement.

5.2 Factors affecting archaeological survival

Natural geology

- 5.2.1 Current ground level is at 34.0–42.4m OD (rising to the south-west). There is no geotechnical data for the site. Based on BGS boreholes, the top of truncated London Clay is estimated to range between 33.5 and 41.1m OD (0.5–1.3mbgl).
- 5.2.2 Between the top of the natural and the current ground level is likely to be modern made ground and undated made ground. The latter may potentially contain remains of archaeological interest.

Past impacts

- 5.2.3 The greatest modern impact on the site will have been the construction of the existing prison facilities in the 1970s to 1980s. There is no record of any archaeological work being undertaken at the time.
- 5.2.4 Without existing foundation plans it is difficult to estimate the degree of truncation, however if standard pad or strip foundations were used these will have cut into London Clay and removed all archaeological remains within their footprint to their formation level. The site visit confirmed that there are no existing basements within the site, although there are particular structures which are likely to have had a greater impact. There is an indoor swimming pool at the southern corner of the site which may have cut up to 3.0mbgl (see Fig 15). This will have cut into London Clay and removed all archaeological remains within its footprint to this depth.
- 5.2.5 The site is bounded on three sides by an 8.0m high brick wall. The depth of the wall's foundations are unknown but they would be expected to extend at least 1.5mgl, cutting into London Clay and removing all archaeological remains within their footprint to this depth. There is an open garden at the centre of the site which has not been subject to extensive modern 20th development but has been subject to landscaping, which could have truncated up to 1.0mbgl, potentially only disturbing made ground deposits.
- 5.2.6 The 19th century prison buildings constituted the earliest development on the site. Plans of the buildings show that almost all these earlier buildings were basemented, and that the underground ventilation system may have reached as much as 6.0mbgl. There was also an artesian well which cut into London Clay. It is likely that the 19th century prison removed all earlier archaeological remains within its footprint.

Likely depth/thickness of archaeological remains

- 5.2.7 It is expected that there may be up to 1.3m of made ground overlying London Clay across the site. It is possible that deeply cut 19th century remains, such as basement foundations and remains of the ventilation system may still survive up to 6.0mbgl.

5.3 Archaeological potential and significance

- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of

later disturbance and truncation discussed above.

- 5.3.2 *The site has a low potential to contain prehistoric remains.* The site's location on London Clay would have made it unattractive for prehistoric settlement and farming. The area was probably within heavy woodland throughout this period, and there are very few prehistoric remains recorded within the study area.
- 5.3.3 *The site has a low potential to contain Roman remains.* The site was located away from known Roman settlements and was probably woodland or possibly open fields. There is a reference in Dent's 1805 map to roads in the vicinity of the site being of Roman origin but there is no other evidence that confirms this. No remains from the Roman period are recorded within the study area.
- 5.3.4 *The site has a low potential to contain medieval remains.* The site was located some distance away from the early medieval village of Tollentone and was probably woodland or possibly open fields, and was some distance away from the later medieval villages of Upper Holloway, Lower Holloway, and Ring Cross. Although possible evidence of a medieval moat has been recorded c 550m to the north of the site, no other remains from this period are noted within the study area.
- 5.3.5 *The site has a moderate potential to contain localised and truncated post medieval remains.* The site was open ground until the mid-19th century with the construction of the City House of Correction. This was subsequently demolished in the 1970s and replaced with a new prison complex which has potentially removed all earlier remains within its footprint, though there may be pockets of surviving archaeology. It is not known how comprehensively the below-ground fabric of the original buildings was cleared prior to construction of the modern prison, but any surviving remains would be of **low** significance, or possibly **medium** significance for remains of particular notable or innovative prison features, depending on their nature and condition.

6 Impact of proposals

6.1 Proposals

6.1.1 The proposals will be included upon receipt of a design freeze.

6.2 Implications

- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.

7 Conclusion and recommendations

- 7.1.1 The site is located at the former Holloway Prison, Parkhurst Road, London N7. There are no designated assets within the site and it is not within an archaeological priority area or a conservation area.
- 7.1.2 There is low archaeological potential for all periods except the post-medieval period as the site was not developed until the mid-19th century, and also some distance from Roman and medieval settlements.
- 7.1.3 The site has a moderate potential to contain localised and truncated 19th and 20th century remains of the prison. The site was open ground until the mid-19th century with the construction of the New City House of Correction, later HMP Holloway, which was demolished in the 1970s and replaced with a new prison complex: it is not known how comprehensively the below-ground fabric of the original buildings was cleared prior to construction of the modern prison.
- 7.1.4 Table 1 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

Table 1: Impact upon heritage assets (prior to mitigation)

Asset	Asset Significance	Impact of proposed scheme
Truncated 19th and 20th century remains: building foundations and other below-ground features	Low , or possibly medium for remains of particular notable or innovative features	Ground disturbance arising from demolition and construction: Significance of buried heritage affected reduced to low or negligible.

- 7.1.5 In view of the limited archaeological potential of the site, with any remains predicted to be of no more than medium significance, it is unlikely that the local planning authority would require preliminary archaeological field evaluation of the site prior to the determination of planning consent. It is possible, however, that an evaluation may be requested under a planning condition to confirm the presence and significance of any remains, and determine whether further archaeological work is required as appropriate mitigation for any impacts of the proposals on archaeological remains.
- 7.1.6 Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out with the grant of planning consent.

8 Gazetteer of known historic environment assets

- 8.1.1 The gazetteer lists known historic environment sites and finds within the 1.0km-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The GLHER data contained within this gazetteer was obtained on 09/09/2019 and is the copyright of Historic England 2019.
- 8.1.3 Historic England statutory designations data © Historic England 2019. Contains Ordnance Survey data © Crown copyright and database right 2019. The Historic England GIS Data contained in this material was obtained in April 2019. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

Abbreviations

DGLA – Department of Greater London Archaeology (Museum of London)

HER – Historic Environment Record

MoLAS – Museum of London Archaeology Service (now MOLA)

NHL – National Heritage List for England (Historic England)

HEA No.	Description	Site code/ HER/NHL No.
1	2 and 4-4a Tufnell Park Road <i>Evaluation. MOLA, 2014</i> The evaluation identified a ditch that was probably part of the medieval Barnsbury moated manor. It is probably the same ditch seen on the Dent parish map of 1805–6 and backfilled in the 19th century. A brick drain probably relates to the later development of the site in the 18th-19th century.	TFN14 ELO13984
2	Market Estate, N7 <i>Trial trenching. MoLAS, 2005</i> 19th or early 20th century brick drains or soakaways were recorded. The masonry was truncated by seven construction cuts for cast iron posts, probably used for ring fencing for the cattle market which was situated there from 1620–1852.	NOH05 ELO6588 MLO98124
3	Arsenal Football Club Development <i>Historic Building Recording. AOC, 2002–2006</i> Most of the buildings were of late 19th century origin and most had been considerably reconfigured and rebuilt. The report confirmed that the Gatehouse façade and Mount Carmel School should be retained.	ELO17349
4	James Leicester Hall <i>Watching brief. MOLA, 2009</i> A number of 19th century deposits in the form of dumps associated with the construction and widening of the railway cutting to the east were discovered. Evidence of cattle market activity was found in the form of a brick lined sunken feature. Natural deposits of clay were observed between 43.5m OD and 41.0m OD.	MKT09 ELO10461
5	John Barnes Library The John Barnes Library was named after the former Mayor of Islington, who campaigned for a library to be built to enhance the area, adjacent to Holloway Prison. It was designed by Borough Architect, Alf Head, in association with Andrews Sherlock and Partners; partner-in-charge John Davison. Work began on site in October 1972, and it was completed in October 1974.	MLO104997
6	Holloway School, Hildrop Road, N7 <i>Test pit training excavation by Holloway School and University College London</i> The investigation comprised a shallow 2m-square test pit in made ground which revealed only a few modern finds related to school activity, such as an eraser and a protractor.	HOA07
7	1 Middleton Grove Post-medieval house with exterior features stripped.	MLO6153
8	265 Camden Road Post-medieval house	MLO5679

HEA No.	Description	Site code/ HER/NHL No.
9	Dalmeny Park, Dalmeny Road, Islington, N7 Dalmeny Park is a small secluded park behind Victorian housing, reserved 'for use by children and elderly' containing a playground, sandpit, grass and some trees. In the 1870s building was beginning to cover the rural area and by the 1890s much of the surrounding housing had been completed although land to the south of the park site remained unbuilt on until the early 20th century. Previously for private use of residents of the surrounding housing the park is now public, owned by Islington Council.	MLO104366
10	Penn Road Gardens, Penn Road/Caledonian Road, Islington, N7 This triangular garden area dates from c 1860s when housing was being developed in the area. Previously land owned by Lord Islington, the freehold was acquired by Islington Borough Council in 1921, since when it has been a public garden. By 1928 it is described as attractively laid out with lawn, flower beds, shrubs and well-grown trees, it is designated under the London Squares Preservation Act of 1931.	MLO102771
11	Essex Road and Upper Holloway Road running from Islington to Newington. Hagbush Lane was an ancient thoroughfare wandering west then north from the Liverpool Road area. It never became a highway and was gradually obliterated by about 1830 and its very course was lost.	MLO19410 MLO349
12	377 Camden Road Tram substation. 1907 designed by EV Harris for the London County Council. Stock brick with stone dressings. Interior: Metal framed roof structure. Moveable workshop gantry on longitudinal rails. Listed grade II, 25/9/1989, ref 29/2. De-listed 30/9/1994.	MLO20420
13	Seven Sisters Road Road that links Great North Road with road to Cambridge.	MLO356
14	Brecknock Crescent, Brecknock Road/Charlton King's Road A small collection of 7 Palaeolithic mammalian fossils were excavated from the Brecknock Crescent area around 1891. Very little stratigraphic information was recorded about the site. The area around Brecknock Road today is mapped as London Clay. A Marine Isotope Stage (MIS) of 5e (130–115,000 BC) has been suggested for the deposit. These specimens are now part of the Wetherell Collection at the Natural History Museum.	MLO102919
15	North Road Post-medieval flats.	MLO37114 MLO37115
16	Montpelier Gardens, Montpelier Grove/off Brecknock Road, Camden, NW5/N19 Formerly the private garden of a villa of c 1840 fronting on Brecknock Road, Montpelier Gardens is an irregularly shaped area surrounding three sides of the house, with access from entrances. The garden retains traces of its original design including a stone terrace and low brick walls, mature trees and shrubs, a rockery and a small 19th century built structure in one corner. Now redesigned as a children's play area with an asphalted enclosure containing play apparatus, the remaining areas of the garden are much simplified with trees, shrub beds and lawn.	MLO103800
17	Leighton Crescent Playground, Leighton Grove, Camden, NW5 Formerly owned by the Leighton Estate, Leighton Crescent Gardens is a crescent-shaped area designed in conjunction with the 19th century terraces that overlook it, and contains some mature London plane trees. In the 1920s the garden had a lawn with shrubs and trees but it was later redesigned with a central raised landscape feature of rocks and shrubs and a circular asphalted playground, both no longer extant. A tennis court was incorporated but today the site is predominantly asphalt with some perimeter shrubs and trees.	MLO103797
18	Caledonian Park, Market Road, Islington, N7 Caledonian Park was formed upon part of the former Copenhagen Fields that between 1852 and 1939 were the site of the Metropolitan Cattle Market. After the market closed, part of the land was laid out as a public park and opened in 1958. Site of the house of the Danish Ambassadors in 1665, which gave the house its name. In the 1750's it was popular as a tea garden, later a public house. Now the site of the Central Bell Tower of the former Caledonian Cattle Market.	MLO104264 MLO17300 MLO1747
19	Market Road Gardens, Market Road, Islington, N7 Public garden laid out between 1896–1905 over the Great North Railway tunnel. It is designated under the London Squares Preservation Act of 1931.	MLO102767
20	Market Road Post-medieval public house.	MLO37116

HEA No.	Description	Site code/ HER/NHL No.
21	Camden Square Gardens, Camden Square, Camden, NW1 The gardens were laid out between 1830–40. St Paul's Church was built in 1847–49 at the top of the square.	MLO103763
22	St Benet and All Saints Church Garden, Lupton Street/Ospringle Road, NW5 A mission church of 1881 predated the church of St Benet and All Saints here, built on a small field by a pond donated by St John's College Cambridge.	MLO104322
23	Tufnell Park Underground Station, Tufnell Park Road, Tufnell Park, Islington Tufnell Park Underground Station is one of the 'Yerkes' group of stations, built during the 1906–7 expansion of the underground system.	MLO89230
24	Tufnell Park Playing Fields, Campdale Road/Tufnell Park Road, Islington, N7 0EG The Tufnell Park area began to be developed from the early 19th Century, although it was not until 1890s that Campdale Road was fully built, to the west of which was Tufnell Park Cricket and Football Ground, with grandstands and a pavilion. Since c 1970 London Borough of Islington has owned the site, now called Tufnell Park Playing Fields, providing facilities for recreation.	MLO104447
25	Whittington Park, Holloway Road / Yerbury Road, Islington N19 4DJ A small area of the site was public open space from 1954, but it officially opened as Whittington Park in 1973, by which time it had been enlarged to 6 acres, and in subsequent years it has been further extended. In addition to sports facilities there are horticultural features, and a war memorial abuts the park. It now houses a concrete skate park.	MLO109295
26	Royal Northern Gardens, Manor Gardens, Islington, N7 Although Royal Northern Gardens is a new park created in 2002 it is on the former site of the Royal Northern Hospital, which opened here in 1888. The hospital later transferred to Whittington Hospital and most of the old buildings were demolished in 1997, and the site was developed for housing. A condition of planning permission was the creation of a new public open space, and this was laid out incorporating a war memorial wall that contained fragments of the old hospital masonry.	MLO109253
27	Holloway Road Alternative site for the Medieval manor of Barnsbury.	MLO16283
28	The Verger's Cottage and remodelled entrance Grade II early 20 th century building.	1427828

9 Planning framework

9.1 Statutory protection

Human remains

- 9.1.1 Exhumations from land which is not subject to the Church of England's jurisdiction will need a licence from the Secretary of State, under Section 25 of the *Burial Act 1857* as amended by the *Church of England (Miscellaneous Provisions) Measure 2014*. A licence is required from the Secretary of State if the remains are not intended for reburial in consecrated ground (or if this is to be delayed, for example where archaeological or scientific analysis takes place first).
- 9.1.2 Under the *Town and Country Planning (Churches, Places of Religious Worship and Burial Grounds) Regulations 1930*, the removal and re-interment of human remains should be in accordance with the direction of the local Environmental Health Officer.

9.2 National Planning Policy Framework

- 9.2.1 The Government issued the *National Planning Policy Framework* (NPPF) in March 2012 (DCLG 2012) and supporting *Planning Practice Guidance* in 2014 (DCLG 2014). The 2012 NPPF was revised and a new NPPF published in July 2018, with minor revisions in February 2019 (MHCLG 2019).

Conserving and enhancing the historic environment

- 9.2.2 The NPPF section concerning "Conserving and enhancing the historic environment" (section 12 of the NPPF 2012) has been replaced by NPPF 2018 Section 16 (unchanged in February 2019), reproduced in full below:

Para 184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Para 185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Para 186. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 187. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

Para 188. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

Para 189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Para 191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

Para 193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Para 197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Para 200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Para 201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

9.3 Regional policy

The London Plan

9.3.1 The overarching strategies and policies for the whole of the Greater London area are contained within the *London Plan of the Greater London Authority* (GLA March 2016).

9.3.2 Policy 7.8 of the adopted (2016) London Plan relates to Heritage Assets and Archaeology:

A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G. Boroughs, in consultation with English Heritage [now named Historic England], Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

9.3.3 Para. 7.31 supporting Policy 7.8 notes that 'Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its

optimal viable use. Enabling development that would otherwise not comply with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.'

9.3.4 It further adds (para. 7.31b) 'Where there is evidence of deliberate neglect of and/or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.

9.3.5 Para. 7.32 recognises the value of London's heritage: '...where new development uncovers an archaeological site or memorial, these should be preserved and managed on-site. Where this is not possible provision should be made for the investigation, understanding, dissemination and archiving of that asset'.

The Draft New London Plan

9.3.6 The current 2016 consolidation Plan is still the adopted Development Plan. However, consultation on revisions to the Plan was open until 2nd March 2018, and the *Draft New London Plan* is a material consideration in planning decisions Following Examination in Public, a "Consolidated Suggested Changes Version" was published in July 2019 (GLA website, 2019).

9.3.7 Policy HC1 "Heritage conservation and growth" of the *Draft New London Plan* (as set out here incorporating the minor changes published in July 2019) relates to London's historic environment:

A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
- 2) utilising the heritage significance of a site or area in the planning and design process
- 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
- 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

9.3.8 Para. 7.1.8 adds 'Where there is evidence of **deliberate neglect** of and/or damage to a heritage asset to help justify a development proposal, the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.

- 9.3.9 Para 7.1.11 adds ‘Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains can be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site’s archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably-qualified individuals or organisations.

9.4 Local planning policy

- 9.4.1 Islington’s Core Strategy (Islington Council, 2011) sets out the strategic vision for the borough up to 2025. Policy CS 9 *Protecting and enhancing Islington’s built and historic environment* states that “High quality architecture and urban design are key to enhancing and protecting Islington’s built environment, making it safer and more inclusive”.
- 9.4.2 Sections A and B of CS 9 are relevant to archaeology:
- A. The borough’s unique character will be protected by preserving the historic urban fabric and promoting a perimeter block approach, and other traditional street patterns in new developments, such as mews. The aim is for new buildings to be sympathetic in scale and appearance and to be complementary to the local identity .
 - B. The historic significance of Islington’s unique heritage assets and historic environment will be conserved and enhanced whether designated or not. These assets in Islington include individual buildings and monuments, parks and gardens, conservation areas, views, public spaces and archaeology. Active management of conservation areas will continue, through a programme of proactive initiatives for the conservation-led regeneration of historic areas, and potential designation of new conservation areas. Archaeological Priority Areas will continue to be defined on the proposals map to assist in the management of these historic assets.
- 9.4.3 Policy D43–47 *Heritage* of Islington’s Development Management Policies (Islington Council, 2013) includes the following relevant to archaeology:
- F . Archaeology and scheduled monuments
 - i) The council will ensure the conservation of scheduled monuments and non-designated heritage assets with archaeological interest which are of demonstrably equivalent significance.
 - ii) Archaeological priority areas and scheduled monuments are identified on the Policies Map and in Appendix 7. All planning applications likely to affect important archaeological remains are required to include an Archaeological Assessment.
 - iii) Archaeological remains should be retained in situ. Where this cannot be achieved measures must be taken to mitigate the impact of proposals through archaeological fieldwork to investigate and record remains in advance of works, and subsequent analysis, publication and dissemination of the findings.

10 Determining significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

10.1.2 Consultation on draft revisions to the original *Conservation Principles* document which set out the four values was open from November 2017 until February 2018. The revisions aim to make them more closely aligned with the terms used in the NPPF (which are also used in designation and planning legislation): i.e. as archaeological, architectural, artistic and historic interest. This is in the interests of consistency, and to support the use of the Conservation Principles in more technical decision-making (HE 2017).

10.1.3 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

10.1.4 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. A Preliminary Environmental Risk Assessment (Waterman 2019,15) identifies contaminants of concern at the site including asbestos in on-site made ground and workshop.
- 11.1.2 Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.3 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 13.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken <i>'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect'</i> , amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic environment assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'.
<i>Iron Age</i>	600 BC–AD 43

<i>Later medieval</i>	AD 1066 – 1500
<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NRHE)</i>	National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the country HER.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
<i>Palaeo-environmental</i>	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
<i>Preservation in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , i.e. Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of proposed development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

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Waterman 2019 Site Features Plan WIE16172-100_GR_PERA_A3A

13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	N	-	-
Levelled site survey as existing (ground and buildings)	Y	pdf	Y
Contamination survey data ground and buildings (inc. asbestos)	Y	pdf	Y
Geotechnical report	N	-	-
Envirocheck report	Y	pdf	Y
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	Y	Y	

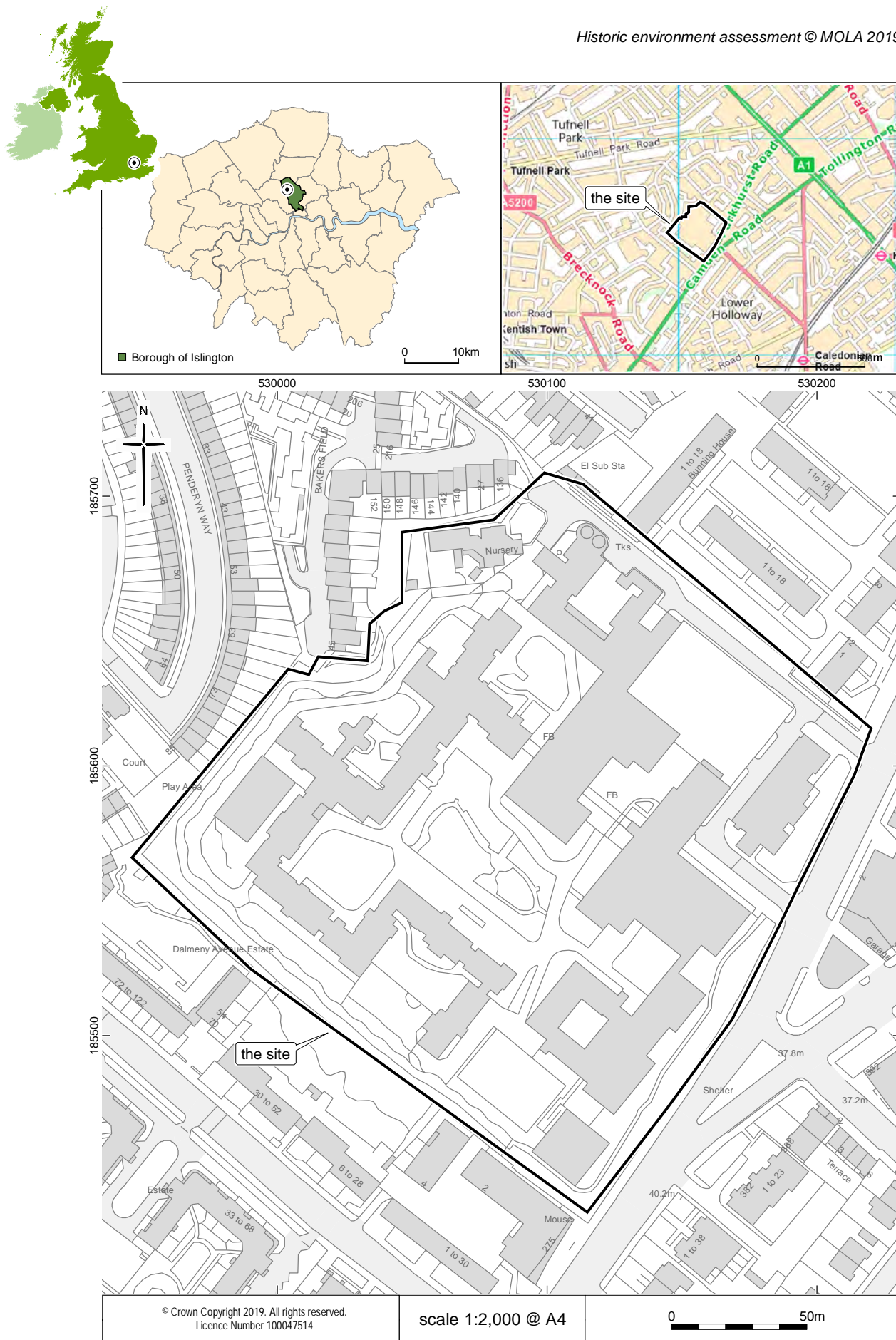


Fig 1 Site location

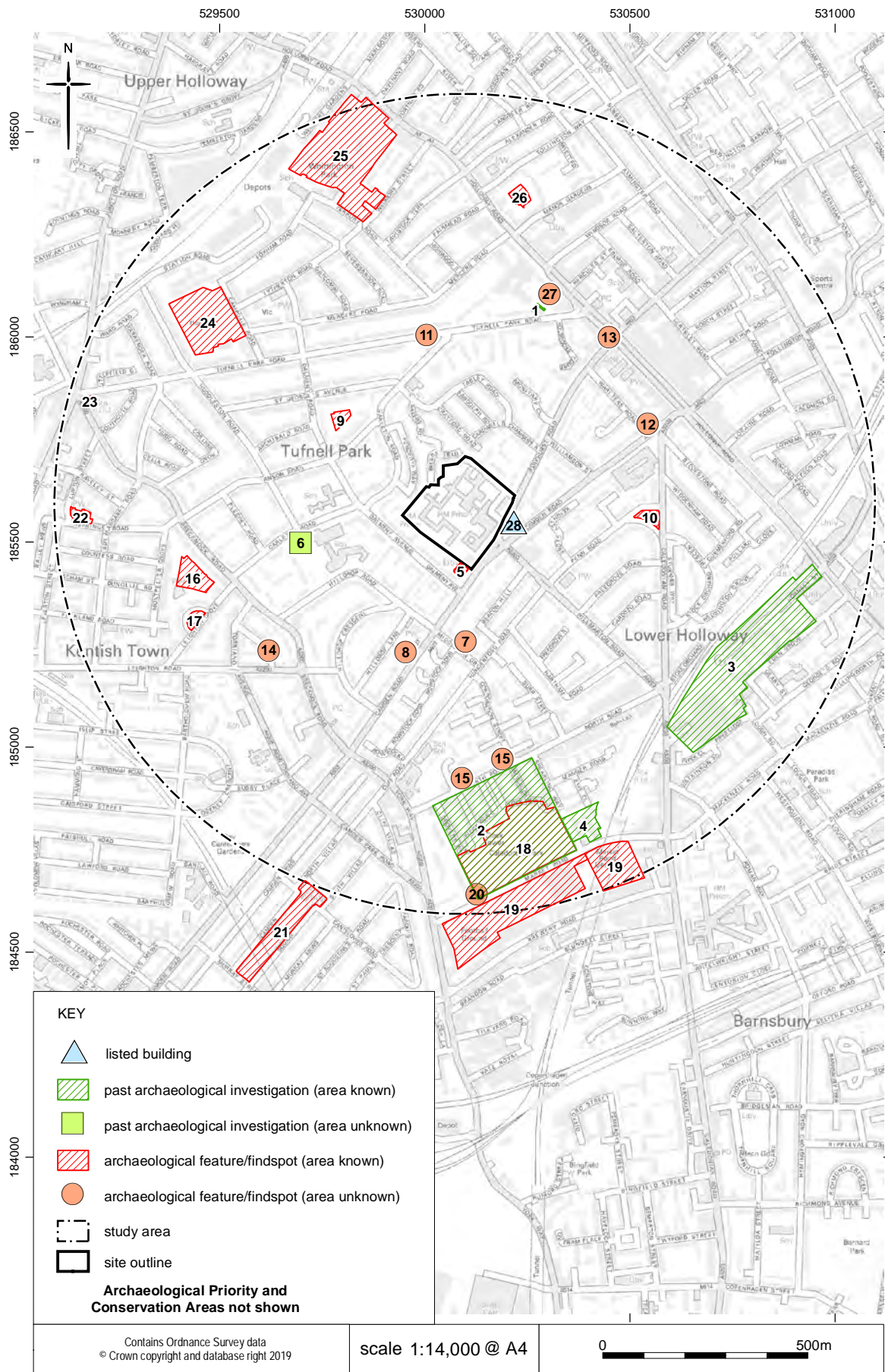


Fig 2 Historic environment features map

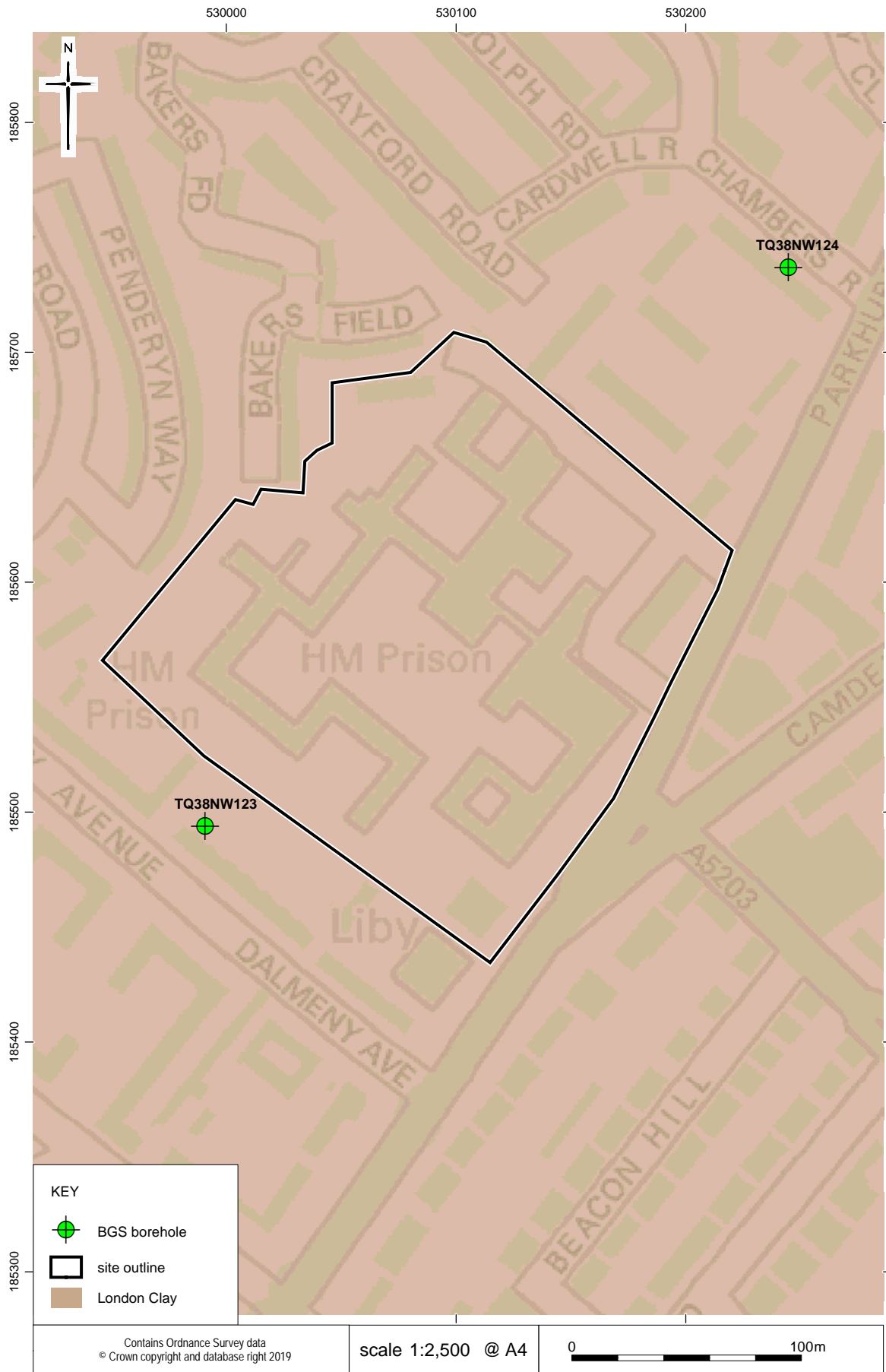


Fig 3 Geology map showing location of BGS boreholes (BGS)

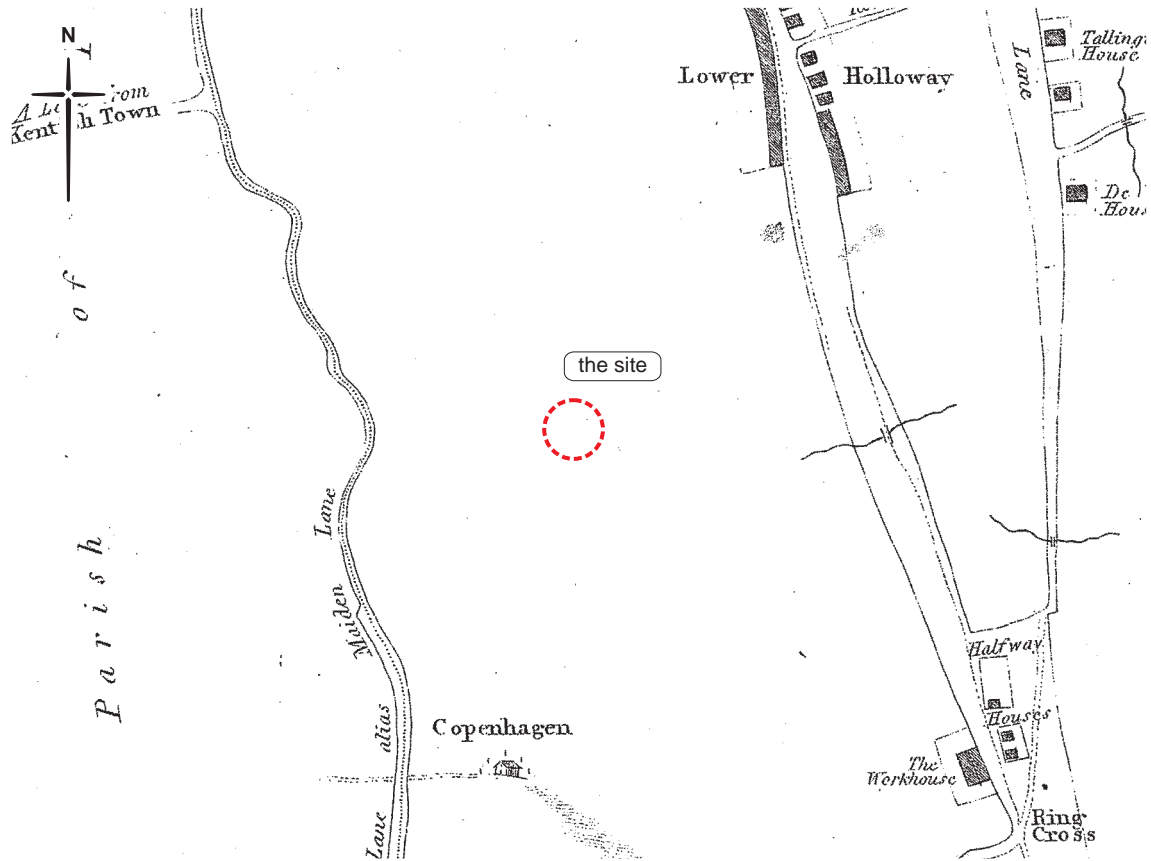


Fig 4 Hawkworth's Survey of Islington Parish of 1735

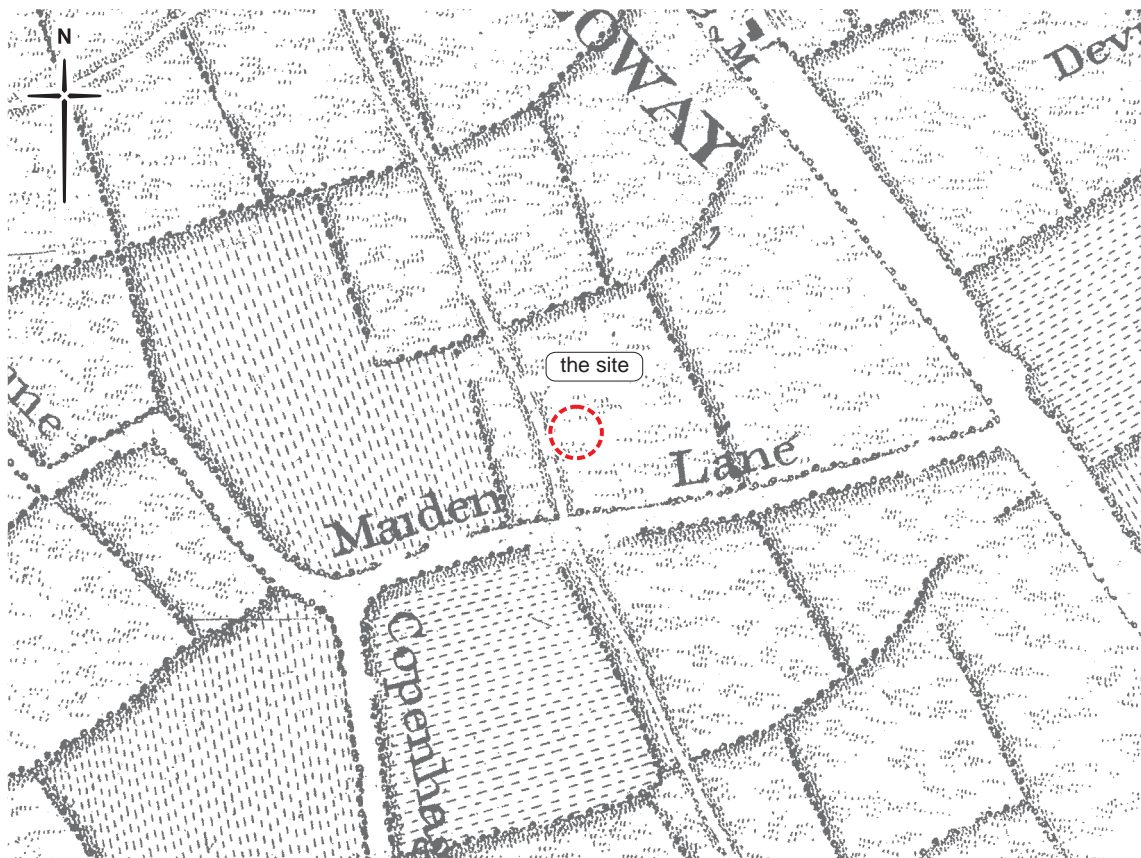


Fig 5 Rocque's map of 1741-5

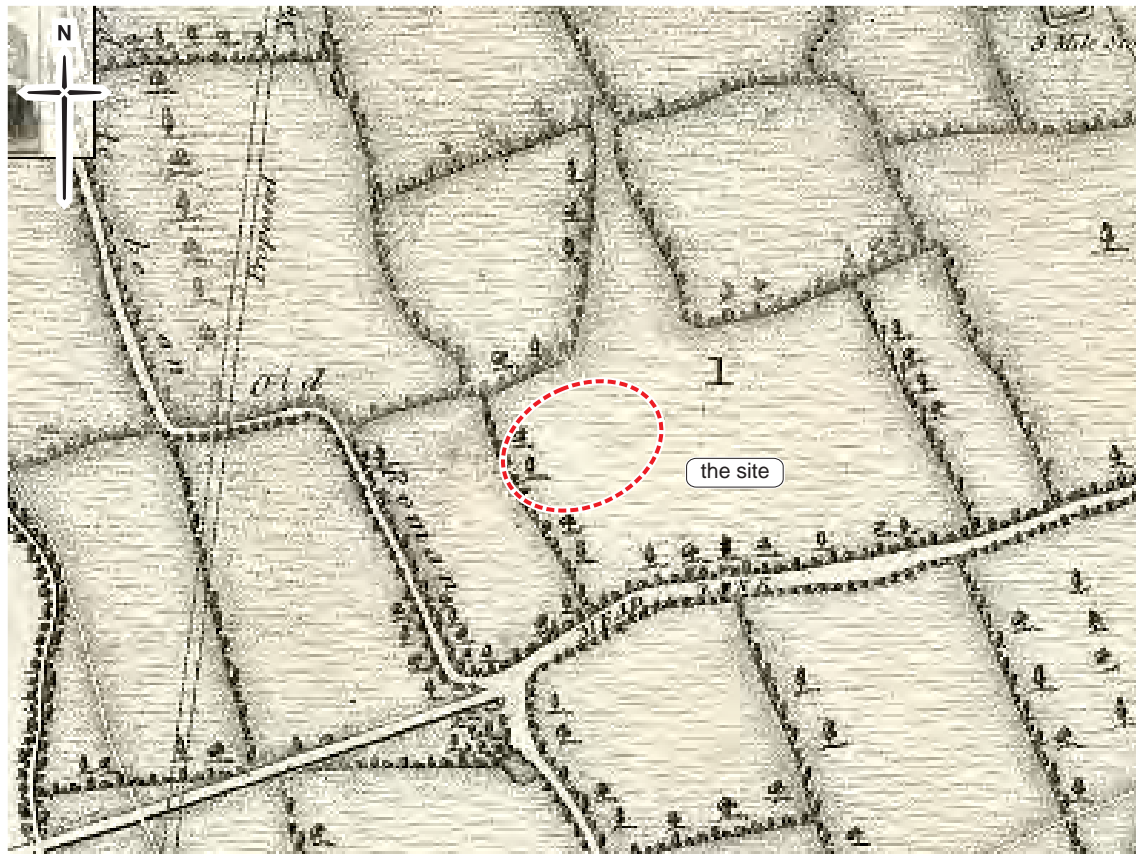
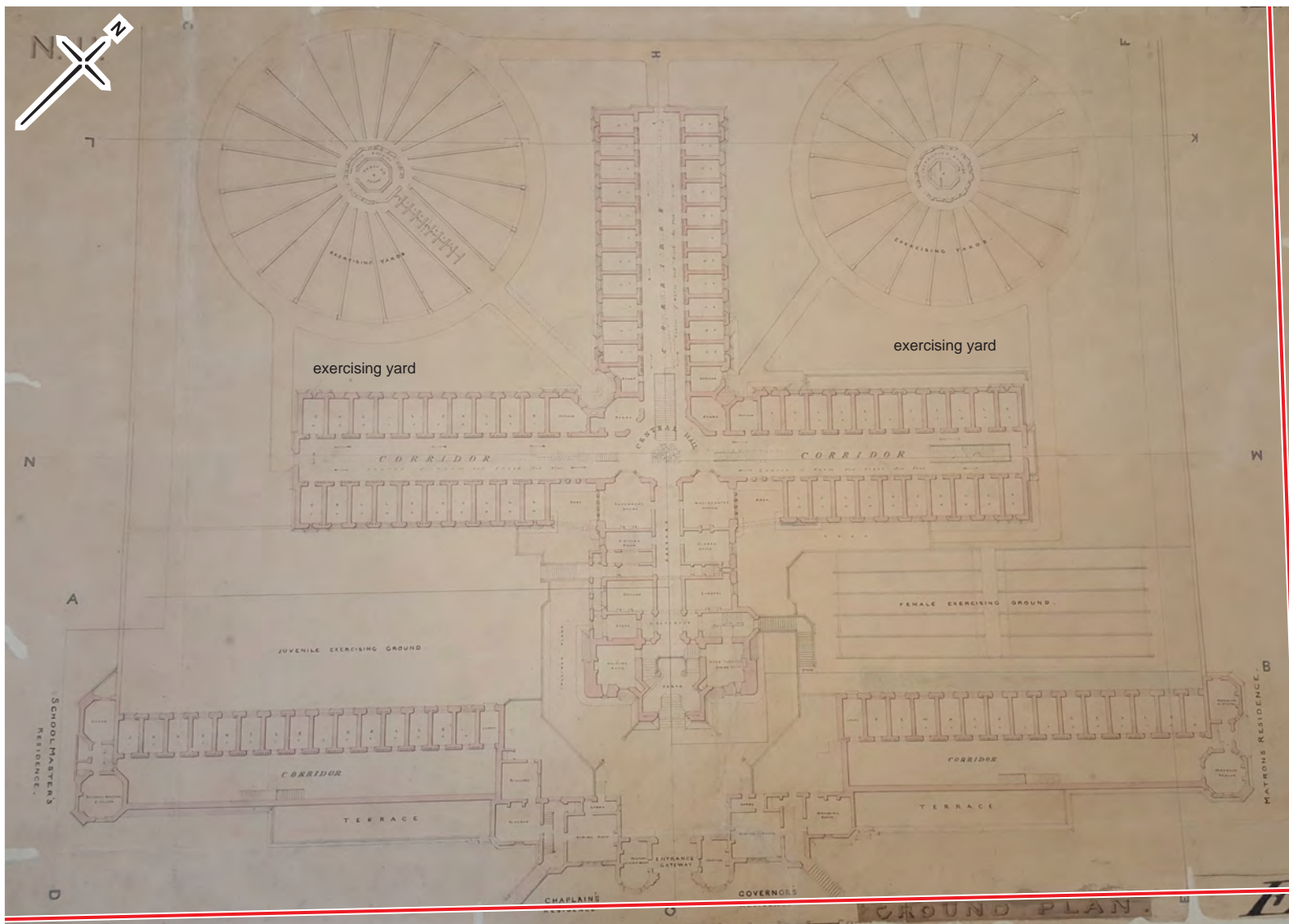


Fig 6 Dent's map of 1805



the site

Fig 7 Ground Plan of the Prison c 1847 (LMA COL/SVD/PLI/08/053)

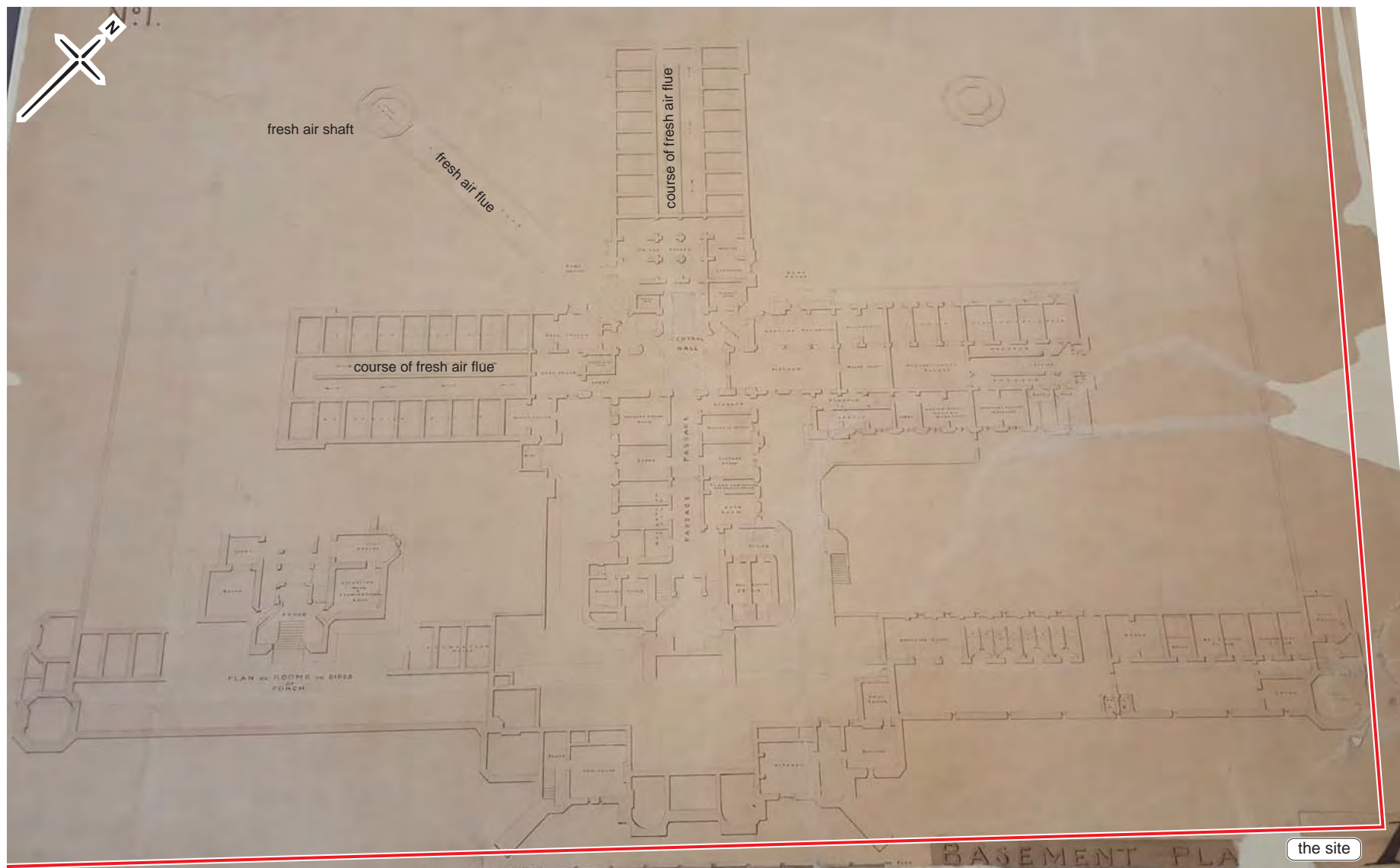


Fig 8 Basement Plan of the Prison c 1847 (LMA COL/SVD/PLI/08/0554)

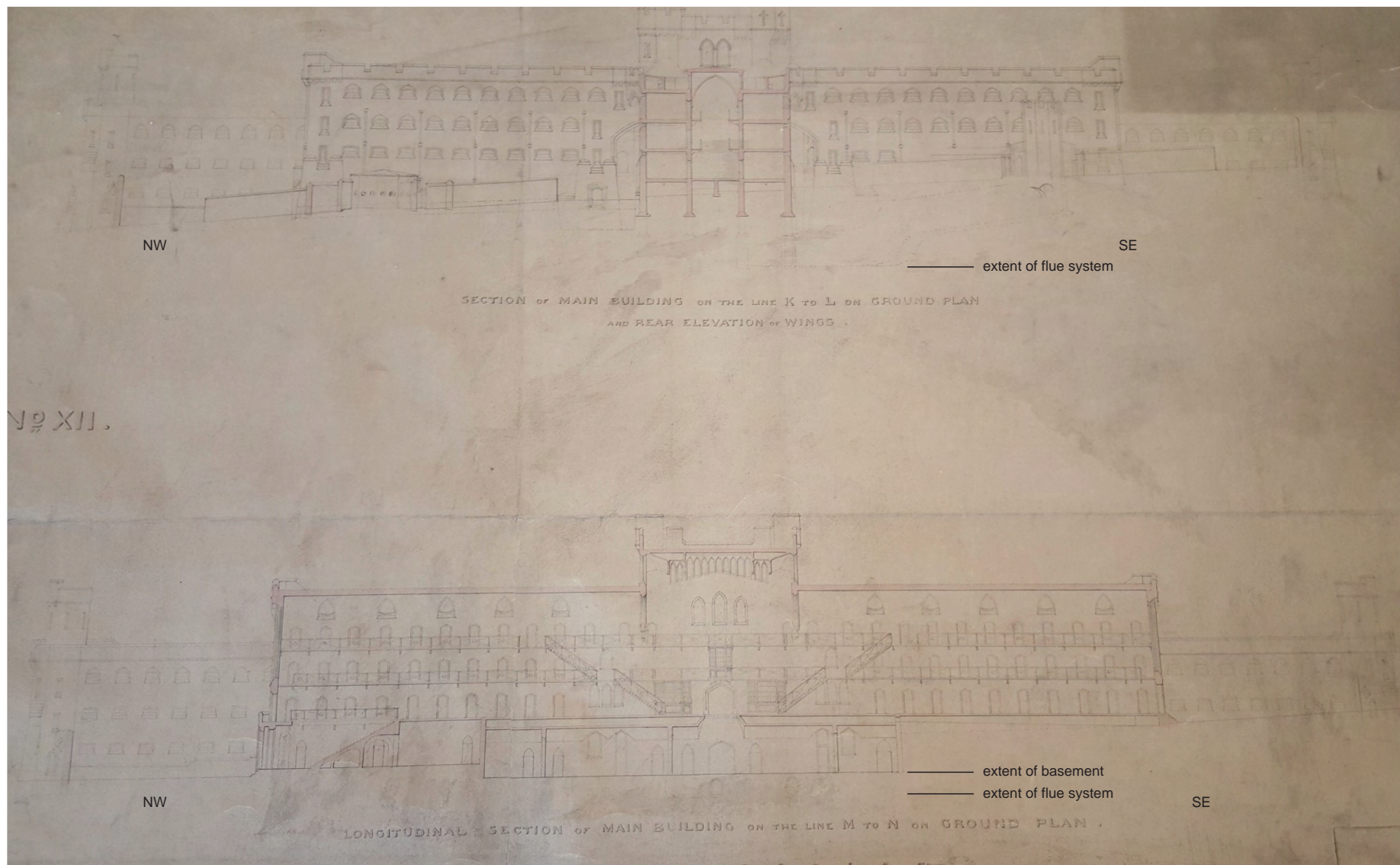


Fig 9 Section of the Prison c 1847 (LMA COL/SVD/PLI/08/55)



Fig 10 Ordnance Survey 1st edition 5ft:mile map of 1869 (not to scale)



Fig 11 Ordnance Survey 2nd edition 5ft:mile map of 1872 (not to scale)



Fig 12 Ordnance Survey 1:1,250 map of 1952 (not to scale)

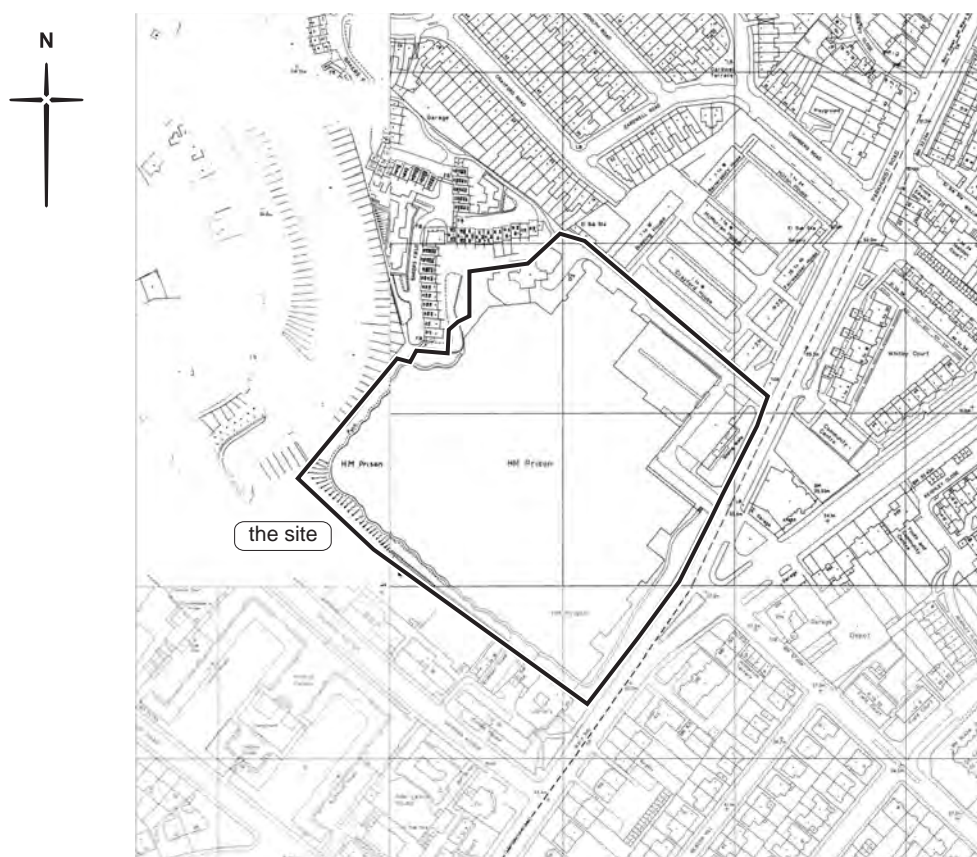


Fig 13 Ordnance Survey 1:1,250 map of 1986–1991 (not to scale)



Fig 14 Site Features Plan (locations of site visit photographs (MOLA 2019))



Fig 15 Photograph of Holloway Prison swimming pool (MOLA 2019)



Fig 16 Photograph of Holloway Prison building cutting into existing ground level (MOLA 2019)

Appendix VII

Phase 1 Preliminary Risk Assessment



Preliminary Environmental Risk Assessment

Holloway Prison, London

September 2019

Waterman Infrastructure & Environment Limited

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Document Reference: WIE16172-100-R-1-1-2-PERA
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Quality Assurance – Approval Status

This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS OHSAS 18001:2007)

Issue	Date	Prepared by	Checked by	Approved by
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Comments

Comments

Disclaimer

This report has been prepared by Waterman Infrastructure & Environment Limited, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

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Executive Summary

Objectives

The Preliminary Environmental Risk Assessment (PERA) for ground contamination is to support a planning application for the proposed residential-led redevelopment of the former Her Majesty's Prison (HMP) Holloway, London (hereafter termed "the Site").

Site Setting

Current Use	Former HMP Holloway; a complex of low-rise buildings of two to five storeys in height, with areas of hard-standing alongside landscaped green spaces.
History	Prison from 1852 with ancillary buildings including an infirmary, workshop, artesian well, pump, brick kiln, chapel, drying green and prison ward. Hospital blocks and an electricity sub-station were constructed in the 1940s/1950s. The prison was entirely redeveloped between 1971 and 1985, closed in 2016 and has remained vacant since.
Geology	Made Ground (likely less than 3m) over London Clay Formation (about 40m thick). The Lambeth Group has been proven beneath the London Clay Formation (21m thick). The Thanet Sand Formation (about 4m thick) and Chalk Formation (in excess of 50m thickness) is recorded beneath.
Controlled Waters	London Clay Formation (Unproductive Strata), Lambeth Group and Thanet Sand Formation (both Secondary A Aquifer), Chalk Formation (Principal Aquifer). The Site is not located in a groundwater Source Protection Zone. There are no surface water features recorded within a 500m radius.
Consultation	A Groundsure dataset was obtained for the Site. Information was requested from the Environmental Health and Building Control departments of the London Borough of Islington (LBI). The LBI online planning register was accessed for pertinent information.

Preliminary Conceptual Model

Potential pollutant linkages identified included;

- Future Site users in areas of proposed soft landscaping and construction workers may come into direct contact with contaminants;
- Vegetation in areas of proposed soft landscaping may come into direct contact with contaminants in the Made Ground;
- A significant vapour regime is potentially present locally on-Site, subject to assessment as part of a ground investigation. Future Site users, construction workers, and on-Site structures may be at risk;
- Where buried foundations or services come into contact with contaminated ground an unacceptable level of risk may be present;
- Groundwater within the Secondary A and Principal Aquifers beneath the Site may be exposed to contamination as a result of the historical well (providing a preferential pathway).

Conclusions

Given the proposed end use the overall risk rating for the Site is assessed as **medium**. However, upon implementation of the recommendations below, the residual risk is considered to be **low**. Therefore, the NPPF requirement that on completion the Site can no longer be captured under the Part IIA regime is expected to be met. An intrusive investigation is required to confirm the ground conditions on-Site.

Recommendations

Pre-construction

- An intrusive geo-environmental ground investigation (GI) should be undertaken. This should include:
 - Characterisation of the contamination status and thickness of Made Ground and natural soils underlying the Site;
 - Groundwater monitoring and sampling, if relevant;

-
- Preliminary Waste Classification Assessment of the likely waste soil arisings; and
 - PID headspace monitoring and analysis of soils and perched groundwater for VOCs/SVOCs, to confirm the vapour risk. If significant contamination is identified, vapour monitoring may be required. This should be confirmed as part of the ground investigation.
 - The abstraction well on-Site should be located and decommissioned in line with EA guidance.
 - Concrete in construction and any new water supply pipes should be appropriately designed to be protected against contamination in Made Ground and soils.
 - A Construction Environmental Management Plan should be prepared to address possible issues during redevelopment such as dust and waste generation and potential for pollution from storage of harmful substances/fuels.
 - The GI results should be assessed within a Generic Quantitative Risk Assessment (GQRA) report which includes an updated conceptual model.
 - Production of a Remediation Strategy, detailing the remedial measures required to break the pollutant linkages as assessed in the GQRA.
 - The reuse of Site-won soils on-Site or another site can be facilitated by the use of the CL:AIRE DoWCoP subject to risk assessment and being chemically and geotechnically suitable for their intended location. The potential reuse of Site-won soils should be explored at an early stage to comply with the DoWCoP and considered when designing Site levels and calculating materials balances.

During construction

- Construction workers should wear the appropriate Personal Protective Equipment (PPE), Respiratory Protective Equipment (RPE), adhere to good practice hygiene and safety measures, the Confined Space Regulations 1997 and the Control of Asbestos Regulations 2012.
- During construction, potentially contaminative substances should be stored and handled in accordance with the COSHH Regulations 2002 to prevent fugitive emissions migrating to the Made Ground and underlying groundwater.
- During construction, dust suppression techniques should be implemented to minimise the dispersion of contaminants within dust.
- Soils being removed from the Site should be characterised in line with the Environment Agency's (EA) technical guidance to determine the most appropriate method of disposal.
- The re-use of inert demolition waste, such as bricks and concrete, on-Site can be facilitated by the use of the WRAP: *Quality Protocol – End of waste criteria for the production of aggregates from inert waste. 2013*; and
- Imported and re-used topsoil should be chemically tested to ensure it is suitable for use. Soft landscaping should be supported by a suitable growth medium that complies with 'BS3882:2015 – Specification for topsoil', 'BS8601:2013 – Specification for subsoil and requirements for use' and assessment criteria suitable for the proposed end use.

Post completion

- Post completion of the development a Verification Report should be prepared detailing the remedial measures undertaken during the development and confirming all pollutant linkages have been broken.
-

1. Introduction

1.1 Objectives

Waterman Infrastructure & Environment Limited ("Waterman") was instructed by Avison Young on behalf of Peabody Construction Limited to undertake a Preliminary Environmental Risk Assessment (PERA) for ground contamination for the proposed redevelopment of Holloway Prison, London (hereafter termed "the Site").

1.2 Proposed Development

The Site is currently vacant and comprises the former HMP Holloway; a complex of low-rise buildings of two to five storeys in height, with areas of hard-standing alongside landscaped green spaces.

It is proposed to demolish all buildings on-Site and develop a new residential-led scheme comprising approximately 1,000 residential units, a proportion of commercial floor space, public open space and community space.

1.3 Regulatory Context

The National Planning Policy Framework (NPPF) 2019 sets out Government planning policy for England and how this is expected to be applied to development. Paragraph 118 of Section 11 – Making effective use of land and paragraphs 170, 178, 179 and 183 of Section 15 – Conserving and enhancing the natural environment of the NPPF relate to contaminated land matters and state the following:

118. Planning policies and decisions should:

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

178. Planning policies and decisions should ensure that:

a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);

b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and

c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

179. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

183. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

In order to assess the contamination status of the Site, with respect to the proposed end use, it is necessary to assess whether the Site could potentially be classified as “Contaminated Land”, as defined in Part IIA of the Environmental Protection Act 1990 and Contaminated Land Statutory Guidance 2012. This is assessed by the identification and assessment of potential pollutant linkages. The linkage between the potential sources and potential receptors identified needs to be established and evaluated.

To fall within this definition, it is necessary that, as a result of the condition of the land, substances may be present in, on or under the land such that:

- a) significant harm is being caused or there is a significant possibility of such harm being caused; or
- b) significant pollution of controlled waters is being caused, or there is significant possibility of such pollution being caused.

It should be noted that DEFRA has advised (Ref. Section 4, DEFRA Contaminated Land Statutory Guidance 2012) Local Authorities that land should not be designated as “Contaminated Land” where:

- a) the relevant substance(s) are already present in controlled waters;
- b) entry into controlled waters of the substance(s) from land has ceased; and
- c) it is not likely that that further entry will take place.

These exclusions do not necessarily preclude regulatory action under the Environmental Permitting (England and Wales) Regulations 2016, which make it a criminal offence to cause or knowingly permit a water discharge of any poisonous, noxious or polluting matter to controlled waters. In England and Wales, under The Water Resources Act 1991 (Amendment) (England and Wales) Regulations 2009, a works notice may be served by the regulator requiring appropriate investigation and clean-up.

1.4 Constraints

The assessment was undertaken in accordance with the scope agreed between Waterman and Avison Young, as documented in Waterman’s fee letter (WIE16172-100-20190619-Fee, dated 19 June 2019), and with Waterman’s standard Terms of Appointment.

The benefit of this report is made to Peabody Construction Limited.

The information contained in this report is based on a review of available historical, geological and hydrogeological sources, a review of a previous environmental assessment by Amec Foster Wheeler Environment & Infrastructure UK Limited, consultation with the regulatory authorities and observations made on-Site on 05 September 2019.

Waterman has endeavoured to assess all information provided to them during this investigation but makes no guarantees or warranties as to the accuracy or completeness of this information.

The scope of this assessment does not include an assessment for the presence of asbestos containing materials within or below buildings or in the ground at the Site.



The conclusions resulting from this study are not necessarily indicative of future conditions or operating practices at or adjacent to the Site.

During the Site walkover access to the interior of buildings was not available.

2. Methodology

This PERA has been undertaken in general accordance with the Model Procedures for Management of Land Contamination (Contaminated Land Report 11 – Environment Agency, September 2004).

The report includes the following:

- Collation of available documentary information;
- A Site walkover;
- Hazard identification;
- Formulation of a preliminary conceptual model for the Site;
- Hazard assessment for the identification of potentially unacceptable risks; and
- Recommendations for further action.

3. Hazard Identification

3.1 Site Description and Reconnaissance

The Site is located at National Grid Reference 530098,185591 on Parkhurst Road in the London Borough of Islington (LBI).

A Site location plan and Site layout plan are presented as Appendix A. Photographs taken during the Site walkover are presented as Appendix B.

Figure 1: Current Site Layout



Source: London Borough of Islington Supplementary Planning Document (SPD), dated January 2018. Ordnance Survey 2017.

The Site is currently vacant and comprises the former HMP Holloway; a complex of low-rise buildings of two to five storeys in height which were used to house female prisoners and assorted administration. Buildings cover about 40% of the Site with hardstanding and landscaped green spaces covering about 35% and 25% respectively.

In addition to residential and office buildings, other buildings included a chapel, swimming pool, education centre, visitors centre, day care centre, healthcare unit, day nursery, boiler house and a works and maintenance unit.

Evidence of hazardous substance storage was observed in the north of the Site, external to the boiler house and day nurse, including two 151,370L steel diesel tanks, a single tank of unknown capacity, an IBC with unknown contents, numerous 25L containers of water treatment chemicals, herbicides and hydrochloric acid. A bunded acid bath and sacks of salts were also present. A chimney stack is connected to the boiler house via aboveground pipework. Aboveground gas pipes were present in a

locked shed, adjacent to and leading into the boiler house.

A garden machinery workshop is in Block A; a sign on the door indicated petroleum storage inside. In the southeast of the Site, signage to the door of a plant room indicated the storage of hazardous substances inside. Neither room could be accessed during the walkover due to health and safety constraints.

An electricity sub-station is located in the works and maintenance building in the north of the Site, although access was not possible during the walkover. Signage to the door indicates the equipment is filled with sulphur hexafluoride (SF₆) gas.

Waste storage areas were not evident during the walkover, apart from six metal electrical waste coffins that were situated on paving along the Site's northern boundary.

Pathways, roadways and yards across the Site are surfaced with a combination of asphalt, concrete slab, and block paving. An car park is present in the northeast of the Site. Concrete plinths were identified in the centre area of the Site where tanks may have been previously situated.

Surface water drainage observed across the Site, assumed to discharge to public sewer, although this was not confirmed during the walkover. A number of unknown manholes were also present across the Site.

The remainder of the Site comprises landscaped gardens with mature trees, shrubs, grassed areas and flower beds.

Ground level varies significantly across the Site, generally rising up to an area of higher ground in the south-west of the Site and a level difference of about 7m.

The prison is bounded by an 8m high wall on its north-western and southwestern boundary, with palisade fencing on its northern boundary and wooden hoarding along its southwestern frontage with the A503 Camden Road. The Site extends beyond the 8m high wall to include a path and soft landscaping which stretches approximately 5m beyond the wall.

Current potentially contaminative Site uses identified during the walkover are summarised in Table 1.

Table 1: Summary of potentially contaminative activities on-Site

Potential Issue	Description	Condition
Aboveground Storage Tanks (and fuel lines)	Two 151,370L steel diesel tanks, stored in a brick bund. The presence of underground pipework could not be verified during the walkover.	No evidence of staining around the fill point or outside of the brick bund. Steel tanks showed evidence of rust.
	One metal skinned tank of unknown capacity and construction. Fuel hose hung externally on tank side, not provided with secondary containment. No evidence of underground pipework.	Tank appeared to be in good condition. No evidence of staining around the fill point or outside of the brick bund.
Drainage	Separate surface and foul water drainage systems are assumed.	The maintenance and integrity of drainage systems is not known.
Hazardous Materials	One IBC of unknown contents, labelling indicted hydrochloric acid to be contained within. Numerous 25L containers of water treatment chemicals, hydrochloric acid and herbicide. Some were provided with bunding, some were stored over hardstanding.	Some bottles open. Given the poor storage conditions the potential for leakage cannot be discounted.
Solid and Liquid Waste Storage	Six metal coffins on hardstanding on the north-eastern boundary. Labelling of the coffins indicated electrical waste to be stored within.	Evidence of rust to all coffins, the potential for leakage cannot be discounted.

3.1.1 Licences and Consents

According to the Groundsure report, presented in Appendix C, there are no licences or consents registered to the property.

3.1.2 Site Surroundings

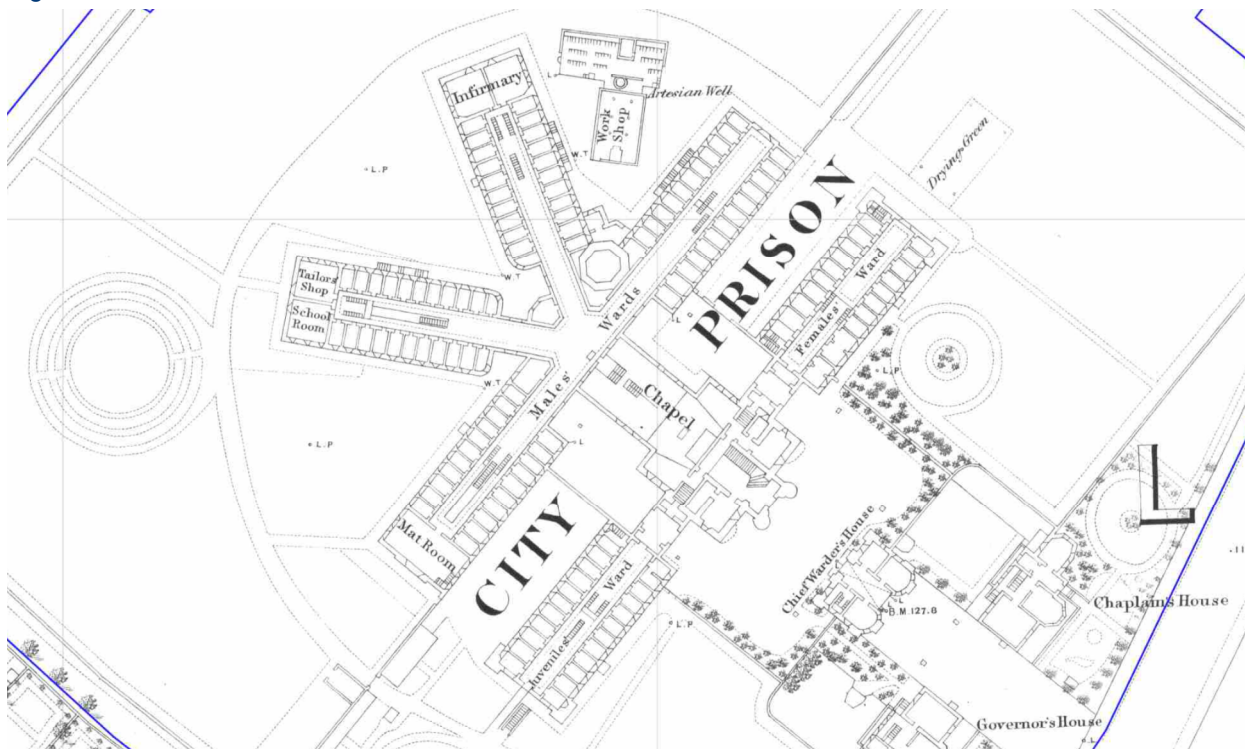
A summary of the current surrounding land uses, including relevant licences and consents, is shown in Table 2.

Table 2: Summary of surrounding land uses

Location	Description
North-east	Four to ten storey residential buildings (with some private gardens) including the Bakersfield Estate adjacent to the northwest. Electricity sub-station adjacent to the north-eastern Site boundary.
North-west	Residential buildings with communal soft landscaping.
South-east	The A503 Camden Road is adjacent to the east. New Church Tower and Spire and a car sales showroom are 20m east of the Site. Residential properties are present from 30m southeast of the Site. The Castle Public House and Exan Coachworks (with historical Part B Environmental Permit for vehicle spraying) are 50m and 60m east respectively.
South-west	A public library and residential properties with communal soft landscaping. Electricity sub-stations 13m and 47m southwest.

3.2 History

Figure 2: Historical Site Use



Source: Groundsure MapInsight, 1872, 1056 Town Scale Plan, 1: 1,056.

A review of historical maps obtained from Groundsure has been undertaken. Table 3 summarises the relevant information.

Table 3: Site history

Source	Site ^a	Surroundings ^a
London Borough of Islington SPD, 2018	HMP Holloway was opened in 1852 as a mixed gender facility.	Not known.
1872, 1056 Town Scale Plan, 1: 1,056; 1873, County Series, 1: 10,560	Landscaped grounds with 'City Prison' in the centre of the Site, including an infirmary, workshop , artesian well, brick kiln , chapel, drying green and prison wards. A pump is shown close to the north-eastern Site boundary.	Open ground to the north and west. Residential properties to the south and east.
1894, County Series, 1: 10,560; 1896, 1056 Town Scale Plan, 1: 1,056; 1896, County Series, 1: 2,500	The Site is labelled as His (then Her) Majesty's Prison although the Site layout is not shown, apart from three buildings in the southeast.	Residential properties to the north and west. A tramway is shown adjacent to the south-eastern boundary.
1916, County Series, 1: 2,500; 1920, County Series, 1: 10,560; 1936, County Series, 1: 2,500; 1938, County Series, 1: 10,560	Additional residential buildings constructed adjacent to the south-eastern boundary.	Tramway no longer shown.
1948-1952, Provisional, 1: 10,560; 1952, National Grid, 1: 1,250	Additional buildings shown including two hospital blocks in the south and north of the Site and an electricity sub-station in the north-east of the Site.	Workshops are 10m southwest. A garage is 50m east of the Site.
1953-54, National Grid, 1: 1,250; 1955, National Grid, 1: 1,250; 1956, National Grid, 1: 1,250	Site layout not shown.	No significant changes.
1957-1962, Provisional, 1: 10,560; 1965-1968, Provisional, 1: 10,560; 1967, National Grid, 1: 1,250	No significant changes.	Workshops 10m southwest no longer shown. A depot is shown 90m east.
1970, National Grid, 1: 1,250; 1970-73, National Grid, 1: 1,250; 1973-75, National Grid, 1: 1,250; 1975, National Grid, 1: 10,000; 1976, National Grid, 1: 10,000; London Borough of Islington SPD, 2018	Site layout not shown. The London Borough of Islington 2018 SPD indicates the prison was rebuilt between 1971 and 1985.	Garages are shown 20m east and 90m northwest.
1978-1979, National Grid, 1: 1,250; 1982, National Grid, 1: 10,000	Site is cleared and two of the current buildings are shown along the northern Site boundary.	Electricity sub-station adjacent to the northern boundary.
1986-1991, National Grid, 1: 1,250; 1991-1992, National Grid, 1: 1,250;	Site layout appears to reflect current layout although some of the internal	No significant changes.

Source	Site ^a	Surroundings ^a
1991-1992, National Grid, 1: 1,250; 1992-1994, National Grid, 1: 1,250; 1989-1994, National Grid, 1: 10,000	layout is not shown. A chimney is shown in the north of the Site.	
2001, National Grid, 1: 10,000; 2003, Landline, 1: 1,250; 2019, National Grid, 1: 10,000	All buildings shown as per their current layout. Tanks are shown adjacent to the northern Site boundary.	No significant changes.

^a potentially contaminative uses are shown in bold italics.

3.3 Geology

The geology beneath the Site has been established from the British Geological Survey (BGS) 1:50,000 scale Geological Map, Sheet 256 (North London), a BGS borehole record on Site (97m deep, ref. TQ38NW5).

A summary of the anticipated geology is provided in Table 4.

Table 4: Site geology

Stratum	Area Covered	Estimated Thickness (m)	Typical Description
London Clay Formation	Entire Site	41	Clay, silt and sand
Lambeth Group		21	Green or yellow sand and clay.
Thanet Sand Formation		3.9	Greenish grey fine to medium sand.
Seaford Chalk and Newhaven Chalk Formations		31.1 (thickness not proven)	Pale grey to white calcareous limestone.

Given the current and previous development on-Site it is expected a layer of Made Ground will be present. The Made Ground is likely to comprise brick, and concrete fragments in a cohesive matrix. Made Ground is anticipated to be directly underlain by London Clay Formation; superficial deposits are not recorded on-Site or in the immediate surrounding area.

Historical mapping from 1872 indicates an artesian well in the central to north of the Site. The BGS log dated pre-1889 indicates that in June 1946 the Prison Commission confirmed the well was disused and that the well was located in a building which had been demolished. No information on installation details or decommissioning was provided in the log.

The Groundsure dataset indicates a 66kV underground electricity transmission cable is located beneath the Site, the cable is recorded as 'DC Decommissioned Cable Section 07'.

3.3.1 Ground Stability

Ground stability risks identified in the Groundsure report are included in Table 5.

Table 5 Ground stability risk classification

Ground Stability Risk	Risk Classification
Collapsible Ground	Very Low
Compressible Ground	Negligible
Ground Dissolution	Negligible
Landslide	Very Low
Running Sand	Very Low
Shrinking or Swelling Clay	Moderate

The BGS map does not reveal any structural, geomorphological or geochemical features on or near to the Site.

The Site is not in an area that could be affected by coal mining or metalliferous mining activity.

3.3.2 Ground Gas and Vapours

Radon

The Groundsure report identifies the Site is not in an area of high radon levels. Correspondingly, no protective measures will be required in the proposed development.

In 2009 the Health Protection Agency ((HPA), now Public Health England) recommended that radon protection measures be built into all new occupied buildings in the UK, whether or not they were situated in radon sensitive area as identified by British Geological Survey (BGS) maps. The Building Regulations Advisory Committee supported the HPA's proposal. However, the then Government rejected this recommendation and the current Building Regulations (2013) do not include it. This approach should be confirmed with the Building Control Officer.

Ground Gas

There are no registered landfills within 500m of the Site, which may be a source of both off-site contamination and ground gas. The Groundsure report indicates potentially infilled ground 78m and 92m northwest and 240m northeast. However, based on historical mapping no significant infilling is identified. Given the scale and distance of the features identified in the Groundsure report, the potential ground gas risk is low and the sources have not been considered further in the Site's conceptual model.

The potential for ground gas has been further assessed using the Waterman Ground Gas Assessment Tool, with results reproduced in Appendix C. Following assessment, the Site is considered to represent a very low risk from ground gas issues.

Vapours

The Groundsure report does not record any pollution incidents relating to oils or fuels within 500m of the Site.

Land uses with the potential to result in ground contamination that could result in vapour risks to the Site have been identified, including the on-Site storage of fuel and hazardous substances. Given the low permeability of the underlying bedrock any contamination is likely to be localised.

Further characterisation of the contamination status of the underlying soils as part of a Ground Investigation (GI) will establish the vapour generation potential of any volatile contamination present (i.e. degree of degradation and volatility of contamination).

3.4 Controlled Waters

3.4.1 Surface Waters

There are no surface water features in a 500m radius of the Site.

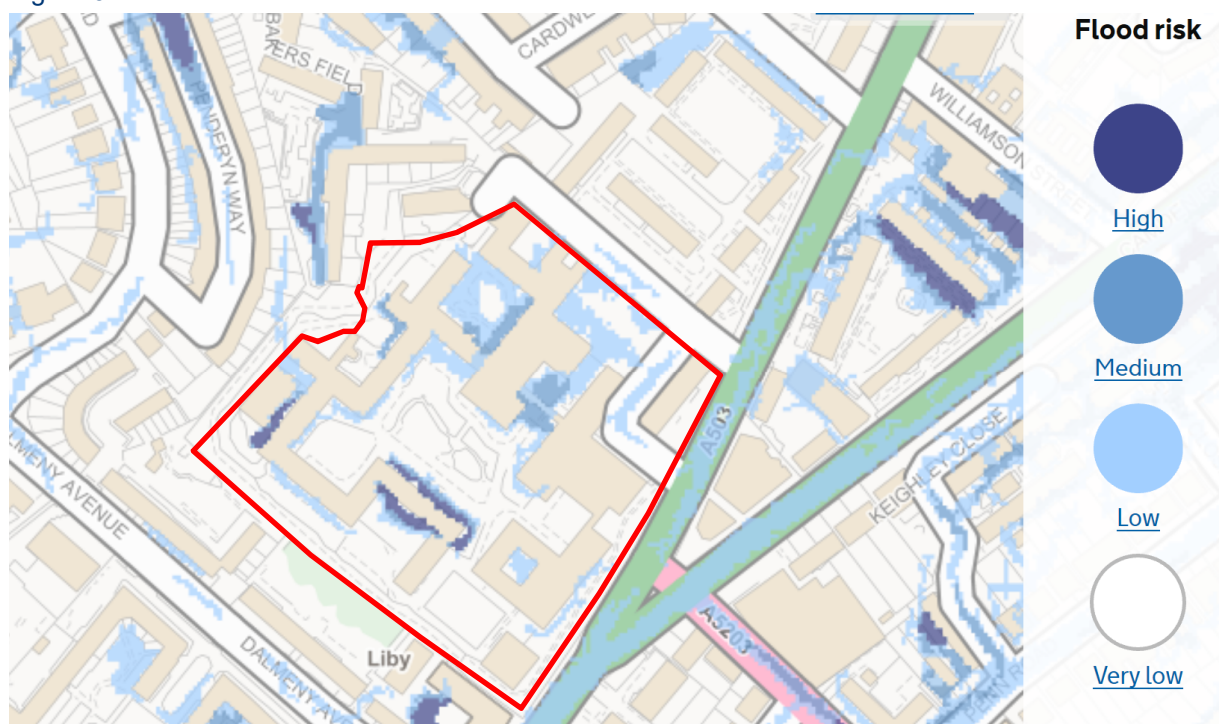
Furthermore, there are no recorded surface water abstractions within a 1km radius of the Site, or Environmental Permits for discharges to surface water in a 500m radius of the Site.

3.4.2 Flood Risk

According to the EA's indicative flooding data, the Site is not located in an area of fluvial or tidal flooding.

The EA's indicative flooding data indicates the Site is located in an area at risk of surface water flooding. Areas with a low and medium risk of flooding are located in the north-eastern half, areas of low, medium and high risk flooding are located in the south-western half.

Figure 3: Flood Risk from Surface Water



Source: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>, accessed 09/09/19

The EA's indicative flooding data also indicates the Site is not located in an area at risk of groundwater flooding.

3.4.3 Groundwater

According to the EA, the geological deposits underlying the Site are classified as per Table 6.

Table 6: Summary of hydrogeological properties of the main geological strata

Stratum	EA Classification	Hydrogeological Significance
Made Ground	N/A	May contain perched water.
London Clay Formation	Unproductive Strata	Contains insignificant quantities of vertically or laterally extensive groundwater
Lambeth Group	Secondary A Aquifer	May be important in supporting local abstractions or in providing baseflow to rivers and streams
Thanet Sand Formation	Secondary A Aquifer	Regionally important aquifer, likely to be used to support potable abstractions. Likely to be afforded protection against the vertical downwards migration of contaminants by the low permeability London Clay Formation.
Seaford Chalk and Newhaven Chalk Formations	Principal Aquifer	Regionally important aquifer, likely to be used to support potable abstractions

The Site is not located within a groundwater Source Protection Zone.

Limited shallow groundwater is anticipated beneath the Site owing to the low permeability of the bedrock which directly underlies the Site. A small volume of perched water may be present in the Made Ground.

There are no recorded groundwater abstractions within a 1km radius of the Site.

Furthermore, there are no recorded Environmental Permits for discharges to groundwater in a 1km radius of the Site.

3.5 Ecological Systems

The Groundsure report has not identified any sensitive ecological systems to be within a 1km radius of the Site.

3.6 Consultations

The agencies and individuals which have been contacted and/or their records reviewed during the course of this study are listed in Table 7.

Table 7: List of parties consulted during this study

Organisation	Consultee	Response
London Borough of Islington		
Environmental Health	Daniel O'Sullivan	Received 11/09/19
Planning	Online	Accessed 09/09/19
Building Control	Jonathan White	Received 09/09/19

3.6.1 Environmental Health

The Environmental Health Officer reported the following pertinent information:

- The Site has not been identified as contaminated land.
- The site has not currently been identified as being in need of further investigation as part of the Council's inspection regime.
- The car sales garage 90m northwest was remediated and redeveloped into residential circa

2015, under planning consent ref P111630 for 'demolition of existing garage workshop building and erection of a terrace of six, two storey houses (comprising 2 x 3 bedroom houses and 4 x 2 bedroom houses) together with erection of associated refuse / recycling and cycle stores and hard and soft landscaping' dated 24 January 2013. The contaminated land condition was discharged in 2014.

- There are no records of landfill or Made Ground at or near the Site.
- There are no records of Part B processes on the Site or adjacent to it.

3.6.2 Planning Department

A review of the LBI's online planning portal identified the following pertinent information which relates to the Site:

Q2019/2051/DRP, registered on 04/07/19 for: Demolition of existing buildings and comprehensive redevelopment of the site to provide a residential-led scheme, including the provision of a women's centre. 1st Review.

No further information was available.

3.6.3 Building Control Department

The Building Control Department confirmed they were unable to provide any information with respect to the Site.

4. Previous Environmental Assessments

The following environmental report relating to the Site has been reviewed as part of this study:

Table 8: List of previous environmental reports reviewed

Author	Title	Date and Reference
Amec Foster Wheeler Environment & Infrastructure UK Limited (Amec Foster Wheeler)	Phase 1 Geo-Environmental Desk Study, HMP Holloway Disposal	October 2016. Ref. 38741R003i2

The report was prepared by Amec Foster Wheeler for Bilfinger GVA on behalf of the Ministry of Justice (MoJ) prior to the intended disposal of the Site by the MoJ and its proposed redevelopment for mixed uses.

The assessment included a Site walkover, review of historical records, geological setting, hydrogeology and hydrology of the Site and its surrounds, development of a conceptual model and identification of assessment of potential development abnormalities.

Amec Foster Wheeler's walkover identified Site features similar to those recorded by Waterman during the 2019 walkover, but reported the Site was bound by a brick wall on three sides as opposed to two sides (northwest and southwest) during the 2019 walkover.

A Pre-Desk Study Unexploded Ordnance (UXO) Assessment by Zetica undertaken as part of the assessment indicated during WWII HE bombs fell on the site, which has a high recorded bombing density.

Seven potentially significant contamination linkages have been identified in relation to current and historical land uses and potential Made Ground. Identified receptors include future site users, and properties (building, buried services and water pipes). Identified pathways include inhalation, ingestion and dermal contact for human health receptors. Where required, it is anticipated that these pathways may be negated through the installation of a suitable capping layer (dermal contact/ingestion) or adequate gas/vapour protection measures (inhalation) in buildings in affected areas of the site.

A ground investigation including confirmation of the Site's geology, groundwater regime and ground gas regime was recommended.

It was also recommended for topsoil to be tested to ascertain its suitability for re-use, and for the soils likely waste characterisation to be assessed. An attempt to locate the on-Site well was also recommended.

5. Hazard Assessment and Preliminary Conceptual Model

The Preliminary Conceptual Model for the Site is presented in Table 10 and graphically in Figure A4 (Appendix A). The risk rating included in Table 10 has been assessed qualitatively using the criteria given in Appendix E and the potential receptors identified using the criteria given in Appendix F.

5.1 Contaminants of Concern

Contaminants of concern identified at the Site are summarised in Table 9.

Table 9: Contaminants of concern

Source	Associated Contaminants
On-Site (current)	
Made Ground	Potentially contains asbestos, metal/metalloids, polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbon (TPH) and volatile/semi-volatile organic compound (VOC/SVOC) contamination.
ASTs	PAHs, TPH and VOCs/SVOCs.
Hazardous substance storage (Water treatment chemicals, acids, herbicides)	Herbicides, VOCs, SVOCs, sulphate, chloride, metal/metalloids.
Chimney	Asbestos, metal/metalloids, PAHs, VOCs, SVOCs
On-Site (historic)	
Workshop, brick kiln	Asbestos, metal/metalloids, PAHs, TPH and VOCs/SVOCs.
Electricity sub-station	PBCs, TPH.
Off-site (current)	
None identified	
Off-site (historic)	
Electricity sub-station	PCBs, TPH.
Tramway	Asbestos, metal/metalloids, PAHs, TPH and VOCs/SVOCs.
Garages, depot, workshop	

Table 10: Preliminary Conceptual Model for the Site

Receptor	Potential Sources	Pathways	Risk	Justification / Mitigation	Residual Risk
Human Health					
Future Site Users	Contaminants within Made Ground and perched groundwater	Dermal contact, ingestion, and inhalation	Medium	<p>Potential for elevated contaminants in the Made Ground. In areas of proposed soft landscaping a potentially active contaminant linkage is present.</p> <p>As part of a ground investigation the ground conditions and contamination status of the soils and perched groundwater, if present, should be established. Where elevated contaminants are present remedial measures will be required to break the contaminant linkage. Site-won or imported topsoil should be chemically and geotechnically tested to ensure it is suitable for use. The reuse of Site-won Made Ground can be facilitated by the use of the CL:AIRE Definition of Waste Code of Practice (DoWCoP).</p>	Low
	Ground gas	Accumulation in internal and confined spaces with potential risk of explosion, inhalation and asphyxiation.	Low	A limited thickness of Made Ground is anticipated on-Site. Given the age of its placement, likely composition and thickness it is considered not likely to be capable of generating significant concentrations of ground gas that could impact the proposed development. Should, during the GI, significant deposits of made ground that are potentially capable of generating significant concentrations be encountered further ground gas assessment will be carried out.	Low
	Vapour		Medium	Potential vapour sources on-Site include volatile contamination in soils and perched groundwater. The requirement for vapour monitoring/protection measures should be confirmed as part of a ground investigation. This could include PID headspace monitoring and analysis of soils and perched groundwater for VOCs/SVOCs, to confirm the vapour risk.	Low
Construction Workers	Contaminants within the Made Ground and	Dermal contact, ingestion and inhalation	Medium	Potential for contaminants in the Made Ground. During construction, ground workers will come into direct contact with contaminants, exposing them to an unacceptable risk without mitigation measures being taken.	Low

Receptor	Potential Sources	Pathways	Risk	Justification / Mitigation	Residual Risk
	perched groundwater			Construction workers should wear the appropriate Personal Protection Equipment (PPE), Respiratory Protective Equipment (RPE), adhere to good hygiene and safe working practices, the Confined Space Regulations 1997, and the Control of Asbestos Regulations 2012.	
Off-site residents/users	Contaminants within the Made Ground	Dispersion off-site through wind entrainment leading to direct contact and inhalation.	Medium	<p>Potential for contaminants in the Made Ground which could disperse off-site during construction works notably earthworks.</p> <p>During construction good working practices for dust suppression should be employed to limit dust creation and migration as far as is practically possible. Where elevated contaminants are present this will limit lateral migration of contaminants off-site.</p>	Low
Property					
On-Site structures	Potentially hazardous ground conditions	Chemical attack on buried services and foundations	Medium	<p>Buried foundations and services in contact with contaminated soils and groundwater may be exposed to chemical attack.</p> <p>The results of intrusive investigation should be used to determine the design specification of buried foundations and services.</p>	Low
Ecological Systems					
Soft landscaping	Potential contamination in Made Ground and shallow soils	Plant uptake in Made Ground and shallow soils	Medium	<p>The proposed development includes new areas of soft landscaping.</p> <p>A ground investigation will assess for phytotoxic contaminants in soils.</p> <p>Topsoil used for private gardens and communal soft landscaping will be confirmed as suitable for use.</p>	Low
Controlled Waters					
Deep groundwater (Secondary A and Principal Aquifer)	Potential contamination in perched groundwater	Migration of contaminants through pathway created by historical abstraction well, to deeper aquifers.	Medium	The historical abstraction well on-Site should be located and decommissioned to prevent the historical well from acting as a potential pathway to the Secondary A Aquifer (Thanet Sand Formation and Lambeth Group) and the Principal Aquifer (Chalk) at depth.	Low

6. Conclusions

Based on the Site's historical, current, and proposed future end uses the following potential pollutant linkages are identified.

- Future Site users in areas of proposed soft landscaping, and construction workers may come into direct contact with contaminants;
- Vegetation in areas of proposed soft landscaping may come into direct contact with contaminants in the Made Ground;
- A significant vapour regime is potentially present locally on-Site, subject to assessment as part of a ground investigation. Future Site users, construction workers, and on-Site structures may be at risk;
- Where buried foundations or services come into contact with contaminated ground an unacceptable level of risk may be present;
- Groundwater within the Secondary A and Principal Aquifers beneath the Site may be exposed to contamination via the historical well (providing a preferential pathway).

The recommendations of this report outline preliminary remedial and mitigation measures that require confirmation through additional works. However, once successfully implemented the risks are anticipated to be Low. Therefore the NPPF requirement that on completion the Site can no longer be captured under the Part IIA regime is expected to be met.

7. Recommendations

The following actions are recommended to address the potentially unacceptable risks identified:

Pre-construction

- An intrusive geo-environmental ground investigation (GI) should be undertaken. This should include:
 - Characterisation of the contamination status and thickness of Made Ground and natural soils underlying the Site;
 - Groundwater monitoring and sampling, if relevant;
 - Preliminary Waste Classification Assessment of the likely waste soil arisings; and
 - PID headspace monitoring and analysis of soils and perched groundwater for VOCs/SVOCs, to confirm the vapour risk. If significant contamination is identified, vapour monitoring may be required. This should be confirmed as part of the ground investigation.
- The abstraction well on-Site should be located and decommissioned in line with EA guidance;
- Concrete in construction and any new water supply pipes should be appropriately designed to protected against contamination in Made Ground and soils
- A Construction Environmental Management Plan should be prepared to address possible issues during redevelopment such as dust and waste generation and potential for pollution from storage of harmful substances/fuels.
- The investigation results should be assessed within a Generic Quantitative Risk Assessment (GQRA) report which includes an updated conceptual model;
- Production of a Remediation Strategy, detailing the remedial measures required to break the pollutant linkages as assessed in the GQRA;
- The reuse of Site-won soils on-Site or another site can be facilitated by the use of the CL:AIRE DoWCoP subject to risk assessment and being chemically and geotechnically suitable for their intended location. The potential reuse of Site-won soils should be explored at an early stage to comply with the DoWCoP and considered when designing Site levels and calculating materials balances.

During construction

- Construction workers should wear the appropriate Personal Protective Equipment (PPE), Respiratory Protective Equipment (RPE), adhere to good practice hygiene and safety measures, the Confined Space Regulations 1997 and the Control of Asbestos Regulations 2012.
- During construction, potentially contaminative substances should be stored and handled in accordance with the COSHH Regulations 2002 to prevent fugitive emissions migrating to the Made Ground and underlying groundwater;
- During construction, dust suppression techniques should be implemented to minimise the dispersion of contaminants within dust;
- Soils being removed from the Site should be characterised in line with the Environment Agency's (EA) technical guidance to determine the most appropriate method of disposal;
- The re-use of inert demolition waste, such as bricks and concrete, on-Site can be facilitated by the use of the *WRAP: Quality Protocol – End of waste criteria for the production of aggregates from inert*

waste. 2013; and

- Imported topsoil should be chemically tested to ensure it is suitable for use. Soft landscaping should be supported by a suitable growth medium that complies with 'BS3882:2015 – Specification for topsoil', 'BS8601:2013 – Specification for subsoil and requirements for use' and assessment criteria suitable for the proposed end use.

Post completion

- Post completion of the development a Verification Report should be prepared detailing the remedial measures undertaken during the Development and confirming all pollutant linkages have been broken.

GLOSSARY

For the purpose of this report, the following terms and definitions apply (see BS 10175:2001).

Accuracy	Level of agreement between true value and observed value.
Conceptual Exposure model	<p>Textual and or schematic hypothesis of the nature and sources of contamination, potential migration pathways (including description of the ground and groundwater) and potential receptors, developed on the basis of the information from the preliminary investigation and refined during subsequent phases of investigation and which is an essential part of the risk assessment process.</p> <p>Note 1: The conceptual exposure model is initially derived from the information obtained by the preliminary investigation. This conceptual model is used to focus subsequent investigations, where these are considered to be necessary, in order to meet the objectives of the investigations and the risk assessment. The results of the field investigation can provide additional data that can be used to further refine the conceptual model.</p>
Contamination	<p>Presence of a substance which is in, on or under land, and which has <u>the potential</u> to cause significant harm or to cause significant pollution of controlled water.</p> <p>Note 1: There is no assumption in this definition that harm results from the presence of the contamination.</p> <p>Note 2: Naturally enhanced concentrations of harmful substances can fall within this definition of contamination.</p> <p>Note 3: Contamination may relate to soils, groundwater or ground gas.</p>
Controlled water	<p>Inland freshwater (any lake, pond or watercourse above the freshwater limit), water contained in underground strata and any coastal water between the limit of highest tide or the freshwater line to the three mile limit of territorial waters.</p> <p>Note 1: See Section 104 of The Water Resources Act 1991.</p>
Harm	Adverse effect on the health of living organisms, or other interference with ecological systems of which they form part, and, in the case humans, including property.
Hazard	Inherently dangerous quality of a substance, procedure or event.
Pathway	Mechanism or route by which a contaminant comes into contact with, or otherwise affects, a receptor.
Precision	Level of agreement within a series of measurements of a parameter.
Receptor	Persons, living organisms, ecological systems, controlled water, atmosphere, structures and utilities that could be adversely affected by the contaminant(s).
Risk	Probability of the occurrence, magnitude and consequences of an unwanted adverse effect on a receptor.
Risk assessment	Process of establishing, to the extent possible, the existence, nature and significance of risk.
Sampling	Methods and techniques used to obtain a representative sample of the material under investigation.
Soil	<p>Upper layer of the earth's crust composed of mineral parts, organic substance, water, air and living matter.</p> <p>Note 1: In accordance with BS 10175:2001 the term soil has the meaning ascribed to it through general use in civil engineering and includes topsoil and subsoil; deposits such as clays, silt, sand, gravel, cobbles, boulders and organic deposits such as peat; and material of natural or human origin (e.g. fills and deposited wastes). The term embraces all components of soil, including mineral matter, organic matter, soil gas and moisture, and living organisms.</p>
Source	<p>Location from which contamination is, or was, derived.</p> <p>Note 1: This could be the location of the highest soil or groundwater concentration of the contaminant(s).</p>
Uncertainty	Parameter, associated with the result of a measurement that characterizes the dispersion of the values that could reasonably be attributed to the measurement.

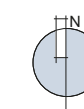
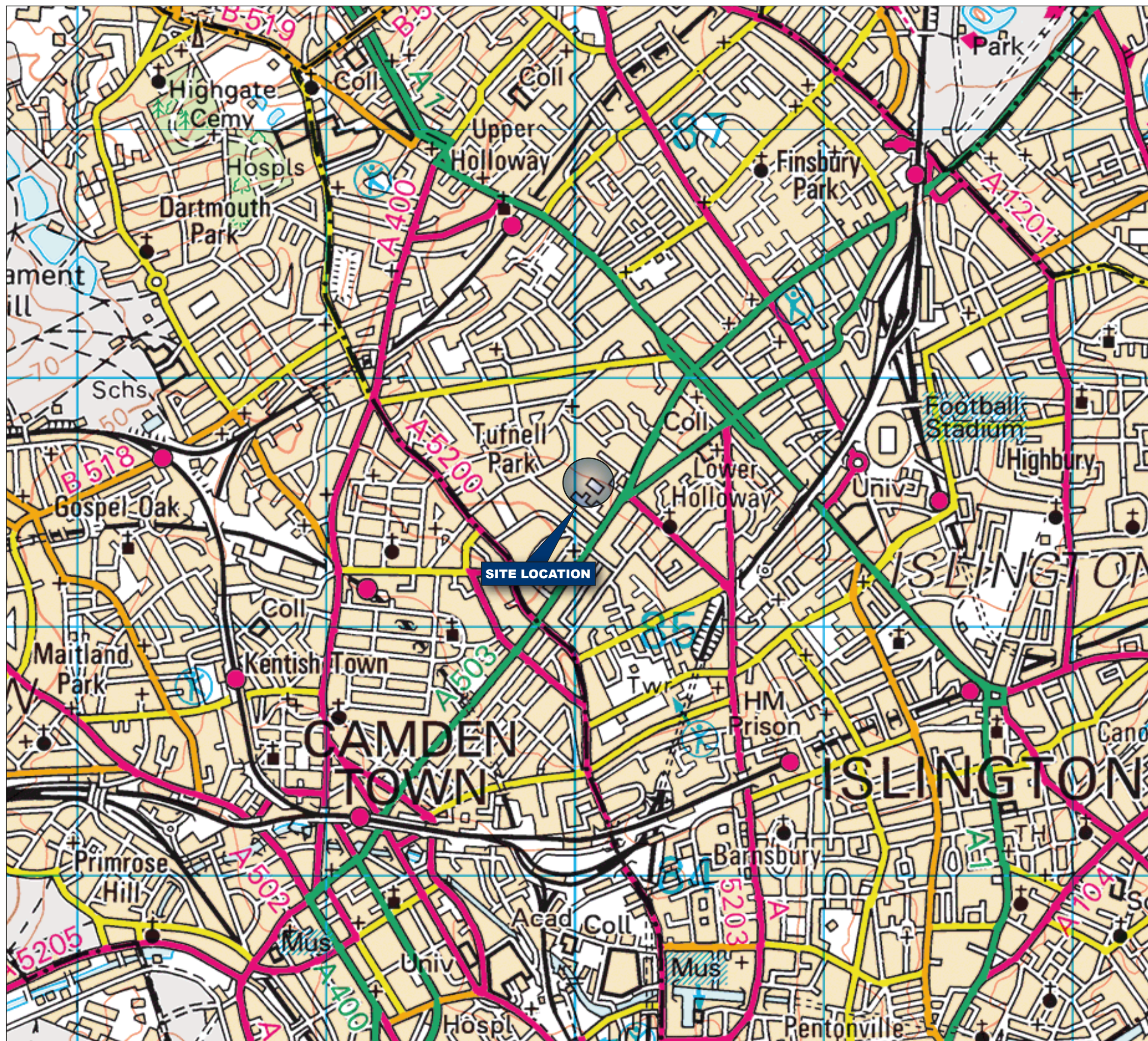


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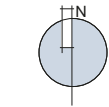
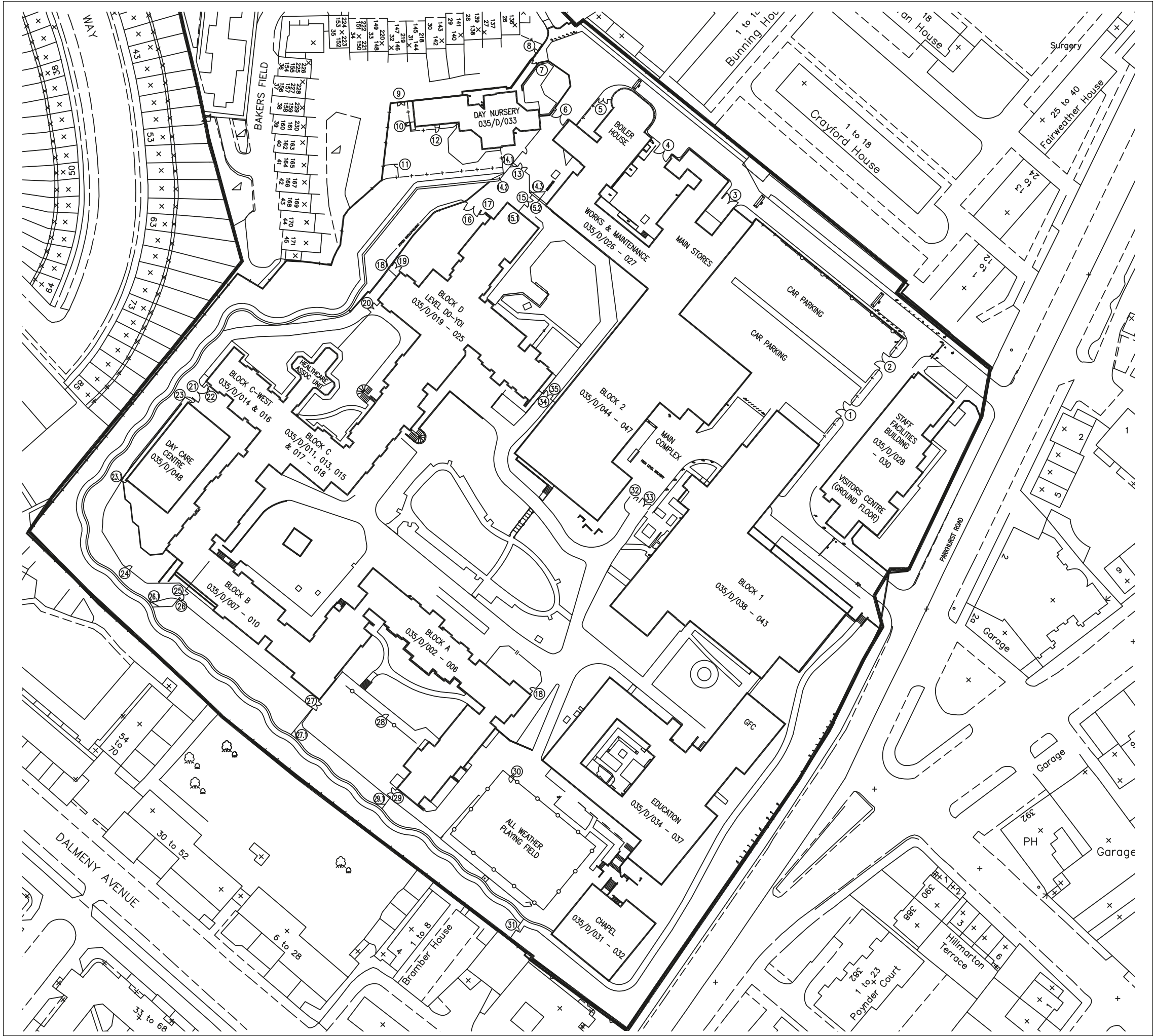
A. Site Plans

- **Site Location Plan**
- **Site Layout Plan**
- **Site Features Plan**
- **Conceptual Model**

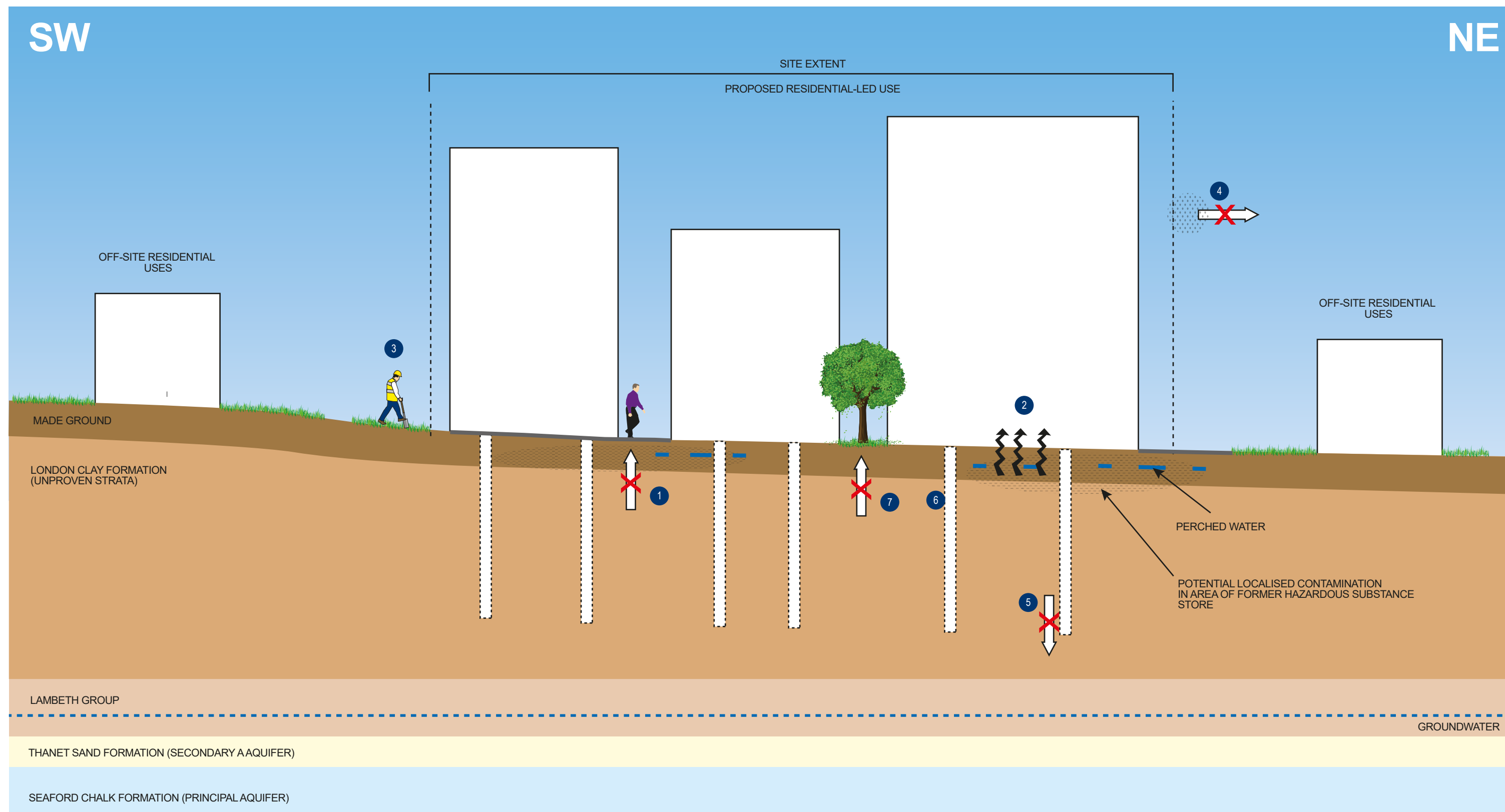
Appendices



Project Details	WIE16172-100: Holloway Prison, Parkhurst Road, London N7 0NU
Figure Title	Figure A1: Site Location Plan
Figure Ref	WIE16172-100_GR_PERA_A1A
Date	September 2019
File Location	\\s-Incs\wiel\projects\wie16172\100\graphics\pera\issued figures



Project Details	WIE16172-100: Holloway Prison, Parkhurst Road, London N7 0NU
Figure Title	Figure A2: Site Plan
Figure Ref	WIE16172-100_GR_PERA_A2A
Date	September 2019
File Location	\\s-Incs\wie\projects\wie16172\100\graphics\pera\issued figures



- 1** Potential for localised contamination in Made Ground, shallow natural soils and groundwater. Contamination pathway to future Site users will be blocked by hardstanding, building cover and managed soft landscaping.
- 2** Potential ground gas and vapour risk from localised soil and groundwater contamination, if present. Ground investigation to confirm the requirement for ground gas/vapour monitoring and protection measures. Ground investigation to include environmental sampling and analysis, PID headspace monitoring and exploratory observations.
- 3** Construction workers will need to be provided with appropriate Personal and Respiratory Protective Equipment (PPE/RPE), adopt good hygiene Standards and undertake works in line with relevant legislation.

- 4** Contamination dust pathway blocked by Construction Environmental Management Plan (CEMP) implementation.
- 5** Potential deep groundwater contamination pathway blocked by London Clay Formation. Foundations are likely to terminate in the London Clay Formation.
- 6** The results of ground investigation should be used to determine the design specification of buried foundations and services..
- 7** topsoil used for private gardens and communal soft landscaping will be confirmed as suitable for use.

Project Details	WIE16172-100: Holloway Prison, Parkhurst Road, London N7 0NU
Figure Title	Figure A4: Conceptual Site Model
Figure Ref	WIE16172-100_GR_PERA_A4A
Date	September 2019
File Location	\\s-incs\wiel\projects\wie16172\100\graphics\pera\issued figures



B. Site Photographs

Appendices

Preliminary Environmental Risk Assessment
Document Reference: WIE16172-100
WIE16172-100-R-1-1-2-PERA



151,370 litre diesel tank



Acid and fabric softener in 25 litre containers.



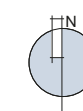
Boiler house chimney stack. Hazardous substance storage in yellow bund.



Site Boundary



Concrete plints in central area of the Site.



Project Details

WIE16172-100: Holloway Prison, Parkhurst Road, London N7 0NU

Figure Title

Figure B1: Site Photographs

Figure Ref

WIE16172-100_GR_PERA_B1A

Date

September 2019

File Location

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Contents of yellow bund, including acid, water treatment chemicals and herbicides.



Electrical waste coffins on north-eastern boundary



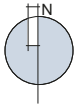
IBC of unknown contents.



Plant room in the southeast of the Site.



Site entrance.



Project Details	WIE16172-100: Holloway Prison, Parkhurst Road, London N7 0NU
Figure Title	Figure B2: Site Photographs
Figure Ref	WIE16172-100_GR_PERA_B2A
Date	September 2019
File Location	\\s-Incs\wiel\projects\wie16172\100\graphics\pera\issued figures



C. Ground Gas Risk Assessment

Appendices

Preliminary Environmental Risk Assessment

Document Reference: WIE16172-100

WIE16172-100-R-1-1-2-PERA

Table C.1:Waterman Ground Gas Risk Assessment Tool

Parameter	Select parameter	Assessment score	Impact on ground gas risk to completed development	Reasoning	Supporting guidance and reference
Is there an existing Ground Investigation report for the Site?	No	0		Information from online resources such as the Groundsure/Landmark Environmental report and BGS datasets will provide a general understanding of the likely ground conditions at the Site.	
Is the Site within 20m of an area of former coal mining or landfilling?	No	0	Reduces risk	The absence of coal mining or landfills close to the Site removes a significant potential source of ground gas risk.	The Coal Authority: Risk Based Approach to Development Management; Guidance for Developers (2017) [Section 2.2, Page 7] CL:AIRE: Research Bulletin RB17 A Pragmatic Approach to Ground Gas Risk Assessment (November 2012) [Section 3, Page 3] EPG: Ground Gas Information Sheet 3 Screening approach for landfill gas migration around landfill sites (November 2018) [Page 2]
Is the Site in an area at risk of radon?	No	0	No impact on risk	The proposed development is unlikely to include any radon protective measures that could also mitigate ground gas risk	Building Research Establishment: BRE 211 Radon - Guidance on protective measures for new buildings [Section 5 Page 6]
Primary soil type assessed	Made Ground with low organic content (i.e. bricks, demolition material, crushed concrete sub-base)	1	No increase in risk	Where organic matter is unlikely to comprise a significant component of Made Ground the methane generation potential is relatively low as material such as brick, glass, concrete and demolition waste (except wood) does not putrefy.	CL:AIRE: Research Bulletin RB17 A Pragmatic Approach to Ground Gas Risk Assessment (November 2012) [Section 3, Page 3] EPG: A pragmatic approach to ground gas risk assessment for the 21st Century (2011) [Page 2]
Secondary soil type assessed (if assessing multiple strata)	Chalk, Clay or Limestone	0	Reduces risk	Strata of this type do not contain material capable of ground gas generation, and do not represent a significant risk for methane generation.	CL:AIRE: Research Bulletin RB17 A Pragmatic Approach to Ground Gas Risk Assessment (November 2012) [Section 3, Page 3] EPG: A pragmatic approach to ground gas risk assessment for the 21st Century (2011) [Page 2]
Thickness of Made Ground (if present on-Site)	Under 5m (with average of less than 3m)	0	Reduces risk	Made Ground of this volume is not likely to have sufficient organic material present to generate significant volumes of methane, unless it has a significantly high organic content. Also Made Ground of this thickness is likely to be accurately characterised by trial pitting alone, which will determine the gas risk.	CL:AIRE: Research Bulletin RB17 A Pragmatic Approach to Ground Gas Risk Assessment (November 2012) [Section 3, Page 4]
Period since Made Ground emplaced (if present on-Site)	Not applicable	0	Reduces risk	Absence of Made Ground reduces risk of petrogenic material beneath the Site	CL:AIRE: Research Bulletin RB17 A Pragmatic Approach to Ground Gas Risk Assessment (November 2012) [Appendix A, Page 10]
Building type	Construction of new buildings	-3	Reduces risk	Construction of new buildings offers an opportunity to incorporate gas protection measures directly into the structure at the design stage, offering greater flexibility and reliability than retrofitting an existing structure.	CIRIA: C665 Assessing Risks Posed by Hazardous Ground Gases to Buildings (2007) [Table 8.6, Page 90] British Standard: BS8485 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (2015) [Table 86 Page 90]
Development type	Type B: Residential (flats) or public buildings such as hospitals, schools, leisure centres, hotels etc	1	Increases risk	Developments of this type are more likely to have active ventilation systems, but also more likely to contain sensitive receptors present within the structure for extended periods of time.	British Standard: BS8485 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (2015) [Section 7, Page 21]
Ground floor slab construction details	Not known	0	Does not reduce risk	Does not reduce risk	CIRIA: C665 Assessing Risks Posed by Hazardous Ground Gases to Buildings (2007) [Table 8.6, Page 90] British Standard: BS8485 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (2015) [Section 7.2, Page 23]
Development includes a basement?	Not known	0	No impact on risk	Where no specific air circulation is available this should be sought from the building designer if possible.	British Standard: BS8485 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (2015) [Annex A Page 36] CIEH: The Local Authority Guide to Ground Gas (September 2008) [Section 7 Page 101]
If a basement is present, is this structure in contact with groundwater-bearing strata?	Basement not in contact with groundwater	+1	Increases risk	A basement present outside of groundwater bearing strata may only include minimal waterproofing with little protection against ground gas (although excavation may have removed some of the potential source material).	EPG: Dissolved methane monitoring for ground gas risk assessment (September 2018) [Page 1]
Presence of off-Site sources with potential pathway to Site?	No	0	Does not increase risk	Where no potential off-Site sources exist, or where there is no direct pathway for these gases to migrate to the Site no risk exists.	

In consideration of the above details the development is considered to be at **Very Low Risk** for ground gas issues.

Based on the sensitivity of the end-use receptor **no further ground gas investigation or assessment required.**

FALSE

FALSE

FALSE

FALSE

D. Consultation Information

- **Groundsure Technical Report**
- **Response from Environmental Health Department**

Appendices



Waterman Infrastructure & Environment
Limited

PICKFORDS WHARF WATERMAN GROUP,
CLINK STREET,
LONDON, SE1 9DG

Groundsure
Reference:

WTM1-6291217

Your Reference: WIE16172__REQ99932

Report Date 5 Sep 2019

Report Delivery Method: Email - pdf

Enviro Insight

Address: HMP HOLLOWAY, LONDON, N7 0JP

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviro Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159 000, queries: info@groundsure.com quoting the above report reference number

Yours faithfully,

Waterman

Enc.
Groundsure Enviroinsight

Address: HMP HOLLOWAY, LONDON, N7 0JP
Date: 5 Sep 2019
Reference: WTM1-6291217
Client: Waterman Infrastructure & Environment Limited

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 12-Aug-2016
Grid Reference: 530098,185591
Site Size: 4.1162ha

Report Reference: WTM1-6291217
Client Reference: WIE16172__REQ99932

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

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1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	0	2	24
1.2 Additional Information – Historical Tank Database	0	0	2	2
1.3 Additional Information – Historical Energy Features Database	4	12	51	98
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	12	38	27
1.6 Historical military sites	0	0	0	0
1.7 Potentially Infilled Land	0	0	3	0
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	1	0
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	0	0
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	0	0
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	0	1
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	0	6	14

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	1	3	12	Not searched
4.2 Records of Petrol and Fuel Sites	0	1	0	0
4.3 National Grid Underground Electricity Cables	1	7	9	17
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Records of Artificial Ground and Made Ground present beneath the study site	None identified
5.2 Records of Superficial Ground and Drift Geology present beneath the study site	None identified
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Records of Strata Classification in the Superficial Geology within 500m of the study site	None identified					
6.2 Records of Strata Classification in the Bedrock Geology within 500m of the study site	Identified					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	12
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	3
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	4
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	0	0	0	0	Not searched	Not searched

Section 6: Hydrogeology and Hydrology

0-500m

	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site	No	No	No	No	No	No
6.10 Ordnance Survey MasterMap Water Network entries within 500m of the site	0	0	0	0	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	No	Not searched	Not searched	Not searched

Section 7: Flooding

7.1 Environment Agency Zone 2 floodplains within 250m of the study site	None identified					
7.2 Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	None identified					
7.3 Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site	Very Low					
7.4 Flood Defences within 250m of the study site	None identified					
7.5 Areas benefiting from Flood Defences within 250m of the study site	None identified					
7.6 Areas used for Flood Storage within 250m of the study site	None identified					
7.7 Maximum BGS Groundwater Flooding susceptibility within 50m of the study site	Not Prone					
7.8 BGS confidence rating for the Groundwater Flooding susceptibility areas	Not Applicable					

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	0
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	3
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards

9.1 Maximum risk of natural ground subsidence

Moderate

9.1.1 Maximum Shrink-Swell hazard rating identified on the study site

Moderate

9.1.2 Maximum Landslides hazard rating identified on the study site

Very Low

9.1.3 Maximum Soluble Rocks hazard rating identified on the study site

Negligible

9.1.4 Maximum Compressible Ground hazard rating identified on the study site

Negligible

9.1.5 Maximum Collapsible Rocks hazard rating identified on the study site

Very Low

9.1.6 Maximum Running Sand hazard rating identified on the study site

Very Low

9.2 Radon

9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary.

Section 10: Mining

10.1 Coal mining areas within 75m of the study site

None identified

10.2 Non-Coal Mining areas within 50m of the study site boundary

None identified

10.3 Brine affected areas within 75m of the study site

None identified

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licences, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

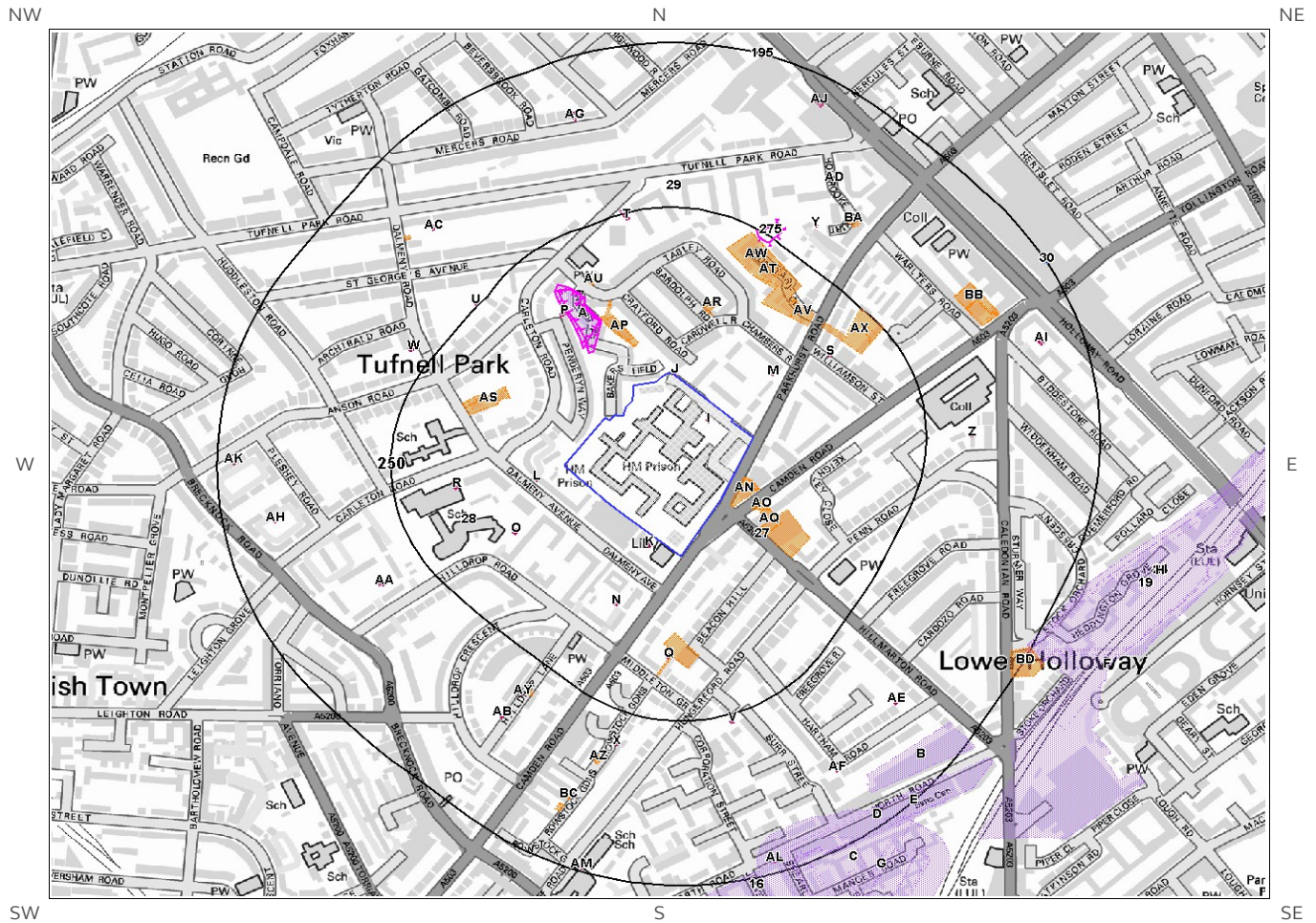
Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

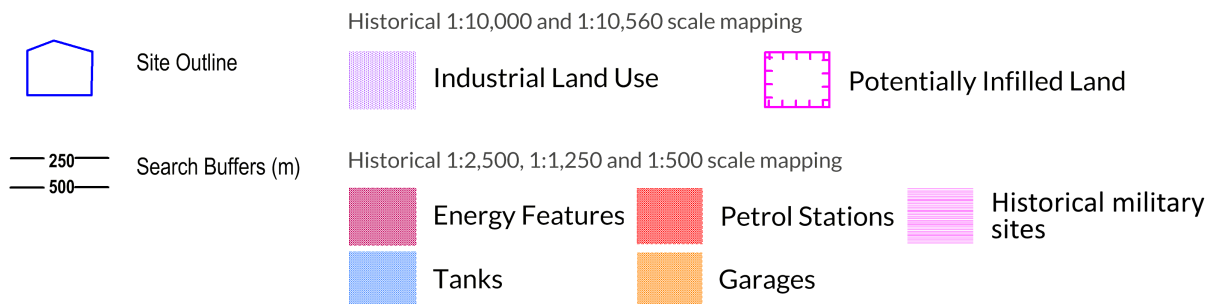
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Historical Land Use



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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 26

ID	Distance [m]	Direction	Use	Date
1A	78	NW	Unspecified Heap	1894
2A	92	NW	Unspecified Heap	1949
3B	426	SE	Printing Works	1920
4B	426	SE	Printing Works	1938
5C	437	SE	Abattoirs	1957
6C	437	SE	Abattoirs	1948
7D	465	SE	Unspecified Works	1938
8D	465	SE	Unspecified Works	1920
9E	469	SE	Unspecified Works	1975
10E	469	SE	Unspecified Works	1962
11E	469	SE	Unspecified Works	1982
12E	469	SE	Unspecified Works	1967
13E	469	SE	Unspecified Works	1989
14C	473	S	Abattoirs	1920
15C	473	S	Abattoirs	1938
16	483	S	Cattle Market	1911
17C	487	SE	Abattoirs	1966
18G	488	SE	Slaughter Houses	1894
19	492	SE	Railway Sidings	1982
20F	492	SE	Railway Sidings	1962
21F	492	SE	Railway Sidings	1967
22F	492	SE	Railway Sidings	1975
23H	493	SE	Railway Sidings	1894
24	495	SE	Railway Sidings	1938
25G	497	S	Slaughter Houses	1911
26H	498	SE	Railway Sidings	1920

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary:

4

ID	Distance (m)	Direction	Use	Date
27	80	SE	Tank or Trough	1871
28	161	SW	Unspecified Tank	1896
29	276	N	Unspecified Tank	1952
30	497	NE	Unspecified Tank	1896

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary:

165

ID	Distance (m)	Direction	Use	Date
31I	0	On Site	Electricity Substation	1952
32I	0	On Site	Electricity Substation	1952
33J	0	NE	Electricity Substation	1998
34J	0	NE	Electricity Substation	1994
35J	1	NE	Electricity Substation	1979
36J	2	NE	Electricity Substation	1991
37J	2	NE	Electricity Substation	1991
38K	13	SW	Electricity Substation	1996
39K	13	SW	Electricity Substation	1991
40K	13	SW	Electricity Substation	1991
41K	13	SW	Electricity Substation	1979
42K	13	SW	Electricity Substation	1975
43L	43	SW	Electricity Substation	1991
44L	43	SW	Electricity Substation	1986
45L	43	SW	Electricity Substation	1973
46L	43	SW	Electricity Substation	1992
47M	88	NE	Electricity Substation	1998
48M	88	NE	Electricity Substation	1994
49M	89	NE	Electricity Substation	1979
50M	89	NE	Electricity Substation	1970
51M	90	NE	Electricity Substation	1991
52M	90	NE	Electricity Substation	1991
53N	112	SW	Electricity Substation	1991
54N	112	SW	Electricity Substation	1979
55N	112	SW	Electricity Substation	1975
56N	112	SW	Electricity Substation	1996
57N	112	SW	Electricity Substation	1991

58O	117	SW	Electricity Substation	1992
59O	117	SW	Electricity Substation	1978
60O	117	SW	Electricity Substation	1955
61O	117	SW	Electricity Substation	1977
62O	117	SW	Electricity Substation	1967
63O	117	SW	Electricity Substation	1952
64O	117	SW	Electricity Substation	1967
65O	117	SW	Electricity Substation	1952
66O	118	SW	Electricity Substation	1991
67O	118	SW	Electricity Substation	1970
68P	142	NW	Electricity Substation	1992
69P	148	NW	Electricity Substation	1973
70P	148	NW	Electricity Substation	1991
71P	148	NW	Electricity Substation	1986
72P	148	NW	Electricity Substation	1986
73Q	151	S	Electricity Substation	1991
74Q	152	S	Electricity Substation	1996
75Q	152	S	Electricity Substation	1991
76Q	152	S	Electricity Substation	1979
77Q	152	S	Electricity Substation	1975
78R	155	W	Electricity Substation	1967
79R	156	W	Electricity Substation	1973
80R	156	W	Electricity Substation	1991
81R	156	W	Electricity Substation	1986
82R	156	W	Electricity Substation	1992
83R	156	W	Electricity Substation	1955
84R	157	W	Electricity Substation	1970
85S	164	NE	Electricity Substation	1998
86S	164	NE	Electricity Substation	1994
87S	166	NE	Electricity Substation	1979
88S	166	NE	Electricity Substation	1991
89S	166	NE	Electricity Substation	1991
90T	238	N	Electricity Substation	1998
91T	238	N	Electricity Substation	1994
92T	239	N	Electricity Substation	1952
93T	239	N	Electricity Substation	1952
94T	239	N	Electricity Substation	1970
95T	239	N	Electricity Substation	1979
96T	250	N	Electricity Substation	1991
97T	250	N	Electricity Substation	1991
98U	252	NW	Electricity Substation	1992
99U	253	NW	Electricity Substation	1991
100U	253	NW	Electricity Substation	1986
101U	253	NW	Electricity Substation	1986
102U	253	NW	Electricity Substation	1973
103V	257	S	Electricity Substation	1991

104V	258	S	Electricity Substation	1975
105V	258	S	Electricity Substation	1979
106V	259	S	Electricity Substation	1996
107V	259	S	Electricity Substation	1991
108W	275	NW	Electricity Substation	1992
109W	275	NW	Electricity Substation	1973
110W	278	NW	Electricity Substation	1991
111W	278	NW	Electricity Substation	1986
112X	297	S	Electricity Substation	1991
113X	298	S	Electricity Substation	1979
114X	298	S	Electricity Substation	1975
115X	299	S	Electricity Substation	1996
116X	299	S	Electricity Substation	1991
117Y	302	NE	Electricity Substation	1998
118Y	302	NE	Electricity Substation	1994
119Y	302	NE	Electricity Substation	1991
120Y	302	NE	Electricity Substation	1991
121Y	303	NE	Electricity Substation	1970
122Y	303	NE	Electricity Substation	1979
123AY	303	SW	Electricity Substation	1875
124Z	313	E	Electricity Substation	1993
125Z	313	E	Electricity Substation	1992
126Z	313	E	Electricity Substation	1994
127Z	313	E	Electricity Substation	1991
128Z	313	E	Electricity Substation	1991
129Z	315	E	Electricity Substation	1973
130Z	315	E	Electricity Substation	1979
131AA	315	SW	Electricity Substation	1967
132AA	315	SW	Electricity Substation	1952
133AA	315	SW	Electricity Substation	1955
134AA	315	SW	Electricity Substation	1977
135AA	315	SW	Electricity Substation	1967
136AA	315	SW	Electricity Substation	1978
137AA	315	SW	Electricity Substation	1952
138AA	315	SW	Electricity Substation	1991
139AA	316	SW	Electricity Substation	1970
140AA	320	SW	Electricity Substation	1992
141AB	348	SW	Electricity Substation	1991
142AB	348	SW	Electricity Substation	1978
143AB	348	SW	Electricity Substation	1977
144AB	350	SW	Electricity Substation	1992
145AC	371	NW	Electricity Substation	1970
146AC	372	NW	Electricity Substation	1992
147AC	372	NW	Electricity Substation	1955
148AC	372	NW	Electricity Substation	1967
149AC	372	NW	Electricity Substation	1986

150AC	372	NW	Electricity Substation	1986
151AC	372	NW	Electricity Substation	1991
152AD	372	NE	Electricity Substation	1998
153AD	372	NE	Electricity Substation	1994
154AD	372	NE	Electricity Substation	1979
155AD	372	NE	Electricity Substation	1970
156AC	372	NW	Electricity Substation	1973
157AD	372	NE	Electricity Substation	1991
158AD	372	NE	Electricity Substation	1991
159AE	378	SE	Electricity Substation	1991
160AE	378	SE	Electricity Substation	1979
161AE	378	SE	Electricity Substation	1975
162AE	378	SE	Electricity Substation	1996
163AE	378	SE	Electricity Substation	1991
164AF	391	SE	Electricity Substation	1991
165AF	392	SE	Electricity Substation	1996
166AF	392	SE	Electricity Substation	1991
167AF	392	SE	Electricity Substation	1979
168AG	404	N	Electricity Substation	1968
169AG	404	N	Electricity Substation	1977
170AG	409	N	Electricity Substation	1991
171AG	409	N	Electricity Substation	1987
172AG	409	N	Electricity Substation	1984
173AG	409	N	Electricity Substation	1968
174AG	410	N	Electricity Substation	1970
175AH	423	W	Electricity Substation	1991
176AH	423	W	Electricity Substation	1978
177AI	434	E	Electricity Substation	1973
178AI	434	E	Electricity Substation	1979
179AI	434	E	Electricity Substation	1993
180AI	434	E	Electricity Substation	1994
181AI	434	E	Electricity Substation	1992
182AI	435	E	Electricity Substation	1991
183AI	435	E	Electricity Substation	1991
184AJ	456	NE	Electricity Substation	1951
185AJ	457	NE	Electricity Substation	1952
186AJ	457	NE	Electricity Substation	1952
187AK	474	W	Electricity Substation	1982
188AK	474	W	Electricity Substation	1991
189AK	475	W	Electricity Substation	1975
190AL	479	S	Electricity Substation	1952
191AL	480	S	Electricity Substation	1952
192AM	492	S	Electricity Substation	1952
193AM	492	S	Electricity Substation	1952
194AM	492	S	Electricity Substation	1952
195	494	N	Electricity Substation	1951

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 77

ID	Distance (m)	Direction	Use	Date
196AN	14	SE	Garage	1994
197AN	15	SE	Garage	1991
198AN	15	SE	Garage	1991
199AN	17	SE	Garage	1979
200AN	17	SE	Garage	1970
201AN	18	SE	Garage	1998
202AO	46	SE	Garage	1994
203AO	46	SE	Garage	1998
204AO	46	SE	Garage	1991
205AO	46	SE	Garage	1991
206AO	50	SE	Garage	1970
207AO	50	SE	Garage	1979
208AP	57	N	Garage	1994
209AP	57	N	Garage	1998
210AQ	58	SE	Garage	1952
211AQ	58	SE	Garage	1975
212AQ	58	SE	Garage	1979
213AQ	58	SE	Garage	1962
214AO	58	SE	Garage	1991
215AO	58	SE	Garage	1996
216AQ	59	SE	Garage	1991
217AQ	59	SE	Garage	1952
218AP	60	N	Garage	1979
219AP	60	N	Garage	1970
220AP	69	N	Garage	1991
221AP	69	N	Garage	1991

222AR	104	NE	Garages	1952
223AR	105	NE	Garages	1952
224Q	117	S	Garage	1952
225Q	117	S	Garage	1952
226AS	125	NW	Garage	1952
227AS	125	NW	Garage	1955
228AS	125	NW	Garage	1967
229AS	125	NW	Garage	1952
230AS	132	NW	Garage	1970
231AS	155	NW	Garage	1970
232AS	158	NW	Garage	1952
233AS	158	NW	Garage	1955
234AS	158	NW	Garage	1967
235AS	158	NW	Garage	1952
236AT	163	NE	Coach Garage	1952
237AU	163	N	Garage	1952
238AT	164	NE	Coach Garage	1952
239AU	167	N	Garage	1952
240AV	173	NE	Garage	1979
241AV	173	NE	Garage	1970
242AW	188	NE	Coach Garage	1970
243AW	188	NE	Garage	1979
244AX	189	NE	Store and Garages	1952
245AX	222	NE	Store and Garages	1952
246AY	293	SW	Garage	1952
247AY	293	SW	Garage	1952
248AZ	325	S	Garage	1952
249AZ	325	S	Garage	1952
250BA	336	NE	Garage	1952
251BA	336	NE	Garage	1952
252BB	360	NE	Garage	1973
253BB	360	NE	Garage	1952
254BB	360	NE	Garage	1952
255BB	360	NE	Garage	1952
256BB	363	NE	Garage	1952
257BB	363	NE	Garage	1979
258BB	363	NE	Garage	1973
259BB	363	NE	Garage	1952
260BB	363	NE	Garage	1952
261BB	364	NE	Garage	1994
262BB	364	NE	Garage	1992
263BB	364	NE	Garage	1993
264BB	364	NE	Garage	1991
265BB	364	NE	Garage	1991
266AC	389	NW	Garage	1952
267BC	398	SW	Garage	1952

268BC	399	SW	Garage	1952
269BC	413	SW	Garage	1952
270BC	413	SW	Garage	1952
271BD	476	SE	Garage	1979
272BD	476	SE	Garage	1963

1.6 Historical military sites

Certain military installations were not noted on historic mapping for security reasons. Whilst not all military land is necessarily of concern, Groundsure has researched and digitised a number of Ordnance Factories and other military industrial features (e.g. Ordnance Depots, Munitions Testing Grounds) which may be of contaminative concern. This research was drawn from a number of different sources, and should not be regarded as a definitive or exhaustive database of potentially contaminative military installations. The boundaries of sites within this database have been estimated from the best evidence available to Groundsure at the time of compilation.

Records of historical military sites within 500m of the search boundary: 0

Database searched and no data found.

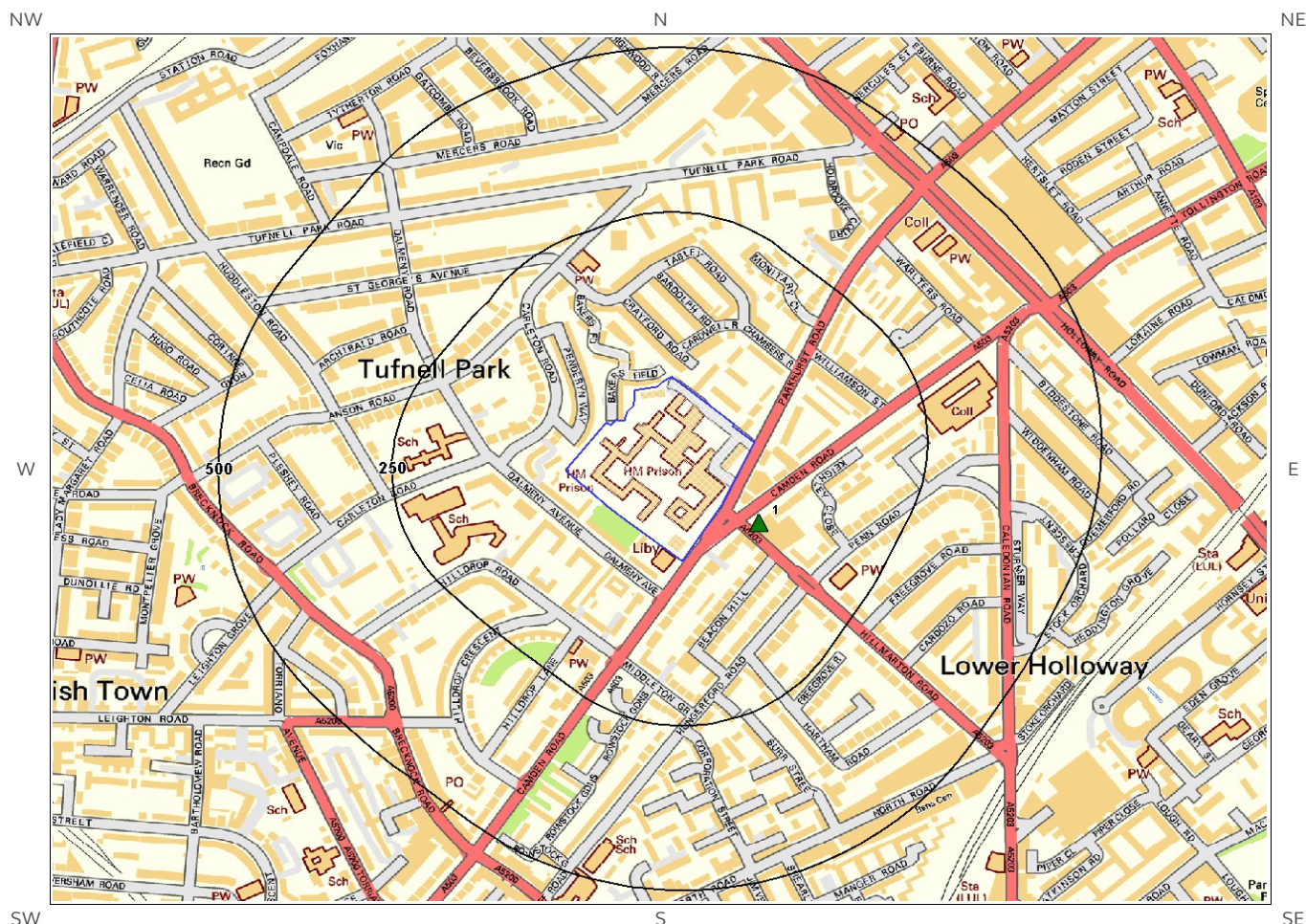
1.7 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 3

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
273A	78	NW	Unspecified Heap	1894
274A	92	NW	Unspecified Heap	1949
275	240	NE	Pond	1869

2. Environmental Permits, Incidents and Registers Map



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- | | | |
|-------------------------------|---|--|
| Site Outline | Recorded Pollution Incident | RAS 3 & 4 Authorisations |
| Dangerous Substances (List 1) | Dangerous Substances (List 2) | Part A(1) Authorised Processes and Historic IPC Authorisations |
| Water Industry Referrals | Licenced Discharge Consents | Part A(2) and Part B Authorised Processes |
| Red List Discharge Consents | COMAH / NIHHS Sites | Sites Determined as Contaminated Land |
| | Hazardous Substance Consents and Enforcements | |

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

1

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
1	61	SE	530228 185484	Address: Exan Coachworks, 392 Camden Road, N7 0SJ Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

0

Database searched and no data found.

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

0

Database searched and no data found.

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

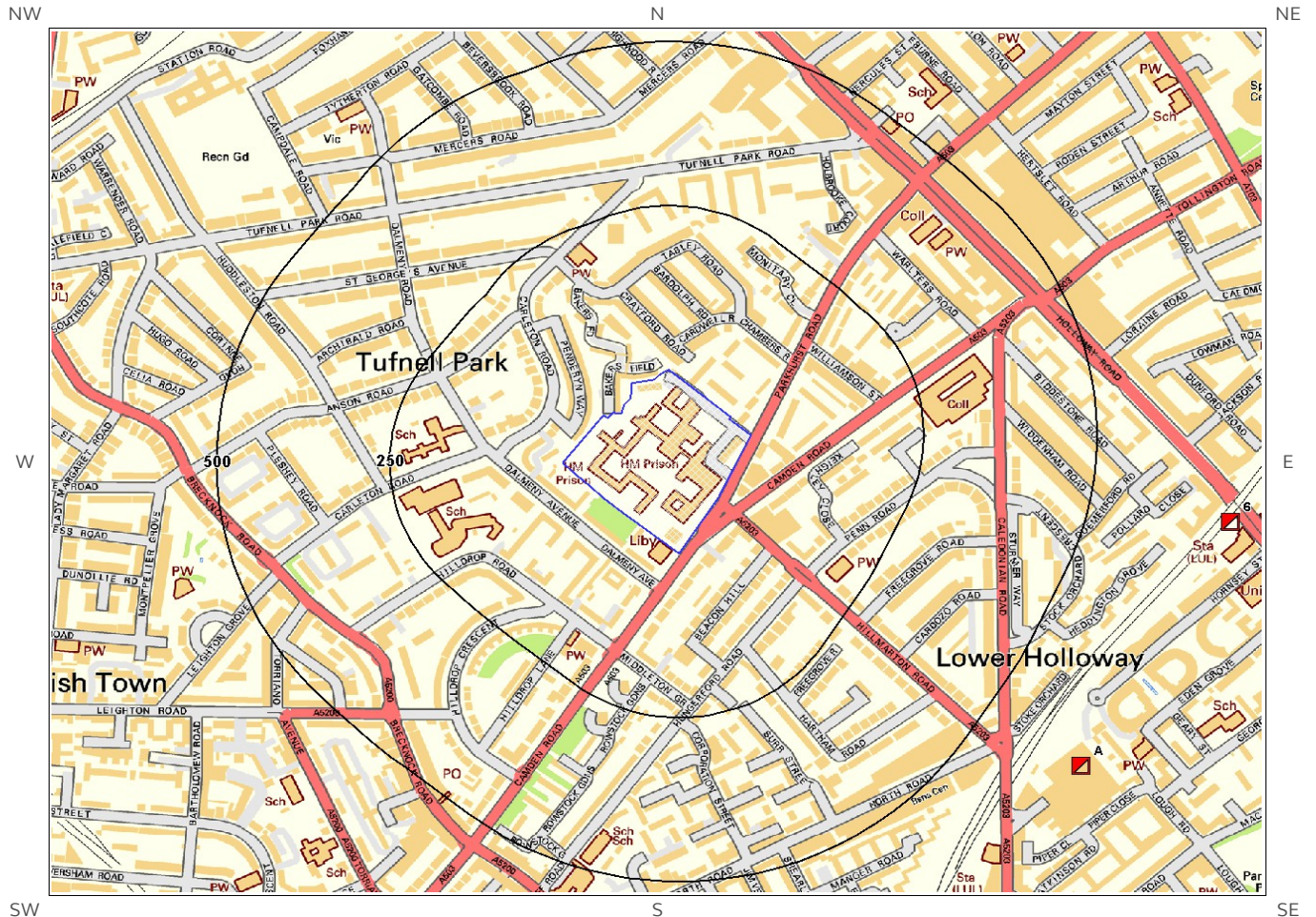
Database searched and no data found.

2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

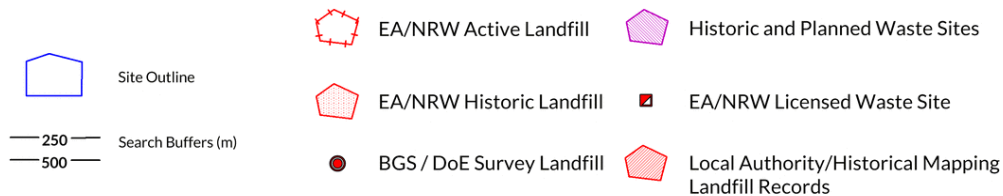
Records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site 0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site:

1

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	1009	N		Site Address: Mitford Road, Finsbury Park Waste Licence: - Site Reference: - Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: 31-Dec-1993 Last Recorded: 31-Dec-1994

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

0

Database searched and no data found.

3.2 Other Waste Sites

3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

0

Database searched and no data found.

3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

20

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

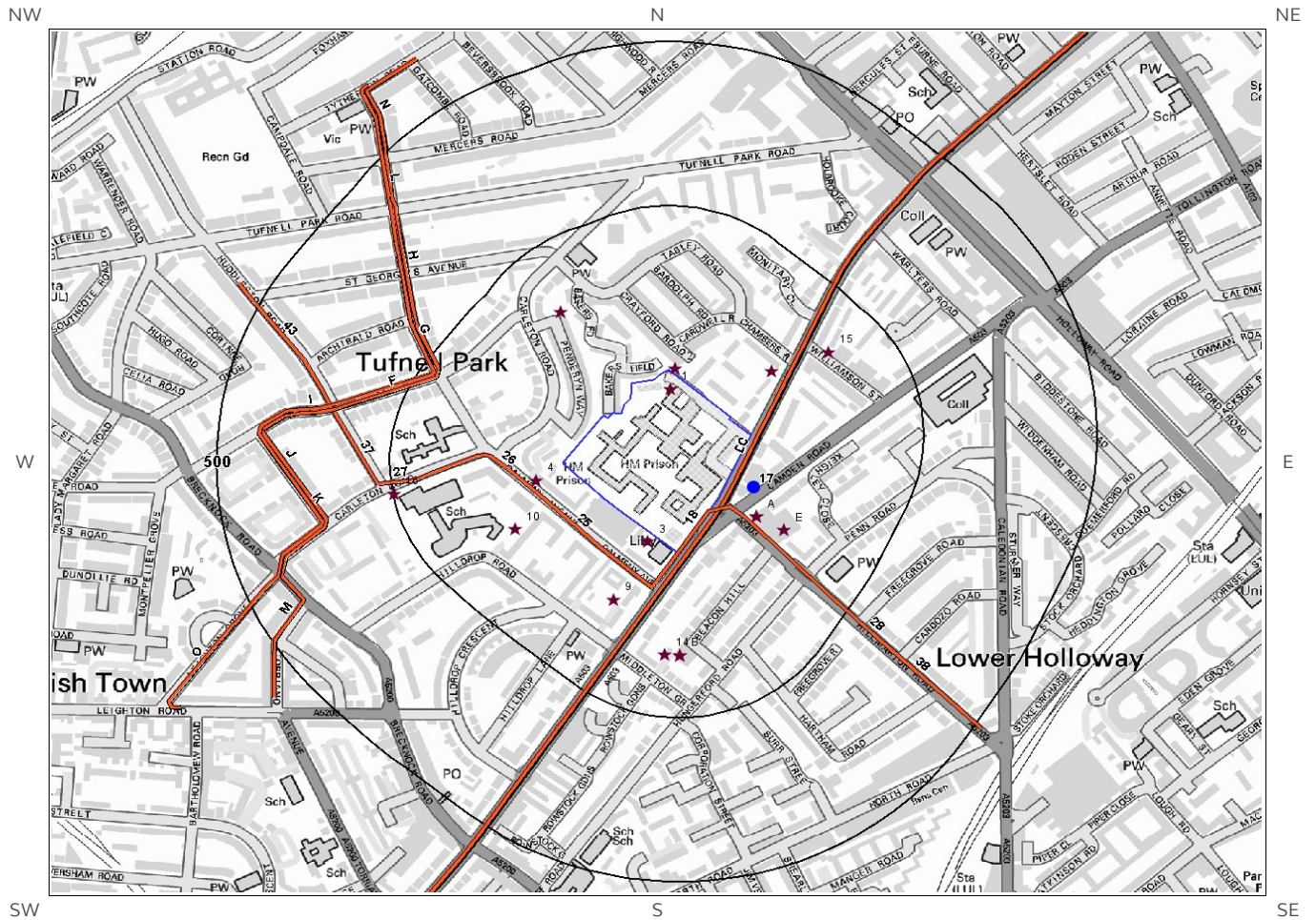
ID	Distance (m)	Direction	NGR	Details
2A	662	SE	530698 185105	<p>Site Address: 40, Hornsey Street, Islington, London, N7 8HU</p> <p>Type: Household Waste Amenity Site</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: LON261</p> <p>EPR reference: EA/EPR/HB3132RH/T001</p> <p>Operator: LondonWaste Ltd</p> <p>Waste Management licence No: 80576</p> <p>Annual Tonnage: 24999.0</p> <p>Issue Date: 20/03/2003</p> <p>Effective Date: 18/05/2012</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Transferred</p> <p>Site Name: Hornsey Street Re-use & Recycling Centre</p> <p>Correspondence Address: -</p>
3A	662	SE	530698 185105	<p>Site Address: 40, Hornsey Street, Islington, London, N7 8HU</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: >= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: LON010</p> <p>EPR reference: EA/EPR/CP3497NL/A001</p> <p>Operator: LondonWaste Ltd</p> <p>Waste Management licence No: 80577</p> <p>Annual Tonnage: 75000.0</p> <p>Issue Date: 05/03/2003</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Hornsey Street Waste & Recycling Centre</p> <p>Correspondence Address: -</p>
4A	662	SE	530698 185105	<p>Site Address: 40, Hornsey Street, Islington, London, N7 8HU</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: >= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: LON010</p> <p>EPR reference: EA/EPR/CP3497NL/V002</p> <p>Operator: Londonenergy Ltd</p> <p>Waste Management licence No: 80577</p> <p>Annual Tonnage: 75000.0</p> <p>Issue Date: 05/03/2003</p> <p>Effective Date: -</p> <p>Modified: 28/09/2017</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Modified</p> <p>Site Name: Hornsey Street Waste & Recycling Centre</p> <p>Correspondence Address: -</p>
5A	662	SE	530698 185105	<p>Site Address: 40, Hornsey Street, Islington, London, N7 8HU</p> <p>Type: Household Waste Amenity Site</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: LON261</p> <p>EPR reference: EA/EPR/HB3132RH/V003</p> <p>Operator: Londonenergy Ltd</p> <p>Waste Management licence No: 80576</p> <p>Annual Tonnage: 24999.0</p> <p>Issue Date: 20/03/2003</p> <p>Effective Date: 18/05/2012</p> <p>Modified: 05/02/2019</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Modified</p> <p>Site Name: Hornsey Street Re-use & Recycling Centre</p> <p>Correspondence Address: -</p>
6	705	E	530914	<p>Site Address: 40, Hornsey Street, Islington,</p> <p>Issue Date: 20/03/2003</p>

ID	Distance (m)	Direction	NGR	Details	
			185477	<p>London, N7 8HU</p> <p>Type: Household Waste Amenity Site</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: ISL003</p> <p>EPR reference: EA/EPR/CP3897NF/A001</p> <p>Operator: The Mayor and Burgess of The London Borough of Islington</p> <p>Waste Management licence No: 80576</p> <p>Annual Tonnage: 24999.0</p>	<p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Hornsey Street Re-use & Recycling Centre</p> <p>Correspondence Address: -</p>
Not shown	996	E	531216 185554	<p>Site Address: Queensland Road, Islington, London, N1</p> <p>Type: Metal Recycling Site (mixed MRS's)</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: ISL004</p> <p>EPR reference: EA/EPR/ZP3297NJ/S002</p> <p>Operator: The Mayor And Burgess of The London Borough of Islington</p> <p>Waste Management licence No: 80589</p> <p>Annual Tonnage: 30000.0</p>	<p>Issue Date: 30/03/2004</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: Feb 9 2005 12:00AM</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: Queensland Road Recyclables</p> <p>Correspondence Address: -</p>
Not shown	1007	E	531216 185764	<p>Site Address: Mike Cosy, Ashburton Grove Transfer Station, Islington, London, N7 7AA</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: >= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: LON004</p> <p>EPR reference: -</p> <p>Operator: LondonWaste Limited</p> <p>Waste Management licence No: 80336</p> <p>Annual Tonnage: 0.0</p>	<p>Issue Date: 27/07/1990</p> <p>Effective Date: -</p> <p>Modified: 16/05/2003</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Modified</p> <p>Site Name: Londonwaste, Ashburton Grove</p> <p>Correspondence Address: LondonWaste Ltd, London Waste Limited, Advent Way, Edmonton, London, N18 3AG</p>
Not shown	1009	E	531224 185722	<p>Site Address: Mike Cosy, Ashburton Grove Transfer Station, Islington, London, N7 7AA</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: >= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: LON004</p> <p>EPR reference: EA/EPR/AP3191NG/S007</p> <p>Operator: LondonWaste Ltd</p> <p>Waste Management licence No: 80336</p> <p>Annual Tonnage: 236880.0</p>	<p>Issue Date: 27/07/1990</p> <p>Effective Date: -</p> <p>Modified: 29/06/1999</p> <p>Surrendered Date: Aug 13 2004 12:00AM</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: LondonWaste, Ashburton Grove</p> <p>Correspondence Address: -</p>
Not shown	1024	E	531245 185613	<p>Site Address: Cormac Stokes, Islington Recycling Centre, Queensland Place, Islington, London, N7</p> <p>Type: Household Waste Amenity Site</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: ISL001</p> <p>EPR reference: EA/EPR/EP3691NY/S003</p> <p>Operator: Islington London Borough Council</p> <p>Waste Management licence No: 80304</p> <p>Annual Tonnage: 9291.0</p>	<p>Issue Date: 16/03/1990</p> <p>Effective Date: -</p> <p>Modified: 30/11/1993</p> <p>Surrendered Date: Jun 8 2004 12:00AM</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: Islington Recycling Centre, N7</p> <p>Correspondence Address: -</p>
Not shown	1073	E	531285 185748	<p>Site Address: N Egan, Ashburton Grove, Islington, London, N7 7AA</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: >= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: MCG003</p> <p>EPR reference: EA/EPR/VP3991ND/S002</p> <p>Operator: McGovern Brothers (Haulage)</p>	<p>Issue Date: 09/03/1993</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: Jun 24 2004 12:00AM</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: McGovern Brothers, Ashburton Grove</p>

ID	Distance (m)	Direction	NGR	Details	
				Ltd Waste Management licence No: 80309 Annual Tonnage: 95740.0	Correspondence Address: -
Not shown	1073	E	531285 185748	Site Address: N Egan, Ashburton Grove, Islington, London, N7 7AA Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MCG003 EPR reference: - Operator: Mc Govern Brothers (Haulage) Ltd Waste Management licence No: 80309 Annual Tonnage: 0.0	Issue Date: 09/03/1993 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Mc Govern Brothers, Ashburton Grove Correspondence Address: Mc Govern Brothers (Haulage) Limited, 32, Dudden Hill Lane, Willesden, London, NW10 2ER
Not shown	1084	E	531295 185759	Site Address: A Roberts, Ashburton Depot, Ashburton Grove, Islington, London, N7 7AA Type: Special Waste Transfer Station Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CAX001 EPR reference: - Operator: Caxton Islington Limited Waste Management licence No: 80305 Annual Tonnage: 0.0	Issue Date: 12/04/1994 Effective Date: 20/12/2001 Modified: 18/12/2001 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Ashburton Grove, Islington N7 Correspondence Address: John Judge, Ashburton Depot, Ashburton Grove, Islington, London, N7 7AA
Not shown	1084	E	531295 185759	Site Address: A Roberts, Ashburton Depot, Ashburton Grove, Islington, London, N7 7AA Type: Special Waste Transfer Station Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CAX001 EPR reference: EA/EPR/EP3191NF/S005 Operator: Caxton Islington Ltd Waste Management licence No: 80305 Annual Tonnage: 72.0	Issue Date: 12/04/1994 Effective Date: 20/12/2001 Modified: 18/12/2001 Surrendered Date: Mar 15 2004 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Ashburton Grove, Islington N7 Correspondence Address: -
Not shown	1108	E	531329 185594	Site Address: Brian Brewster, 2, Emily Place, Islington, London, N7 7DQ Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BRE003 EPR reference: EA/EPR/AP3491NZ/S003 Operator: Brian Leonard Brewster Waste Management licence No: 80333 Annual Tonnage: 78732.0	Issue Date: 19/12/1991 Effective Date: - Modified: 04/05/1995 Surrendered Date: Dec 2 2004 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Brewsters, Emily Place Correspondence Address: -
Not shown	1283	W	528726 185181	Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LWL001 EPR reference: EA/EPR/GB3230DW/T001 Operator: LondonWaste Ltd Waste Management licence No: 80349 Annual Tonnage: 7793.0	Issue Date: 10/12/1996 Effective Date: 11/05/2012 Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Regis Road Recycling Centre Correspondence Address: -
Not shown	1283	W	528726 185181	Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EW Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations	Issue Date: 10/12/1996 Effective Date: 11/05/2012 Modified: 28/09/2017 Surrendered Date: - Expiry Date: - Cancelled Date: -

ID	Distance (m)	Direction	NGR	Details	
				(Waste) Licence Number: LWL001 EPR reference: EA/EPR/GB3230DW/V002 Operator: Londonenergy Ltd Waste Management licence No: 80349 Annual Tonnage: 7793.0	Status: Modified Site Name: Regis Road Recycling Centre Correspondence Address: -
Not shown	1283	W	528740 185138	Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CAM001 EPR reference: EA/EPR/DP3091NK/V003 Operator: Camden London Borough Council Waste Management licence No: 80349 Annual Tonnage: 7793.0	Issue Date: 10/12/1996 Effective Date: - Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Regis Road Recycling Centre Correspondence Address: -
Not shown	1283	W	528740 185138	Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LWL001 EPR reference: EA/EPR/GB3230DW/T001 Operator: Londonwaste Limited Waste Management licence No: 80349 Annual Tonnage: 7793.0	Issue Date: 10/12/1996 Effective Date: 11/05/2012 Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Regis Road Recycling Centre Correspondence Address: -
Not shown	1445	S	529900 184000	Site Address: R Wiles, 1-2 Engineers Cottages, York Way, London, N1 0BA Type: Metal Recycling Site (mixed MRS's) Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: YOR001 EPR reference: - Operator: York Way Metals Ltd Waste Management licence No: 80341 Annual Tonnage: 10400.0	Issue Date: 11/11/1996 Effective Date: - Modified: - Surrendered Date: 29/10/1999 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: York Way Metals, N1 Correspondence Address: York Way Metals Ltd, 1-2 Engineers Cottages, York Way, London, N1 0BA
Not shown	1445	S	529900 184000	Site Address: R Wiles, 1-2 Engineers Cottages, York Way, London, N1 0BA Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: YOR001 EPR reference: EA/EPR/RP3591NK/S003 Operator: York Way Metals Ltd Waste Management licence No: 80341 Annual Tonnage: 10974.0	Issue Date: 11/11/1996 Effective Date: - Modified: - Surrendered Date: Oct 29 1999 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: York Way Metals, N1 Correspondence Address: -

4. Current Land Use Map



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Site Outline

★ Current Industrial Sites

— Electricity Transmission Cables

— 250 — Search Buffers (m)
— 500 —

● Petrol & Fuel Sites

— Gas Transmission Pipelines

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

16

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	0	On Site	Chimney	530105 185680	Greater London, N7	Chimneys	Industrial Features
2	7	NE	Electricity Sub Station	530111 185711	Greater London, N7	Electrical Features	Infrastructure and Facilities
3	13	SW	Electricity Sub Station	530072 185447	Greater London, N7	Electrical Features	Infrastructure and Facilities
4	47	SW	Electricity Sub Station	529910 185541	Greater London, N7	Electrical Features	Infrastructure and Facilities
5A	61	SE	Exan Coachworks	530228 185485	392, Camden Road, London, Greater London, N7 0SJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
6A	61	SE	Exan	530228 185485	392, Camden Road, London, Greater London, N7 0SJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
7	91	NE	Electricity Sub Station	530250 185707	Greater London, N7	Electrical Features	Infrastructure and Facilities
8E	106	SE	Depot	530269 185465	Greater London, N7	Container and Storage	Transport, Storage and Delivery
9	113	SW	Electricity Sub Station	530022 185359	Greater London, N7	Electrical Features	Infrastructure and Facilities
10	121	SW	Electricity Sub Station	529880 185466	Greater London, N7	Electrical Features	Infrastructure and Facilities
11	150	NW	Electricity Sub Station	529946 185797	Greater London, N7	Electrical Features	Infrastructure and Facilities
12B	154	S	Torquing B H P	530118 185274	2, Middleton Mews, London, Greater London, N7 9LT	Vehicle Repair, Testing and Servicing	Repair and Servicing
13B	154	S	F & G Car Services Ltd	530118 185273	2-3, Middleton Mews, London, Greater London, N7 9LT	Vehicle Repair, Testing and Servicing	Repair and Servicing
14	155	S	Electricity Sub Station	530096 185275	Greater London, N7	Electrical Features	Infrastructure and Facilities
15	169	NE	Electricity Sub Station	530333 185736	Greater London, N7	Electrical Features	Infrastructure and Facilities
16	248	W	Electricity Sub Station	529706 185520	Greater London, N7	Electrical Features	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

1

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
17	38	SE	530225 185529	OBSOLETE	Camden Road, Holloway, London, Inner London, N7 0SH	Not Applicable	Obsolete

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

34

The following Underground Electricity Transmission Cable records are represented as linear features on the Current Land Use map:

ID	Distance (m)	Direction	Details				
18	0	On Site	Cable Set: DC DECOMMISSIONED CABLE SECTION 07 Cable Route: FINCHLEY - ISLINGTON Cable Make: -				
			Cable Type: CBL_UNKNOWN Operating Voltage (kV): 66 Year of installation: 0 Cable in tunnel: -				
19C	8	SE	Cable Set: HIGHBURY - ST JOHNS WD 1 CABLE 1 SECT 01 Cable Route: HIGHBURY - ST JOHNS WOOD 1 Cable Make: -				
			Cable Type: - Operating Voltage (kV): 0 Year of installation: 0 Cable in tunnel: -				
20C	8	SE	Cable Set: HIGHBURY - ST JOHNS WD 2 CABLE 1 SECT 01 Cable Route: HIGHBURY - ST JOHNS WOOD 2 Cable Make: -				
			Cable Type: - Operating Voltage (kV): 0 Year of installation: 0 Cable in tunnel: -				
21D	9	SE	Cable Set: CABLE SECTION 01 Cable Route: HIGHBURY - ISLINGTON 1 Cable Make: -				
			Cable Type: A/C Operating Voltage (kV): 132 Year of installation: 0 Cable in tunnel: -				
22D	9	SE	Cable Set: CABLE SECTION 01 Cable Route: HIGHBURY - ISLINGTON 2 Cable Make: -				
			Cable Type: A/C Operating Voltage (kV): 132 Year of installation: 0 Cable in tunnel: -				
23D	10	SE	Cable Set: CABLE SECTION 01 Cable Route: HIGHBURY - ISLINGTON 4 Cable Make: -				
			Cable Type: A/C Operating Voltage (kV): 132 Year of installation: 0 Cable in tunnel: -				
24E	31	SE	Cable Set: DC DECOMMISSIONED CABLE SECTION 06 Cable Route: FINCHLEY - ISLINGTON				
			Cable Type: CBL_UNKNOWN Operating Voltage (kV): 66 Year of installation: 0				

ID	Distance (m)	Direction	Details	
			Cable Make: -	Cable in tunnel: -
25	32	SW	Cable Set: DC DECOMMISSIONED CABLE SECTION 08 Cable Route: FINCHLEY - ISLINGTON Cable Make: -	Cable Type: CBL_UNKNOWN Operating Voltage (kV): 66 Year of installation: 0 Cable in tunnel: -
26	58	SW	Cable Set: DC DECOMMISSIONED CABLE SECTION 09 Cable Route: FINCHLEY - ISLINGTON Cable Make: -	Cable Type: CBL_UNKNOWN Operating Voltage (kV): 66 Year of installation: 0 Cable in tunnel: -
27	195	W	Cable Set: DC DECOMMISSIONED CABLE SECTION 10 Cable Route: FINCHLEY - ISLINGTON Cable Make: -	Cable Type: CBL_UNKNOWN Operating Voltage (kV): 66 Year of installation: 0 Cable in tunnel: -
28	216	SE	Cable Set: DC DECOMMISSIONED CABLE SECTION 05 Cable Route: FINCHLEY - ISLINGTON Cable Make: -	Cable Type: CBL_UNKNOWN Operating Voltage (kV): 66 Year of installation: 0 Cable in tunnel: -
29F	225	NW	Cable Set: CABLE SECT 43 Cable Route: ST JOHNS WOOD - TOTTENHAM 2 Cable Make: BICC 275KV OIL	Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 1965 Cable in tunnel: N
30F	226	NW	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
31G	232	NW	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
32G	233	NW	Cable Set: CABLE SECT 42 Cable Route: ST JOHNS WOOD - TOTTENHAM 1 Cable Make: BICC 275KV OIL	Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 1965 Cable in tunnel: N
33H	249	NW	Cable Set: CABLE SECT 42 Cable Route: ST JOHNS WOOD - TOTTENHAM 2 Cable Make: BICC 275KV OIL	Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 1965 Cable in tunnel: N
34H	249	NW	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
35I	264	NW	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
36I	264	NW	Cable Set: CABLE SECT 43 Cable Route: ST JOHNS WOOD - TOTTENHAM 1 Cable Make: BICC 275KV OIL	Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 1965 Cable in tunnel: N
37	270	W	Cable Set: DC DECOMMISSIONED CABLE SECTION 11 Cable Route: FINCHLEY - ISLINGTON Cable Make: -	Cable Type: CBL_UNKNOWN Operating Voltage (kV): 66 Year of installation: 0 Cable in tunnel: -
38	309	SE	Cable Set: DC DECOMMISSIONED CABLE SECTION 04 Cable Route: FINCHLEY - ISLINGTON Cable Make: -	Cable Type: CBL_UNKNOWN Operating Voltage (kV): 66 Year of installation: 0 Cable in tunnel: -
39J	353	W	Cable Set: CABLE SECT 44 Cable Route: ST JOHNS WOOD - TOTTENHAM 2 Cable Make: BICC 275KV OIL	Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 1965

ID	Distance (m)	Direction	Details	
				Cable in tunnel: N
40J	353	W	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
41K	359	W	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
42K	360	W	Cable Set: CABLE SECT 44 Cable Route: ST JOHNS WOOD - TOTTENHAM 1 Cable Make: BICC 275KV OIL	Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 1965 Cable in tunnel: N
43	363	W	Cable Set: DC DECOMMISSIONED CABLE SECTION 12 Cable Route: FINCHLEY - ISLINGTON Cable Make: -	Cable Type: CBL_UNKNOWN Operating Voltage (kV): 66 Year of installation: 0 Cable in tunnel: -
44L	398	NW	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
45L	398	NW	Cable Set: CABLE SECT 41 Cable Route: ST JOHNS WOOD - TOTTENHAM 1 Cable Make: BICC 275KV OIL	Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 1965 Cable in tunnel: N
46M	400	W	Cable Set: CABLE SECT 45 Cable Route: ST JOHNS WOOD - TOTTENHAM 2 Cable Make: BICC 275KV OIL	Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 1965 Cable in tunnel: N
47M	400	W	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
48N	450	NW	Cable Set: CABLE SECT 41 Cable Route: ST JOHNS WOOD - TOTTENHAM 2 Cable Make: BICC 275KV OIL	Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 1965 Cable in tunnel: N
49N	451	NW	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
50O	458	SW	Cable Set: - Cable Route: - Cable Make: -	Cable Type: PILOT Operating Voltage (kV): - Year of installation: - Cable in tunnel: -
51O	458	SW	Cable Set: CABLE SECT 45 Cable Route: ST JOHNS WOOD - TOTTENHAM 1 Cable Make: BICC 275KV OIL	Cable Type: A/C Operating Voltage (kV): 275 Year of installation: 1965 Cable in tunnel: N

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.3 Bedrock and Solid Geology

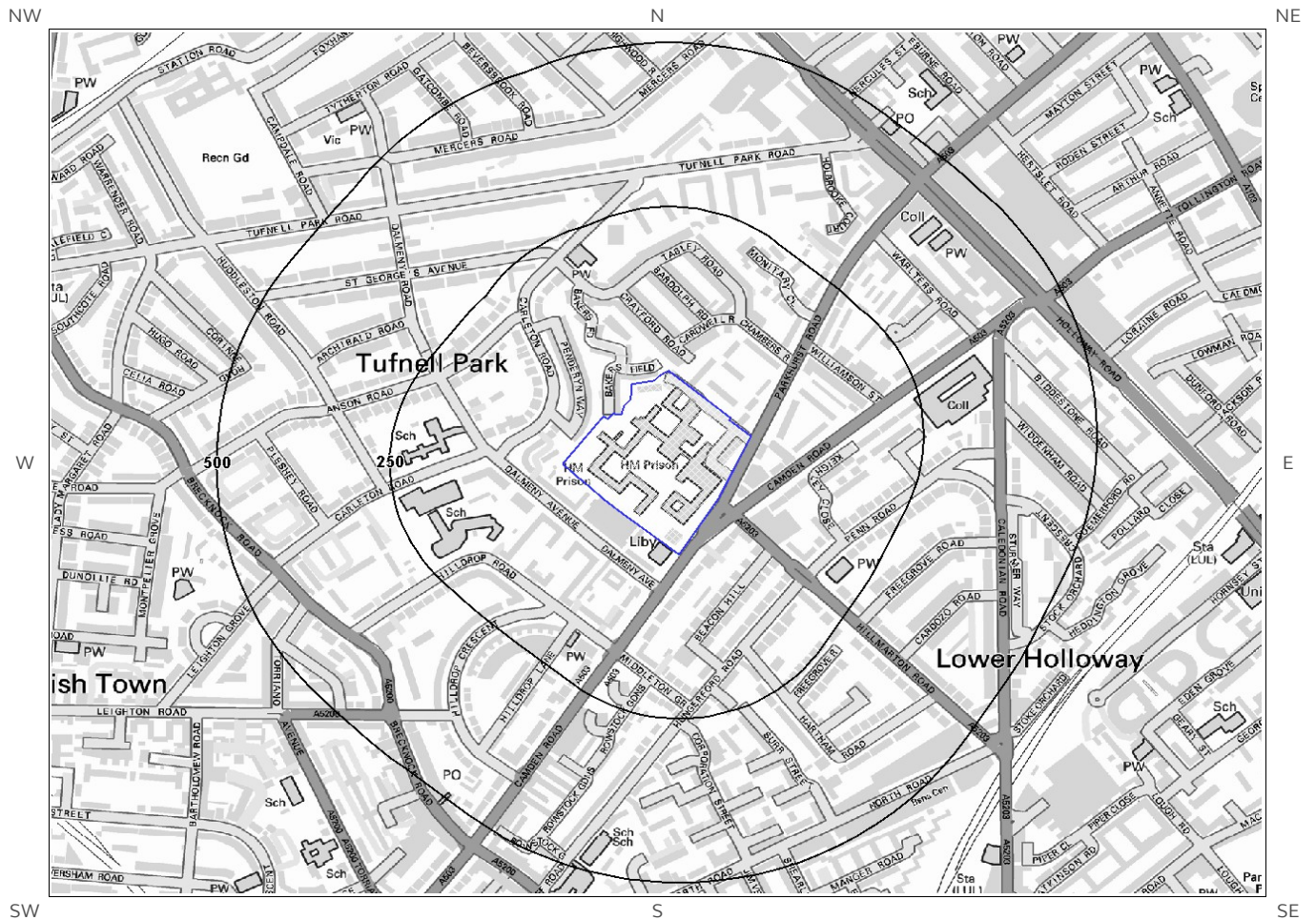
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
LC-XCZS	LONDON CLAY FORMATION	CLAY, SILT AND SAND

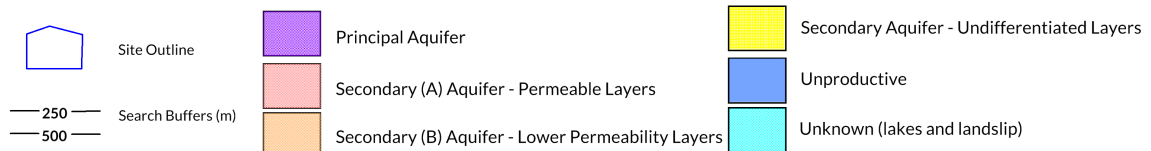
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

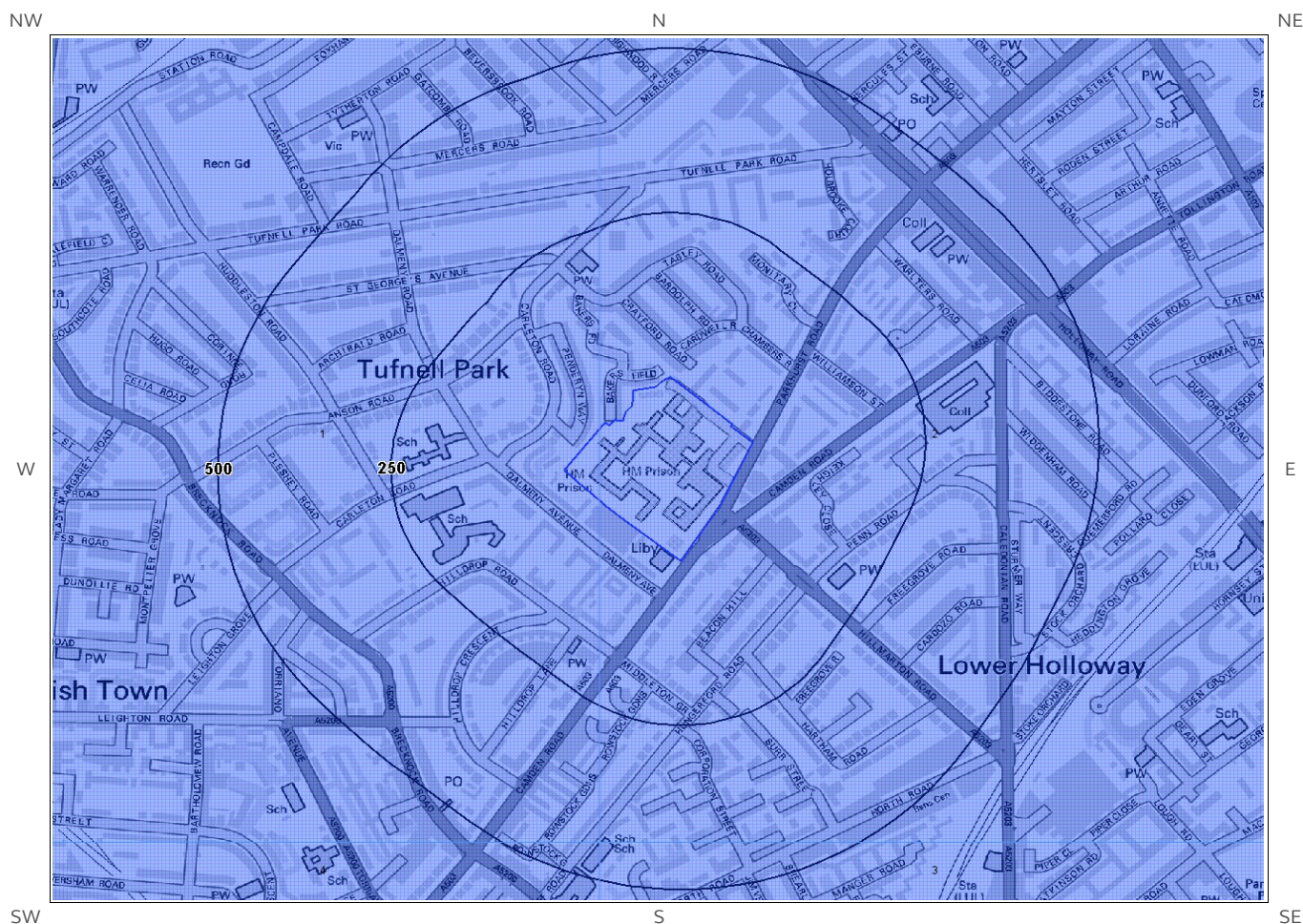
6a. Aquifer Within Superficial Geology



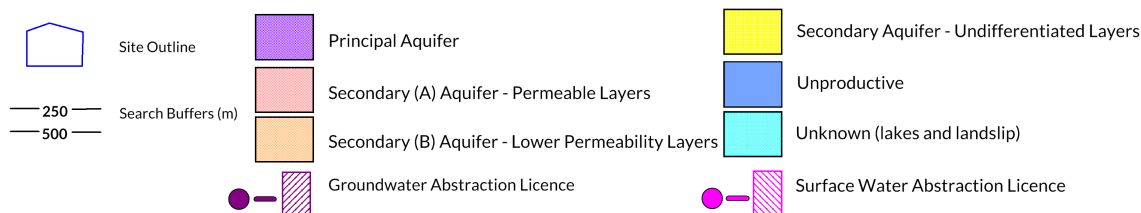
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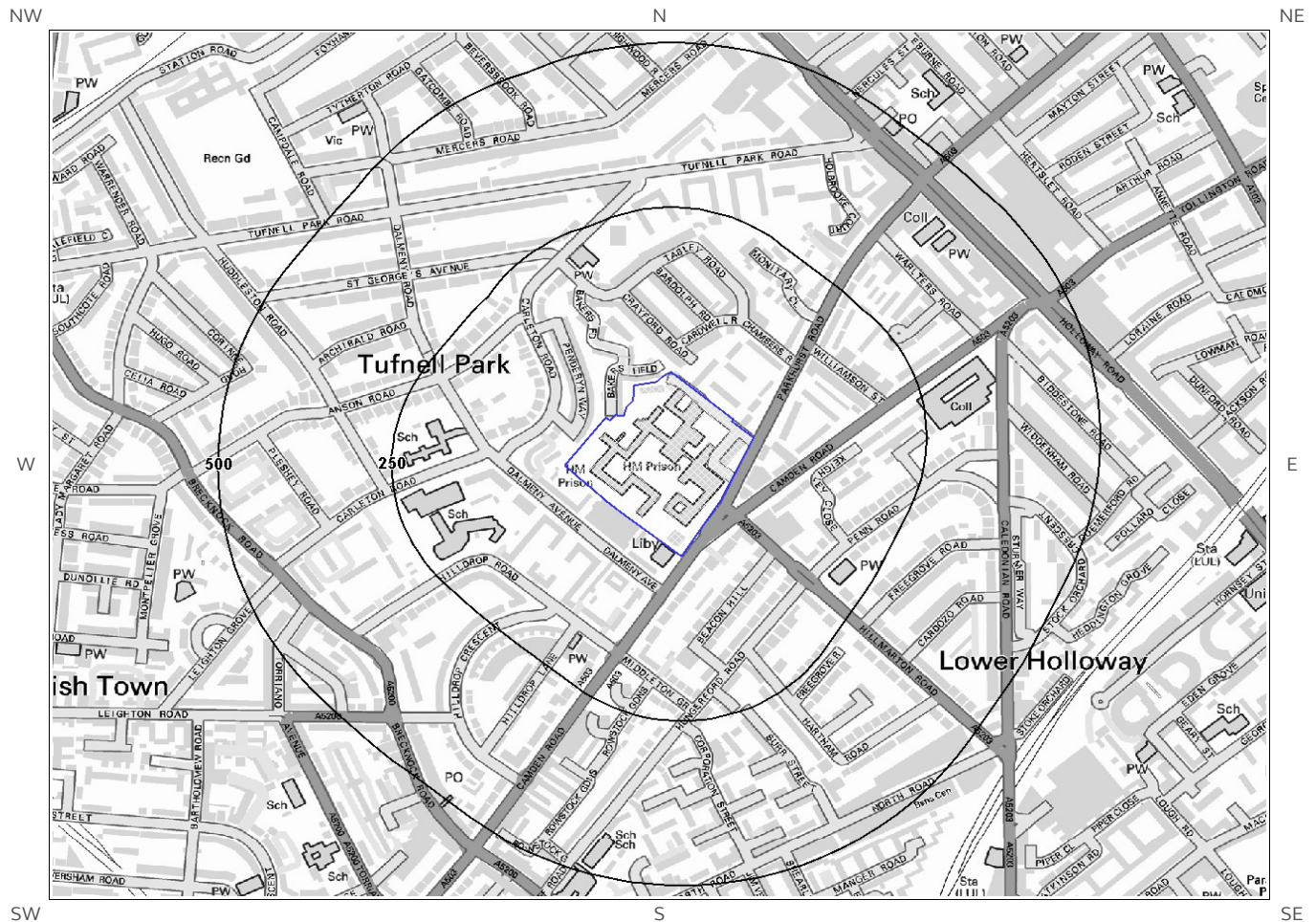
6b. Aquifer Within Bedrock Geology and Abstraction Licences



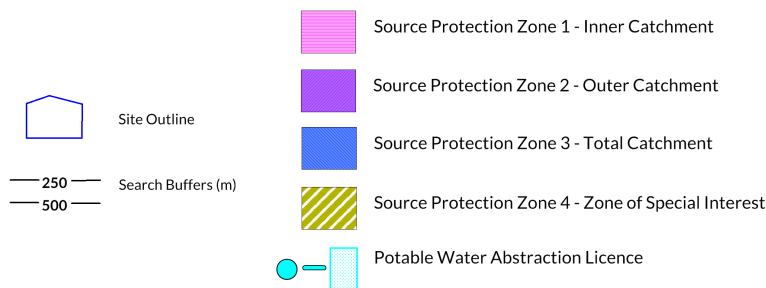
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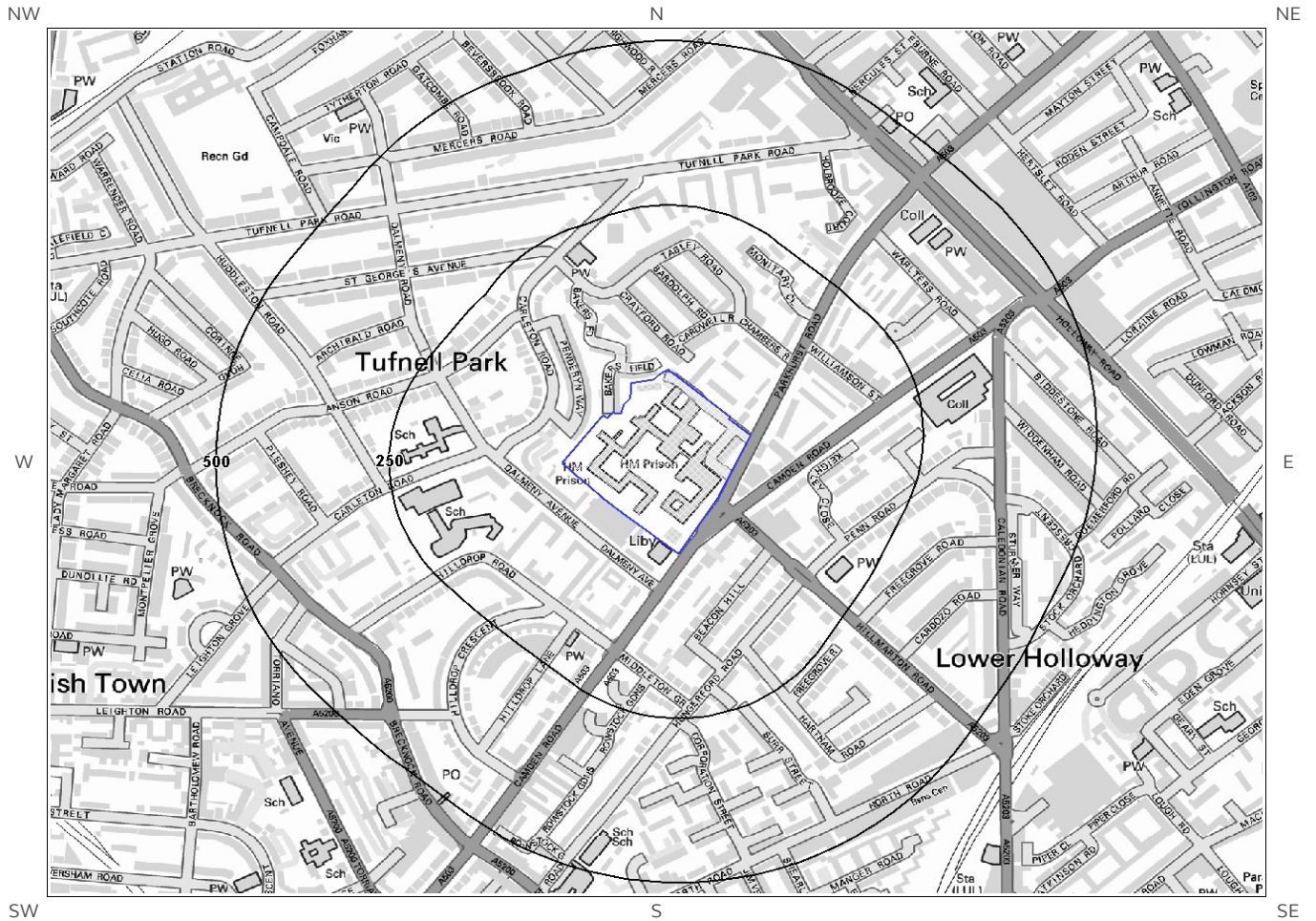
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences



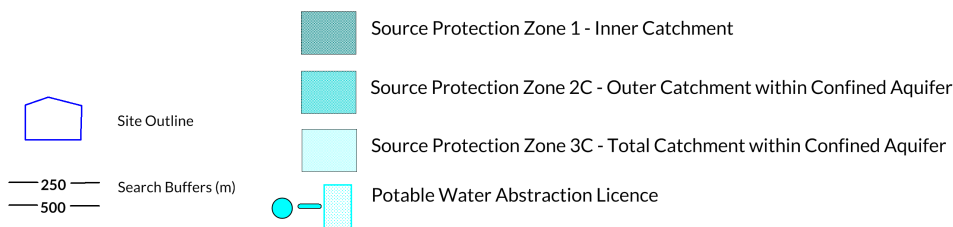
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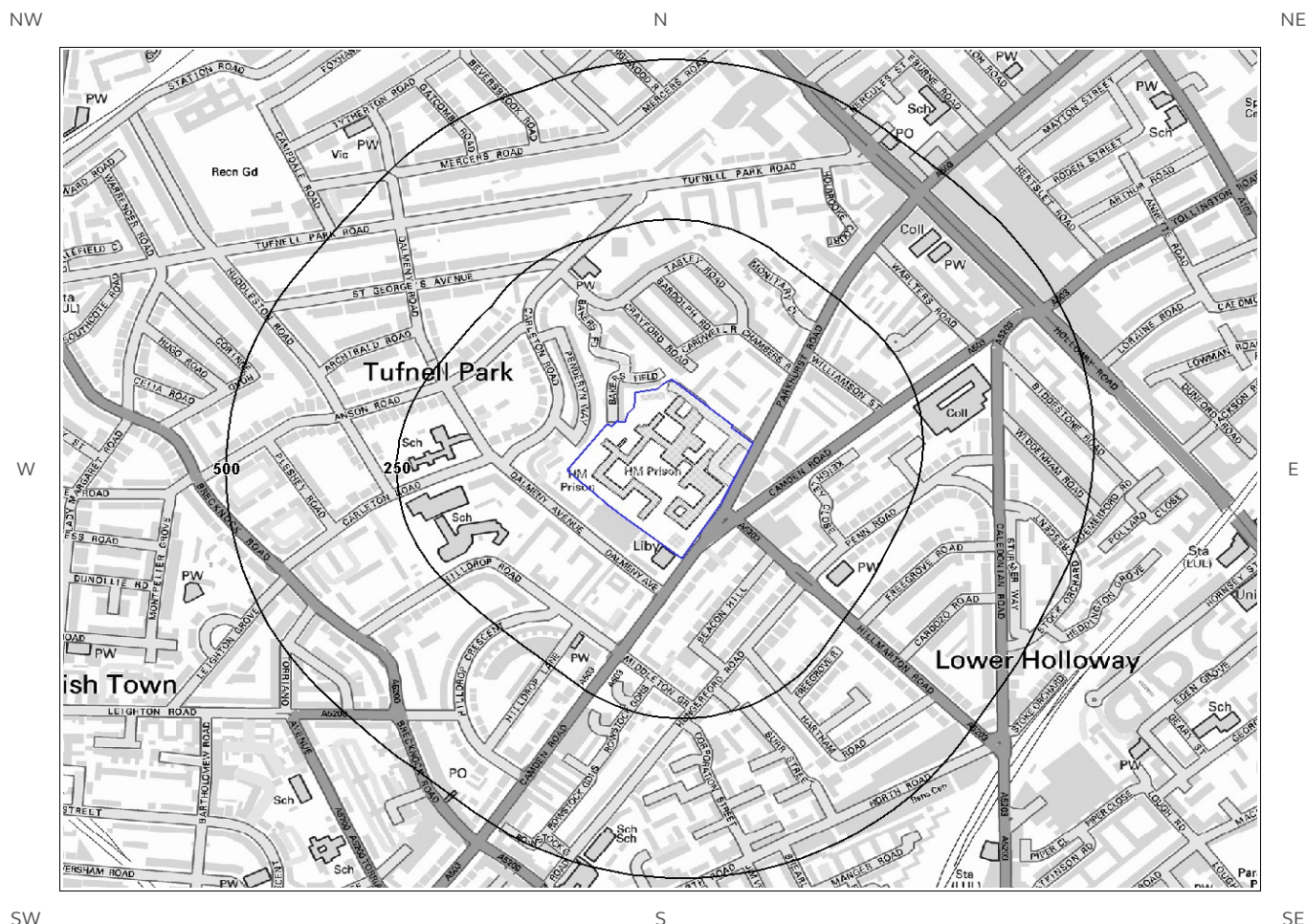
6d. Hydrogeology – Source Protection Zones within confined aquifer



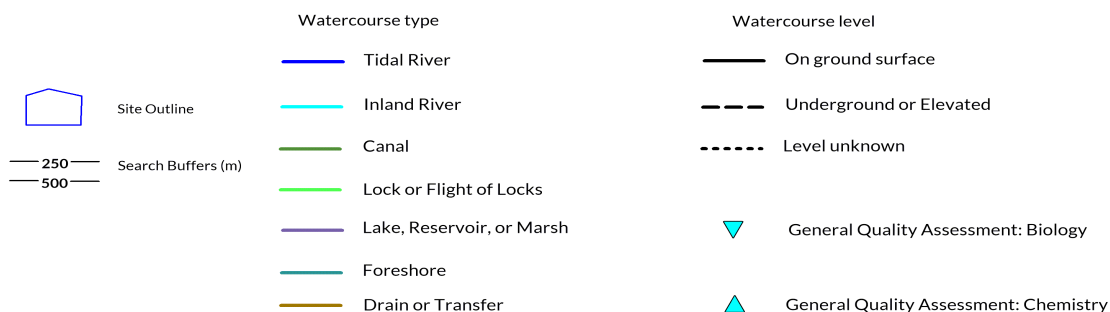
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6e. Hydrology – Watercourse Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Records of strata classification within the superficial geology at or in proximity to the property No

Database searched and no data found.

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

6.2 Aquifer within Bedrock Deposits

Records of strata classification within the bedrock geology at or in proximity to the property Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
3	428	S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	444	S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.3 Groundwater Abstraction Licences

Groundwater Abstraction Licences within 2000m of the study site

Identified

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details	
Not shown	1402	S	529920 184040	Status: Historical Licence No: 28/39/39/0222 Details: General Use Relating To Secondary Category (High Loss) Direct Source: THAMES GROUNDWATER Point: KINGS CROSS CONCRETE PLANT-BOREHOLE Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD	Annual Volume (m³): 55,200 Max Daily Volume (m³): 200 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 31/08/2006 Version End Date:
Not shown	1402	S	529920 184040	Status: Historical Licence No: TH/039/0039/027 Details: General Use Relating To Secondary Category (High Loss) Direct Source: THAMES GROUNDWATER Point: KINGS CROSS CONCRETE PLANT-BOREHOLE Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD	Annual Volume (m³): 33,400 Max Daily Volume (m³): 200 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 13/08/2012 Version End Date:
Not shown	1402	S	529920 184040	Status: Active Licence No: TH/039/0039/027/R01 Details: Dust Suppression Direct Source: THAMES GROUNDWATER Point: KINGS CROSS CONCRETE PLANT-BOREHOLE Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD	Annual Volume (m³): 33,400 Max Daily Volume (m³): 200 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 25/04/2019 Version End Date:
Not shown	1402	S	529920 184040	Status: Active Licence No: TH/039/0039/027/R01 Details: General Use Relating To Secondary Category (High Loss) Direct Source: THAMES GROUNDWATER Point: KINGS CROSS CONCRETE PLANT-BOREHOLE Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD	Annual Volume (m³): 33,400 Max Daily Volume (m³): 200 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 25/04/2019 Version End Date:
Not shown	1402	S	529920 184040	Status: Active Licence No: TH/039/0039/027/R01 Details: General Washing/Process Washing Direct Source: THAMES GROUNDWATER Point: KINGS CROSS CONCRETE PLANT-BOREHOLE Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD	Annual Volume (m³): 33,400 Max Daily Volume (m³): 200 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 25/04/2019 Version End Date:
Not shown	1440	SW	528800 184700	Status: Historical Licence No: 28/39/39/0091 Details: Process Water Direct Source: THAMES GROUNDWATER Point: TWO BORES AT KENTISH TOWN SPORTS CENTRE, PRINCE OF WALES ST Data Type: Point Name: GREENWICH LEISURE LTD	Annual Volume (m³): 94,506 Max Daily Volume (m³): 1,814 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 05/04/2012 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1440	SW	528800 184700	Status: Historical Licence No: 28/39/39/0091 Details: Laundry Use Direct Source: THAMES GROUNDWATER Point: TWO BORES AT KENTISH TOWN SPORTS CENTRE, PRINCE OF WALES ST Data Type: Point Name: GREENWICH LEISURE LTD	Annual Volume (m³): 94,506 Max Daily Volume (m³): 1,814 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 05/04/2012 Version End Date:
Not shown	1440	SW	528800 184700	Status: Historical Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: TWO BORES AT KENTISH TOWN SPORTS CENTRE, PRINCE OF WALES ST Data Type: Point Name: GREENWICH LEISURE LTD	Annual Volume (m³): 94,506 Max Daily Volume (m³): 1,814 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 05/04/2012 Version End Date:
Not shown	1440	SW	528800 184700	Status: Active Licence No: 28/39/39/0091 Details: Process Water Direct Source: THAMES GROUNDWATER Point: KENTISH TOWN SPORTS CENTRE, PRINCE OF WALES ST Data Type: Point Name: GREENWICH LEISURE LIMITED	Annual Volume (m³): 17,997 Max Daily Volume (m³): 605 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 25/05/2012 Version End Date:
Not shown	1440	SW	528800 184700	Status: Active Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: KENTISH TOWN SPORTS CENTRE, PRINCE OF WALES ST Data Type: Point Name: GREENWICH LEISURE LIMITED	Annual Volume (m³): 17,997 Max Daily Volume (m³): 605 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 25/05/2012 Version End Date:
Not shown	1958	SE	531020 183690	Status: Historical Licence No: 28/39/39/0207 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BARNARD PARK, ISLINGTON - BOREHOLE Data Type: Point Name: THAMES WATER UTILITIES LTD	Annual Volume (m³): 914,544 Max Daily Volume (m³): 3,024 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 08/01/2004 Version End Date:
Not shown	1967	SE	531022 183681	Status: Active Licence No: TH/039/0039/057 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT BARNARD PARK Data Type: Point Name: Thames Water Utilities Ltd	Annual Volume (m³): 914,544 Max Daily Volume (m³): 3,024 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 01/04/2013 Version End Date:

6.4 Surface Water Abstraction Licences

Surface Water Abstraction Licences within 2000m of the study site

Identified

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
Not shown	1865	S	529750 183600	<p>Status: Historical Licence No: 28/39/39/0172 Details: Make-Up or Top Up Water Direct Source: THAMES SURFACE WATER - NON TIDAL Point: CAMLEY STREET NATURE PARK, LONDON Data Type: Point Name: BRITISH WATERWAYS BOARD</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 18/09/1991 Version End Date:</p>
Not shown	1865	S	529750 183600	<p>Status: Historical Licence No: 28/39/39/0172 Details: Make-Up or Top Up Water Direct Source: THAMES SURFACE WATER - NON TIDAL Point: GRAND UNION CANAL AT CAMLEY STREET NATURE PARK, LONDON Data Type: Point Name: BRITISH WATERWAYS BOARD</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 18/09/1991 Expiry Date: - Issue No: 100 Version Start Date: 18/09/1991 Version End Date:</p>
Not shown	1918	S	530310 183520	<p>Status: Active Licence No: 28/39/39/0164 Details: Non-Evaporative Cooling Direct Source: THAMES SURFACE WATER - NON TIDAL Point: MAIDEN LANE BRIDGE, LONDON, NW1 - REGENTS CANAL Data Type: Point Name: Canal and River Trust</p> <p>Annual Volume (m³): 7,010,000 Max Daily Volume (m³): 19,520 Application No: - Original Start Date: 18/07/1980 Expiry Date: - Issue No: 101 Version Start Date: 17/12/2007 Version End Date:</p>

6.5 Potable Water Abstraction Licences

Potable Water Abstraction Licences within 2000m of the study site

Identified

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance (m)	Direction	NGR	Details
Not shown	1440	SW	528800 184700	<p>Status: Historical Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: THAMES GROUNDWATER Point: TWO BORES AT KENTISH TOWN SPORTS CENTRE, PRINCE OF WALES ST Data Type: Point Name: GREENWICH LEISURE LTD</p> <p>Annual Volume (m³): 94,506 Max Daily Volume (m³): 1,814 Original Application No: - Original Start Date: 13/06/1966 Expiry Date: - Issue No: 101 Version Start Date: - Version End Date:</p>
Not shown	1440	SW	528800 184700	<p>Status: Active Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services</p> <p>Annual Volume (m³): 17,997 Max Daily Volume (m³): 605 Original Application No: - Original Start Date: 13/06/1966 Expiry Date: -</p>

ID	Distance (m)	Direction	NGR	Details
				Direct Source: THAMES GROUNDWATER Point: KENTISH TOWN SPORTS CENTRE, PRINCE OF WALES ST Data Type: Point Name: GREENWICH LEISURE LIMITED Issue No: 101 Version Start Date: Version End Date:
Not shown	1958	SE	531020 183690	Status: Historical Licence No: 28/39/39/0207 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BARNARD PARK, ISLINGTON - BOREHOLE Data Type: Point Name: THAMES WATER UTILITIES LTD Annual Volume (m³): 914,544 Max Daily Volume (m³): 3,024 Original Application No: - Original Start Date: 02/05/2003 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: Version End Date:
Not shown	1967	SE	531022 183681	Status: Active Licence No: TH/039/0039/057 Details: Potable Water Supply - Direct Direct Source: THAMES GROUNDWATER Point: BOREHOLE AT BARNARD PARK Data Type: Point Name: Thames Water Utilities Ltd Annual Volume (m³): 914,544 Max Daily Volume (m³): 3,024 Original Application No: - Original Start Date: 01/04/2013 Expiry Date: 31/03/2025 Issue No: 1 Version Start Date: Version End Date:

6.6 Source Protection Zones

Source Protection Zones within 500m of the study site

None identified

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Source Protection Zones within the Confined Aquifer within 500m of the study site

None identified

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

Environment Agency/Natural Resources Wales information on groundwater vulnerability and soil leaching potential within 500m of the study site

None identified

Database searched and no data found.

Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site None identified

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Database searched and no data found.

6.10 Ordnance Survey MasterMap Water Network

Ordnance Survey MasterMap Water Network entries within 500m of the study site

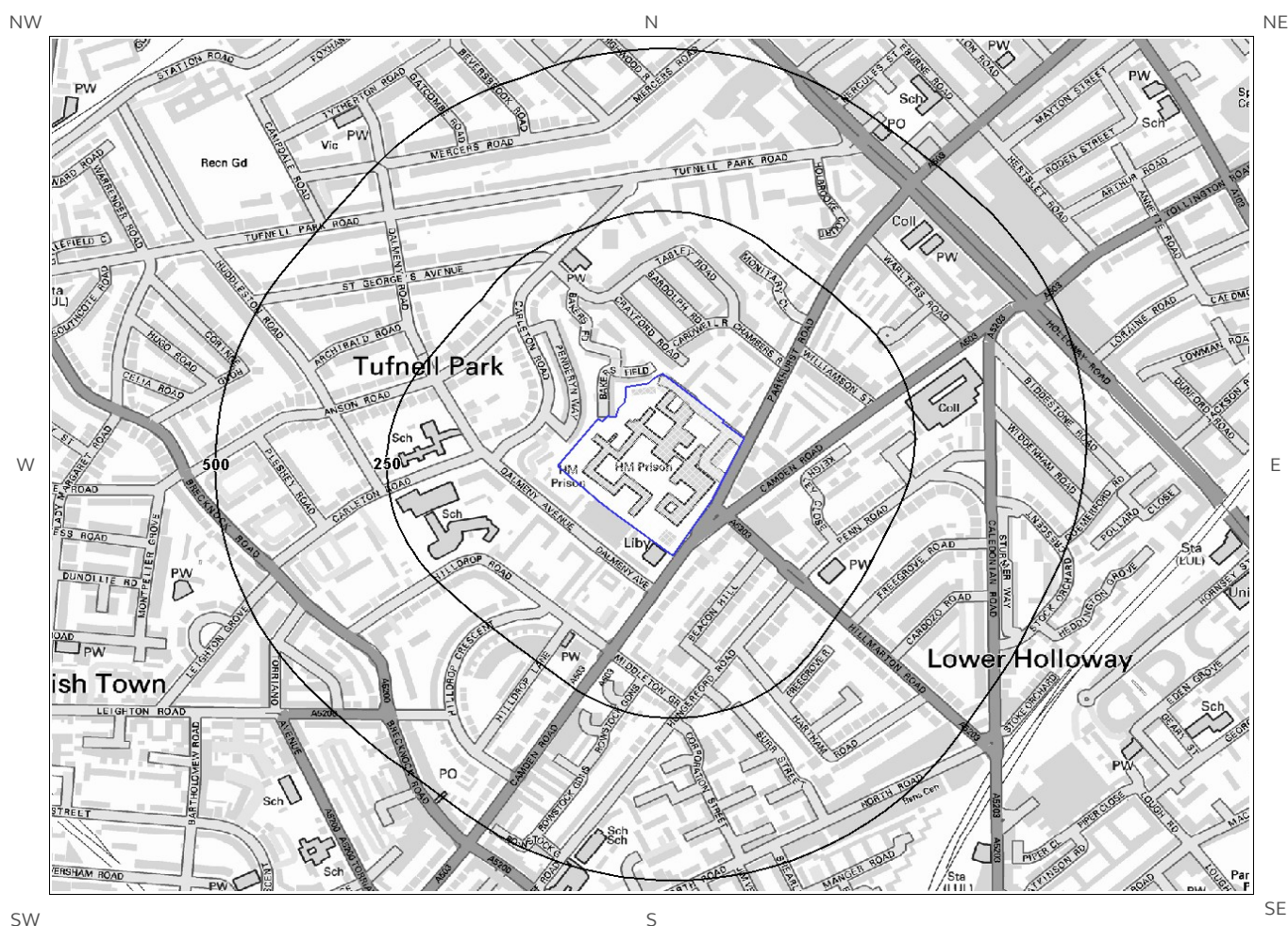
Database searched and no data found.

6.11 Surface Water Features

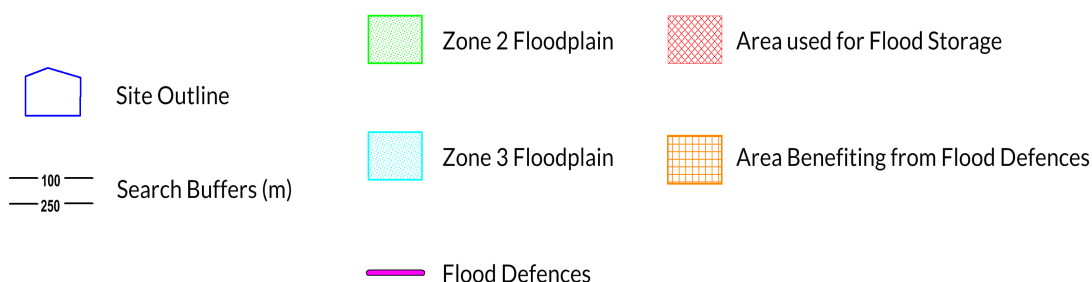
Surface water features within 250m of the study site None identified

Database searched and no data found.

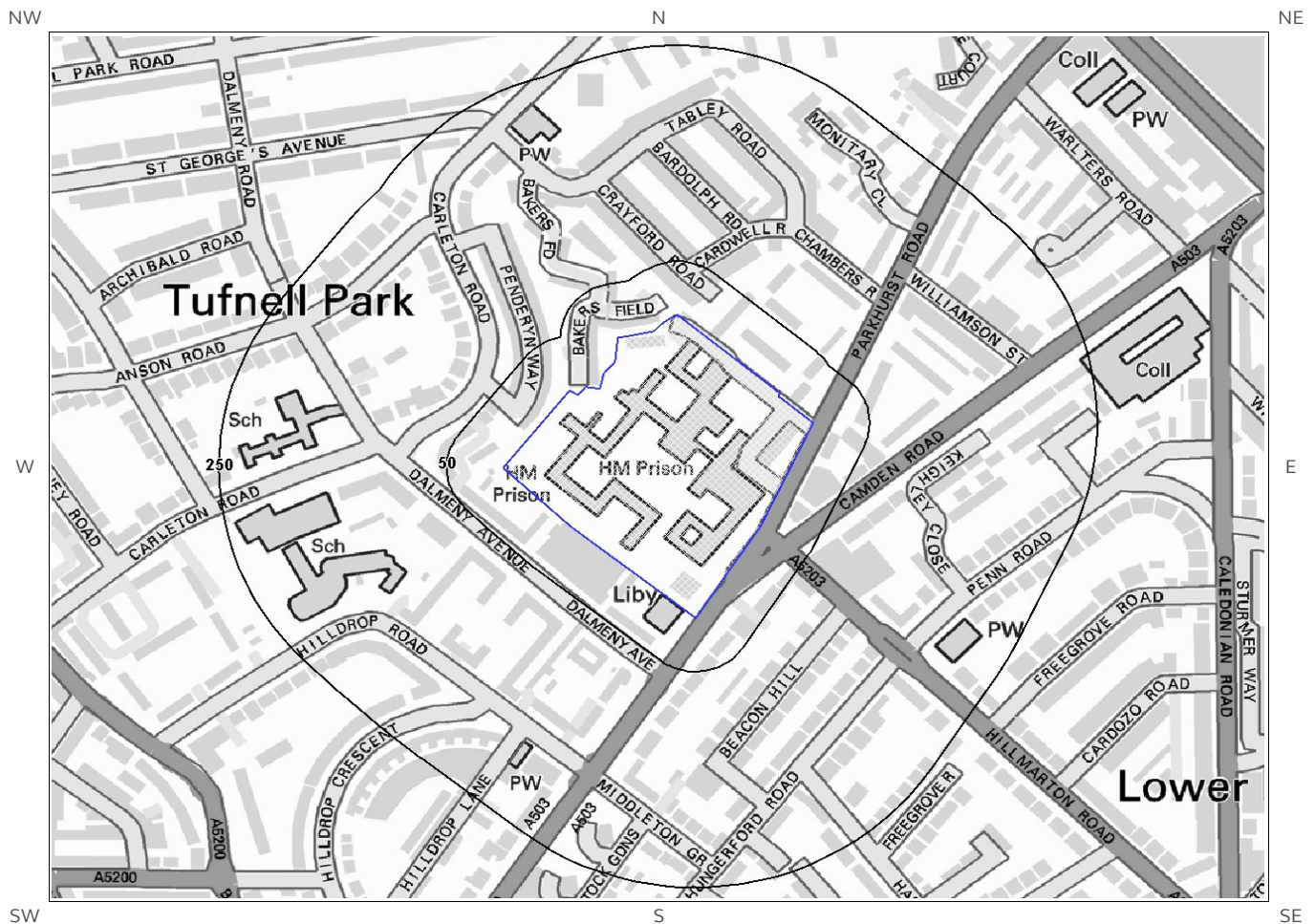
7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)



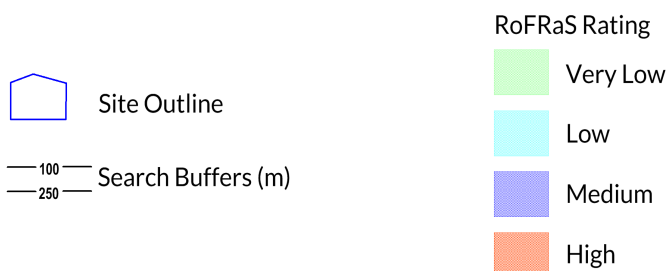
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7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Environment Agency/Natural Resources Wales Zone 2 floodplain within 250m

None identified

Environment Agency/Natural Resources Wales Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

Database searched and no data found.

7.2 River and Coastal Zone 3 Flooding

Environment Agency/Natural Resources Wales Zone 3 floodplain within 250m

None identified

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

Database searched and no data found.

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

Highest risk of flooding onsite

Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.4 Flood Defences

Flood Defences within 250m of the study site

None identified

Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Areas benefiting from Flood Defences within 250m of the study site

None identified

7.6 Areas benefiting from Flood Storage

Areas used for Flood Storage within 250m of the study site

None identified

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site

None identified

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 Highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions

Not Prone

The area is not considered to be prone to groundwater flooding based on rock type.

7.8 Groundwater Flooding Confidence Areas

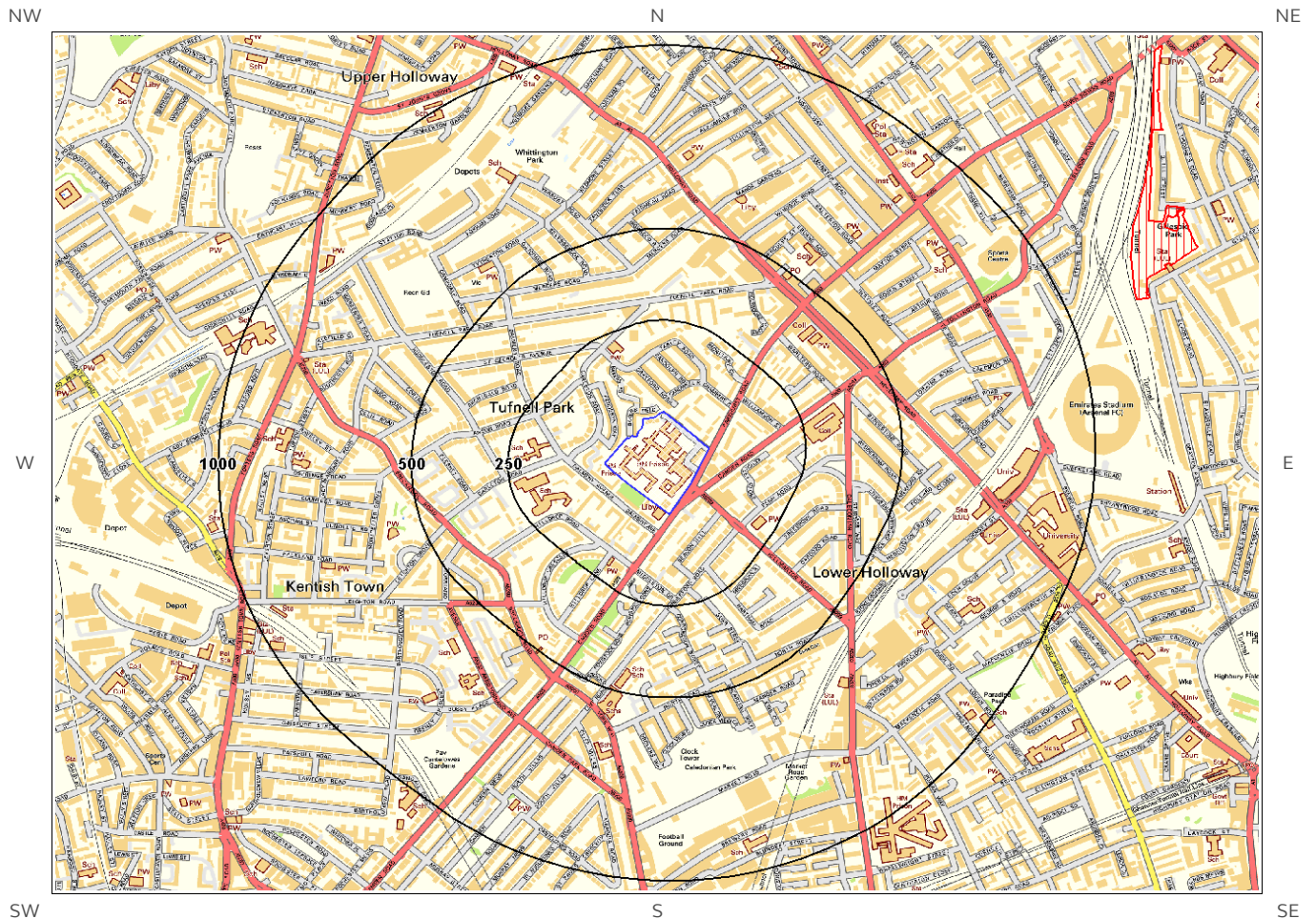
British Geological Survey confidence rating in this result

Not Applicable

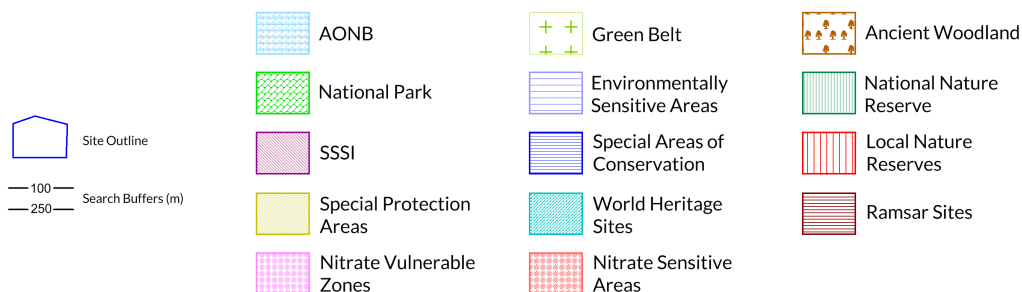
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

Designated Environmentally Sensitive Sites within 2000m of the study site

Identified

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

0

Database searched and no data found.

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Ancient Woodland within 2000m of the study site:

0

Database searched and no data found.

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

3

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
1	1179	E	Gillespie Park	Natural England
Not shown	1391	SE	Barnsbury Wood	Natural England
Not shown	1888	S	Camley Street Nature Park	Natural England

8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

0

Database searched and no data found.

8.14 Records of Green Belt land within 2000m of the study site:

0

Database searched and no data found.

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a **Groundsure Geo Insight**, available from our **website**. The following information has been found:

9.1.1 Shrink Swell

Maximum Shrink-Swell** hazard rating identified on the study site Moderate

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk during droughts or where vegetation with high moisture demands is present.

9.1.2 Landslides

Maximum Landslide* hazard rating identified on the study site Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

9.1.3 Soluble Rocks

Maximum Soluble Rocks* hazard rating identified on the study site Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This indicates an automatically generated 50m buffer and site.

9.1.4 Compressible Ground

Maximum Compressible Ground* hazard rating identified on the study site

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

9.1.5 Collapsible Rocks

Maximum Collapsible Rocks* hazard rating identified on the study site

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

Maximum Running Sand** hazard rating identified on the study site

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

* This indicates an automatically generated 50m buffer and site.

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

The radon data in this report is supplied by the BGS/Public Health England and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supercede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square. As such, the radon atlas is considered indicative, whereas the data given in this report is considered definitive.

9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

Coal mining areas within 75m of the study site

None identified

Database searched and no data found.

10.2 Non-Coal Mining

Non-Coal Mining areas within 50m of the study site boundary

None identified

Database searched and no data found.

10.3 Brine Affected Areas

Brine affected areas within 75m of the study site

None identified

Guidance: No Guidance Required.

Contact Details

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Telephone: 0207 9287888
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**British
Geological Survey**

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Gemapping PLC

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Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England/Natural Resources Wales who retain the Copyright and Intellectual Property Rights for the data.

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<https://www.groundsure.com/terms-and-conditions-feb11-2019>



Waterman Infrastructure & Environment
Limited

Report Reference: WTM1-6291218

PICKFORDS WHARF WATERMAN GROUP,
CLINK STREET,
LONDON, SE1 9DG

Your Reference: WIE16172__REQ99932

Report Date 5 Sep 2019

Report Delivery Email - pdf
Method:

Geo Insight

Address: HMP HOLLOWAY, LONDON, N7 0JP

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Geo Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159 000, queries: info@groundsure.com quoting the above report reference number

Yours faithfully,

Waterman

Enc.
Groundsure Geo Insight

Address: HMP HOLLOWAY, LONDON, N7 0JP
Date: 5 Sep 2019
Reference: WTM1-6291218
Client: Waterman Infrastructure & Environment Limited



Aerial Photograph Capture date: 12-Aug-2016
Grid Reference: 530098,185591
Site Size: 4.1162ha

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Overview of Findings

The Groundsure Geo Insight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 and 1:10,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Non-coal mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and Groundsure's unique database including historical surface ground and underground workings.

For further details on each dataset, please refer to each individual section in the report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Geology 1:10,000 Scale

1.1 Artificial Ground	1.1 Is there any Artificial Ground/ Made Ground present beneath the study site at 1:10,000 scale?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site at 1:10,000 scale?*	No
	1.2.2 Are there any records of landslide within 500m of the study site boundary at 1:10,000 scale?	No
1.3 Bedrock, Solid Geology and linear features	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records of linear features within 500m of the study site boundary at 1:10,000 scale?	No

Section 2: Geology 1:50,000 Scale

2.1 Artificial Ground	2.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	No
	2.1.2 Are there any records relating to permeability of artificial ground within the study site*boundary?	No
2.2 Superficial Geology and Landslips	2.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?*	No
	2.2.2 Are there any records of permeability of superficial ground within 500m of the study site?	No
	2.2.3 Are there any records of landslide within 500m of the study site boundary?	No
	2.2.4 Are there any records relating to permeability of landslips within the study site* boundary?	No

Section 2: Geology 1:50,000 Scale

2.3 Bedrock, Solid Geology and linear features

2.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.

2.3.2 Are there any records relating to permeability of bedrock ground within the study site boundary?

Yes

2.3.3 Are there any records of linear features within 500m of the study site boundary?

No

Section 3: Radon

3. Radon

3.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

3.2 Radon Protection

No radon protective measures are necessary.

Section 4: Ground Workings

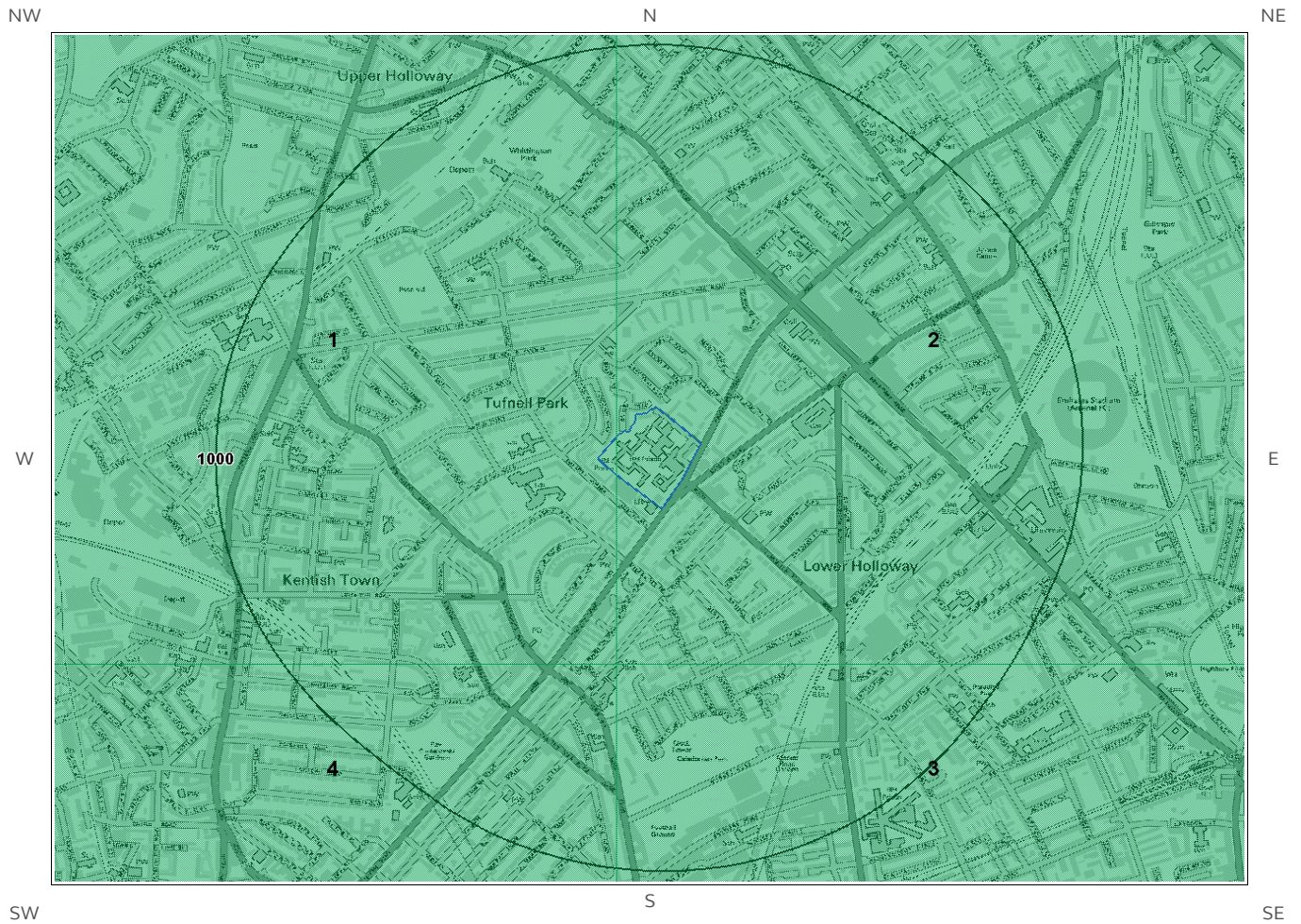
	On-site	0-50m	51-250	251-500	501-1000
4.1 Historical Surface Ground Working Features from Small Scale Mapping	0	0	3	Not Searched	Not Searched
4.2 Historical Underground Workings from Small Scale Mapping	0	0	0	0	19
4.3 Current Ground Workings	0	0	0	0	0

Section 5: Mining, Extraction & Natural Cavities

	On-site	0-50m	51-250	251-500	501-1000
5.1 Historical Mining	0	0	0	0	0
5.2 Coal Mining	0	0	0	0	0
5.3 Johnson Poole and Bloomer Mining Area	1	0	0	2	3
5.4 Non-Coal Mining*	0	0	0	0	0
5.5 Non-Coal Mining Cavities	0	0	0	0	0
5.5 Natural Cavities	0	0	0	0	0

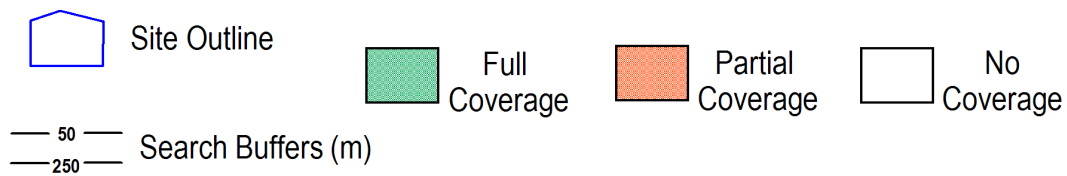
Section 5: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
5.6 Brine Extraction	0	0	0	0	0
5.7 Gypsum Extraction	0	0	0	0	0
5.8 Cornwall and Devon Metalliferous Mining	0	0	0	0	0
5.9 Clay Mining	0	0	0	0	0
Section 6: Natural Ground Subsidence	On-site				
6.1 Shrink-Swell Clay	Moderate				
6.2 Landslides	Very Low				
6.3 Ground Dissolution of Soluble Rocks	Negligible				
6.4 Compressible Deposits	Negligible				
6.5 Collapsible Deposits	Very Low				
6.5 Running Sand	Very Low				
Section 7: Borehole Records	On-site	0-50m	51-250		
7 BGS Recorded Boreholes	1	4	18		
Section 8: Estimated Background Soil Chemistry	On-site	0-50m	51-250		
8 Records of Background Soil Chemistry	4	2	0		
Section 9: Railways and Tunnels	On-site	0-50m	51-250	250-500	
9.1 Tunnels	0	0	0	Not Searched	
9.2 Historical Railway and Tunnel Features	0	0	0	Not Searched	
9.3 Historical Railways	0	0	0	Not Searched	
9.4 Active Railways	0	0	0	Not Searched	
9.5 Railway Projects	0	0	0	0	

1:10,000 Scale Availability



1_10,000 Availability Legend

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Availability of 1:10,000 Scale Geology Mapping

The following information represents the availability of the key components of the 1:10,000 scale geological data.

ID	Distance	Artificial Coverage	Superficial Coverage	Bedrock Coverage	Mass Movement Coverage
1	0.0	Some deposits are mapped	Full	Full	No coverage
2	0.0	Some deposits are mapped	Full	Full	No coverage
3	428.0	Some deposits are mapped	Full	Full	No coverage
4	444.0	Some deposits are mapped	Full	Full	No coverage

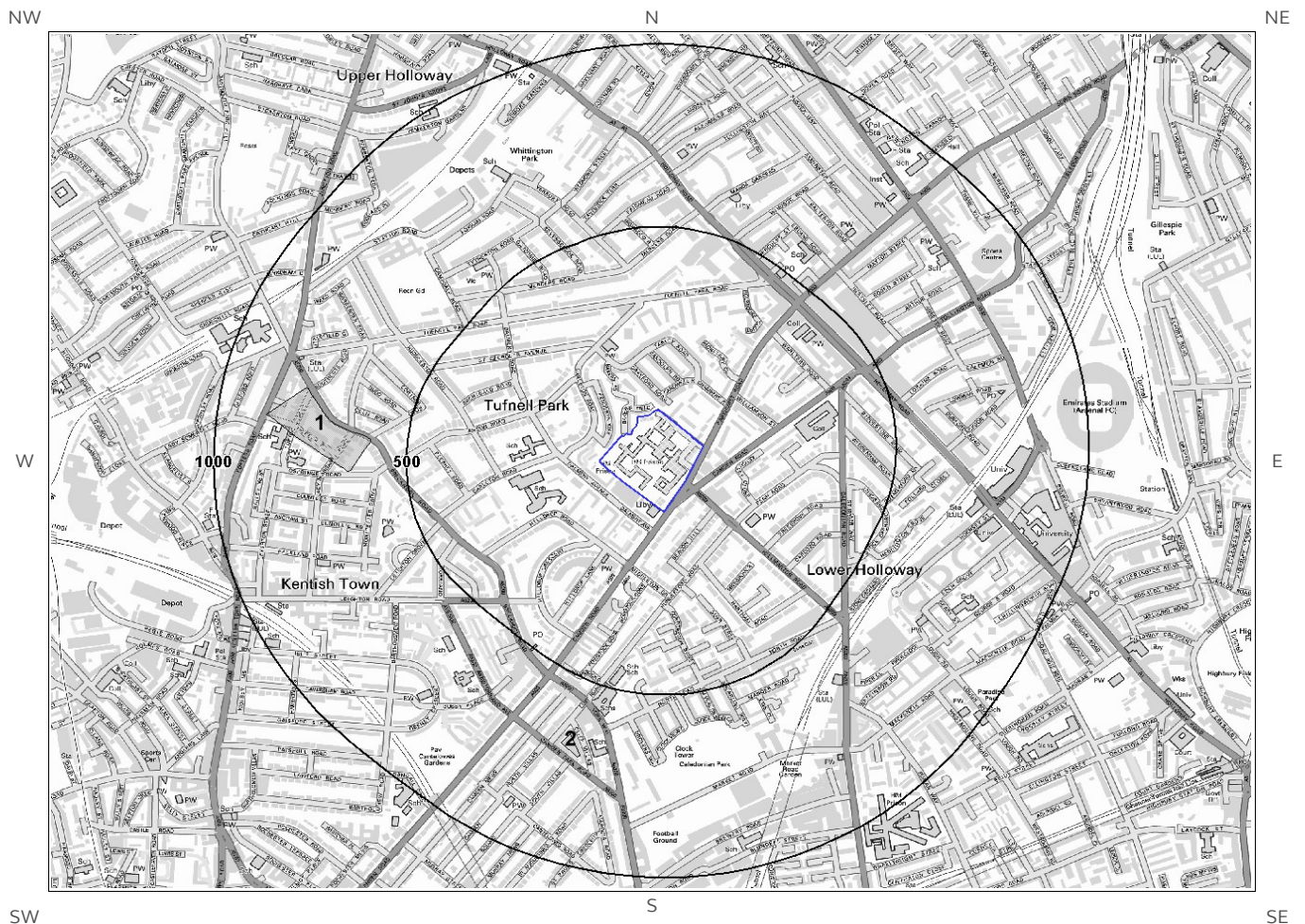
Guidance: The 1:10,000 scale geological interpretation is the most detailed generally available from BGS and is the scale at which most geological surveying is carried out in the field. The database is presented as four types of geology (artificial, mass movement, superficial and bedrock), although not all themes are mapped or available on every map sheet. Therefore a coverage layer showing the availability of the four themes is presented above.

The definitions of coverage are as follows:

Geology	Full Coverage	Partial Coverage	No Coverage
Bedrock	The whole tile has been mapped	Some but not all the tile has been mapped	No coverage
Superficial	The whole tile has been mapped	Some but not all of the tile has been mapped	No coverage
Artificial	Some deposits are mapped on this tile	-	No deposits are mapped
Mass Movement	Some deposits are mapped on this tile	-	No coverage

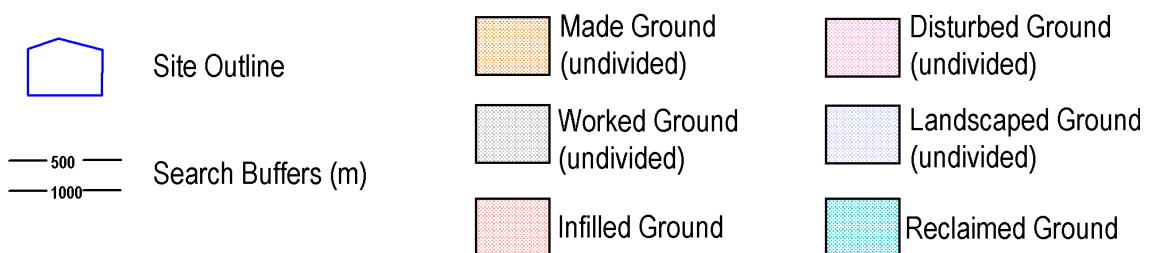
1 Geology (1:10,000 scale).

1.1 Artificial Ground map (1:10,000 scale)



Artificial Ground Legend

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1. Geology 1:10,000 scale

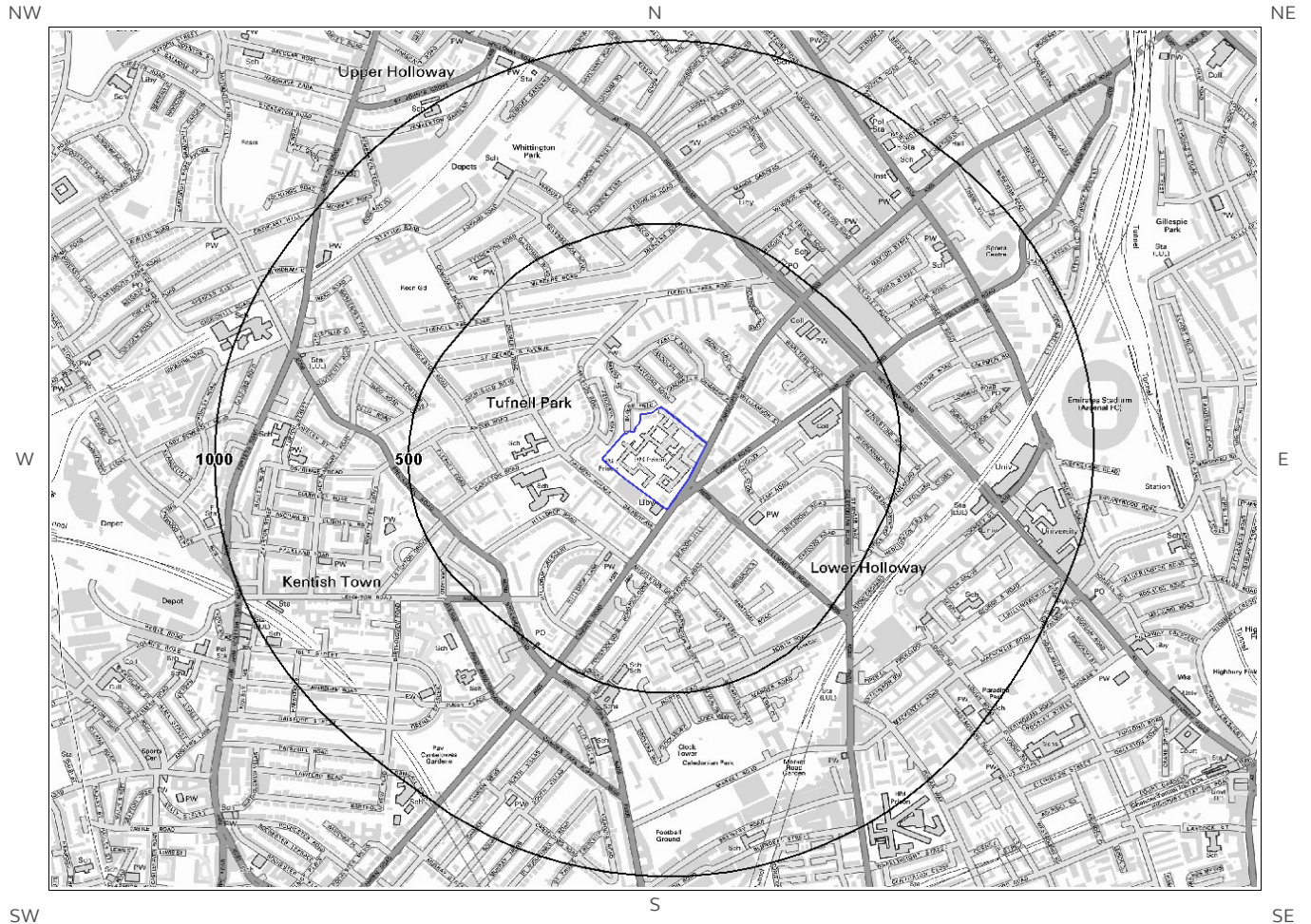
1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping.

Are there any records of Artificial/ Made Ground within 500m of the study site boundary at 1:10,000 scale? No

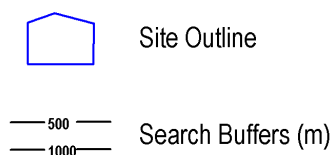
Database searched and no data found.

1.2 Superficial Deposits and Landslips map (1:10,000 scale)



Artificial Ground Legend

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1.2 Superficial Deposits and Landslips

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping

1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary at 1:10,000 scale? No

Database searched and no data found.

1.2.2 Landslip

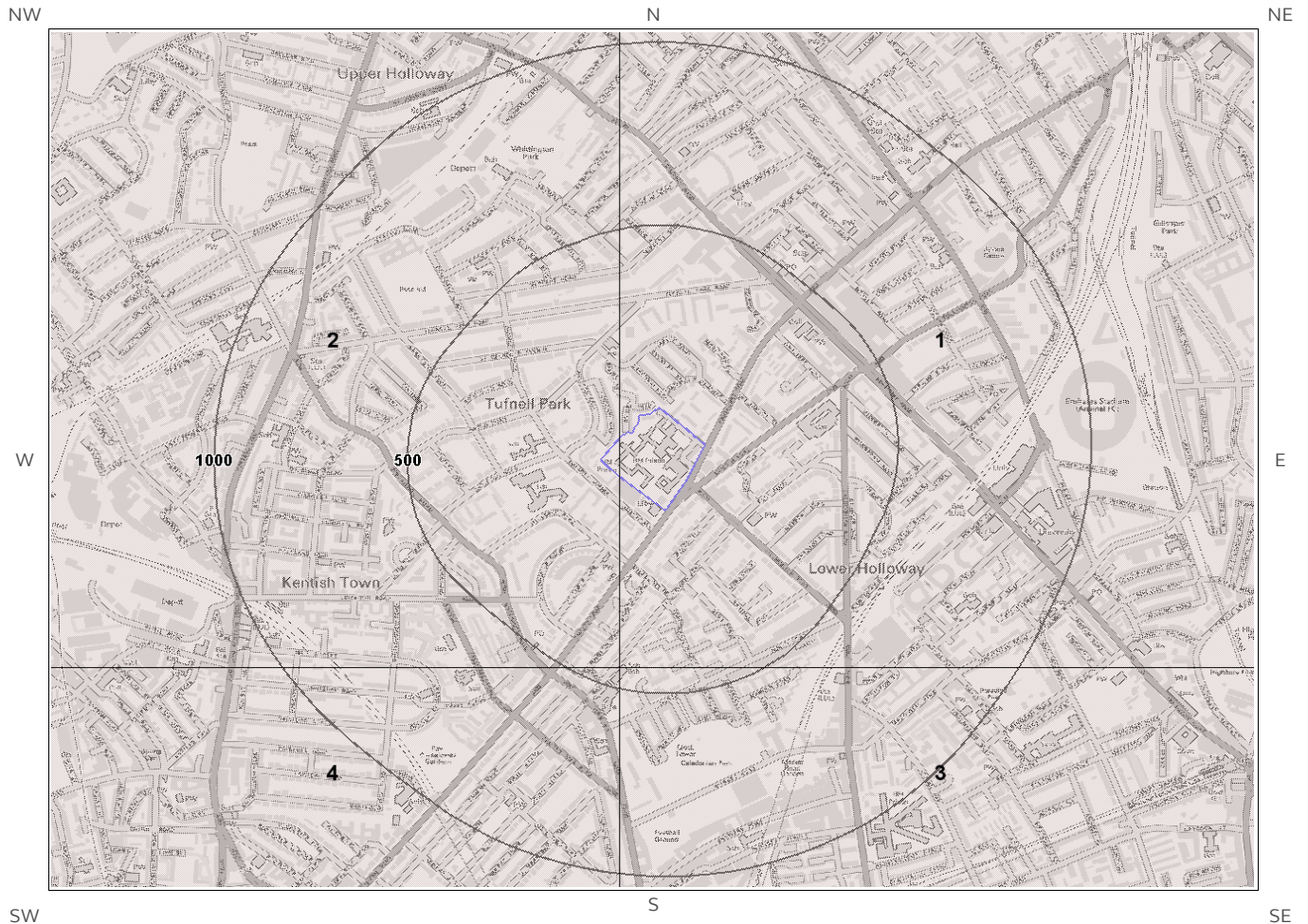
Are there any records of Landslip within 500m of the study site boundary at 1:10,000 scale? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:10,000 scale

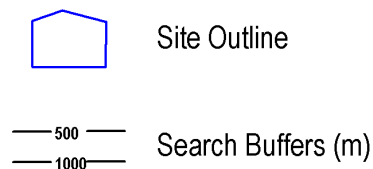
This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

1.3 Bedrock and linear features map (1:10,000 scale)



Bedrock and linear features Legend

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1.3 Bedrock and linear features

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping.

1.3.1 Bedrock/ Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary at 1:10,000 scale.

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	LC-CLAY	London Clay Formation - Clay	Eocene Epoch
2	0.0	On Site	LC-CLAY	London Clay Formation - Clay	Eocene Epoch
3	428.0	S	LC-CLAY	London Clay Formation - Clay	Eocene Epoch
4	444.0	S	LC-CLAY	London Clay Formation - Clay	Eocene Epoch

1.3.2 Linear features

Are there any records of linear features within 500m of the study site boundary at 1:10,000 scale? No

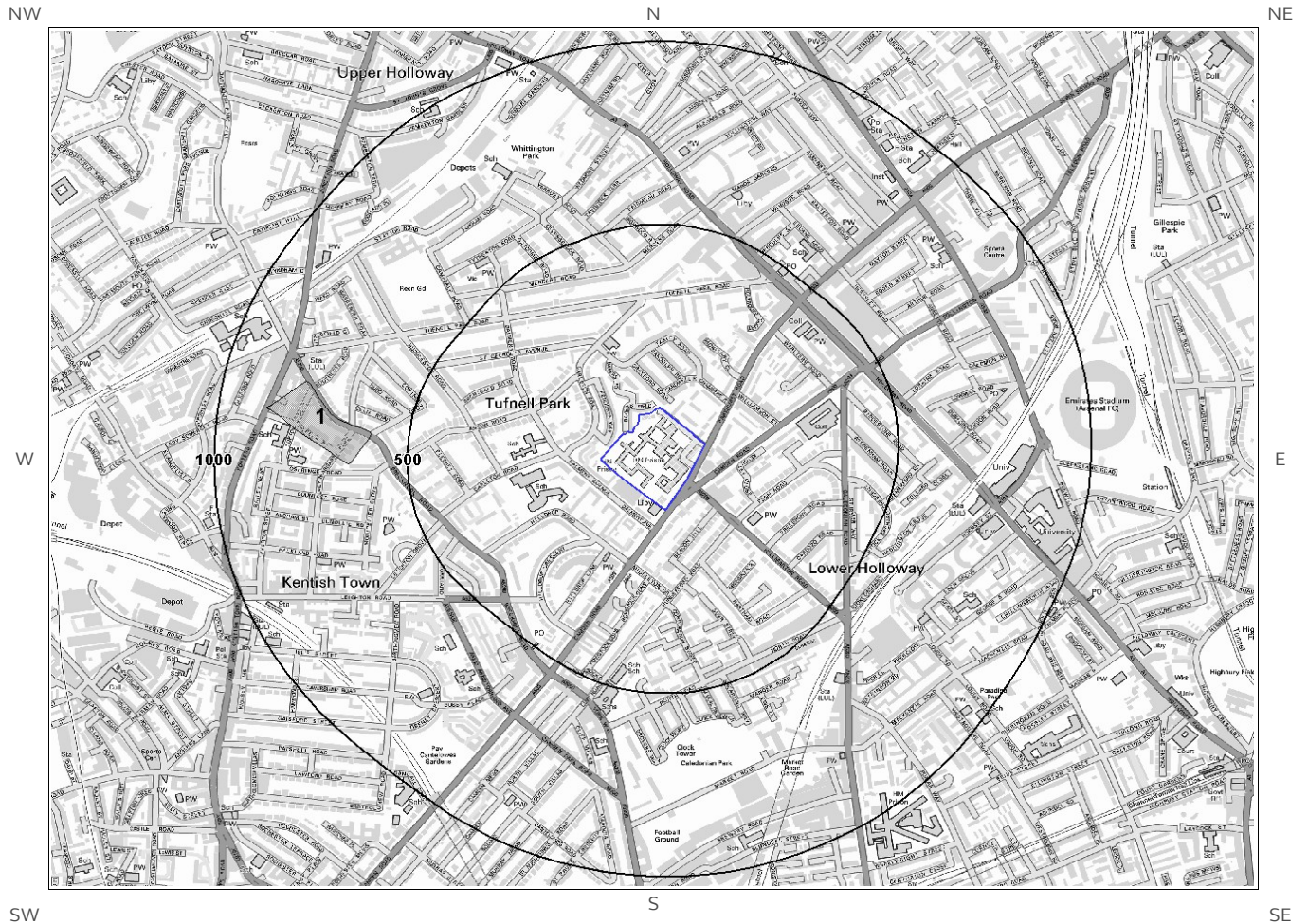
Database searched and no data found at this scale.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of great Britain at 1:10,000 scale.

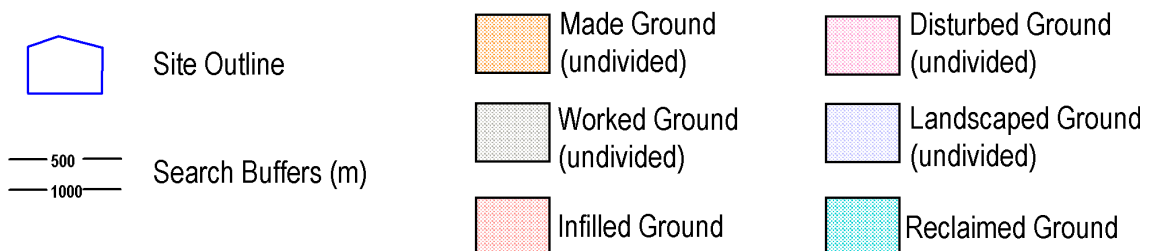
This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

2 Geology 1:50,000 Scale

2.1 Artificial Ground map



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2. Geology 1:50,000 scale

2.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No: 256

2.1.1 Artificial/ Made Ground

Are there any records of Artificial/ Made Ground within 500m of the study site boundary? No

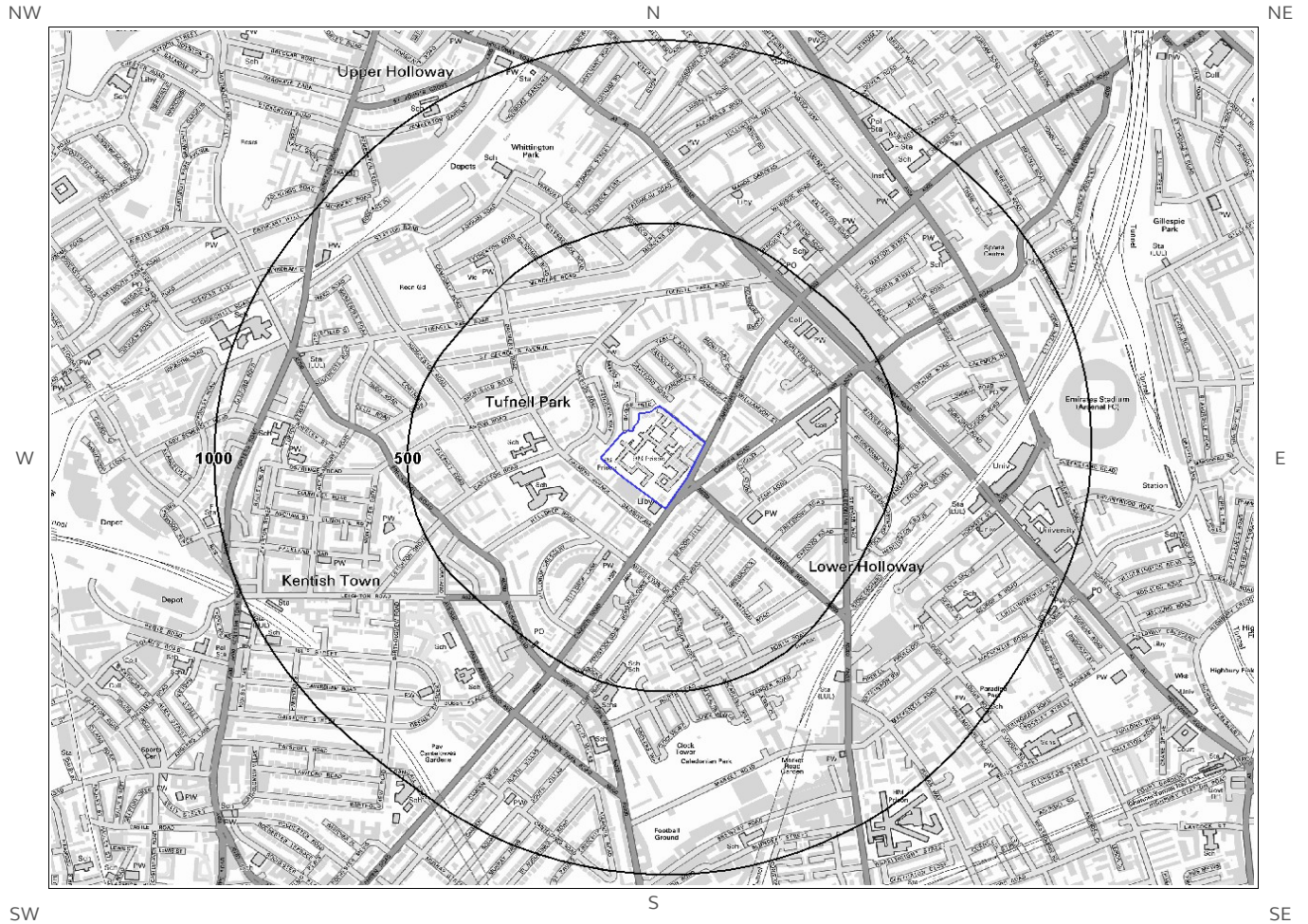
Database searched and no data found.

2.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site boundary? No

Database searched and no data found.

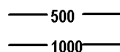
2.2 Superficial Deposits and Landslips map (1:50,000 scale)



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Site Outline



Search Buffers (m)

2.2 Superficial Deposits and Landslips

2.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary? No

Database searched and no data found.

2.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site boundary? No

Database searched and no data found.

2.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

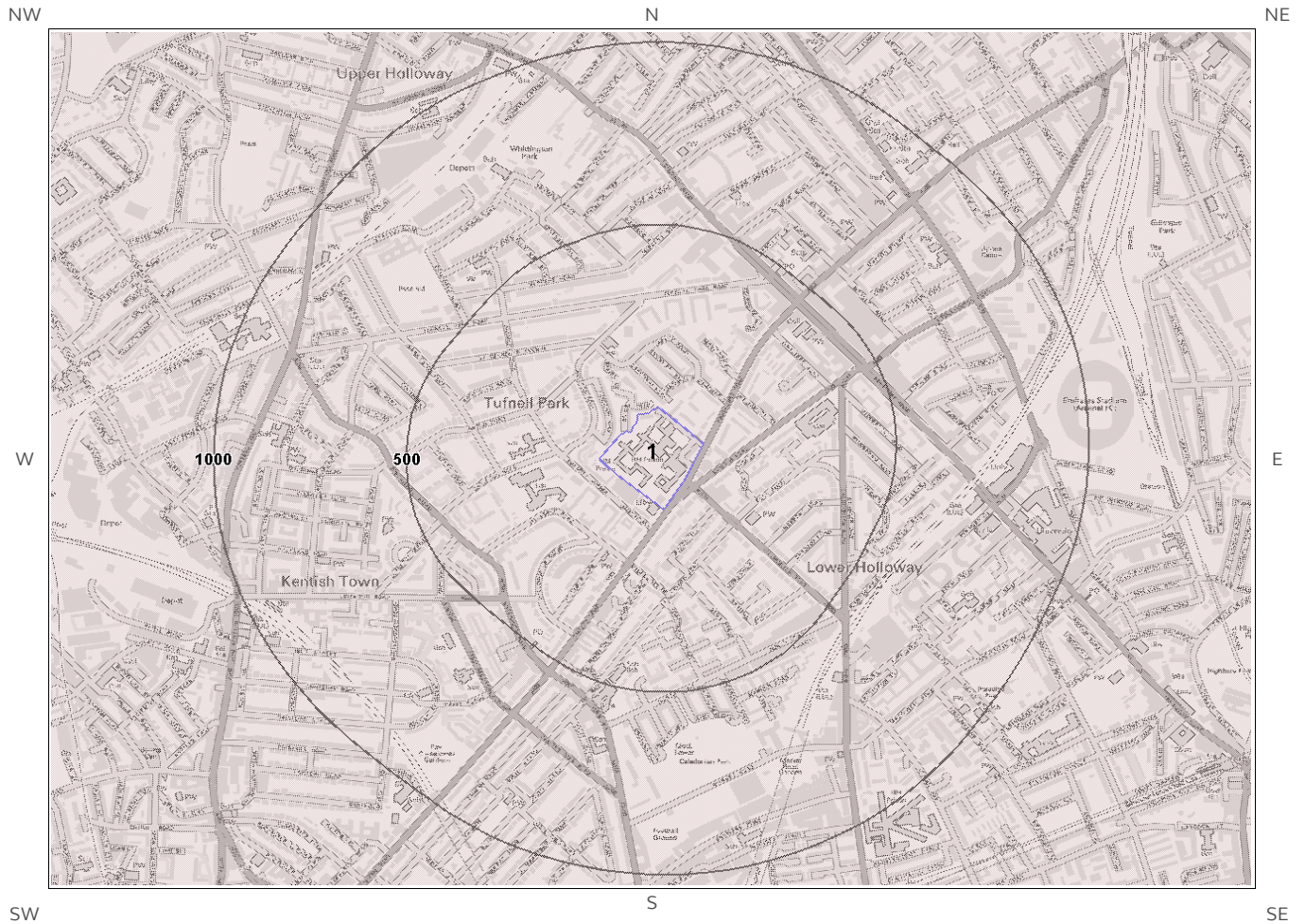
This Geology shows the main components as discrete layers, there are: Artificial/ Made Ground, Superficial/ Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

2.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site boundary? No

Database searched and no data found.

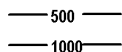
2.3 Bedrock and linear features map (1:50,000 scale)



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Site Outline



Search Buffers (m)

2.3 Bedrock, Solid Geology & linear features

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No: 256

2.3.1 Bedrock/Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary:

ID	Distance	Direction	LEX Code	Rock Description	Rock Age
1	0.0	On Site	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN

2.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site boundary? Yes

Distance	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	Moderate	Very Low
0.0	On Site	Mixed	Moderate	Very Low

2.3.3 Linear features

Are there any records of linear features within 500m of the study site boundary? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/Solid Geology and linear features such as faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nation wide coverage.

3 Radon Data

3.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

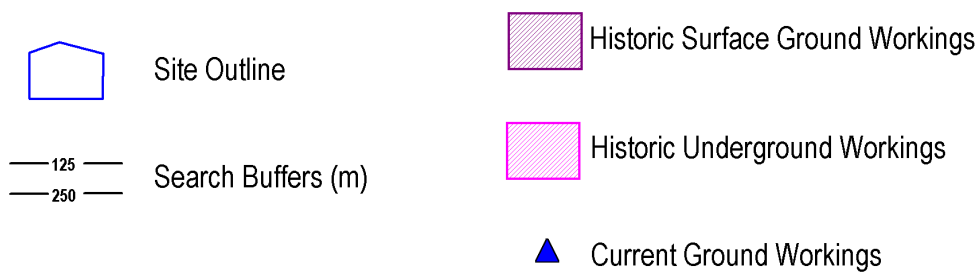
The radon data in this report is supplied by the BGS/Public Health England and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supercede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square. As such, the radon atlas is considered indicative, whereas the data given in this report is considered definitive.

3.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

[illegible]

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4 Ground Workings

4.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on Groundsure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? Yes

ID	Distance (m)	Direction	NGR	Use	Date
1A	78.0	NW	529972 185785	Unspecified Heap	1894
2A	92.0	NW	529968 185792	Unspecified Heap	1949
3	240.0	NE	530245 185920	Pond	1869

4.2 Historical Underground Working Features derived from Historical Mapping

This data is derived from the Groundsure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? Yes

The following Historical Underground Working Features are provided by Groundsure:

ID	Distance (m)	Direction	NGR	Use	Date
Not shown	679.0	SE	530390 184573	Railway Tunnel	1971
Not shown	679.0	SE	530390 184573	Railway Tunnel	1940
Not shown	679.0	SE	530390 184573	Railway Tunnel	1994
Not shown	679.0	SE	530390 184573	Railway Tunnel	1976
Not shown	679.0	SE	530390 184573	Railway Tunnel	1966
Not shown	679.0	SE	530390 184573	Railway Tunnel	1957
Not shown	686.0	SE	530419 184667	Tunnel	1914
Not shown	686.0	SE	530419 184667	Tunnel	1938
Not shown	687.0	SE	530397 184580	Tunnel	1873

ID	Distance (m)	Direction	NGR	Use	Date
Not shown	687.0	SE	530397 184580	Tunnel	1873
Not shown	961.0	SW	529582 184534	Tunnel	1957
Not shown	961.0	SW	529582 184534	Tunnel	1940
Not shown	961.0	SW	529602 184492	Tunnel	1968
Not shown	961.0	SW	529602 184492	Tunnel	1989
Not shown	961.0	SW	529602 184492	Tunnel	1973
Not shown	966.0	SW	529576 184558	Tunnel	1914
Not shown	966.0	SW	529576 184558	Tunnel	1938
Not shown	979.0	SW	529574 184527	Tunnel	1873
Not shown	979.0	SW	529574 184527	Tunnel	1873

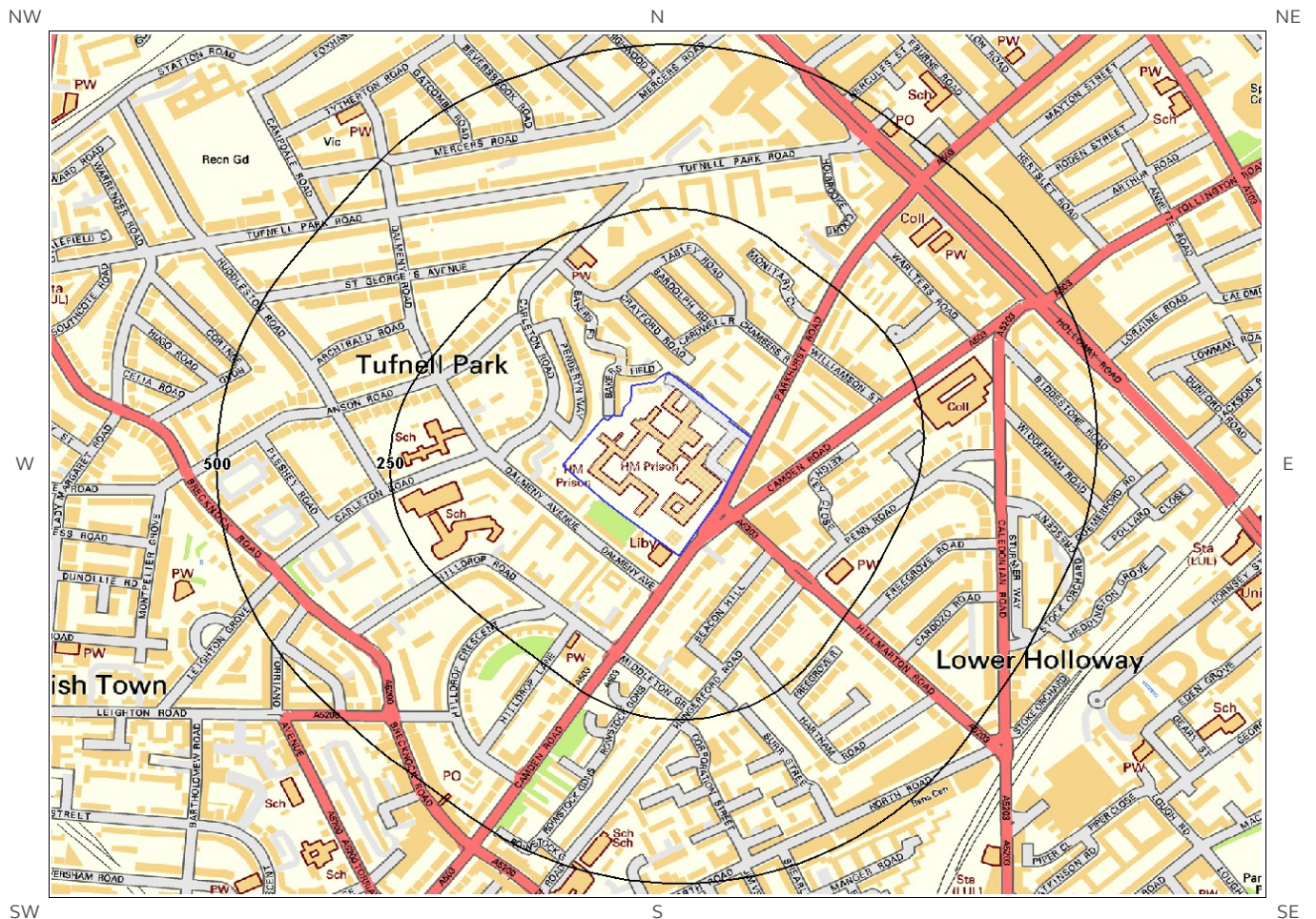
4.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

Are there any BGS Current Ground Workings within 1000m of the study site boundary? No

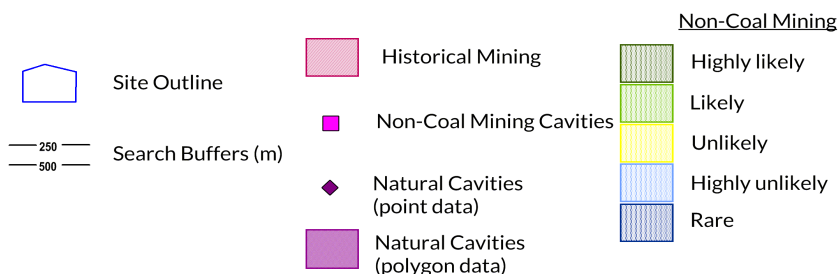
Database searched and no data found.

5 Mining, Extraction & Natural Cavities map



Mining, Extraction and Natural Cavities Legend

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5 Mining, Extraction & Natural Cavities

5.1 Historical Mining

This dataset is derived from Groundsure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

5.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

5.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary? Yes

The following information provided by JPB is not represented on mapping: Whilst outside of an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property. Further details and a quote for services can be obtained by emailing this report to enquiries.gs@jpb.co.uk.

5.4 Non-Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

5.5 Non-Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled "Review of mining instability in Great Britain, 1990" PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? No

Database searched and no data found.

5.6 Natural Cavities

This dataset provides information based on the Peter Brett Associates natural cavities database. The dataset is made up of points and polygons. Where polygons are used these represent an area in which it is expected the cavities could be found. It does not indicate that cavities are present everywhere within the polygon, and caution should be used in the interpretation of this data.

Are there any Natural Cavities within 1000m of the study site boundary? No

Database searched and no data found.

5.7 Brine Extraction

This data provides information from the Cheshire Brine Subsidence Compensation Board.

Are there any Brine Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

5.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

5.9 Cornwall and Devon Metalliferous Mining

This dataset provides information on metalliferous mining areas in Cornwall/Devon and is derived from records held by Mining Searches UK.

Are there any Cornwall and Devon Metalliferous Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

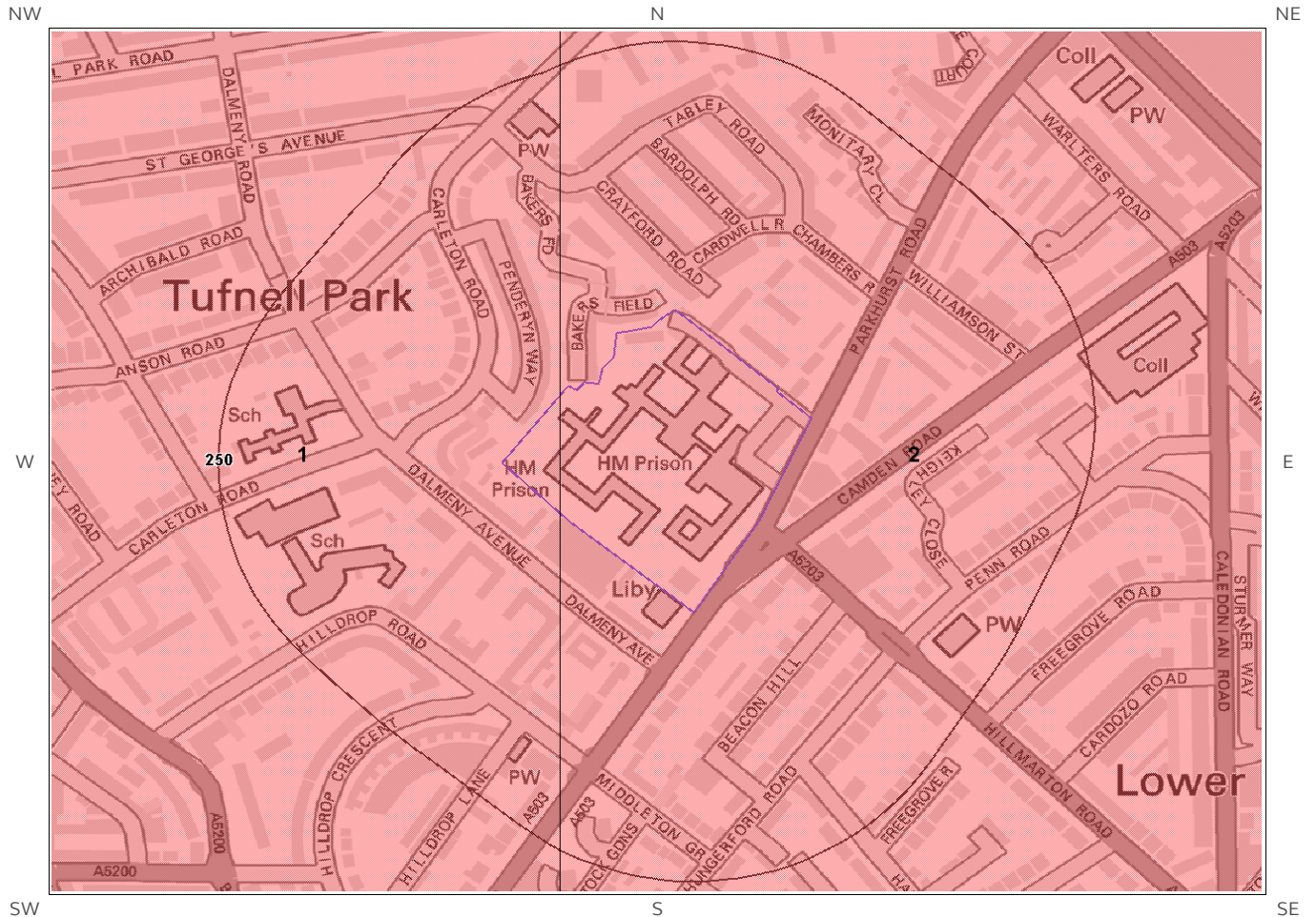
Are there any Clay Mining areas within 1000m of the study site boundary?

No

Database searched and no data found.

6 Natural Ground Subsidence

6.1 Shrink-Swell Clay map

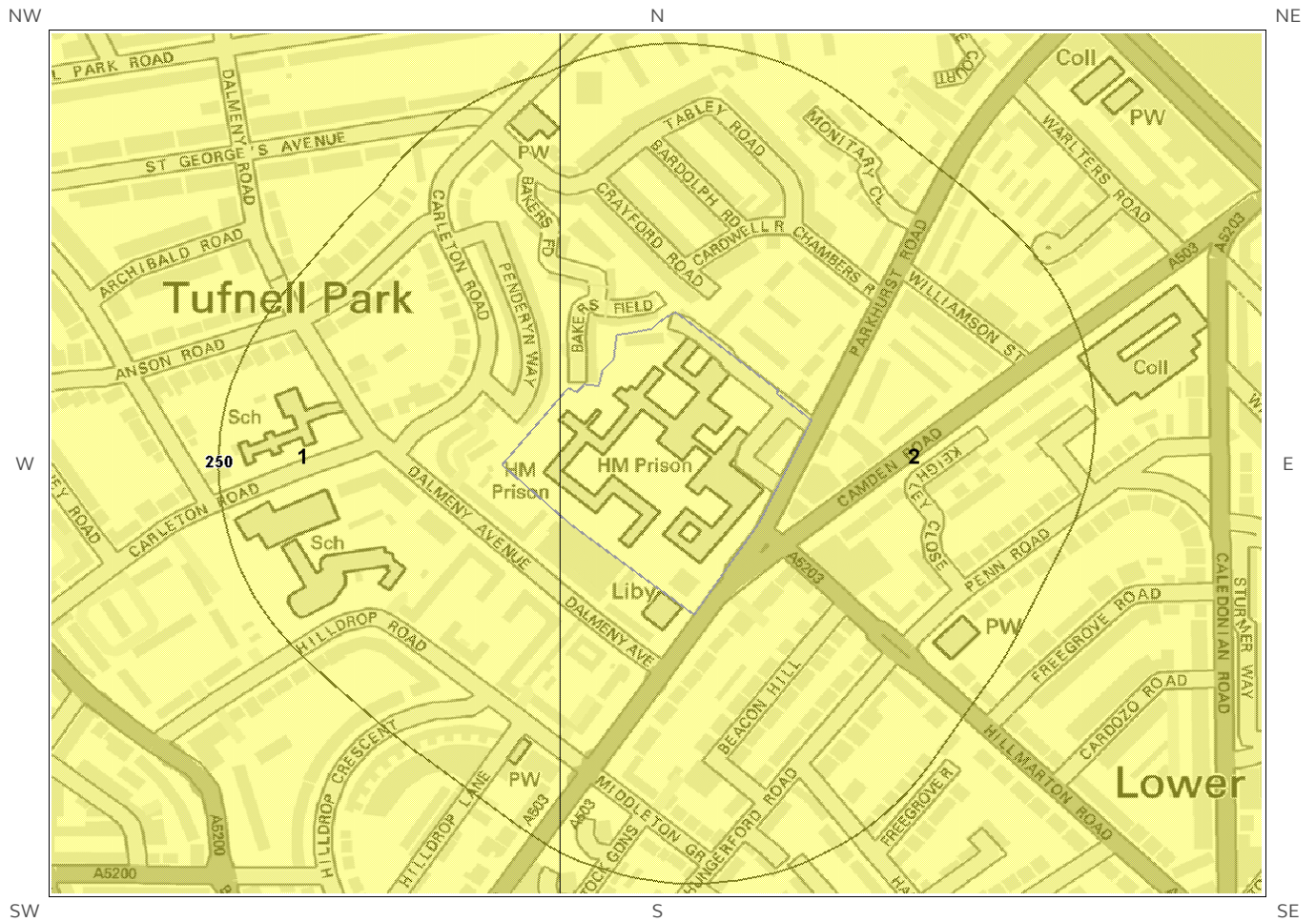


Shrink Swell Clay Legend

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6.2 Landslides map

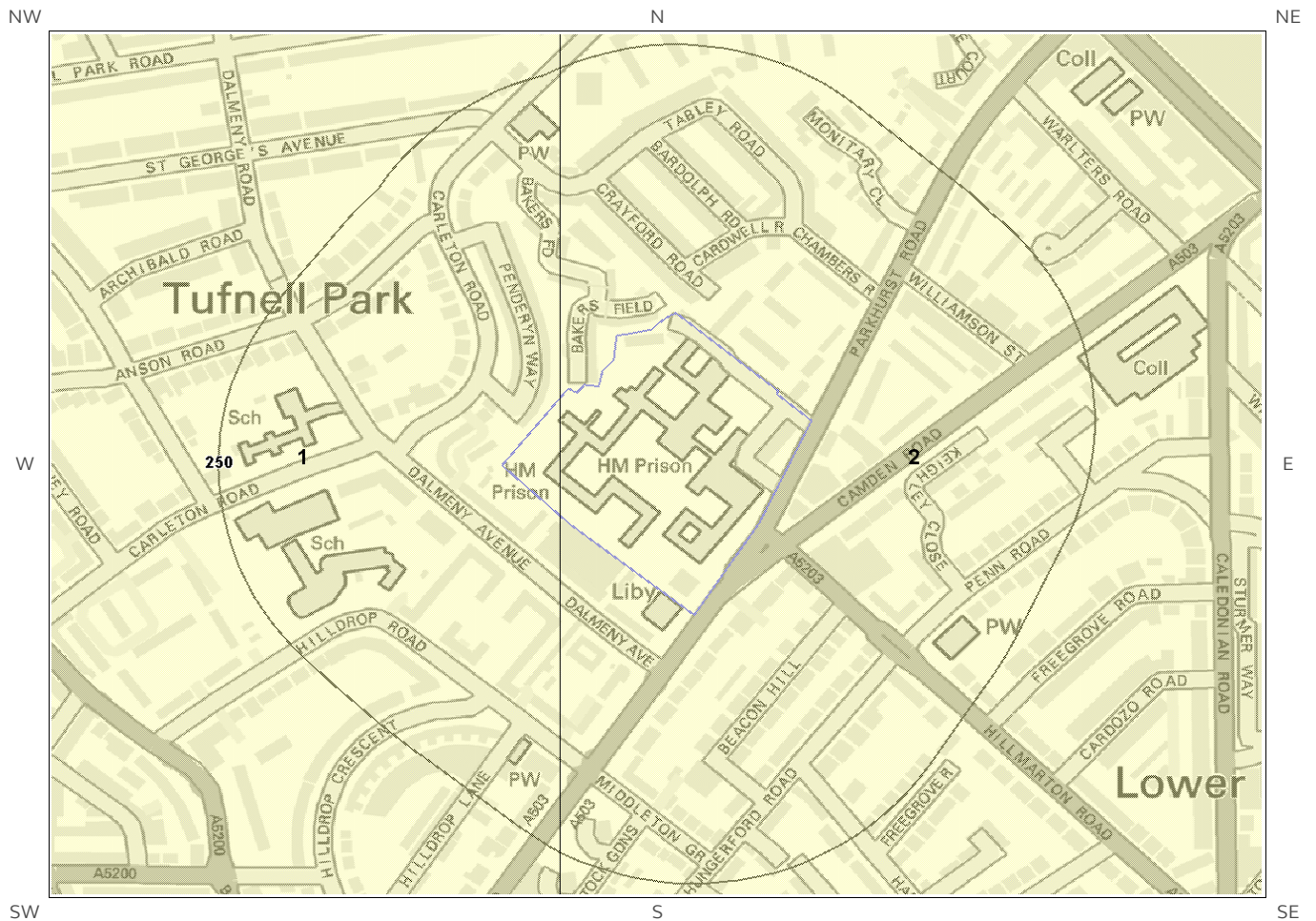


Landslides Legend

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6.3 Ground Dissolution of Soluble Rocks map

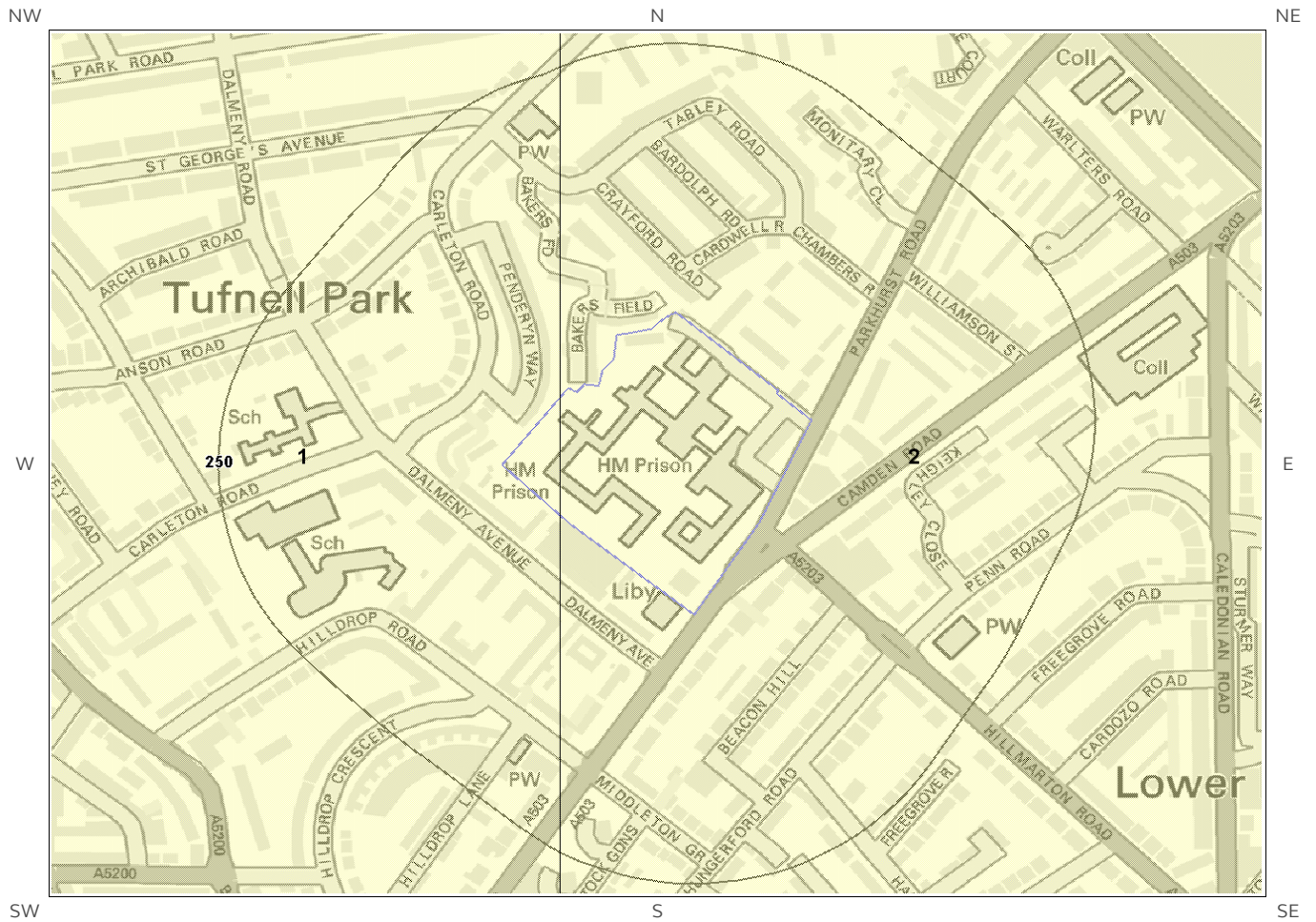


Ground Dissolution
Soluble Rocks Legend

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6.4 Compressible Deposits map

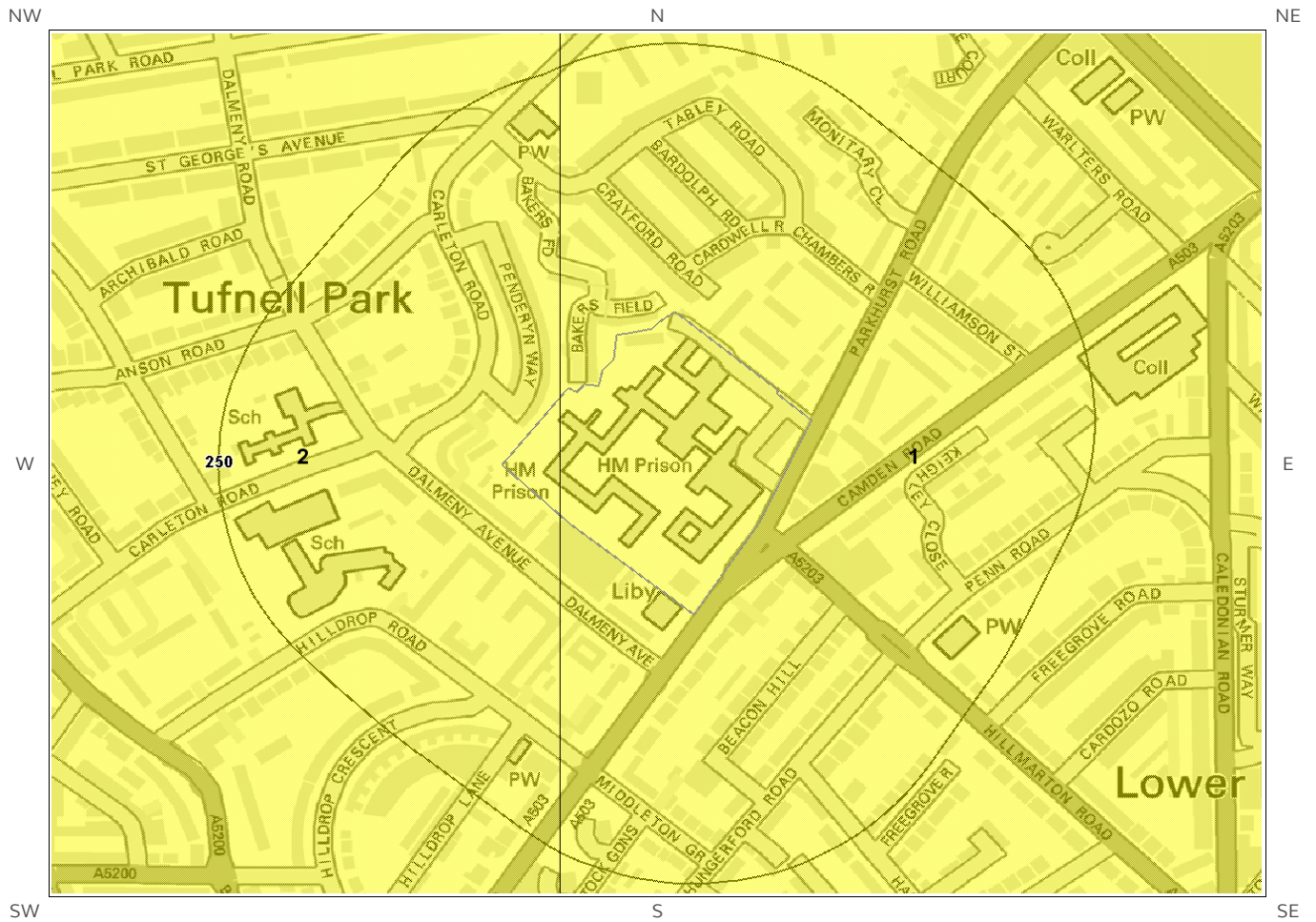


Compressible Deposits Legend

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6.5 Collapsible Deposits map

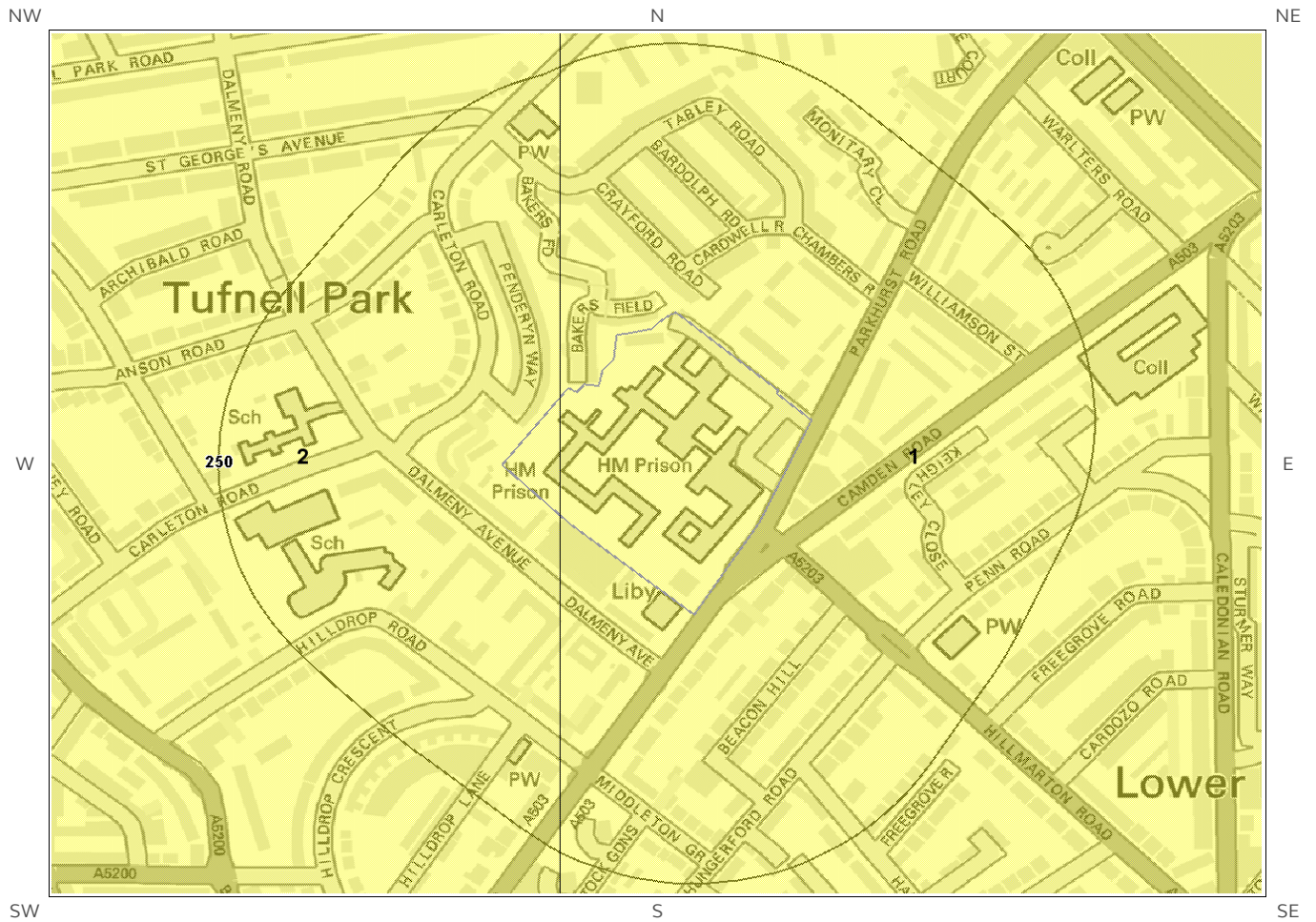


Collapsible Deposits Legend

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6.6 Running Sand map



Running Sand Legend

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6 Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site* boundary? **Moderate**

6.1 Shrink-Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Moderate	Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk during droughts or where vegetation with high moisture demands is present.
2	0.0	On Site	Moderate	Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk during droughts or where vegetation with high moisture demands is present.

* This includes an automatically generated 50m buffer zone around the site

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.
2	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

6.3 Ground Dissolution of Soluble Rocks

The following Ground Dissolution information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.
2	0.0	On Site	Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

6.4 Compressible Deposits

The following Compressible Deposits information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.
2	0.0	On Site	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

The following Collapsible Rocks information provided by the British Geological Survey:

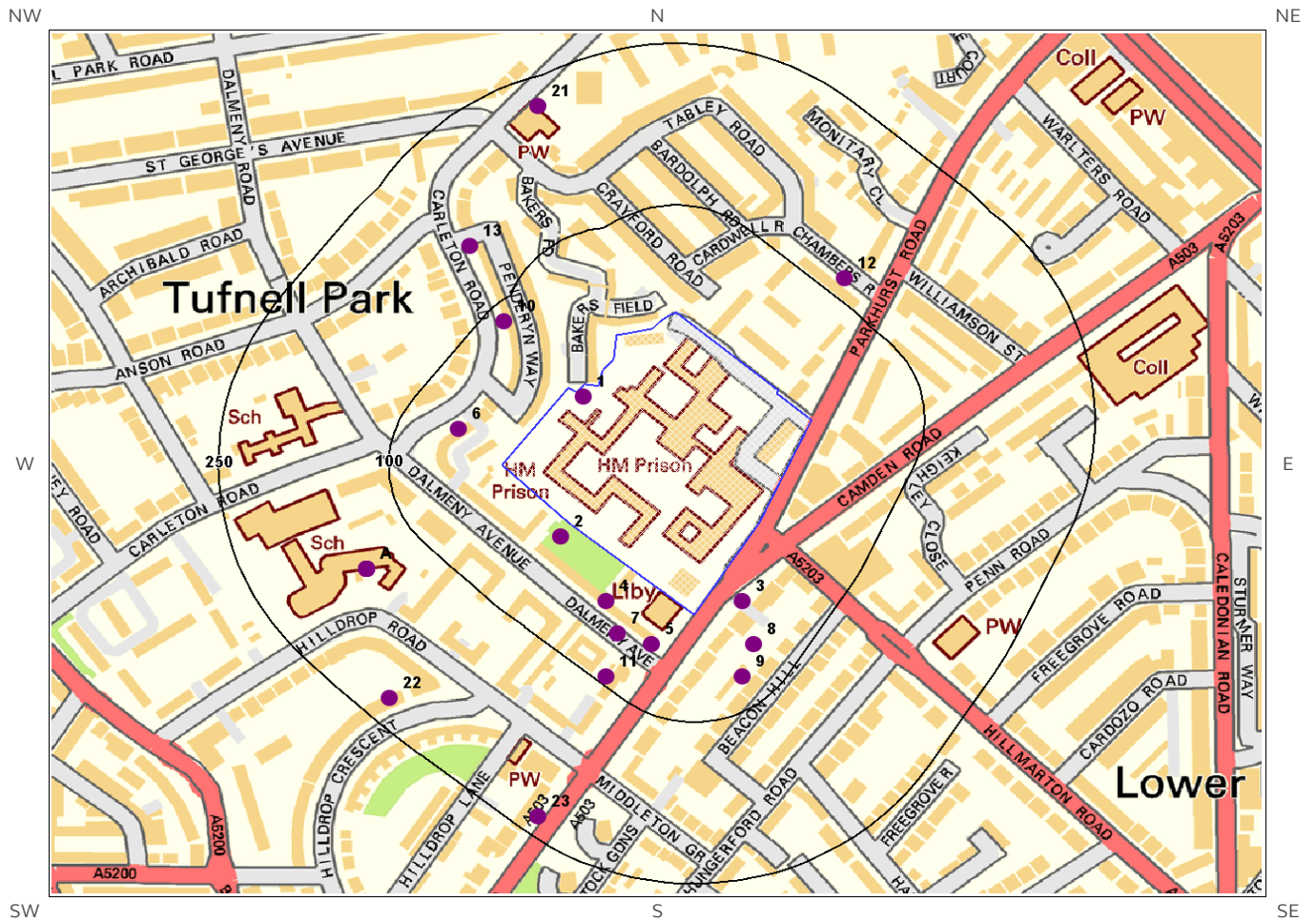
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.
2	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

6.6 Running Sands

The following Running Sands information provided by the British Geological Survey:

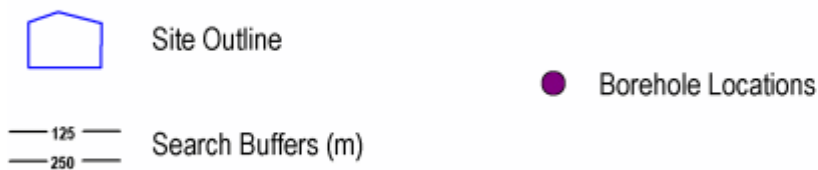
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.
2	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

7 Borehole Records map



Borehole Records Legend

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7 Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

23

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1	0.0	On Site	530020 185630	TQ38NW5	97.23	CITY PRISON HOLLOWAY
2	15.0	SW	530000 185500	TQ38NW123	53.34	MET WATER BOARD ISLINGTON B33
3	28.0	SE	530160 185440	TQ38NW483	12.19	CAMDEN ROAD 1
4	38.0	SW	530040 185440	TQ38NW285	12.19	HILLDROP ESTATE NO.2 EXTN ISLINGTON BH3
5	46.0	SW	530080 185400	TQ38NW284	12.19	HILLDROP ESTATE NO.2 EXTN ISLINGTON BH2
6	51.0	NW	529910 185600	TQ28NE132	18.29	CARLETON ROAD- TUFNELL PARK BH1
7	56.0	SW	530050 185410	TQ38NW283	12.19	HILLDROP ESTATE NO.2 EXTN ISLINGTON BH1
8	59.0	SE	530170 185400	TQ38NW484	18.29	CAMDEN ROAD 2
9	72.0	SE	530160 185370	TQ38NW485	12.19	CAMDEN ROAD 3
10	84.0	NW	529950 185700	TQ28NE133	18.47	CARLETON ROAD- TUFNELL PARK BH2
11	94.0	SW	530040 185370	TQ38NW297	3.04	HILLDROP ESTATE TH.A- D
12	117.0	NE	530250 185740	TQ38NW124	37	MET WATER BOARD ISLINGTON B34
13	153.0	NW	529920 185770	TQ28NE134	18.29	CARLETON ROAD- TUFNELL PARK BH3
14A	154.0	SW	529830 185470	TQ28NE30/G	4.57	HOLLOWAY COMP SCHOOL ISLINGTON
15A	154.0	SW	529830 185470	TQ28NE30/F	6.09	HOLLOWAY COMP SCHOOL ISLINGTON
16A	154.0	SW	529830 185470	TQ28NE30/D	6.09	HOLLOWAY COMP SCHOOL ISLINGTON
17A	154.0	SW	529830 185470	TQ28NE30/B	6.09	HOLLOWAY COMP SCHOOL ISLINGTON
18A	154.0	SW	529830 185470	TQ28NE30/C	6.09	HOLLOWAY COMP SCHOOL ISLINGTON
19A	154.0	SW	529830 185470	TQ28NE30/A	6.09	HOLLOWAY COMP SCHOOL ISLINGTON
20A	154.0	SW	529830 185470	TQ28NE30/E	6.09	HOLLOWAY COMP SCHOOL ISLINGTON
21	223.0	N	529980 185900	TQ28NE135	18.29	CARLETON ROAD- TUFNELL PARK BH4
22	227.0	SW	529850 185350	TQ28NE149	10	HILLDROP ROAD & CRESCENT 3

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
23	233.0	SW	529980 185240	TQ28NE146	10	CAMDEN ROAD ISLINGTON 3

The borehole records are available using the hyperlinks below: Please note that if the donor of the borehole record has requested the information be held as commercial-in-confidence, the additional data will be held separately by the BGS and a formal request must be made for its release.

#1: scans.bgs.ac.uk/sobi_scans/boreholes/845772
 #2: scans.bgs.ac.uk/sobi_scans/boreholes/845893
 #3: scans.bgs.ac.uk/sobi_scans/boreholes/846257
 #4: scans.bgs.ac.uk/sobi_scans/boreholes/846059
 #5: scans.bgs.ac.uk/sobi_scans/boreholes/846058
 #6: scans.bgs.ac.uk/sobi_scans/boreholes/590720
 #7: scans.bgs.ac.uk/sobi_scans/boreholes/846057
 #8: scans.bgs.ac.uk/sobi_scans/boreholes/846258
 #9: scans.bgs.ac.uk/sobi_scans/boreholes/846259
 #10: scans.bgs.ac.uk/sobi_scans/boreholes/590721
 #11: scans.bgs.ac.uk/sobi_scans/boreholes/846071
 #12: scans.bgs.ac.uk/sobi_scans/boreholes/845894
 #13: scans.bgs.ac.uk/sobi_scans/boreholes/590722
 #14A: scans.bgs.ac.uk/sobi_scans/boreholes/590617
 #15A: scans.bgs.ac.uk/sobi_scans/boreholes/590616
 #16A: scans.bgs.ac.uk/sobi_scans/boreholes/590614
 #17A: scans.bgs.ac.uk/sobi_scans/boreholes/590612
 #18A: scans.bgs.ac.uk/sobi_scans/boreholes/590613
 #19A: scans.bgs.ac.uk/sobi_scans/boreholes/590611
 #20A: scans.bgs.ac.uk/sobi_scans/boreholes/590615
 #21: scans.bgs.ac.uk/sobi_scans/boreholes/590723
 #22: scans.bgs.ac.uk/sobi_scans/boreholes/590737
 #23: scans.bgs.ac.uk/sobi_scans/boreholes/590734

8 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

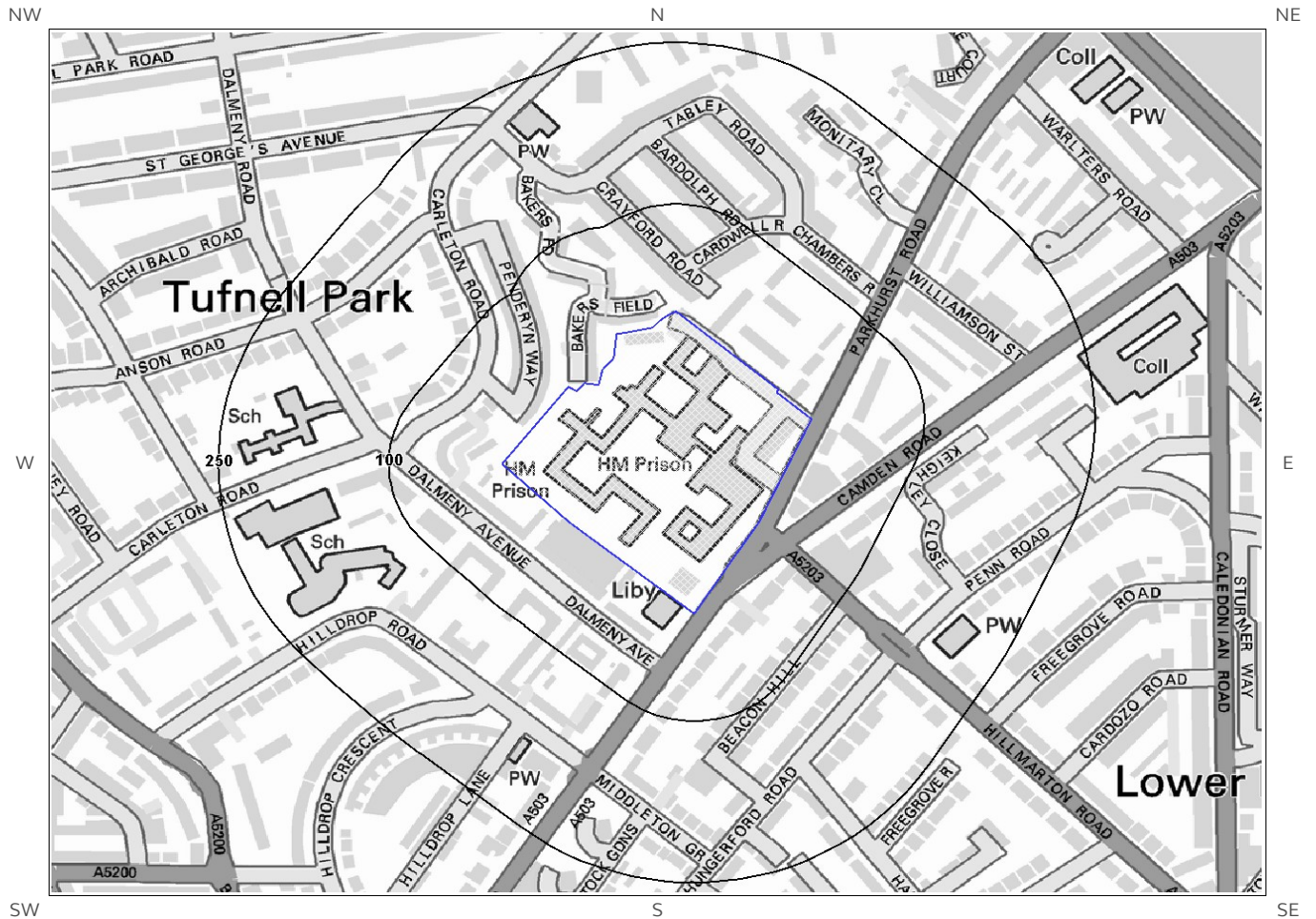
6

For further information on how this data is calculated and limitations upon its use, please see the Groundsure Geo Insight User Guide, available on request.

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	London	No data	No data	No data	No data	No data
0.0	On Site	London	No data	No data	No data	No data	No data
0.0	On Site	London	No data	No data	No data	No data	No data
0.0	On Site	London	No data	No data	No data	No data	No data
15.0	SW	London	No data	No data	No data	No data	No data
15.0	SW	London	No data	No data	No data	No data	No data

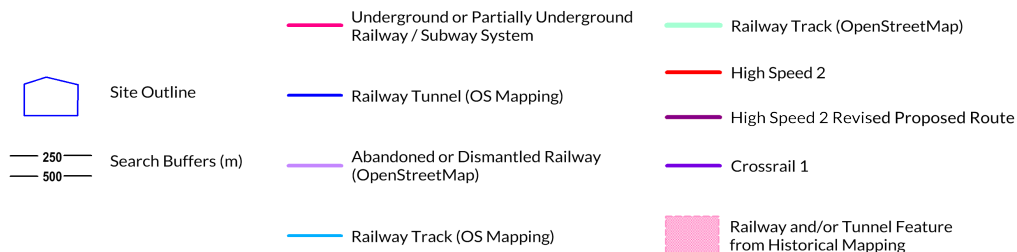
*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

9 Railways and Tunnels map



Railways and Tunnels Legend

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9 Railways and Tunnels

9.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary? No

Have any underground railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels map.

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary? No

Have any other railway tunnels been identified within 250m of the site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels map.

9.2 Historical Railway and Tunnel Features

This data is derived from Groundsure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary? No

Have any historical railway or tunnel features been identified within 250m of the study site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels map.

9.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary? No

Have any historical railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Multiple sections of the same track may be listed in the detail above
Any records that have been identified are represented on the Railways and Tunnels map.

9.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary? No

Have any active railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Multiple sections of the same track may be listed in the detail above
Any records that have been identified are represented on the Railways and Tunnels map.

9.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail 1 .

Is the study site within 5km of the route of the High Speed 2 rail project? Yes

Is the study site within 500m of the route of the Crossrail 1 rail project? No

Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a Groundsure HS2 and Crossrail 1 Report.

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

Please note that this assessment takes account of both the original Phase 2b proposed route and the amended route proposed in 2016. As the Phase 2b route is still under consultation, Groundsure are providing information on both options until the final route is formally confirmed. Practitioners should take account of this uncertainty when advising clients.

Contact Details

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Mansfield
Notts NG18 4RG
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DX 716176 Mansfield 5
www.coal.gov.uk



The Coal
Authority

Public Health England

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<https://www.gov.uk/government/organisations/public-health-england>
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000



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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: County Series

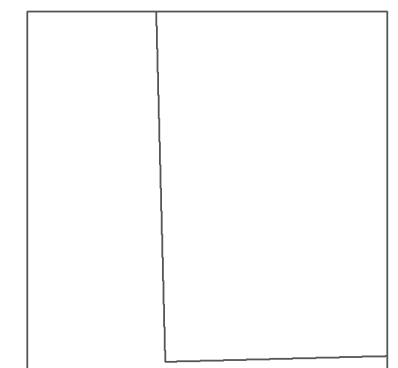
Map date: 1864

Scale: 1:2,500

Printed at: 1:2,500



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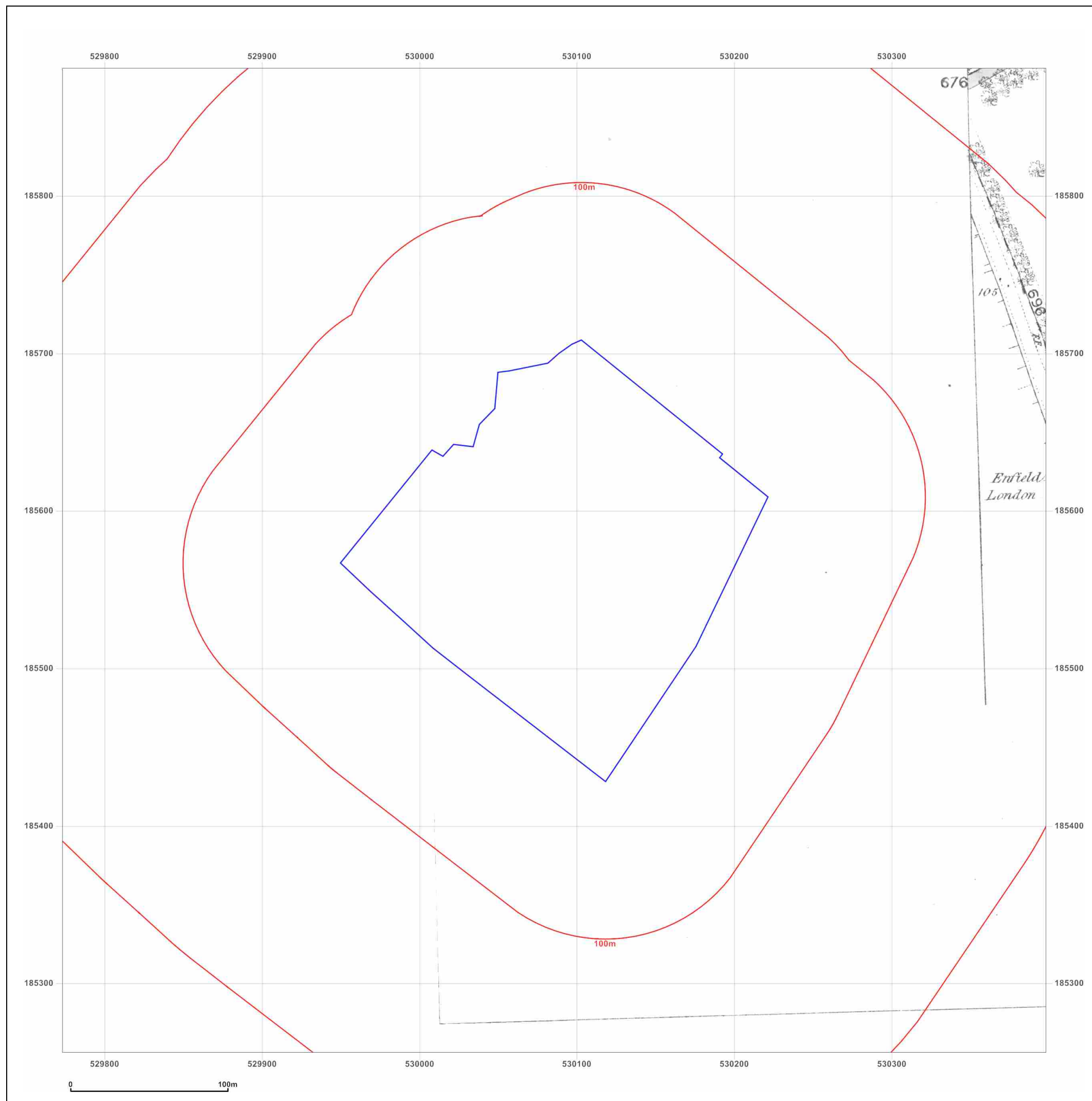


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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: 1056 Scale Town Plan

Map date: 1869

Scale: 1:1,056

Printed at: 1:1,056



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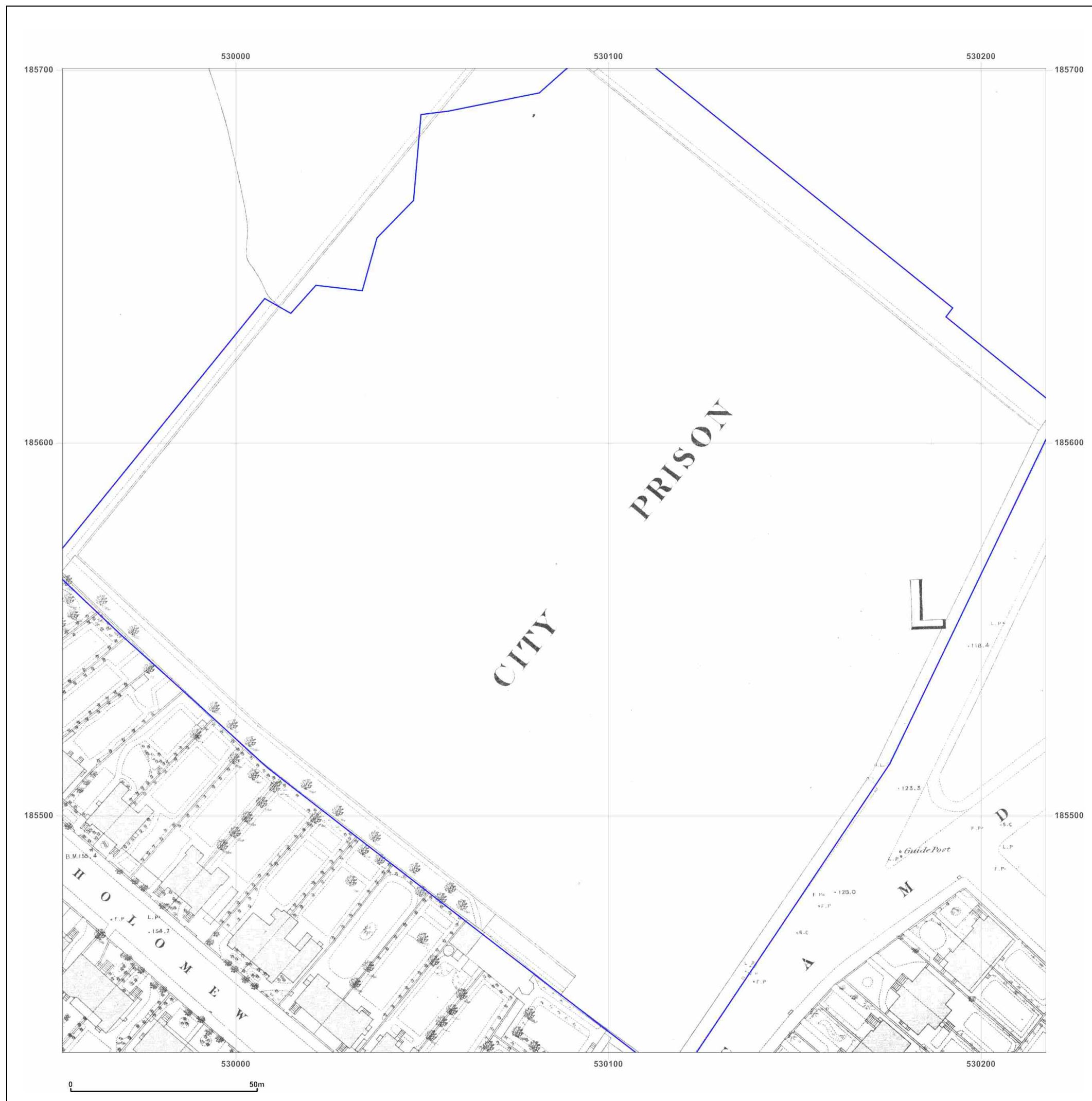


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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: County Series
Map date: 1871
Scale: 1:2,500
Printed at: 1:2,500

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Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: 1056 Scale Town Plan

Map date: 1872

Scale: 1:1,056

Printed at: 1:1,056



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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: 1056 Scale Town Plan

Map date: 1896

Scale: 1:1,056

Printed at: 1:1,056



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Edition 1896
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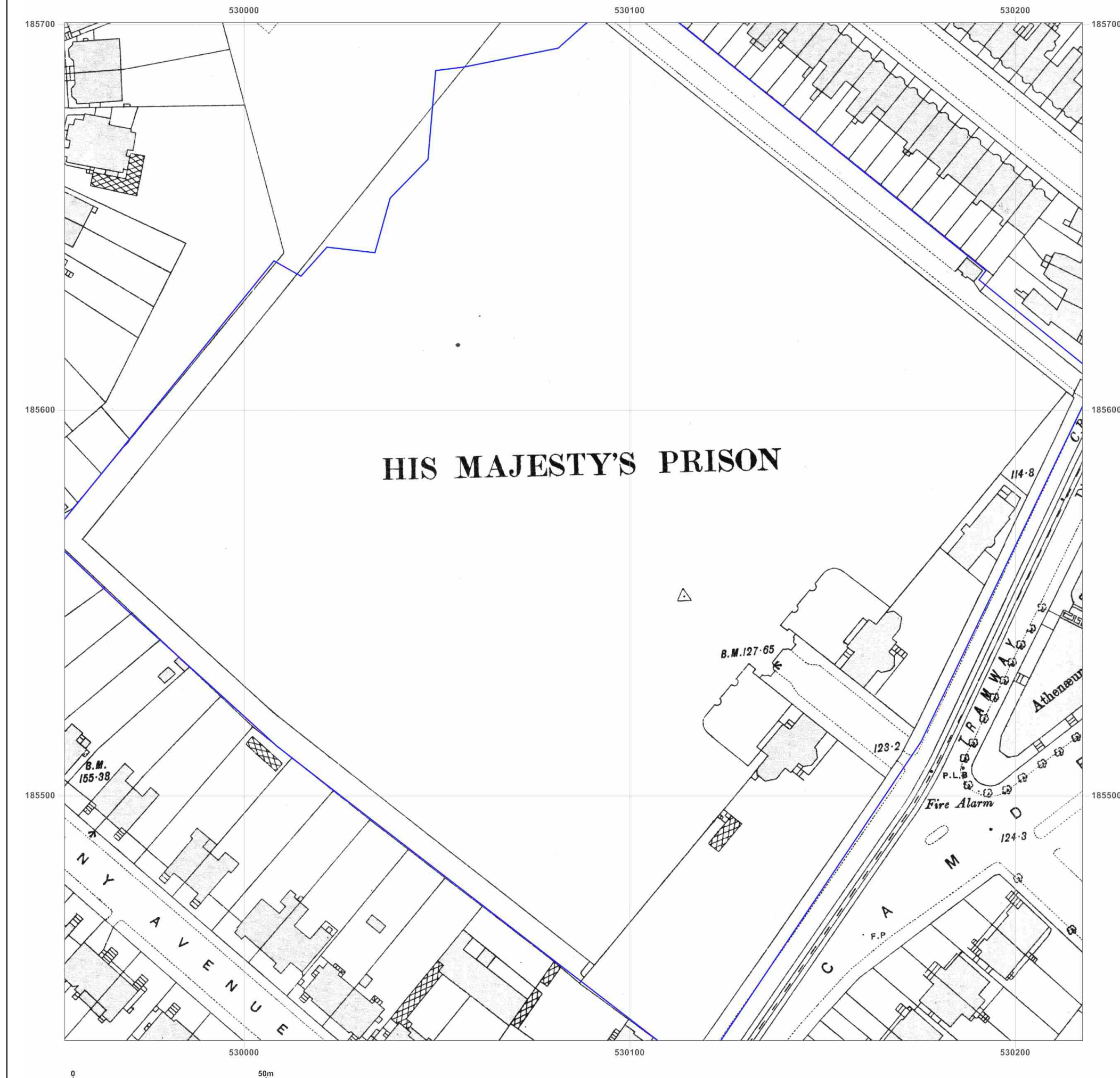


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Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: County Series

Map date: 1896

Scale: 1:2,500

Printed at: 1:2,500



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Grid Ref: 530085, 185568

Map Name: County Series

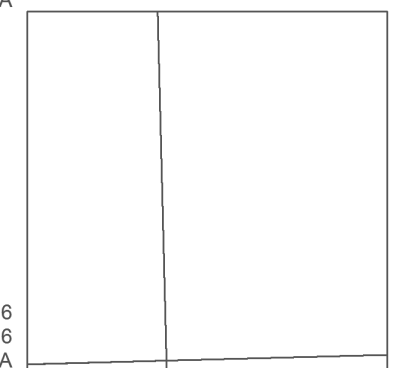
Map date: 1915-1916

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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: County Series

Map date: 1936

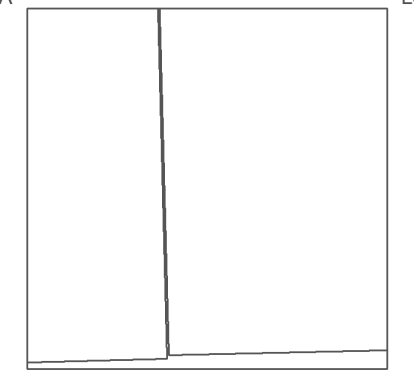
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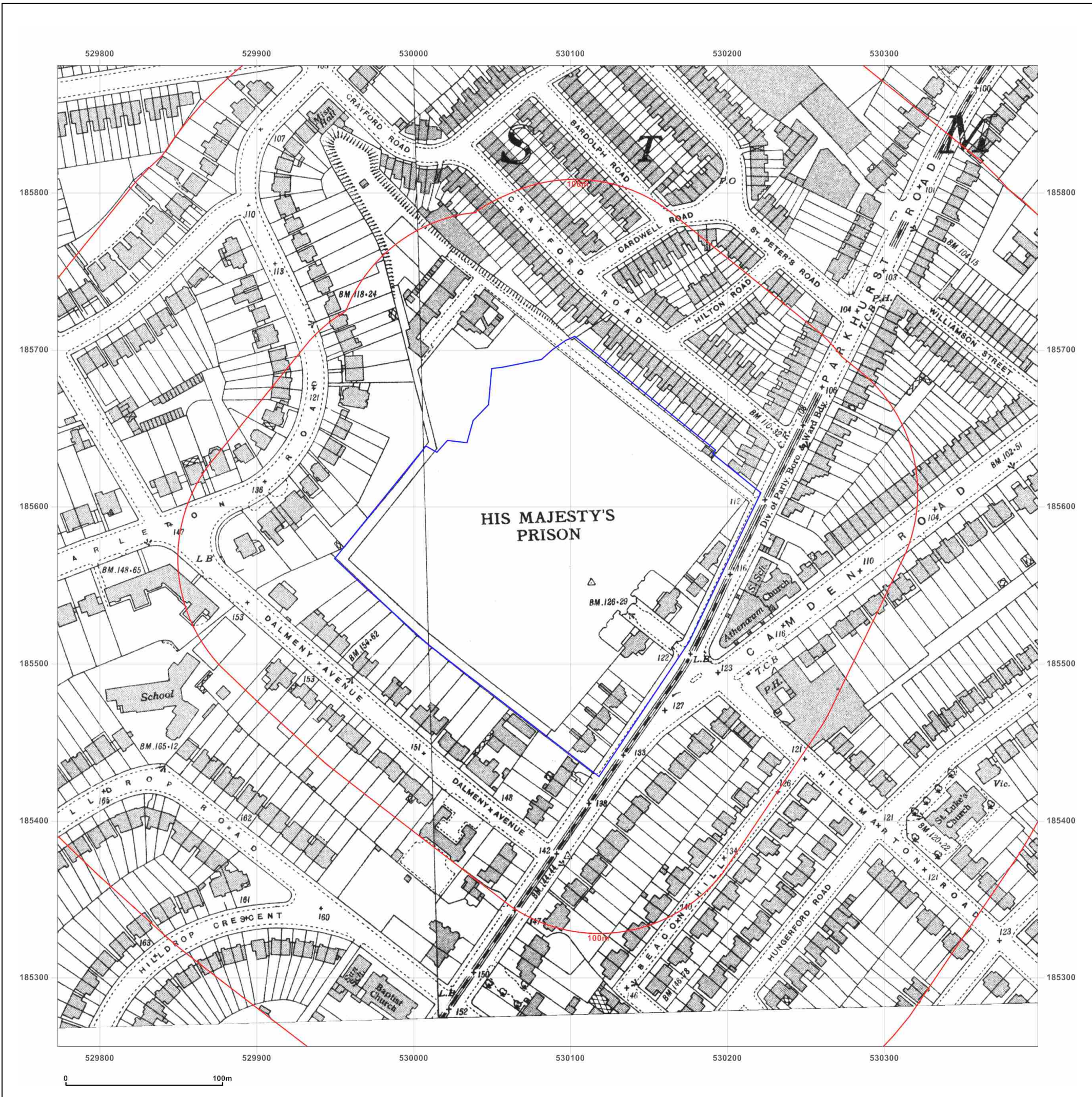


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Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 1952

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1952
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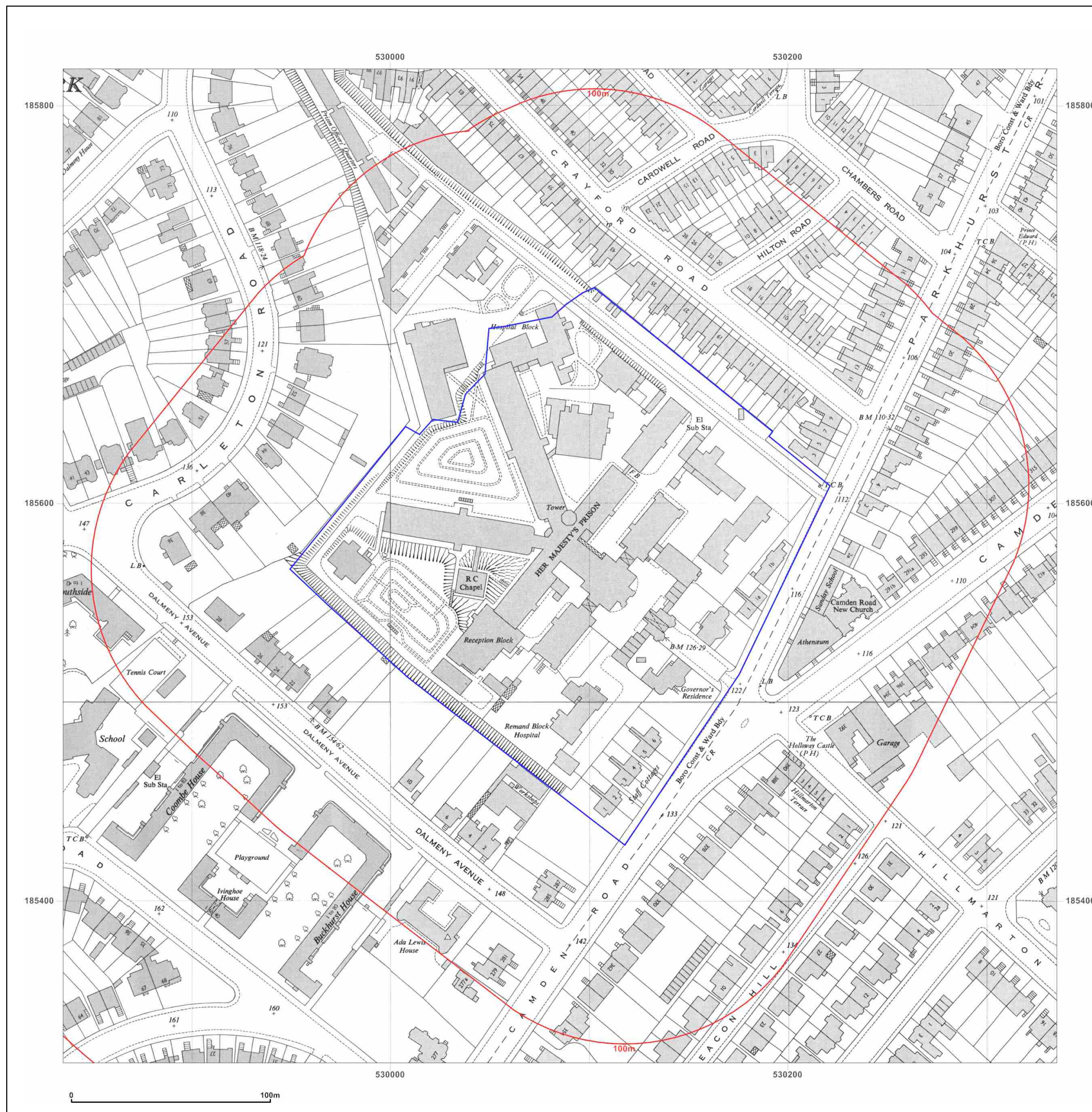


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Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 1952

Scale: 1:2,500

Printed at: 1:2,500



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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 1955

Scale: 1:1,250

Printed at: 1:2,000



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Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 1956

Scale: 1:1,250

Printed at: 1:2,000



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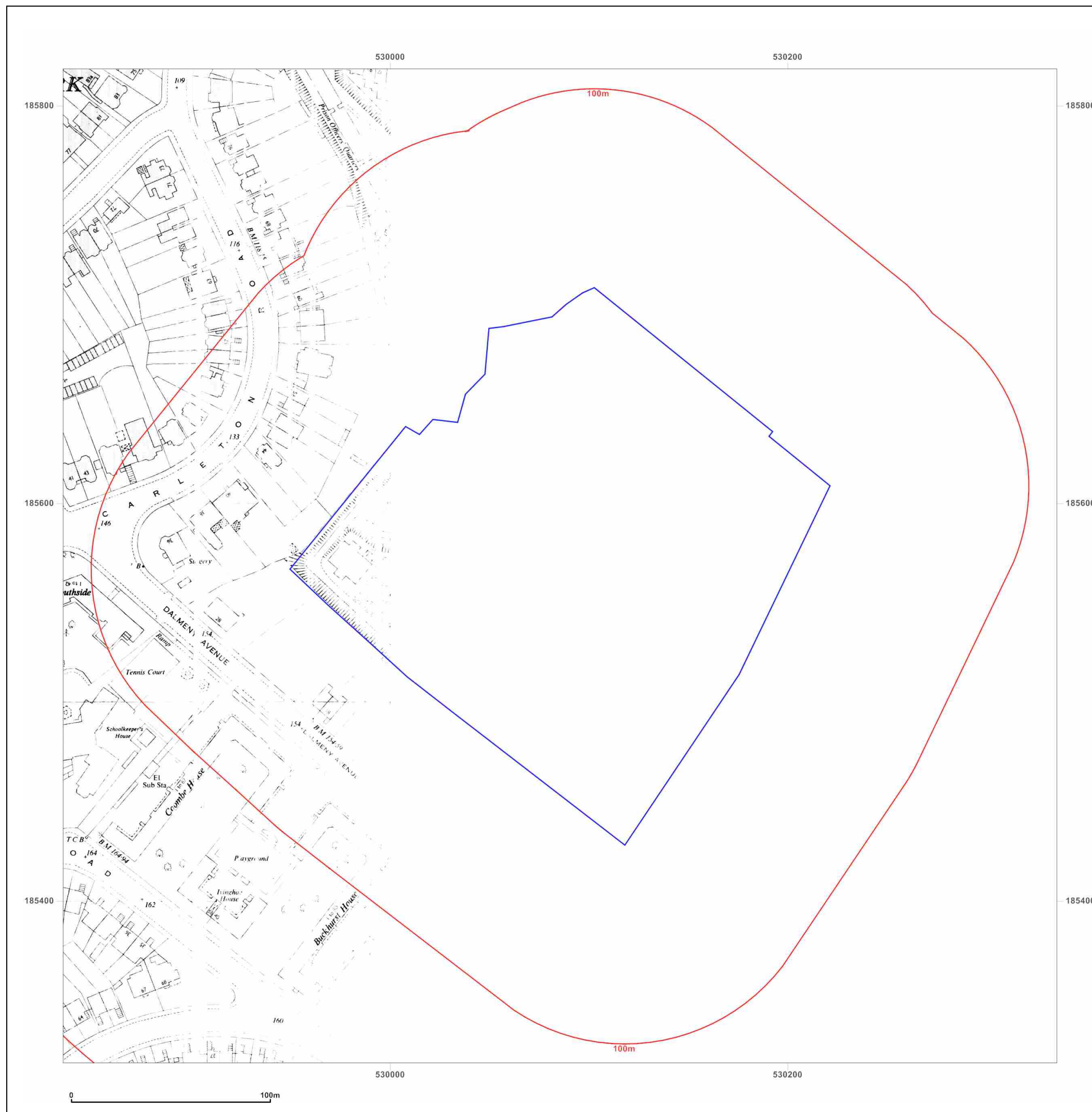


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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 1962-1967

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1952
Revised 1962
Edition N/A
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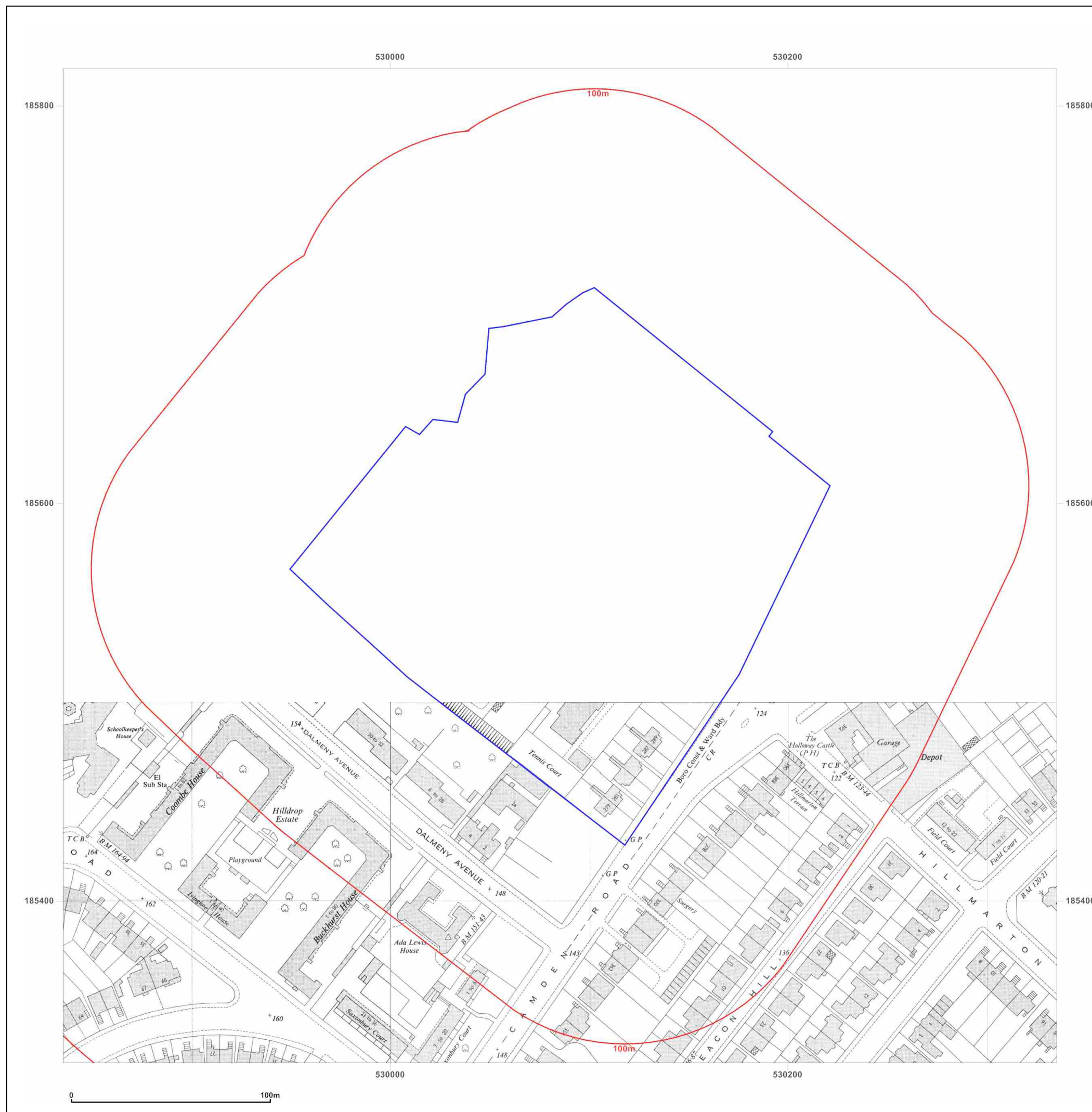


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Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 1967

Scale: 1:2,500

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Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 1970

Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
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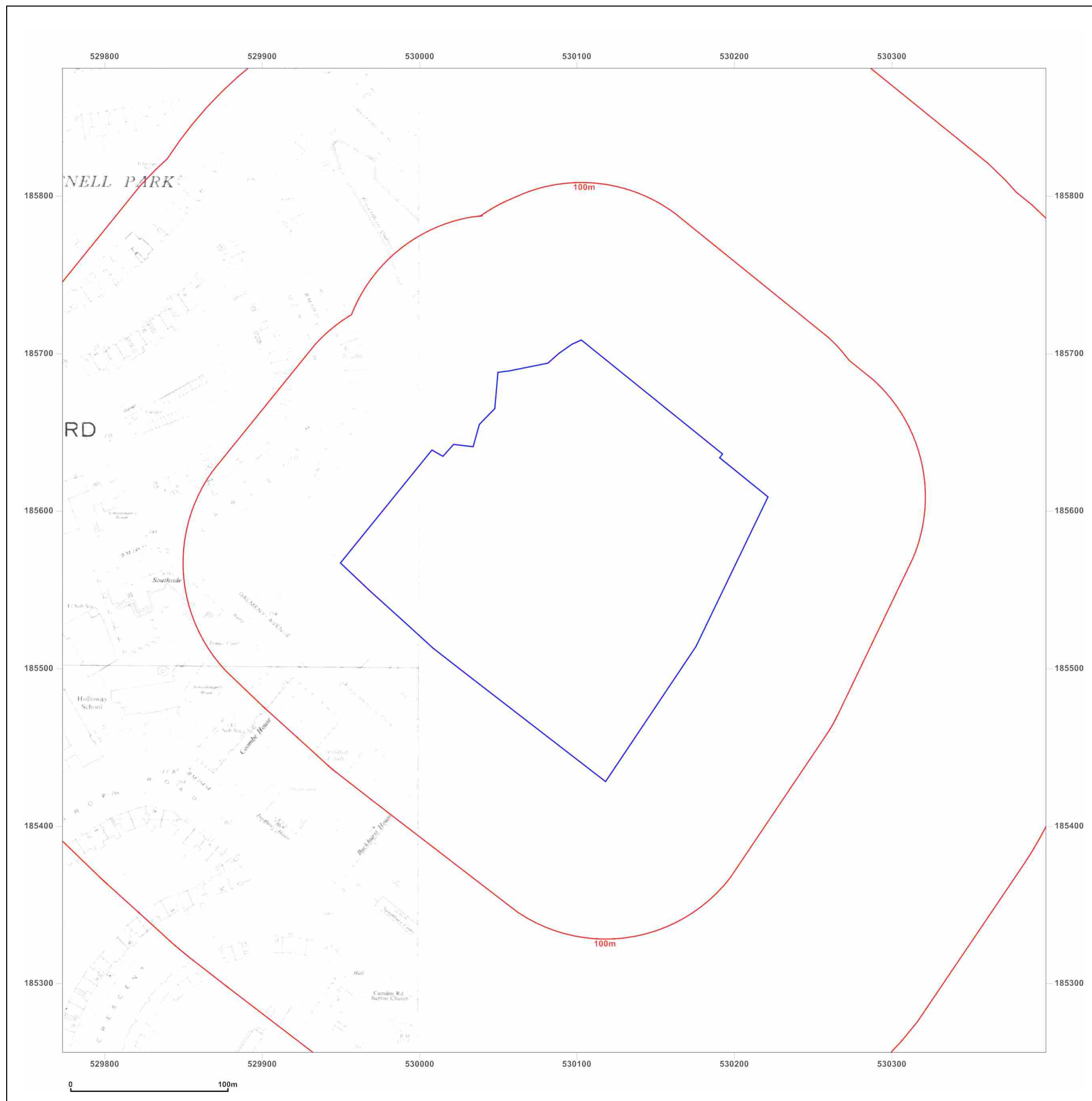


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Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 1970-1973

Scale: 1:1,250

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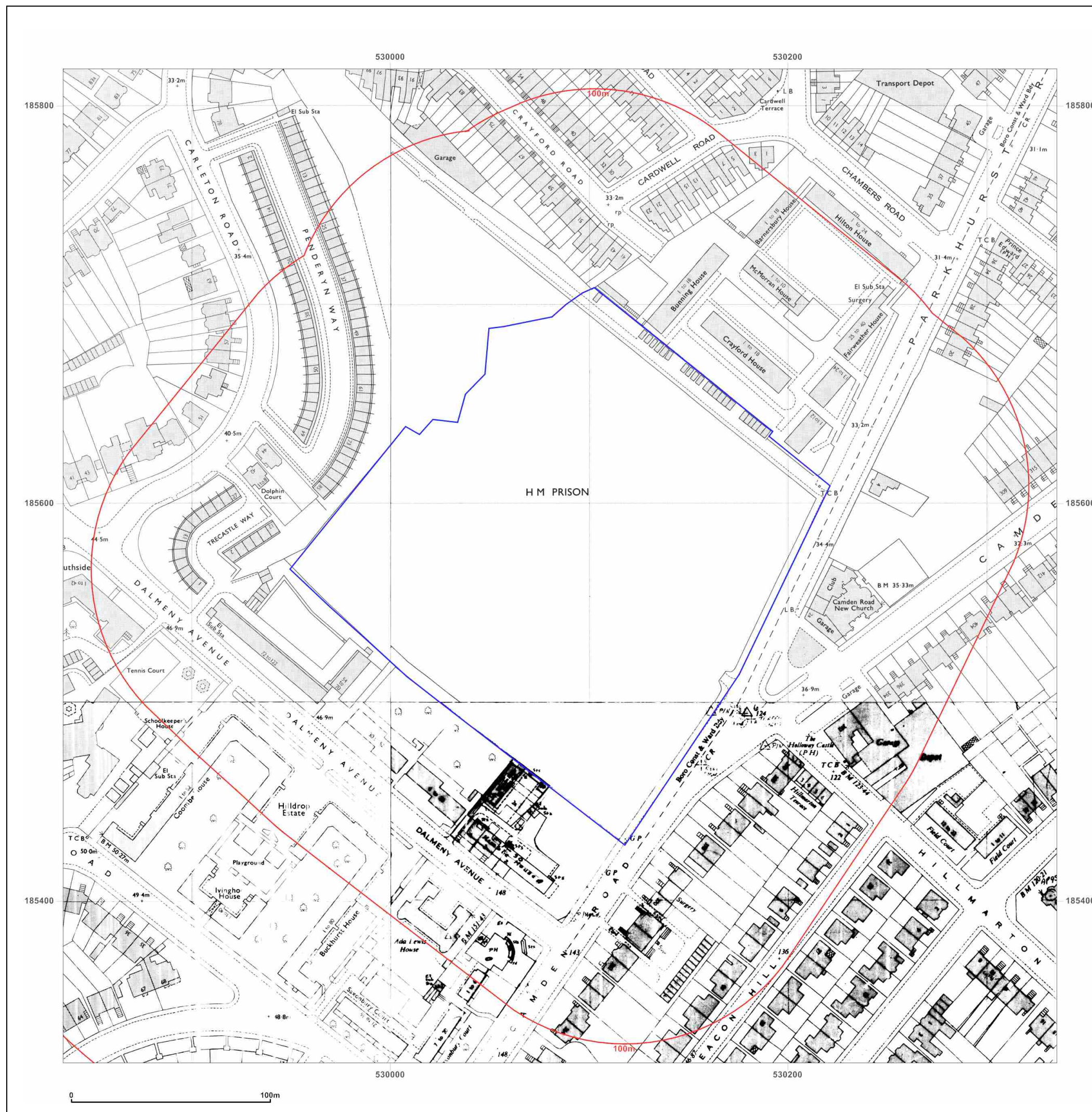


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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 1973-1975

Scale: 1:1,250

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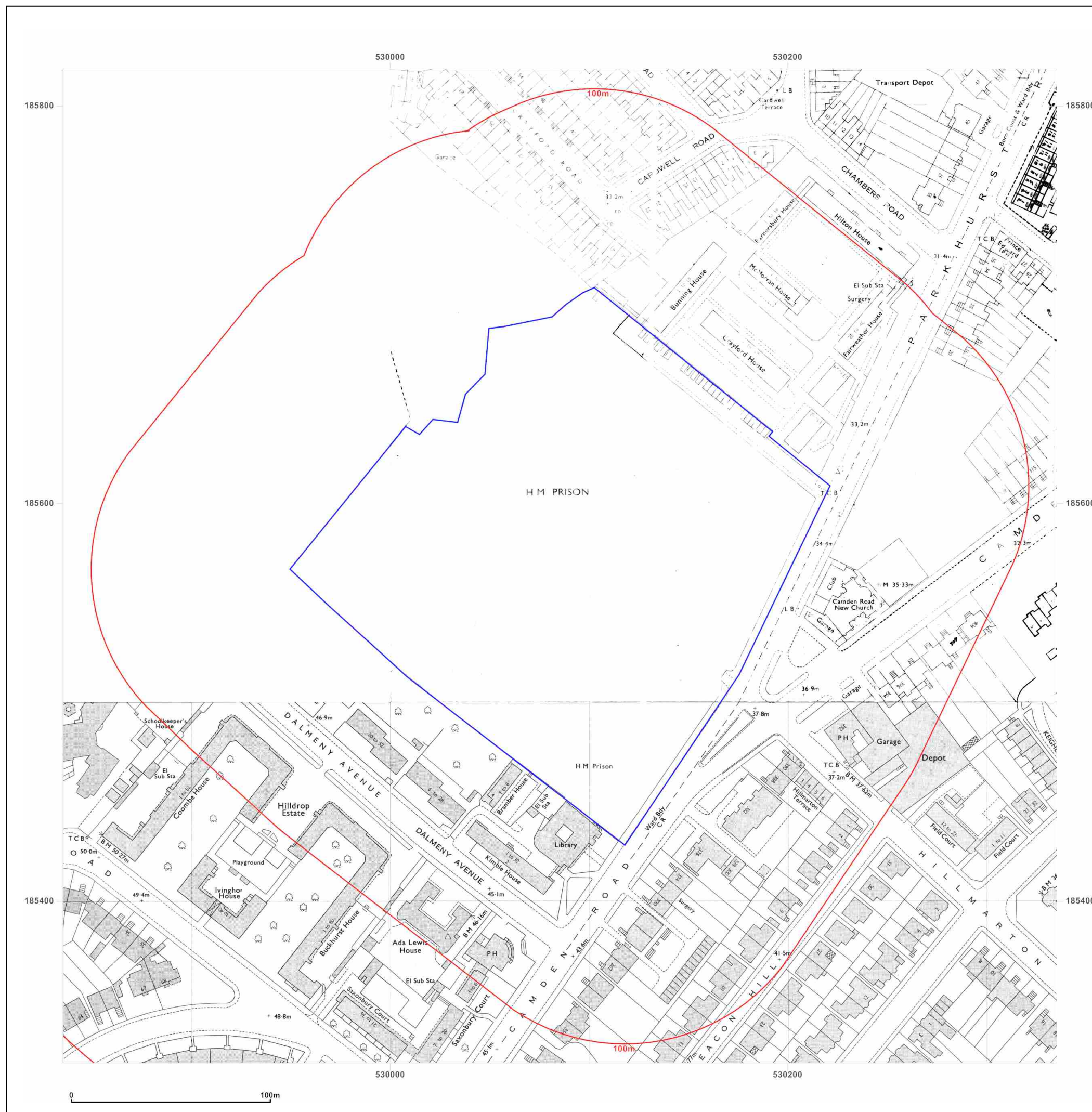


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Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 1978-1979

Scale: 1:1,250

Printed at: 1:2,000



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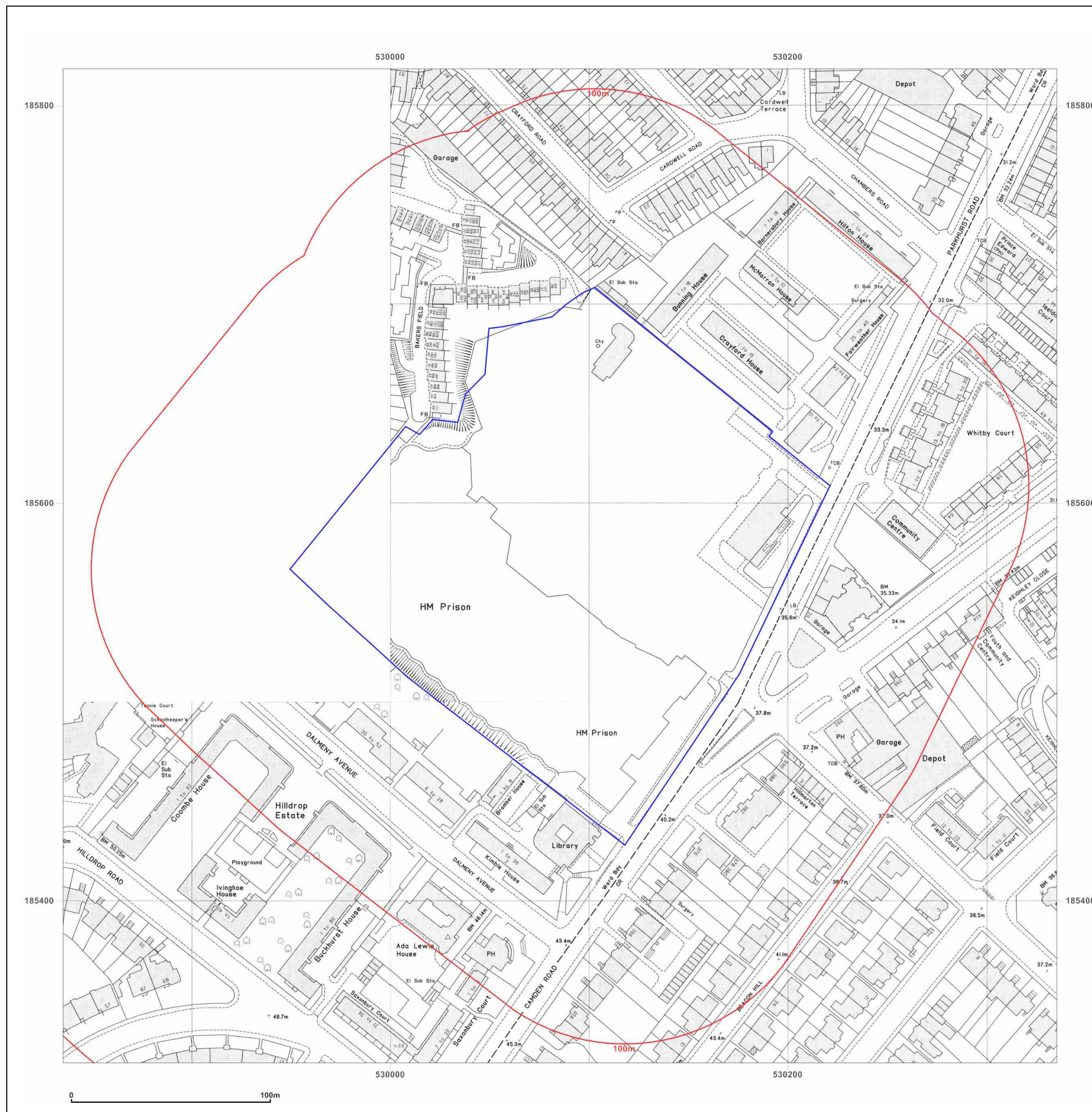


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Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 1980

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1952
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Edition N/A
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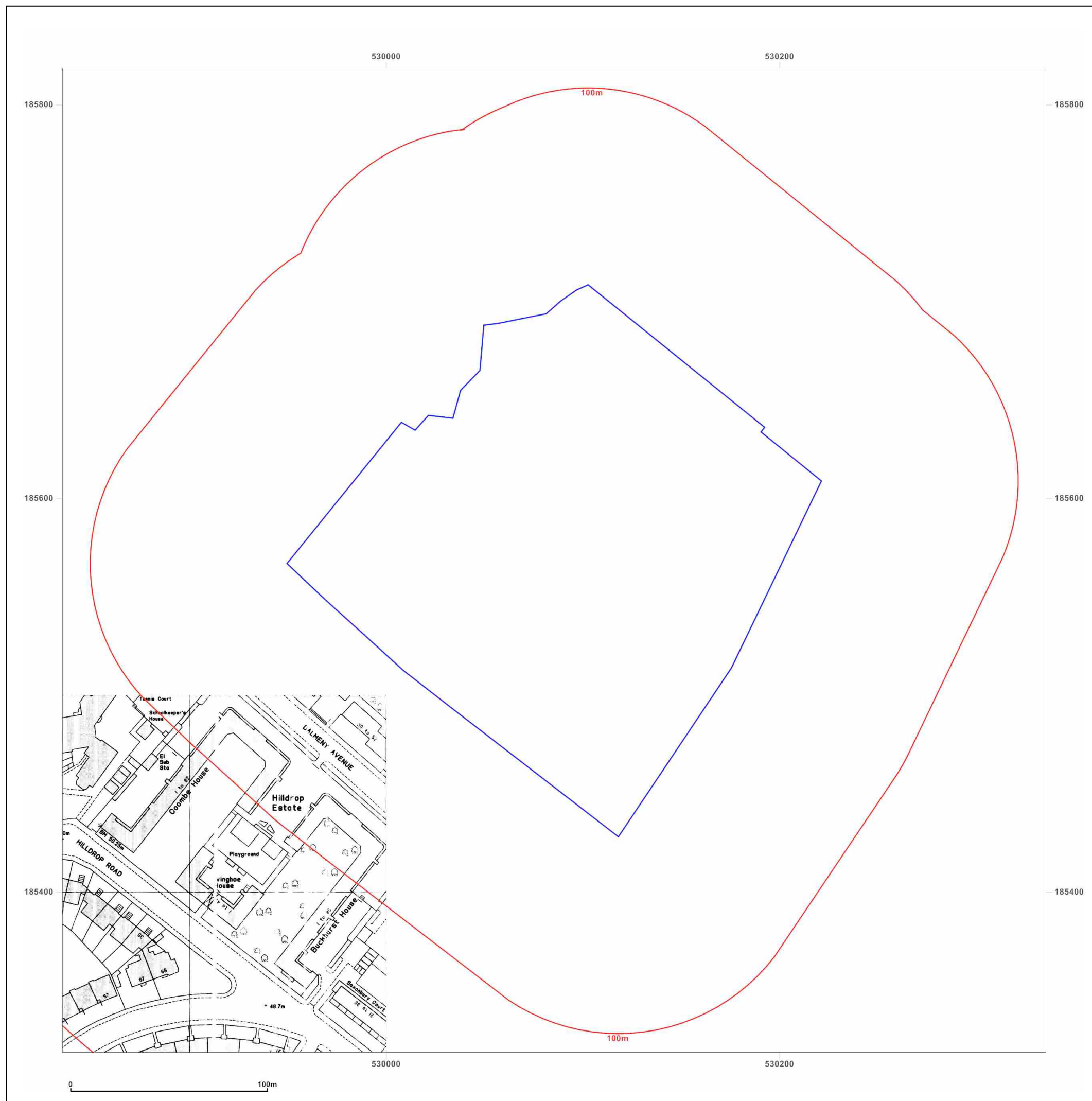


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Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 1986-1991

Scale: 1:1,250

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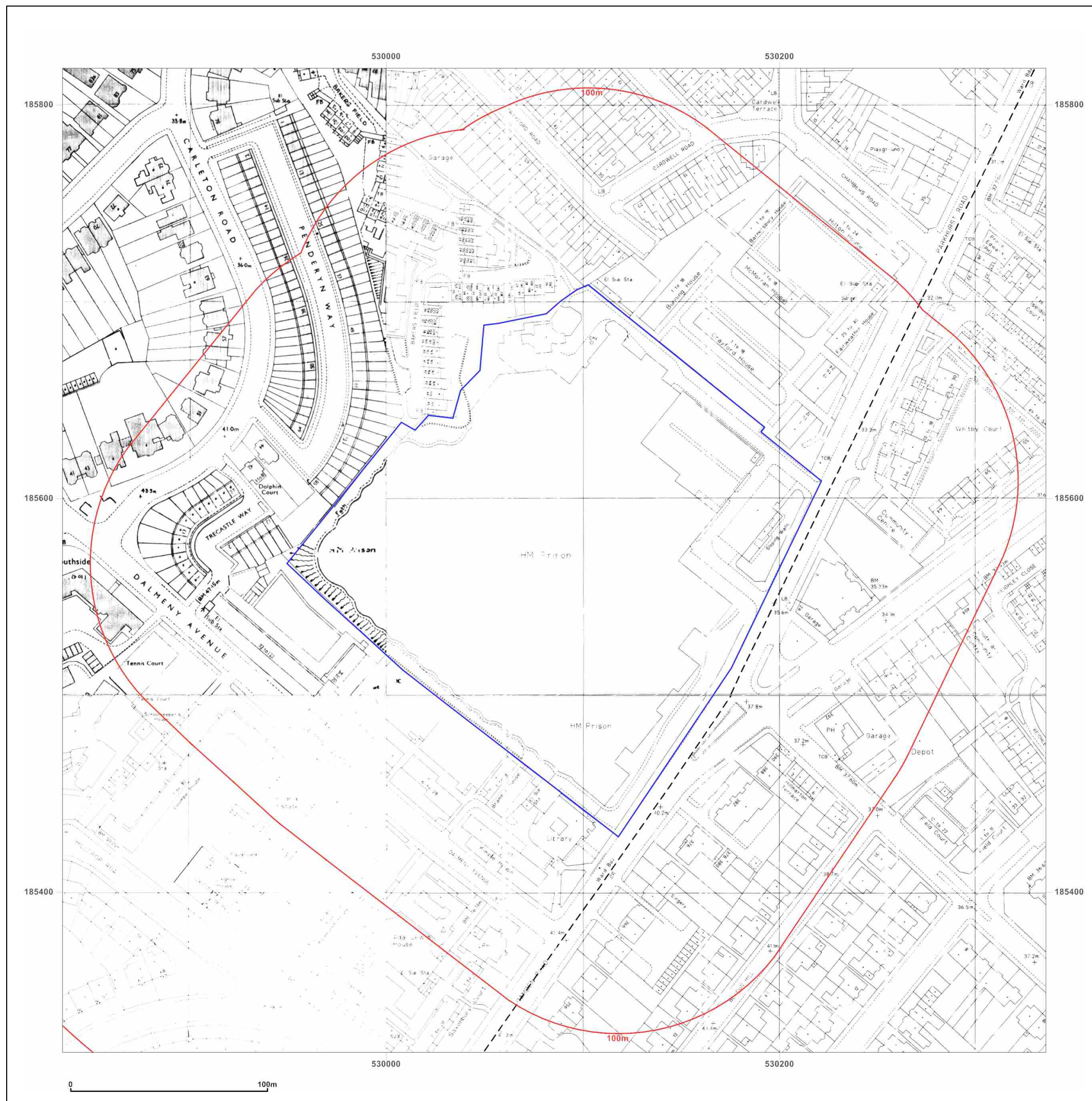


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Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 1991-1992

Scale: 1:1,250

Printed at: 1:2,000



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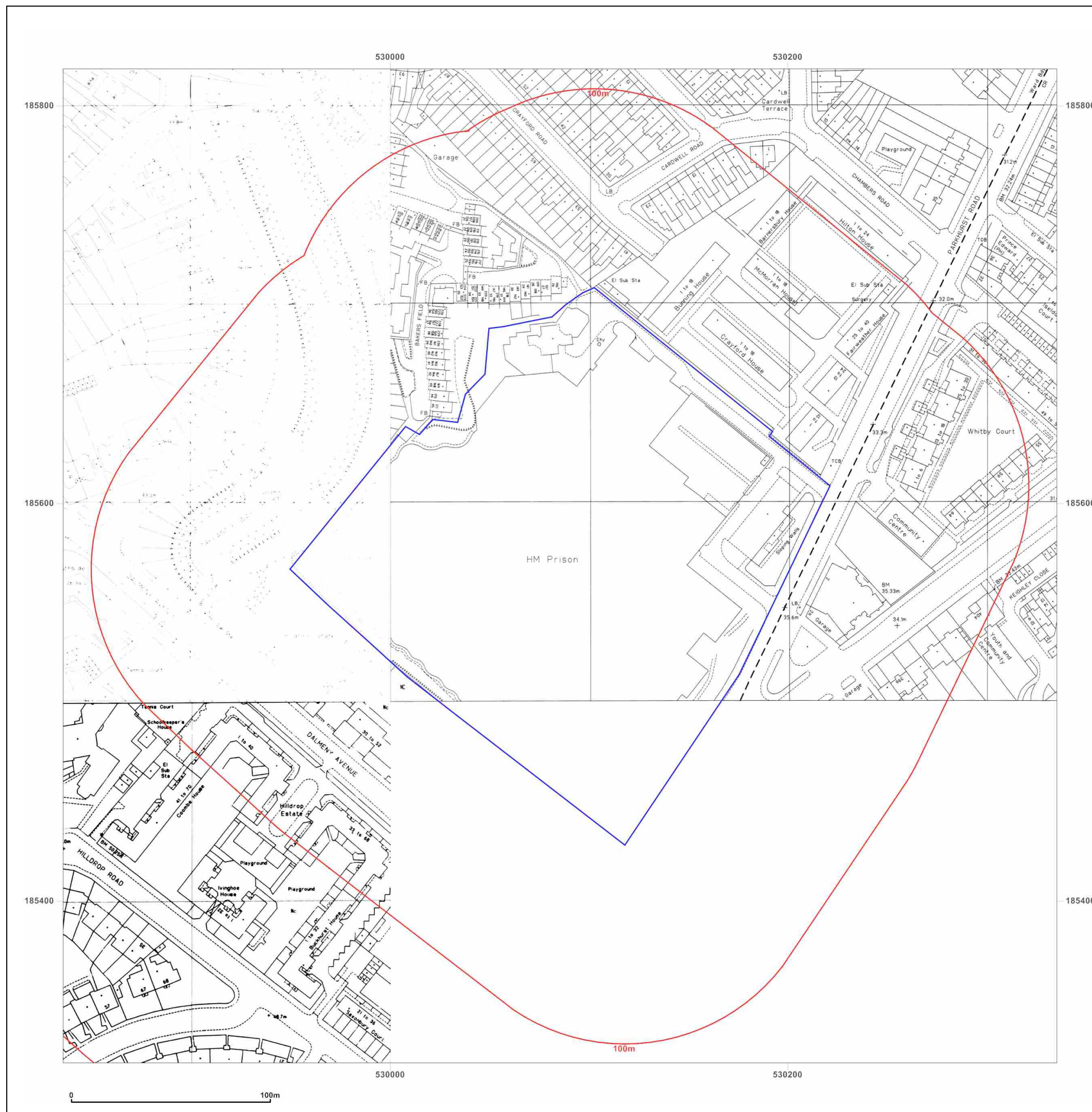


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Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 1991-1992

Scale: 1:1,250

Printed at: 1:2,000



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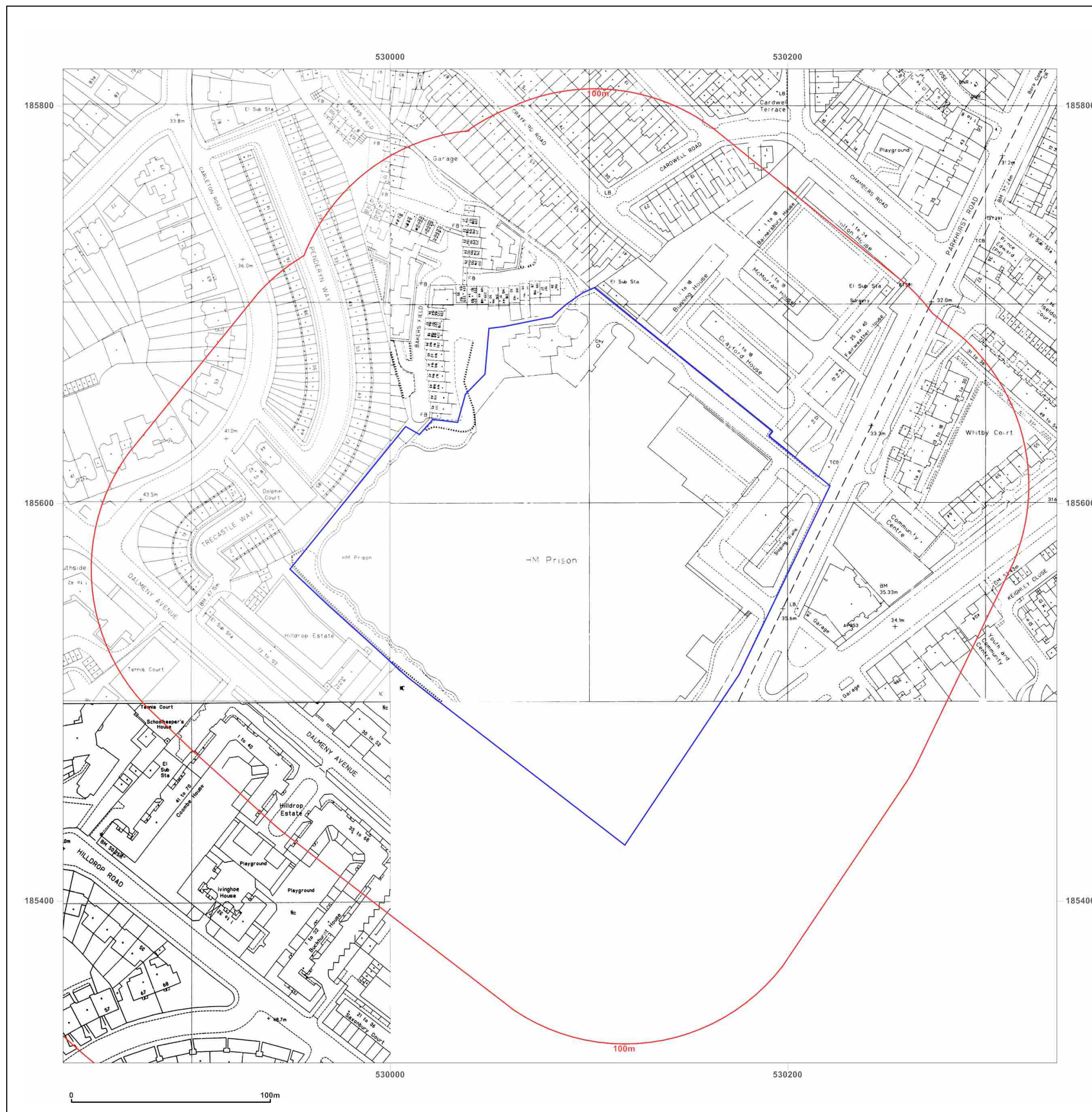


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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 1992-1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed N/A
Revised 1992
Edition N/A
Copyright 1994
Levelled N/A

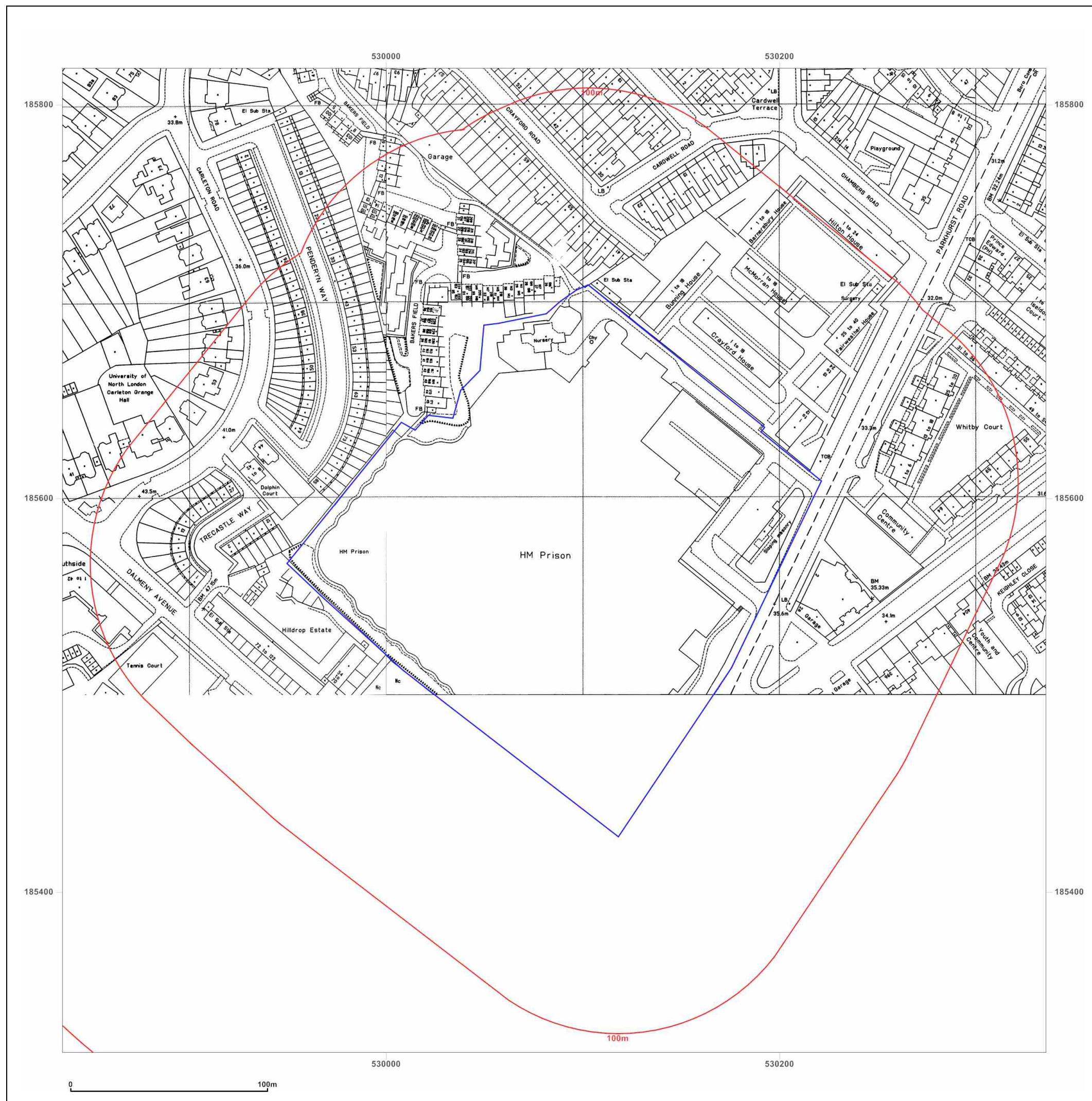


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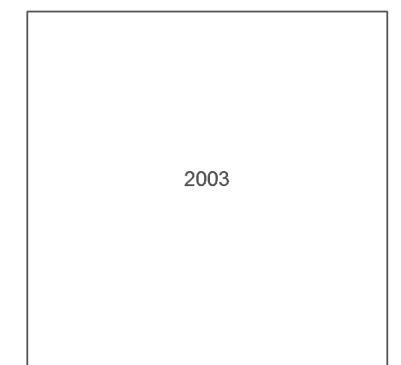
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Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

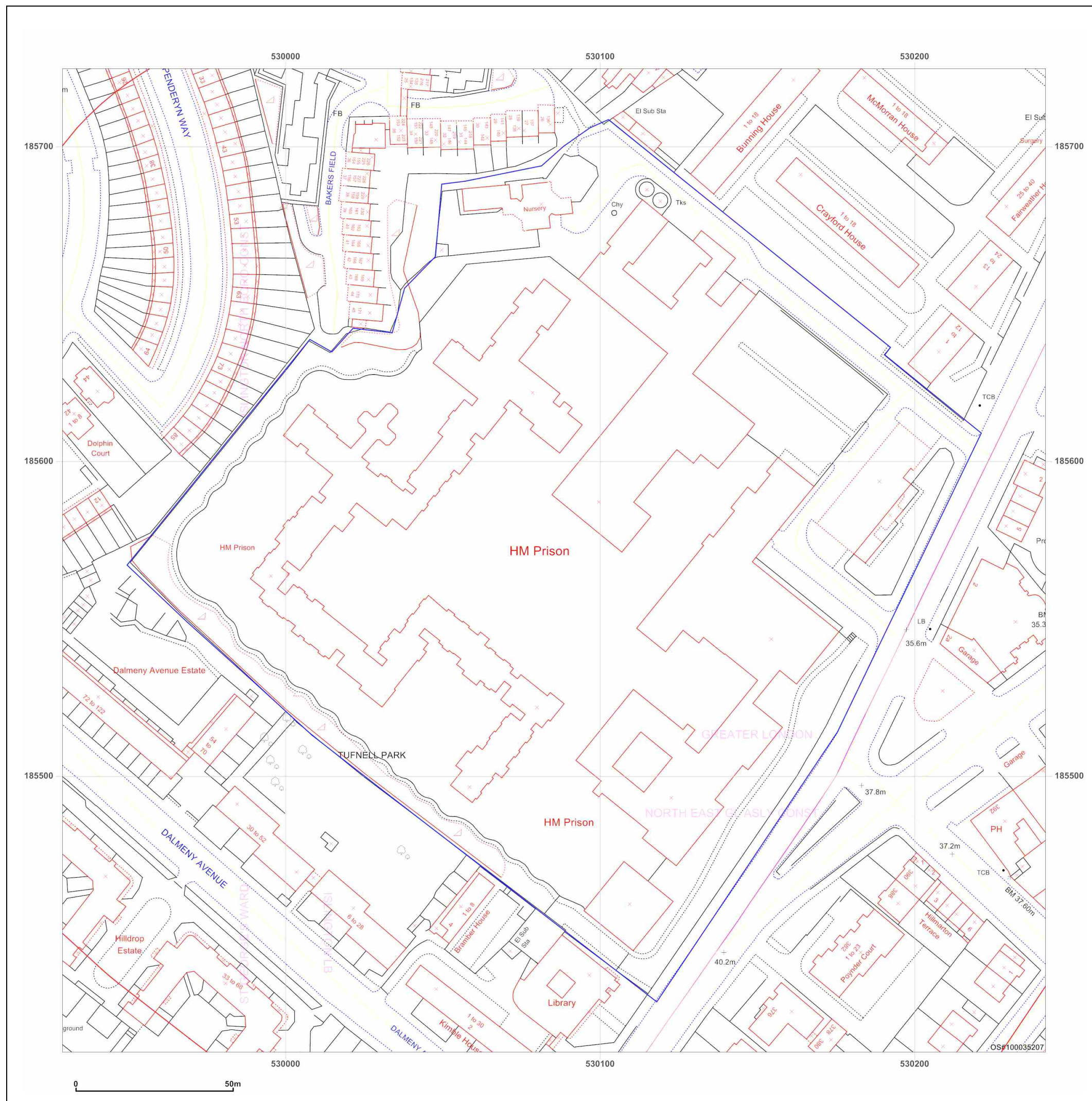


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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: County Series

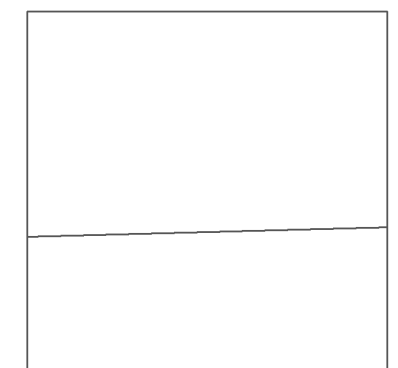
Map date: 1873

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1869
Revised 1869
Edition 1873
Copyright N/A
Levelled N/A

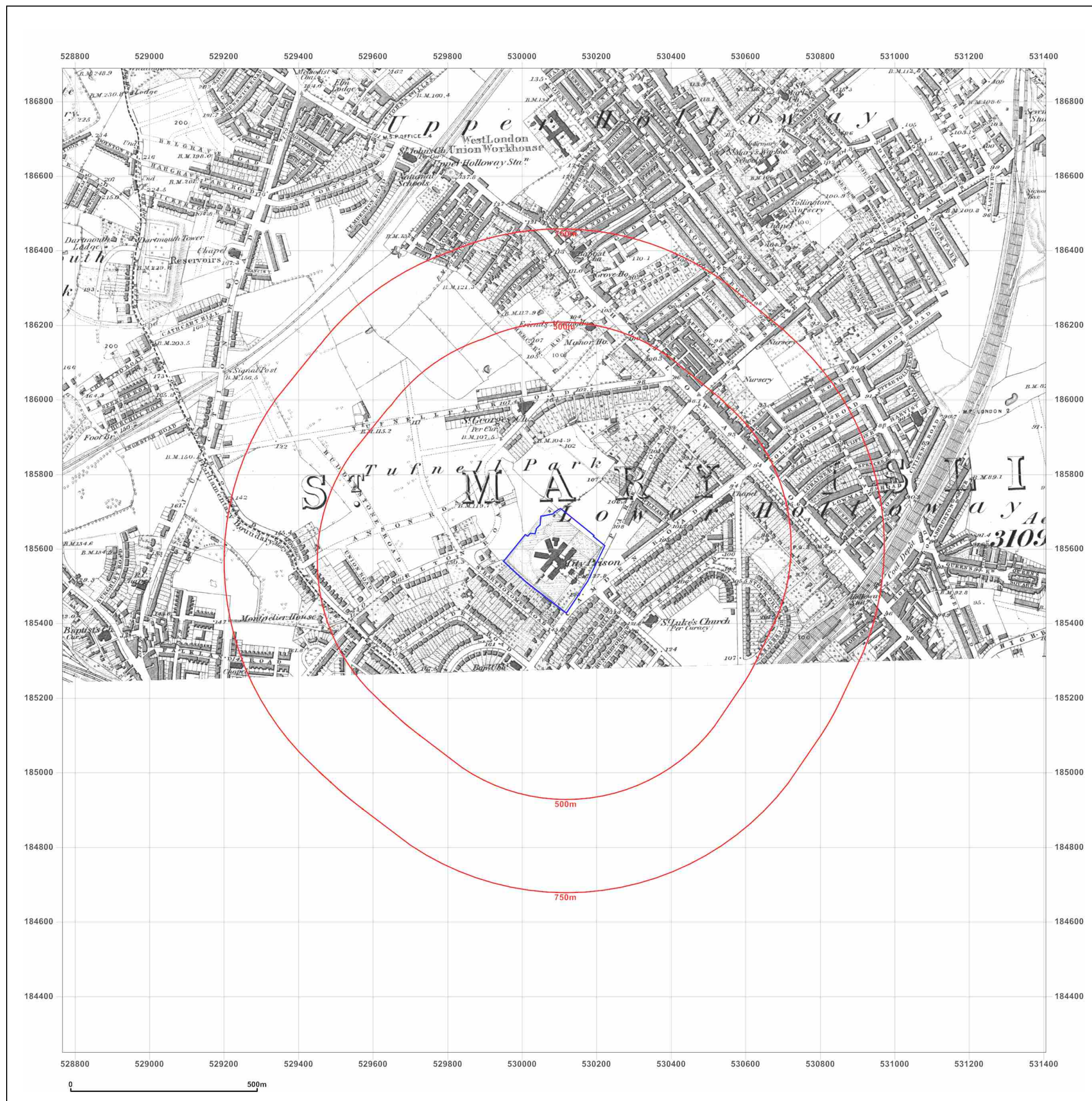


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Site Details:

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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: County Series

Map date: 1879-1882

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1879
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Surveyed 1873
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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: County Series

Map date: 1894

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1894
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Edition N/A
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Surveyed 1894
Revised 1894
Edition N/A
Copyright N/A
Levelled N/A

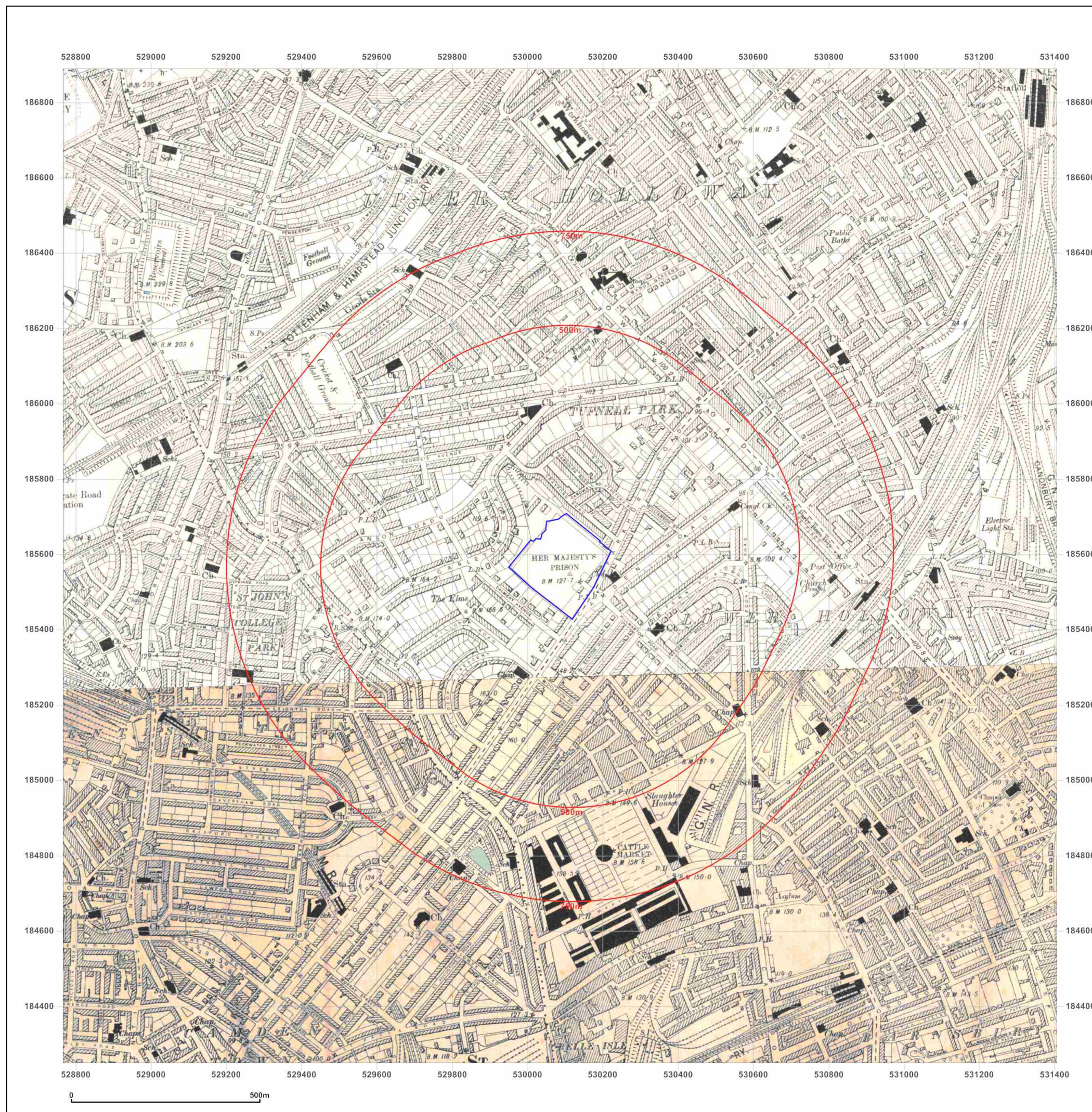


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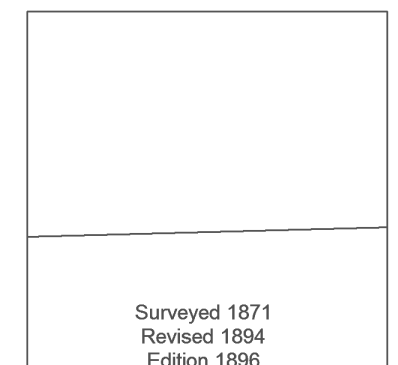
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Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: County Series

Map date: 1896

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1871
Revised 1894
Edition 1896
Copyright N/A
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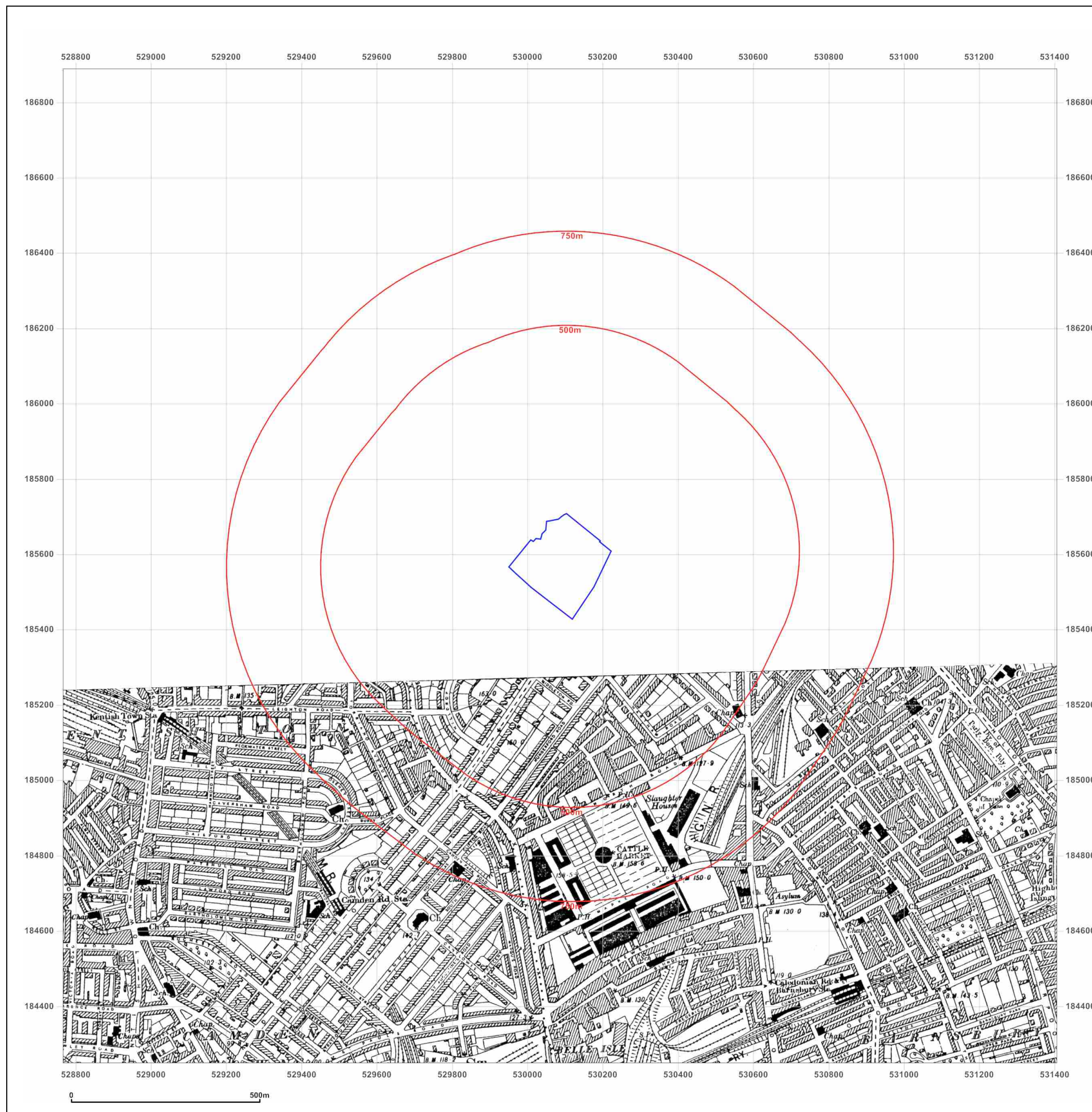


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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: County Series

Map date: 1920

Scale: 1:10,560

Printed at: 1:10,560



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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1869
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Edition N/A
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Surveyed 1872
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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: Provisional

Map date: 1948-1952

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1949
Edition 1951
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Surveyed N/A
Revised 1951
Edition N/A
Copyright 1952
Levelled N/A

Surveyed N/A
Revised 1949
Edition N/A
Copyright 1951
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Surveyed N/A
Revised 1948
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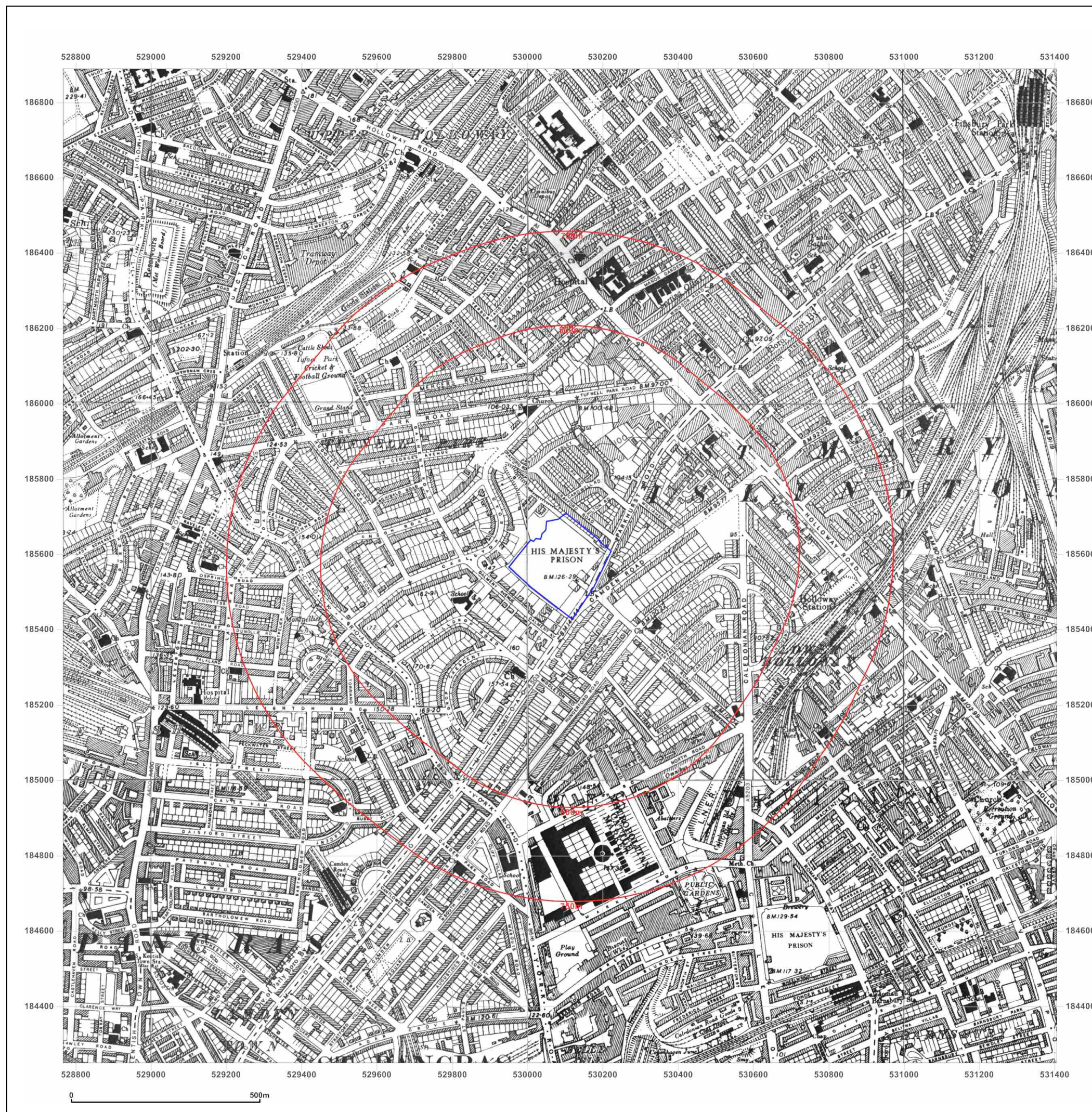


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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: Provisional

Map date: 1957-1962

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1958
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Edition N/A
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Surveyed 1962
Revised 1962
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1957
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1955
Revised 1956
Edition N/A
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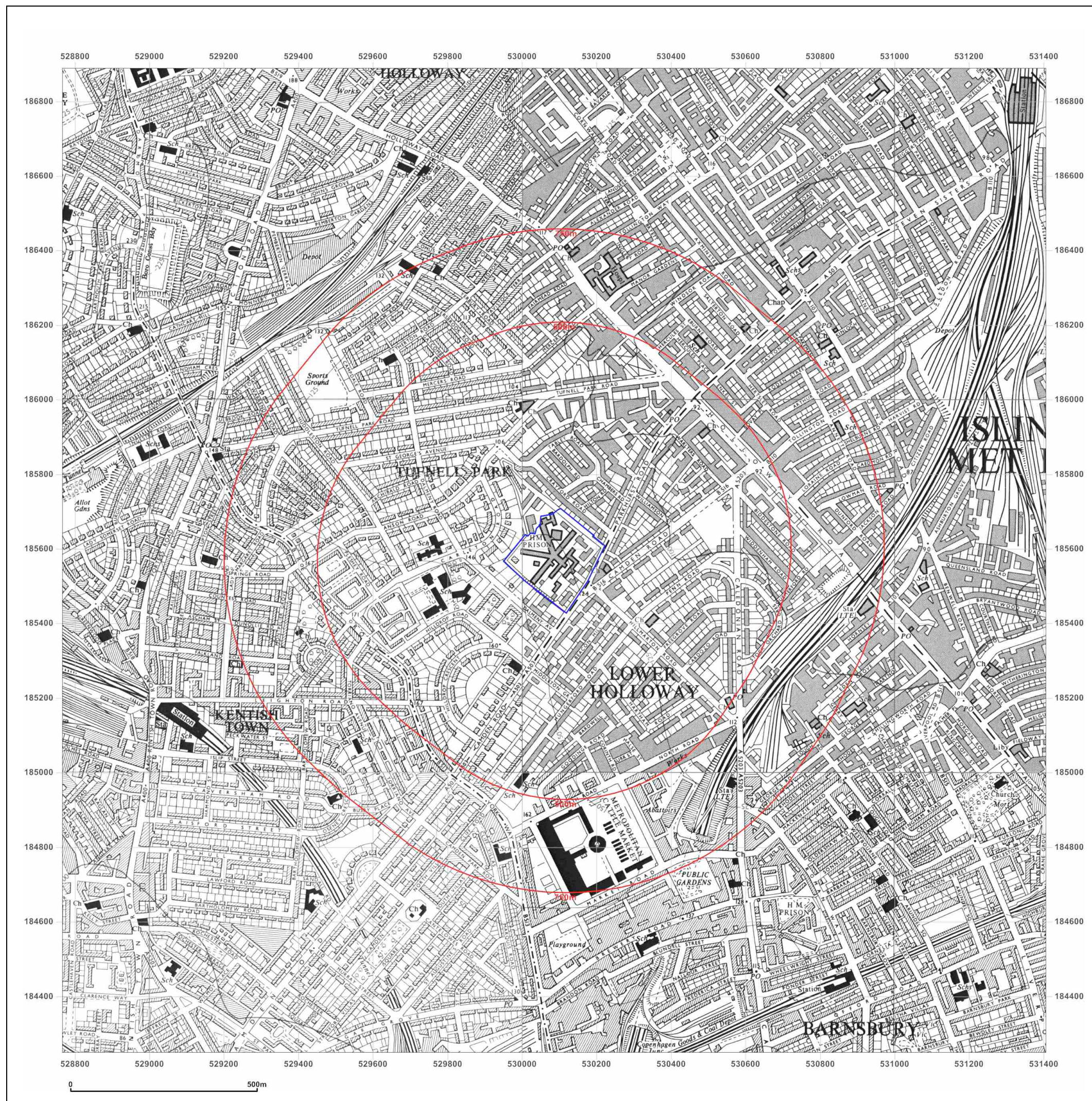


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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: Provisional

Map date: 1965-1968

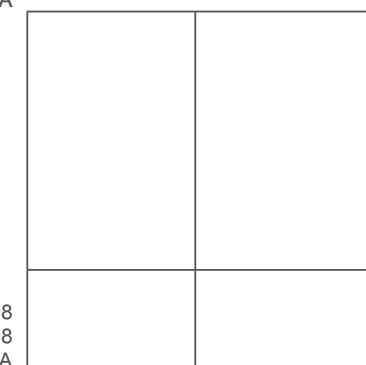
Scale: 1:10,560

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Revised 1965
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1965
Revised 1967
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1968
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1963
Revised 1965
Edition N/A
Copyright 1966
Levelled N/A



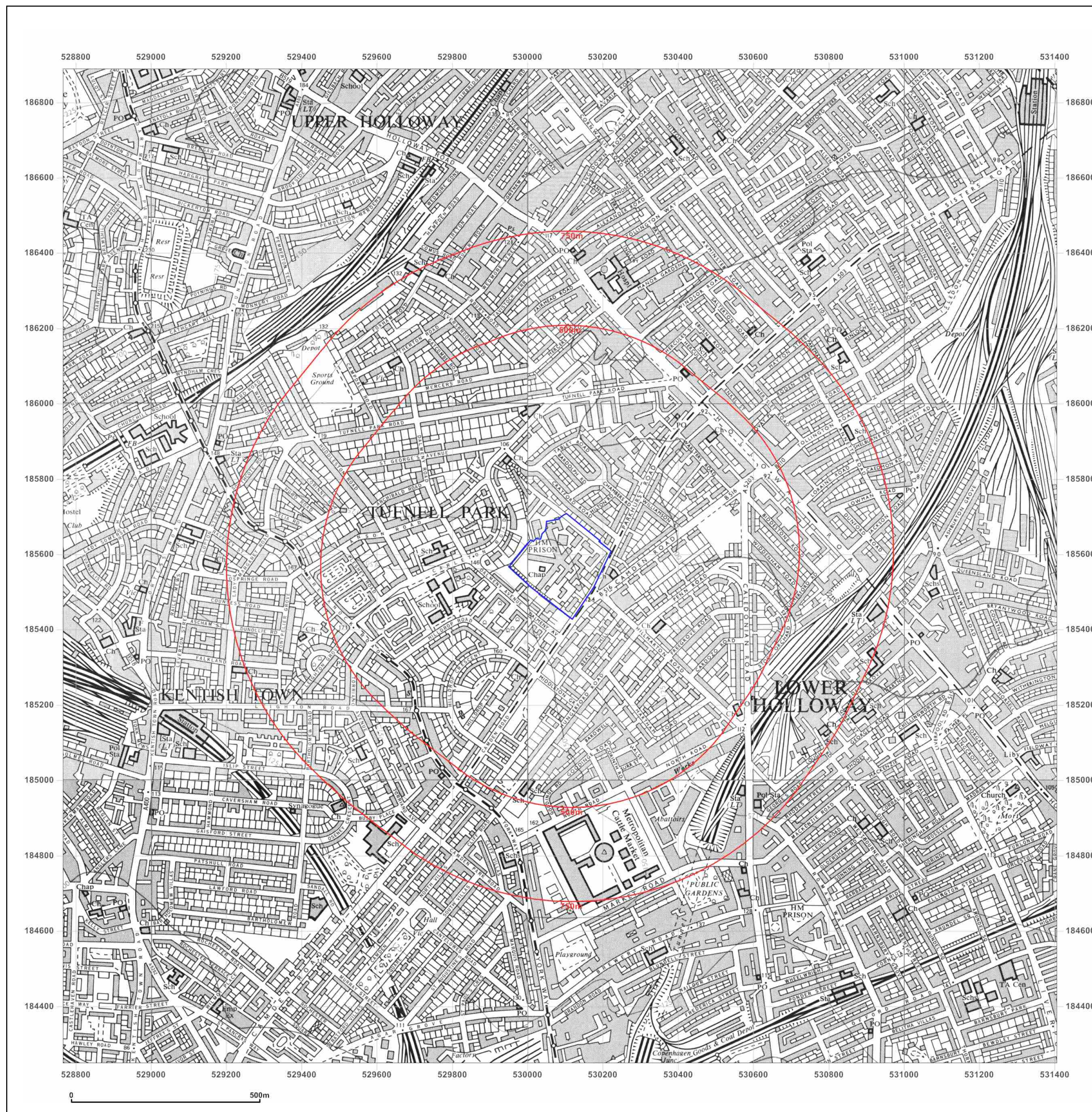
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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 1971-1975

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1974
Revised 1974
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Surveyed 1974
Revised 1975
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1972
Revised 1973
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1971
Revised 1971
Edition N/A
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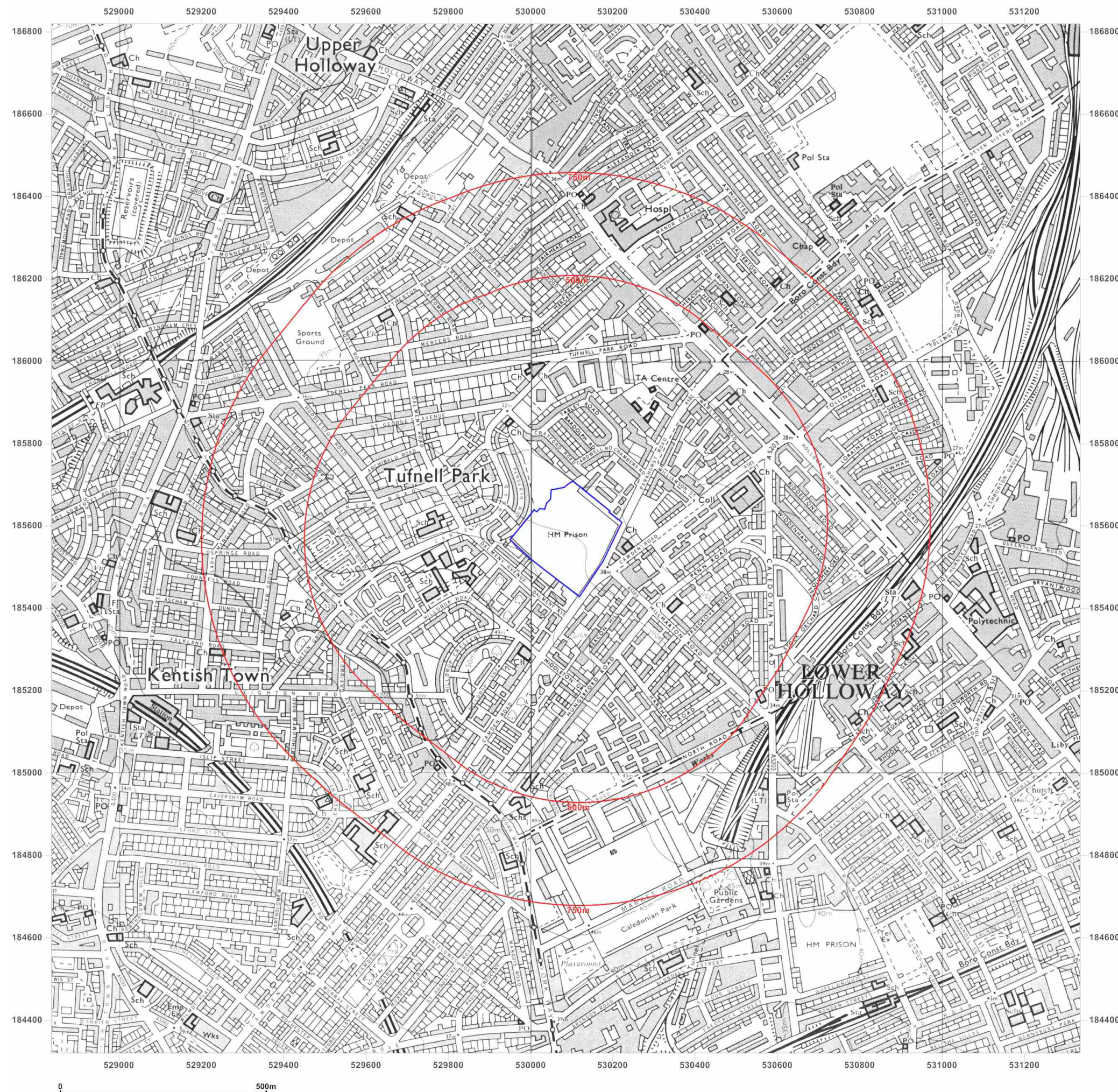


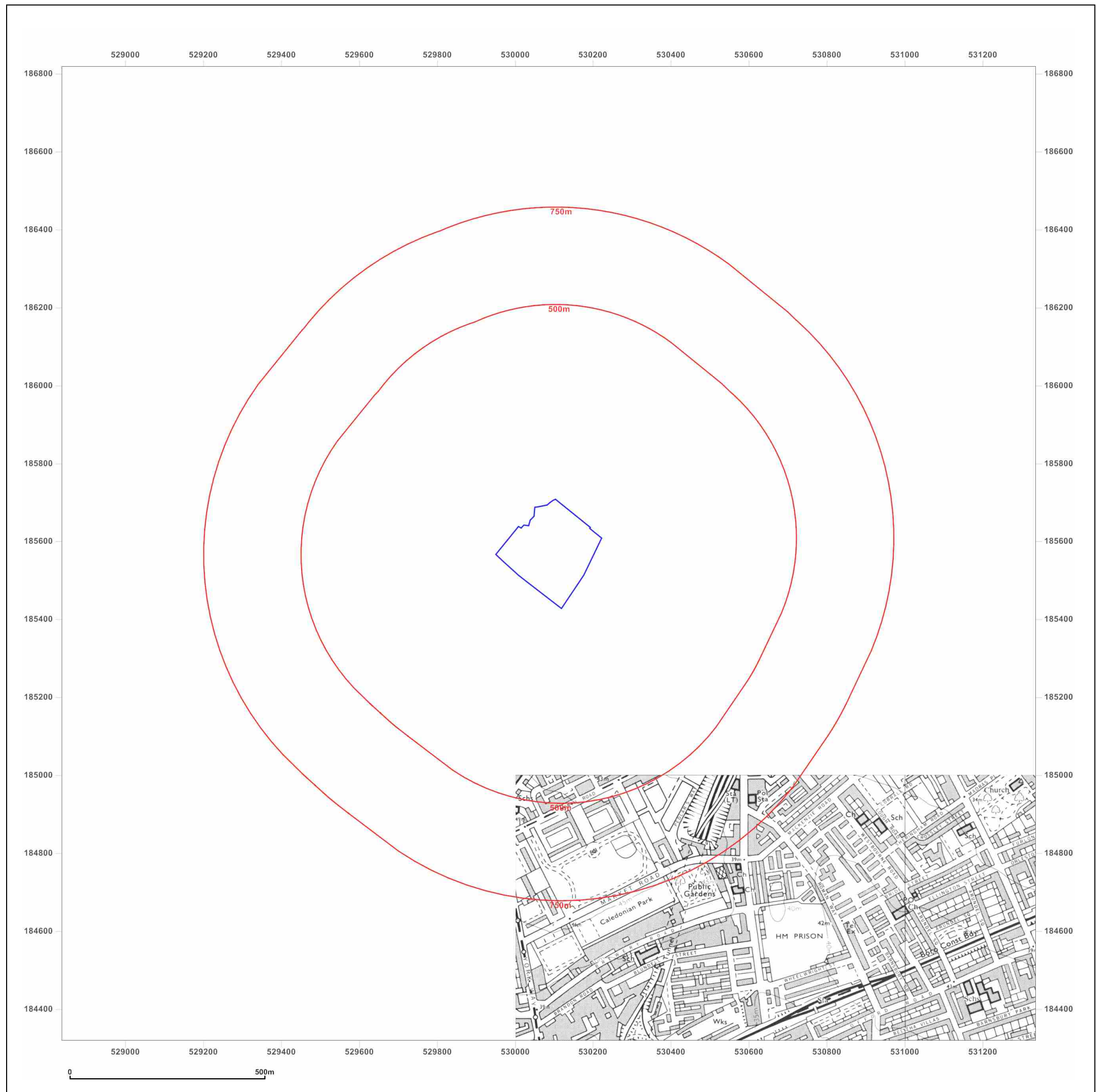
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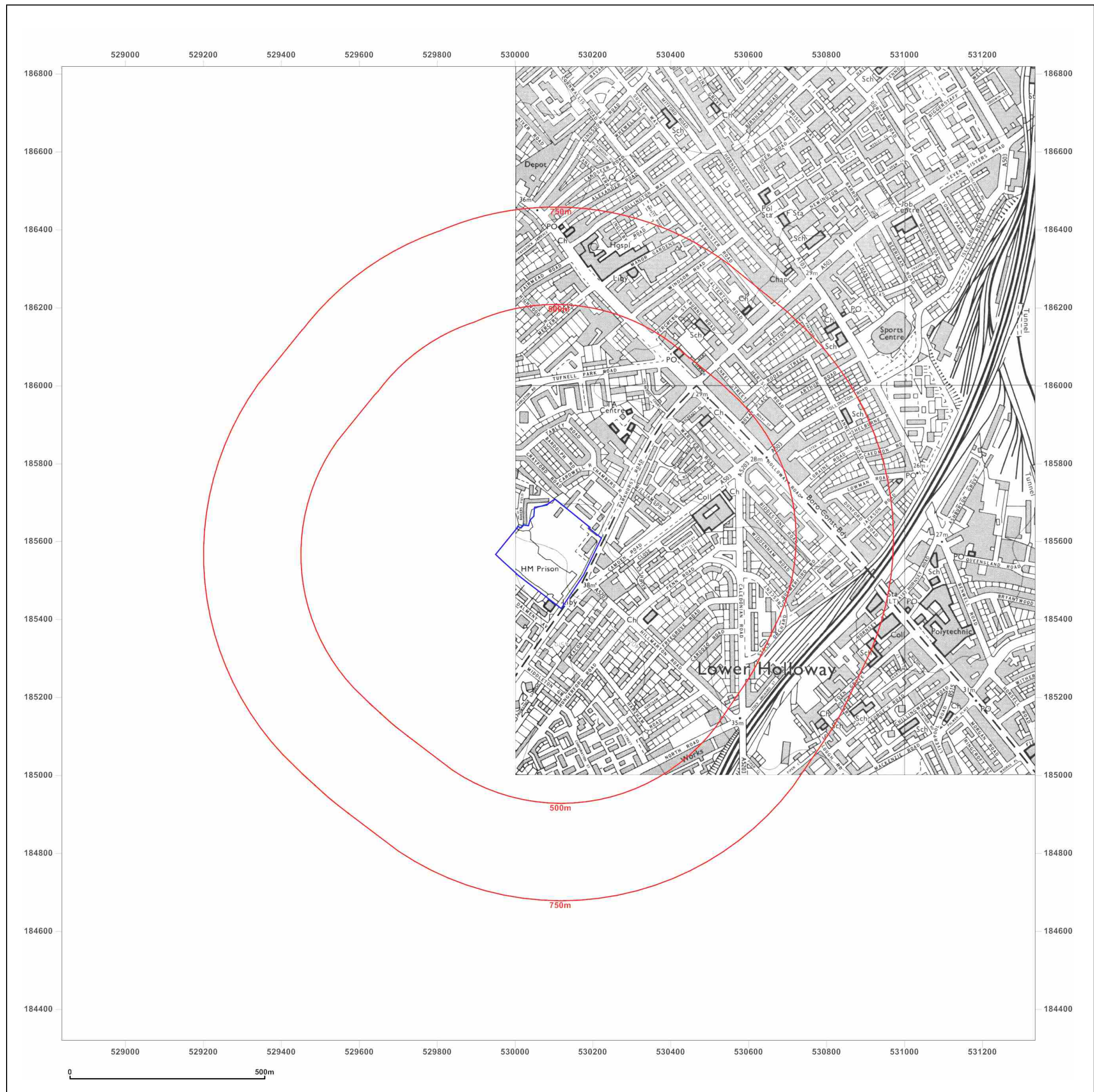
HMP HOLLOWAY, LONDON,
N7 0JP

Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid
Map date: 1976
Scale: 1:10,000
Printed at: 1:10,000

Surveyed 1974
Revised 1976
Edition N/A
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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

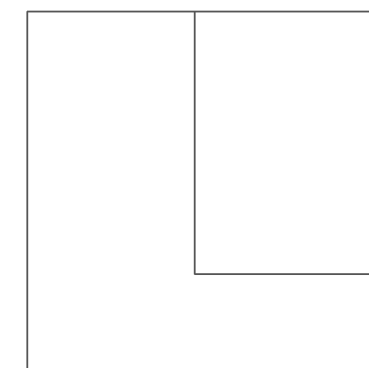
Map date: 1982

Scale: 1:10,000

Printed at: 1:10,000



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Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 1989-1994

Scale: 1:10,000

Printed at: 1:10,000



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Revised 1989
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1984
Revised 1994
Edition N/A
Copyright N/A
Levelled N/A

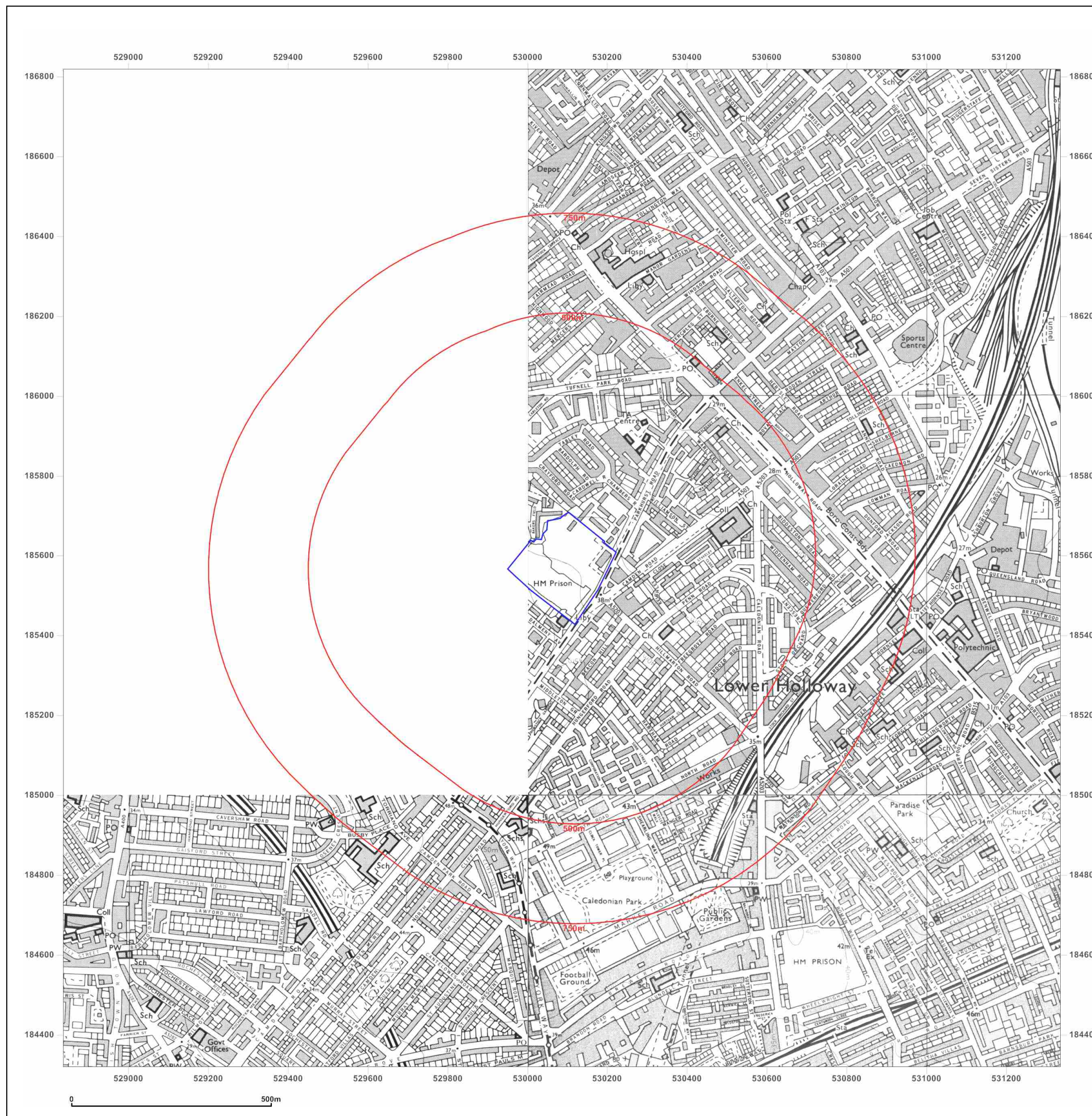


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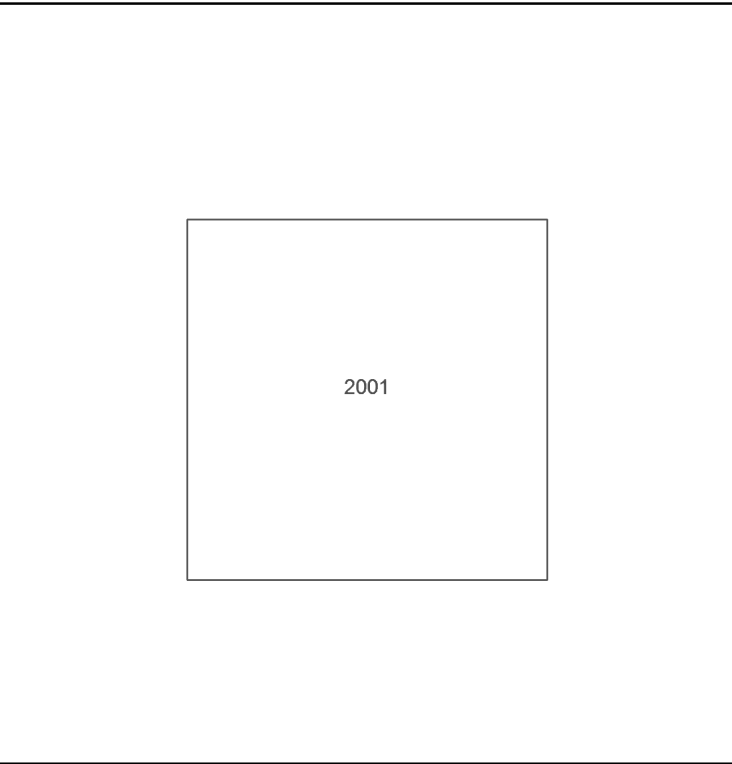


Site Details:

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N7 OJP

Client Ref: WIE16172_REQ99932
Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid
Map date: 2001
Scale: 1:10,000
Printed at: 1:10,000



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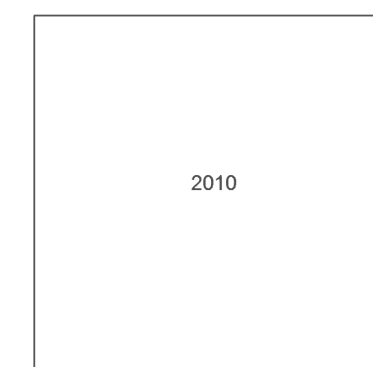
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Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

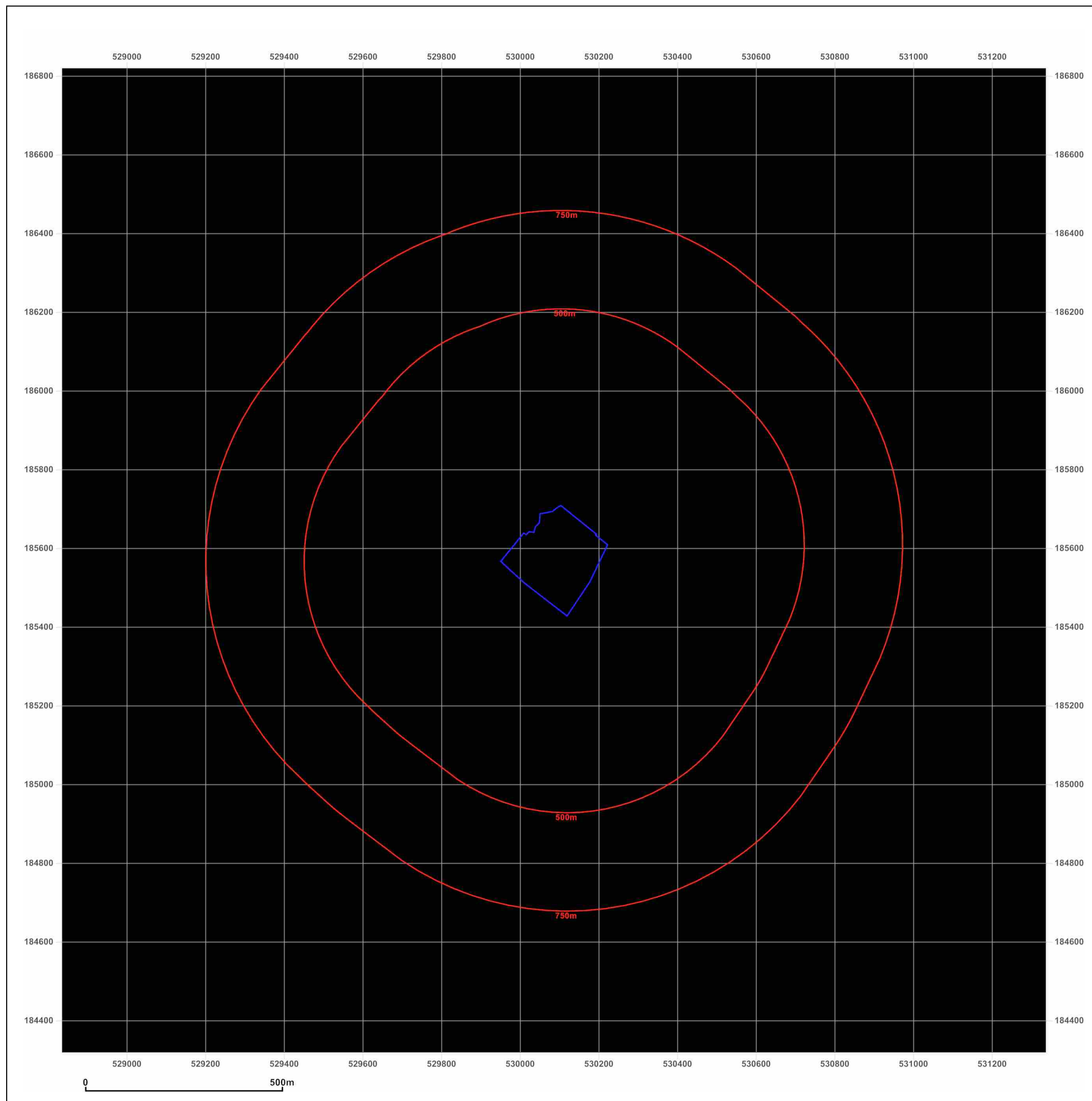


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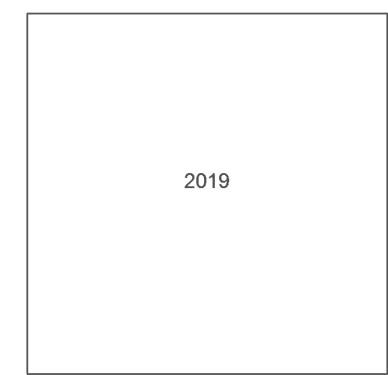
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Report Ref: WTM1-6291219
Grid Ref: 530085, 185568

Map Name: National Grid

Map date: 2019

Scale: 1:10,000

Printed at: 1:10,000

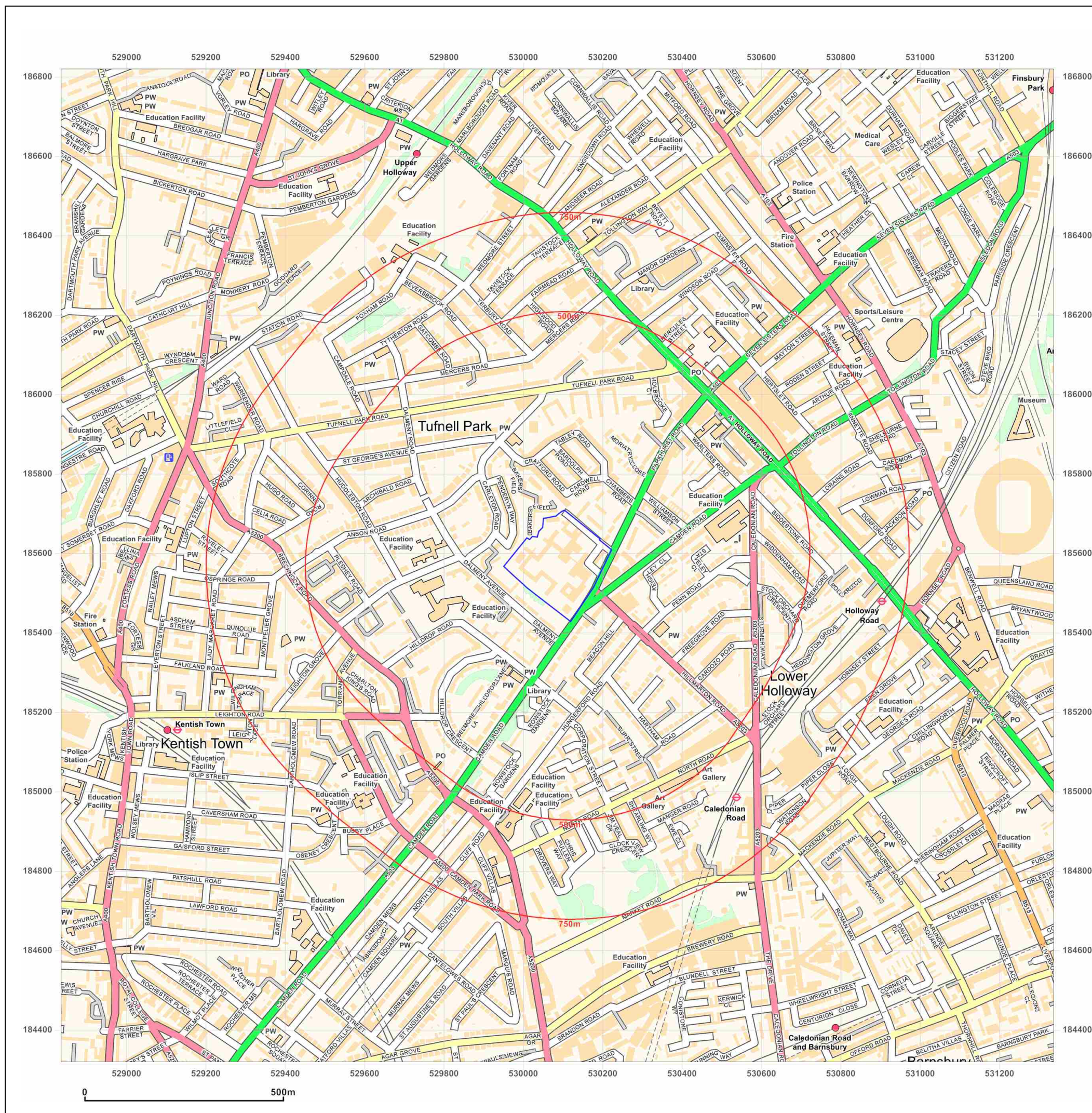


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Joanna Taylor

From: O'Sullivan, Daniel <Daniel.OSullivan@islington.gov.uk> on behalf of Pollution <Pollution@islington.gov.uk>
Sent: 11 September 2019 15:16
To: Joanna Taylor
Cc: Ben Greenfield
Subject: RE: land quality search request

Hi Joanna,

Thanks for your email enquiry and swift payment. Please find the EPPP team's response to your queries about HMP Holloway, Parkhurst Rd, London N7 below:

- Is the site registered, or likely to be registered in the future, as contaminated land by the Council under Part IIA of the Environmental Protection Act 1990?
The site has not currently been identified as contaminated land.
- Is the site on the Council's prioritisation list as part of your contaminated land strategy? If so, where does it sit on this list?
The site has not currently been identified as being in need of further investigation as part of the Council's inspection regime.
- Do you know of any pollution or contamination incidents or issues that have occurred or are occurring at or near the site?
The site is listed as a prison from 1870. The site retains the Victorian layout until redevelopment in the 1980s. The site is to date still comprised of the Holloway prison site and ancillary buildings and accommodation. The following records are for sites adjacent to the prison site.

Electricity Sub Station Rear Of 5 Bunning House, Parkhurst Road
Electrical substation (1968) till current map

Electricity Sub Station Adjacent To 1, Penderyn Way
Electrical Substation (1968) till current map

89 Crayford Road
Garage (1960). Site identified as taxi garage. Site now remediated and redeveloped into residential circa 2015. Planning consent ref P111630 for 'demolition of existing garage workshop building and erection of a terrace of six x two storey houses (comprising 2 x 3 bedroom houses and 4 x 2 bedroom houses) together with erection of associated refuse / recycling and cycle stores and hard and soft landscaping' dated 24 January 2013. Contaminated land condition discharged in 2014.

- Are there any records of landfills/made ground (type, date, who by, concerns) present at or near the site? If so, are there any concerns relating to gas at the site (ground gas protection measures necessary?)?
None listed.

- Are there any Part B processes on the site or nearby?
None listed on the site or adjacent to it. Nearby:
392 Camden Road N7 0SJ
Exan Coachworks
Coating process (respraying of road vehicles)
PPC Permit reference number: 003

Any further issues or queries give me an email or call.

Regards,
Daniel O'Sullivan
Acoustics Officer
Environmental Pollution, Policy & Projects Team
Public Protection
London Borough of Islington
3rd Floor, 222 Upper Street, London N1 1XR

T: 020 7527 3340 F: 020 7527 3019
E: daniel.o'sullivan@islington.gov.uk
W: www.islington.gov.uk

Follow us on Twitter@IslingtonBC and @IslingtonLife

Register non-road mobile machinery (NRMM) via this link: <https://nrmm.london/>

Disclaimers:

1. General Environmental Information: Whilst all reasonable care has been taken to ensure the accuracy of the information and data provided within this correspondence, the Council accept no liability for any loss or damage howsoever caused arising from any reliance placed by any other person upon the information and data contained herein.
2. Relating to Planning Issues: The responsibility to properly address contaminated land issues, including safe development and secure occupancy, and irrespective of any involvement by this Authority, lies with the owner/developer of the site.

From: Joanna Taylor [mailto:joanna.taylor@watermangroup.com]
Sent: 05 September 2019 12:05
To: Pollution <Pollution@islington.gov.uk>
Cc: Ben Greenfield <ben.greenfield@watermangroup.com>
Subject: land quality search request

Dear Sir / Madam,

We are currently conducting an environmental assessment of HMP Holloway, Parkhurst Rd, London N7 ONU (site plan attached). I would be grateful if you could answer the following questions as part of the environmental enquiry:

- Is the site registered, or likely to be registered in the future, as contaminated land by the Council under Part IIA of the Environmental Protection Act 1990?
- Is the site on the Council's prioritisation list as part of your contaminated land strategy? If so, where does it sit on this list?
- Do you know of any pollution or contamination incidents or issues that have occurred or are occurring at or near the site?
- Are there any records of landfills/made ground (type, date, who by, concerns) present at or near the site? If so, are there any concerns relating to gas at the site (ground gas protection measures necessary?)?
- Are there any Part B processes on the site or nearby?

I understand that there may be a charge for this search and, if so, I would be grateful if you could advise me as to any cost and acceptable methods of payment.

Please do not hesitate to contact me should you have any questions with regards to this search. I would like to thank you in advance for your assistance on this matter.

Kind regards,


Joanna Taylor
Consultant
Geo-Environmental Division

Waterman Infrastructure & Environment Ltd

Pickfords Wharf | Clink Street | London SE1 9DG

t +44 330 060 2624

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E. Risk Rating Matrix

Table E.1: Risk rating for contaminated land qualitative risk assessment

Level of Severity	Likelihood		
	Most Likely	Reasonably Foreseeable	Unlikely
Acute harm or severe chronic harm. Direct pollution of sensitive water receptors or serious pollution of other water bodies.	High	High	Low
Harm from long-term exposure. Slight pollution of sensitive receptors or pollution of other water bodies.	Medium	Medium	Low
No significant harm in either short or long term. No pollution of water that is likely to affect sensitive receptors. No more than slight pollution of other water bodies.	Low	Low	Low

F. Environmental Receptors

The Contaminated Land Statutory Guidance has a four category system that considers harm to human health, controlled waters, flora and fauna, property, livestock and crops. The Categories are broadly defined as follows:

- 1 Contaminated Land – similar to land where it is known that significant harm has been caused or significant harm is being caused
- 2 Contaminated Land – no significant harm being caused but there is a significant possibility for significant harm to be caused in the future
- 3 Not Contaminated Land – there may be harm being caused but no significant possibility for significant harm to be caused in the future
- 4 Not Contaminated Land – no pollutant linkage, normal levels of contaminants and no significant harm being caused and no significant possibility for significant harm to be caused in the future.

Table F.1: Significant pollution to controlled waters

Pollution of controlled waters

Under Section 78A(9) of Part 2A the term “pollution of controlled waters means the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter. The term “controlled waters” in relation to England has the same meaning as in Part 3 of the Water Resources Act 1991, except that “ground waters” does not include water contained in underground strata but above the saturation zones. (Paragraph 4.36)

Given that the Part 2A regime seeks to identify and deal with significant pollution (rather than lesser levels of pollution), the local authority should seek to focus on pollution which: (i) may be harmful to human health or the quality of aquatic ecosystems or terrestrial ecosystems directly depending on aquatic ecosystems; (ii) which may result in damage to material property; or (iii) which may impair or interfere with amenities and other legitimate uses of the environment. (Paragraph 4.37)

Significant pollution of controlled waters

Paragraph 4.38 states that “The following types of pollution should be considered to constitute significant pollution of controlled waters:

- (a) Pollution equivalent to “environmental damage” to surface water or groundwater as defined by The Environmental Damage (Prevention and Remediation) Regulations 2009, but which cannot be dealt with under those Regulations.
- (b) Inputs resulting in deterioration of the quality of water abstracted, or intended to be used in the future, for human consumption such that additional treatment would be required to enable that use.
- (c) A breach of a statutory surface water Environment Quality Standard, either directly or via a groundwater pathway.
- (d) Input of a substance into groundwater resulting in a significant and sustained upward trend in concentration of contaminants (as defined in Article 2(3) of the Groundwater Daughter Directive (2006/118/EC)5”.

Paragraph 4.39 states that “In some circumstances, the local authority may consider that the

following types of pollution may constitute significant pollution: (a) significant concentrations⁶ of hazardous substances or non-hazardous pollutants in groundwater; or (b) significant concentrations of priority hazardous substances, priority substances or other specific polluting substances in surface water; at an appropriate, risk based compliance point. The local authority should only conclude that pollution is significant if it considers that treating the land as contaminated land would be in accordance with the broad objectives of the regime as described in Section 1 (of the Contaminated Land Statutory Guidance). This would normally mean that the authority should conclude that less serious forms of pollution are not significant. In such cases the authority should consult the Environment Agency”.

The following types of circumstance should not be considered to be contaminated land on water pollution grounds:

- (a) The fact that substances are merely entering water and none of the conditions for considering that significant pollution is being caused set out in paragraphs 4.38 and 4.39 above are being met.
- (b) The fact that land is causing a discharge that is not discernible at a location immediately downstream or down-gradient of the land (when compared to upstream or up-gradient concentrations).
- (c) Substances entering water in compliance with a discharge authorised under the Environmental Permitting Regulations.

Significant pollution of controlled waters is being caused

In deciding whether significant pollution of controlled waters is being caused, the local authority should consider that this test is only met where it is satisfied that the substances in question are continuing to enter controlled waters; or that they have already entered the waters and are likely to do so again in such a manner that past and likely future entry in effect constitutes ongoing pollution. For these purposes, the local authority should:

- (a) Regard substances as having entered controlled waters where they are dissolved or suspended in those waters, or (if they are immiscible with water) they have direct contact with those waters on or beneath the surface of the water.
- (b) Take the term “continuing to enter” to mean any measurable entry of the substance(s) into controlled waters additional to any which has already occurred.
- (c) Take the term “likely to do so again” to mean more likely than not to occur again.

Land should not be determined as contaminated land on grounds that significant pollution of controlled waters is being caused where: (a) the relevant substance(s) are already present in controlled waters; (b) entry into controlled waters of the substance(s) from land has ceased; and (c) it is not likely that further entry will take place.

Significant Possibility of Significant Pollution of Controlled Waters

In deciding whether or not a significant possibility of significant pollution of controlled waters exists, the local authority should first understand the possibility of significant pollution of controlled waters posed by the land, and the levels of certainty/uncertainty attached to that understanding, before it goes on to decide whether or not that possibility is significant. The term “possibility of significant pollution of controlled waters” means the estimated likelihood that significant pollution of controlled waters might occur. In assessing the possibility of significant pollution of controlled waters from land, the local authority should act in accordance with the

advice on risk assessment in Section 3 and the guidance in this sub-section.

In deciding whether the possibility of significant pollution of controlled waters is significant the local authority should bear in mind that Part 2A makes the decision a positive legal test. In other words, for particular land to meet the test the authority needs reasonably to believe that there is a significant possibility of such pollution, rather than to demonstrate that there is not.

Before making its decision on whether a given possibility of significant pollution of controlled waters is significant, the local authority should consider:

- (a) The estimated likelihood that the potential significant pollution of controlled waters would become manifest; the strength of evidence underlying the estimate; and the level of uncertainty underlying the estimate.
- (b) The estimated impact of the potential significant pollution if it did occur. This should include consideration of whether the pollution would be likely to cause a breach of European water legislation, or make a major contribution to such a breach.
- (c) The estimated timescale over which the significant pollution might become manifest.
- (d) The authority's initial estimate of whether remediation is feasible, and if so what it would involve and the extent to which it might provide a solution to the problem; how long it would take; what benefit it would be likely to bring; and whether the benefits would outweigh the costs and any impacts on local society or the environment from taking action.

Reproduced from DEFRA (2012) Contaminated Land Statutory Guidance pursuant to section 78YA of the Environmental Protection Act 1990 as amended by Section 57 of the Environment Act 1995.

Table F.2: Significant harm to human health, ecological systems and property

Relevant types of receptor	Significant harm	Significant possibility of significant harm
Human beings	<p>The following health effects should always be considered to constitute significant harm to human health: death; life threatening diseases (eg cancers); other diseases likely to have serious impacts on health; serious injury; birth defects; and impairment of reproductive functions.</p> <p>Other health effects may be considered by the local authority to constitute significant harm. For example, a wide range of conditions may or may not constitute significant harm (alone or in combination) including: physical injury; gastrointestinal disturbances; respiratory tract effects; cardiovascular effects; central nervous system effects; skin ailments; effects on organs such as the liver or kidneys; or a wide range of other health impacts. In deciding whether or not a particular form of harm is significant harm, the local authority</p>	<p>The risk posed by one or more relevant contaminant linkage(s) relating to the land comprises:</p> <p>(a) The estimated likelihood that significant harm might occur to an identified receptor, taking account of the current use of the land in question.</p> <p>(b) The estimated impact if the significant harm did occur – i.e. the nature of the harm, the seriousness of the harm to any person who might suffer it, and (where relevant) the extent of the harm in terms of how many people might suffer it.</p> <p>In estimating the likelihood that a specific form of significant harm might occur the local authority should, among other things, consider:</p> <p>(a) The estimated probability that the significant harm might</p>

Appendices

Relevant types of receptor	Significant harm	Significant possibility of significant harm
	<p>should consider the seriousness of the harm in question: including the impact on the health, and quality of life, of any person suffering the harm; and the scale of the harm. The authority should only conclude that harm is significant if it considers that treating the land as contaminated land would be in accordance with the broad objectives of the regime as described in Section 1 of the Contaminated Land Statutory Guidance.</p>	<p>occur: (i) if the land continues to be used as it is currently being used; and (ii) where relevant, if the land were to be used in a different way (or ways) in the future having regard to the guidance on "current use" in Section 3 of the Contaminated Land Statutory Guidance.</p> <p>(b) The strength of evidence underlying the risk estimate. It should also consider the key assumptions on which the estimate of likelihood is based, and the level of uncertainty underlying the estimate.</p>
<p>Any ecological system, or living organism forming part of such a system, within a location which is:</p> <ul style="list-style-type: none"> • a site of special scientific interest (under section 28 of the Wildlife and Countryside Act (WCA) 1981 (as amended) and Part 4 of the Natural Environment and Rural Communities Act 2006 (as amended)); • a national nature reserve (under Section 35 of the WCA 1981 (as amended)); • a marine nature reserve (under Section 36 of the WCA 1981 (as amended)); • an area of special protection for birds (under Section 3 of the WCA 1981 (as amended)); • a "European site" within the meaning of regulation 8 of the Conservation of Habitats and Species Regulations 2010 (as amended); • any habitat or site afforded policy protection under Section 15 of The National Planning Policy Framework (NPPF) on conserving and enhancing the natural environment (i.e. possible Special Areas of Conservation, potential Special Protection Areas and 	<p>The following types of harm should be considered to be significant harm:</p> <ul style="list-style-type: none"> • harm which results in an irreversible adverse change, or in some other substantial adverse change, in the functioning of the ecological system within any substantial part of that location; or • harm which significantly affects any species of special interest within that location and which endangers the long-term maintenance of the population of that species at that location. <p>In the case of European sites, harm should also be considered to be significant harm if it endangers the favourable conservation status of natural habitats at such locations or species typically found there. In deciding what constitutes such harm, the local authority should have regard to the advice of Natural England and to the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended).</p>	<p>Conditions would exist for considering that a significant possibility of significant harm exists to a relevant ecological receptor where the local authority considers that:</p> <ul style="list-style-type: none"> • significant harm of that description is more likely than not to result from the contaminant linkage in question; or • there is a reasonable possibility of significant harm of that description being caused, and if that harm were to occur, it would result in such a degree of damage to features of special interest at the location in question that they would be beyond any practicable possibility of restoration. <p>Any assessment made for these purposes should take into account relevant information for that type of contaminant linkage, particularly in relation to the ecotoxicological effects of the contaminant.</p>

Appendices

Relevant types of receptor	Significant harm	Significant possibility of significant harm
<p>listed or proposed Ramsar sites); or</p> <ul style="list-style-type: none"> any nature reserve established under Section 21 of the National Parks and Access to the Countryside Act 1949. 		
<p>Property in the form of:</p> <ul style="list-style-type: none"> crops, including timber produce grown domestically, or on allotments, for consumption livestock other owned or domesticated animals; wild animals which are the subject of shooting or fishing rights. 	<p>For crops, a substantial diminution in yield or other substantial loss in their value resulting from death, disease or other physical damage. For domestic pets, death, serious disease or serious physical damage. For other property in this category, a substantial loss in its value resulting from death, disease or other serious physical damage.</p> <p>The local authority should regard a substantial loss in value as occurring only when a substantial proportion of the animals or crops are dead or otherwise no longer fit for their intended purpose. Food should be regarded as being no longer fit for purpose when it fails to comply with the provisions of the Food Safety Act 1990. Where a diminution in yield or loss in value is caused by a pollutant linkage, a 20% diminution or loss should be regarded as a benchmark for what constitutes a substantial diminution or loss. In the Guidance states that this description of significant harm is referred to as an “animal or crop effect”.</p>	<p>Conditions would exist for considering that a significant possibility of significant harm exists to the relevant types of receptor where the local authority considers that significant harm is more likely than not to result from the contaminant linkage in question, taking into account relevant information for that type of contaminant linkage, particularly in relation to the ecotoxicological effects of the contaminant.</p>
<p>Property in the form of buildings. For this purpose 'building' means any structure or erection and any part of a building, including any part below ground level, but does not include plant or machinery comprised in a building, or buried services such as sewers, water pipes or electricity cables.</p>	<p>Structural failure, substantial damage or substantial interference with any right of occupation. The local authority should regard substantial damage or substantial interference as occurring when any part of the building ceases to be capable of being used for the purpose for which it is or was intended.</p> <p>In the case of a scheduled Ancient Monument, substantial damage should be regarded as occurring when the damage significantly impairs the historic, architectural, traditional, artistic or archaeological</p>	<p>Conditions would exist for considering that a significant possibility of significant harm exists to the relevant types of receptor where the local authority considers that significant harm is more likely than not to result from the contaminant linkage in question during the expected economic life of the building (or in the case of a scheduled Ancient Monument the foreseeable future), taking into account relevant information for that type of contaminant linkage.</p>

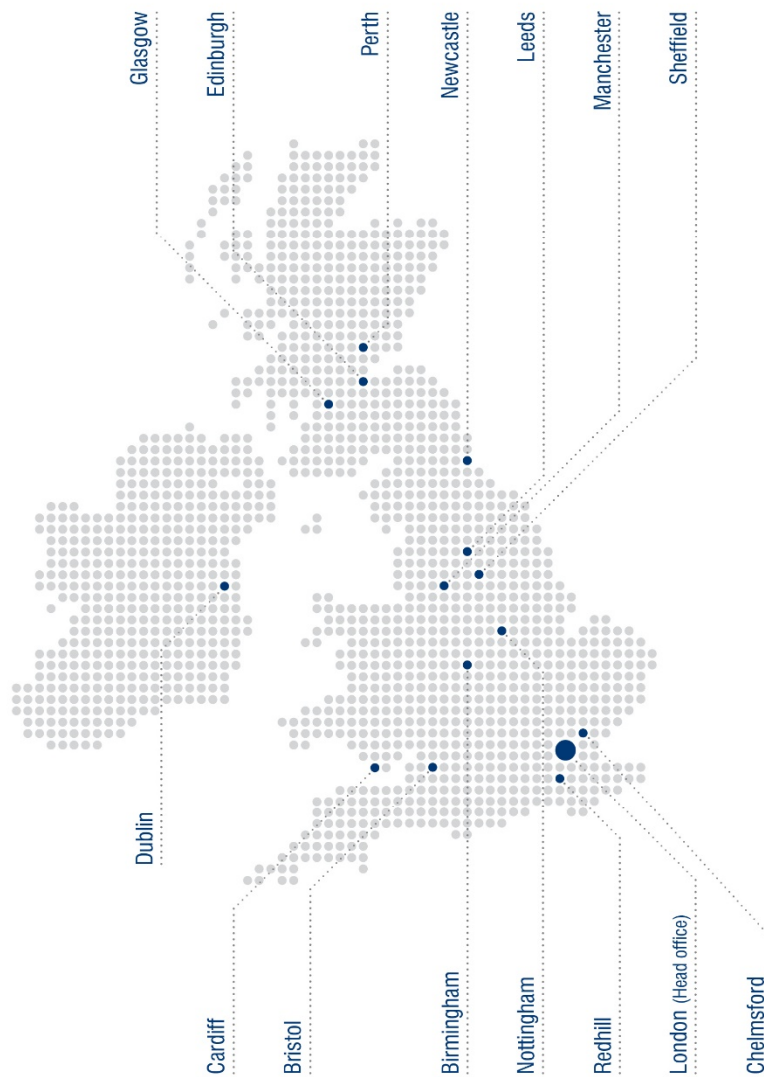
Appendices

Relevant types of receptor	Significant harm	Significant possibility of significant harm
	interest by reason of which the monument was scheduled. The Guidance states that this description of significant harm is referred to as a 'building effect'.	

Reproduced from DEFRA (2012) Contaminated Land Statutory Guidance pursuant to section 78YA of the Environmental Protection Act 1990 as amended by Section 57 of the Environment Act 1995

Appendices

UK and Ireland Office Locations



Appendix VIII

Thames Water Property Search

SearchFlow Limited
42
Kings Hill Avenue
Kings Hill
West Malling
ME19 4AJKent

Search address supplied	H M Prison, Holloway, Parkhurst Road, LONDON, N7 0NU
Your reference	JMI/103150/292
Our reference	CDWS/CDWS Standard/2015_3207837
Received date	1 December 2015
Search date	3 December 2015

Important information

As of the 1 October 2013, the CON29DW has been updated with new question numbering and a helpful summary sheet showing questions and high level results. To find out more, please email searches@thameswater.co.uk.



Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW
DX 151280 Slough 13



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0845 070 9148

CON29DW
DRAINAGE AND WATER ENQUIRY



Question

Summary Answer

Maps, Wayleaves, Easements, Manhole Cover and Invert levels

1.1	Where relevant, please include a copy of an extract from the public sewer map.	Map Provided
1.2	Where relevant, please include a copy of an extract from the map of waterworks.	Map Provided
1.3	Is there a wayleave/easement agreement giving Thames Water the right to lay or maintain assets or right of access to pass through private land in order to reach the Company's assets?	Yes
1.4	On the copy extract from the public sewer map, please show manhole cover, depth and invert levels where the information is available.	See Details

Drainage

2.1	Does foul water from the property drain to a public sewer?	Connected
2.2	Does surface water from the property drain to a public sewer?	Connected
2.3	Is a surface water drainage charge payable?	Charge Payable
2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	Yes
2.5	Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	Yes
2.6	Are any sewers or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	No
2.7	Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	No
2.8	Is any building which is or forms part of the property, at risk of internal flooding due to overloaded public sewers?	Not At Risk
2.9	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	9.83 Kilometres

Water

3.1	Is the property connected to mains water supply?	Connected
3.2	Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	Yes
3.3	Is any water main or service pipe serving or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	No
3.4	Is the property at risk of receiving low water pressure or flow?	No
3.5	Please include details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year.	Passed
3.6	Please include details of any departures authorised by the Secretary of State or National Assembly for Wales under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations.	Passed
3.7	Please include details of the location of any water meter serving the property.	See Details

Question

Summary Answer

Charging

4.1	Who are the sewerage and water undertakers for the area?	See Details
4.2	Who bills the property for sewerage services?	Thames Water
4.3	Who bills the property for water services?	Thames Water
4.4	What is the current basis for charging for sewerage and/or water services at the property?	Metered
4.5	Are there any trade effluent consents relating to this site/property for disposal of chemically enhanced waste?	No

Search address supplied: H M Prison, Holloway, Parkhurst Road, LONDON, N7 0NU

Any new owner or occupier will need to contact Thames Water on 0800 316 9800 or log onto our website www.thameswater.co.uk and complete our online form to change the water and drainage services bills to their name.

The following records were searched in compiling this report: - the map of public sewers, the map of waterworks, water and sewer billing records, adoption of public sewer records, building over public sewer records, the register of properties subject to internal foul flooding, the register of properties subject to poor water pressure and the drinking water register. Thames Water Utilities Ltd (TWUL) holds all of these.

TWUL, trading as Property Searches, are responsible in respect of the following:-

- (i) any negligent or incorrect entry in the records searched
- (ii) any negligent or incorrect interpretation of the records searched
- (iii) any negligent or incorrect recording of that interpretation in the search report
- (iv) and compensation payments

Please refer to the attached [Terms & Conditions](#). Customers and clients are asked to note these terms, which govern the basis on which this Commercial Drainage and Water search is supplied.

Maps, Wayleaves, Easements, Manhole Cover and Invert levels

1.1 Where relevant, please include a copy of an extract from the public sewer map.

A copy of an extract of the public sewer map is included, showing the public sewers, disposal mains and lateral drains in the vicinity of the property.

1.2 Where relevant, please include a copy of an extract from the map of waterworks.

A copy of an extract of the map of waterworks is included, showing water mains, resource mains or discharge pipes in the vicinity of the property.

1.3 Wayleaves & Easements

Is there a wayleave/easement agreement giving Thames Water the right to lay or maintain assets or right of access to pass through private land in order to reach the Company's assets?

Yes, records indicate that there is a wayleave and/or an easement affecting this site. Please note that if you require further information about wayleaves and/or easements, these enquiries can not be dealt with over the phone and are dealt with by post only. To request more details about the wayleave and/or an easement please send a copy of your site plan, with the site clearly marked on it, together with copies of the Thames Water plans provided from this search to: Thames Water Property, Clearwater Court, Reading, RG1 8DB, and we will endeavour to respond within 14 days. Alternatively, for further information, please contact either treasa.walsh@thameswater.co.uk or linda.rushton@thameswater.co.uk.

1.4 Manhole

On the copy extract from the public sewer map, please show manhole cover, depth and invert levels where the information is available.

Details of any manhole cover and invert levels applicable to this site are enclosed.

Drainage

2.1 Does foul water from the property drain to a public sewer?

Records indicate that foul water from the property drains to a public sewer.

2.2 Does surface water from the property drain to a public sewer?

Records indicate that surface water from the property drains to a public sewer.

2.3 Is a surface water drainage charge payable?

Records confirm that a surface water drainage charge is payable for the property.

2.4 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundary of the property?

The public sewer map included indicates that there is a public sewer, disposal main or lateral drain within the boundaries of the property. However, from the 1st October 2011 there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may further prevent or restrict development of the property.

2.5 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

The public sewer map included indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the property.

2.6 Are any sewers or lateral drains serving, or which are proposed to serve, the property the subject of an existing adoption agreement or an application for such an agreement?

Records confirm that sewers serving the development, of which the property forms part are not the subject of an existing adoption agreement or an application for such an agreement.

2.7 Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

There are no records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain.

2.8 Is any building which is or forms part of the property, at risk of internal flooding due to overloaded public sewers?

The property is not recorded as being at risk of internal flooding due to overloaded public sewers.

From the 1st October 2011 most private sewers, disposal mains and lateral drains were transferred into public ownership. It is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information it is recommended that enquiries are made of the vendor.

2.9 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

The nearest sewage treatment works is Deephams STW which is 9.83 kilometres to the north east of the property.

Water

3.1 Is the property connected to mains water supply?

Records indicate that the property is connected to mains water supply.

3.2 Are there any water mains, resource mains or discharge pipes within the boundary of the property?

The map of waterworks indicates that there are water mains, resource mains or discharge pipes within the boundaries of the property.

3.3 Is any water main or service pipe serving, or which is proposed to serve, the property the subject of an existing adoption agreement or an application for such an agreement?

Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

3.4 Is the property at risk of receiving low water pressure or flow?

Records confirm that the property is not recorded on a register kept by the water undertaker as being at risk of receiving low water pressure or flow.

3.5 Please include details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year.

The analysis confirmed that all tests met the standards prescribed by the 2000 Regulations or the 2001 Regulations.

3.6 Please include details of any departures, authorised by the Secretary of State or by the National Assembly for Wales under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations.

There are no such authorised departures for the water supply zone.

3.7 Please include details of the location of any water meter serving the property.

Records indicate that the property is served by a water meter, which is not located within the property.

Charging

4.1 Who is the sewerage and water undertakers for the area?

Thames Water Utilities Limited, Clearwater Court, Reading, RG1 8DB is the sewerage undertaker for the area and Thames Water Utilities Limited, Clearwater Court, Reading, RG1 8DB is the water undertaker for the area.

4.2 Who bills the property for sewerage services?

The property is billed for sewerage services by:

Thames Water Utilities Limited
Clearwater Court
Vastern Road
Reading
Berkshire
RG1 8DB

Tel: 0845 9200 888
Website: www.thameswater.co.uk.

4.3 Who bills the property for water services?

The property is billed for water services by:

Thames Water Utilities Limited
Clearwater Court
Vastern Road
Reading
Berkshire
RG1 8DB

Tel: 0845 9200 888
Website: www.thameswater.co.uk.

4.4 What is the current basis for charging for sewerage and / or water services at the property?

The property is charged based on actual volumes of water measured through a water meter ("metered supply").

4.5 Trade Effluent Consent

Are there any trade effluent consents relating to this site/property for disposal of chemically enhanced waste?

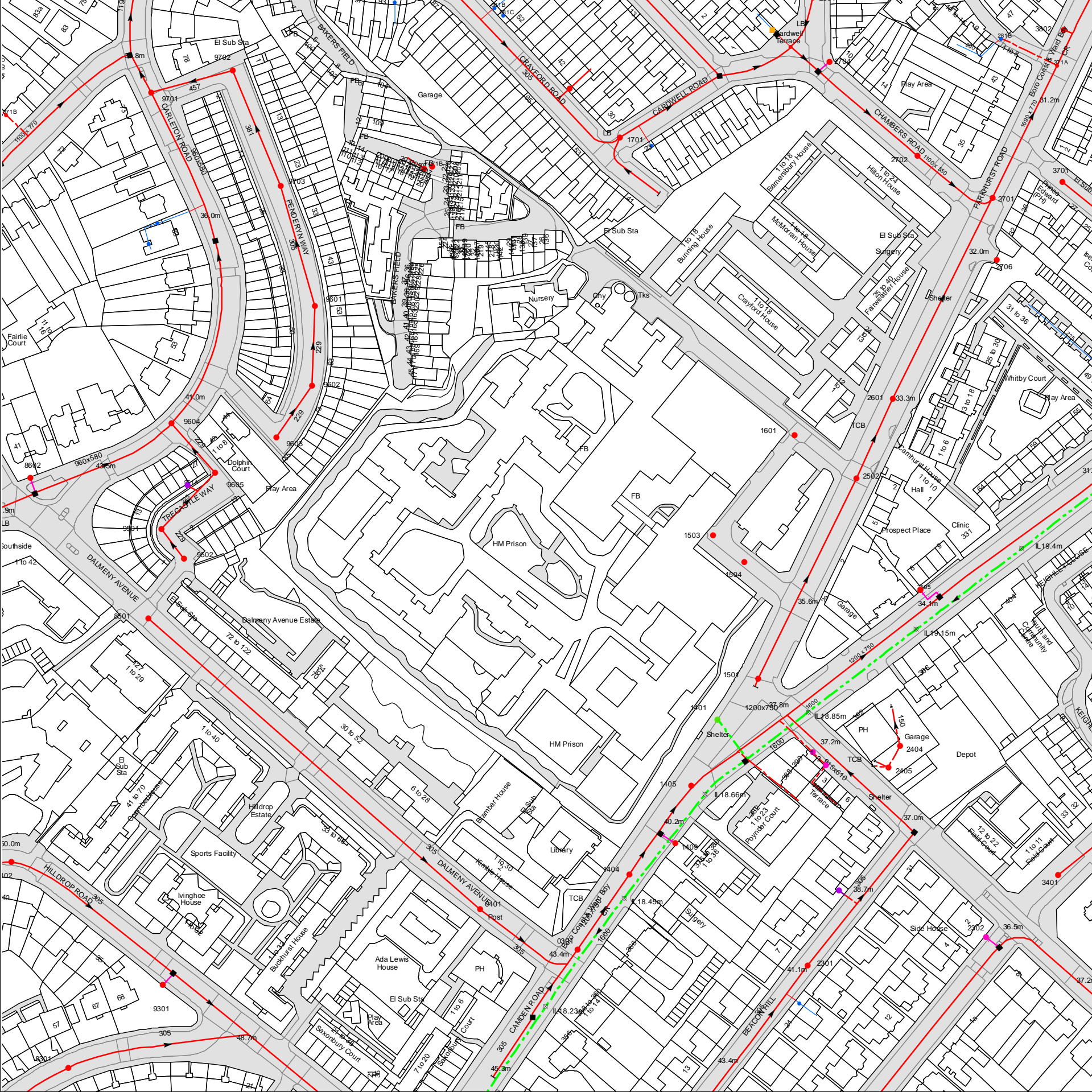
No.

Payment for this Search

The charge will be added to the NLIS Account. This search was ordered through National Land Information Services, Russell Square House, 10-12 Russell Square, London WC1B 5LF.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information.

CommercialDW Drainage and Water Enquiry Sewer Map- CDWS/CDWS Standard/2015 3207837



The width of the displayed area is 500m

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no survey information is available.

Manhole Reference	Manhole Cover Level	Manhole Invert Level
1405	39.38	n/a
1503	34.91	n/a
1401	n/a	n/a
1504	35.08	n/a
1501	36.76	n/a
1601	34.6	n/a
241C	n/a	n/a
241B	n/a	n/a
2502	34.05	n/a
2405	n/a	n/a
2601	33.23	n/a
2404	n/a	n/a
2505	37.78	n/a
1409	40.62	n/a
241A	n/a	n/a
0401	45.29	41.29
1404	41.48	n/a
9502	45.57	42.76
951A	n/a	n/a
9605	41.91	n/a
9603	38.79	n/a
9604	40.85	39
9602	37.3	n/a
9601	35.16	n/a
9703	33.75	n/a
071A	n/a	n/a
071B	n/a	n/a

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.



Sewer Key - Commercial Drainage and Water Enquiry

Public Sewer Types (Operated & Maintained by Thames Water)

	Foul: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.		
	Surface Water: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.		
	Combined: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.		
	Trunk Surface Water		Trunk Foul
	Storm Relief		Trunk Combined
	Vent Pipe		Bio-solids (Sludge)
	Proposed Thames Surface Water Sewer		Proposed Thames Water Foul Sewer
	Gallery		Foul Rising Main
	Surface Water Rising Main		Combined Rising Main
	Sludge Rising Main		Proposed Thames Water Rising Main
	Vacuum		

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve
	Dam Chase
	Fitting
	Meter
	Vent Column

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Control Valve
	Drop Pipe
	Ancillary
	Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Outfall
	Undefined End
	Inlet

Other Symbols

Symbols used on maps which do not fall under other general categories

	Public/Private Pumping Station
	Change of characteristic indicator (C.O.C.I.)
	Invert Level
	Summit

Areas

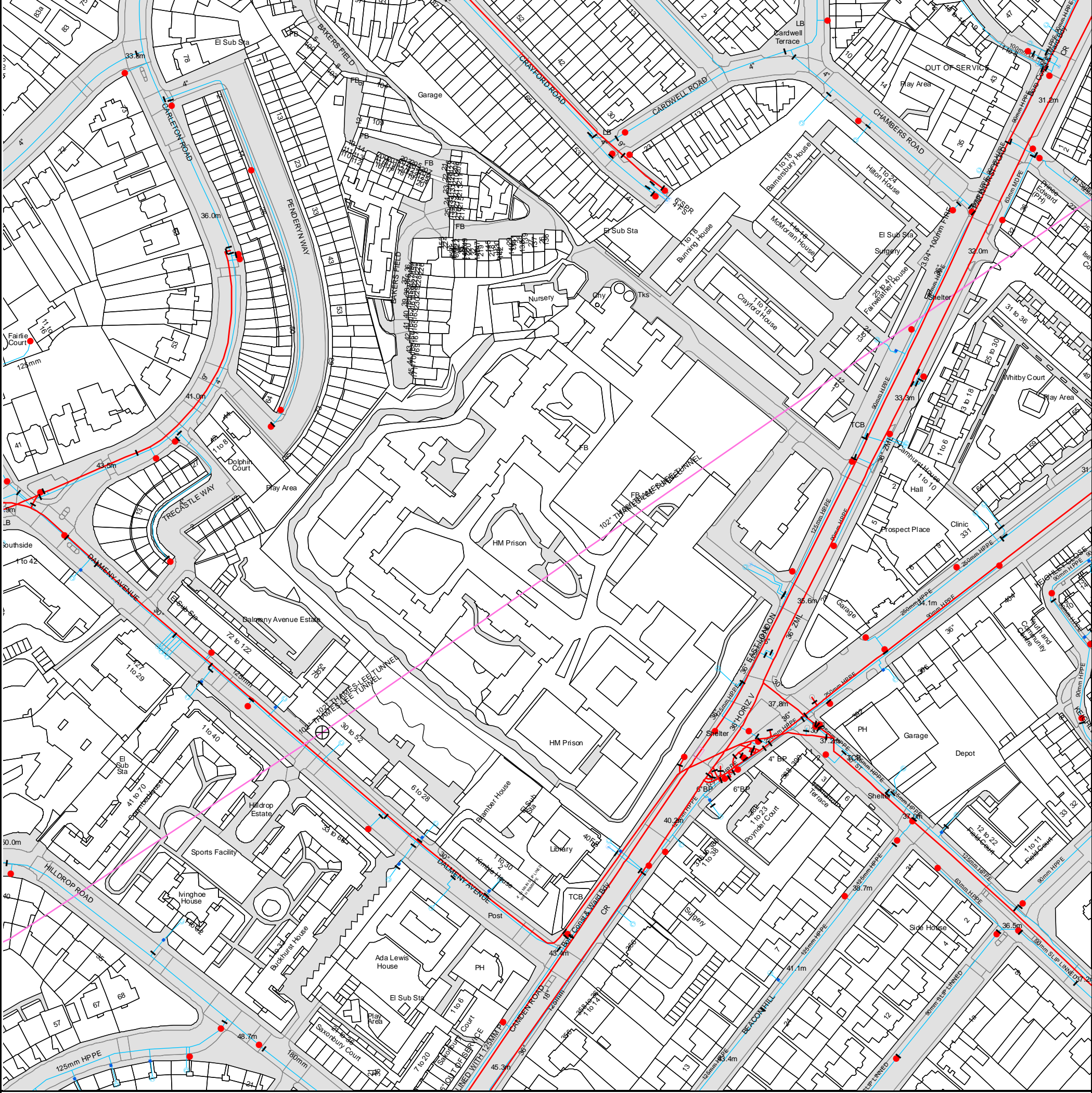
Lines denoting areas of underground surveys, etc.

	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

	Foul Sewer		Surface Water Sewer
	Combined Sewer		Gully
	Culverted Watercourse		Proposed
			Abandoned Sewer

CommercialDW Drainage and Water Enquiry Water Map-CDWS/CDWS Standard/2015 3207837



The width of the displayed area is 500m

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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Water Pipes (Operated & Maintained by Thames Water)

- 4"

Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 16"

Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- 3" SUPPLY

Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 3" FIRE

Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 3" METERED

Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

Hydrants

- Single Hydrant

Meters

- Meter

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

Other Symbols

- Data Logger

Other Water Pipes (Not Operated or Maintained by Thames Water)

- Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
- Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Enquiries and Response

The records relating to this search were checked by Renee Truter of Thames Water Utilities who has no, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

This search report was prepared by Renee Truter of Thames Water Utilities who has no, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

For your guidance:

- Thames Water Property Searches Complaints Procedure:
 - Thames Water Property Searches offers a robust complaints procedure. Complaints can be made by telephone, in writing, by email (searches@thameswater.co.uk) or through our website (www.thameswater-propertysearches.co.uk)

As a minimum standard Thames Water Property Searches will:

- endeavour to resolve any contact or complaint at the time of receipt. If this isn't possible, we will advise of timescales;
- investigate and research the matter in detail to identify the issue raised (in some cases third party consultation will be required);
- provide a response to the customer within 10 working days of receipt of the complaint;
- provide compensation, if no response or acknowledgment that we are investigating the case is given within 10 working days of receipt of the complaint;
- keep you informed of the progress and, depending on the scale of investigation required, update with new timescales as necessary;
- provide an amended search, free of charge, if required;
- provide a refund if we find your complaint to be justified; take the necessary action within our power to put things right.

If you want us to liaise with a third party on your behalf, just let us know.

If you are still not satisfied with the outcome provided, we will refer the matter to a Senior Manager, for resolution, who will respond again within 5 working days.

If you remain dissatisfied with our final response you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). Please refer to the final page of the search for further details.

Question 1.1

For your guidance:

- The Water Industry Act 1991 defines Public Sewers as those which Thames Water have responsibility for. Other assets and rivers, watercourses, ponds, culverts or highway drains may be shown for information purposes only.
- The company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.
- Assets other than public sewers may be shown on the copy extract, for information.

Question 1.2

For your guidance:

- The “water mains” in this context are those, which are vested in and maintainable by the water company under statute.
- Assets other than public water mains may be shown on the plan, for information only.
- Water companies are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Question 2.1

For your guidance:

- Water companies are not responsible for any private drains that connect the property to the public sewerage system and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property. These may pass through land outside the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- If foul water does not drain to the public sewerage system, the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.
- An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 2.2

For your guidance:

- Sewerage Undertakers are not responsible for any private drains that connect the property to the public sewerage system, and do not hold details of these.
- The property owner will normally have sole responsibility for private drains serving the property. These private drains may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- In some cases, 'Sewerage Undertakers' records do not distinguish between foul and surface water connections to the public sewerage system.
- At the time of privatisation in 1989, Sewerage Undertakers were sold with poorly-kept records of sewerage infrastructure. The records did not always show which properties were connected for surface water drainage purposes. Accordingly, billing records have been used to provide an answer for this element of the drainage and water search.
- Due to the potential inadequacy of 'Sewerage Undertakers' infrastructure records with respect to surface water drainage, it is the customer's responsibility to inform the Sewerage Undertaker that they do not receive the surface water drainage service. If on inspection, the buyer finds that surface water from the property does not drain to a public sewer, then the property may be eligible for a rebate of the surface water drainage charge. For further information, please contact Thames Water on Tel: 0800 316 9800, or refer to the website at www.thameswater.co.uk.
- If surface water from the property does not drain to the public sewerage system, the property may have private facilities in the form of a soakaway or private connection to a watercourse.
- An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 2.3

For your guidance:

- If surface water from the property drains to a public sewer, then a surface water drainage charge is payable.
- Where a surface water drainage charge is currently included in the property's water and sewerage bill but, on inspection, the buyer finds that surface water from the property does not drain to a public sewer, then the property may be eligible for a rebate of the surface water drainage charge. For further information, please contact Thames Water on Tel: 0800 316 9800 or refer to the website www.thameswater.co.uk.

Question 2.4

For your guidance:

- Thames Water has a statutory right of access to carry out work on its assets. Employees of Thames Water or its contractors may, therefore, need to enter the property to carry out work.
- The approximate boundary of the property has been determined by reference to the Ordnance Survey Record or the map supplied.
- The presence of a public sewer running within the boundary of the property may restrict further development. The Company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the Company, or its contractors, needing to enter the property to carry out work.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Question 2.5

For your guidance:

- From the 1st October 2011 there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.
- The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the local authority requiring a property to be connected to the public sewer.
- The measurement is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Question 2.6

For your guidance:

- This enquiry is of interest to purchasers who will want to know whether or not the property will be linked to a public sewer.
- Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.
- Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991 and meeting the requirements of 'Sewers for Adoption' 6th Edition.

Question 2.7

For your guidance:

- From the 1st October 2011 most private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have been approved or consulted about any plans to erect a building or extension on the property over or in the vicinity of these.
- Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.

Question 2.8

For your guidance:

- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- “Internal flooding” from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- “At Risk” properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company’s reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk Register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0800 316 9800 or website www.thameswater.co.uk

Question 2.9

For your guidance:

- The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.
- The sewerage undertaker’s records were inspected to determine the nearest sewage treatment works.
- It should be noted that there may be a private sewage treatment works closer than the one detailed above that has not been identified.
- As a responsible utility operator, Thames Water Utilities seeks to manage the impact of odour from operational sewage works on the surrounding area. This is done in accordance with the Code of Practice on Odour Nuisance from Sewage Treatment Works issued via the Department of Environment, Food and Rural Affairs (DEFRA). This Code recognises that odour from sewage treatment works can have a detrimental impact on the quality of the local environment for those living close to works. However DEFRA also recognises that sewage treatment works provide important services to communities and are essential for maintaining standards in water quality and protecting aquatic based environments. For more information visit www.thameswater.co.uk

Question 3.2

For your guidance:

- The boundary of the property has been determined by reference to the plan supplied. Where a plan was not supplied, the Ordnance Survey Record was used.
- The presence of a public water main within the boundary of the property may restrict further development within it. Water companies have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the Company, or its contractors, needing to enter the property to carry out work.

Question 3.3

For your guidance:

- This enquiry is of interest to purchasers who will want to know whether or not the property will be linked to the mains water supply.

Question 3.4

For your guidance:

- The boundary of the property has been determined by reference to the plan supplied. Where a plan was not supplied the Ordnance Survey Record was used.
- “Low water pressure” means water pressure below the regulatory reference level, which is the minimum pressure when demand on the system is not abnormal.
- Water companies are required to include in the Regulatory Register that is presented annually to the Director General of Water Services, properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level)
- The reference level of service is a flow of 9 litres/minute at a pressure of 10metres / head on the customer's side of the outside stop valve (osv). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap. The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. For two properties, a flow of 18 litres/minute at a pressure of 10metres/head on the customers' side of the osv is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or the Institute of Plumbing handbook.
- **Allowable exclusions** The Company is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that the allowable exclusions listed below do not apply.
- **Abnormal demand:** This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand, which are normally expected. Companies should exclude from the reported DG2 (Low Pressure Register) figures properties which are affected by low pressure only on those days with the highest peak demands. During the report year companies may exclude, for each property, up to five days of low pressure caused by peak demand.
- **Planned maintenance:** Companies should not report under DG2 (Low Pressure Register) low pressures caused by planned maintenance. It is not intended that companies identify the number of properties affected in each instance. However, companies must maintain sufficiently accurate records to verify that low-pressure incidents that are excluded from DG2 because of planned maintenance are actually caused by maintenance.
- **One-off incidents:** This exclusion covers a number of causes of low pressure; mains bursts; failures of company equipment (such as pressure reducing valves or booster pumps); firefighting; and action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.
- **Low-pressure incidents of short duration:** Properties affected by low pressures, which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year, may be excluded from the reported DG2 figures.
- Please contact your water company mentioned in Question 4.1 if you require further information.

Question 3.5

For your guidance:

- Thames Water investigates all infringements of drinking water quality standards and takes appropriate corrective actions to resolve any problems. If there were any risk to public health from the quality of drinking water supplied, the Company would have informed customers immediately and advised not to drink the water until the issue had been resolved.
- Water companies have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000. However, the property owner is responsible for any deterioration in water quality that is a result of the distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.
- In England and Wales these regulations implement the requirements of the European Drinking Directive 98/83/EC. The 2000 regulations impose standards for a range of parameters, which are either health based to ensure the water is safe to drink or to ensure the water is aesthetically acceptable. They also require that drinking water should not contain any element, organism or substance (whether or not a parameter) at a concentration or value, which would be detrimental to public health.
- Water quality is normally tested at the tap used for domestic consumption, normally the kitchen. However, the householder is responsible for any of deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.
- If there are concerns that lead pipes within the property may be causing high levels of lead in your drinking water please contact your water company mentioned in Question 3.3 for further advice.
- The Water Company undertakes a monitoring programme to establish water quality that includes random sampling from properties. It will notify the consumers of any failures to meet the water quality standards that are due to the condition or maintenance of the distribution system.
- The data collected by the Company is subject to external review by the Drinking Water Inspectorate (DWI) and by local and health authorities. In addition to reviewing quality data the DWI also carry out audits during which any area of the company's operation can be examined. Further information may be found at www.dwi.gov.uk
- If you require further advice regarding these failures, please contact your Water Company mentioned in Question 4.1.

Question 3.6

For your guidance:

- Authorised departures are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.
- Please contact your water company mentioned in Question 4.1 if you require further information.

Question 4.4

For your guidance:

- Water and sewerage companies' full charges are set out in their charges schemes which are available from the company free of charge upon request.
- The Water Industry Act 1991 Section 150, The Water Resale Order 2001 provides protection for people who buy their water or sewerage services from a person or company instead of directly from a water or sewerage company. Details are available from the Office of Water Services (OFWAT) website is www.ofwat.gov.uk.
- Where charges are given, these are based on the data available at the time of the report.
- The Company may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for:
 - Watering the garden other than by hand (this includes the use of sprinklers).
 - Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.
 - A bath with a capacity in excess of 230 litres.
 - A reverse osmosis unit

Question 4.5

For your guidance:

- If a Trade effluent consent applies to the premises which are the subject of this search, it is for the applicant to satisfy itself as to the suitability of the consent for its client's requirements. The occupier of any trade premises in the area of a sewerage undertaker may discharge any trade effluent proceeding from those premises into the undertaker's public sewers if he does so with the undertaker's consent. If, in the case of any trade premises, any trade effluent is discharged without such consent or other authorisation, the occupier of the premises shall be guilty of an offence.
- Please note any existing consent is dependent on the business being carried out at the property and will not transfer automatically upon change of ownership.
- For further information regarding Trade Effluent consents please contact: Trade Effluent Control, Crossness STW, Belvedere Road, Abbey Wood London SE2 9AQ.

CommercialDW Drainage and Water Enquiry Terms and Conditions

Customer and Clients are asked to note these terms, which govern the basis on which this CommercialDW Drainage & Water Enquiry is supplied

Definitions

'Client' means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property.

'Company' means a water service company or their data service provider producing the Report.

'Customer' means the person, company, firm or other legal body placing the Order, either on their own behalf as Client, or, as an agent for a Client.

'Order' means any request completed by the Customer requesting the Report.

'Property' means the address or location supplied by the Customer in the Order.

'Report' means the drainage and/or water report prepared by The Company in respect of the Property.

'Thames Water' means Thames Water Utilities Limited registered in England and Wales under number 2366661 whose registered office is at Clearwater Court, Vastern Road, Reading, Berks, RG1 8DB;

Agreement

- 1 Thames Water agrees to supply the Report to the Customer and the Client subject to these terms. The scope and limitations of the Report are described in paragraph 2 of these terms. Where the Customer is acting as an agent for the Client then the Customer shall be responsible for bringing these terms to the attention of the Client. The Customer and Client agree that the placing of an Order for a Report indicates their acceptance of these terms.

The Report

2. Whilst Thames Water will use reasonable care and skill in producing the Report, it is provided to the Customer and the Client on the basis that they acknowledge and agree to the following:-
 - 2.1 The information contained in the Report can change on a regular basis so Thames Water cannot be responsible to the Customer and the Client for any change in the information contained in the Report after the date on which the Report was produced and sent to the Client.
 - 2.2 The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained.
 - 2.3 The information contained in the Report is based upon the accuracy, completeness and legibility of the address and other information supplied by the Customer or Client.
 - 2.4 The Report provides information as to the location and connection of existing services and should not be relied on for any other purpose. The Report may contain opinions or general advice to the Customer and the Client and Thames Water cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.
 - 2.5 The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made in the vicinity of apparatus shown on any maps.

Liability

- 3 Thames Water shall not be liable to the Client for any failure, defect or non-performance of its obligations arising from any failure of, or defect in any machine, processing system or transmission link or anything beyond Thames Water's reasonable control or the acts or omissions of any party for whom Thames Water are not responsible.
 - 3.1 Where the Customer sells this report to a Client (other than in the case of a bona fide legal adviser recharging the cost of the Report as a disbursement) Thames Water shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss or damage whatsoever and the Customer shall indemnify Thames Water in respect of any claim by the Client.
 - 3.2 Where a report is requested for an address falling within a geographical area where Thames Water and another Company separately provide Water and Sewerage Services, then it shall be deemed that liability for the information given by Thames Water or the Company as the case may be will remain with Thames Water or the Company as the case may be in respect of the accuracy of the information supplied. Where Thames Water is supplying information which has been provided to it by another Company for the purposes outlined in this agreement Thames Water will therefore not be liable in any way for the accuracy of that information and will supply that information as agent for the Company from which the information was obtained.
 - 3.3 Except in respect of death or personal injury caused by negligence, or as expressly provided in these Terms:
 - 3.3.1 The entire liability of Thames Water or the Company as the case may be in respect of all causes of action arising under or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall not exceed £2,000,000 (two million pounds); and
 - 3.3.2 Thames Water shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss of profit, loss of goodwill, loss of reputation, loss of business or any indirect, special or consequential loss, damage or other claims, costs or expenses;

Copyright and Confidentiality

4. The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client. The copyright and any other intellectual property rights in the Report shall remain the property of Thames Water or the Company as the case may be. No intellectual or other property rights are transferred or licensed to the Customer or the Client except to the extent expressly provided
 - 4.1 The Customer or Client is entitled to make copies of the Report but is not permitted to copy any maps contained in, or attached to the Report
 - 4.2 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.
 - 4.3 The Customer and Client agree (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other property marking which appears on the Report.

Payment

5. Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by Thames Water, without any set off, deduction or counterclaim.
 - 5.1 Unless payment has been received in advance, Customers shall be invoiced for the agreed fee once their request has been processed. Any such invoice must be paid within 14 days. Where the Customer has an account with Thames Water, payment terms will be as agreed with Thames Water.
 - 5.2 No payment shall be deemed to have been received until Thames Water has received cleared funds.
 - 5.3 If the Customer fails to pay Thames Water any sum due Thames Water shall be entitled but not obliged to charge the Customer interest on the sum from the due date for payment at the annual rate of 2% above the base lending rate from time to time of Natwest Bank, accruing on a daily basis until payment is made. Thames Water reserves the right to claim interest under the Late Payment of Commercial Debts (Interest) Act 1998.
 - 5.4 Thames Water reserves the right to increase fees on reasonable prior written notice at any time.

Cancellations or Alterations

6. Once an Order is placed, Thames Water shall not be under any obligation to accept any request to cancel that Order and payment for the Order shall still be due upon completion of the Report. In cases where an error has been made in the original Order (e.g. the Customer has supplied an incorrect address), the Customer will need to place a second Order, detailing the correct information, and shall be liable to pay a second charge in accordance with clause 5 above.

Delivery

7. On receiving your order the reports will be posted to you within 10 working days from receipt.
 - 7.1 Delivery is subject to local post conditions and regulations. All items should arrive within 12 working days, but Thames Water cannot be held responsible should delays be caused by local post conditions, postal strikes or other causes beyond the control of Thames Water.

General

8. If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.
 - 8.1 These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.
 - 8.2 Nothing in this notice shall in any way restrict the Customer or Clients statutory or any other rights of access to the information contained in the Report.

These Terms & Conditions are available in larger print for those with impaired vision.

Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of TWUL until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. TWUL does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at TWUL's discretion for increased administration costs.

A copy of TWUL's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800.

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to him at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the goods or services covered by this invoice falls under the regulation of the Water Industry Act 1991, and you remain dissatisfied you can refer your complaint to CC Water on 0845 039 2837 (it will cost you the same as a local call) or write to them at 11 Belgrave Road, London SW1V 1RB.

Ways to pay your bill

By Post – Cheque only, made payable to 'Thames Water Utilities Ltd' writing your Thames Water account number on the back. Please fill in the payment slip below and send it with your cheque to Thames Water Utilities Ltd., PO Box 223, Swindon SN38 2TW	By BACS Payment direct to our bank on account number 90478703, sort code 60-00-01 may be made. A remittance advice must be sent to Thames Water Utilities Ltd., PO Box 223, Swindon SN38 2TW. Or fax to 01793 424599 or email: cashoperations@thameswater.co.uk	Telephone Banking By calling your bank and quoting your invoice number and the Thames Water's bank account number 90478703 and sort code 60-00-01	By Swift Transfer You may make your payment via SWIFT by quoting NWBKGB2L together with our bank account number 90478703, sort code 60-00-01 and invoice number
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Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Thames Water Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practise and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

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Appendix IX

Trip Generation Technical Note

Project: HOLLOWAY PRISON

Technical Note: TRIP GENERATION

- 1.1.1 This Technical Note outlines the anticipated multimodal trips generated per land use and user, providing information on the proposed use of the wider transport network, including how many people are expected to travel and their anticipated mode choice / travel behaviours as a result of the proposed Holloway Prison development.
- 1.1.2 The proposed development will provide a mixture of uses that will generate demand (as set out below) for travel by:
- Residents;
 - Visitors;
 - Retail staff and customers;
 - Delivery and Servicing, and
 - Construction traffic.
- 1.1.3 The estimated trip generation has also been presented in AADT format to inform the EIA Scoping process.
- 1.1.4 It should be noted that the below trip generation is subject to agreement with the London Borough of Islington (LBI) and Transport for London (TfL). Velocity Transport Planning is in ongoing discussions with both parties to agree the scope of the Transport Assessment.

1.2 RESIDENTIAL TRAVEL DEMAND

- 1.2.1 The residential travel demand has been forecast using survey data extracted from the TRICS database. Surveys have been selected based on the following criteria and are summarised within **Table 1-1**
- **Land use:** Residential Flats (Private and Affordable)
 - **PTAL:** 5+
 - **Development size:** 100+ dwellings
 - **Car parking:** <0.5 spaces per dwelling
 - **Survey date:** Latest 5 years



Table 1-1: TRICS sites residential

CATEGORY	REFERENCE	LOCATION	SURVEY YEAR	DWELLINGS	PARKING RATIO	PTAL
C - Flats Privately Owned	BT-03-C-02	Wembley	2016	472	0.32	5 Very Good
	HG-03-C-01	Tottenham Hale	2019	255	0.43	5 Very Good
	IS-03-C-07	Islington	2019	185	0.46	5 Very Good
	HM-03-C-02	Hammersmith	2019	194	0.27	6b Excellent
	SK-03-C-03	Surrey Quays	2019	233	-	6a Excellent
M - Mixed Private/Affordable Housing	BT-03-M-01	Wembley	2015	284	0.51	6a Excellent
	BT-03-M-02	Wembley	2015	232	0.42	6a Excellent
	GR-03-M-01	Greenwich	2014	226	0.46	5 Very Good
	SK-03-M-02	Peckham	2019	122	0.20	6a Excellent

1.2.2 The corresponding total person trip rates and forecast residential trips for 1,200 dwellings are set out in **Table 1-2**. A total of 631 and 439 persons are expected in the AM and PM peak hours respectively.

Table 1-2: Total person trip rates and forecast travel demand

	AM Peak (0800-0900)			PM Peak (1700-1800)		
	In	Out	Total	In	Out	Total
Total person trip rates (per dwelling)	0.089	0.538	0.627	0.296	0.141	0.436
Total person trips (1006 dwellings)	107	645	752	355	169	524

1.2.3 While the TRICS sites are comparable in terms of PTAL, the selected sites all have relatively high parking ratios when compared to the proposed development, that will have a parking ratio of 3% for blue badge only, and therefore would inaccurately estimate the vehicle mode share of the proposed development. The public transport mode share is dependent upon the local transport network which is more accurately obtained from local Census data. The TRICS mode share has therefore been adjusted using the following methodology:

- The proposed development will be car-free with the exception of 3% Blue Badge parking provision.
- Car passenger – The number of car passengers per car is expected to be the same as the TRICS sites.
- Cycle and public transport – The cycle and public transport trips have been uplifted proportionally to reflect the reduction in car trips. Walking trips have not been adjusted.
- The public transport mode share has then been disaggregated based on travel to work Census data for the MSOA surrounding the site (MSOA Islington 010) which identifies that of the total public transport trips 43% are by Underground, 52% by bus and 5% by rail.
- The high Underground mode share reflects the close proximity of the site to Caledonian Road underground station amongst others.

1.2.4 The TRICS mode share outputs and adjusted forecast mode shares are shown in **Table 1-3**. The majority of residents' trips generated by the site are expected to be undertaken on foot or by public transport (i.e. underground services).



Table 1-3: TRICS and adjusted mode shares

MODE	AM PEAK HOUR		PM PEAK HOUR	
	TRICS	Adjusted	TRICS	Adjusted
Pedestrians	23.9%	23.9%	31.7%	31.7%
Cyclists	2.9%	3.7%	2.2%	3.0%
Bus		36.7%		33.0%
Underground / DLR	54.5%	30.8%	46.5%	27.7%
Rail		3.4%		3.1%
Vehicle drivers	10.6%	0.8%	11.1%	0.8%
Vehicle passengers	8.2%	0.6%	8.4%	0.6%
Total	100%	100%	100%	100%

1.2.5 The resulting proposed residential travel demand by all modes is shown in **Table 1-4**.

Table 1-4: Forecast Residential Travel Demand

MODE	AM PEAK HOUR			PM PEAK HOUR		
	In	Out	Total	In	Out	Total
Pedestrians	44	136	180	103	63	166
Cyclists	1	27	28	14	2	16
Bus	31	245	276	120	52	173
Underground/DLR	26	206	232	101	44	145
Rail	3	23	26	11	5	16
Vehicle drivers	1	5	6	3	1	4
Vehicle passengers	1	4	5	2	1	3
Total	107	645	752	355	169	524

1.3 RETAIL TRAVEL DEMAND

1.3.1 The trips associated with non-residential uses (i.e. retail) will be associated with employees and visitors. Although some other non-residential uses such as the Women's Centre are proposed, there is not yet sufficient detail within the proposals to build up a detailed trip generation forecast. For this reason, we have assumed all of the non-residential uses will be retail at this time. This is considered a robust approach. The following approach has been taken:

- **Employees** – it is expected that the majority of employee trips will be undertaken by public transport walking and cycling, a proportion of which is expected to occur during the peak hour.
- **Visitors** – it is assumed that the vast majority of visitors will be local with many already passing by the site for instance on journeys to / from Caledonian Station and nearby developments. The retail would primarily serve the local community including residents. These trips would be on foot with none expected by car, taking into consideration that the development will be car-free.

1.3.2 The retail travel demand has been forecast using survey data extracted from the Section 6 of the Employment Density Guide (2015) that sets out that the density per sqm for an A1 class (retail) being usually between 15 to 20. Assuming an employee density of 15, this would equate to 125 employees, 30% of which are expected to travel during the peak periods (38 staff).



- 1.3.3 The mode share for trips to work has been based on 2011 Census data (MSOA Islington 010) shown within **Table 1-5**. The mode share has then been adjusted to reflect no proposed parking provisions within the development. Vehicle driver, vehicle passenger and motorcycle trips reallocated pro rata onto bicycle and public transport modes.

Table 1-5: 2011 Census travel to work mode share (workplace)

MODE	CENSUS	ADJUSTED
Pedestrians	19.7%	19.7%
Cyclists	6.4%	9.3%
Bus	26.5%	38.5%
Underground/DLR	16.6%	24.2%
Rail	5.4%	7.9%
Vehicle driver	22.6%	0.0%
Vehicle passenger	1.8%	0.0%
Taxi passenger	0.3%	0.5%
Motorcycle	0.7%	0.0%

- 1.3.4 The resulting proposed retail travel demand by all modes is shown in **Table 1-6**.

Table 1-6: Forecast Retail Travel Demand

Mode	AM Peak Hour			PM Peak hour		
	In	Out	Total	In	Out	Total
Pedestrians	7	0	7	0	7	7
Cyclists	4	0	4	0	4	4
Bus	15	0	15	0	15	15
Underground/DLR	9	0	9	0	9	9
Rail	3	0	3	0	3	3
Vehicle drivers	0	0	0	0	0	0
Vehicle passengers	0	0	0	0	0	0
Total	38	0	38	0	38	38

1.4 DELIVERY AND SERVICING TRIPS

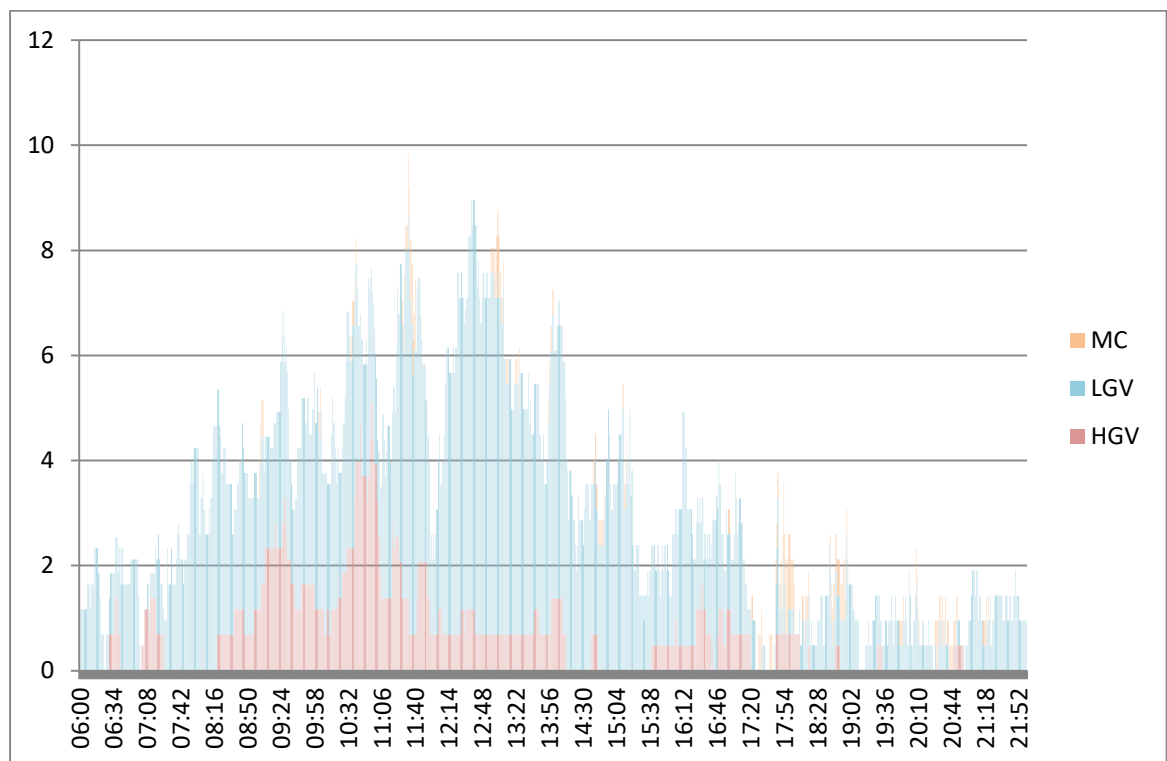
- 1.4.1 Delivery and servicing demand has been forecast using the comparable sites' survey data extracted from sites as summarised in **Table 1-7**. The resultant servicing demand is presented in **Figure 1-1**.



Table 1-7: Delivery and servicing survey sites

SITE	LAND USE		
Bow Quarter	Residential	773	units
Imperial Wharf	Residential	1745	units
Imperial Wharf	Retail	3623	Sqm NIA

Figure 1-1: Forecast hourly servicing arrivals across an average day



- 1.9.1 The daily servicing trip forecast is set out in **Table 1-8** shows that 482 trips are expected to be generated through the day.

Table 1-8: Forecast peak hour delivery and servicing trips

MODE	DAILY TRIPS (06:00 - 22 :00)		
	In	Out	Total
MC	17	17	34
LGV	193	193	386
HGV	31	31	62
Total	241	241	482

- 1.9.2 The vast majority (around 86%) of servicing vehicles will be LGVs (i.e. 3.5t box vans or smaller) with around 15% being box vans that are 8-10m length.
- 1.9.3 The accumulation profile has been calculated based on the arrival and departure trips and shows that the predicted site peak occupancy will include 10 vehicles; comprising five HGVs, eight LGVs and one Motorcycle.

1.5 COMMITTED DEVELOPMENT

- 1.5.1 The committed developments have not been considered as part of this analysis.
- 1.5.2 According to the DfT website, the general trend is that traffic flows on the local road network have been decreasing in recent years and the new developments (both committed and proposed developments) within the LBI, typically generate low traffic flows; often lower than the former use of the sites. This is also the case with the proposed Holloway Prison development.
- 1.5.3 On that basis, we have concluded that assessment of committed development would not be required as part of the Transport Assessment.

1.6 AADT – OPERATIONAL PHASE

- 1.6.1 The above estimated trips have been converted to AADT and are summarised in **Table 1-9**.

Table 1-9: AADT for the operational phase of the development

	LDV	HDV	AADT	%HDV
Residential	57	0	57	
Retail	0	0	0	
Servicing (Residential and Retail)	420	62	482	
Total	477	62	539	12%

- 1.6.2 Vehicles, generated by the development are expected to arrive at the Site using the A503, and other parts of Strategic Road Network and TfL Network such as the A1, A501, M1, A40 which are already carrying high volumes of HGVs.



1.6.3 The A503 Camden Road and Parkhurst Road form part of the Transport for London Road Network (TLRN) and are used to access the site. The Department for Transport (DfT) does have traffic count locations on both of these roads and traffic data up until 2018 is available:

- AADF Data from DfT Traffic Count 57137 Camden Road (source: DfT) is 24,545;
- AADF Data from DfT Traffic Count 56811 Parkhurst Road (source: DfT) is 17,333.

1.6.4 The A503 Camden Road already carried an average of 24,545 vehicles in 2018 of which 814 were buses and 941 were HGVs. Similarly, the A503 Parkhurst Road carried 17,333 vehicles, 1,159 buses and 621 HGVs on an average day in the same year.

1.6.5 Therefore, the Proposed Development is expected to result in an impact of 2.20% on A503 Camden and 3.11% on A503 Parkhurst Road, which is significantly below the 30% threshold for vehicle or HGV flow.

1.7 CONSTRUCTION PROGRAMME

1.7.2 Planning for demolition and construction is at a preliminary stage and may be subject to review and modification during detailed construction planning. For this reason, the following information is based on reasonable assumptions in the construction programme and the collective experience of the consulting team with similar projects.

1.7.3 The programme presents the likely sequence of activities and is based on reasonable assumptions in terms of the sequencing of works and site logistics and the mitigation measures that will be implemented. The construction programme is expected to be of the order of 54 months (i.e. 4.5 years). It has been assumed that the development will be constructed in four phases and during each phase circa 300 dwellings will be constructed.

1.7.4 The below outline the assumed construction phases likely to be required for the construction of the proposed development.

- Site establishment and enabling works
- Demolition and site clearance
- Excavation and Piling
- Sub-structure
- Cladding
- Fit out
- External works / landscaping

1.8 ESTIMATED VEHICLE MOVEMENTS

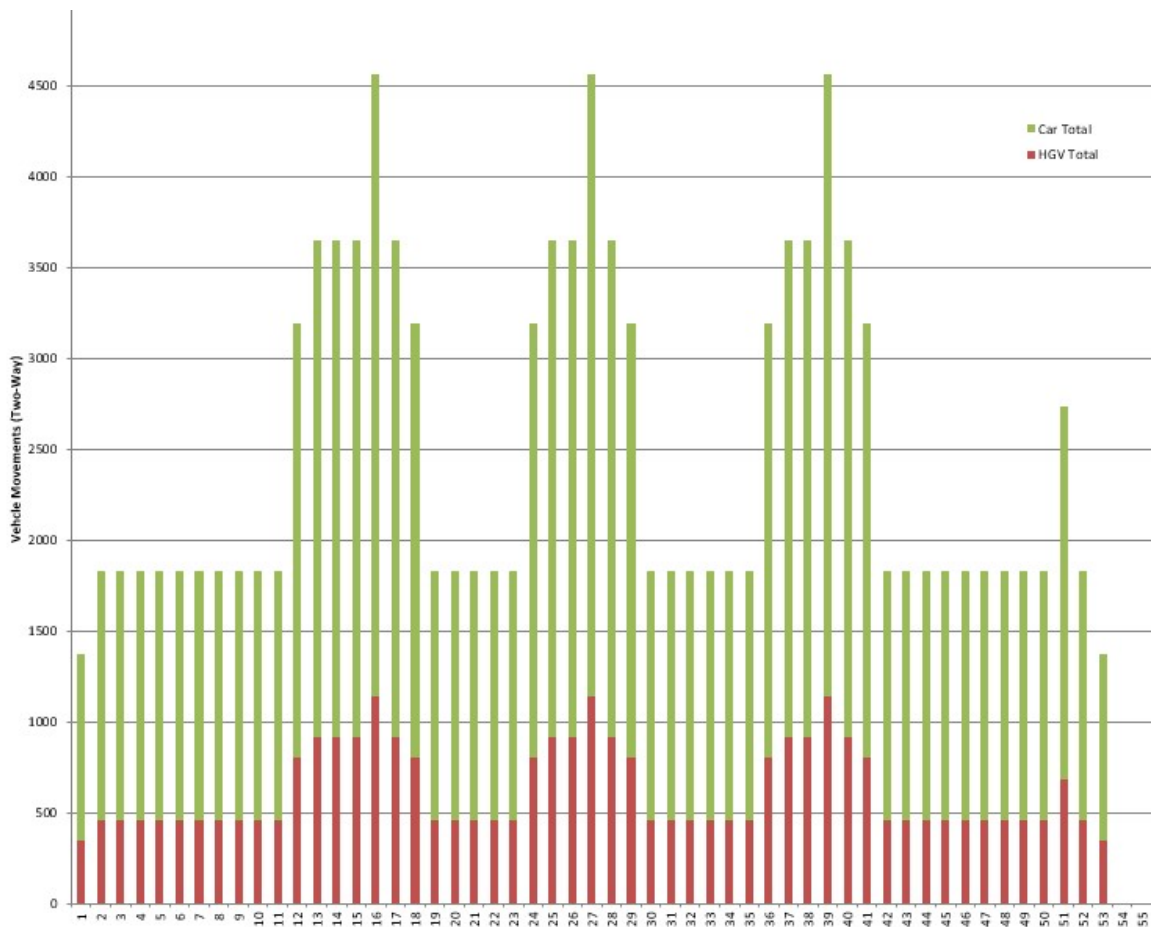
1.8.1 The volume of construction vehicle trips is based on the anticipated construction material volumes, the programme, sequencing of work, site logistics and the mitigation measures that will be implemented to consolidate deliveries.

1.8.2 This estimation of construction traffic is based on data published for office construction and associated infrastructure at the Northstowe New Town development.

1.8.3 The predicted total number of construction vehicles anticipated during construction is presented in **Figure 1-2**.



Figure 1-2: Anticipated profile of construction vehicle movement



1.8.4 **Figure 1-2** shows the anticipated number of vehicles by type expected during the phases of construction. During the peak month a total of 4,564 vehicle movements were anticipated, comprising 3,423 cars and 1,141 HGVs. This is equivalent to circa 212 vehicle movements per day (comprising 159 cars and 53 HGVs) during the peak months construction and an average 106 vehicle movements per day.

1.8.5 The above estimated trips have been converted to AADT and are summarised in **Table 1-10**.

Table 1-10: AADT for the construction phase of the development (peak month)

	LDV	HDV	AADT	%HDV
Total	159	53	212	25%

1.8.11 Vehicles, generated by the development are expected to arrive at the Site using the A503, and other parts of Strategic Road Network and TfL Network such as the A1, A501, M1, A40 which are already carrying high volumes of HGVs. For example, outside of the site the A503 Camden Road already carried an average of 24,545 vehicles in 2018 of which 814 were buses and 941 were HGVs. Similarly, the A503 Parkhurst Road carried 17,333 vehicles, 1,159 buses and 621 HGVs on an average day in the same year.

1.8.12 Therefore, the Proposed Development is expected to result in an impact of 0.86% on A503 Camden and 1.22% on A503 Parkhurst Road.



1.9 SUMMARY

- 1.9.2 The proposed development trip generation has been forecast and related to the scale of the proposed development. As a car-free development the impact on the highway network is expected to be minimal and accommodated without perceptible impact to other road users. The change in traffic flows on the A503, part of the strategic transport network is less than 4% during the operational phase and less than 2% during the construction phase.
- 1.9.3 The impact of construction generated traffic and completed and operational development derived traffic is likely to be insignificant.





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Appendix 2.2 EIA Scoping Opinion

Environmental Impact Assessment Scoping Opinion

Redevelopment of the Former Holloway Prison, Islington

London Borough of Islington

20 July 2020

Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
1.0	29.05.20	Draft for client review	-	Steve Harding	Associate Town Planner
1.1	19.06.20	Updated draft following client comment	-	Steve Harding	Associate Town Planner
1.2	16.07.20	Final	-	Steve Harding	Associate Town Planner

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1. Introduction

1.1. Background

- 1.1.1. AECOM has been appointed by the London Borough of Islington (LBI) to produce a Scoping Opinion in response to a request by London Square and Peabody (the Applicant) for a Scoping Opinion under Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017¹ (the EIA Regulations).
- 1.1.2. Whilst the production of a Scoping Report is not a mandatory part of the Environmental Impact Assessment (EIA) process, it is useful to do so in order that the EIA scope can be agreed prior to planning submission.
- 1.1.3. This Scoping Opinion is in response the Scoping Report² associated with the proposed redevelopment of the former Holloway Prison, Islington (the Site). The Site is located within the LBI and falls within the jurisdiction of LBI as the local planning authority.
- 1.1.4. The purpose of this Scoping Opinion is to identify whether the proposed scope of the Environmental Statement (ES), identified in the Scoping Report, is sufficient or whether any omissions have been identified and how they should be addressed.
- 1.1.5. Where appropriate, general advice and clarifications are provided on the EIA approach and the information that should be provided in the ES.

1.2. EIA Scoping Requirements

- 1.2.1. Regulation 15 of the EIA Regulations set out the information that is required when seeking a Scoping Opinion:

Scoping opinions of the local planning authority

15. (1) A person who is minded to make an EIA application may ask the relevant planning authority to state in writing their opinion as to the scope and level of detail of the information to be provided in the environmental statement (a “scoping opinion”).

(2) A request under paragraph (1) must include—

(a) in relation to an application for planning permission—

(i) a plan sufficient to identify the land;

(ii) a brief description of the nature and purpose of the development, including its location and technical capacity;

(iii) an explanation of the likely significant effects of the development on the environment; and

(iv) such other information or representations as the person making the request may wish to provide or make;

- 1.2.2. The EIA Regulations require the following information to be submitted to the local planning authority:

(6) Before adopting a scoping opinion the authority must take into account—

(a) any information provided by the applicant about the proposed development;

(b) the specific characteristics of the particular development;

¹ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Available at: <http://www.legislation.gov.uk/uksi/2017/571/contents/made> (Accessed May 20)

² Avison Young (May 2020) Environmental Impact Assessment (EIA) Scoping Report Redevelopment of the Former Holloway Prison, Islington

(c) the specific characteristics of development of the type concerned; and

(d) the environmental features likely to be significantly affected by the development.

- 1.2.3. With respect to the points outlined above in paragraph 1.2.2, sufficient information has been provided in the Scoping Report to allow a Scoping Opinion to be provided.
- 1.2.4. This Scoping Opinion has been prepared based on the information available at the time of writing. If the development proposals change or additional consultation responses are received, this may require a change to the proposed EIA scope. Should additional consultation responses be received, LBI will confirm any changes to the scope in writing to the Applicant.

1.3. The Proposed Development

- 1.3.1. As stated in the Scoping Report, the future detailed (full) planning application would comprise the following development components (the 'Proposed Development'):
- *"Up to 1,200 residential units of varying unit size (likely to comprise one-bed, two-bed, three-bed and four-bed units) with a provision of up to 60% affordable housing. A proportion of the units provided would comprise homes dedicated for older residents.*
 - *Dedicated space for a Women's Building / Centre to incorporate a safe space to support women in the criminal justice system and services for women as part of a wider provision for local organisations and employment opportunities.*
 - *Approximately 9,500sqm of open space, including a new public park.*
 - *Over 5,500 sqm of play space, with approximately 70% provision at ground floor level and 30% provision incorporated into roof terraces.*
 - *A car-free Development, comprising up to 36 accessible parking spaces and over 1,800 cycle parking spaces.*
 - *Ground floor commercial uses along Camden / Parkhurst Road (A503) frontage.*
 - *Plant space / Waste storage / collection facilities.*
 - *Vehicular servicing / access appropriate to all land uses proposed."*
- 1.3.2. As outlined in the Scoping Report, the detailed design of the Proposed Development is not yet fixed. The development components outlined above are described by the Applicant as representing the maximum extent of development that could be accommodated on the Site.

1.4. Structure of this Scoping Opinion

- 1.4.1. The structure of this Scoping Opinion is as follows:
- Section 2 discusses the Introductory ES Chapters;
 - Section 3 provides justification and commentary on topics to be scoped out; and
 - Section 4 presents the general EIA and topic requirements to be included within the ES and identifies where aspects additional to what is stated in the Scoping Report are required.
- 1.4.2. Where topics have been scoped into the EIA, either as part of the Scoping Report or by the instructions laid out in this Scoping Opinion, each of these topics are reviewed in a separate sub-section within section 4. These sub-sections include a summary of the approach for each topic with general observations. A supporting table provides the proposed methodology for that topic and identifies any aspects of the methodology that should be added, deleted, or amended. The methodologies for each topic have been reviewed in terms of:
- Topic aspects – the aspects of the topic that are being reported on within the ES;
 - References – the legislation, guidance and policy that has been used to formulate the methodology;
 - Consultation – the engagement that has been or should be undertaken;

- Baseline – the extent of the study area and the components of the receiving environment subject to potential significant change;
 - Assessment Scope – the spatial and temporal scope of the assessment (including assessment scenarios);
 - Assessment Methodology – the way potential effects are assessed, including assessment of potential cumulative effects;
 - Assumptions – the factors that may have limited the assessment; and
 - Mitigation and Monitoring – the way that significant effects are to be mitigated and any residual effects are to be monitored.
- 1.4.3. As specified in Regulation 18(4)(a), the scoping process is binding, and the ES must be based on this Scoping Opinion or any subsequent Scoping Opinion(s) that may be issued.

1.5. Consultee Responses

- 1.5.1. Consultation undertaken by LBI as part of the scoping process is summarised in Table 1. The responses are attached in Appendix A. Where deemed relevant to do so, the responses have been reflected within this Scoping Opinion. However, unless explicitly stated to the contrary the full content of these responses should be considered within the scope of the EIA.

Table 1: Consultee Responses to Scoping

Consultee	Summary of Response
Natural England	Notes that the proposal does not appear to affect any nationally designated geological or ecological sites (Ramsar, SPA, SAC, SSSI, NNR) or landscapes (National Parks, AONBs, Heritage Coasts, National Trails), or have significant impacts on the protection of soils (particularly of sites over 20ha of best or most versatile land), nor is the development for a mineral or waste site of over 5ha.
Environment Agency	No concerns noted.
Greater London Authority	No concerns noted.
London Borough of Islington	<p>Transport – No concerns noted.</p> <p>Planning Policy</p> <p><u>Greenhouse Gases and Climate Change</u></p> <p>The applicants' argument for screening this out is that it is a global cause and effect and that the scale/nature of the development will not significantly contribute to global climate change. This logic is fundamentally flawed – as it is not appropriate to compare the effect in relation to global emissions only and it is also important to consider cumulative impacts of proposals in relation to climate change. To follow this logic would mean that no development proposals could be considered to significantly contribute to global climate change and therefore it should not be considered as an issue to be addressed through the planning system. This is clearly not the case, particularly given the clear articulation of the need to tackle climate change through the planning system (through legislation, policy and guidance) as well as the need to comply with other legislation to meet the UK's obligations to limit global emissions through the Paris Agreement and subsequent amendment to the Climate Change Act which put into law the target of achieving net zero emissions by 2050. This should therefore be scoped into the EIA.</p> <p><u>Waste Management</u></p> <p>The description of the likely significant effects of development in relation to the disposal and recovery of waste is something that should be addressed within the ES consistent with schedule 4. The scale and nature of the existing buildings on site have the potential to generate significant amounts of construction, demolition and excavation waste. There are clear targets for the recycling and re-use of this in the London Plan. If these are not to be achieved, then there will be a significant amount of waste that will need to be accommodated elsewhere in London (or even beyond). In addition, given the quantum of development there is a potential for the development in its operational phase to generate significant amounts of waste if circular economy principles are not clearly embedded to ensure re-used and recycling. Consistent with London Plan policy S17 a Circular Economy Statement should be provided to assess the how waste can be minimised and how circular economy principles will be achieved. This should include detail about how specific targets will be achieved. It is suggested that the implications for waste are not likely to be significant given sustainable waste measures to be implemented but there has been no detailed information provided about these. There should be an assessment of the potential waste generated through construction and operation as well as what measures will be put in place to avoid likely significant effects.</p>

Consultee

Summary of Response

Surface Water Drainage and Flood Risk

The scoping report suggests the site is at very low or low risk of surface water flooding aside from two areas which are considered high risk. The fact that parts of the site are at high risk also needs to be viewed within the broader context within which the site sits. It is within a wider Critical Drainage Area (as defined in the boroughs Surface Water Management Plan). This is defined as "a discrete geographic area (usually a hydrological catchment) where multiple and interlinked sources of flood risk (surface water, groundwater, sewer, main river and/or tidal) cause flooding in one or more LFRZ during severe weather thereby affecting people, property or local infrastructure". Given the size of the site and its context within a critical drainage area it is not considered appropriate to say the effects are insignificant at this stage without having undertaken a site-specific Flood Risk Assessment. The proposal could have wider than site specific impacts which could impact on the CDA and which need to be understood and mitigated.

While there is a low risk of fluvial flooding, all site specific FRAs must investigate the risk of surface water flooding in detail (as well as groundwater, sewers and artificial sources). The boroughs SWMP and EAs RoFSW dataset must be used as a starting point. This must also take climate change projections into account, following EA guidance including a 40% increase in peak rainfall intensity. Draft Local Plan Policies S8 and S9 are particularly relevant with regard to flood risk, managing surface water run-off and sustainable drainage.

Schedule 4 of the EIA regs highlights that the water and hydromorphological changes that are likely to be significantly affected by the development should be taken into account. Given this is not considered there is insufficient evidence to conclude the impacts of the proposal would be insignificant.

Transport and Access

The scoping report suggests that the traffic movement associated with construction is not likely to be significant – based on an estimated change of 2% of average. However, we know that Parkhurst Road is already a busy road and the boroughs road network is already severely congested and so in assessing the cumulative impacts that congestion has (including in relation to air quality) it is important to consider the cumulative impact across the duration of the construction period e.g. an average of 106 trips a day over 4.5 years is a total over 174,000 trips which is not insignificant. It is therefore important to further understand how the effects of this significant number of trips will be assessed as well as the "measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects" (consistent with schedule 4 of the EIA regulations). Not only could the significant number of vehicle trips have an impact on air quality, but there is also noise and safety issues to consider. Consideration should also be given to transport impacts of trips expected from the completion and operational development.

Noise and Vibration

It is not clear from section 8 however it is assumed that is specifically related to construction/transport traffic, with noise and vibration from other sources screened in in section 7. This seems to have been screened out on the basis of the assumptions on traffic above which are questioned, particularly during the construction phase.

Air Quality

It is suggested that the main source of air pollution in the local area is anticipated to arise from existing vehicle emissions from the surrounding road network. However, it is not clear what this is based on. Whilst this may be the case it there will also be other sources of air pollution in the local area that it will be important to understand, particularly in considering the cumulative impact of effects on the existing local population as well as future residents of the site. It will be important to understand this context in order to be able to assess the significant and cumulative effects and how the proposal should respond to these. Without having carried out an air quality assessment it is not clear how the conclusion in paragraph 7.32 can be reached (that ambient air quality is not significantly worsened by any aspect of the development). It is also important to point out that it is not just future residents who need to be protected against poor air quality, as stated in 7.32, but also existing residents and particularly those who are vulnerable to poor air quality.

Historic England (Greater London Archaeology Advisory Service)	Concludes that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. The site does not lie within an archaeological priority area and no significant archaeological sites are known within the vicinity.
Historic England (Historic Buildings and Places)	No concerns noted.
Thames Water	Satisfied that the report has considered the water and sewerage needs of the development as set out in the EIA Regulations 2017 Schedule 4.
St Luke's West Holloway and St George's Tufnell Park	<u>Narrowness of scope</u> The impact on all receptors and the relationship to townscape, housing volume, noise, daylight/sunlight, climate change, open space and health factors are not fully addressed.

Consultee	Summary of Response
	<p><u>Lack of alternatives</u></p> <p>The information only considers one 'preferred' option chosen by the developer and fails to satisfy the EIA tests on alternatives. It is too arbitrary and does not provide a meaningful contribution of the proposal's effects on people and cannot inform a Planning decision.</p> <p><u>Lateness</u></p> <p>The report is produced at a late stage relative to the draft masterplan (due imminently) and so cannot inform the assessments carried out for that design. The proposed masterplan which is due for release on 8 June has not been consulted upon with the public during the early stages as recommended by national and Council planning policy. Our community has been asking to be consulted about the site for well over a year. If given the opportunity the community could have provided important information to the applicant.</p> <p><u>Omission of climate change</u></p> <p>The Report states that climate change is not a significant matter for this project, which is concerning at this time of Climate Emergency. International and statutory obligations together with relevant National and Local Plan Policies and basic social responsibility require the assessment and mitigation of climate change impacts in the EIA.</p>
National Grid	Notes that the proposed activity is in close proximity to National Grid's Transmission assets; this has been referred to the Asset Protection team for further detailed assessment.

- 1.5.2. It is noted that the consultation responses St Luke's West Holloway and St George's Tufnell Park refer to concerns regarding a lack of alternatives and late release of the Scoping Report in relation to preparation of the draft masterplan. Under the EIA Regulations, the Scoping Report is not required to give an analysis of reasonable alternatives; it is only required to set out how the Applicant will be addressing this requirement within the ES. It is considered that this requirement has been met in the Scoping Report. In addition, the EIA process is iterative and it is stated in the Scoping Report that environmental design advice is being actively undertaken. This is considered to be appropriate.

2. General EIA Requirements

2.1. Introduction

- 2.1.1. This section of the Scoping Opinion provides commentary on the general EIA principles reported in the Scoping Report and how these are being applied to the EIA process in general, as well as how they impact upon the information to be provided in the introductory non-technical chapters of the ES, commonly referred to as the 'upfront sections' of the document.
- 2.1.2. The review of the non-technical chapters has been informed by published best practice guidance relating to undertaking EIA and presenting information in the ES, namely:
- IEMA ES Review Criteria³;
 - IEMA EIA Guide to Delivering Quality Development⁴;
 - Planning Practice Guidance on EIA⁵; and
 - EC Guidance on the Preparation of the EIA Report^{6,7}.

2.2. EIA Methodology

- 2.2.1. The following general principles should be adhered to in formulating the EIA methodology:
- Assessment methodologies, both overarching and topic specific should be in line with the EIA Regulations and specialism-specific best practice guidance where applicable. Any deviations should be clearly explained within the ES;
 - The EIA process, as reported in the ES, must clearly present the way in which the magnitude of effects and sensitivity of receptors have been established;
 - Where possible, significance should be determined through the use of appropriate best practice guidance. Professional judgement should be used in lieu of, or supplementary to, best practice guidance;
 - The characteristics of each effect should be identified in accordance with Schedule 4 of the EIA Regulations; and
 - Terminology should be consistent throughout the ES, particularly where this relates to the assessment of effects.

2.3. Mitigation and Monitoring Measures

- 2.3.1. The Scoping Report includes reference to how mitigation will be incorporated into the EIA process, stating in paragraph 6.18 that '*...only mitigation that is inherent to the design of the Development will be considered.*'
- 2.3.2. The ES should report how primary, secondary and tertiary mitigation has been incorporated into the EIA process, both through embedded design measures and standard control measures. Both embedded design and control measures (such as components of the outline Construction Environmental Management Plan (CEMP) referred to in paragraphs 6.13 of the Scoping Report) should be considered as inherent mitigation and taken into account in the assessment of effects. It is considered that the Scoping Report has adhered to these requirements and this approach is acceptable.

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<https://www.iema.net/assets/newbuild/documents/EIA%20Quality%20Mark%20Applicant%20Guide%20February%202018%20V7.0.pdf> (accessed May 2020)

⁴ <https://www.iema.net/assets/newbuild/documents/Delivering%20Quality%20Development.pdf> (accessed May 2020)

⁵ <https://www.gov.uk/guidance/environmental-impact-assessment> (accessed May 2020)

⁶ https://ec.europa.eu/environment/eia/pdf/EIA_guidance_EIA_report_final.pdf (accessed May 2020)

⁷ Whilst the United Kingdom exited the European Union on 31 January 2020, this guidance relates to EU Regulations currently implemented into domestic legislation and provides recent, relevant guidance on how to implement EIA requirements.

- 2.3.3. A clear list of embedded design and control measures considered as part of the assessment should be included within the ES. Topic-specific chapters of the ES should be explicit as to which aspects of embedded mitigation and control measures have been considered within the technical assessment.
- 2.3.4. Where additional mitigation or enhancement measures are required to further mitigate significant effects, these should be reported as required in each topic specific chapter. The means by which any additional mitigation or enhancement measures will be secured and implemented during construction and operation should be clearly presented.
- 2.3.5. The ES should describe in detail the additional mitigation and enhancements committed to by the Applicant within the ES, including details of how these measures will be secured and the timing and responsibility for implementing them.
- 2.3.6. The Scoping Report does not contain any information regarding how monitoring requirements will be included in the ES. Schedule 4 of the EIA Regulations states that any proposed monitoring arrangements in relation to the mitigation of significant adverse effects should be reported in the ES. Therefore, where possible, monitoring requirements should be stated for the additional measures required to mitigate significant adverse effects, with reference as to how monitoring will be secured.

2.4. Cumulative / Interactive Effects

- 2.4.1. Paragraphs 6.32 to 6.38 of the Scoping Report outline how cumulative effects (the effects alongside other developments) and in-combination effects (different environmental effects from the Proposed Development which may interact to result in a different impact compared to when individual effects are considered) will be assessed. It is stated that only approved projects: where there is a resolution to grant planning permission; where there is a valid planning permission; or where construction has already commenced, within 1km of the Site will be assessed cumulatively.
- 2.4.2. For the purposes of identifying cumulative effects, the spatial context within which cumulative developments should be identified should be dictated by topic-related issues. This is likely to include the extent to which the Proposed Development will affect the local highway network, the developments within the visual field of long distance views, the output areas applicable to the socio-economic assessment and the results of the air quality dispersion modelling for the energy centre when compared to other chimney stacks in the study area.
- 2.4.3. A revised study area for assessing cumulative effects, and thus a revised list of cumulative developments based on this study area, should be included in the ES.
- 2.4.4. In addition, developments within this revised study area that have a planning status within the development plan process should be considered due to their potential to influence cumulative effects. It is recognised that as limited information will be known about these potential developments, a more qualitative approach to assessment will be required, which is envisaged to likely be centred around whether there is a likelihood of cumulative effects occurring.
- 2.4.5. With respect to interactive effects it is stated in the Scoping Report that the identification of these effects will be through analysis of identified significant effects. It is important to recognise that a combination of non-significant effects may result in a synergistic effect that is in fact significant. Any assessment of interactive effects should recognise this potential.

2.5. Assessment Scenarios

- 2.5.1. No information is provided in the Scoping Report to outline the assessment scenarios which will be included within the ES. Scenarios should be identified that represent the changing form of the development and as a minimum should include:
- Peak construction year – the period when it is envisaged that the largest construction impacts would be experienced;
 - Year of Opening – the completed development assessed against the future baseline; and
 - Future years assessment – assessment of the scheme within the context of certain aspects, such as changing effects from landscaping maturing.

- 2.5.2. No information has been provided regarding the phasing of the development so it is not known whether interim assessment scenarios will be required with early occupiers of the Proposed Development being considered as part of a future baseline. If the Proposed Development is to be phased, then some technical topic areas will need to include for some 'interim' assessment scenarios.
- 2.5.3. Once further details are known regarding the development occupation and construction phasing, it is advised that the applicant confirms the appropriate assessment scenarios in writing to LBI.

2.6. Non-Technical Summary

- 2.6.1. It is noted that a non-technical summary will be submitted in accordance with the requirements of the EIA Regulations. The NTS should be prepared in accordance with the following principles:
- The NTS should be prepared in accordance with the requirements of Schedule 4(9) of the EIA Regulations;
 - The NTS must be a stand-alone document and should provide sufficient information and be written using appropriate language so that the likely significant environmental effects of the Proposed Development are easily understandable to a member of the public without having to refer to the main ES;
 - The NTS should only contain information or conclusions that have been presented in the ES; and
 - The NTS should state where, when and how copies of the ES can be viewed or purchased.

3. EIA Scoping – Topics Scoped Out

3.1. Archaeology

- 3.1.1. The impacts of the Proposed Development on the buried heritage resource (archaeology) have been scoped out from further assessment. This is considered appropriate and in line with recommendations from the Greater London Archaeological Advisory Service (GLAAS).
- 3.1.2. MOLA has produced a draft Historic Environment Assessment (HEA) in support of the Scoping Report, with the impact assessment to be completed once design information is made available. The HEA forms the basis for the conclusions of the Scoping Report and this document has therefore also been reviewed.
- 3.1.3. The HEA generally accords with current good practice and guidance. However, it follows the methodology outlined in Conservation Principles, Policies and Guidance⁸ to determine the significance cultural heritage assets. As such, it does not follow the recent guidance issued by Historic England⁹, which is itself aligned with terminology used by the NPPF¹⁰. The terminology is, however, broadly similar, and the use of the Conservation Principles is not an obstacle in evaluating the significance of the archaeological resource against local, regional, and national policies. The assessment has not followed the latest guidance on assessing the impact of piled foundations on archaeological remains and should refer to Historic England advice on this topic¹¹. This must be included in the finalised standalone HEA to be submitted in support of the planning application.
- 3.1.4. The HEA presents collated data from the Greater London Historic Environment Record (GLHER), archival research, and other available sources. This is deemed an appropriate dataset for an HEA.
- 3.1.5. The study area used to assess the baseline extends 1km from the centre of the Site, which is suitable given the historically rural context in which the Site was located prior to the mid-19th century. The nearest Scheduled Monuments to the Site have been adequately considered and the conclusion that the Proposed Development would not result in changes to their settings is considered appropriate.
- 3.1.6. The HEA does not refer to the two Archaeological Priority Areas¹² (APA) designated by the London Borough of Islington which lie within the 1km study area. These two APAs are designated for their potential to contain medieval and later archaeological remains associated with manor houses and/or settlements. They are listed in the Scoping Report (paragraph 8.5), but the HEA only mentions the possible remains of a moated manor 550m north of the Site, which is likely to be associated with the Islington Tier II APA 2.7 Barnsbury. The distance to this asset is correctly presented in the Scoping Report as 330m north of the Site, but the HEA refers only to a feature of the moat itself 550m north of the Site. The Islington Tier II APA 2.3 Tollington Settlement and Manor House is not mentioned in the HEA. Furthermore, although a number of late medieval settlements are mentioned within the HEA, the position of the Site within a medieval agricultural landscape of dispersed settlements that may include isolated farmsteads is not reflected in the assessment of archaeological potential (section 5.3). The HEA assesses the potential for medieval remains as low, which considering the information above may be understating the likely archaeological potential of the Site. This should be clarified in the finalised HEA.
- 3.1.7. The HEA and Scoping Report note that the redevelopment of the Site in the 1970s and early 1980s may have resulted in the removal of archaeological deposits. However, the Scoping Report and HEA do not indicate whether deposit modelling will be undertaken to identify areas where buried

⁸ Historic England Jan 2018 Conservation Principles for the Sustainable Management of the Historic Environment - consultation draft

⁹ Historic England 2019. Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12. October 2019. Historic England, Swindon

¹⁰ MHCLG 2019. Revised National Planning Policy Framework (NPPF). Section 16: Conserving and enhancing the historic environment. Ministry of Housing, Communities and Local Government.

¹¹ Historic England 2019 Piling and Archaeology. March 2019. 2nd edition. Historic England, Swindon

¹² Historic England 2018 London Borough of Islington Archaeological Priority Areas Appraisal

archaeological remains may survive. Deposit modelling should be considered in the HEA as a method to inform mitigation requirements, so that areas of surviving archaeology can be robustly identified.

- 3.1.8. The HEA identifies the potential for post-medieval remains of possibly medium significance to survive within the Site. This is based on the possible presence of remains of particularly notable or innovative prison features related to the 19th century occupation of the Site. No reference has been made to research frameworks which these remains might contribute to, nor has the statement of significance used the methodology of the Conservation Principles as outlined in sections 2.2 and 10 of the HEA. As a minimum, reference should be made to research aims of the research framework for London archaeology¹³ which is listed in the HEA bibliography but is not cited in the text, and the potential significance of the design, construction, and subsequent alterations of historic urban prisons should be considered¹⁴. This should be amended in the finalised HEA.
- 3.1.9. The views of GLAAS are in agreement with the Scoping Report, that the Proposed Development is unlikely to have a significant effect on heritage assets of archaeological interest.

3.2. Ground Conditions and Contamination

- 3.2.1. The Scoping Report proposes to scope out ground conditions and contamination from further assessment as the identified risks and associated effects can be managed and mitigated through standard measures.
- 3.2.2. The Scoping Report contains a detailed and up to date Preliminary Environmental Risk Assessment Report (PERA), which included a site walkover. The site usage has not changed since the production of the PERA report.
- 3.2.3. The Scoping Report acknowledges that contamination hotspots are likely to be present on site, and that unexploded ordnance (UXO) could be present on site due to the high density of bombing recorded in this area during World War II. The Scoping Report lists the standard means expected to manage and mitigate contamination and UXO risks, these are summarised as follows:
- Site Investigation to investigate, qualify and quantify the potential for contamination, to include gas monitoring;
 - Use the Site Investigation findings to prepare an appropriate remediation strategy;
 - Use appropriate construction techniques to minimise the risks from contamination, such as appropriate piling techniques;
 - Adhere to the relevant legislation and best practice construction mitigation measures to minimise environmental risks to human health and controlled waters, producing a CEMP; and
 - Implement a surface water drainage strategy.
- 3.2.4. A historical borehole is noted in the PERA to exist on site, this will need to be identified and decommissioned in accordance with Environment Agency guidance¹⁵ prior to any demolition works on site to remove the potential pollution pathway through the London Clay into the underlying aquifers.
- 3.2.5. Japanese Knotweed has also been identified on site which will require appropriate consideration, and ultimately treatment / disposal.
- 3.2.6. It is noted that an outline CEMP will be included within the ES; the CEMP should include details of proposed standard or inherent mitigation measures expected to be carried out as part of the demolition and construction.
- 3.2.7. Whilst it is agreed that a Ground Conditions and Contamination ES Chapter would not provide any further benefit in this instance, there is potential for contamination to be present on site from the historical redevelopment and former Site uses. In planning terms, the level of site contamination and required remediation is likely to be a material consideration during determination. In order to provide

¹³ Museum of London (2003) A Research Framework for London Archaeology (Research Agenda).

¹⁴ See e.g. Historic England 2017 Law and Government Buildings. Listing Selection Guide.

¹⁵ Environment Agency (2012) Good practice for decommissioning redundant boreholes and wells

clarity on this matter and to allow for informed discussions regarding viability of the Proposed Development, it is recommended that a detailed Site Investigation (SI) and Quantitative Risk Assessment (QRA) are carried out and included as part of the Planning Application documents. The scope of the SI and QRA should be agreed in advance with LBI and should be designed to incorporate geotechnical aspects in tandem. These reports would then be available to influence the discussions regarding the future development. Recommendations within the report, such as for remediation, would be included as a condition within any future planning approval.

3.3. Surface Water Drainage and Flood Risk

- 3.3.1. The Scoping Report proposes to scope out surface water drainage and flood risk from the ES as the effects are considered to be insignificant when embedded mitigation to be proposed within the CEMP, Flood Risk Assessment and Drainage Strategy is considered. This approach is considered acceptable.
- 3.3.2. Thames Water Utilities have been consulted and agree that the Scoping Report has sufficiently considered the water and sewerage needs of the Proposed Development as set out in Schedule 4 of the EIA Regulations.
- 3.3.3. Flood risk to the Proposed Development has been considered initially through the review of publicly available Environment Agency Flood Maps and the North London Strategic Flood Risk Assessment (SFRA). It is concluded that the effects related to surface water drainage and flood risk arising from the Proposed Development are considered insignificant. This approach is deemed appropriate based on a review of the background information provided and publicly available information which shows the Site is located within an area of low fluvial flood risk (Flood Zone 1), and generally 'very low' to 'low' risk of surface water flooding.
- 3.3.4. However, it is noted that the Scoping Report does not refer to the more up to date and locally relevant SFRA produced for the Borough, nor the LBI Local Flood Risk Management Strategy (LFRMS) or the LBI Surface Water Management Plan (SWMP). In particular, the SWMP indicates that the Site is located within a Critical Drainage Area (CDA). A CDA is defined by LBI as *"A discrete geographic area (usually a hydrological catchment) where multiple and interlinked sources of flood risk (surface water, groundwater, sewer, main river and/or tidal) cause flooding in one or more Local Flood Risk Zones during severe weather thereby affecting people, property or local infrastructure."* Whilst the Site itself is at relatively low risk of surface water flooding, it is essential that the Applicant develops a drainage strategy which demonstrates that surface water management from the Site will not contribute to flooding concerns within the wider CDA, and that it aims to reduce flood risk where possible.
- 3.3.5. In accordance with the requirements of the National Planning Policy Framework (NPPF) the Scoping Report states that an NPPF-compliant Flood Risk Assessment (FRA) will be undertaken to support the detailed planning application. This will be supported by an appropriate Drainage Strategy that will seek to reduce the risk of surface water flooding as part of the Development through the use of Sustainable Urban Drainage Systems (SUDS). These are considered to be appropriate methods of assessing flood risk to and from the Proposed Development and both the FRA and Drainage Strategy must consider the requirements of the Lead Local Flood Authority (LLFA) and refer to flood risk highlighted within the Borough SFRA, LFRMS and SWMP.
- 3.3.6. The Scoping Report states that that the Proposed Development will *'aim to provide betterment in surface water runoff rates when compared to the existing situation'*. This should be in accordance with the Holloway Prison Site Supplementary Planning Document (SPD) which states that *'Greenfield run-off rates should be achieved'*.
- 3.3.7. The management of flood risk to and from the Site during the construction phase will be implemented through the production of a CEMP. The CEMP will *'set out key controls / management practices, including measures such as Flood Management / Evacuation Plan, to ensure the safety of construction workers on-Site'*. The CEMP is an appropriate method of outlining standard measures to control flood risk during the construction phase.
- 3.3.8. It is noted that the consultation response from LBI Planning Policy highlights that without a site-specific FRA there is not enough evidence provided by the applicant to conclude that the impacts of the proposal would be insignificant. Whilst it is agreed that a detailed site-specific assessment of flood risk has not been undertaken at this stage, the Scoping Report sufficiently sets out that, with suitable

embedded mitigation, to be determined via an NPPF compliant FRA, residual significant effects related to flood risk are unlikely. It is considered that the FRA (as a requirement separate to the EIA Regulations) and the Drainage Strategy would need to consider in more detail the various statutory flood management documents produced by the Borough, all relevant planning policy (Draft Local Plan policies S8 and S9) and specifically the CDA; however it is also considered that embedded mitigation identified through the FRA and Drainage Strategy will avoid significant environmental effects. In relation to water and hydromorphological changes as set out in Schedule 4 of the EIA Regulations, it is considered that the Scoping Report correctly identifies the lack of an impact pathway between the Site and any surface water resources which could result in hydromorphological changes.

- 3.3.9. It is therefore considered that flood risk to and from the Proposed Development can be sufficiently addressed by the following and therefore can be scoped out of the ES:
- Undertaking a site-specific flood risk assessment, in accordance with NPPF and National Planning Practice Guidance (NPPG) and latest advice on climate change allowances, highlighting any mitigation measures;
 - Developing an appropriate drainage strategy, including management of surface runoff through the use of SUDS.
 - Both documents should consider the flood risk requirements of the Borough SFRA, LFRMS, SWMP and the Holloway Prison Site Supplementary Planning Document (SPD),
 - Producing a CEMP to address mitigation measures to manage flood risk to and from the Proposed Development during the construction phase.
- 3.3.10. The Scoping Report identifies that there are no surface water resources in proximity to the Site which could be affected by the Proposed Development with respect to water quality. This demonstrates that significant effects on surface water resources are unlikely, however the Applicant must consider how potentially polluted runoff during construction will be prevented from entering drainage systems which could result in pollution further downstream via the combined sewer system and these methods should be documented in the CEMP.
- 3.3.11. The Site is not identified as being in a groundwater Source Protection Zone (SPZ) within the appended PERA. The Site is underlain by made ground and a significant thickness of London Clay, creating generally low permeability conditions and a low risk of groundwater contamination. However, a source-receptor pathway is identified to the deeper Secondary A (Thanet Sand Formation and Lambeth Group) and Principal Aquifers (Chalk) beneath the Site via a historical borehole. It is considered that any risk to groundwater can be adequately mitigated by following the recommended decommissioning of the historic well prior to construction and an appropriate CEMP for relevant groundworks.
- 3.3.12. The Scoping Report states that changes in potable demand and increases in foul water generated from the Proposed Development would not result in any likely significant effects in the context of the wider demand in the Borough and the planning provision of TWUL in providing water supply and wastewater services. Whilst no evidence is provided to support this, it is agreed that increases in water supply demand and foul water generation as a result of the Proposed Development are not likely to result in significant effects, however the Applicant should demonstrate how water demand (and hence foul discharge) will be minimised in line with draft London Plan policy (Intend to Publish version) SI5 and SI13 as well as requirements for water recycling via the Holloway Prison Site SPD.

3.4. Transport and Access

- 3.4.1. The Scoping Report proposes to scope transport and access out of the EIA. Whilst adequate justification for this has not been presented in the Scoping Report, it is considered that on the basis of the Proposed Development being car-free and the potential for limited adverse impacts associated with active travel and public transport use, it is unlikely that significant environmental effects would occur on the local highway network and public transport services as a result of the Proposed Development. In addition, the Scoping Report confirms that impacts associated with construction traffic will be mitigated through the implementation of standard control measures including a Construction Logistics Plan.
- 3.4.2. It is understood that the scope of the Transport Assessment (TA) to be submitted as part of the planning application is still being discussed, but it is assumed that the TA will identify the impacts associated with

active travel and public transport use associated with the complete and occupied Proposed Development and will be accompanied by draft Travel Plans which will be implemented once the Proposed Development is complete and occupied. These aspects of the TA should be reported in the ES in an appropriate manner, particularly in the sections of the ES that describe the Proposed Development and the construction process. These sections of the ES should clearly state how active travel and public transport use will be facilitated within the local environment.

- 3.4.3. Should this data not be presented within the ES or statutory consultation results in a need for further assessment, the LBI reserve the right to request further environmental information if it is deemed necessary to fully understand the likely significant environmental effects associated with the Proposed Development.

3.5. Noise and Vibration – Operational Road Traffic Noise, Non-Plant Noise and Vibration

- 3.5.1. The following impacts of the Proposed Development have been scoped out from further assessment:
- Road traffic noise associated with the works and the complete and operational development;
 - Non-plant noise associated with the complete and operational development; and
 - Vibration during the complete and operational development.
- 3.5.2. It is considered appropriate to scope out road traffic noise as the Scoping Report assesses that increases in road traffic noise will be non-intrusive due to the development being car-free, and there is a commitment that mitigation measures to manage effects arising from construction traffic and operational traffic effects will be included within a project Construction Traffic Logistics Plan (CTLP) and Delivery Service Plan (DSP).
- 3.5.3. It is considered appropriate to scope out non-plant noise, as noise from the occupation and use of proposed commercial, retail or open spaces, including any food or drink establishments would be controlled via a commitment to mitigate through condition or LBI's licencing application process.
- 3.5.4. It is considered appropriate to scope out operational vibration as no significant vibration sources will be introduced by the completed development.

3.6. Light Pollution

- 3.6.1. The light pollution impacts have been scoped out from further assessment. This is considered to be appropriate if details relating to implementation of an appropriate lighting strategy for the Proposed Development are presented in the Design and Access Statement (DAS).
- 3.6.2. During the construction phase, there are likely to be periods where floodlighting, security and health and safety lighting will be required. However, a CEMP will be prepared and agreed with LBI prior to the commencement of works. As part of the CEMP, measures will be implemented to minimise light artificial light spill and glare to nearby sensitive receptors. As such, and accounting for the high existing levels of artificial light associated with the Site and its surrounds, these works are unlikely to give rise to any significant light pollution impacts.
- 3.6.3. Regarding the complete and operational Development, a detailed lighting strategy will be agreed in advance of the completion of the Development with LBI. Such a strategy should be designed to relevant British Standards (BS), including BS 5489-1:2013 'Code of practice for the design of roads lighting: Lighting of roads and public amenity areas'¹⁶ and will take account of the Institute of Light Pollution (ILP) 'Guidance Notes for the Reduction of Obtrusive Light'¹⁷.

¹⁶ BSI (2013) BS 5489-1:2013 Code of practice for the design of road lighting. Lighting of roads and public amenity areas.

¹⁷ ILP (2020) Guidance Note 1 for the reduction of obtrusive light 2020.

- 3.6.4. All lighting should be designed to give due consideration to the Bats and Artificial Lighting Guidance note¹⁸, to ensure there is no potential artificial lighting disturbance to foraging bats or bat roosts in close proximity to the Site.
- 3.6.5. Taking these measures into account, combined with the already high levels of artificial light surrounding the Site, any increase in light spill and glare associated with lighting installations within the completed and operational development is unlikely to be significant.

3.7. Solar Glare

- 3.7.1. The impacts of solar glare from the Proposed Development have been scoped out from further assessment. This is considered appropriate providing a commitment is made to the palette of materials in the DAS and that the selected materials would not result in the potential for solar glare.
- 3.7.2. Paragraph 8.62 of the Scoping Report states, '*much of new buildings will likely be brick dominated, although other materials such as precast concrete and metal cladding may be incorporated*'. Based on this information, it is agreed that the envisaged likely palette of materials for the Proposed Development will not be highly reflective and/or will break-up significant extents of glazed areas. The conclusion in the Scoping Report that the Proposed Development is unlikely to give rise to significant incidences of solar glare is considered acceptable.
- 3.7.3. Issues relating to the potential for solar glare may need to be revisited during the detailed design, to assess the glazing frequency.

3.8. Risks of Major Accidents and Disasters

- 3.8.1. Given the nature and scale of the Proposed Development, it is unlikely that either the construction or operational phases are likely to result in any increased risk of major accidents occurring. This based on the assumption that standard control mechanisms are adhered to including relevant legislation relating to the construction material and layout of mixed-use buildings.
- 3.8.2. With respect to flood risk, the consideration of any likely effects that may arise from the vulnerability of the Proposed Development to major accidents or disasters will focus on flood risk and the potential impact climate change may have on this. This risk will need to be assessed within the FRA and Drainage Strategy submitted as part of the planning application. A summary of relevant findings from the FRA and Drainage Strategy should be included in the ES. It is a requirement that both the FRA and Drainage Strategy use the current Environment Agency guidance with respect to climate change allowances when assessing the impacts of extreme flood risk, and to ensure that the drainage design is robust for both the design event (with climate change) and during exceedance of this event in line with the Non-statutory Technical Standards for Sustainable Drainage Systems¹⁹.

3.9. Greenhouse Gas Emissions and Climate Change

- 3.9.1. Climate change has been proposed to be scoped out of the ES, with the Scoping Report stating that '*the implementation and operation will not significantly contribute to global climate change*' and that the Flood Risk and Surface Water consultant will safeguard against flood risks and effects through informing the design. This approach and justification are not considered to be complete or adequate, and do not meet the requirements of the EIA Regulations, within which Schedule 4(5)(f) states that a description of the likely significant effects of the development should include "*the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change*".
- 3.9.2. Therefore, greenhouse gas emissions and climate change should be scoped into the EIA. Further details of the proposed scope of this topic are provided in Section 4.2.

¹⁸ Bat Conservation Trust (2018) Bats and artificial lighting guidance note.

¹⁹ DEFRA (2015) Non-statutory technical standards for sustainable drainage systems

3.10. Health and Wellbeing

- 3.10.1. Health and wellbeing is proposed to be scoped out of the EIA as a topic. The Scoping Report states that while the ES will not provide an impact assessment of human health and wellbeing, it will provide a factual description of all inherent features of the Proposed Development that will likely contribute to the promotion and encouragement of healthy lifestyles. This approach is however not considered to be sufficient to scope this topic out of the EIA and therefore an assessment of health and wellbeing effects arising from the Proposed Development should be scoped into the EIA.
- 3.10.2. Details of the proposed scope of the health and wellbeing topic is provided in Section 4.3.

3.11. Waste Management

- 3.11.1. The Scoping Report proposes to scope out effects associated with waste and recycling from the EIA. This approach is considered acceptable.
- 3.11.2. It is stated in the Scoping Report that to control the impacts due to the construction phase of the Proposed Development, a Site Waste Management Plan will be prepared. This should detail waste volumes and the proposed and actual disposal routes and can be secured via a suitably worded planning condition.
- 3.11.3. In order to assess the potential impacts of the waste and recycle materials generated from the Proposed Development, types and quantities of waste and recycle materials arising along with the baseline condition including the existing waste management infrastructure including household, commercial and industrial (HC&I) facilities should also be provided.
- 3.11.4. The description of the Proposed Development in the ES should provide further information on the estimated quantities and the types of waste and materials generated during both the construction and operational phases of the Proposed Development.
- 3.11.5. An Operational Waste and Recycling Management Strategy should also be submitted in support of the planning application.
- 3.11.6. It should be also noted that considering the recent IEMA guidance document “Materials and Waste in Environmental Impact Assessment”²⁰, information on the application of circular economy approaches to be implemented as part of the Proposed Development that would promote prevention, re-use, recycle should be provided or referred to. In line with the IEMA guidance and the draft London Plan, a Circular Economy Statement should be prepared and submitted in support of the planning application.

²⁰ IEMA (2020) Materials and Waste in Environmental Impact Assessment.

4. EIA Scoping – Topics Scoped In

4.1. Introduction

4.1.1. The topics that are to be scoped into the EIA are as follows:

- Greenhouse Gases and Climate Change;
- Health and Wellbeing;
- Townscape, Visual and Heritage (Above Ground Setting) Effects;
- Socio-economics;
- Air Quality;
- Noise and Vibration;
- Ecology;
- Wind Microclimate; and
- Daylight, Sunlight and Overshadowing.

4.1.2. This section outlines the above topics that this Scoping Opinion stipulates should be included within the scope of the EIA. For each topic, an introductory section outlines the Applicant's proposed scope and methodology and whether this is considered appropriate. A table is then provided that describes in detail the additions and variations required for each the topic, in terms of topic aspects, references, consultation, baseline, assessment scope, methodology, assumptions, and mitigation/monitoring.

4.2. Greenhouse Gas Emissions and Climate Change

4.2.1. Climate change has been proposed to be scoped out of the ES. The Scoping Report states the reasons for this conclusion are that *'the implementation and operation will not significantly contribute to global climate change'* and that the Flood Risk and Surface Water consultant will safeguard against flood risks and effects through informing the design. This approach and justification are not considered complete or sufficient to scope out this topic from the ES and it is therefore recommended that that Climate Change is scoped in.

4.2.2. The Scoping Report does not describe the methodology used to initially determine the magnitude and significance of Greenhouse Gas (GHG) emissions, therefore it cannot be ascertained whether best practice methods are proposed to be used. It is recommended that a quantitative GHG impact assessment is undertaken in line with best practice methods such as British Standard ISO 14064 and the GHG Protocol. IEMA guidance²¹ states *'that there are currently no agreed methods to evaluate levels of GHG significance and that professional judgement is required to contextualise the projects emission impacts'*. It is recommended that the GHG impact assessment is contextualised against appropriate local, sectoral or national carbon budget targets.

4.2.3. The Scoping Report does not describe the methodology proposed to determine the future climate environment nor the risks to the Proposed Development. It is considered that the Scoping Report has not provided an adequate or complete assessment of identifying future climate change hazards, the risks to the Proposed Development or how these will be addressed in the design and operational features. In line with IEMA Guidance, a climate change resilience (CCR) review should be undertaken using the most recent climate change projections (i.e. UKCP18) to identify these risks.

4.2.4. If the GHG assessment finds that the GHG impact is 'minor adverse' and therefore 'not significant', it would be appropriate to include the GHG assessment in an Appendix. The ES itself will then have a statement explaining that that a GHG assessment has been done, what the outcome was and

²¹ IEMA (2017) Assessing Greenhouse Gas Emissions and Evaluating their Significance.

signposting to the Appendix where the detail can be found. If the GHG assessment finds that the GHG impact is likely to be significant, this should be reported in detail within the ES.

- 4.2.5. The results of the CCR review could be presented in the ES chapter which includes a description of the Proposed Development.

Table 2: Greenhouse Gases and Climate Change

Aspect	LBI's Opinion: Agree/Disagree with SR – Scope in (✓) / Scope out (✗)	Construction (C) or Operation (O)	Additions and Variations
Topic aspects			
Climate Change	Disagree - Scope in (✓)	C and O	A CCR review is required in line with updated IEMA guidance.
Greenhouse Gas Impacts	Disagree - Scope in (✓)	C and O	A quantitative GHG assessment is required to comply with the EIA Regulations.
Assessment aspects			
References (legislation, policy, guidance)	The guidance or standards that have been used to inform this Scoping Report and subsequent assessments should be referenced. (e.g. IEMA Guidance, GHG Protocol).		
Consultation	No additional comments.		
Baseline	The description of the baseline has not been included and it is not clear how the baseline has been used in the Scoping Report to justify scoping out the GHG impact assessment. A description of the baseline environment should be detailed and there should be an explanation as to how this is used in the climate change assessment.		
Assessment Scope (incl. assessment scenarios)	It is not clear how the boundary, scope and assessment scenarios of the GHG and climate resilience assessment have been determined. These should be stated and used accordingly.		
Methodology (incl. assessment of potential cumulative effects)	<p>It is not clear as to how the GHG assessment has been scoped and the approach that will be taken to assess significance. The guidance or standards that have been used to inform the Scoping Report should be referenced accordingly. (e.g. IEMA Guidance, GHG Protocol). The GHG assessment of Proposed Development should be contextualised against appropriate local, regional and national legislation and relevant carbon reduction targets. IEMA guidance states that all GHG emissions have the 'potential' to be significant.</p> <p>The methodology as to how climate hazards have been identified and their risks to the Proposed Development have been assessed is not clear. It is considered that the Scoping Report has not provided an adequate assessment of climate change hazards, the risks to the Proposed Development and how these would be addressed in the design and operational stages. In line with IEMA Guidance, the CCR review should use the most recent climate projections from UKCP18.</p>		
Assumptions	The Scoping Report does not detail any assumptions used. The assumptions used to determine the scoping conclusion should be detailed.		
Mitigation and Monitoring	Some embedded mitigation measures have been recommended, but it is not always clear which apply to the construction period and which relate to the operational phase. However, as it is not clear that all climate change hazards and risks to the Proposed Development have been fully identified, it is therefore it is uncertain whether these mitigation measures are sufficient to reduce the likelihood and magnitude of climate change risks, or if they address all climate change hazards that pose a risk to the Proposed Development.		

4.3. Health and Wellbeing

- 4.3.1. Health and wellbeing is proposed to be scoped out of the EIA. The Scoping Report states that it will not provide an impact assessment of human health and wellbeing, but it will provide a factual description of all inherent features of the Proposed Development that will likely contribute to the promotion and encouragement of healthy lifestyles. This approach is however not considered sufficient and it is recommended that health and wellbeing is scoped into the EIA.
- 4.3.2. The World Health Organisation (WHO) Europe defines health as “*a state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity*”. The 2017 revisions to EIA Regulations give greater weight to the assessment of population and human health.
- 4.3.3. The Scoping Report recognises that there is currently no widely accepted methodology for the assessment of health and wellbeing, and states that it is reasonable to assume that ‘*the implications of the completed and operational Development upon health and wellbeing will be no worse than insignificant*’. However, whilst there is no published methodology to quantify the impacts of individual developments on health and wellbeing, this is not considered sufficient justification for exclusion from the EIA.
- 4.3.4. The London Healthy Urban Development Unit (HUDU) Rapid HIA assessment tool kit²² provides an appropriate and best practice checklist that can be integrated into EIA. The tool kit can be standalone²³, however in this case it is suggested that a Rapid HIA is undertaken and the findings are included as an appendix to the ES.
- 4.3.5. Although it is appropriate to include the HIA as an appendix to the ES, a section should be included in the ES detailing the measures which will be taken to implement the recommendations of the HIA. This could be presented as a section in the chapter detailing the description of the Proposed Development.

²² HUDU Rapid Health Impact Assessment Tool Fourth Edition October 2019

²³ A Rapid HIA is also required by LBI for all developments over 200 units

Table 3: Health and Wellbeing - Additions and Variations

Aspect	LBI's Opinion: Agree/Disagree with SR – Scope in (✓) / Scope out (✗)	Construction (C) or Operation (O)	Additions and Variations
Topic aspects			
Health and Wellbeing	Disagree - Scope in (✓)	C and O	Health and Wellbeing to be scoped into the ES, utilising the most recent HUDU Rapid Health Impact Assessment Tool
Assessment aspects			
References (legislation, policy, guidance)	The ES should contain a policy review, including the local health priorities identified in the Islington Health and Wellbeing Strategy ²⁴ . Islington's Health Inequalities Strategy should also be included.		
Consultation	Consultation should be undertaken with the LBI and NHS Islington Clinical Commissioning Group (CCG) at the earliest opportunity.		
Baseline	<p>A local community profile and baseline identifying key health and wellbeing issues and determinants should be developed. Data collection should draw on recognised sources to outline key statistics including age, disability, mortality rates, unemployment and deprivation. Existing primary and secondary healthcare facilities should be identified, as well as other social infrastructure including education, sports and recreation and open spaces. Data can be drawn from sources such as ONS Census (2011), ONS Labour Market Statistics (2017) and DCLG Index of Multiple Deprivation (2019).</p> <p>The assessment should consider the immediate vicinity of the Site (e.g. ward or lower super output area, LSOA), the Borough (LBI), Greater London and England. Utilising appropriate comparators helps to contextualise the baseline position.</p>		
Assessment Scope (incl. assessment scenarios)	The assessment should be based on the WHO definition of health as ' <i>a state of complete physical, mental and social well-being not merely an absence of disease or infirmity</i> '. Factors that have the most significant influence on the health of a population are called 'determinants of health'; these include an individual's genetics and their lifestyle, the surrounding environment, as well as policy, cultural and societal issues. The HUDU Planning for Health Rapid HIA Tool recommends the assessment of potential health impacts under eleven topics or broad determinants.		
Methodology (incl. assessment of potential cumulative effects)	The assessment should utilise the latest version of the HUDU Rapid HIA Tool as a framework to assess the impacts of the Proposed Development. Impacts should be considered during the construction and operational phases and draw on findings from other technical assessments including (but not limited to) Air Quality, Noise and Vibration, Socio-economics and Transport. The assessment should also consider the impacts on more vulnerable residents such as children, the elderly or any locally sensitive groups.		
Assumptions	No assumptions have been identified within the Scoping Report. Any assumptions within the ES chapter must be clearly defined and robustly justified.		
Mitigation and Monitoring	The report should describe any mitigation measures proposed to reduce adverse health effects and encourage positive health outcomes.		

²⁴ Islington Health and Wellbeing Strategy Draft for Consultation (2017-2020)

4.4. Townscape, Visual and Heritage (Above Ground Setting) Effects

- 4.4.1. The assessment of townscape, visual and heritage effects is proposed to be scoped into the EIA. This is considered an appropriate approach subject to some variations in methodology as outlined below.
- 4.4.2. A nominal indication of the built form within the Site and the surrounding townscape has been provided.
- 4.4.3. A review of the London View Management Framework (LVMF) and LBI Protected Views (PV) has been undertaken. This concludes that the Site is not within any of the LVMF views and is within two LBI PV. Both LBI PV are illustrated on Figure 4 of the Scoping Report, along with surrounding Conservation Areas. Further analysis of the Listed Buildings and other relevant designations in proximity to the Site is provided. This is considered to be an acceptable approach.
- 4.4.4. Paragraph 7.10 provides an overview of the likely change that would occur from the Proposed Development, with an overall suggestion that the Proposed Development would result in beneficial changes to built form and provide opportunities for new local views.
- 4.4.5. The intent of the ES chapter to identify likely significant effects is set out in paragraph 7.11 onwards, with receptors including the two LBI PV views, townscape character of the Site and surrounds non-statutory views. The Scoping Report references the need to agree the location of the views with LBI. Any assumptions within the ES chapter must be clearly defined and robustly justified.
- 4.4.6. The assessment methodology in the Scoping Report refers to the Guidelines for Landscape and Visual Impact Assessment, Third Edition, 2013 (GLVIA 3), along with the generation of Zones of Theoretical Visibility (ZTV) and an assessment process based upon identifying the sensitivity of receptors, via an analysis of their value and susceptibility. Paragraphs 7.16 and 7.17 set out an approach to the production of Accurate Visual Representations (AVRs) and whether these are to be fully rendered or produced as wirelines. This approach is considered to be acceptable, however the methodology for the production of AVRs should be outlined in the ES.
- 4.4.7. Potential impacts on two conservation areas, four listed buildings and several locally designated structures have been identified due to changes in the townscape quality and character. This is considered appropriate for this study area.
- 4.4.8. The Scoping Report provides a brief description of the baseline for the Site. It defines a study area for built heritage assets of 250m and identifies key receptors within the study area. Given the height of the Proposed Development, this study area should be extended during consultation with LBI to a minimum of 500m. Extension of the study area to 500m would bring in the Mercers Road/Tavistock Terrace Conservation Area. It should be noted that the Hillmarton Conservation Area comprises five distinct areas, the largest directly facing the Site. The Scoping Report correctly identifies four grade II listed buildings within the 250m Study Area; extension of the study area to 500m would bring in a further six grade II listed buildings.

Table 4: Townscape, Visual and Heritage (Above Ground Setting) Effects – Additions and Variations

Aspect	LBI's Opinion: Agree/Disagree with SR – Scope in (✓) / Scope out (✗)	Construction (C) or Operation (O)	Additions and Variations
Topic aspects			
Townscape	Agree - Scope in (✓)	C and O	No additional comments.
Visual	Agree - Scope in (✓)	C and O	No additional comments.
Built Heritage	Agree - Scope in (✓)	C and O	No additional comments.
Assessment aspects			
References (legislation, policy, guidance)	Reference should be made to appropriate policy documents, including: <ul style="list-style-type: none"> Historic England's Historic Environment Good Practice Advice in Planning: 2, Managing Significance in Decision-Taking in the Historic Environment²⁵ Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets²⁶ should be added to the list of policy documents and guidance. Reference should be made to the Holloway Prison Site SPD, which identifies local views as well as the protected views. The assessment must relate strongly to the constraints identified in this document.		
Consultation	Consultation with LBI should be undertaken as soon as possible to agree the townscape study area, the visual study area, the visual receptors (viewpoints) and the study area for heritage. The number of AVRs and production (rendered or wirelines) should also be agreed.		
Baseline	The townscape and visual baseline is to be set out in full in accordance with the GLVIA3.		
Assessment Scope (incl. assessment scenarios)	The scope of the assessment should cover the construction and operational phases and utilise Digital Model Testing using an appropriate software complemented by verified views. The assessment should be based on the drawings for determination and clearly set out the embedded mitigation that will be relied upon in the assessment.		
Methodology (incl. assessment of potential cumulative effects)	The study area for heritage has been set at 250m. Considering the height of the Proposed Development, this should be extended to a minimum of 500m and agreed during consultation with LBI as soon as possible. The townscape and visual study area has not been determined. This should be agreed with LBI prior to the assessment being undertaken. The criteria for judgements on townscape value, townscape susceptibility and townscape sensitivity should be clearly set out in accordance with GLVIA3 The methodology for the AVRs should be set out in the assessment with reference to either the LVMF methodology or the Landscape Institute's Technical Guidance Note 06/19 The methodology for the Zone of Theoretical Visibility and cumulative townscape and visual assessments should be provided in the assessment.		
Assumptions	No assumptions have been identified within the Scoping Report. Any assumptions within the ES chapter must be clearly defined and robustly justified.		

²⁵Historic England (2015) Historic Environment Good Practice Advice in Planning: 2, Managing Significance in Decision-Taking in the Historic Environment²⁶Historic England (2019) Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets

Aspect	LBI's Opinion: Agree/Disagree with SR – Scope in (✓) / Scope out (✖)	Construction (C) or Operation (O)	Additions and Variations
Mitigation and Monitoring	Embedded mitigation measures should be clearly set out to provide a clear understanding within the assessment narrative to support the suggestion of beneficial effects.		

4.5. Socio-economics

- 4.5.1. The Scoping Report concludes that socio-economics should be scoped into the EIA. This approach is deemed appropriate.
- 4.5.2. The Scoping Report sets out the approach to assessing the majority of socio-economic effects, with reference to relevant datasets. However, whilst there is reference to utilising appropriate modelling techniques, there is no overview of how significance will be determined.
- 4.5.3. There is no specific reference to the study area that will be used for the socio-economic assessment. Whilst the Scoping Report refers to consideration of baseline conditions at the Site, LBI, LBC and LBH; a study area will need to be defined in the ES. It should be recognised that the study area, or geography of impact may vary depending on the nature of individual effects being considered.
- 4.5.4. The Scoping Report details a range of potential significant socio-economic effects expected as a result of the Proposed Development. These effects include temporary and permanent employment, the provision of new homes in relation to housing targets and the new population's additional demand on open space, primary health care facilities and local schools. An indication of the methodology of how these will be assessed is provided, however the Scoping Report does not identify or indicate how significance would be assigned.

Table 5: Socio-economics – Additions and Variations

Aspect	LBI's Opinion: Agree/Disagree with SR – Scope in (✓) / Scope out (✖)	Construction (C) or Operation (O)	Additions and Variations
Topic aspects			
Employment (Full Time Equivalent jobs)	Agree - Scope in (✓)	C and O	The estimates of FTE jobs generated both during construction and operation of the Proposed Development should be considered. The assessment should seek to ensure that Additionality is considered and the net employment benefits are reported. The assessment should therefore state an appropriate level of leakage, displacement, deadweight (recognising the loss of the on-site employment) and multiplier effects; utilising the HCA Additionality Guidance.
Additional Expenditure	Agree - Scope in (✓)	C and O	The expenditure should be reported as net expenditure.
Opportunities for local employment and training initiatives	Disagree - Scope out (✖)	C and O	Based on the proposed scope it is not clear how a broad assessment of opportunities for local employment and training initiatives could be undertaken in a robust and measurable way. As such, this should be scoped out of assessment. The assessment should focus on specific and measurable outcomes.
Gross Value Added	Agree - Scope in (✓)	C and O	No additional comments.
New homes	Agree - Scope in (✓)	O	The provision of new homes should be considered in relation to the current housing targets. This should ensure a separate consideration of the affordable housing target.
Demand for social infrastructure	Agree - Scope in (✓)	O	The geographical area of effect on existing GP facilities, schools and open spaces should be identified, based on relevant evidence. For example, utilising a 1km radius to GP surgeries. Open space considered should be limited to that which is publicly accessible. The assessment should exclude private amenity space such as private balconies, terraces, gardens and courtyards.
Revenue effects	Agree - Scope in (✓)	O	The assessment of additional Council Tax should be considered in relation to overall Council Tax revenue for LBI, rather than just presenting the additional revenue during operation.
Assessment aspects			
References (legislation, policy, guidance)	It should be recognised that there is no legislation directly relevant to the assessment of socio-economic effects, however the HCA Additionality Guidance and HCA Employment Density guide referred to within the Scoping Report must be referenced. A relevant and robust review of policy should be undertaken, the policy review should focus on relevant social and economic policy, particularly considering background evidence in relation to housing needs and/or priorities in the area. The policy review should set context to the baseline, and what policy position is ultimately desired.		
Consultation	No reference is made to consultation for socio-economics. Whilst there are no statutory consultees for socio-economics discussion with local officers could help inform discussions particularly around assumptions used, including deadweight, leakage and displacement. Relevant officers at LBI will be consulted as part of this request for an EIA Scoping Opinion and should be consulted for the ES submission.		
Baseline	The baseline within the Scoping Report references some of the baseline data that will be gathered, and recognises that this can come from different sources, including NOMIS. Once this is developed further the baseline should clearly set out which data sources are used, and for which year. The most up to date information must be used when the baseline is developed.		

Aspect	LBI's Opinion: Agree/Disagree with SR – Scope in (✓) / Scope out (✗)	Construction (C) or Operation (O)	Additions and Variations
	<p>Once the baseline has been developed, it should provide a clear and accessible way to understand the local socio-economic conditions. Data should be presented in a clear and easily accessible way. Definitions should be provided where relevant to ensure that the chapter can be understood by non-technical readers.</p> <p>The Scoping Report sets out some detail, including the proximity of local social infrastructure. This must be developed further to consider the capacity of these facilities so that a meaningful assessment of the effects upon these facilities can be carried out. The geographical area of effect, and area where baseline data is collected for, must be defined for each component of the assessment.</p> <p>The Scoping Report states the baseline conditions will be considered at the Site, and across LBI and where appropriate LBC and the LB Haringey. Whilst it will depend what data is available, it is recommended the assessment should consider the immediate vicinity of the site (e.g. ward or LSOA), the Borough (LBI) Greater London and potentially England. Utilising appropriate comparators helps contextualise the baseline position.</p>		
Assessment Scope (incl. assessment scenarios)	<p>The assessment scope should be clearly defined within the socio-economic assessment. For completeness it is recommended that the defined quantum of varying land uses that are assessed are presented within the ES chapter, for example the accommodation schedule. If there is any uncertainty (or flexibility) in uses then the worst-case scenario should be assessed, but this should be clearly explained within the text.</p> <p>The geographical assessment scales should be clearly defined up-front and utilised consistently throughout the socio-economics ES chapter. It is acknowledged that the assessment scale will vary for different types of social infrastructure.</p>		
Methodology (incl. assessment of potential cumulative effects)	<p>The ES chapter should set out a clear methodology of the approach to assessing the significance of effects. It is recognised that there is no accepted definition of which constitutes a significant socio-economic effect however the significance should relate to the relationship between the scale of effect and the sensitivity (or value) of the affected resource or receptor. Policy thresholds and expert judgement can be used to inform the scale of the effect against the baseline conditions.</p> <p>The Scoping Report recognises that cumulative effects will be considered for 'Relevant Approved Projects' in an appropriate way. The cumulative impacts should be considered during the construction and operational stage.</p>		
Assumptions	No assumptions have been identified within the Scoping Report. Any assumptions within the ES chapter must be clearly defined and robustly justified.		
Mitigation and Monitoring	Mitigation should be identified for all significant adverse effects arising from the assessment, ensuring that proposed measures are linked back to impacts, to reduce as far as possible the significant adverse effects. Early assessment of socio-economic considerations to inform the design evolution of the Proposed Scheme would be beneficial, although this is not essential.		

4.6. Air Quality

- 4.6.1. The Scoping Report proposes that the air quality impacts of the Proposed Development are scoped into the EIA. This approach is considered appropriate.
- 4.6.2. The Scoping Report identifies that the key air quality issues in respect of the Proposed Development relate mainly to:
- Ensuring ambient air quality is not significantly worsened by any aspect of the Development; and
 - Ensuring that future residents of the Development are appropriately protected against poor air quality. As such the Scoping Report scopes air quality into the EIA.
- 4.6.3. There is no summary of legislation and policy that will be accounted for in the assessment. The documents referenced in the Scoping Report are considered to be appropriate, but the EIA should also include a summary of relevant documents.
- 4.6.4. The baseline air quality conditions at the Site are not reported. The Site is located in an Air Quality Management Area for NO₂ and PM₁₀. It is stated in the Scoping Report that the predominant source of air pollution in the local area is anticipated to arise from existing vehicle emissions on the Parkhurst Road / Camden Road (A503), Holloway Road (A1) and the surrounding road network. This is considered to be appropriate and acceptable.
- 4.6.5. No consultation with the Environmental Health Officer at LBI has yet been undertaken. Consultation should be undertaken as soon as possible with LBI.
- 4.6.6. The methodology set out is comprehensive and appropriate. However, evidence should be supplied that the LBI monitoring network is suitable for use in the assessment. Locations of monitoring locations should be shown in relation to the Site and the transport network. There is no mention of how the ADMS-roads model will be verified and adjusted.
- 4.6.7. An air quality neutral assessment will be undertaken and provided. This is considered to be acceptable and appropriate for the EIA.
- 4.6.8. It is considered appropriate for emissions from fixed construction machinery and Non-Road Mobile Machinery (NRMM) to be scoped out from assessment. However, there must be reasoning included within the ES to explain the rationale for scoping out consideration of these emission sources in the assessment. For construction vehicles, an appropriate approach would be a qualitative statement that confirms that impacts will be negligible and short term and therefore can be scoped out from further consideration in the ES. For the use of NRMM, text within the ES that recognises that there will be emissions from this equipment, states the appropriate GLA standards and the need to register them and that their use will be minimised as far as practicable is considered appropriate. The CEMP can be referred to for further consideration.

Table 6: Air Quality – Additions and Variations

Aspect	LBI's Opinion: Agree/Disagree with SR – Scope in (✓) / Scope out (✖)	Construction (C) or Operation (O)	Additions and Variations
Topic aspects			
Construction dust	Agree - Scope in (✓)	C	No additional comments
Construction Machinery	Agree - Scope out (✖)	C	Emissions from fixed construction plant, and NRMM, must be assessed and their scoping out adequately justified. NRMM must be registered with the GLA and comply with emissions limits.
Road Traffic	Agree - Scope in (✓)	C and O	There should be clarification provided as to how the traffic model to determine air quality emissions will be verified and adjusted.
Energy Centre	Agree - Scope in (✓)	O	No additional comments
Air Quality Neutral	Agree - Scope in (✓)	O	No additional comments
Assessment aspects			
References (legislation, policy, guidance)	Relevant policy and legislation used should be summarised, including the following: <ul style="list-style-type: none"> ▪ The Air Quality Standards Regulations (Amended), (2016). The Environment Act. (1995). ▪ The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (Volume 1). ▪ The Mayor of London's Air Quality Strategy 'Cleaning London's Air'. ▪ Sustainable Design and Construction Supplementary Planning Guidance (Mayor of London) ▪ Guidance on the assessment of dust from demolition and construction (IAQM) ▪ Guidance on land-use planning and development control: Planning for air quality (IAQM) ▪ The Control of Dust and Emissions during Construction and Demolition (Mayor of London). 		
Consultation	Consultation should be undertaken with LBI Environmental Health Officer as soon as possible. A summary of consultation that has been undertaken should be provided.		
Baseline	A full baseline section is required, outlining existing monitored concentrations in the area, background concentrations, and site conditions.		
Assessment Scope (incl. assessment scenarios)	Although emissions from fixed construction plant and NRMM are likely to be scoped out, these emissions should be assessed and the decision to scope them out justified. Assessment and modelling scenarios are not well defined and should be clearly stated.		
Methodology (incl. assessment of potential cumulative effects)	Use of LBI monitoring should be justified with a location map. The process by which the model has been verified and adjusted should be specified. Clarification is required as to whether cumulative effects will be inherent in the traffic data used in the Air Quality ES chapter.		
Assumptions	No assumptions have been identified within the Scoping Report. Any assumptions within the ES chapter must be clearly defined and robustly justified.		

Aspect	LBI's Opinion: Agree/Disagree with SR – Scope in (✓) / Scope out (✖)	Construction (C) or Operation (O)	Additions and Variations
Mitigation and Monitoring	The results of the air quality neutral assessment should be taken into account when defining what mitigation may be required. Damage cost calculations (if required) should be agreed with the LBI in advance, and mitigation measures discussed with LBI to ensure they are appropriate for the Site.		

4.7. Noise and Vibration

- 4.7.1. The Scoping Report concludes that noise and vibration should be scoped in the EIA. This approach is deemed acceptable.
- 4.7.2. In accordance with the Scoping Report, the noise and vibration assessment will assess the impacts that may arise from construction activities and fixed plant associated with the Proposed Development, and the resultant potential likely effects on sensitive receptors. The effects of such noise and vibration sources should be assessed at sensitive receptors in line with national and local policy and guidance.
- 4.7.3. The Scoping Report states that *“the determination of the acceptability of internal noise levels within the Development itself is considered a design issue. Accordingly, such issues will not be dealt with as part of the EIA process. However, the detailed planning application for the Development will be accompanied by a separate stand-alone report dealing with such issues.”* This approach is deemed acceptable, although if the assessment of noise affecting future users is not included as part of the EIA, the separate report for planning purposes must still be robust.
- 4.7.4. Consultation was undertaken with LBI to agree the approach to noise monitoring, and noise monitoring was undertaken in October 2019 following the agreed approach.
- 4.7.5. The scope and methodology proposed in the Scoping Report is appropriate, subject to the additions and variations as set out in this Scoping Opinion.

Table 7: Noise and Vibration – Additions and Variations

Aspect	LBI's Opinion: Agree/Disagree with SR – Scope in (✓) / Scope out (✖)	Construction (C) or Operation (O)	Additions and Variations
Topic aspects			
Construction Noise and Vibration	Agree - Scope in (✓)	C	It is expected that mitigation measures to manage construction noise and vibration effects will be included within a project Construction Environmental Management Plan (CEMP).
Construction Traffic	Agree - Scope out (✖)	C	It is expected that mitigation measures to manage construction traffic effects will be included within a project Construction Traffic Logistics Plan (CTLTP).
Operational Plant Noise	Agree - Scope in (✓)	O	Noise from mechanical services type equipment should be controlled via a commitment to mitigate through condition.
Operational Non-Plant Noise	Agree - Scope out (✖)	O	Noise from proposed commercial, retail or open spaces, including any food or drink establishments should be controlled via a commitment to mitigate through condition or London Borough Islington's licencing application process.
Operational Vibration	Agree - Scope out (✖)	O	No additional comments.
Operational Traffic	Agree - Scope out (✖)	O	It is expected that mitigation measures to manage operational traffic effects will be included within a project Delivery Service Plan (DSP).
Assessment aspects			
References (legislation, policy, guidance)	<p>The Scoping Report does not refer to relevant legislation or policy for noise and vibration.</p> <p>In addition to British Standard documents currently mentioned, the ES Chapter should reference and apply guidance within (including but not limited to) the following:</p> <ul style="list-style-type: none"> • National Planning Policy Framework • Noise Policy Statement England • Planning Practice Guidance – Noise • Regional policy including the London Plan, the Mayor of London's Ambient Noise Strategy, and the Mayor's London Environment Strategy. • London Borough of Islington's local planning policy 		
Consultation	No additional comment.		
Baseline	Full survey information including methodology and data are to be provided in the ES.		
Assessment Scope (incl. assessment scenarios)	<p>The study area should be clearly defined, and either shown on a plan or the distance from the site should be stated.</p> <p>The detailed planning application for the Proposed Development should be accompanied by a separate stand-alone report dealing with the acceptability of internal noise levels within the Proposed Development itself.</p>		
Methodology (incl. assessment of potential)	Supported LOAEL and SOAEL for the project should be clearly identified, and any noise limiting criteria should be clearly defined using supporting evidence.		

Aspect	LBI's Opinion: Agree/Disagree with SR – Scope in (✓) / Scope out (✖)	Construction (C) or Operation (O)	Additions and Variations
cumulative effects)			
Assumptions	No assumptions have been identified within the Scoping Report. Any assumptions within the ES chapter must be clearly defined and robustly justified.		
Mitigation and Monitoring	Include mitigation measures to manage construction noise and vibration effects. Noise from fixed plant and machinery should be controlled via a commitment to mitigate through condition.		

4.8. Ecology

- 4.8.1. Ecology is proposed to be scoped into the EIA. This approach is considered to be appropriate.
- 4.8.2. An Extended Phase 1 Habitat Survey of the Site and an ecological desk-based study was undertaken in October 2019. This survey noted the habitats on site (which are essentially artificial habitats that have overgrown since site operations ceased) and the potential for the site to support protected or otherwise notable species. It was determined that the Site contained non-native invasive species (which will require eradication), had the potential to support notable nesting birds and roosting bats and lay close to two non-statutory wildlife sites (Tufnell Park Primary School Gardens and Royal Northern Hospital).
- 4.8.3. Subsequent bat surveys undertaken in late 2019 and early 2020 confirmed the presence of summer bat activity and three summer common pipistrelle roosts (clustered together in shallow crevices on the southern wall of Block D). Surveys were unable to rule out the potential for winter roosts so the presence of such roosts will be assumed in the ES. The bat survey methodology was agreed with the LBI Ecology Officer. Overall the existing ecological value of the Site is deemed to be low, with the exception for bats, where the ecological value of the Site is deemed to be moderate.
- 4.8.4. Regarding internationally important wildlife sites, the Site lies 8km from Epping Forest SAC and 5km from the Lee Valley SPA and Ramsar site.
- 4.8.5. The likely significant ecological effects to be considered within the ES are as follows:
- The loss and/or disturbance of on-Site habitats during the Works.
 - The potential displacement and risk of injury/killing/ disturbance of protected nesting birds during the Works.
 - The potential displacement and risk of injury/killing/disturbance of protected bats during the Works.
 - Disturbance to non-statutory SNCI's in proximity to the Site and relevant European Sites during the Works.
 - The long-term change in habitat type and ecological value on-Site as a result of any ecological enhancements associated with the completed and operational development.
 - Disturbance to non-statutory SNCI's in proximity to the Site and relevant European Sites resulting from activities associated with the completed and operational development.
- 4.8.6. The above list of effects identified for consideration in the ES is considered appropriate. It should however also be ensured that the potential for spread of invasive non-native species during both construction and operation is explicitly referenced.
- 4.8.7. The inclusion of the internationally important wildlife sites within the EIA is considered appropriate, although these are likely to be sufficiently distant that no likely significant effect is expected. While Epping Forest SAC has been identified as being susceptible to recreational pressure, visitor survey work for the SAC has identified the core recreational catchment to be approximately 6km from the SAC boundary. The Site is beyond this distance.
- 4.8.8. A qualitative impact assessment will be undertaken, following Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines and in line with the Conservation of Habitats and Species Regulations, 2017, the Wildlife and Countryside Act, 1981 (as amended), the Countryside and Rights of Way Act 2000 and Natural Environment Rural Communities Act 2006. This approach is considered acceptable. The intention to produce a report to inform the Habitat Regulations Assessment process regarding the effect of the Proposed Development on internationally important wildlife sites is also considered acceptable.

Table 8: Ecology - Additions and Variations

Aspect	Agree/Disagree with SR – Scope in (✓) / Scope out (✗)	Construction (C) or Operation (O)	Additions and Variations
Topic aspects			
Ecological features present on site	Agree – Scope in (✓)	C and O	No additional comments.
List of impacts	Agree – Scope in (✓)	C and O	Whilst the identified list of impacts for investigation is considered acceptable, it would also be recommended to include an explicit reference to potential for spread of invasive non-native species during both construction and operation.
Assessment aspects			
References (legislation, policy, guidance)	Relevant national and local policy should be cited in the ES chapter, including: <ul style="list-style-type: none"> NPPF Adopted London Olan and Draft London Plan Holloway Prison Site SPD 		
Consultation	No additional comments.		
Baseline	No additional comments.		
Assessment Scope (incl. assessment scenarios)	The exclusion of reptiles and great crested newts from the EIA should be clarified - the Phase 1 Habitat Survey Report indicates that the Site is considered unsuitable for species other than birds and bats but does not go into detail.		
Methodology (incl. assessment of potential cumulative effects)	No additional comments.		
Assumptions	No assumptions have been identified within the Scoping Report. Any assumptions within the ES chapter must be clearly defined and robustly justified.		
Mitigation and Monitoring	No additional comments.		

4.9. Wind Microclimate

- 4.9.1. The Scoping Report discusses the potential for the new massing to cause accelerated wind conditions in certain areas, and therefore states that a wind microclimate assessment will be undertaken as part of the EIA, considering effects during both the construction and operational phases. This is considered appropriate.
- 4.9.2. Three scenarios are outlined to be assessed:
- The existing Site conditions;
 - The Proposed Development with existing surroundings; and
 - The Proposed Development with approved projects and remaining existing surroundings.
- 4.9.3. This approach is considered to be appropriate.
- 4.9.4. The Scoping Report suggests that only wind tunnel testing will be undertaken. It is considered appropriate for the Applicant to conduct interim wind tunnel testing to ensure that the 'mitigation by design' of the development is suitable. Anemometer points for the wind tunnel testing will be agreed with LBI prior to testing commencing.
- 4.9.5. It is likely, subject to any planning approval, that further assessment using CFD techniques (with supplementary wind tunnel testing if required) will be secured through a suitable planning condition to inform the final scheme design. This will ensure that all safety and comfort criteria are met, and appropriate mitigation is implemented in accordance with the findings of the ES.
- 4.9.6. The Scoping Report assessment methodology section mentions that the LDDC Lawson method will be used. This is considered to be an appropriate framework to use for this assessment.

Table 9: Wind Microclimate – Additions and Variations

Aspect	LBI's Opinion: Agree/Disagree with SR – Scope in (✓) / Scope out (✖)	Construction (C) or Operation (O)	Additions and Variations
Topic aspects			
Wind Microclimate	Agree - Scope in (✓)	C and O	No additional comments.
Assessment aspects			
References (legislation, policy, guidance)	References to relevant national and local policy should be included in the ES chapter, including but not limited to: <ul style="list-style-type: none"> ▪ NPPF ▪ Adopted London Plan and Draft London Plan ▪ Holloway Prison Site SPD 		
Consultation	No additional comments.		
Baseline	No additional comments.		
Assessment Scope (incl. assessment scenarios)	The assessment scenarios identified are appropriate. Further assessment using CFD techniques (with supplementary wind tunnel testing if required) will be secured through a suitable planning condition to inform the final scheme design.		
Methodology (incl. assessment of potential cumulative effects)	Anemometer points for wind tunnel testing will be agreed with LBI prior to testing commencing. 36 wind directions should be employed for each scenario assessed.		
Assumptions	No assumptions have been identified within the Scoping Report. Any assumptions within the ES chapter must be clearly defined and robustly justified.		
Mitigation and Monitoring	No additional comments.		

4.10. Daylight, Sunlight and Overshadowing

- 4.10.1. The daylight, sunlight and overshadowing impacts of the Proposed Development have been scoped in for further assessment. This is considered appropriate as the Proposed Development will have the potential to obstruct and reduce levels of daylight and sunlight to surrounding sensitive receptors including residential receptors and amenity spaces.
- 4.10.2. Likely significant effects of the complete and operational Development will be informed by computer modelling of the following scenarios:
- The existing Site and all relevant existing features surrounding the Site;
 - The Proposed Development and all relevant existing features surrounding the Site; and
 - The Proposed Development and all relevant Approved Projects and remaining existing features (following completion of the relevant Approved Projects) surrounding the Site.
- 4.10.3. The modelling and associated analysis will be undertaken in line with the Building Research Establishment (BRE) Guidelines: Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice, Second Edition²⁷ and BS 8206 Part 2 Lighting for Buildings Code of Practice for Daylighting²⁸, insofar as such guidelines can be applied to dense urban settings. Although BS 8206 Part 2 was superseded by BS EN 17037:201851, the BRE advise to continue with the application of the BS 8206 Part 2 methodologies until such time that the BRE publish a revised set of guidelines to align with the new BS.
- 4.10.4. The results of the modelling will allow for a comparative assessment of all relevant test scenarios.
- 4.10.5. The conclusions of the computer modelling will be summarised in the ES, with all technical details appended to the ES. The planning application for the development will be accompanied by a stand-alone report assessing internal daylight and sunlight levels relating to the Proposed Development.

²⁷ BRE (2011) Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice

²⁸ BS (2008) Lighting for Buildings Code of Practice for Daylighting

Table 10: Daylight, Sunlight and Overshadowing – Additions and Variations

Aspect	LBI's Opinion: Agree/Disagree with SR – Scope in (✓) / Scope out (✖)	Construction (C) or Operation (O)	Additions and Variations
Topic aspects			
Daylight	Agree – Scope in (✓)	O	No additional comments.
Sunlight	Agree – Scope in (✓)	O	No additional comments.
Overshadowing	Agree – Scope in (✓)	O	No additional comments.
Assessment aspects			
References (legislation, policy, guidance)	<p>References to relevant national and local policy should be included in the ES chapter, including but not limited to:</p> <ul style="list-style-type: none"> ▪ NPPF ▪ Adopted London Plan and Draft London Plan ▪ Holloway Prison Site SPD <p>BRE Guidelines: Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice, Second Edition²⁹ and BS 8206 Part 2 Lighting for Buildings. Code of Practice for Daylighting³⁰ should be referenced in the assessment. It should be noted that although BS 8206 Part 2 was superseded by BS EN 17037:201851, the BRE advise to continue with the application of the BS 8206 Part 2 methodologies until such time that the BRE publish a revised set of guidelines to align with the new BS.</p>		
Consultation	No additional comments.		
Baseline	No additional comments.		
Assessment Scope (incl. assessment scenarios)	The planning application for the development will be accompanied by a stand-alone report assessing internal daylight and sunlight levels relating to the Proposed Development.		
Methodology (incl. assessment of potential cumulative effects)	The assessment described in Paragraph 7.53 - ' <i>In line with standard practice, a qualitative assessment of daylight, sunlight and overshadowing conditions to relevant receptors surround the Site and during the Works will be undertaken using professional judgement</i> ' should be clarified and specified.		
Assumptions	No assumptions have been identified within the Scoping Report. Any assumptions within the ES chapter must be clearly defined and robustly justified.		
Mitigation and Monitoring	The standalone report produced for a full planning application and results of modelling should be robustly reviewed.		

²⁹ BRE (2011) Site layout planning for daylight and sunlight: a guide to good practice

³⁰ BS (2008) BS 8206 Part 2 Lighting for Buildings. Code of Practice for Daylighting

Appendix A Scoping Consultation Responses

Correspondence by Planning Application

1 Planning Application(s)

Last updated: 02/06/2020

P2020/1244/EIA

**HM Prison Holloway
Parkhurst Road
Islington
London**

Holloway EIA Scoping Actions

Number of Respondants: 4

Number of Unique Respondants: 4

	Total
Email - Comment	4
Total	4

Name: Environment Agency

Address: 2 Marsham Street
London
SW1P 4DF

E-Mail: HNLsustainablePlaces@environment-agency.gov.uk

Correspondence Pref: Email

Date: 21/05/2020 **Response Type:** Email - Comment

Attend Committee: [Speak at Committee:](#)

Comments:

End
London Borough of Islington
Planning Division
PO Box 3333
London
N1 1YA
Our ref: NE/2020/131830/01-L01
Your ref: P2020/1244/EIA
Date: 21 May 2020
Dear Sir/Madam
Holloway EIA Scoping Actions
HM Prison Holloway, Parkhurst Road, Islington, London, N7 0NU
Thank you for consulting us on the scope of the Environmental Impact Assessment (EIA) at HM Prison Holloway .
We have reviewed the site constraints and have no comments to make on the scope of the EIA .
Yours faithfully
Mr Tom Craig
Planning Advisor
Direct dial 02084749116
Direct e-mail hnl sustainableplaces@environment-agency.gov.uk

Name: Historic England - (Planning Applications and Grade I & II* listed)

Address: London Region
1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

E-Mail: e-london@HistoricEngland.org.uk

Correspondence Pref: Email

Date: 21/05/2020

Response Type: Email - Comment

Attend Committee:

Speak at Committee:

Comments:

FAO Matthew Duigan

Dear Matthew,

Thank you for your recent consultation to Historic England GLAAS, please see the attached letter with recommendations.

Please do not hesitate to contact me if you require any further information or would like to discuss this advice.

This response relates solely to archaeological issues, if necessary my Historic Buildings and Areas colleagues should also be contacted about statutory matters.

Regards,

Laura O'Gorman
Assistant Archaeology Advisor (GLAAS)
Regions Group: London and South East

Historic England | 4th floor, Cannon Bridge House | 25 Dowgate Hill | London EC4R 2YA
Direct Dial: 0207 973 3242 Mobile: 07789 928 817

Historic England, 4th Floor Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA
Telephone 020 7973 3000

www.historicengland.org.uk

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Mr Matthew Duigan
London Borough of Islington
222 Upper Street,
Islington,
London
N1 1XR

Your Ref: P2020/1244/EIA

Our Ref: CLO31372

Contact: Laura O'Gorman

Direct Dial: 0207 973 3242

Email: [laura.o'gorman@](mailto:laura.o'gorman@historicengland.org.uk)

HistoricEngland.org.uk

21 May 2020

Dear Mr Duigan,

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

NATIONAL PLANNING POLICY FRAMEWORK 2019

HM Prison Holloway Parkhurst Road Islington London N7 0NU

Environmental Impact Assessment - Scoping

Recommend No Archaeological Requirement

Thank you for your consultation dated 13 May 2020.

The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.

NPPF section 16 and the Draft London Plan (2017 Policy HC1) make the conservation of archaeological interest a material planning consideration.

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest .

The site does not lie within an archaeological priority area and no significant archaeological sites are known within the vicinity.

Historic England, 4th Floor Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA

Telephone 020 7973 3000

www.historicengland.org.uk

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Five women executed at the prison were buried on site, however it is understood the those remains which included Ruth Ellis (the last woman to be hanged in the UK) were all exhumed when the site was extensively rebuilt in the 1970s.

In light of the above, the site has a very limited archaeological potential.

No further assessment or conditions are therefore necessary.

This response relates solely to archaeological considerations. If necessary, Historic England's Development Advice Team should be consulted separately regarding statutory matters .

Yours sincerely

Laura O'Gorman

Assistant Archaeology Advisor

Greater London Archaeological Advisory Service

Planning Group: London

Name: Natural England

Address: Natural England,
7th Floor, Hercules House,
Hercules Road,
Lambeth,
London, SE1 7DU

E-Mail: consultations@naturalengland.org.uk

Correspondence Pref: Email

Date: 20/05/2020

Response Type: Email - Comment

[Attend Committee:](#)

[Speak at Committee:](#)

Comments:

Dear Mr Duigan

Thank you for your email requesting Natural England's consultation of planning application Ref: P2020/1244/EIA, detailed below.

Location: HM Prison Holloway, Parkhurst Road, Islington, London, N7 0NU

Proposal: Redevelopment of the Former Holloway Prison.

Please find attached a copy of your consultation letter and Natural England's response to this request.

Kind regards

Sharon

Sharon Jenkins
Operations Delivery
Consultations Team
Natural England
County Hall
Spetchley Road
Worcester
WR5 2NP

Tel: 0300 060 3900
Fax: 0300 060 1544

www.gov.uk/natural-england

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Please send consultations via email to: consultations@naturalengland.org.uk

Date: 20 May 2020

Our ref: 316982

Your ref: P2020/1244/EIA

Mr M. Duigan

Islington LBC

Development Management Service

Planning and Development

PO Box 333

222 Upper Street

Islington

London

N1 1YA

BY EMAIL ONLY

planning@islington.gov.uk

Hornbeam House

Crewe Business Park

Electra Way

Crewe

Cheshire

C W1 6GJ

T 0300 060 3900

Dear Mr Duigan,

Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the Town & Country Planning EIA Regulations 2017): Redevelopment of the Former Holloway Prison.

Location: HM Prison Holloway, Parkhurst Road, Islington, London, N7 0NU

Thank you for your consultation dated and received by Natural England on 13th May 2020.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The scoping request is for a proposal that does not appear, from the information provided, to affect any nationally designated geological or ecological sites (Ramsar, SPA, SAC, SSSI, NNR) or landscapes (National Parks, AONBs,

Heritage Coasts, National Trails), or have significant impacts on the protection of soils (particularly of sites over 20ha of best or most versatile land), nor is the development for a mineral or waste site of over 5ha.

At present therefore it is not a priority for Natural England to advise on the detail of this EIA. We would, however, like to draw your attention to some key points of advice, presented in annex to this letter, and we would expect the final Environmental Statement (ES) to include all necessary information as outlined in Part 4 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017. If you believe that the development does affect one of the features listed in paragraph 3 above, please contact Natural England at consultations@naturalengland.org.uk, and we may be able to provide further information.

Yours sincerely

Elizabeth Ball

Consultations Team

Page 2 of 6

Please send consultations via email to: consultations@naturalengland.org.uk

Annex A – Advice related to EIA Scoping Requirements

1. General Principles

Schedule 4 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), sets out the necessary information to assess impacts on the natural environment to be included in an ES, specifically:

1. A description of the development, including in particular:

- (a) a description of the location of the development;
- (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;
- (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;
- (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases).

2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.

3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.

4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.

5. A description of the likely significant effects of the development on the environment resulting from, inter alia:

- (a) the construction and existence of the development, including, where relevant, demolition works;
- (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;
- (c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;
- (d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);
- (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;
- (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;
- (g) the technologies and the substances used. The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC (a) and Directive 2009/147/EC(b).

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Please send consultations via email to: consultations@naturalengland.org.uk

6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.

7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed

monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases .

8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.

2. Biodiversity and Geology

2.1. Ecological Aspects of an Environmental Statement

Natural England advises that the potential impact of the proposal upon features of nature conservation interest and opportunities for habitat creation/enhancement should be included within this assessment in accordance with appropriate guidance on such matters. Guidelines for Ecological Impact Assessment (EclA) have been developed by the Chartered Institute of Ecology and Environmental Management (CIEEM) and are available on their website.

EclA is the process of identifying, quantifying and evaluating the potential impacts of defined actions on ecosystems or their components. EclA may be carried out as part of the EIA process or to support other forms of environmental assessment or appraisal.

The National Planning Policy Framework (NPPF) sets out guidance in paragraphs 170-171 and 174-177 on how to take account of biodiversity interests in planning decisions and the framework that local authorities should provide to assist developers.

2.2. Internationally and Nationally Designated Sites

Natural England undertakes an initial assessment of all development consultations, by determining whether the location to which they relate falls within geographical 'buffer' areas within which development is likely to affect designated sites . The proposal is located outside these buffer areas and therefore appears unlikely to affect an Internationally or Nationally designated site. However, it should be recognised that the specific nature of a proposal may have the potential to lead to significant impacts arising at a greater distance than is encompassed by Natural England's buffers for designated sites .

The ES should therefore thoroughly assess the potential for the proposal to affect designated sites, including Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites and Sites of Special Scientific Interest (SSSI). Should the proposal result in an emission to air or discharge to the ground or surface water catchment of a designated site then the potential effects and impact of this would need to be considered in the Environmental Statement Local Planning Authorities, as competent authorities under the provisions of the Conservation of Habitats and Species Regulations 2017 (as amended), should have regard to the Habitats Regulations Assessment process set out in Regulation 63 of the Habitats Regulations in their determination of a planning application. Should a Likely Significant Effect on a European/Internationally designated site be identified or be uncertain, the competent authority (in this case the Local Planning Authority) may need to prepare an Appropriate Assessment, in addition to consideration of impacts through the EIA process.

Statutory site locations can be found at www.magic.gov.uk. Further information concerning particular statutory sites can be found on the Natural England website.

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Please send consultations via email to: consultations@naturalengland.org.uk

2.3. Protected Species

The ES should assess the impact of all phases of the proposal on protected species. Records of protected species should be sought from appropriate local biological record centres, nature conservation organisations, groups and individuals; and consideration should be given to the wider context of the site for example in terms of habitat linkages and protected species populations in the wider area, to assist in the impact assessment.

The conservation of species protected by law is explained in Part IV and Annex A of Government Circular 06/2005 Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System. The area likely to be affected by the proposal should be thoroughly surveyed by competent ecologists at appropriate times of year for relevant species and the survey results, impact assessments and appropriate accompanying mitigation strategies included as part of the ES.

Natural England has adopted standing advice for protected species. It provides a consistent level of basic advice which can be applied to any planning application that could affect protected species . It also includes links to guidance on survey and mitigation.

Natural England does not hold comprehensive information regarding the locations of species protected by law, but advises on the procedures and legislation relevant to such species.

2.4. Regionally and Locally Important Sites

The ES should thoroughly assess the impact of the proposals on non-statutory sites, for example Local Wildlife Sites (LoWS), Local Nature Reserves (LNR) and Regionally Important Geological and Geomorphological Sites (RIGS). Natural England does not hold comprehensive information on these sites. We therefore advise that the appropriate local biological record centres, nature conservation organisations, Local Planning Authority and local RIGS group should be contacted with respect to this matter.

2.5. Biodiversity Action Plan Habitats and Species

The ES should thoroughly assess the impact of the proposals on habitats and/or species listed in the UK Biodiversity Action Plan (BAP). These Priority Habitats and Species are listed as 'Habitats and Species of Principal Importance' within the England Biodiversity List, recently published under the requirements of S14 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act 2006 places a general duty on all public authorities, including local planning authorities, to conserve and enhance biodiversity. Further information on this duty is available in the Defra

publication 'Guidance for Local Authorities on Implementing the Biodiversity Duty'.

Government Circular 06/2005 states that BAP species and habitats, 'are capable of being a material consideration...in the making of planning decisions'. Natural England therefore advises that survey, impact assessment and mitigation proposals for Habitats and Species of Principal Importance should be included in the ES. Consideration should also be given to those species and habitats included in the relevant Local BAP.

The record centre for the relevant Local Authorities should be able to provide the relevant information on the location and type of BAP habitat for the area under consideration.

3. Landscape, Access and Recreation

3.1. Landscape and Visual Impacts

The consideration of landscape impacts should reflect the approach set out in the Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and the Institute of Environmental Assessment and Management, 2013, 3rd edition), the Landscape Character Assessment Guidance for England and Scotland (Scottish Natural Heritage and The Countryside Agency, 2002) and good practice. The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area.

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In this context Natural England would expect the cumulative impact assessment to include those proposals currently at Scoping stage. Due to the overlapping timescale of their progress through the planning system, cumulative impact of the proposed development with those proposals currently at Scoping stage would be likely to be a material consideration at the time of determination of the planning application.

The assessment should refer to the relevant National Character Areas which can be found on our website. Links for Landscape Character Assessment at a local level are also available on the same page.

3.2. Access and Recreation

The ES should include a thorough assessment of the development's effects upon public rights of way and access to the countryside and its enjoyment through recreation. With this in mind and in addition to consideration of public rights of way, the landscape and visual effects on Open Access land, whether direct or indirect, should be included in the ES.

Natural England would also expect to see consideration of opportunities for improved or new public access provision on the site, to include linking existing public rights of way and/or providing new circular routes and interpretation. We also recommend reference to relevant Right of Way Improvement Plans (ROWIP) to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.

4. Land use and soils

Impacts from the development should be considered in light of the Government's policy for the protection of the best and most versatile (BMV) agricultural land as set out in paragraph 170 and 171 of the NPPF. We also recommend that soils should be considered under a more general heading of sustainable use of land and the valuing of the ecosystem services they provide as a natural resource, also in line with paragraph 170 of the NPPF.

Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society; for instance as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably. The Natural Environment White Paper (NEWP) 'The Natural Choice: securing the value of nature' (Defra, June 2011), emphasises the importance of natural resource protection, including the conservation and sustainable management of soils and the protection of BMV agricultural land.

Development of buildings and infrastructure prevents alternative uses for those soils that are permanently covered, and also often results in degradation of soils around the development as result of construction activities. This affects their functionality as wildlife habitat, and reduces their ability to support landscape works and green infrastructure. Sealing and compaction can also contribute to increased surface run-off, ponding of water and localised erosion, flooding and pollution. Defra published a Construction Code of Practice for the sustainable use of soils on construction sites (2009). The purpose of the Code of Practice is to provide a practical guide to assist anyone involved in the construction industry to protect the soil resources with which they work.

As identified in the NPPF new sites or extensions to new sites for Peat extraction should not be granted permission by Local Planning Authorities or proposed in development plans.

General advice on the agricultural aspects of site working and reclamation can be found in the Defra Guidance for successful reclamation of mineral and waste sites.

5. Air Quality

Air quality in the UK has improved over recent decades but air pollution remains a significant issue; for example over 97% of sensitive habitat area in England is predicted to exceed the critical loads for ecosystem protection from atmospheric nitrogen deposition (England Biodiversity Strategy, Defra 2011).

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A priority action in the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. The planning system plays a key role in determining the location of developments which may give rise to pollution, either directly or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The assessment should take account of the risks of air pollution and how these can be managed or reduced. Further information on air pollution impacts and the sensitivity of different habitats/designated sites can be found on the Air Pollution Information System (www.apis.ac.uk). Further information on air pollution modelling and assessment can be found on the Environment Agency website.

6. Climate Change Adaptation

The England Biodiversity Strategy published by Defra establishes principles for the consideration of biodiversity and the

effects of climate change. The ES should reflect these principles and identify how the development's effects on the natural environment will be influenced by climate change, and how ecological networks will be maintained. The NPPF requires that the planning system should contribute to the enhancement of the natural environment "by establishing coherent ecological networks that are more resilient to current and future pressures" (NPPF Paras 170 and 174), which should be demonstrated through the ES

Name: Thames Water Utilities, Development
Control Department

Address: Devcon Team
Maple Lodge STW
Rickmansworth
Hertfordshire
WD3 9SQ

E-Mail: Devconteam@thameswater.co.uk

Correspondence Pref: Email

Date: 14/05/2020 **Response Type:** Email - Comment

Attend Committee: [Speak at Committee:](#)

Comments:

London Borough of Islington Our DTS Ref: 55775
PO Box 333 Your Ref: P2020/1244/EIA
222 Upper Street
Islington
London
N1 1YA

14 May 2020

Dear Sir/Madam

Re: HM PRISON HOLLOWAY, PARKHURST ROAD, LONDON, N7 0NU

Waste Comments

Water Comments

Thank you for giving Thames Water the opportunity to comment on the above application . Thames Water are the statutory water and sewerage undertaker for the area and would like to make the following comments: Thames Water are satisfied that the report has considered the Water and sewerage needs of the development as set out in The EIA Regulations 2017 Schedule 4

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ
Tel:020 3577 9998
Email: devcon.team@thameswater.co.uk



Historic England

Mr Matthew Duigan
Islington Council Planning and Development
Development Management Service, PO Box 3333
222 Upper Street
LONDON
N1 1YA

Direct Dial: 020 7973 3774

Our ref: PL00703222

2 June 2020

Dear Mr Duigan

Consultation on application for Environmental Impact Assessment - Scoping Opinion

**HM Prison Holloway, Parkhurst Road, Islington, London, N7 0NU
APPLICATION: P2020/1244/EIA**

Thank you for contacting us on 13 May 2020 seeking our observations on an Environmental Impact Assessment Scoping Opinion Request made under Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) to your authority relating to the above site.

We have reviewed the Scoping Opinion submission available on your website. Whilst we do not have any observations to make in relation to the Scoping Opinion submission, we can confirm that Historic England would be a statutory consultee on any resulting planning application. We will provide comments once we have been consulted on the full application.

If you have questions regarding any of the above, please do contact me.

Yours sincerely,

Michael Dunn
Principal Inspector of Historic Buildings and Areas
michael.dunn@HistoricEngland.org.uk

cc:



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk



1. Significant effects that have been screened out

Planning practice guidance is clear that it is necessary for the Environment Statement to include information specified in regulation 18 and any additional information specified in Schedule 4 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 which is relevant to the specific characteristics of the development and the environmental features likely to be affected. Specifically looking at schedule 4 there are several issues that have been scoped out that should be considered further.

Greenhouses Gases and Climate Change

The applicants' argument for screening this out is that it is a global cause and effect and that the scale/nature of the development will not significantly contribute to global climate change. This logic is fundamentally flawed – as it is not appropriate to compare the effect in relation to global emissions only and it is also important to consider cumulative impacts of proposals in relation to climate change. To follow this logic would mean that no development proposals could be considered to significantly contribute to global climate change and therefore it should not be considered as an issue to be addressed through the planning system. This is clearly not the case, particularly given the clear articulation of the need to tackle climate change through the planning system (through legislation, policy and guidance) as well as the need to comply with other legislation to meet the UK's obligations to limit global emissions through the Paris Agreement and subsequent amendment to the Climate Change Act which put into law the target of achieving net zero emissions by 2050.

Schedule 4 of the EIA regulations is clear that Environment Statements should include information on the description of significant likely effects of the impact of the project to climate change and vulnerability of the project to climate change.

Given this is the largest development site in the borough over the next 15-20 years it is important that the sites contributions to climate change are fully considered, including evidence to be gathered and measures to address this. Depending on the approach taken, the proposal could have a significant effect on carbon emissions over its lifetime if the full impacts are not appropriately assessed, policies and standards not fully complied with and appropriate mitigation measures and solutions not put in place.

Given the clear London Plan policy of achieving net zero carbon development it is not just a case of 'minimising the overall carbon footprint' as suggested in the screening statement. In addition, as a referable application, it will also be important to consider the whole life-cycle carbon associated with the proposal and how this can be minimised. The GLA have recently [published guidance](#) on how to assess this.

Climate Change Adaptation

Schedule 4 of the EIA regulations states that environmental statements should include a description of the likely significant effects resulting from the vulnerability of the project to climate change. Whilst ecology has been considered it is not clear how other natural resources have been considered within the context of the site and how these interact with other aspects considered in the ES, for example the approach to green infrastructure and the role that this can play in sustainable drainage and managing heat risk as well as the approach to water use.

Waste Management

The description of the likely significant effects of development in relation to the disposal and recovery of waste is something that should be addressed within the ES consistent with schedule 4. The scale and nature of the existing buildings on site have the potential to generate significant amounts of construction, demolition and excavation waste. There are clear targets for the recycling and re-use of this in the London Plan. If these are not to be achieved then there will be a significant amount of waste that will need to be accommodated elsewhere in London (or even beyond). In addition, given the quantum of development there is a potential for the development in its operational phase to generate significant amounts of waste if circular economy principles are not clearly embedded to ensure re-used and recycling. Consistent with London Plan policy SI7 a Circular Economy Statement should be provided to

assess the how waste can be minimised and how circular economy principles will be achieved. This should include detail about how specific targets will be achieved. It is suggested that the implications for waste are not likely to be significant given sustainable waste measures to be implemented but there has been no detailed information provided about these. There should be an assessment of the potential waste generated through construction and operation as well as what measures will be put in place to avoid likely significant effects.

Surface Water Drainage and Floor Risk

The scoping report suggests the site is at very low or low risk of surface water flooding aside from two areas which are considered high risk. The fact that parts of the site are at high risk also needs to be viewed within the broader context within which the site sits. It is within a wider Critical Drainage Area (as defined in the boroughs Surface Water Management Plan). This is defined as “a discrete geographic area (usually a hydrological catchment) where multiple and interlinked sources of flood risk (surface water, groundwater, sewer, main river and/or tidal) cause flooding in one or more LFRZ during severe weather thereby affecting people, property or local infrastructure”. Given the size of the site and it’s context within a critical drainage area it is not considered appropriate to say the effects are insignificant at this stage without having undertaken a site specific Flood Risk Assessment. The proposal could have wider than site specific impacts which could impact on the CDA and which need to be understood and mitigated. As set out in the draft Local Plan a site-specific FRA

“..must establish whether a proposed development is likely to be affected by current or future flooding from any source and whether it will increase flood risk elsewhere. The assessment must be proportionate to the degree of flood risk and must also be appropriate to the scale, nature and location of the development. When assessing FRAs, the Council will consider the potential contribution of a development to flood risk off-site and the cumulative impact of new development on flood risk”.

While there is a low risk of fluvial flooding, all site specific FRAs must investigate the risk of surface water flooding in detail (as well as groundwater, sewers and artificial sources). The boroughs SWMP and EAs RoFSW dataset must be used as a starting point. This must also take climate change projections into account, following EA guidance including a 40% increase in peak rainfall intensity. Draft Local Plan Policies S8 and S9 are particularly relevant with regard to flood risk, managing surface water run-off and sustainable drainage.

Schedule 4 of the EIA regs highlights that the water and hydromorphological changes that are likely to be significantly affected by the development should be taken into account. It given the is not considered there is sufficient evidence to conclude the impacts of the proposal would be insignificant.

Transport and Access

The scoping report suggests that the traffic movement associated with construction is not likely to be significant – based on an estimated change of 2% of average. However, we know that Parkhurst Road is already a busy road and the boroughs road network is already severely congested and so in assessing the cumulative impacts that congestion has (including in relation to air quality) it is important to consider the cumulative impact across the duration of the construction period e.g. an average of 106 trips a day over 4.5 years is a total over 174,000 trips which is not insignificant. It is therefore important to further understand how the effects of this significant number of trips will be assessed as well as the “measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects” (consistent with schedule 4 of the EIA regulations). Not only could the significant number of vehicle trips have an impact on air quality, but there is also noise and safety issues to consider. Consideration should also be given to transport impacts of trips expected from the completion and operational development.

Noise and Vibration

It is not clear from section 8 however it is assumed that is specifically related to construction/transport traffic, with noise and vibration from other sources screened in in section 7. This seems to have been screened out on the basis of the assumptions on traffic above which are questioned, particularly during the construction phase.

2. Issues that have been screened in.

Air Quality

It is suggested that the main source of air pollution in the local area is anticipated to arise from existing vehicle emissions from the surrounding road network. However it is not clear what this is based on. Whilst this may be the case it there will also be other sources of air pollution in the local area that it will be important to understand, particularly in considering the cumulative impact of effects on the existing local population as well as future residents of the site. It will be important to understand this context in order to be able to assess the significant and cumulative effects and how the proposal should respond to these. Without having carried out an air quality assessment it is not clear how the conclusion in paragraph 7.32 can be reached (that ambient air quality is not significantly worsened by any aspect of the development). It is also important to point out that it is not just future residents who need to be protected against poor air quality, as stated in 7.32, but also existing residents and particularly those who are vulnerable to poor air quality.

The methodology for the air quality assessment should follow guidance and benchmarks set out in the GLAs Sustainable Design and Construction SPG. Consistent with the draft London Plan, major development should first carry out a preliminary Air Quality Assessment which should assess:

- The most significant sources of pollution in the area
- Constraints imposed on the site by poor air quality
- Appropriate land uses for the site
- Appropriate design measures that could be implemented to ensure that development reduces exposure and improves air quality.

Assessments should include the impacts of a scheme on local air pollution including fixed plant, such as boiler and emergency generators, as well as expected transport-related sources, with all relevant pollutants considered as part of the impact assessment. It is also important to be clear that meeting air quality neutral benchmarks may not always be sufficient to prevent unacceptable local impacts.

The proposal would also fall within the threshold for developments covered by SI 1 of the London Plan to take an air quality positive approach. Whilst guidance on this is not yet available paragraph 9.1.13 of the draft London Plan sets out what should be considered.

Matthew Duigan
Islington Council
Development Management Service
Planning and Development
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222 Upper Street
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N1 1YA

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National Gas Emergency Number:
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National Grid Electricity Emergency Number:
0800 40 40 90*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 14/05/2020

Our Ref: NL_GE4A_3NWP_023885

Your Ref: P2020/1244/EIA (JP)

RE: Formal Planning Application, N7 0NU HM Prison Holloway Parkhurst Road Islington London

Thank you for your enquiry which was received on 13/05/2020.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

Are My Works Affected?

Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified.

Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application.

If the application is refused for any other reason than the presence of apparatus, we will not take any further action.

Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

As your proposed activity is in close proximity to National Grid's Transmission assets we have referred your enquiry/consultation to our Asset Protection team for further detailed assessment. We request that you do not commence work or take further action with regards to your proposal until you hear from us. We will endeavour to contact you within 21 days from the date of this response. Please contact us at assetprotection@nationalgrid.com if you have not had a response within this time frame.

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- | Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- | Gas service pipes and related apparatus
- | Recently installed apparatus
- | Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

ASSESSMENT

Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- | Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)
- | Electricity Transmission underground cables and associated equipment

As your proposal is in proximity to apparatus, we have referred your enquiry / consultation to the following department(s) for further assessment:

- | Land and Development Asset Protection Team (High Pressure Gas Transmission and Electricity Transmission Apparatus)

We request that you take no further action with regards to your proposal until you hear from the above. We will contact you within 28 working days from the date of this response. Please contact us if you have not had a response within this timeframe.

Requirements

BEFORE carrying out any work you must:

- | **Refer to the attached cable profile drawings (if any) which provide details about the location of National Grid's high voltage underground cables.**
- | Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- | Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- | Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- | In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

Working Near National Grid Electricity Transmission equipment:

If you are carrying out any work in proximity to an overhead line or any excavation that may be near an underground cable then please consult National Grid Technical Guidance Note 287 that can be found at https://www.nationalgrid.com/sites/default/files/documents/8589935533-TGN%20287_Third%20party%20guidance%20for%20working%20near%20NGET%20equipment.pdf Further guidance related to underground cables can also be found at <https://www.nationalgrid.com/sites/default/files/documents/8589936512-Excavating%20Safety%20Leaflet%20Electricity.pdf>

Excavating Safely - Avoiding injury when working near gas pipes:

http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

General Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

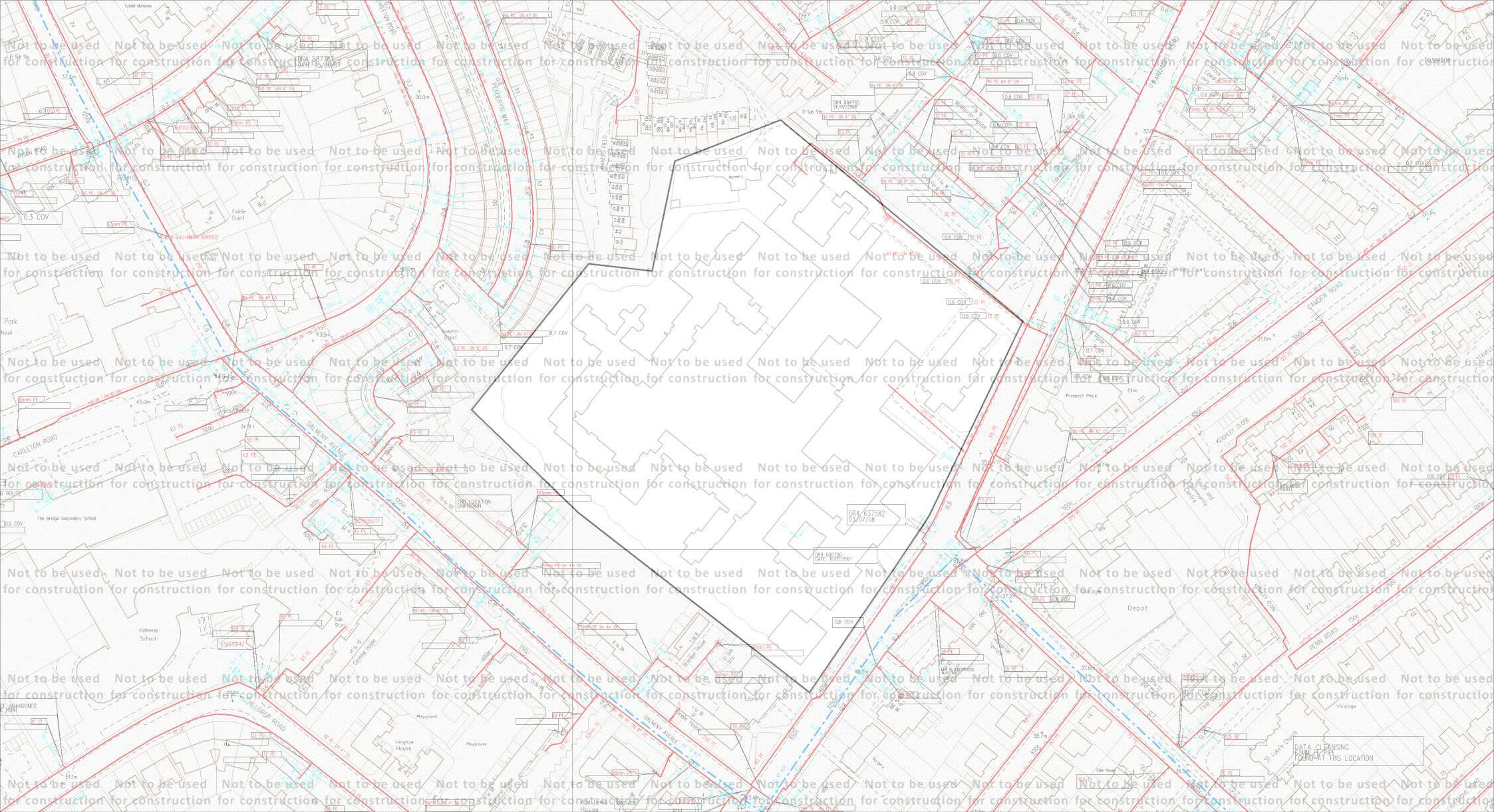
Excavating Safely in the vicinity of gas pipes guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the [National Grid](#) and [Cadent](#) websites.



ID: NL_GE4A_3NWP_023885		View extent: 723m, 393m	Do not proceed without further consultation				Map 1 of 2 (GAS)		
USER: James.Parker		LP MAINS	<p>This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>					<p>MAPS Plot Server Version 1.11.0</p> <p>Cadent</p> <p>Your Gas Network</p> <p>Requested by: Islington Council</p> <p>This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886</p>	
DATE: 14/05/2020		MP MAINS							
DATA DATE: 11/05/2020		IP MAINS							
REF: P2020/1244/EIA (JP)		LHP MAINS							
MAP REF: TQ3085		NHP MAINS							
CENTRE: 530085, 185569		<div><div>0m</div><div>50m</div></div> <p>Approximate scale 1:2500 on A4 Colour Landscape</p>							
Some examples of Plant Items:		<div><div>Valve</div><div>Depth of Cover</div><div>Syphon</div><div>Diameter Change</div><div>Material Change</div><div>Out of Standard Service</div></div>							



ID: NL_GE4A_3NWP_023885		View extent: 723m, 393m		Do not proceed without further consultation		Map 2 of 2 (ELECTRIC)	
USER: James.Parker		<div><div>Underground cables</div><div>Overhead lines</div><div><div>0m</div><div>50m</div><div>Approximate scale 1:2500 on A4 Colour Landscape</div></div></div>		<p>This plan shows those cables owned by National Grid Electricity Transmission plc in its role as a Licensed Electricity Transporter (ET). Electricity cables owned by other ETs, or otherwise privately owned, may be present in this area. Information with regard to such cables should be obtained from the relevant owners The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Ancillary equipment such as cooling systems and communication cables are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Electricity Transmission plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of cables and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near electricity apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>		<p>MAPS Plot Server Version 1.11.0</p> <p>nationalgrid</p> <p>Requested by: Islington Council</p> <p>This plan is reproduced from or based on the OS map by National Grid Electricity Transmission plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024241</p>	
DATE: 14/05/2020							
DATA DATE: 22/11/2019							
REF: P2020/1244/EIA (JP)							
MAP REF: TQ3085							
CENTRE: 530085, 185569							

ENQUIRY SUMMARY

Received Date

13/05/2020

Your Reference

P2020/1244/EIA (JP)

Location

Centre Point: 530084, 185569

X Extent: 268

Y Extent: 278

Postcode: N7 0NU

Location Description: N7 0NU HM Prison Holloway Parkhurst Road Islington London

Map Options

Paper Size: A4

Orientation: LANDSCAPE

Requested Scale: 2500

Actual Scale: 1:2500 (GAS), 1:2500 (ELECTRIC)

Real World Extents: 723m x 393m (GAS), 723m x 393m (ELECTRIC)

Recipients

pprsteam@cadentgas.com

Enquirer Details

Organisation Name: Islington Council

Contact Name: Matthew Duigan

Email Address: planning@islington.gov.uk

Telephone: 020 7527 6743

Address: Development Management Service, Planning and Development, PO Box 3333, 222 Upper Street, London, N1 1YA

Description of Works

PA Holloway EIA Scoping Actions SP

Enquiry Type

Formal Planning Application

Development Types

Development Type: Development for use by General Public



Mr Matthew Duigan
Islington Town Hall
Upper Street
London N1 2UD

By email to: planning@islington.gov.uk & Matthew.Duigan@islington.gov.uk
6 June 2020

Dear Mr Duigan

Re Holloway Prison Environmental Impact Assessment Scoping Report submission

We write representing the two local churches adjacent to the Holloway Prison site, on behalf of the current and future residents of our parishes and all future residents and users of the new buildings.

We wish to register our objection to the inadequacy of the proposed scope of the Environmental Impact Assessment, which does not fulfil the requirements of the EIA Regulations.

We are particularly concerned that the Scoping Report states the following issues are insignificant and so don't need to be looked at:

- Greenhouse gases and Climate Change
- Noise and Vibration inside the site
- Daylight, Sunlight and Overshadowing inside the site
- Health and Wellbeing

To ensure we get the best possible place to live and work for the community with a minimal global impact we would ask Islington council ensure all these important and significant issues are studied in depth, as required in the EIA legislation.

We fully support the detailed comments made by the Community Plan for Holloway, summarised as follows:

Narrowness of scope The impact on all receptors and the relationship to townscape, housing volume, noise, daylight/sunlight, climate change, open space and health factors are not fully addressed.

Lack of alternatives The information only considers one 'preferred' option chosen by the developer and fails to satisfy the EIA tests on alternatives. It is too arbitrary and does not provide a meaningful contribution of the proposal's effects on people and cannot inform a Planning decision.

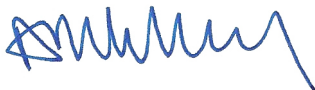
Lateness The report is produced at a late stage relative to the draft masterplan (due imminently) and so cannot inform the assessments carried out for that design. The proposed masterplan which is due for release on 8 June has not been consulted upon with the public during the early stages as recommended by national and Council planning policy. Our community has been asking to be consulted about the site for well over a year. If given the opportunity the community could have provided important information to the applicant.

Omission of climate change The Report states that climate change is not a significant matter for this project, which is concerning at this time of Climate Emergency. International and statutory obligations together with relevant National and Local Plan Policies and basic social responsibility require the assessment and mitigation of climate change impacts in the EIA.

We also note that the Community Plan for Holloway and our churches are not included as non-statutory consultees and would formally request that we are added to the council's list of non-statutory consultees and actively included in the Planning process.

In summary, we ask Islington Council to ensure that the Environmental Impact Assessment scope for this important project is expanded to ensure it rigorously covers all relevant local and global impacts.

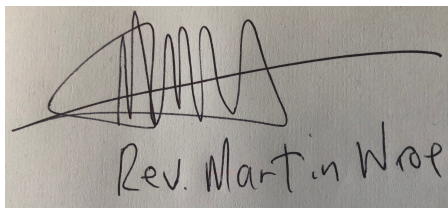
Yours sincerely



Alexandra Lilley – Priest in Charge, St. George and All Saints Tufnell Park

John Mackenzie

John Mackenzie – Vicar, St. Luke's West Holloway



Martin Wroe – Associate Vicar, St. Luke's West Holloway

Appendix 2.3 Update Scoping Letter, September 2021

Our Ref: 210901 Update EIA Scoping Letter (JD HF)

Your Ref:

1st September 2021

Ms. Elizabeth Reynolds
Principal Planning & Development Officer
Major Applications Team
Development Management
London Borough of Islington
Islington Town Hall
Upper Street
London
N1 2UD

Dear Ms. Reynolds,

Former Holloway Prison - Updates Since the Issue of the July 2020 Environmental Impact Assessment (EIA) Scoping Opinion

Further to your email dated 29th July 2021 I write to give an update on the key changes to the Development and other relevant EIA matters since the EIA Scoping Opinion for the Development was issued by the London Borough of Islington (LBI) on 20th July 2020 (the 'July 2020 EIA Scoping Opinion').

In summary, this letter confirms the continued validity of the July 2020 EIA Scoping Opinion. As such, this letter is not a revised request for an EIA Scoping Opinion. However, this letter sets out:

1. A brief project history with regards to EIA.
2. A summary of key changes to the Development described in the May 2020 EIA Scoping Report which informed LBI's July 2020 EIA Scoping Opinion.
3. Consideration of EIA technical matters in light of changes to the Development and the passing of time including:
 - a. Updates to the environmental baseline conditions at the Site.
 - b. Wind microclimate.
 - c. Air quality.
 - d. Cumulative schemes.
4. Reasons why the July 2020 EIA Scoping Opinion remains valid.

1. A Brief History of the Project with Regards to EIA

An EIA Scoping Report was submitted to LBI on 7th May 2020 with a request for a formal EIA Scoping Opinion pursuant to Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations, 2017 (the 'EIA Regulations') in respect of the Applicant's (London Square and Peabody) forthcoming detailed planning application for redevelopment at the former Holloway Prison, Islington.

A draft EIA Scoping Opinion was provided on 19th June 2020 which had been produced by AECOM, on behalf of LBI. Subsequent discussions were held between Avison Young, AECOM and LBI which resulted in the issuing of the July 2020 EIA Scoping Opinion.

2. Changes to the Development since July 2020

Due to ongoing pre-application discussions, the design of the Development has evolved since July 2020. **Table 1** sets out the key changes, with column 2 setting out the information / description within the May 2020 EIA Scoping Report and column 3 providing the current (August 2021) updated information / description.

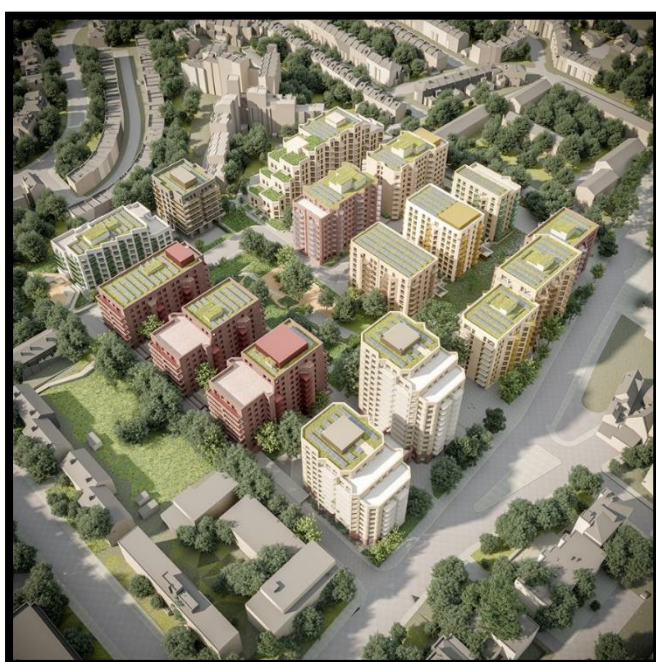
Table 1: Changes to the Development Since July 2020

Topic	Description in May 2020 EIA Scoping Report	Updated Description (August 2021)
Residential unit numbers	Up to 1,200.	985.
Number, orientation and height of buildings.	Five larger and two smaller blocks ranging from three storeys to 16 storeys (including ground floor).	Five plots ranging from six storeys to a maximum of 13 storeys (including ground floor). Each plot comprises a number of discreet blocks with the two northern plots arranged surrounding a central courtyard. Each of the blocks will face onto open space and public realm space located within the Site.
Proposed uses.	Residential, Women's Building / Centre, commercial uses at ground floor along Camden Road and Parkhurst Road frontages.	No change proposed.

Topic	Description in May 2020 EIA Scoping Report	Updated Description (August 2021)
Open Space.	9,500 sq.m. including a public park. Over 5,500 sq.m. of play space with approximately 70% provision at ground floor level and 30% incorporated into roof terraces.	9,776 sq.m. public open space, 4,763 sq.m. communal open space with additional space for the Women's Garden and private open space. Over 5,000 sq.m. of play space, with 100% provision at ground floor level.
Car and cycle provision.	Car free, with up to 36 accessible parking spaces provided within a single basement and over 1,800 cycle parking spaces.	Car-free, with up to 30 accessible on-street car parking spaces and circa 2,000 cycle parking spaces.
Access.	Vehicle access and egress via Parkhurst Road / Camden Road.	Two vehicular access points from Parkhurst Road, improved pedestrian crossing on Camden Road and resurfacing the footway on Parkhurst Road fronting the Development.

An aerial view of the Development as of mid to end-August 2021 is shown in **Figure 1**.

Figure 1: Aerial View of proposed Development



3. Consideration of EIA Technical Matters in Light of Changes to the Development and the Passing of Time

A review of the revisions to the Development since the July 2020 EIA Scoping Opinion, along with other relevant considerations due to the passing of time was undertaken in conjunction with all EIA technical consultants who are contributing to the entire EIA process. The purpose was to determine whether the scopes and methodologies of each relevant technical assessment to be scoped into the ultimate Environmental Statement (ES) (as agreed by the July 2020 EIA Scoping Opinion) remains appropriate and fit for purpose. In addition, a review was undertaken to ensure that the topic areas to be scoped out of the ES (as agreed by the July 2020 EIA Scoping Opinion) remained appropriate.

In summary, the review concludes that the revisions to the Development since the July 2020 EIA Scoping Opinion do not fundamentally alter the overall scope of the ES or the intended scope and methodologies agreed by the July 2020 EIA Scoping Opinion. There are some minor points to note (refer to **Sections 3a-d**). However, these do not fundamentally or materially affect the validity of the July 2020 EIA Scoping Opinion.

a. Updates to the Environmental Baseline Conditions at the Site

Since the July 2020 EIA Scoping Opinion, the Homeless Shelter is no longer operating at the Site; it was open between December 2019 and March 2020 and ceased operating due to COVID-19.

The Site has been used for filming since October 2019 and will continue to be used in such a manner until vacant possession.

In view of the above and given that some environmental baseline surveys for EIA purposes were undertaken in 2019, a review was undertaken to determine whether any updated surveys and / or information searches were required to ensure EIA robustness. This was the case for a few of the technical topic areas scoped into the ES (as agreed by the July 2020 EIA Scoping Opinion). **Table 2** summarises the updates on a topic-by-topic basis.

Table 2: Summary of Baseline Survey and / or Information Updates

Topic	Summary of Baseline Survey and / or Information Updates	Comment
Townscape, above ground heritage and visual.	Existing winter photography was undertaken in the latter half of 2020. Since this time, further views for the purposes of the townscape, above ground heritage and visual effects assessment were identified from the Hilmarion Conservation Area. A full schedule of the verified views intended for assessment, together with additional verified views to support the	These agreed views will provide the baseline conditions for the purposes of the townscape, above ground heritage and visual assessment.

Topic	Summary of Baseline Survey and / or Information Updates	Comment
	townscape, above ground heritage and visual assessment (but not to be individually assessed) were agreed with Linda Aitken and the wider LBI planning team on the 3 rd and 4 th August 2021. In addition, there will be a series of unverified test views produced which have also been agreed with Linda Aitken and the wider LBI planning team.	
Socio-economics.	An update of relevant socio-economic baseline conditions and a Social Infrastructure Audit was undertaken in June 2021, thereby ensuring the most up to date information is available for EIA purposes.	This will provide the baseline conditions for the purpose of the socio-economic assessment.
Air Quality.	Baseline data for 2019 has been obtained from the 2019 Islington Air Quality Annual Status Report and will be used as the baseline conditions for the air quality assessment. Previously 2018 data were used.	<p>This will provide the baseline conditions for the purposes of the air quality assessment.</p> <p>In line with the 2021 London Plan, a Preliminary Air Quality Assessment has been produced. It will be included as an Appendix to the ES.</p>
Noise and Vibration.	No updates undertaken or proposed. However, an 'observation' Site walkover was undertaken in June 2021 at the request of LBI to demonstrate the validity of the existing 2019 noise monitoring data (refer to comments opposite).	<p>It was agreed in consultation with Daniel O'Sullivan, EHO at LBI, that an updated noise survey was not required. This was on account of the fact that COVID-19 will likely mean that present day noise and vibration levels will not be fully representative of 'normal' site conditions..</p> <p>Accordingly, Daniel O'Sullivan stated: "...we would accept use of the 2019 data – it would be worthwhile for the report to include a site walkover and observations to note any changes at the location since then".</p>

Topic	Summary of Baseline Survey and / or Information Updates	Comment
		The walkover was undertaken in June 2021 which included both within the Site and around the external perimeter. It concluded that there were no changes to the road network infrastructure (i.e. road closures) or new traffic lights around the roads local to the Site which might result in significant changes to the road traffic noise levels. Therefore the measured data obtained via survey in October 2019 are considered to remain valid for use.
Ecology.	<p>And updated ecology walkover survey was undertaken in July 2021, together with a new ecological desk study. Both have been utilised to prepare an up to date Preliminary Ecological Appraisal (PEA).</p> <p>Updated bat surveys (including dawn and dusk surveys) were undertaken in July and August 2021.</p>	<p>The updated surveys, ecological data search and bat surveys will provide the baseline conditions for the purposes of the ecology assessment.</p> <p>Discussions are ongoing with Sally Oldfield, Nature Conservation Manager at LBI regarding the need for any further bat surveys.</p>
Wind.	No updates required.	Not applicable.
Daylight, Sunlight and Overshadowing.	No updated required.	Not applicable.

b. Wind Microclimate

In accordance with the July 2020 EIA Scoping Opinion, interim wind tunnel testing of the current emerging Development took place in July 2021. The location of Irwin Probes used in the interim wind tunnel testing were agreed with LBI on 20th July 2021. The results of the interim wind tunnel testing were reported in a report entitled 'Pedestrian Level Wind Microclimate Assessment' (dated 13th August 2021). This concluded that the Development and the surrounding area would have wind conditions suitable for the intended usages throughout the with no instances of strong winds occurrence. During the windiest season all thoroughfare and entrance locations would have suitable wind conditions. Depending on the location of seating provision, mitigation may be required if seating provisions are allocated in areas suitable for standing use during the summer season. However, with the inclusion of the suggested wind mitigation measures, wind conditions

within these spaces would be expected to be suitable for the intended use. The Pedestrian Level Wind Microclimate Assessment report was issued to LBI on 13th August 2021.

Further testing of the final, fixed Development will be undertaken in September 2021 and fully reported in the ES.

c. Air Quality

Since the July 2020 Scoping Opinion, the new London Plan has been adopted.

In line with Policies SI 1 (B) (2) (b) and SI 1 (C) of the London Plan a Preliminary Air Quality Assessment and Air Quality Positive Statement have and will be produced respectively. These will be appended to the ES.

d. Cumulative Schemes

Within the last fortnight, a thorough search of the relevant planning portals and consultation with LBI was undertaken to ascertain if there should be any amendments to the list of cumulative schemes agreed via the July 2020 EIA Scoping Opinion. Accordingly, **Table 3** sets out the Approved Projects now intended to be included within the cumulative effect assessment. It should be noted that some Approved Schemes which were agreed should be included in a cumulative effects assessment within the July 2020 EIA Scoping Opinion are now built out and completed. As such, they now form part of the existing baseline conditions and therefore do not appear in **Table 3** below.

Table 3: Approved Schemes to be included in the Cumulative Assessment

Planning Application Reference	Location Relative to the Site (and relevant Local Authority)	Description	Status
P2015/0330/FUL		Demolition of the existing garage structure, refurbishment of the Grade II listed former Verger's Cottage and former Sunday School building to provide 413 sqm GIA of office floorspace (Use Class B1), refurbishment and conversion of	
P2016/5054/LBC (Listed building Consent (LBC)	30 m east (LBI).	the Church building to provide 7 private residential units (2 x 1-bed, 4 x 2-bed and 1 x 3-bed) and construction of a new 5-storey building with basement below to provide 792sqm GIA of community floorspace (Use Class D1) and ancillary	Construction not yet started.
Islington Arts Factory, 2 Parkhurst Road & 2A Parkhurst Road, London N7 0SF.		cafe, 132 sqm of office floorspace (Use Class B1) and 18 affordable residential units (7 x 1 bed, 9 x 2 bed and 2 x 3 bed), resulting in a total of 25 residential units (9 x 1-bed, 13 x 2-bed and 3 x 3-bed), along with associated landscaping, access, parking and public realm works.	

Planning Application Reference	Location Relative to the Site (and relevant Local Authority)	Description	Status
P2020/0648/FUL 65-69 Parkhurst Road London N7 0LR (former TA site)	245 m north-east (LBI)	Redevelopment of site to provide 118 residential units in buildings ranging from 3 to 6 storeys in height, accessible car parking, cycle parking, landscaping and other associated development.	Construction not yet started.
P121287, as amended by P/2015/4073/s73, 392A Camden Road & 1 Hillmarton Road, N7 0SJ	50m east (LBI)	The part demolition, refurbishment and redevelopment of the existing coachworks and the erection of a four-storey building to accommodate a new workshop space and ancillary office/administration facilities plus nine residential units.	Construction underway.

In accordance with the July 2020 EIA Scoping Opinion, the ES will also include for a secondary qualitative cumulative assessment of “...[developments] that have a planning status within the development plan process...due to their potential to influence cumulative effects”. As there will be limited information for such developments, this secondary qualitative cumulative assessment is anticipated to be brief. However, a thorough review has been undertaken of the following documents to identify relevant development that have a planning status within the development plan process within 1km of the Site:

- Site Allocations Adopted 2013.
- Site Allocation Emerging 2019.
- Proposed Modifications 2021.

4. Reasons why the July 2020 EIA Scoping Opinion Remains Valid

In view of the content of this letter, we trust that you see that the July 2020 EIA Scoping Opinion remains valid. The key reasons for this are set out as follows:

- Whilst there have been changes to the design of the Development since July 2020, the design has not fundamentally altered in terms proposed uses, areas or heights such that these factors would materially affect the scope of the ES as agreed by the July 2020 EIA Scoping Opinion. Indeed, the number of proposed residential units has reduced as has the maximum height of the Development, and there are no significant changes to the proposed uses of the Site. Furthermore, the Development remains car free and proposes a reduced number of accessible on-street car parking spaces.

- Although some additional work was undertaken (and continues to be undertaken) to ensure a thorough and robust set of environmental baseline data informs the entire EIA process, the environmental baseline conditions in and around the Site have not significantly or materially altered since previous survey and / or information searches. As such, there is no requirement to change to the proposed scope of the ES or methodologies for assessment for those environmental topic areas to be scoped into the ES (as agreed by the July 2020 EIA Scoping Opinion).
- There are no significant changes to the proposed cumulative assessment; it was mutually acknowledged that the list of cumulative schemes to be considered within the ES be continually reviewed with the passing of time and to the point of submitting the detailed planning application.

I would be grateful if LBI confirmed agreement to the contents of this letter and that the July 2020 EIA Scoping Opinion be upheld.

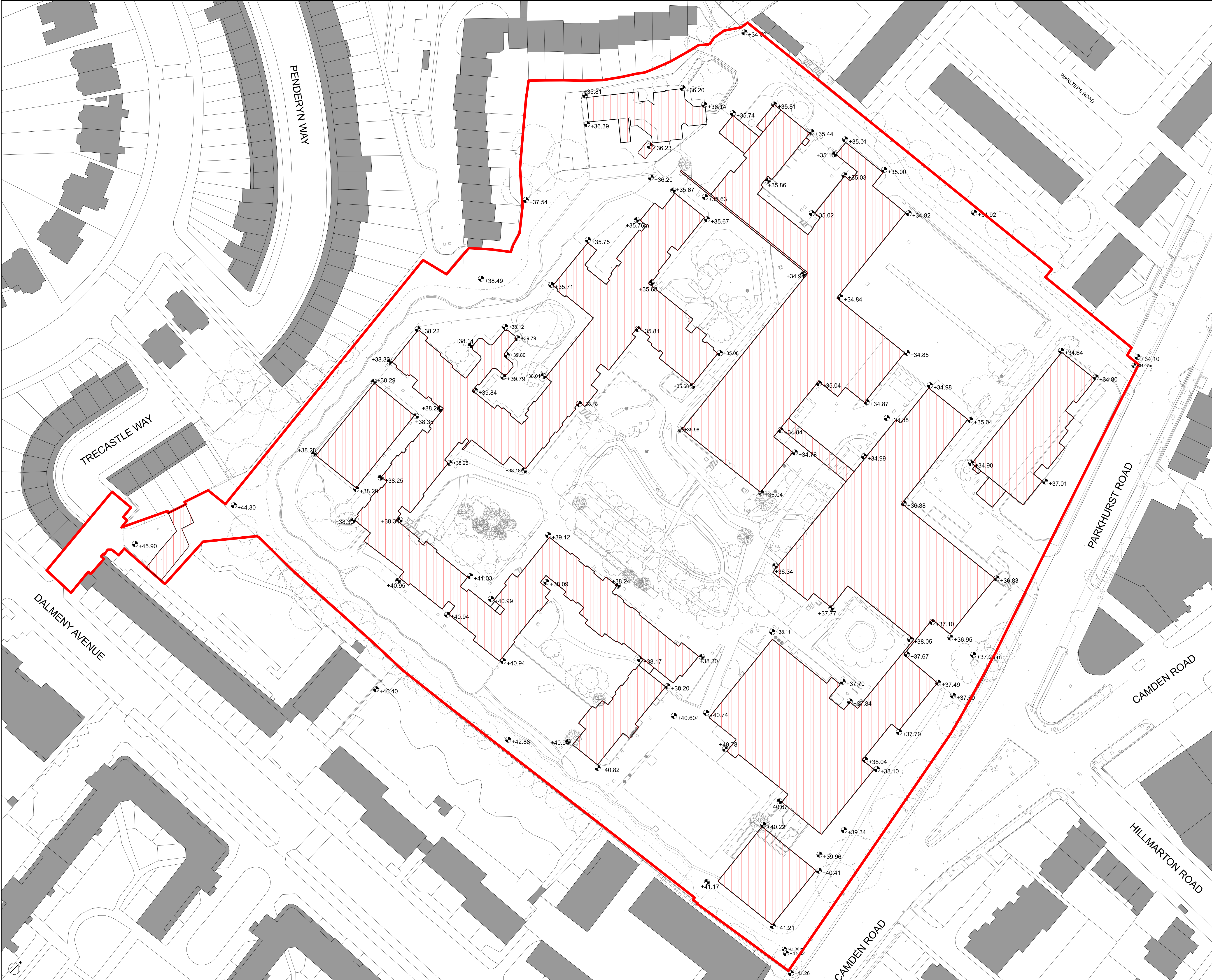
I look forward to hearing from you, however, should you wish to discuss any aspect of this letter, please do not hesitate to contact me.

Yours sincerely



Hannah Fiszpan
Director
07818 587602
hannah.fiszpan@avisonyoung.com
For and on behalf of Avison Young (UK) Limited

Appendix 5.1 Detailed Planning Application Drawings (selected)



KEY

Application boundary

Buildings to be demolished

0 1m 2m 5m 10m

Information based upon Point 2 Survey May 2019.
Drawings LS2208/T/3D/01 to 16, Revision A

P01	01/11/2021	PLANNING
REV	DATE	

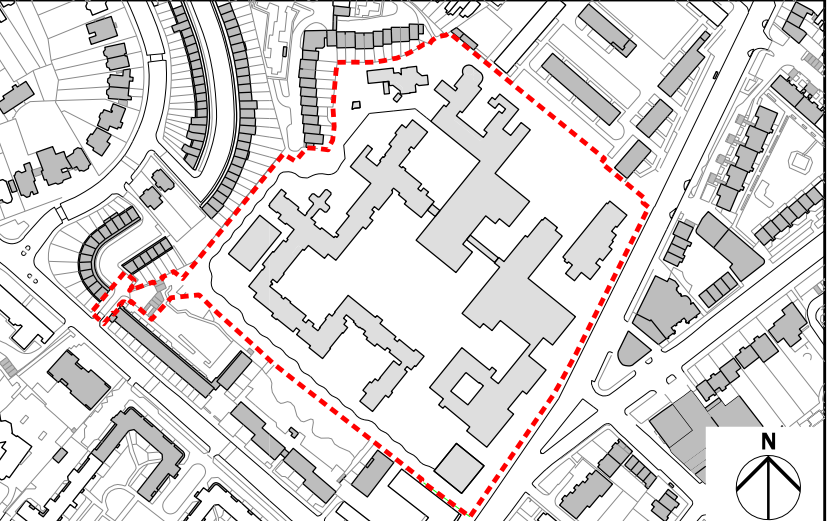
NOTE

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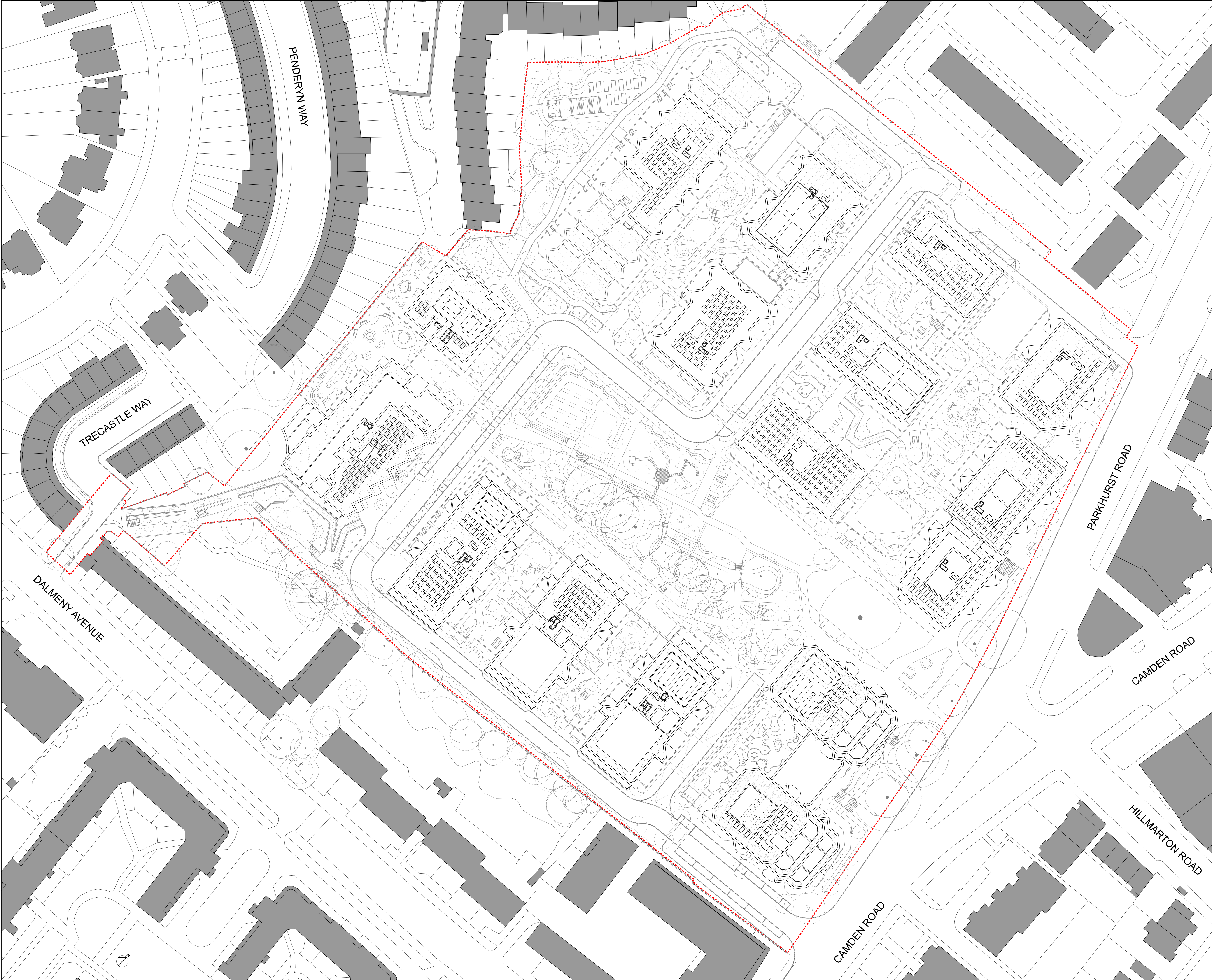
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LOCATION



ALLFORD HALL MONAGHAN MORRIS
ARCHITECTS Ltd
MORELANDS, 5-23 OLD STREET LONDON EC1V 9HL
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title				
PROJECT HOLLOWAY				
drawing title / location				
EXISTING SITE BUILDINGS TO BE DEMOLISHED				
drawn by	checked	scale	status	
AC	LL	1:500@A1; 1:1000@A3	PLANNING	
project	zone	source	classification	drawing no. revision
17105	0	-	(01)_P110	P01



KEY

1 BED

2 BED

3 BED

4 BED

WOMENS BUILDING

REFUSE STORE

COMMERCIAL

PLANT

BIODIVERSE ROOF

CYCLE STORE

EXTRA-CARE

RESIDENTS SHARED FACILITIES

SOCIAL RENT

LONDON SHARED OWNERSHIP

MARKET

SHARED BETWEEN MARKET AND LSO

SITE BOUNDARY

ACCESS HATCH

SMOKE VENT

PHOTOVOLTAIC PANELS

AUTOMATIC OPENING VENTS

DRY RISER INLET

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

P01	01/11/2021
REV	DATE

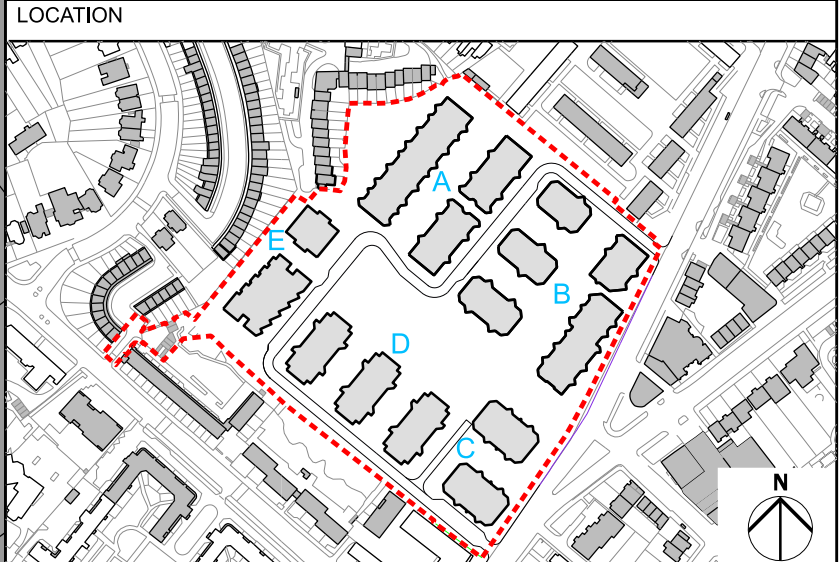
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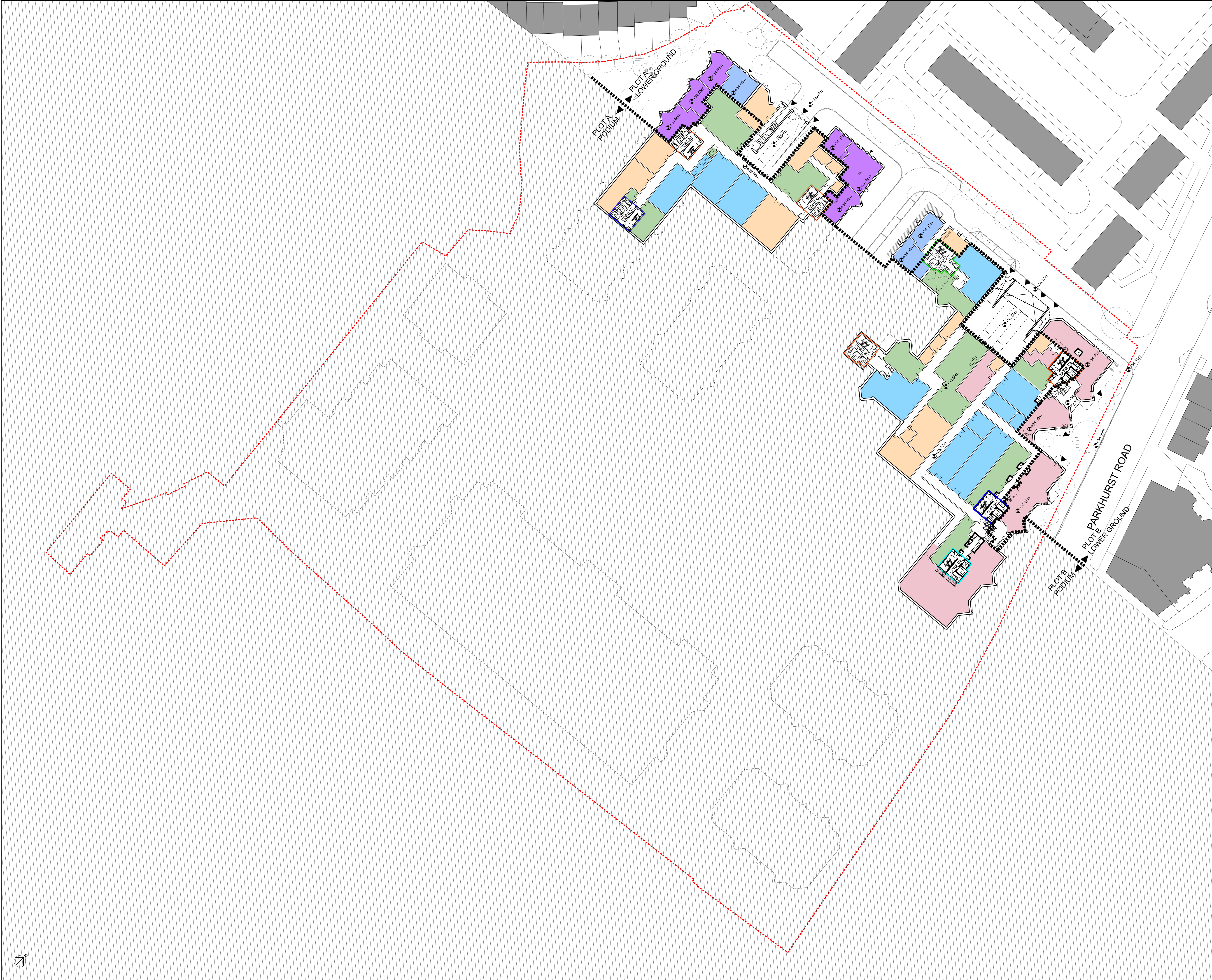
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job title				
PROJECT HOLLOWAY				
drawing title / location				
MASTERPLAN PROPOSED SITE PLAN				
drawn by	checked	scale	status	
AC	LL	1:500@A1; 1:1000@A3	PLANNING	
project	zone	source	classification	drawing no. revision
17105	0	-	(00)_P100	P01



KEY

1 BED

2 BED

3 BED

4 BED

WOMENS BUILDING

REFUSE STORE

COMMERCIAL

PLANT

BIODIVERSE ROOF

CYCLE STORE

EXTRA-CARE

RESIDENTS SHARED FACILITIES

SOCIAL RENT

LONDON SHARED OWNERSHIP

MARKET

SHARED BETWEEN MARKET AND LSO

ACCESS HATCH

SMOKE VENT

PHOTOVOLTAIC PANELS

Automatic Opening Vents

DRY RISER INLET

0 1m 2m 5m 10m

LANDSCAPE AND PUBLIC REALM INDICATIVE. REFER TO LANDSCAPE ARCHITECT INFORMATION.

P01

01/11/2021

PLANNING

REV

DATE

NOTE

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LOCATION

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TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title

PROJECT HOLLOWAY

drawing title / location

MASTERPLAN
LOWER GROUND FLOOR

drawn by

checked

scale

status

RN

LL

1:500@A1; 1:1000@A3

PLANNING

project

zone

source

classification

drawing no.

revision

17105

0

-

(00)_P117

P01



KEY

1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	RESIDENTS SHARED FACILITIES
4 BED	SOCIAL RENT
5 BED	LONDON SHARED OWNERSHIP
WOMENS BUILDING	MARKET
REFUSE STORE	SHARED BETWEEN MARKET AND LSO
COMMERCIAL	ACCESS HATCH
PLANT	SMOKE VENT
BIODEGRADABLE ROOF	PHOTOVOLTAIC PANELS
	AUTOMATIC OPENING VENTS
	DRY RISER INLET

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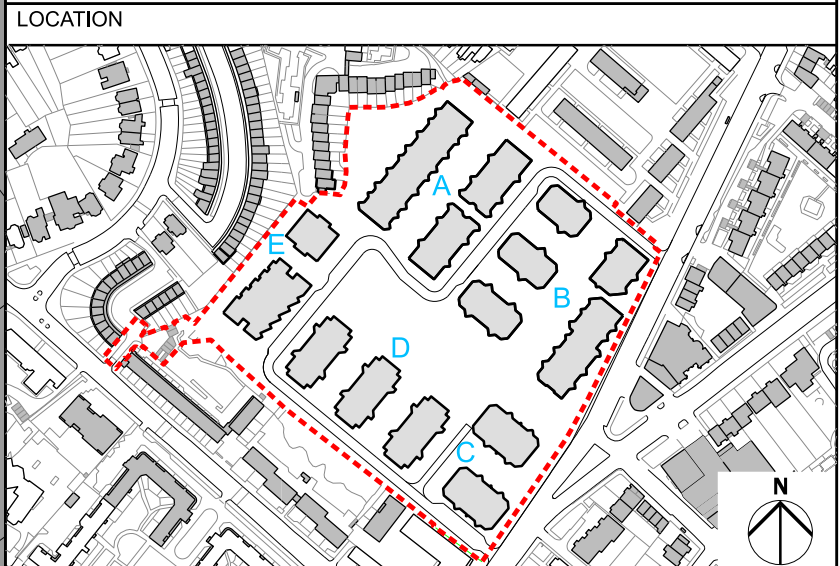
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17105	0	-	(00)_P119 P01



KEY

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2 BED	EXTRA-CARE
3 BED	RESIDENTS SHARED FACILITIES
4 BED	SOCIAL RENT
5 BED	LONDON SHARED OWNERSHIP
WOMENS BUILDING	MARKET
REFUSE STORE	SHARED BETWEEN MARKET AND LSO
COMMERCIAL	ACCESS HATCH
PLANT	SMOKE VENT
BIODEGRADABLE ROOF	PHOTOVOLTAIC PANELS
	Automatic Opening Vents
	DRY RISER INLET

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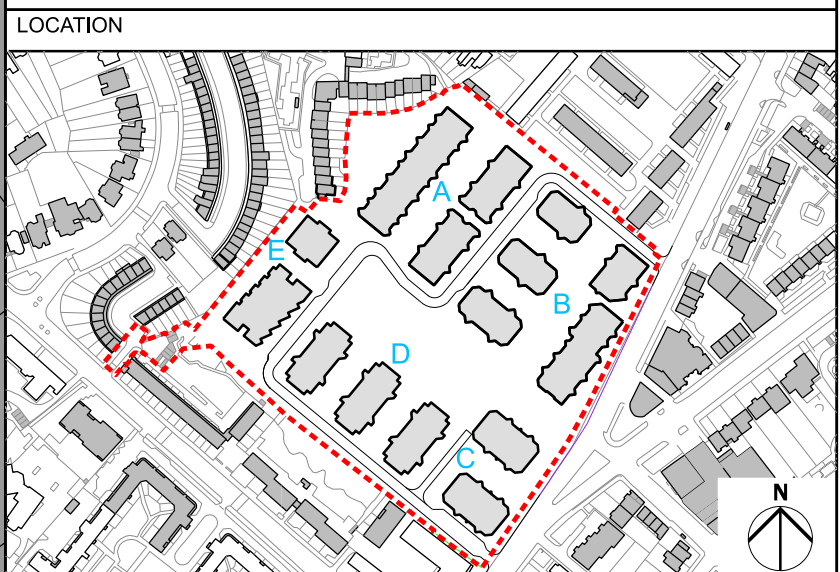
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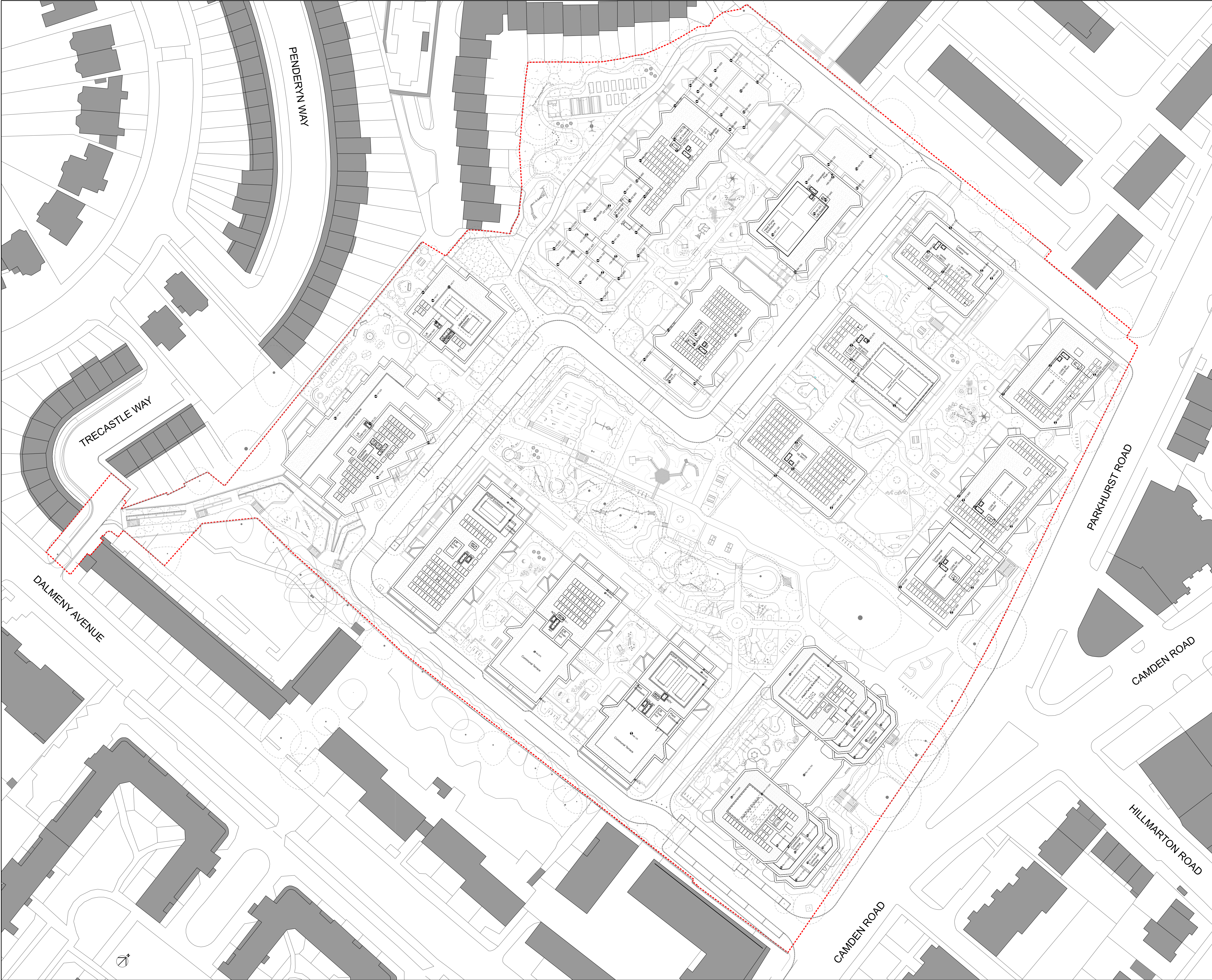
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project	zone	source	classification drawing no. revision
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KEY

1 BED

2 BED

3 BED

4 BED

WOMENS BUILDING

REFUSE STORE

COMMERCIAL

PLANT

BIODIVERSE ROOF

CYCLE STORE

EXTRA-CARE

RESIDENTS SHARED FACILITIES

SOCIAL RENT

LONDON SHARED OWNERSHIP

MARKET

SHARED BETWEEN MARKET AND LSO

ACCESS HATCH

SMOKE VENT

PHOTOVOLTAIC PANELS

AUTOMATIC OPENING VENTS

DRY RISER INLET

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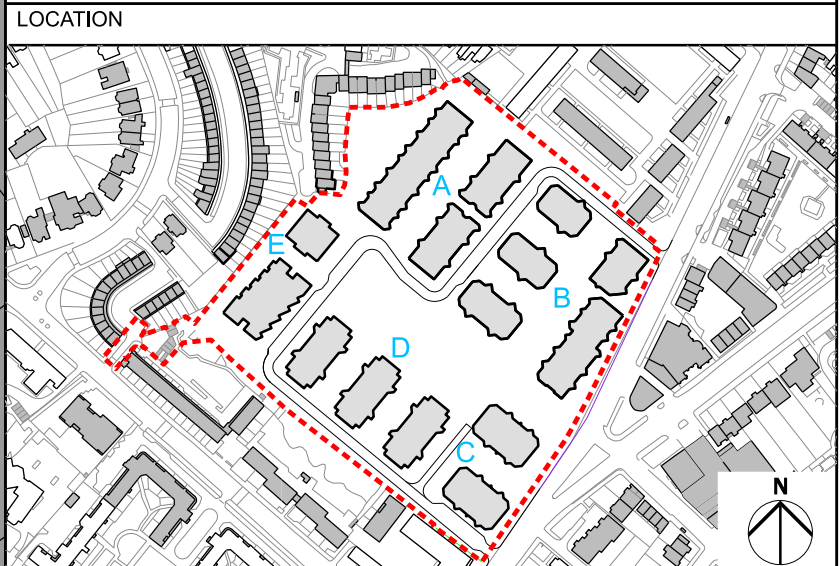
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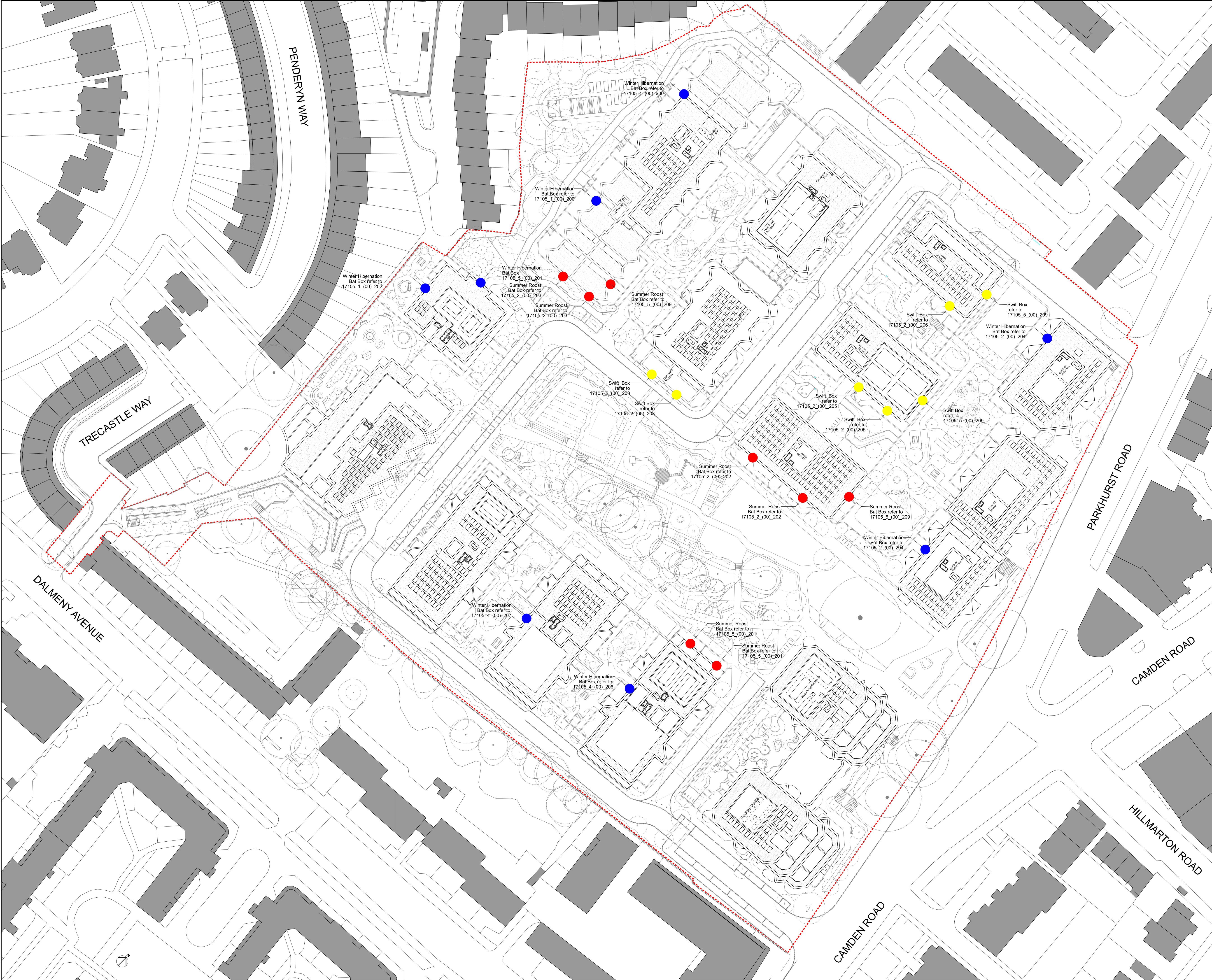
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KEY

● WINTER HIBERNATION BAT BOX

● SUMMER ROOST BAT BOX

● SWIFT BOX

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PROJECT HOLLOWAY

drawing title / location

MASTERPLAN
BIRD AND BAT BOX SCOPE

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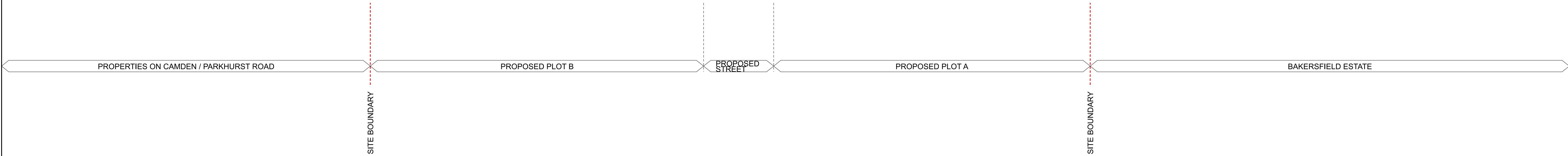
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MASTERPLAN PROPOSED NORTHEAST
ELEVATION - EXTERNAL

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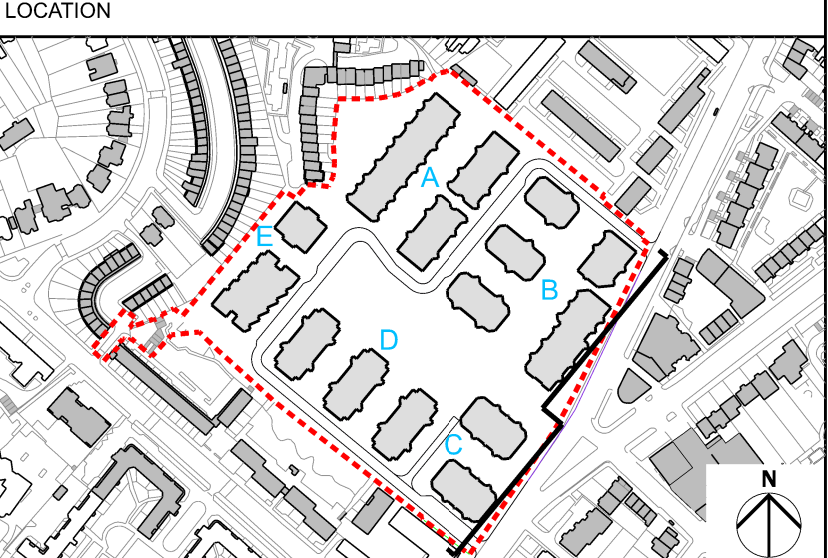
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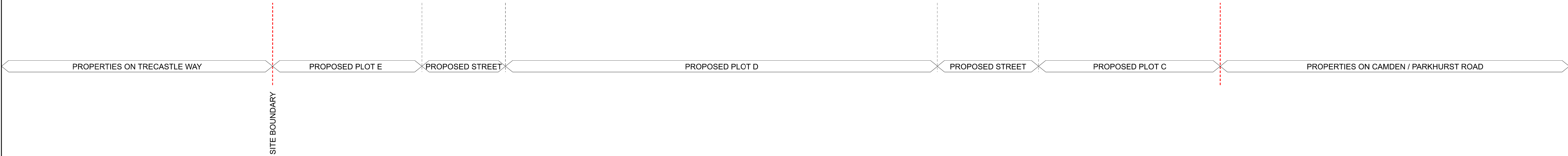
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ELEVATION - EXTERNAL

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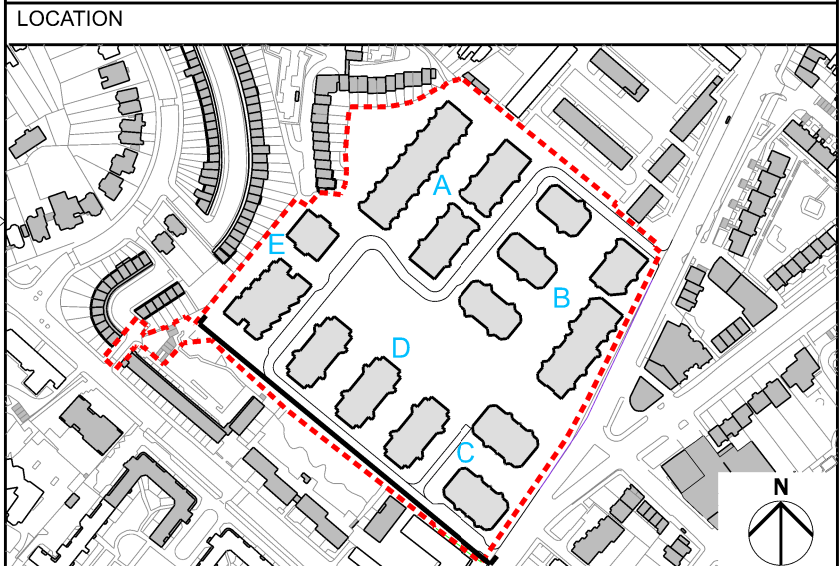
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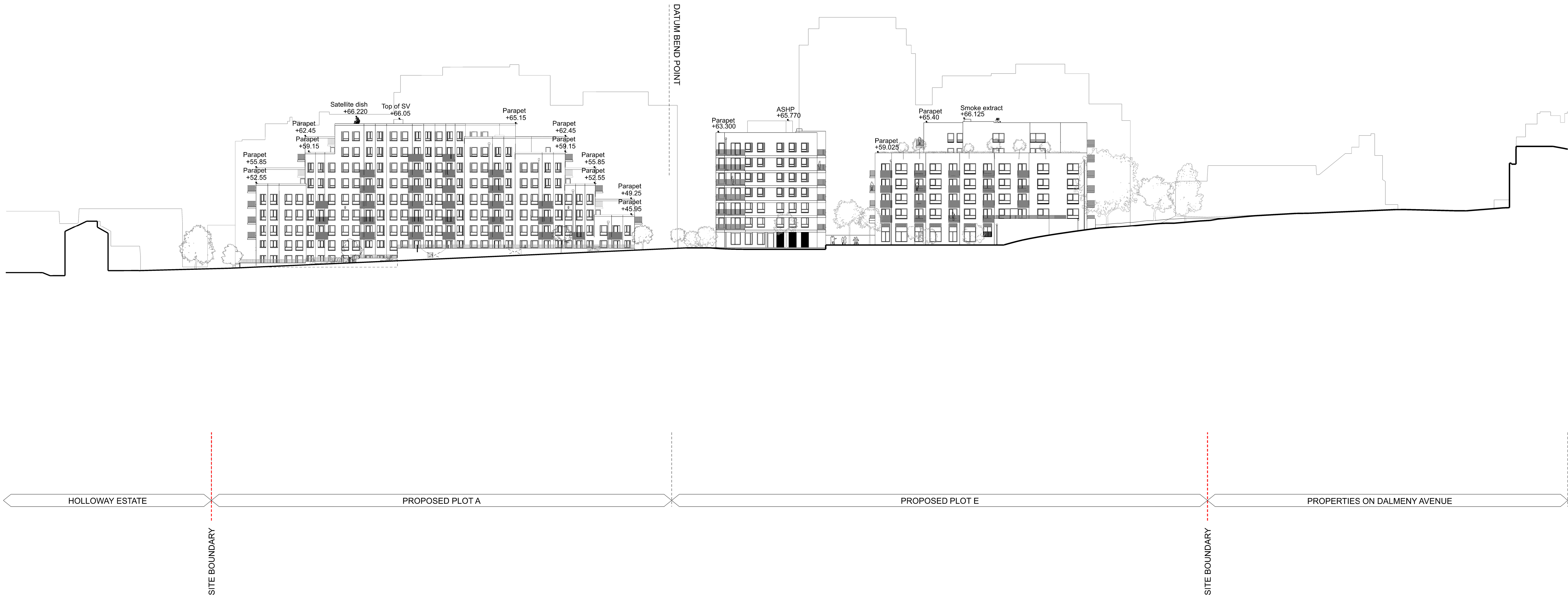
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drawing title / location					
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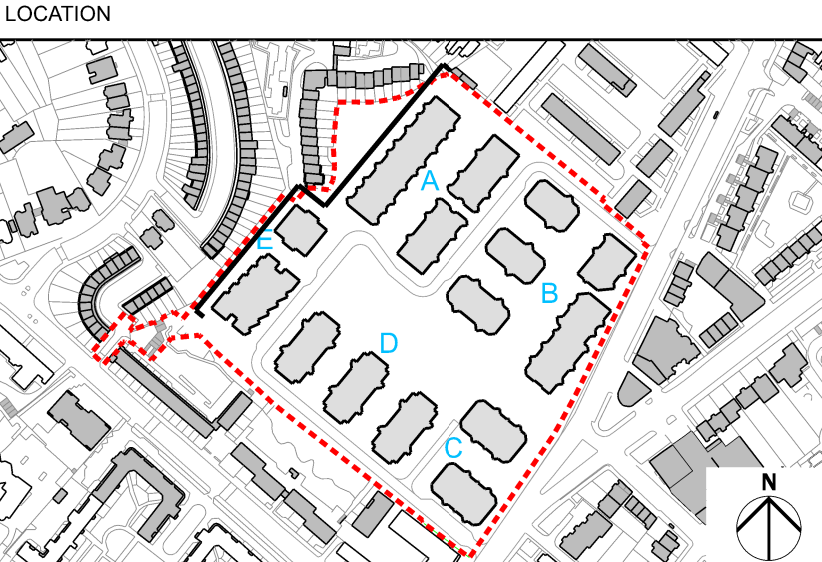
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PROJECT HOLLOWAY					
drawing title / location MASTERPLAN PROPOSED NORTHWEST ELEVATION - EXTERNAL					
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project 17105	zone 0	source -	classification [00]	drawing no. P203	revision P01

HARD LANDSCAPE

 SURFACE TYPE 1

 SURFACE TYPE



SOFT LANDSCAPE

 GREEN/BROWN
REFLECT TO ADJUST

SEATING AND SEAT ELEMENTS

NOTES:

1. THIS PLAN INCLUDES COMMUNAL SPACE ONLY. REFER TO ARCHITECTURAL INFORMATION FOR PROVISION OF PRIVATE AMENITY SPACES

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Rev	Description	Date

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Project title
PROJECT HOLLOWAY

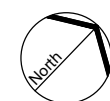
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Status	PLANNING	Checked TOD
Date	01.11.2021	Approved LP

Drawing number
1947-EXA-ZZ-ZZ-DR-L-00110

T: 020 7978 2101
Drawn EXA
Checked TOD
Approved LP

Revision
P01



Appendix 5.2 Holloway Prison Health Impact Assessment



Peabody Construction Ltd

HOLLOWAY PRISON REDEVELOPMENT

Health Impact Assessment



Peabody Construction Ltd

HOLLOWAY PRISON REDEVELOPMENT

Health Impact Assessment

TYPE OF DOCUMENT (VERSION) PUBLIC

PROJECT NO. 70073454

DATE: OCTOBER 2021

WSP

WSP House







70 Chancery Lane

London

WC2A 1AF

WSP.com

QUALITY CONTROL

Issue/revision	First issue	Revision 1
Remarks	Draft	Final
Date	15 October 2021	27 October 2021
Prepared by	GB	GB
Signature		
Checked by	AP	AP
Signature		
Authorised by	AP	AP
Signature		
Project number	700769959-002	700769959-002
Report number	DRAFT	FINAL

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APPENDICES

APPENDIX A

LONDON HEALTHY URBAN DEVELOPMENT UNIT RAPID HEALTH IMPACT
ASSESSMENT TOOL (FOURTH EDITION, OCTOBER 2019)

APPENDIX B

MAPS OF LOCAL HEALTHCARE INFRASTRUCTURE

1

INTRODUCTION



1 INTRODUCTION

- 1.1.1. This Health Impact Assessment (HIA) has been prepared by WSP on behalf of Peabody Construction Limited, in connection with the proposed redevelopment of the former Holloway Prison site, Islington, London.
- 1.1.2. The description of development is as follows:
- ‘Phased comprehensive redevelopment including demolition of existing structures; site preparation and enabling works; and the construction of 985 residential homes including 60 extra care homes (Use Class C3), a Women’s Building (Use Class F.2) and flexible commercial floorspace (Use Class E) in buildings of up to 14 storeys in height; highways/access works; landscaping; pedestrian and cycle connections, publicly accessible park; car (blue badge) and cycle parking; and other associated works.’*
- 1.1.3. A more detailed explanation of the proposed development is outlined in the Design and Access Statement, prepared by Alford Hall Monaghan Morris, which accompanies the planning application.
- 1.1.4. The HIA structure is as follows:
- **Section 2** – describes the **methodology** employed to assess health impacts, including the data and reference sources used to support the HIA;
 - **Section 3** – assesses the **baseline health conditions** in the local area;
 - **Section 4** – provides an audit of selected **healthcare infrastructure** near the site;
 - **Section 5** – evaluates the health impacts of the development proposals, including both **temporary health impacts** during the construction phase and **permanent health impacts**; and
 - **Section 6** – highlights the **overall conclusions** from the health impact assessment.
- 1.1.5. The HIA includes the following appendices:
- **Appendix A** – London Healthy Urban Development Unit Rapid Health Impact Assessment Tool (Fourth Edition, October 2019); and
 - **Appendix B** – Maps of local healthcare infrastructure.

2

SCOPE AND METHODOLOGY



2 SCOPE AND METHODOLOGY

APPROACH TO THE HIA

- 2.1.1. Policy DM6.1 of the London Borough of Islington (LBI) Development Management Policies document (2013) states that developments are required to provide healthy environments, reduce environmental stresses, facilitate physical activity and promote mental well-being. Large developments of over 200 dwellings or 10,000sqm are required to submit a HIA in line with the Council's guidance, to enhance health benefits and mitigate any identified impacts on the wider determinants of health.
- 2.1.2. Islington Council's Health Impact Assessments for Major Applications: Guidance and Screening document states that all major applications should be subject to HIA screening, whilst the London Healthy Urban Development Unit (HUDU) Rapid HIA Tool should be used to assess the potential health impacts of development proposals over 200 dwellings or 10,000sqm of floorspace.
- 2.1.3. Similarly, Draft Local Plan Policy SC3 states that all major developments, and developments where potential health issues are likely to arise, must complete a screening assessment to determine whether a full HIA is required. Where required, HIAs should be completed as early as possible in the development process and must be proportionate to the scale of the development. The scope of any HIA should be agreed with the Council's Public Health department and be informed by relevant Council guidance.
- 2.1.4. The Environmental Impact Assessment (EIA) Scoping Opinion (dated 20 July 2020) provided by AECOM on behalf of LBI in relation to the proposed development, states that the HIA should follow the London HUDU Rapid HIA methodology and will need to be a standalone report that can also be appended to the Environmental Statement (ES).
- 2.1.5. The HUDU Rapid Health Impact Assessment Tool (Fourth Edition, October 2019)² has therefore been employed to assess the health impacts of the proposed development. The Rapid HIA Tool includes a total of 51 questions relating to the potential health impacts of a development proposal and is included at **Appendix A**.
- 2.1.6. Reference has been made to other relevant documents which support the planning application throughout this HIA to indicate where further details of the proposed development can be found. This approach has sought to minimise repetition across the various supporting documents.
- 2.1.7. This HIA includes a high-level assessment of the baseline health conditions experienced by LBI residents and by those communities living closest to the development site. A local impact area, as defined by the boundary of St George's ward, has been used for the baseline assessment.
- 2.1.8. The HIA is also supported by a desktop audit undertaken by WSP of the existing healthcare facilities within a 1.5km radius of the development site.

SCOPING

- 2.1.9. The scope of this HIA is in accordance with the EIA Scoping Opinion (dated 20 July 2020) provided by AECOM on behalf of LBI in relation to the proposed development.

- 2.1.10. WSP discussed and agreed the approach to the HIA with the Public Health team at LBI on 3 November 2020, prior to commencing the assessment. In addition, WSP consulted with the North Central London Care Commissioning Group (CCG) and the NHS London HUDU in September 2021.

EVIDENCE AND ANALYSIS

- 2.1.11. The evidence used to inform this HIA has been obtained through completing the HUDU Rapid Health Impact Assessment Tool (Fourth Edition, October 2019) with the input of the wider project team where relevant. This evidence has then been used to consider the potential health impacts of the proposed development.

STUDY AREA

- 2.1.12. It is considered that the health impacts of the proposed development are likely to be greatest for future residents and employees at the site and those who live and work in the area surrounding the site. While the proposed development has the potential to have health impacts on the population outside of the area directly affected, it is anticipated that these will be less than those impacts felt by the future residents and the site surrounding community. This HIA therefore focuses on St George's ward and the LBI administrative area.

VULNERABLE GROUPS

- 2.1.13. The main vulnerable groups considered in this HIA, which have been identified through the assessment of baseline conditions, are:

- People of low income;
- People who lack access to housing; and
- Disabled people.

INFORMATION SOURCES

- 2.1.14. In undertaking this health impact assessment, WSP has drawn on advice and guidance provided by the following sources:
- Rapid Health Impact Assessment Tool – London Healthy Urban Development Unit, Fourth Edition October 2019; and
 - Health Impact Assessments for Major Applications: Guidance and Screening – Islington Council.
- 2.1.15. WSP has gathered data from the following sources:
- National Online Manpower Information Service – 2020;
 - 2011 ONS Census (various datasets) – 2011;
 - English Indices of Deprivation 2019; and
 - Patients Registered at a GP Practice and full-time GP staff per practice – NHS Digital, 31 July 2021.

LIMITATIONS

- 2.1.16. The latest published data available has been used throughout this HIA, however the majority of sources pre-date the COVID-19 pandemic and some of the most up to date data at ward level is from the 2011 Census. This baseline data may therefore not provide an entirely accurate representation of the local population in 2021. However, more recent data has been used wherever possible, such as the English Indices of Deprivation (2019) and the health profiles published by



Public Health England which provides ward level data as recent as 2019/20. In addition, out-of-work benefits data from April 2021 is provided at ward level.

3

BASELINE HEALTH CONDITIONS



3 BASELINE HEALTH CONDITIONS

INTRODUCTION

- 3.1.1. This section assesses the baseline conditions of residents in the local area, across different spatial scales ranging from borough-level to neighbourhood-level. The baseline considers local life expectancies, mortality rates and deprivation, as well as general adult and child health profiles.

POPULATION AND DEMOGRAPHIC CHANGE

AGE DISTRIBUTION¹

- 3.1.2. As of 2019, the working age population in St George's ward (aged 16 to 64) was estimated to be 9,373 (72% of the population). This is in line with LBI's population (75%) but higher than the figure for the UK (62%).
- 3.1.3. A slightly higher proportion of St George's ward's population are children (17%) than across LBI (16%), but both the ward and borough proportions are lower than the UK average of 19%. The share of St George's population who are of retirement age (11%) is again similar to the equivalent figures for Islington (9%) but significantly lower than the proportion across the UK as a whole (19%).
- 3.1.4. Taken together it can be inferred that the St George and Islington populations are characterised by younger working age residents.

ECONOMIC ACTIVITY

RATES OF ECONOMIC ACTIVITY

- 3.1.5. As of the 2011 Census, the percentage of the working age population (aged 16 to 64) of St George's ward who were economically active was 74.7%; slightly above the average for LBI (74.3%) but below the rate across England and Wales (76.8%)².
- 3.1.6. More recent data for LBI shows that in 2020 LBI's economic activity rate had increased to 79.1%, marginally below the London rate (80.1%), but the same as Great Britain³.

¹ ONS National and subnational mid-year population estimates (2021) Available from: <https://www.ons.gov.uk/file?uri=%2fpeoplepopulationandcommunity%2fpopulationandmigration%2fpopulation%2fdataset%2fpopulationestimatesforukenglandandwales%2fmid2019april2020localauthoritydistrictcodes/ukmidyearestimates20192020ladcodes.xls>

² NOMIS (2021) Ward Labour Market Profile – St George's. Available from: <https://www.nomisweb.co.uk/reports/lmp/ward2011/1140858095/report.aspx>

³ NOMIS (2021) Labour Market Profile - Islington. Available from: <https://www.nomisweb.co.uk/reports/lmp/la/1946157251/report.aspx>

UNEMPLOYMENT

- 3.1.7. As of 2011, 9.2% of St George's working age population was unemployed, the same as the figure across LBI. Both are notably higher than the average across England and Wales of 7.6%².
- 3.1.8. More recent data for LBI shows that in 2020 LBI's unemployment rate was 6.7%, which was higher than the rates across London (5.9%) and Great Britain (4.6%). This is despite having a similar proportion of economically active people³.

DEPENDENCE ON OTHER BENEFITS

- 3.1.9. The most recent data regarding out-of-work benefits (dating to April 2021) shows that benefits were claimed by 9% of St George's working age population. This is notably higher than LBI's average of 7.7% and the average across Great Britain of 6.4%².

AVERAGE EARNINGS

- 3.1.10. As of 2020, the average weekly earnings across among LBI's residents was £842.90, which is 17.7% higher than the equivalent figure for London of £716.40 and over 43.6% above the Great Britain average of £587.10³.

EDUCATION AND SKILLS

- 3.1.11. As of the 2011 Census, the percentage of working age residents in St George's ward with no qualifications (12.4%) was very close to the average for LBI (12.3%), but markedly lower than the London (17.6%) and England and Wales averages (15%)².
- 3.1.12. At the same time, the share of the local working age population in St George's ward with Level 4 qualifications or above in 2011 (equivalent to a Certification of Higher Education, a degree or higher) stood at 50.9%. This was slightly lower than LBI (51.2%), but considerably higher than the London wide (37.3%) and England and Wales average (29.7%)².
- 3.1.13. More recent data for LBI shows that the proportion of working age residents within the borough who had no qualifications had fallen considerably by 2020, to just 5.5%. Concurrently the share of the working age population within LBI with Level 4 qualifications or above had risen to 62.1% in 2020, indicating that the skills profile in the borough has improved over the last 10 years³.

HOUSING

- 3.1.14. As of the 2011 Census, there were a total of 5,627 household spaces across St George's ward, compared to 98,196 across LBI and 3,387,255 across Greater London⁴.
- 3.1.15. The previous London Plan (March 2016) set an annual target for LBI of 1,264 net new homes per year (12,641 across the 10-year period 2015 - 2025). This target is over 100 dwellings higher than that set out in LBI's Local Plan of an additional 1,160 homes per annum (17,400 over the period 2010/11-2024/25).

⁴ Greater London Authority (2021) London Ward Profiles. Available from: <https://londondatastore-upload.s3.amazonaws.com/instant-atlas/ward-profiles-html/atlas.html>

- 3.1.16. The London Plan (2021) sets an annual target of 775 new homes per annum between 2019/20 to 2028/29 for LBI (7,750 across the 10-year period), which is lower than the target in the previous London Plan and LBI's Core Strategy (2011). LBI's Draft Local Plan accords with the housing target set out in the London Plan (7,750 homes across the 10-year period).
- 3.1.17. In terms of affordable housing, as demonstrated by Islington's Housing Needs Study (May 2008) and Strategic Housing Market Assessment (2017), the need for affordable housing, and for social rented housing in particular, remains very high. A lack of affordable housing is, and will continue to be, a major issue in the borough for the foreseeable future. Consequently, Policy CS 12 of LBI's Core Strategy (2011) sets a target that 50% of additional housing should be affordable housing. Draft Local Plan Policy H3 Part D requires sites which are currently or have been in public sector ownership to provide 50% affordable housing without public subsidy and exhaust all potential options for maximising the delivery of on-site affordable housing in excess of 50%.
- 3.1.18. As set out in **Table 3-1**, the mix of tenures across households in St George's ward does not especially resemble that of LBI or Greater London as a whole.
- 3.1.19. A larger share of St George's population lives in properties which they own either outright or with a mortgage than the corresponding rate for LBI (33.6% compared to 28.4%). However, the proportion is lower than across Greater London (48.2%)⁴.
- 3.1.20. Conversely, a smaller share of the St George's ward population lives in properties which they socially rent than the average across Islington. As of 2011, 38% of St George's population socially rented, compared to 42.1% across Islington. Both were higher than the corresponding rate for Greater London however at 24.1%.
- 3.1.21. The share of residents living in privately rented accommodation across all three geographical areas are broadly in line, with 26.1% of St George's population privately renting, compared to 27% across LBI and 25.1% across Greater London as a whole.

Table 3-1 – Tenure of properties (2011 Census)⁴

Tenure	St George's ward	LBI	Greater London
% Privately owned (outright or with mortgage)	33.6	28.4	48.2
% Social rented	38.0	42.1	24.1
% Privately rented	26.1	27.0	25.1
% Other (shared ownership, living rent free)	2.3	2.5	2.6

HEALTH CONDITIONS IN ISLINGTON

LIFE EXPECTANCY AND MORTALITY

- 3.1.22. The life expectancy for both males and females in Islington is lower than the regional averages, as shown by **Table 3-2** below. In 2017-2019, men in Islington had an average life expectancy of 79.7 years which was lower than the London average of 80.9 years and the England average of 79.8

years. At the same time, female life expectancy in 2017-2019 was 83.4 years in Islington, which was lower than the London average of 84.7 years, but the same as the national average.

Table 3-2 - Average life expectancy at birth (years) 2017-2019⁵

Gender	Islington	London	England
Male	79.7	80.9	79.8
Female	83.4	84.7	83.4

- 3.1.23. Notable life expectancy inequalities exist between the most and least deprived areas of London. **Table 3-3** shows that for men there was a life expectancy gap of 7.7 years in 2012-2014. This was notably lower than the gap of 9.1 years in England. Meanwhile, the female life expectancy gap in London was 4.9 years, which was also lower than the England life expectancy gap which stood at seven years.

Table 3-3 - Inequalities in life expectancy between the most and least deprived deciles (years) 2012-2014¹

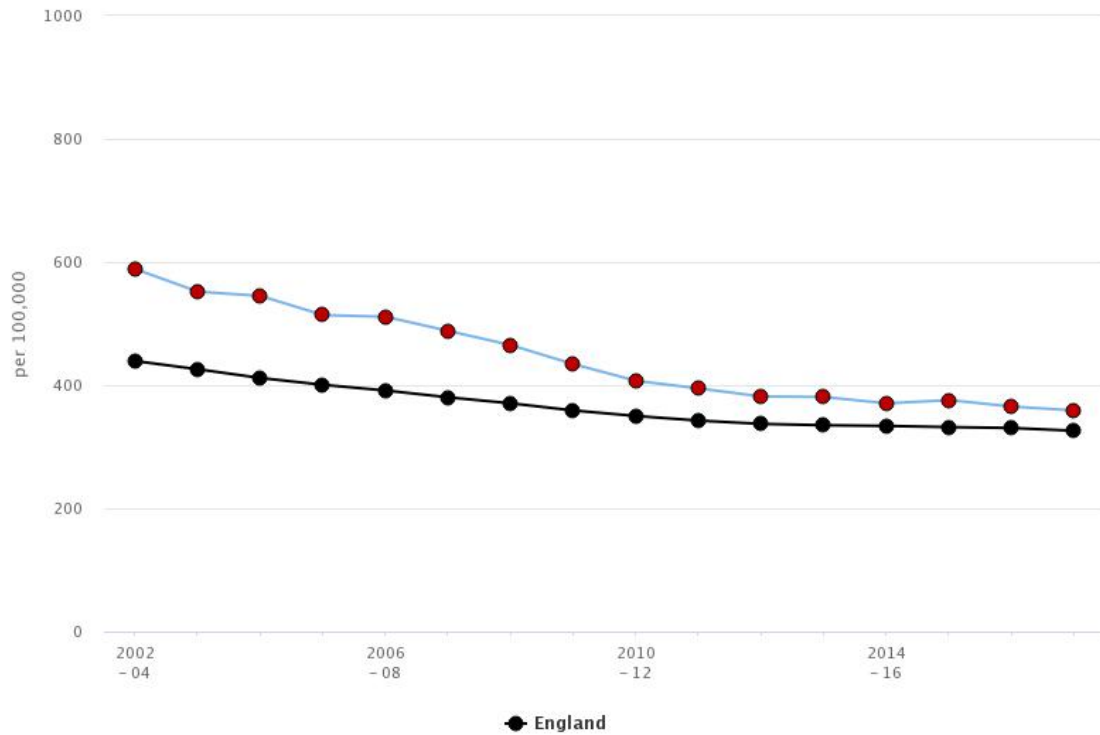
Gender	London life expectancy gap	England life expectancy gap
Male	7.7	9.1
Female	4.9	7

- 3.1.24. Islington had a higher than average mortality rate for under 75s, at 359 per 100,000 population in 2017-2019. This was higher than the London average of 299 and the England average of 326. This pattern can also be seen when considering the under 75s mortality narrowed to specific causes (cardiovascular disease and cancer).
- 3.1.25. Under 75 mortality rates from all causes has gradually decreased over the past 20 years both locally and across England. This decrease is most significant in cardiovascular-related mortality rates, as shown in **Figure 3-1**.

⁵ Public Health England (2020). Local Authority Health Profiles. Available at: <https://fingertips.phe.org.uk/profile/health-profiles>

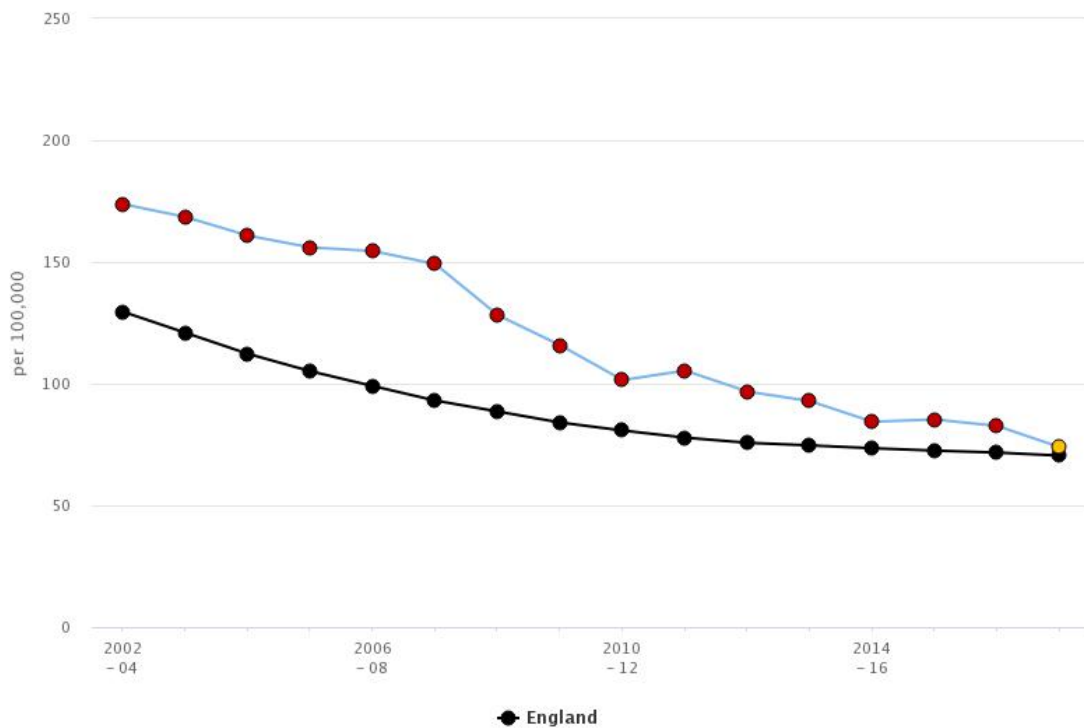
Compared with benchmark: ● Better ● Similar ● Worse ○ Not compared

Under 75 mortality rate from all causes for Islington



Compared with benchmark: ● Better ● Similar ● Worse ○ Not compared

Under 75 mortality rate from all cardiovascular diseases for Islington



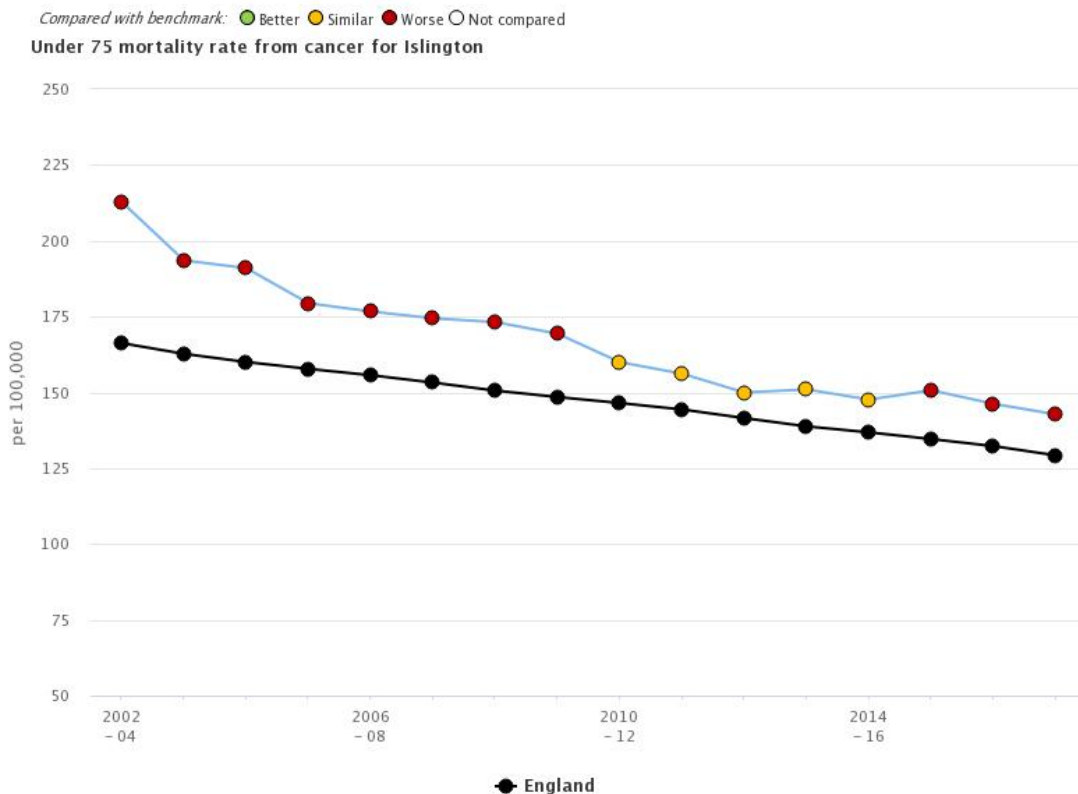


Figure 3-1 - Trends in mortality rates from all causes, cardiovascular diseases, and cancer¹

GENERAL HEALTH¹

- 3.1.26. A slightly lower-than-average proportion of the population (aged 18+) were classified as overweight or obese in 2018-2019 in Islington, standing at 55.8% compared to the London average of 55.9% and the national average of 62.3%.
- 3.1.27. There was a notably higher-than-average proportion of the population who were physically active between 2018-2019 in Islington (75.3%), compared to the regional average of 66.6% and the national average of 67.2%.
- 3.1.28. In 2016-2018, there was a total of 49.2 per 100,000 people killed or seriously injured on the roads in Islington. This is notably higher than the London average of 39.5 and the national average of 42.6 during the same period.
- 3.1.29. The estimated diabetes diagnosis rate was substantially lower in Islington (63.7%) than London (71.4%) and England as a whole (78%) in 2018. Concurrently, in 2020, the estimated dementia diagnosis rate (aged 65+) was much higher in Islington (84.6%) than London (71.3%) and the England average of 67.4%.
- 3.1.30. In 2018-2019 the local population was more likely to be admitted to hospital for alcohol-related conditions (692 per 100,000 people) compared to the regional (556) and national (664) averages.
- 3.1.31. Suicide rates during the period 2017-2019 were higher in Islington than across both London and England, with the rates standing at 10.4, 8.2 and 10.1 per 100,000 people respectively.

CHILD HEALTH¹

- 3.1.32. The prevalence of child obesity among children in Year 6 was higher in Islington at 25% in 2019-2020 compared to the London average (23.7%) and the England average as a whole (21%).
- 3.1.33. The proportion of the population who smoked at the time of delivery between 2019-2020 was slightly higher in Islington (5.5%) than the London average of 4.8%. However, this was notably below the national average of 10.4%.
- 3.1.34. In terms of infant mortality rates (per 100,000), in 2017-2019, Islington had a rate of 3. This was lower than the London average of 3.4 and the England average of 3.9.

HEALTH CONDITIONS IN ST GEORGE'S WARD⁶

- 3.1.35. Life expectancy at birth for males in St George's ward (in which the site is located) in 2013-2017 was 80.1 years, which is above the Islington average of 79.3 years and the England average of 79.5 years. Meanwhile, female life expectancy in St George's ward was 85.3 years, above the Islington average of 83.2 years and the England average of 83.1 years.
- 3.1.36. Regarding causes of mortality for under 75s, the ward had a standardised mortality ratio of 100 which was the same as the national index of 100 in 2013-2017. This was below the borough average of 108. In this context, 100 is the national average rate and therefore anything above this is worse than the national average. Narrowing down to specific causes of death, the most concerning aspect in the period 2013-17 was circulatory disease (125.1) which was significantly above the national index of 100.
- 3.1.37. The standardised admission ratio to hospital for emergency reasons for St George's ward between 2013/14-2017/18 was 98.7, higher than the Islington average of 95.7, but lower than the national benchmark of 100. This trend varied across all emergency hospital admissions, for example hospital admissions for coronary heart disease between 2013/14-2017/18 in St George's ward was 78.3 and Islington was 84.8 against the national benchmark of 100. Whereas hospital admissions for stroke was 129.2 in St George's ward and 124 in Islington, both of which were above the national benchmark.
- 3.1.38. St George's ward had a higher proportion of people (16.2%) who reported having a limiting long-term illness or disability in 2011 compared to Islington as a whole (15.7%). However, these figures were lower than the England average of 17.6%. At the same time, amongst the older residents in St George's ward, 37.7% of over 65s lived alone which was lower than the Islington average of 42.1%, but higher than the England average of 31.5%.
- 3.1.39. Child obesity levels in St George's ward vary considerably across different age groups. The three-year average of obesity among children in Reception year in 2015/16-2017/18 was 10%, which was lower than the Islington average of 10.5%, but higher than the England average of 9.5%. In the

⁶ Public Health England (2020) Local Health. Available at: <https://fingertips.phe.org.uk/profile/local-health/data#page/0/gid/1938133180/pat/201/par/E09000019/ati/8/are/E05000378/cid/4/page-options/ovw-do-0>

same period, the obesity rate among Year 6 children was 18.6% which is lower than the Islington average of 23.6% and the England average of 20%.

DEPRIVATION⁷

- 3.1.40. The English Indices of Deprivation (EID 2019) enables comparisons to be made for a range of deprivation indicators at the small area level. The small areas, or neighbourhoods, are known as lower level super output areas (LSOAs) which on average contain around 1,500 people. There are 32,844 of these neighbourhoods across England as a whole.
- 3.1.41. The EID 2019 provides an overall index of multiple deprivation which is based on seven separate deprivation domains. Each deprivation domain is weighted, as shown below:
- **Income deprivation** – with a weighting of 22.5%;
 - **Employment deprivation** – with a weighting of 22.5%;
 - **Education, skills and training deprivation** – with a weighting of 13.5%;
 - **Health deprivation and disability** – with a weighting of 13.5%;
 - **Crime** – with a weighting of 9.3%;
 - **Barriers to housing and services** – with a weighting of 9.3%; and
 - **Living environment deprivation** – with a weighting of 9.3%.
- 3.1.42. The Site is located within Islington 010E, an LSOA which forms part of the St George's ward. **Table 3-4** below provides data for the local neighbourhood across all of the deprivation domains. It is evident from Table 3-3 that the local area experiences relatively high levels of deprivation, especially when considering the health deprivation and disability and living environment domains.

Table 3-4 – Deprivation in the local neighbourhood of Islington 010E

Domain of Deprivation	Islington 010E (Rank out of 32,844 where 1 is most deprived)
Overall IMD Rank	7,051
IMD % Decile	22% most deprived
Income Rank	7,695
Income % Decile	24% most deprived
Employment Rank	9,478
Employment % Decile	30% most deprived
Education, Skills and Training Rank	19,484

⁷ Department for Communities and Local Government, (2019) English Indices of Deprivation [online] Available from: https://dclgapps.communities.gov.uk/imd/iod_index.html

Education % Decile	50% least deprived
Health Deprivation and Disability Rank	4,241
Health % Decile	13% most deprived
Crime Rank	6,494
Crime % Decile	20% most deprived
Barriers to Housing and Services Rank	6,028
Barriers to Housing % Decile	20% most deprived
Living Environment Rank	4,738
Living Environment % Decile	15% most deprived

- 3.1.43. When considering overall deprivation, Islington 010E is ranked 7,051 out of 32,844 LSOAs in the country, which places it among the 22% most deprived.
- 3.1.44. The local neighbourhood performs poorly in the health deprivation and disability domain, ranking 4,241 out of 32,844 LSOAs. It is therefore within the 13% most deprived neighbourhoods nationally.
- 3.1.45. Similarly, the LSOA is also deprived in other domains. It has a high crime deprivation ranking of 6,9494, placing it among the 20% most deprived neighbourhoods in the country. In the living environment domain, it ranks 4,738 which means it is also within the 15% most deprived neighbourhoods in England.

SELF ASSESSMENT OF HEALTH⁸

- 3.1.46. The 2011 Census asked residents to self-assess their level of health, with possible responses ranging from 'very bad' to 'very good'. It is a useful, but subjective, measure of health levels within the local area. **Table 3-5** indicates how residents perceive their health conditions across different spatial levels, from ward level to national level.
- 3.1.47. At the time of the 2011 Census, 82% of residents in St George's ward rated their own health as good or very good, which was similar to the proportion across Islington (82.3%) and slightly higher than the England average of 81.2%.
- 3.1.48. Concurrently, 6.3% of St George's ward residents rated their health as bad or very bad, marginally lower than the proportion within Islington (6.4%), but higher than the national average of 5.6%.

⁸ NOMIS (2011) General Health, QS302EW Available from:
<https://www.nomisweb.co.uk/census/2011/qs302ew>

Table 3-5 - Self-Assessment of Health

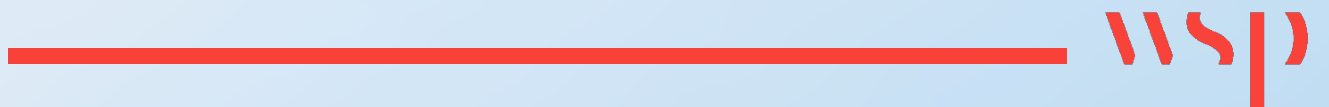
Self-assessment	St George's (%)	LB Islington (%)	England (%)
Very good health	49.5	51.6	47.1
Good health	32.5	30.7	34.1
Fair health	11.7	11.2	13.2
Bad health	4.6	4.7	4.3
Very bad health	1.7	1.7	1.3

SUMMARY

- 3.1.49. The life expectancy of male residents in Islington was lower than the London and national average in 2017-2019, whilst women in Islington had the same life expectancy as the national average, but lower than the London average. However, men and women within St George's ward were expected to live longer than those living across Islington and England in the period 2013-2017.
- 3.1.50. Mortality rates amongst those aged under 75 in Islington between 2017-2019 were higher than the London and England. Under 75 mortality rates from all causes has gradually decreased over the past 20 years both locally and across England.
- 3.1.51. Residents in Islington were less likely to be obese than those in London and England as a whole, whilst the estimated diabetes diagnosis rate was substantially lower in Islington than the London and England averages. However, child obesity rates at the ward level were more mixed, with obesity levels among children in Reception marginally higher than the national average, those this rate falls below the Islington and national average among children in Year 6.
- 3.1.52. The local neighbourhood (Islington 010E) experiences relatively high levels of deprivation and is within the 22% most deprived LSOAs in England. The local neighbourhood has particularly high levels of deprivation when considering the health deprivation and disability domain and living environment domain, for which the local LSOA is among the 13% and 15% most deprived neighbourhoods in England.

4

HEALTHCARE INFRASTRUCTURE



4 HEALTHCARE INFRASTRUCTURE

INTRODUCTION

- 4.1.1. In preparing this HIA, WSP has undertaken a desktop audit of the healthcare facilities within a 1.5km radius of the site, which is considered to be a reasonable walking distance.
- 4.1.2. The following healthcare facilities are located within a 1.5km radius of the site:
- 13 GP surgeries;
 - 13 dental practice; and
 - 21 pharmacies.
- 4.1.3. The location of the GPs and dentists are shown in **Appendix 2**.

GP SURGERIES

- 4.1.4. There are 13 GP surgeries within a 1.5km radius of the site, with a total of 123,171 patients currently registered across them (based on NHS data from July 2021).
- 4.1.5. The 123,171 patients are served by a total of 77 full-time equivalent (FTE) GPs, which equates to an overall GP to patient ratio of one GP for every 1,600 patients. This is below the HUDU recommended threshold of one GP for every 1,800 patients.
- 4.1.6. As illustrated in **Table 4-1**, patient to GP ratios vary considerably at the individual practice level. The highest patient to GP ratio belongs to the Archway Medical Centre (1: 5,651), which is more than three times above the recommended ratio, while the Sobell Medical Centre and the Junction Medical Practice are also both well above the recommended ratio. In contrast, the Partnership Medical Practice had a GP to patient ratio of 1: 660, and the Andover Medical Centre had a GP to patient ratio of 1: 994, both well below the HUDU recommendation. Overall of the 13 GP practices assessed, eight were within the recommended ratio, four were above, and data for one practice (Dr Simon Edoman Practice) was not available.
- 4.1.7. All 13 GP practices are currently accepting new patients, as of October 2021. Taken together this suggests there is some capacity across the existing GP practices within 1.5km to take on new patients.

Table 4-1 – GP practices within a 1.5km radius of the site⁹

GP Surgery	Accepting New NHS Patients?	Total Patients	Total GPs	Ratio of GPs to Patients
Archway Medical Centre	Yes	16,952	3	1: 5,651
The Goodinge Group Practice	Yes	12,024	10	1: 1,202
Caversham Group Practice	Yes	16,262	13	1: 1,251
James Wigg Group Practice	Yes	22,019	16	1: 1,376
The Family Practice	Yes	5,132	3	1: 1,711
The Junction Medical Practice	Yes	9,551	2	1: 4,776
The Parliament Hill Medical Practice	Yes	7,833	6	1: 1,306
The Northern Medical Centre	Yes	9,134	6	1: 1,522
The Village Practice	Yes	10,084	5	1: 2,017
Andover Medical Centre.	Yes	5,963	6	1: 994
Dr Simon Edoman Practice	Yes	Data unavailable	Data unavailable	N/a
Sobell Medical Centre	Yes	4,282	1	1: 4,258
Partnership Primary Care Centre	Yes	3,959	6	1: 660
Total		123,171	77	1: 1,600

- 4.1.8. WSP consulted with the North Central London CCG and NHS London HUDU during the preparation of the HIA. The HUDU suggested that it may be more appropriate to consider GP practices within 1km of the site, given LBI has a high population density and the site is within an inner London location. However, it is widely accepted that 1.5km is a suitable radius when considering GP capacity in London, as it is a 15 to 20-minute walk.
- 4.1.9. A 1.5km radius has been used in this assessment of GP capacity, as the site is in a highly accessible location, with a Public Transport Accessibility Rating (PTAL) of 6a, indicating it has very good accessibility to public transport. In addition, the proposed development will significantly

⁹ NHS Digital (2021) General Practice Workforce July 2021. Available from: <https://digital.nhs.uk/data-and-information/publications/statistical/general-and-personal-medical-services/31-july-2021>

improve the permeability of the site, opening up the former prison site and providing pedestrian routes through it, allowing easier access to local amenities. It is therefore reasonable to assume that future residents at the site would be willing to travel over 1km to a GP practice, and certainly up to 1.5km.

4.1.10. From WSP's research, the key messages on GP provision are as follows:

- There are 13 GP surgeries within 1.5km of the site;
- There is a total of 123,171 registered patients and 77 FTE GPs across 13 of the practices within 1.5km of the site;
- The average GP: patient ratio is 1: 1,600, which is below the HUDU recommendation of 1: 1,800; and
- All 13 of the GP surgeries are accepting new NHS patients.

DENTISTS

4.1.11. There are 13 dentists within 1.5km of the site, which are outlined in **Table 4-2** below.

4.1.12. Dentists are not required to publish data in the same way as GPs, as they are privately operated services but governed under NHS regulations. As such, data is limited, but where possible information on whether dental practices are taking on new patients was obtained during a telephone survey in October 2021.

Table 4-2 – Dentists located within 1.5km radius of the site

Name of Practice	Distance from site (km)	Accepting patients?
N7 Dental Care	0.3	No
Holloway Dental Centre	0.5	No
Whittington Health NHS Oral Surgery Service (Islington)	0.6	Only by referral
Gentle Dental Care	0.6	No
Brecknock Dental	0.8	No
Aspire Dental Clinic	1.1	No
The Dental Surgery	1.1	No
Torrance Dental Surgery	1.1	Only by referral
AG Dentistry	1.3	No
Ace Dental	1.4	No
Family Dental Care	1.4	No
Smilecare Dental Centre	1.4	No
Hornsey Dental Care	1.4	Yes

- 4.1.13. Of the 13 local dentists, only one is currently accepting new NHS patients. However, two other practices are accepting new NHS patients when referred for specific treatments. Several practices stated that their position of not currently accepting new patients is due to a current backlog of patients waiting for treatments resulting from the COVID-19 pandemic and the relevant national and regional restrictions that have been in place during this period. As such, it is considered that the low number of practices accepting NHS patients will only be temporary.
- 4.1.14. In any case, future residents will be able to access dental care beyond a 1.5km radius as practice places are not based on home locations. It is also possible that future residents would already be registered with a local dental practice, which they could retain after they relocate to live within the development.

PHARMACIES

- 4.1.15. There are 21 pharmacies within a 1.5km radius of the site. The nearest pharmacy is the Superdrug pharmacy located at 5, 7 and 9 Seven Sisters Road, which is approximately 550 metres from the site. The pharmacies surrounded the site are as follows:
- Apteka Chemist;
 - Arkle Pharmacy;
 - Atkins Pharmacy;
 - Aura Pharmacy;
 - Boots (Holloway Road);
 - Boots (Kentish Town Road);
 - Caledonian Pharmacy;
 - Carters Chemist;
 - Chemitex Pharmacy;
 - Day Lewis Pharmacy
 - Devs Chemist;
 - DH Roberts Chemists;
 - Egerton Chemist;
 - Eico Pharmacy;
 - Greenfields Pharmacy;
 - Hornsey Road Pharmacy;
 - Islington Pharmacy;
 - Shivo Chemists;
 - Superdrug;
 - Well Highgate - Junction Road;
 - Wellcare Pharmacy; and
 - York Pharmacy.

HOSPITALS

- 4.1.16. The nearest NHS hospital to the site is Whittington Health NHS Trust in Archway, which is approximately 3.4km from the site. This Hospital offers a wide range of services, including a 24-hour emergency department (A&E) and maternity services.

KEY MESSAGES

- 4.1.17. The key messages from the audit of local health and education facilities are as follows:

- There are 13 GP surgeries within 1.5km of the site, with an average GP to patient ratio of 1: 1,600, which is below the HUDU recommendation of 1: 1,800;
- There are 13 dentists within 1.5km of the site, one of which is accepting new patients, which appears to be due to a backlog of treatments resulting from the COVID-19 pandemic among the other surgeries;
- There are 21 pharmacies within 1.5km of the site, the nearest of which is 550 metres away; and
- The closest NHS hospital to the site is the Whittington Health NHS Trust, which is approximately 3.4km away.

5

ASSESSMENT OF HEALTH IMPACTS



5 ASSESSMENT OF HEALTH IMPACTS

- 5.1.1. In this section of the HIA we set out both the temporary and permanent health impacts of the development proposals for the site.
- 5.1.2. In evaluating the health impacts of the scheme, the HIA follows the guidance of the HUDU Rapid HIA Tool. As such, the HIA addresses potential health impacts under the following thematic areas:
- Housing design and affordability (**Table 5-1**);
 - Access to health and social care services and other social infrastructure (**Table 5-2**);
 - Access to open space and nature (**Table 5-3**);
 - Air quality, noise and neighbourhood amenity (**Table 5-4**);
 - Accessibility and active travel (**Table 5-5**);
 - Crime reduction and community safety (**Table 5-6**);
 - Access to healthy food (**Table 5-7**);
 - Access to work and training (**Table 5-8**);
 - Social cohesion and inclusive design (**Table 5-9**);
 - Minimising the use of resources (**Table 5-10**); and
 - Climate change (**Table 5-11**).
- 5.1.3. This section also considers how the health of the identified vulnerable groups would be impacted by the proposed development.

Table 5-1 - Housing design and affordability

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	All dwellings have been designed to meet the Building Regulation requirement M4(2), whilst 12% of dwellings meet the M4(3) standards (further details of which are outlined below). The optional Building Regulations standard M4(2) replaced the Lifetime Homes Standard in 2015.	Positive	No further measures are considered necessary.
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes	<p>The proposed development includes the provision of 60 'social rent' extra care homes, providing accommodation for elderly people. There will also be 120 wheelchair homes across the development across a range of tenures, as follows:</p> <ul style="list-style-type: none"> 89 are social rent and will be delivered as M4(3)(2)(b) 'wheelchair accessible units'; 11 are London Shared Ownership and will be delivered as M4(3)(2)(a) 'wheelchair adaptable unit'; and 20 are market and will be delivered as M4(3)(2)(a) 'wheelchair adaptable unit'. <p>The assessment of baseline conditions identified that 16.2% of the St George's ward population and 15.7% of the LBI population had a limiting long-term illness or disability in 2011. These wheelchair homes will increase the housing options for local disabled people, providing accommodation which meets their specialist needs.</p>	Positive	No further measures are considered necessary.
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	As noted above, the proposal includes 120 wheelchair homes, including 89 wheelchair accessible units and 31 wheelchair adaptable units. The proposal also includes 60 extra care homes (all of which are wheelchair accessible homes), which will support independent living for older people.	Positive	No further measures are considered necessary.
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	<p>The proposed development will provide high-quality homes which all meet or exceed the minimum space standards set out in the London Plan. All homes also have built-in storage in accordance with these standards.</p> <p>in addition, the development meets the following standards:</p> <ul style="list-style-type: none"> Every unit has a floor to ceiling height of at least 2.6m; Dual aspect has been maximised across the scheme (this was a key requirement for the proposal and has driven the design towards smaller buildings with more corners); Every unit has dedicated private amenity space in the form of a garden, terrace or balcony which meet or exceed the minimum size standards; 12% of homes will be designed as wheelchair homes across all tenures and types; and All units to upper floors are served by at least two lifts. <p>Alongside these requirements, Peabody has a Design Guide that sets out the further standard requirements for every home to ensure quality and consistency for all Peabody's new homes. Further details are provided in the Design and Access Statement, prepared by Alford Hall Monaghan Morris (AHMM), which accompanies the planning application.</p>	Positive	No further measures are considered necessary.

Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	<p>The proposed development includes the provision of 985 residential units, including 60 extra care homes. The provision of affordable housing is a key component of the proposals, with 60% of all residential units affordable, 70% of which will be social rent (415 units, including the 60 extra care units). The remaining 30% of the affordable homes will be ‘London Shared Ownership’, comprising 178 units.</p> <p>The proposal also provides 40% marketing housing (392 dwellings).</p> <p>A range of housing sizes are proposed, which responds to local needs, as outlined in the below table.</p> <table><tr><th>Tenure</th><th>1-bed</th><th>2-bed</th><th>3-bed</th><th>4-bed</th><th>Total</th></tr><tr><td>Private</td><td>87</td><td>278</td><td>27</td><td>-</td><td>392</td></tr><tr><td>Shared Ownership</td><td>96</td><td>82</td><td>-</td><td>-</td><td>178</td></tr><tr><td>Affordable</td><td>106</td><td>209</td><td>87</td><td>13</td><td>415</td></tr><tr><td>Total</td><td>289</td><td>569</td><td>114</td><td>13</td><td>985</td></tr></table>	Tenure	1-bed	2-bed	3-bed	4-bed	Total	Private	87	278	27	-	392	Shared Ownership	96	82	-	-	178	Affordable	106	209	87	13	415	Total	289	569	114	13	985	Positive	No further measures are considered necessary.
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Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	Yes	<p>The planning application is accompanied by a Sustainable Design and Construction Statement, prepared by Hoare Lea. This report includes an Energy Strategy, which outlines that new, high efficiency servicing equipment and efficient façades will minimise the energy usage of the building. The Strategy concludes that the proposed development will result in a highly efficient, low-carbon scheme.</p>	Positive	No further measures are considered necessary.																														

Table 5-2 - Access to health and social care services and other social infrastructure

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	Yes	<p>The development comprises the demolition of the existing buildings which make up the former Holloway Prison and garages to the west which lead onto Trecastle Way. While operational, the Prison provided ancillary services on-site for the occupants of the prison. These ancillary services ceased on-site upon the Prison being made vacant and no further social or community uses have taken place.</p> <p>The Holloway Prison Site SPD (2018) refers to the prison as social infrastructure. The Development Management Policies DPD defines social infrastructure as community spaces/facilities, emergency services and education facilities, noting it includes facilities defined as community and social facilities. This definition is carried forward in the Draft Local Plan.</p> <p>The Holloway Prison Site SPD seeks a Women's Building as part of the redevelopment of the Site that incorporates safe space to support women in the criminal justice system and services for women. This is carried forward into the emerging allocation for the Site in the Draft Local Plan. Neither the SPD nor Draft Local Plan specify a minimum or maximum required size for the facility. LBI published a draft Women's Building Development Brief in June 2020 which sought a facility of between 800sqm to 1,200sqm.</p>	Positive	No further measures are considered necessary.

		<p>The development exceeds the range set out in the draft Women's Building Development Brief (June 2020) and includes the provision a 1,489sqm Women's Building located to Plot C. The facility incorporates safe space to support women in the criminal justice system and services for women. Internally, the Women's Building has been designed flexibly to enable the space to meet the needs of future operators. Indicative internal layouts are shown in the Design and Access Statement, which accompanies this application submission. The Women's Building is served by a dedicated and secure garden.</p> <p>In addition, the development provides 10,480sqm of public open space which will be publicly accessible for future occupants of the development and the wider community.</p>		
Does the proposal assess the impact on health and social care services and has the local NHS been contacted?	Yes	<p>The Socio-economic chapter of the ES (Chapter 7), prepared by WSP, assesses the effect of the proposed development on GP practices surrounding the site. As noted in the health infrastructure audit in Section 4 of this HIA, there are 13 GPs within 1.5km of the site, which have an aggregated GP: patient ratio of 1: 1,600, which is under the HUDU recommendation of 1: 1,800. All 13 of the GPs are accepting new patients. This indicates that there is additional capacity within the GPs surrounding the site. Moreover, it is unrealistic to assume all the new population will need to be enrolled at local GPs, as a proportion are likely to be already enrolled with local surgeries. The effect of the proposed development on local GP services is therefore considered to be insignificant.</p> <p>WSP has engaged with the LBI Public Health Team and the North Central London CCG regarding the scope of this HIA prior to its preparation, as noted in Section 2 (Approach and Methodology) and Section 4 (Healthcare Infrastructure) of this HIA.</p>	Neutral	No measures are considered necessary.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No	The application site does not currently contain any health facilities, nor are any proposed. The proposal will therefore not result in the loss of any healthcare facilities.	Neutral	No measures are considered necessary.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg schools and community facilities?	Yes	<p>The Socio-economic chapter of the ES (Chapter 7), prepared by WSP, assesses the effect of the proposed development on primary and secondary schools surrounding the site. The assessment indicates that the proposed development is estimated to yield a requirement for 174 primary school places and 119 secondary school places.</p> <p>There are seven state funded primary schools within 1km of the site. As such, in a worst-case scenario in which none of the new child residents are currently enrolled at local primary schools, there would be a marginal deficit of two primary school pupil places. However, the effect on local schools is considered to be insignificant as it is highly unlikely that all of the new child population within the development will require new school places at local schools, as in reality a large proportion are likely to already be enrolled in a local school.</p> <p>There are nine state funded secondary schools within 2km of the site, which have a total surplus of 1,184 pupil places. As such, there is currently capacity across the secondary schools surrounding the site to comfortably accommodate the additional demand for 119 pupil places generated by the development. There will remain a surplus of 1,075 secondary school places. As a result, the effect on demand for secondary schools is considered to be insignificant.</p>	Neutral	No measures are considered necessary.
Does the proposal explore opportunities for shared community use and co-location of services?	Yes	The proposals provides 10,480sqm of public open space, providing space for the local community to enjoy (both future residents at the site and the surrounding population).	Positive	No further measures are considered necessary.

		<p>A community use is also provided through the proposed Women's Building, which seeks to provide local women with a range of services, as previously noted.</p> <p>The proposals also include 1,822sqm of commercial floorspace under Use Class E. This will allow flexible commercial units to be co-located next to the proposed residential units.</p>		
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Table 5-3 - Access to open space and nature

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	Yes	<p>The existing site does not contain any publicly accessible open spaces and, by its nature as a former prison, is closed off from the public.</p> <p>In contrast, the proposals include 10,480sqm of public open space, which will be open to all. The majority of the public open space is formed of the central Public Garden (public park) and is envisioned as an open and accessible park which provides an area for the community to gather, whilst also allowing pop-up activities such as food trucks and markets.</p> <p>The park includes a destination play area, encompassing a feature play tower with elevated play areas, bridges, climbing nets and a slide, along with eco-play trails under existing retained trees. Further details of the landscape proposals are included in the Open Space Recreation Assessment and Landscape Design Strategy, prepared by Exterior Architecture, which supports the planning application.</p>	Positive	No further measures are considered necessary.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	<p>While LBI benefits from a range of open spaces including parks and gardens, natural green spaces and community gardens, LBI is the most densely populated local authority in the country with one of the lowest amounts of greenspace per person. This results in intensive use of open spaces and areas of open space deficiency across the borough, as noted in the Core Strategy (2011).</p> <p>Adopted and draft planning policy suggests a standard of open space of 5.21sqm per resident and 2.6sqm per employee should be provided.</p> <p>The Socio-economic chapter of the ES (Chapter 7), prepared by WSP, includes an assessment of the proposed development on open space in the surrounding area and found that the proposal will provide 10,480sqm of public open space, which equates to 86% to 90% of the suggested standard taking into account the quantum of residents and the minimum and maximum estimated job creation. The provision therefore narrowly misses LBI's suggested standard. However, it is considered the open spaces in close proximity to the site including Caledonian Park and Paradise Park, would more than cater for the remaining marginal quantum. It is therefore concluded that the effect on demand for open space provision would be insignificant. In addition, the development provides further open space which will be publicly accessible along the Camden/Parkhurst Road frontage. This area comprises 1,463 sqm.</p>	Neutral	No further measures are considered necessary.

Does the proposal provide a range of play spaces for children and young people?	Yes	<p>As previously noted, the proposals include a range of play spaces, including a destination play area in the centre of the site. The Socio-economic chapter of the ES (Chapter 7), prepared by WSP, includes an assessment of the proposed development on play space against the Greater London Authority's (GLA) targets outlined in the Shaping Neighbourhoods: Play and Information Recreation SPD (2012). The assessment identifies that the proposal includes 5,292sqm of play space, compared to a requirement of 5,226sqm, based on the estimated child yield of the proposed development. The dedicated play space proposed therefore represents 101% of the GLA's requirement and it is concluded that the proposal will have a beneficial effect on play space provision.</p> <p>Child obesity rates are relatively high both within St George's ward and LBI more widely, as identified in the assessment of baseline conditions. The provision of a new public garden and play space will help to encourage children to be more active, both those living at the site and within the surrounding area, with the potential to reduce rates of child obesity.</p> <p>Further details of the play space provision are provided in the Open Space Recreation Assessment and Landscape Design Strategy, prepared by Exterior Architects.</p>	Positive	No further measures are considered necessary.
Does the proposal provide links between open and natural spaces and the public realm?	Yes	The proposed development comprises 15 buildings which have been positioned to form a variety of public, communal and private spaces. The positioning of the buildings forms clear routes through the site, linking the public garden in the centre of the site with the surrounding areas and allowing easy pedestrian access throughout the site.	Positive	No further measures are considered necessary.
Are the open and natural spaces welcoming and safe and accessible for all?	Yes	<p>The proposed development has been sensitively designed to ensure that it can be easily navigated by all people, including those with mobility problems or a disability. All aspects of the pedestrian routes through the site, including ramps, stairs and slopes, are designed with dimensions and gradients that meet the criteria of Building Regulations Approved Document M, Volume 2, Category 3A, and the relevant parts of BS 8300-1:2018 relating to features in external areas.</p> <p>The landscaped areas will be afforded natural surveillance from the future resident population at the site and positioning of dwellings throughout the site. Pedestrian routes have been designed to ensure that they are visually open, direct and well-used to increase the sense of safety and security.</p>	Positive	No further measures are considered necessary.
Does the proposal set out how new open space will be managed and maintained?	Yes	<p>Exterior Architecture has prepared a Landscape Management Plan (LMP) which accompanies the planning application. The LMP has been developed to ensure the long-term management of the landscaped setting while enabling it to contribute positively to the visual amenities of the area and create usable and valued spaces for the residents to enjoy.</p> <p>The details of the LMP are included in the Open Space Recreation Assessment and Landscape Design Strategy, prepared by Exterior Architecture.</p>	Positive	No further measures are considered necessary.

Table 5-4 - Air quality, noise and neighbourhood amenity

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	The application is accompanied by a Construction Environmental Management Plan (CEMP), prepared by London Square, which outlines a series of strategies, standards, best practice techniques and procedures that will be observed during the construction progress. The CEMP includes measures for minimising construction impacts, including dust, noise, vibration and pollution.	Neutral	No further measures are considered necessary.
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	<p>The Air Quality chapter of the ES (Chapter 8), prepared by AQ Consultants, assesses the impacts of the construction and operation of the proposed development on local air quality. The assessment outlines suitable mitigation measures to control dust pollution during the construction phase, whilst identifying that the impacts from construction vehicles is anticipated to be negligible. Impacts of traffic associated with the operational development will be insignificant and the proposal does not include any centralised combustion plant, as the energy strategy relies on air-source heat pumps.</p> <p>The assessment identifies that the proposed development will be air quality neutral. In addition, an air quality positive statement has been prepared, which sets out design and operational measures to reduce exposure to air pollution and maximise air quality benefits.</p>	Neutral	No further measures are considered necessary.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	<p>The proposals include a range of measures to minimise noise pollution caused by traffic on the surrounding roads. To achieve the internal ambient noise level requirements in residential rooms, the following measures will be implemented:</p> <ul style="list-style-type: none"> ■ Mechanical ventilation and heat recovery systems providing “whole dwelling” ventilation (i.e. with closed windows); ■ Acoustically rated glazing, specified as necessary; and ■ Masonry wall constructions. <p>Measures will also be implemented to ensure the residential properties above non-residential uses experience minimal noise pollution. Separating walls and floors between non-residential and residential uses are to be designed to be sufficiently robust to meet the requirements of the LBI Draft Local Plan (2019).</p> <p>Full details of the proposed noise mitigation measures are detailed in the Noise Impact Assessment, prepared by Max Fordham, which accompanies the planning application.</p>	Neutral	No further measures are considered necessary.

Table 5-5 - Accessibility and active travel

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal address the ten Healthy Streets indicators?	Yes	<p>The principles of the ten Healthy Street indicators have been applied in the proposed development, as detailed in the Open Space Recreation Assessment and Landscape Design Strategy, prepared by Exterior Architecture.</p> <p>The planning application is supported by a Transport Assessment, prepared by Velocity, which has been prepared in accordance with Transport for London's (TfL) Healthy Streets Transport Assessment Guidance, including an Active Travel Zone assessment of routes to key travel destinations in the local area.</p> <p>In addition, a Healthy Street Check for designers has been completed for the proposed pedestrian crossing on Camden Road and section of Camden Road fronting the development and is included in the Transport Assessment that accompanies the planning application.</p>	Positive	No further measures are considered necessary.
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	Yes	<p>The proposed development will provide a high-quality environment with enhanced space for walking and cycling. The car-free nature of the development will help to encourage walking, whilst the proposals include attractive and welcoming walkways throughout the site, which are lined with trees and planting.</p> <p>The vehicular route through the site has a pedestrian priority zone towards the centre of the site, whilst there are several shared cycle and pedestrian routes across the site.</p>	Positive	No further measures are considered necessary.
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Yes	<p>The proposed development is car-free, with the exception of Blue Badge disabled parking spaces for residential use only. This will therefore encourage residents to use active travel modes and public transport over the private car. The landscape design includes shared cycle and pedestrian routes across the site, allowing easy throughout the site.</p> <p>The development will provide cycle parking in accordance with the London Plan (2021) requirements, as follows:</p> <ul style="list-style-type: none"> 1,855 long-stay and 62 short-stay spaces for the proposed dwellings; 4 long-stay and 6 short-stay spaces for the residents' facilities including concierge which is located to Plot D; and 38 long-stay and 44 short-stay spaces for the non-residential element of the proposals. <p>With respect to the spaces for the residential units, accessible cycle parking is provided (20% of total spaces), for people with non-standard bicycles and those that struggle to use two-tier systems. These spaces will comprise 75% as Sheffield stands and 25% as Sheffield stands with increased space (for cargo bikes, hand-cranked bikes, trailers, buggies, tandems, tricycles which can be up to 2.5m long and need additional space).</p> <p>Long-stay cycle parking will be secure and covered. Short-stay cycle parking will be provided within the landscape as Sheffield stands. In addition, a shower will be provided for employees of the commercial uses in Plot B.</p> <p>The proposal includes the provision of three cycle connections to the site: two form Camden Road/Parkhurst Road and one to and from Trecastle Way.</p>	Positive	No further measures are considered necessary.

Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	<p>The proposal connects to surrounding pedestrian routes in three places, with shared cycle/pedestrian routes connecting onto Camden Road/Parkhurst Road (two connections) and Trecastle Way.</p> <p>The proposals also include replacing the existing staggered crossing on Camden Road with a straight crossing, which will help to improve the pedestrian environment and safety at this junction.</p> <p>Improvements to the footway fronting the site on Camden/Parkhurst Road are also proposed, with the provision of new street trees and large ecological planting areas. These features will significantly enhance the public realm in this area and help to integrate and connect the site with the surrounding area.</p>	Positive	No further measures are considered necessary.
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	No	<p>The proposed vehicular route through the site has been designed with a pedestrian priority zone towards the centre of the site, encouraging drivers to reduce speeds and create a safer pedestrian environment.</p> <p>In addition, the proposed improvements to the pedestrian crossing on Camden Road should lead to safety improvements by providing a signal crossing that responds to pedestrian desire lines. This intervention should reduce the number of pedestrians that cross the road away from the crossing.</p>	Positive	No further measures are considered necessary.
Is the proposal well connected to public transport, local services and facilities?	Yes	<p>The site has a PTAL rating of 6a, indicating that it is very well connected to public transport. There are several stations within walking distance of the site, including Caledonian Road Station (10-minute walk to the south east of the site), Tufnell Park Station (16-minute walk north west of the site) and Kentish Town Station (18-minute walk from the site).</p> <p>Furthermore, the site is a short walk from Holloway Road which has a wide range of services and facilities.</p>	Positive	No further measures are considered necessary.
Does the proposal seek to reduce car use by reducing car parking provision, supported by controlled parking zones, car clubs and travel plans measures?	Yes	<p>The proposed development is car-free, with the exception of 30 Blue Badge disabled parking spaces for residential use only. This will therefore encourage residents to use active travel modes and public transport over the private car.</p> <p>The site is located within a controlled parking zone (CPZ) which is already in operation. Future residents will not be permitted to apply for parking permits, which will further reduce car use. In addition, the proposal does not include car club spaces. This approach was agreed with Transport for London, to further reduce car use by future residents.</p> <p>During the construction phase, a staff Travel Plan will be prepared by the contractor as part of a detailed Construction Logistics Plan, to encourage the use of sustainable modes. No construction staff car parking will be provided on site, but cycle parking facilities will be provided to encourage the use of active travel.</p>	Positive	No further measures are considered necessary.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	<p>The proposed development has been sensitively designed to ensure that it can be easily navigated by all people, including those with mobility problems or a disability. All aspects of the pedestrian routes through the site, including ramps, stairs and slopes, are designed with dimensions and gradients that meet the criteria of Building Regulations Approved Document M, Volume 2, Category 3A, and the relevant parts of BS 8300-1:2018 relating to features in external areas.</p> <p>Pedestrian routes are a minimum of two metres wide, so that two mobility scooter / wheelchair users can pass each other comfortably.</p> <p>All dwellings are served by at least two lifts, allowing people with mobility issues to easily access their homes.</p>	Positive	No further measures are considered necessary.

Table 5-6 - Crime reduction and community safety

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	Yes	<p>The assessment of baseline conditions identified that the local neighbourhood (Islington 010E) is among the 20% most deprived neighbourhoods in England when considering crime. This measures the risk of personal and material victimisation. It is therefore of great importance that the proposal is designed to minimise crime and create a feeling of safety and security.</p> <p>The masterplan has been designed to follow the principles of Secure by Design for Homes 2019 and Peabody's own secure homes design guide.</p> <p>Peabody own and manage its properties. There will be Peabody estates management on site with an estate management office located on site. Security of all residents is seen as a key part of the trusted brand that is Peabody and is taken extremely seriously. Should any particular concerns or repeated problems occur it will be brought to the attention of the management team who have the ability to implement security measures to prevent further disturbances.</p> <p>The design incorporates a range of measures to help minimise crime at the site, including:</p> <ul style="list-style-type: none"> ■ Vehicular and pedestrian routes have been designed to ensure that they are visually open, direct, well used; ■ The communal and play space areas have been designed allow natural surveillance from nearby dwellings with safe and accessible routes for users to come and go; ■ Dwelling frontages will be open to view, with walls, fences and hedges kept low and including combination of wall and railings; and ■ CCTV will be installed to meet Peabody's own secure homes Design guide covering key areas and part of the Peabody's general security and management of the entire estate. <p>In addition, the project team consulted with the Met Police during the design of the proposals to discuss security at the site.</p> <p>Further details of the proposed security measures are included in the Design and Access Statement, prepared by AHMM, which supports the planning application.</p>	Positive	No further measures are considered necessary.
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	<p>The proposed development involves the redevelopment of a former prison, which is gated from the public by its very nature. In contrast, the proposals include the provision of a public park at the centre of the site, with links and routes through to the surrounding neighbourhoods. The proposals will therefore open the site up to the public and avoid creating a gated community.</p> <p>In addition, the design of the proposal has incorporated a range of techniques and features to help future residents and users to feel safe and secure, as detailed in the above box regarding designing out crime.</p>	Positive	No further measures are considered necessary.
Does the proposal include attractive, multi-use public spaces and buildings?	Yes	<p>As previously noted, the proposals provide 10,480sqm of public open space, which will be open to all. The majority of the public open space is formed of the central Public Garden (public park) is envisioned as an open and accessible park which provides an area for the community to gather, whilst also allowing pop-up activities such as food trucks and markets. The flexible lawn area of the public garden provides an open space for events, such as outdoor cinemas and</p>	Positive	No further measures are considered necessary.

		<p>sports. The park also includes a destination play area, providing a community asset.</p> <p>The landscape design throughout the site will be of a very high-quality, further details of which are outlined in the Open Space Recreation Assessment and Landscape Design Strategy, prepared by Exterior Architecture.</p> <p>The proposals also include 1,822sqm of commercial floorspace (Use Class E), which has the potential to provide a range of flexible commercial uses, as well as the dedicated Women's Building.</p>		
Has engagement and consultation been carried out with the local community and voluntary sector?	Yes	<p>The proposals have been subject to extensive public consultation, which has been carried out with input from LBI Councillors and Officers, along with community groups associated with the project. The consultation has included the following activities since March 2019:</p> <ul style="list-style-type: none"> Site tours with local residents, groups, LBI Councillors, LBI Officers, former staff and inmates; Three public consultation events (face to face), up to March 2020; Briefings with local Councillors, activists, journalists, GLA officers and local residents; Virtual meetings with local activists; Publication of a project website (http://hollowayprisonconsultation.co.uk/) with scheme information, consultation materials and contact details for the consultation team; Three 'at a distance' consultations since March 2020 – held via the project website and by post; Flyers distributed to a large area around the site, comprising approximately 10,000 residential and business addresses; Social media adverts to advertise virtual consultation events, reaching a potential audience of 70,000; and Adverts in local newspapers promoting consultation events/'at a distance' consultations. <p>Further details of the public consultation undertaken are outlined in the Statement of Community Involvement, prepared by Kanda Consulting, which supports the planning application.</p>	Positive	No further measures are considered necessary.

Table 5-7 - Access to healthy food

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, ie allotments, community farms and farmers' markets?	Yes	<p>The proposal includes 1,822sqm of flexible commercial uses (Use Class E), which could facilitate the supply of local food through either retail units or cafés/restaurants. In addition, the public garden in the centre of the site has the potential for pop-up activities, such as food trucks and markets, which could facilitate the supply of local food.</p> <p>The dedicated garden Women's Garden (adjacent to the Women's Building) includes an area of allotments, which will be managed by staff and patient volunteers. Similarly, the communal rooftop gardens include accessible community growing spaces, providing planting beds for residents to grow fruit, vegetables and herbs.</p> <p>In addition, the nature garden would include an area of children's productive garden plots, along with fruit trees and a meadow and orchard grove.</p>	Positive	No further measures are considered necessary.

Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes	As noted above, the proposal includes 1,822sqm of flexible commercial uses (Use Class E), which could include a range of retail uses.	Positive	No further measures are considered necessary.
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes	The proposal does not include the provision of any hot food takeaways and therefore avoids contributing to an over-concentration of hot food takeaways in the local area. Given the recent change to the Use Classes Order, hot food takeaways are now Class Sui Generis and therefore could not come forward within the Class E flexible commercial space delivered in the development without securing separate planning consent.	Positive	No further measures are considered necessary.

Table 5-8 - Access to work and training

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	<p>The proposed development will generate both temporary employment through the construction period and permanent 'end-use' employment through the operation of the development.</p> <p>It is estimated that the construction of the proposed development will support approximately 1,660 net additional person years of employment.</p> <p>The complete and operational development would include a range of commercial uses that would generate employment at the site across various sectors. In addition, employment will be generated in the proposed extra care residential units, as well as concierge services supporting the residential uses. It is estimated that the proposed development would support between 53 to 309 net additional jobs across the region, of which between 28 to 166 would be located within LBI.</p> <p>Further details of the temporary and permanent employment associated with the proposed development are included in the Socio-economic chapter of the ES (Chapter 7), prepared by WSP.</p>	Positive	No further measures are considered necessary.
Does the proposal provide childcare facilities?	Yes	The proposal includes the provision of 1,822sqm of flexible commercial uses (Use Class E), which could include a creche, day nursery or day centre.	Positive	No further measures are considered necessary.
Does the proposal include managed and affordable workspace for local businesses?	Yes	The development does not include the provision of dedicated affordable workspace. The proposal includes the provision of 1,822sqm of flexible commercial uses (Use Class E), which could include the provision of office space. However, consent is sought for flexible Class E floorspace and the breakdown of this space is not currently known. If office space is provided it could well be occupied by local businesses.	Neutral	No further measures are considered necessary.
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	<p>The construction of the proposal will generate employment and training opportunities for local people. Peabody has committed to the following measures:</p> <p><u>Construction apprenticeships</u></p> <ul style="list-style-type: none"> ■ Provision of 51 26-week apprenticeship placements; ■ Target of 30% of apprenticeships to women; 	Positive	No further measures are considered necessary.

		<ul style="list-style-type: none"> ■ All apprentices at level 3 and above will be paid a London Living Wage; ■ Provide a range of employment policies through supply chain to promote diversity and inclusion; continuous professional development; well-being; net zero (e.g. cycle to work); and flexible and part-time working where the role permits; and ■ Work in partnership with Islington's employment brokerage service to advertise and promote all opportunities onsite. <p><u>Procurement</u></p> <ul style="list-style-type: none"> ■ Host 'Meet the Buyer' events with local businesses to discuss packages available; ■ Provide procurement training to help local business be 'tender ready'; and ■ List opportunities on CompeteFor.com, which is an inclusive local procurement platform. <p><u>Skills Centre</u></p> <ul style="list-style-type: none"> ■ Provision of on-site classroom cabin available throughout the construction period for green skills training, CSCS training and other potential training programmes. 		
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Table 5-9 - Social cohesion and inclusive design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes	<p>As previously noted, the proposals have been subject to extensive public consultation since March 2019, including six formal consultation events, 50 meetings with local community groups and a number of workshops with local residents. The consultation identified some key concerns of local residents, including a desire to maximise green space and affordable housing provision in the proposal.</p> <p>The proposed development will address these priorities through delivering 985 new homes, 60% of which will be affordable, in an area which has high levels of deprivation relating to barriers to housing and services locally. The proposals will also provide 10,480sqm of public open space in a site which was previously shut off from the public.</p> <p>The applicant made a number of changes to the proposed development in response to feedback received during the public consultation, including:</p> <ul style="list-style-type: none"> ■ Removed play space from the roof areas, but retained resident access for amenity uses ■ Reduced heights of the majority of buildings to under 30 meters; ■ Improved the number of dual aspect homes throughout the masterplan evolution to reach 96%; ■ Maximised the number of photovoltaic (PV) panels on rooftops; ■ Included green and biodiverse roof spaces wherever possible; ■ Provided a range of cycle storage spaces throughout the site; ■ Increased the size of the Women's Building to 1,489sqm; ■ Included 60 extra care units at social rent; ■ Provided 1,330 sqm residents' facility, open to all residents; and ■ Provide 51 apprenticeship placements during construction. <p>Further details of the consultation undertaken and feedback received are outlined in the Statement of Community Involvement, prepared by Kanda Consulting.</p>	Positive	No further measures are considered necessary.

Does the proposal connect with existing communities, ie layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes	<p>The proposed development will open up a currently walled prison site and create new routes through the sites into a central public garden, removing the existing barriers and increasing the permeability of the site.</p> <p>The new public garden will provide a space in which people of all ages can socialise and relax, with a large play area for children, picnic tables, hammocks beneath trees, and pedestrian trails through the landscaped areas. The public garden will also encourage people from the wider community to come into and use the site, helping to integrate the new development into its surroundings.</p>	Positive	No further measures are considered necessary.
Does the proposal include a mix of uses and a range of community facilities?	Yes	The proposals include a mix of residential, commercial and community uses. Community facilities are provided through the new public garden and the aforementioned Women's Building. The proposal also includes 1,822sqm of commercial floorspace under Use Class E.	Positive	No further measures are considered necessary.
Does the proposal provide opportunities for the voluntary and community sectors?	Yes	<p>The development provides a 1,489sqm Women's Building (Use Class F.2) split across the lower and upper ground floors of Plot C, fronting Parkhurst Road. Internally, the Women's Building has been designed flexibly to enable the space to meet the needs of future operators. Indicative internal layouts are shown in the Design and Access Statement, prepared by AHMM Architects which accompanies this application submission. The Women's Building is served by a dedicated and secure garden.</p> <p>The women's building incorporates safe space to support women in the criminal justice system and services for women.</p>	Positive	No further measures are considered necessary.
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes	<p>The proposal includes the provision of an extra care centre with 60 apartments with associated facilities, providing accommodation for elderly people. In addition, all proposed dwellings have been designed to comply with at least M4(2) building standard (accessible and adaptable dwellings), whilst mobility scooter storage is provided within each of the plots in the site.</p> <p>Furthermore, the proposed development has been sensitively designed to ensure that it can be easily navigated by all people, including those with mobility problems or a disability.</p>	Positive	No further measures are considered necessary.

Table 5-10 - Minimising the use of resources

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	Yes	<p>The proposals involve the redevelopment of a vacant former prison site and the provision of 985 new homes, along with commercial floorspace and community use through the Women's Building. The proposals include a high proportion of affordable housing at 60% of the total dwellings proposed.</p> <p>The proposed development will therefore help to meet the demand for new housing in the LBI, as well as providing affordable homes for which there is a significant need.</p>	Positive	No further measures are considered necessary.
Does the proposal encourage recycling, including building materials?	Yes	<p>The proposals include the provision of recycling facilities for each of the plots across the site (the masterplan is broken down into plots A to E).</p> <p>The planning application is accompanied by a Circular Economy Statement, prepared by Hoare Lea, which includes a Pre-Demolition Audit at Appendix B,</p>	Positive	No further measures are considered necessary.

		<p>prepared by WPS Compliance Consulting. The Audit aims to improve the sustainable management of waste materials arising from the demolition of the former prison buildings and the surrounding external hard landscaped areas. The Audit identifies the following key findings:</p> <ul style="list-style-type: none"> 99.55% of the building demolition waste is targeted for recycling and 0.45% is targeted for disposal; and 100% of the material from the external hard landscaped areas is targeted for disposal. <p>Further details are outlined in the Pre-Demolition Audit, which accompanies the planning application.</p>		
Does the proposal incorporate sustainable design and construction techniques?	Yes	<p>A Net Zero Carbon Feasibility Study, prepared by Hoare Lea, supports the planning application. This study has been undertaken to consider the projects ability and options to be defined as Net Zero against the UK Green Building Council framework definition to help achieve Net Zero.</p> <p>The Net Zero Feasibility Study outlines the anticipated embodied and operational carbon results for Block C of the proposed development. In terms of embodied carbon, Block C does not meet the London Energy Transformation Initiative (LETI) or Royal Institute of British Architects (RIBA) 2030 targets but has made a positive step from the Business as Usual performance towards the 2030 targets. Additional work will be undertaken in the post-planning design stage to further reduce carbon emissions where feasible.</p> <p>The operational energy performance of the residential element of Block C has been reduced considerably through the improvement of the façade performance and system efficiencies. More detailed analysis will be undertaken as the design progresses and further information is understood about the usage of the spaces in the non-residential areas to help increase carbon reductions. Further details are outlined in the Net Zero Carbon Feasibility Study, which accompanies the planning application.</p> <p>The BREEAM assessment and the potential rating which can be achieved has been a key consideration for the team during the design of the proposals and a target of BREEAM 'Excellent' has been set for the non-residential components of the scheme.</p>	Positive	No further measures are considered necessary.

Table 5-11 - Climate change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	Yes	<p>The proposed development will include approximately 1,500sqm of PV panels, with a total of approximately 220 kWp of energy. Air Source Heat Pumps (ASHP) will be implemented at the site to provide space heating, cooling and proportion of domestic hot water requirements.</p> <p>The ASHP with PV energy strategy is anticipated to result in carbon emission reductions of approximately 52.8% for the domestic elements and 38.1% for the non-domestic elements compared to a Part L 'gas boiler baseline'.</p> <p>Further details of the Energy Strategy are outlined in the Sustainable Design and Construction Statement, prepared by Hoare Lea, which accompanies the planning application.</p>	Positive	No further measures are considered necessary.

Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, ie ventilation, shading and landscaping?	Yes	<p>The proposed dwellings have been designed to respond to summer and winter temperatures. The layout of the dwellings, along with the arrangement of balconies and positioning of windows has been carefully considered through the design of the proposal, to maximise the effectiveness of passive measures.</p> <p>The planning application is accompanied by an Assessment of Overheating Risk, prepared by Hoare Lea, which indicates that the building design and building services design have maximised all available measures to minimise heat generation within the dwellings, to reduce the amount of heat entering the building, and to passively and mechanically ventilate the dwellings in line with the cooling hierarchy in Policy SI4 of the London Plan (2021) and Policy S6 of LBI's Draft Local Plan.</p> <p>The proposals include a comprehensive landscaping scheme, including the retention of existing trees where possible and the provision of new trees and planting across the site, providing shaded areas for residents at the site and the wider public.</p>	Positive	No further measures are considered necessary.
Does the proposal maintain or enhance biodiversity?	Yes	<p>The proposals include the creation of significant green infrastructure including tree planting and the creation of ecological areas to provide habitats for birds, bats as well as attractive, accessible green space for people.</p> <p>The Ecology chapter of the ES (Chapter 10), which accompanies the planning application, indicates that the site currently has relatively limited ecological value. There is anticipated to be minor beneficial residual effects in respect of change of habitats and provision for protected/notable species associated with the complete and operational development.</p> <p>Overall, the proposed development will provide a biodiversity net gain of 16.87%.</p>	Positive	No further measures are considered necessary.
Does the proposal incorporate sustainable urban drainage techniques?	Yes	<p>The proposals include a range of sustainable urban drainage techniques to ensure compliance with London Plan (2021) requirements for surface water runoff. The proposals include permeable paving, rain gardens and green roofs throughout the development.</p> <p>Further details of the proposed measures are outlined in the Flood Risk Assessment and Drainage Report Including Foul Drainage, prepared by Waterman Infrastructure and Environment, which accompanies the planning application.</p>	Positive	No further measures are considered necessary.

CONSIDERATION OF VULNERABLE GROUPS

- 5.1.4. As noted in Section 2, the main vulnerable groups that have been considered in this HIA are:
- People of low income;
 - People who lack access to housing; and
 - Disabled people.
- 5.1.5. We consider below how the proposed development could specifically impact the health of these vulnerable groups.
- 5.1.6. The planning application is supported by an Equalities Impact Assessment, prepared by WSP, which provides a detailed assessment of the proposed development on the protected groups identified by Section 149 of the Equality Act 2010.

PEOPLE OF LOW INCOME

- 5.1.7. The local profile in Section 3 of this HIA identified that the average earnings among LBI's residents is notably higher than both the London and national average. However, there is a high proportion of people claiming out-of-work benefits in St George's ward (9%) compared to the rate across LBI (7.7%), which are both higher than the Great Britain average of 6.4%. Similarly, there are high levels of income deprivation within the local neighbourhood, with Islington 010E among the 24% most deprived areas in England.
- 5.1.8. The issue of low income affects people's access to housing, with the housing affordability ratio in Islington in 2020¹⁰ standing at 13.26 (the ratio of median house price to median gross annual earnings). This indicates that the median house price in Islington is over 13 times the median gross annual income of LBI's residents.
- 5.1.9. The proposed development will help to tackle the issue of housing affordability, with 60% of the proposed dwellings being affordable homes (593 dwellings), for which there is a significant need locally. In addition, 70% of the affordable homes will be social rent (415 dwellings), providing homes for people on low incomes.
- 5.1.10. Furthermore, the proposed development will generate employment through its construction and operation. It is estimated that the construction of the proposal will generate 1,660 net additional person years of construction employment. The operation of the proposed development is estimated to support between approximately 53 to 308 net additional jobs regionally, of which between 28 and 165 will be located in LBI. These construction and operation jobs could be taken up by local people, with the potential to reduce unemployment locally, which is higher in St George's ward and Islington (9.2% of the population as of 2011) than across England and Wales (7.6% as of 2011).
- 5.1.11. It is therefore considered that the proposed development will have a positive impact on people of low income.

¹⁰ ONS (2021) House price (existing dwellings) to residence-based earning ratio. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/housepriceexistingdwellingsresidencebasedearningsratio>

PEOPLE WHO LACK ACCESS TO HOUSING

- 5.1.12. There is a considerable need for housing in Islington. The London Plan (2021) sets LBI an annual housing target of 775 new homes between 2019/20 to 2028/29 (ie 7,750 over the 10-year period).
- 5.1.13. In addition, the assessment of baseline conditions identified that there are high levels of deprivation surrounding barriers to housing and services locally, with Islington 010E among the 20% most deprived neighbourhoods in England. The barriers to housing and services rank measures both 'geographical barriers', which relate to the physical proximity of local services, and 'wider barriers' which includes issues relating to access to housing such as affordability and homelessness. The issue of housing affordability is particularly evident when considering the aforementioned housing affordability ratio, with the median house price in Islington over 13 times the median gross annual income of LBI's residents.
- 5.1.14. The proposed development will deliver 985 new homes, 60% of which will be affordable, which is above LBI's requirement of 50% affordable housing outlined at Policy CS 12 of the Core Strategy (2011) and Draft Local Plan Policy H3. The proposal will therefore make a significant contribution to Islington's housing need and help to combat issues surrounding housing deprivation and a lack of affordable housing.
- 5.1.15. The proposal is therefore considered to have a positive impact on people who lack access to housing.

DISABLED PEOPLE

- 5.1.16. As noted in the assessment of baseline conditions, the 2011 Census identified that 16.2% of people living in St George's ward had a limiting long-term illness or disability. This rate is higher than across LBI as a whole, which stood at 15.7%, however these figures are lower than the England average of 17.6%. There are also high levels of deprivation within the local neighbourhood when considering the health and disability domain, with Islington 010E ranked among the 13% most deprived areas in England.
- 5.1.17. The proposed development will provide 120 wheelchair homes, including 89 wheelchair accessible units and 31 wheelchair adaptable units. The wheelchair homes are across a range of tenures, including social rent, intermediate and market.
- 5.1.18. Furthermore, the proposal has been sensitively designed to ensure that it can be easily navigated by all people, including those with mobility problems or a disability. All aspects of the pedestrian routes through the site, including ramps, stairs and slopes, are designed with dimensions and gradients that meet the criteria of Building Regulations Approved Document M, Volume 2, Category 3A. These measures ensure that the proposed open spaces can be accessed by all, whilst accessible picnic benches are provided in the public garden. In addition, accessible play features are provided in the public garden at the centre of the site, allowing children with a disability or mobility issues to make use of this space.
- 5.1.19. The only car parking proposed on site is 30 Blue Badge disabled parking spaces. Accessible cycle parking is also provided (20% of total spaces) for people with non-standard bicycles and those that struggle to use two-tier systems. These spaces will comprise 75% as Sheffield stands and 25% as Sheffield stands with increased space (for cargo bikes, hand-cranked bikes, trailers, buggies, tandems, tricycles which can be up to 2.5m long and need additional space).
- 5.1.20. The proposal is therefore considered to have a positive impact on disabled people.

SUMMARY

5.1.21. The assessment of health impacts has identified that the vast majority of the anticipated health impacts will be positive. Across the 51 questions included in the HUDU Rapid HIA Tool, the proposed development is anticipated to have the following health impacts:

- 43 positive impacts;
- 8 neutral impacts; and
- 0 negative impacts.

6

CONCLUSIONS



6 CONCLUSIONS

- 6.1.1. WSP has undertaken an HIA of the proposed development at the former Holloway Prison site.
- 6.1.2. In evaluating the health impacts of the scheme, the HIA has addressed the 51 questions raised by the London HUDU's Rapid Health Impact Assessment Tool, for each of the categories as listed below in **Table 6.1**.
- 6.1.3. This HIA has considered the socio-economic profile of the local area through examining different spatial scales, including the local neighbourhood (Islington 010E), the local ward of St George's and LBI, whilst drawing on national comparisons.
- 6.1.4. **Table 6.1** below summarises the effects of the scheme on a question by question basis. The table demonstrates that the proposed development will primarily have a positive health impact.
- 6.1.5. Across the 51 questions, the proposed development is anticipated to have the following health impacts:
- 43 positive impacts;
 - 8 neutral impacts; and
 - 0 negative impacts.

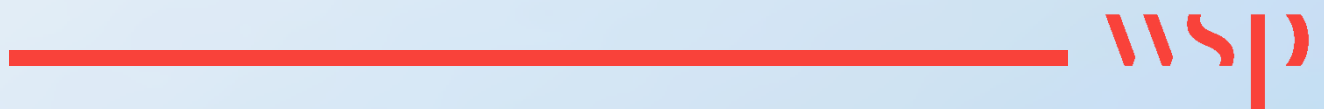
Table 6.1 Summary table of assessed health impacts across all sub-categories

Theme	Positive Impact	Negative Impact	Neutral Impact	N/A	Total
Housing design and affordability	6	0	0	0	6
Access to health and social care services and other social infrastructure	2	0	3	0	5
Access to open space and nature	5	0	1	0	6
Air quality, noise and neighbourhood amenity	0	0	3	0	3
Accessibility and active travel	8	0	0	0	8
Crime reduction and community safety	4	0	0	0	4
Access to healthy food	3	0	0	0	3
Access to work and training	3	0	1	0	4
Social cohesion and inclusive design	5	0	0	0	5
Minimising the use of resources	3	0	0	0	3
Climate Change	4	0	0	0	4
Total	43	0	8	0	51

- 6.1.6. It can therefore be concluded that the proposed development will overall have a positive impact on the health and wellbeing of on the local population and future residents and employees at the site.

Appendix A

**LONDON HEALTHY URBAN
DEVELOPMENT UNIT RAPID HEALTH
IMPACT ASSESSMENT TOOL
(FOURTH EDITION, OCTOBER 2019)**



1 Housing design and affordability

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal promote good design through layout and orientation, meeting internal space standards?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

2 Access to health and social care services and other social infrastructure

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal assess the impact on health and social care services and has the local NHS been contacted?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg schools and community facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal explore opportunities for shared community use and co-location of services?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

3 Access to open space and nature

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide a range of play spaces for children and young people?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide links between open and natural spaces and the public realm?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Are the open and natural spaces welcoming and safe and accessible for all?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal set out how new open space will be managed and maintained?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

4 Air quality, noise and neighbourhood amenity

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal minimise air pollution caused by traffic and energy facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal minimise noise pollution caused by traffic and commercial uses?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

5 Accessibility and active travel

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal address the ten Healthy Streets indicators?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Is the proposal well connected to public transport, local services and facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to reduce car use by reducing car parking provision, supported by controlled parking zones, car clubs and travel plans measures?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal allow people with mobility problems or a disability to access buildings and places?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

6 Crime reduction and community safety

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include attractive, multi-use public spaces and buildings?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Has engagement and consultation been carried out with the local community and voluntary sector?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

7 Access to healthy food

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, ie allotments, community farms and farmers' markets?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

8 Access to work and training

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide childcare facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include managed and affordable workspace for local businesses?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include opportunities for work for local people via local procurement arrangements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

9 Social cohesion and inclusive design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal connect with existing communities, ie layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include a mix of uses and a range of community facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide opportunities for the voluntary and community sectors?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal take into account issues and principles of inclusive and age-friendly design?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

10 Minimising the use of resources

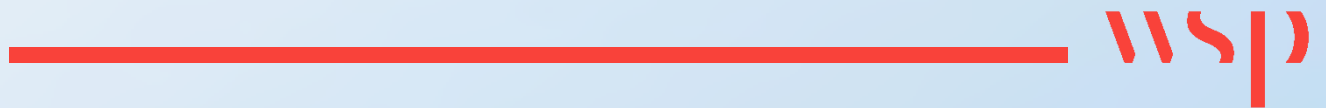
Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal encourage recycling, including building materials?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate sustainable design and construction techniques?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

11 Climate change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, ie ventilation, shading and landscaping?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal maintain or enhance biodiversity?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate sustainable urban drainage techniques?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Appendix B

MAPS OF LOCAL HEALTHCARE INFRASTRUCTURE

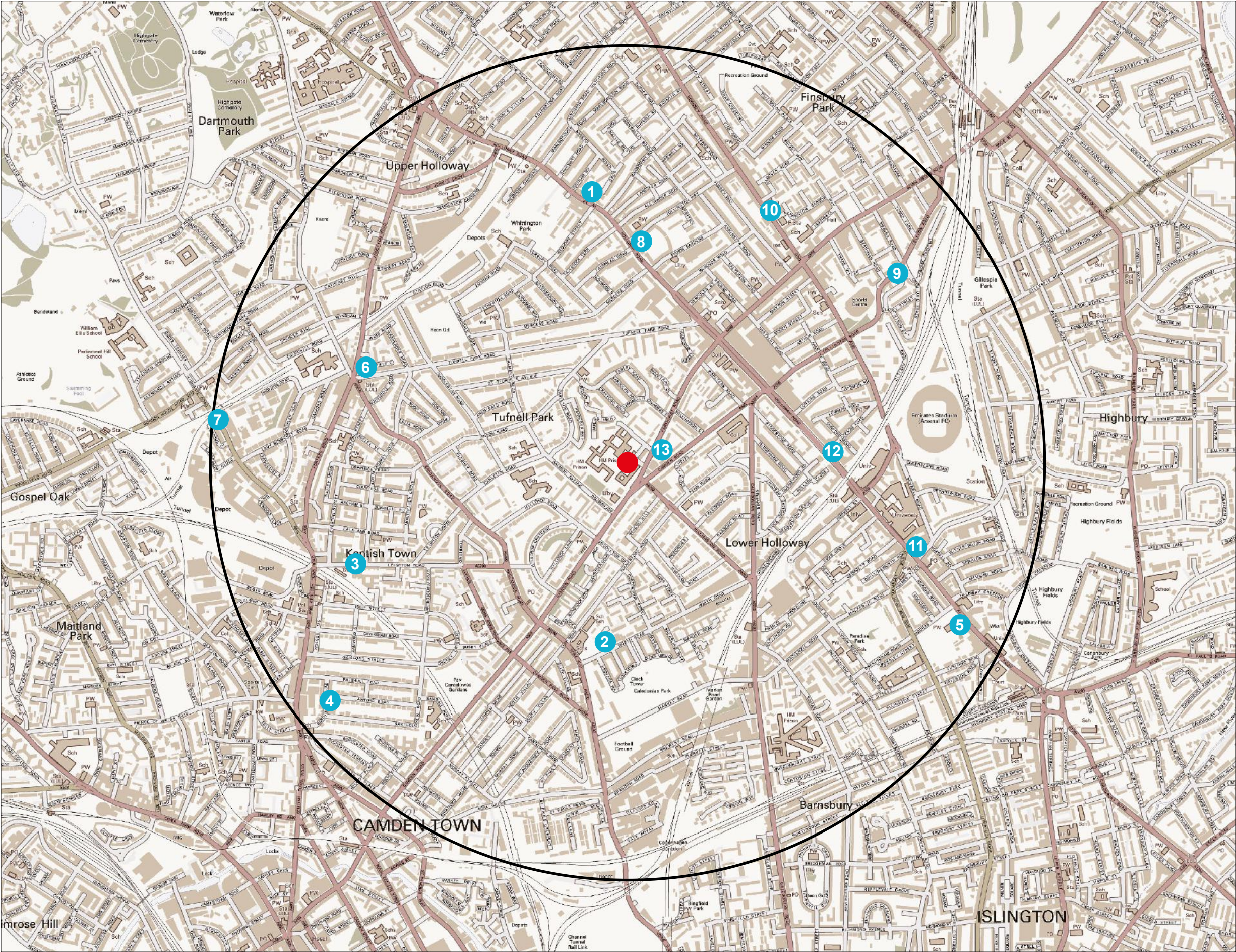



● Site location

— 1.5 km Radius

GP practices

- 1 Archway Medical Centre
- 2 The Goodinge Group Practice
- 3 Caversham Group Practice
- 4 James Wigg Group Practice
- 5 The Family Practice
- 6 The Junction Medical Practice
- 7 The Parliament Hill Medical Practice
- 8 The Northern Medical Centre
- 9 The Village Practice
- 10 Andover Medical Centre
- 11 Dr Simon Edoman Practice
- 12 Sobell Medical Centre
- 13 Partnership Primary Care Centre



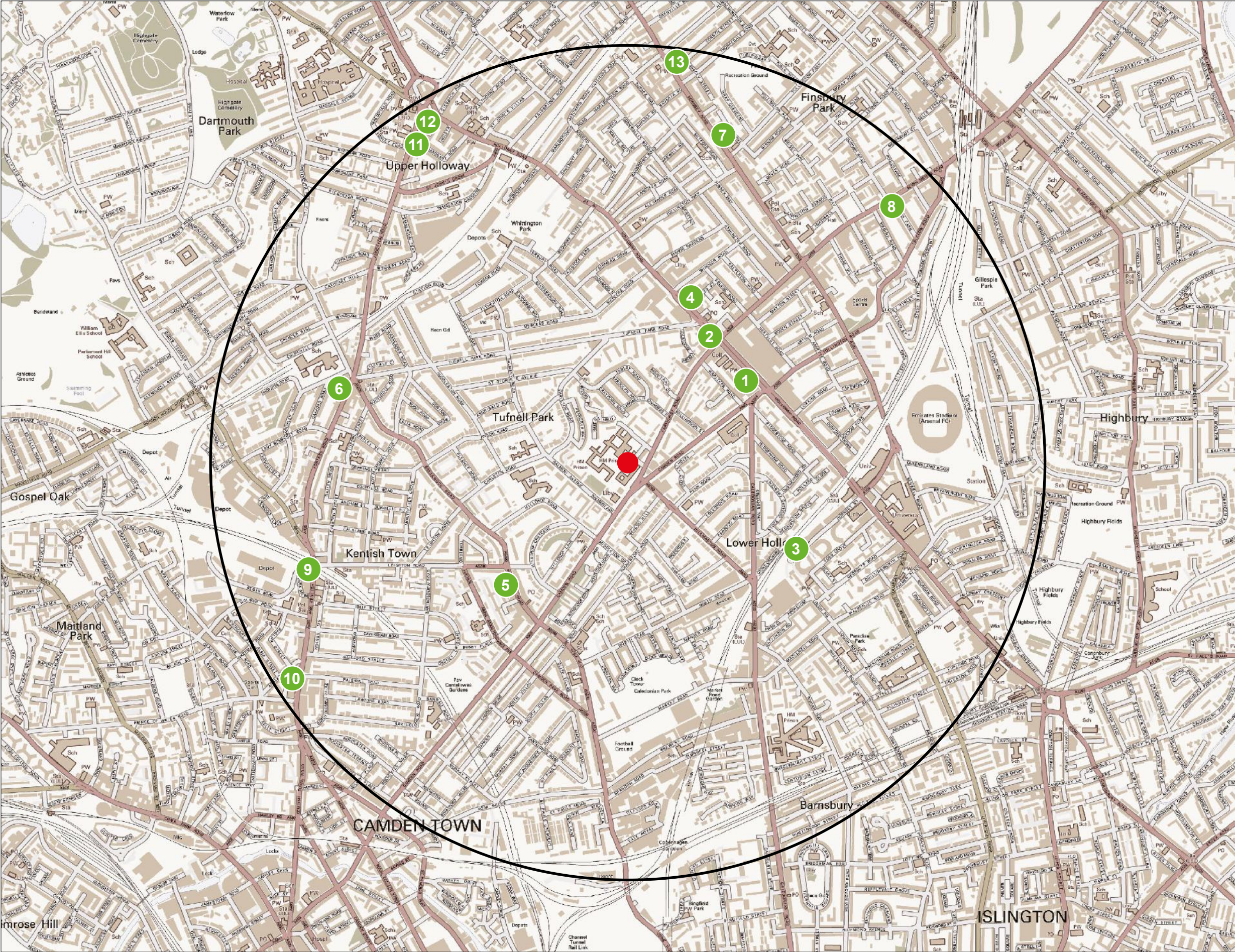
Project	Project Holloway	LPA	London Borough of Islington	WSP UK Ltd Aldermay House 10 - 15 Queen Street London EC4N 1TX
Title	Appendix B: Location of GPs within 1.5 km of the Site	Date:	17.06.2020	 T 020 3848 2500 UKPlanningComment@wsp.com
Client	Peabody Construction Limited	Scale:	NTS	
		Project No:	62262249-006	
		Drawing No:	62262249-006/3	
		Drawn By:	CM	




● Site location
— 1.5 km Radius

Dentists

- 1 N7 Dental Care
- 2 Holloway Dental Centre
- 3 Whittington Health NHS Oral Surgery Service (Islington)
- 4 Gentle Dental Care
- 5 Brecknock Dental
- 6 Aspire Dental Clinic
- 7 The Dental Surgery
- 8 Torrance Dental Surgery
- 9 AG Dentistry
- 10 Ace Dental
- 11 Family Dental Care
- 12 Smilecare Dental Centre
- 13 Hornsey Dental Care



Project	Project Holloway	LPA	London Borough of Islington	WSP UK Ltd Aldermay House 10 - 15 Queen Street London EC4N 1TX
Title	Appendix B: Location of dentists within 1.5km of the Site	Date:	07.10.2021	 T 020 3848 2500 UKPlanningComment@wsp.com
Client	Peabody Construction Limited	Scale:	NTS	
		Project No:	62262249-HIA	
		Drawing No:	62262249-HIA/1	
		Drawn By:	CM	





Aldermay House
10-15 Queen Street
London

wsp.com

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Appendix 7.1 Population Yield Calculations

GLA Population Yield Calculator **Population Yield for Holloway (INCLUDES EXTRA CARE HOMES)**

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	183	360	27	0
Social Units	106	209	87	13

Total Units	985
-------------	-----

Geographic Aggregation	Inner London
------------------------	--------------

PTAL	PTAL 5-6
------	----------

Notes
Sample size of 23 sites
Shaded cells require user input
Select both geography and PTAL
For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

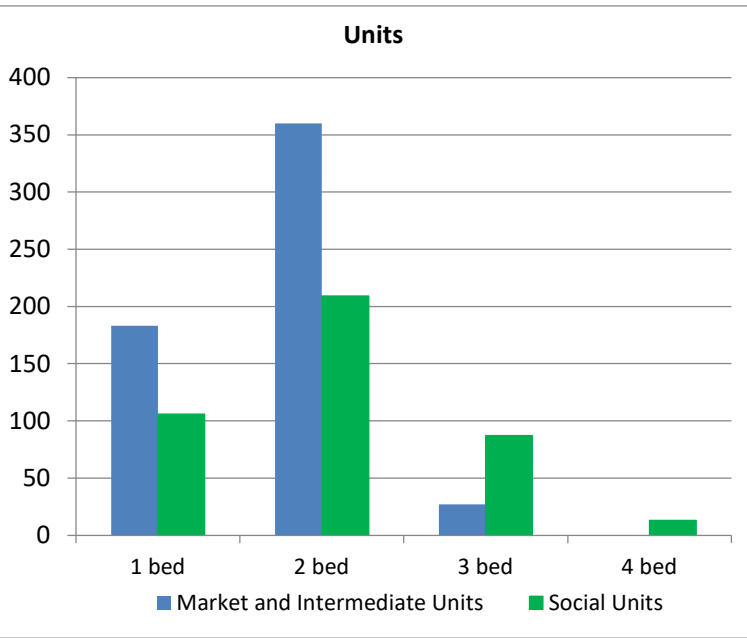
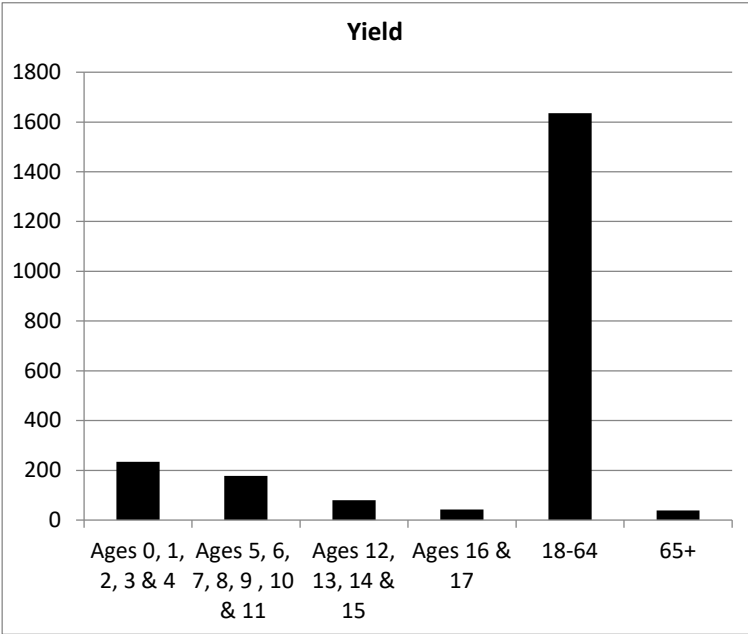
Yield from Development (persons)			
	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	38.4	196.0	234.5
Ages 5, 6, 7, 8, 9, 10 & 11	25.0	153.1	178.1
Ages 12, 13, 14 & 15	5.2	73.9	79.2
Ages 16 & 17	2.8	39.1	41.8
18-64	968.8	665.7	1634.6
65+	23.2	15.5	38.7
Total Yield	1063.4	1143.3	2206.7

Play Space Calculator **IGNORE THE PLAY CALCULATION. SEE OTHER SHEET.**

Total Children	533.5
----------------	-------

	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	5335.0

Estimated yield from a development of 985 units
Located in Inner London with a PTAL of 5-6



GLA Population Yield Calculator Child Yield for Holloway (EXCLUDES EXTRA CARE HOMES)

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	183	360	27	0
Social Units	46	209	87	13

Total Units	925
-------------	-----

Geographic Aggregation	Inner London
------------------------	--------------

PTAL	PTAL 5-6
------	----------

Notes
Sample size of 23 sites
Shaded cells require user input
Select both geography and PTAL
For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

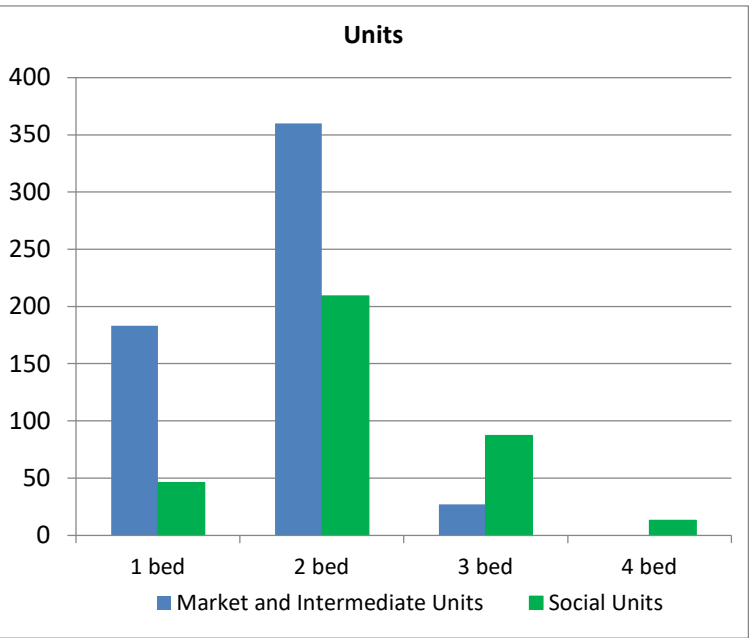
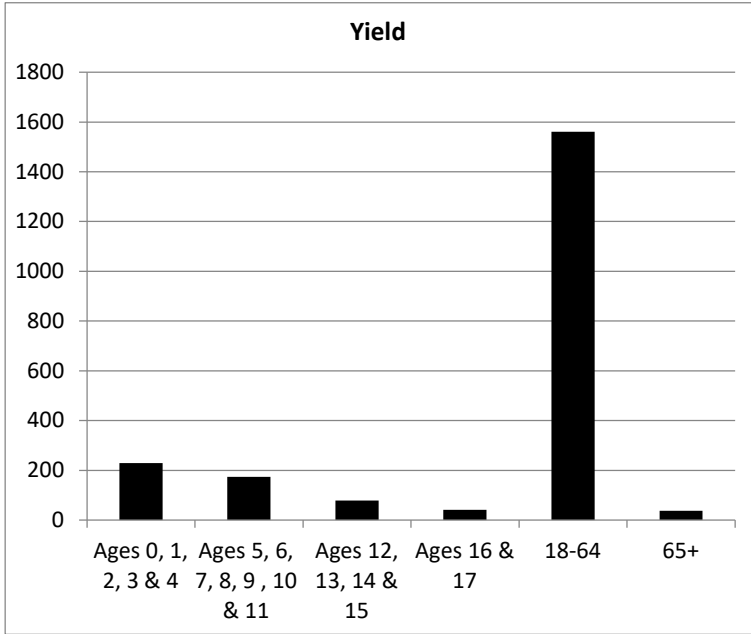
Yield from Development (persons)			
	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	38.4	190.5	228.9
Ages 5, 6, 7, 8, 9, 10 & 11	25.0	149.3	174.3
Ages 12, 13, 14 & 15	5.2	72.9	78.1
Ages 16 & 17	2.8	38.5	41.3
18-64	968.8	592.4	1561.2
65+	23.2	13.7	36.9
Total Yield	1063.4	1057.3	2120.7

Play Space Calculator USE THIS FOR THE CHILD YIELD PLAY CALCULATION

Total Children	522.6
----------------	-------

	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	5226.1

Estimated yield from a development of 925 units
Located in Inner London with a PTAL of 5-6



Appendix 7.2 Policy Review

7. Socio-Economics – Appendix 7.2

7.1 Policy Review

Islington's Core Strategy (2011)¹

- 7.1.1 Islington's Core Strategy (ICS) sets out that the aspiration of Islington Council is that everyone who lives, works and studies in the borough can feel that they belong. The vision of the ICS is centred around creating a place where real change has been achieved to create a stronger and economically, environmentally and socially sustainable community.
- 7.1.2 One of the core objectives of the ICS is to secure a supply of housing that encourages mixed communities as well as meeting and exceeding the minimum regional targets for housing supply. Furthermore, objective number 4 sets out that the council seek to ensure new development and the spaces around it provide a high-quality environment.
- 7.1.3 The specific policies that are relevant to this application are explained in depth within the supporting Planning Statement.

Islington's Local Plan Development Management Policies (2013)²

- 7.1.4 The Development Management Policies (DMP) together with the ICS form part of the Council's Local Plan and Islington Council's Development Plan.
- 7.1.5 The DMP sets out that high density development is needed to accommodate the projected population growth within the borough. A key recognition that informs many of the policies is the association between housing and physical and mental health and the contribution that planning can make to create places that support healthy living for all.
- 7.1.6 The DMP further reiterates the forecasts raised in the Core Strategy, specifically employment growth of between 35,000 and 45,000 jobs during the plan period, and to achieve this, at least 20% additional business floor space is required by 2026.

The London Plan (2021)³

- 7.1.7 The London Plan (2021) sets out that there is a need to deliver 66,000 additional homes per year. The Plan sets out that the required housing supply will be delivered through:

¹ Islington Council. The Islington Core Strategy. 2011. [Online] Accessed 1 June 2021.

² Islington Council. Islington Local Plan Development Management policies. 2013. [Online]. Accessed 1 June 2021

³ Mayor of London. The London Local Plan. 2021. [Online]. Accessed 30 August 2021.

- Proactive intervention in London's land market to unlock and accelerate housing delivery, including on public land and through compulsory purchase and other forms of land assembly.
- Increased and better-targeted investment to de-risk development and maximise opportunities from new transport infrastructure.
- Diversification of the housebuilding industry through increased Build to Rent development, more support for small and medium-sized builders, and more supply from councils and housing associations.
- Tackling the construction skills gap and modernising construction methods.

7.1.8 The London Borough of Islington has a ten-year (2019/20-2028/29) housing target of delivering 7,750 new homes per year, as set out in the 2021 London Plan.

National Planning Policy Framework (2021)⁴

7.1.9 The revised National Planning Policy Framework (NPPF) was published on 24 July 2018 and was updated on 19 February 2019 and again on 20 July 2021. This sets out the Government's planning policies for England and how these are expected to be applied. The National Planning Practice Guidance (NPPG) provides guidance on how the policies should be applied and forms a series of guidance documents covering issues such as Housing and Economic Needs Assessment and Housing Supply and Delivery.

7.1.10 Central to the NPPF is the presumption in favour of sustainable development. Chapter 11 sets out that in order to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

7.1.11 Furthermore, Chapter 6 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt and significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Draft Islington Local Plan Strategic and Development Management Policies⁵

7.1.12 The Draft Local Plan is in the late stages of preparation and will replace the adopted Core Strategy and Development Management Policies. It will cover the period 2020 – 2035. The Council submitted the Islington Local Plan to the Secretary of State on 12 February 2020. The Examination in Public has now started, which is the last stage of the plan making process.

7.1.13 The Draft Local Plan has a strong focus on maximising the delivery of housing of a high quality. The Draft Local Plan specifically states that the former Holloway Prison site is a key local housing site which will help meet

⁴ MHCLG. The National Planning Policy Framework. 2021). [Online]. Accessed 30 August 2021.

⁵ Islington Council. Islington Local Plan and DMPs (2020). [Online]. Accessed 30 August 2021.

identified housing need in the borough (policy SP5). The site is recognised to provide high levels of genuinely affordable housing, community uses and publicly accessible open space.

- 7.1.14 By 2036, it is anticipated that there will be 50,500 additional jobs within the borough and to realise this growth, a range of workspaces that meet the existing and future needs of businesses must be provided. The council will expect jobs and training opportunities to be provided from major development for local residents.
- 7.1.15 Furthermore, the council reinforce the importance of safety and ensuring that people feel secure on its streets and within open spaces. The creation and maintenance of mixed and balanced communities will be a key part of ensuring safety.

Islington Strategic Housing Market Assessment (2017)⁶

- 7.1.16 The Strategic Housing Market Assessment (SHMA) sets out that the identified housing need in Islington is 23,000 dwellings over the 20-year period 2015-2035 equivalent to an average of 1,1250 dwellings per year.
- 7.1.17 In terms of housing mix and tenure, the housing need for market housing comprises 10,700 additional homes, mainly three bedroom properties and the housing need for affordable housing comprises 12,300. Furthermore, the SHMA outlines that the demand for the private rented sector (PRS) has increased significantly over the past decade.

Islington Employment Land Study (2016)⁷

- 7.1.18 The Employment Land Study was commissioned by Islington Council to inform the Local Plan review process.
- 7.1.19 The latest employment projections suggest that Islington's employment will rise from 217,000 in 2015 to 273,000 by 2036, a growth of 25.8%. The Study sets out that economic activity rates in Islington stand at 74.9%, which compares to a London average of 77.0%. This is slightly higher than boroughs such as Camden (70.2%), Hackney (74.0%) and Newham (70.4%), but significantly lagging the economic activity rates in Lambeth (84.3%) and more affluent West London boroughs, such as Richmond (81.2%) and Wandsworth (83.3%).
- 7.1.20 The population growth and pressure for residential development is evident in the fact that the Borough has experienced a major loss of employment to housing over the past decade. However, the loss of employment floorspace has been counter-balanced by an increase in job numbers which has been made possible through the intensification of existing employment land. The Study does recognise that this by itself cannot sustain employment growth in the long-term.

⁶ Islington Council. Islington Strategic Housing Market Assessment. 2017. [Online]. Accessed 30 August 2021.

⁷ Islington Council. Islington Employment Land Survey. 2016. [Online]. Accessed 30 August 2021.

Appendix 8.1- 8.10 Air Quality Appendices

Air Quality Appendices: Holloway Prison

October 2021



Experts in air quality
management & assessment



Document Control

Client	Peabody Construction Ltd	Principal Contact	Jo Dickson (Avison Young)
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Job Number	J10/12290/10
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Report Prepared By:	Isabel Stanley
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Document Status and Review Schedule

Report No.	Date	Status	Reviewed by
J10/12290/10/1/ F1	25 October 2021	Final	Guido Pellizzaro (Associate Director)

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Companies House Registration No: 2814570

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A8.1 Air Quality Assessment Consultation

- A8.1.1 As per the EIA scoping opinion consultation with the Environmental Health Officer at the London Borough of Islington has been undertaken and is presented below. The consultation confirmed the acceptability of the scope and method used in the air quality assessment.

Isabel Stanley

From: O'Sullivan, Daniel <Daniel.OSullivan@islington.gov.uk>
Sent: 30 June 2020 12:35
To: Isabel Stanley
Cc: Guido Pellizzaro; Hetherington, Jo
Subject: RE: Air Quality Assessment: Former Holloway Prison Redevelopment

Isabel,
Thanks for your email.

The site is adjacent to Parkhurst Road and Camden Road, noted as polluted routes and an Air Quality Focus Area. Any assessment shall use a conservative approach as to any future reduction in concentrations.

I would note the following section within the Local Plan on air quality:

Policy S7 Improving Air Quality

- A. Development proposals should not:
- (i) cause significant harm to air quality, cumulatively or individually;
 - (ii) lead to further deterioration of existing poor air quality, create any new areas that exceed air quality limits, or delay the date at which compliance will be achieved in areas that are currently in exceedance of legal limits;
 - (iii) reduce air quality benefits that result from the Mayor's or boroughs' activities to improve air quality; or
 - (iv) create unacceptable risk of high levels of exposure to poor air quality.
- B. Development proposals should meet the following requirements:
- (i) be at least Air Quality Neutral. The development of large-scale redevelopment areas should propose measures across the area that will actively reduce air pollution and achieve an Air Quality Positive approach through the new development.
 - (ii) use design solutions to prevent or minimise increased exposure to existing air pollution and make provision to address local problems of air quality. Particular care should be taken with developments that are in Air Quality Focus Areas or that are likely to be used by large numbers of people particularly vulnerable to poor air quality, such as children or older people. Where adequate mitigation is not provided and/or is not practical planning permission may be refused.
 - (iii) ensure that where emissions need to be reduced, this is done on-site. Where it can be demonstrated that on-site provision is impractical or inappropriate, off-site measures to improve local air quality may be acceptable, provided that equivalent air quality benefits can be demonstrated.
- C. All major developments are required to submit an Air Quality Assessment (AQAs) to meet Air Quality Neutral standards, unless it can be demonstrated that transport and building emissions will be less than the previous or existing use. A preliminary AQA should be carried out before designing the development to inform the design process.

Any further issues give me an email or call.

Regards,
Daniel O'Sullivan

Acoustics Officer
Environmental Pollution, Policy & Projects Team
Public Protection
London Borough of Islington
3rd Floor, 222 Upper Street, London N1 1XR

T: 020 7527 3340 F: 020 7527 3019
E: daniel.o'sullivan@islington.gov.uk
W: www.islington.gov.uk

Follow us on Twitter@IslingtonBC and @IslingtonLife

Register non-road mobile machinery (NRMM) via this link: <https://nrmm.london/>

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1. General Environmental Information: Whilst all reasonable care has been taken to ensure the accuracy of the information and data provided within this correspondence, the Council accept no liability for any loss or damage howsoever caused arising from any reliance placed by any other person upon the information and data contained herein.

2. Relating to Planning Issues: The responsibility to properly address contaminated land issues, including safe development and secure occupancy, and irrespective of any involvement by this Authority, lies with the owner/developer of the site.

From: Hetherington, Jo [mailto:Jo.Hetherington@islington.gov.uk]
Sent: 12 June 2020 09:22
To: Isabel Stanley <isabelstanley@aqconsultants.co.uk>
Cc: O'Sullivan, Daniel <Daniel.OSullivan@islington.gov.uk>; Pollution <Pollution@islington.gov.uk>; guidopellizzaro@aqconsultants.co.uk
Subject: RE: Air Quality Assessment: Former Holloway Prison Redevelopment

Hi,

I have forwarded your query to Daniel O'Sullivan for comment.

Our 2019 data is still provisional, our 2018 data can be found at <https://www.islington.gov.uk/-/media/sharepoint-lists/public-records/environmentalprotection/information/adviceandinformation/20192020/20191127islingtonairqualityreport20181.pdf>.

Regards,

Jo Hetherington
Pollution Officer

T: 020 7527 7571
E: jo.hetherington@islington.gov.uk

Islington Council
222 Upper Street, London, N1 1XR

From: Isabel Stanley <isabelstanley@aqconsultants.co.uk>
Sent: 11 June 2020 15:24
To: Hetherington, Jo <Jo.Hetherington@islington.gov.uk>
Cc: Pollution <Pollution@islington.gov.uk>; Guido Pellizzaro <guidopellizzaro@aqconsultants.co.uk>
Subject: Air Quality Assessment: Former Holloway Prison Redevelopment

Dear Jo,

We have been appointed to carry out an Air Quality Assessment as part of an EIA to support the planning application for a residential development at the former Holloway Prison site, London Borough of Islington; and I would like to agree the approach to the air quality assessment with you, to make sure the LB of Islington are happy with it.

I have attached a file showing the site location. The proposal involves the construction of up to 1,200 residential units; a women's building/ centre; a new public park and play space. A scoping report has been issued to the London Borough of Islington, which sets further details of the development (Reference: P2020/1244/EIA).

The proposed development is residential and includes public space, and thus deemed as a location of relevant exposure in relation to the air quality objectives. Therefore, the assessment will focus on assessing the impacts of the existing air quality on occupants of the development. Whilst the development is car free, there are a number of daily vehicle movements associated with deliveries and the assessment will therefore also focus on the impacts of development generated traffic. The development proposals include a combined heat and power plant (CHP) and the impacts of emissions from this will also be included within the assessment.

In terms of the air quality assessment, we are proposing the following methodology:

- Defining baseline conditions, including identifying monitoring data and existing sources or pollutants in the area;
- Undertaking detailed modelling of traffic emissions, using the ADMS-Roads dispersion model, to quantitatively determine the concentrations of pollutants at existing residential properties as well as within the proposed development;
- Undertaking detailed modelling of the CHP plant emissions, using the ADMA-5 dispersion model, to quantitatively determine the concentrations of pollutants at existing residential properties, as well as within the proposed development;
- Assessing the impacts of construction dust on the area surrounding the site and the routes where dust may be tracked out from the site;
- Determining whether the site is 'air quality neutral' in terms of both transport and building emissions when compared to the relevant benchmarks; and
- Identifying the need for any mitigation measures to be applied during the construction and operation of the development.

We will use meteorological data from the London City Airport monitoring site which is the closest, and we consider the most representative of conditions at the development site.

I would be grateful if you could confirm whether the approach set out above is acceptable, and also let me know if you have any further comments that may be helpful.

I would also be grateful if you could provide me with 2019 air quality monitoring data if they are available for use in the baseline conditions.

Kind regards

Isabel Stanley

Assistant Air Quality Consultant

Air Quality Consultants Ltd

23 Coldharbour Road, Bristol, BS6 7JT

T 0117 974 1086 E isabelstanley@aqconsultants.co.uk



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A8.2 Legislative and Planning Policy Context

- A8.2.1 All European legislation referred to in this report is written into UK law and will remain in place, although there is uncertainty at this point in time as to who will enforce the requirements of some of this legislation.

Air Quality Strategy

- A8.2.2 The Air Quality Strategy¹ (Defra, 2007) published by the Department for Environment, Food, and Rural Affairs (Defra) and Devolved Administrations, provides the policy framework for air quality management and assessment in the UK. It provides air quality standards and objectives for key air pollutants, which are designed to protect human health and the environment. It also sets out how the different sectors: industry, transport and local government, can contribute to achieving the air quality objectives. Local authorities are seen to play a particularly important role. The strategy describes the Local Air Quality Management (LAQM) regime that has been established, whereby every authority has to carry out regular reviews and assessments of air quality in its area to identify whether the objectives have been, or will be, achieved at relevant locations, by the applicable date. If this is not the case, the authority must declare an Air Quality Management Area (AQMA), and prepare an action plan which identifies appropriate measures that will be introduced in pursuit of the objectives.

Clean Air Strategy 2019

- A8.2.3 The Clean Air Strategy (Defra, 2019) sets out a wide range of actions by which the UK Government, will seek to reduce pollutant emissions and improve air quality. Actions are targeted at four main sources of emissions: Transport, Domestic, Farming and Industry. At this stage, there is no straightforward way to take account of the expected future benefits to air quality within this assessment.

Reducing Emissions from Road Transport: Road to Zero Strategy

- A8.2.4 The Office for Low Emission Vehicles (OLEV) and Department for Transport (DfT) published a Policy Paper (DfT, 2018) in July 2018 outlining how the government will support the transition to zero tailpipe emission road transport and reduce tailpipe emissions from conventional vehicles during the transition. This paper affirms the Government's pledge to end the sale of new conventional petrol and diesel cars and vans by 2040, and states that the Government expects the majority of new cars and vans sold to be 100% zero tailpipe emission and all new cars and vans to have significant zero tailpipe emission capability by this year, and that by 2050 almost every car and van should have zero

¹ Defra (2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland

tailpipe emissions. It states that the Government wants to see at least 50%, and as many as 70%, of new car sales, and up to 40% of new van sales, being ultra-low emission by 2030.

- A8.2.5 The paper sets out a number of measures by which Government will support this transition, but is clear that Government expects this transition to be industry and consumer led. The Government has since announced that the phase-out date for the sale of new petrol and diesel cars and vans will be brought forward to 2030 and that all new cars and vans must be fully zero emission at the tailpipe from 2035. If these ambitions are realised then road traffic-related NO_x emissions can be expected to reduce significantly over the coming decades, likely beyond the scale of reductions forecast in the tools utilised in carrying out this air quality assessment.

Planning Policy

National Policies

- A8.2.6 The National Planning Policy Framework (NPPF) (2019a) sets out planning policy for England. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has three overarching objectives, one of which (Paragraph 8c) is an environmental objective:

“to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.

- A8.2.7 To prevent unacceptable risks from air pollution, Paragraph 170 of the NPPF states that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by...preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air quality”.

- A8.2.8 Paragraph 180 states:

“Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development”.

- A8.2.9 More specifically on air quality, Paragraph 180 makes clear that:

“Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality

Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan”.

- A8.2.10 The NPPF is supported by Planning Practice Guidance (PPG) (Ministry of Housing, Communities & Local Government, 2019b), which includes guiding principles on how planning can take account of the impacts of new development on air quality. The PPG states that:

“Defra carries out an annual national assessment of air quality using modelling and monitoring to determine compliance with Limit Values. It is important that the potential impact of new development on air quality is taken into account where the national assessment indicates that relevant limits have been exceeded or are near the limit, or where the need for emissions reductions has been identified”.

- A8.2.11 Regarding plan-making, the PPG states:

“It is important to take into account air quality management areas, Clean Air Zones and other areas including sensitive habitats or designated sites of importance for biodiversity where there could be specific requirements or limitations on new development because of air quality”.

- A8.2.12 The role of the local authorities through the LAQM regime is covered, with the PPG stating that a local authority Air Quality Action Plan “identifies measures that will be introduced in pursuit of the objectives and can have implications for planning”. In addition, the PPG makes clear that dust can also be a planning concern, for example, because of the effect on local amenity”.

- A8.2.13 Regarding the need for an air quality assessment, the PPG states that:

“Whether air quality is relevant to a planning decision will depend on the proposed development and its location. Concerns could arise if the development is likely to have an adverse effect on air quality in areas where it is already known to be poor, particularly if it could affect the implementation of air quality strategies and action plans and/or breach legal obligations (including those relating to the conservation of habitats and species). Air quality may also be a material consideration if the proposed development would be particularly sensitive to poor air quality in its vicinity”.

- A8.2.14 The PPG sets out the information that may be required in an air quality assessment, making clear that:

“Assessments need to be proportionate to the nature and scale of development proposed and the potential impacts (taking into account existing air quality conditions), and because of this are likely to be locationally specific”.

A8.2.15 The PPG also provides guidance on options for mitigating air quality impacts, as well as examples of the types of measures to be considered. It makes clear that:

“Mitigation options will need to be locationally specific, will depend on the proposed development and need to be proportionate to the likely impact. It is important that local planning authorities work with applicants to consider appropriate mitigation so as to ensure new development is appropriate for its location and unacceptable risks are prevented”.

London Specific Policies

London Plan

Design-led Approach

A8.2.16 Policy D3 on optimising site capacity through the design-led approach states that “*development proposals should...help prevent or mitigate the impacts of noise and poor air quality*”. The explanatory text around this Policy states the following:

“Measures to design out exposure to poor air quality and noise from both external and internal sources should be integral to development proposals and be considered early in the design process. Characteristics that increase pollutant or noise levels, such as poorly-located emission sources, street canyons and noise sources should also be designed out wherever possible. Optimising site layout and building design can also reduce the risk of overheating as well as minimising carbon emissions by reducing energy demand”.

Development Plans

A8.2.17 Policy SI1 of the London Plan (GLA, 2021) states the following regarding strategic development plans:

Development Plans, through relevant strategic, site-specific and area-based policies, should seek opportunities to identify and deliver further improvements to air quality and should not reduce air quality benefits that result from the Mayor’s or boroughs’ activities to improve air quality.

Preliminary Air Quality Assessment

A8.2.18 The London Plan sets out expectations around the consideration of air quality in the design of all major developments:

“For major developments, a preliminary Air Quality Assessment should be carried out before designing the development to inform the design process. The aim of a preliminary assessment is to assess:

- *The most significant sources of pollution in the area*

- *Constraints imposed on the site by poor air quality*
- *Appropriate land uses for the site*
- *Appropriate design measures that could be implemented to ensure that development reduces exposure and improves air quality.*

Further assessments should then be carried out as the design evolves to ensure that impacts from emissions are prevented or minimised as far as possible, and to fully quantify the expected effect of any proposed mitigation measures, including the cumulative effect where other nearby developments are also underway or likely to come forward”.

Air Quality Positive

A8.2.19 The London Plan explains what is meant by ‘Air Quality Positive’ in the explanatory text around Policy SI1:

“An air quality positive approach is linked to other policies in the London Plan, such as Healthy Streets, energy masterplanning and green infrastructure. One of the keys to delivering this will be to draw existing good practice together in a holistic fashion, at an early stage in the process, to ensure that the development team can identify which options deliver the greatest improvement to air quality. Large schemes, subject to Environmental Impact Assessment, commonly have project and design teams representing a range of expertise, that can feed in to the development of a statement to set out how air quality can be improved across the proposed area of the development.

Single-site schemes, including referable schemes, are often constrained by pre-existing urban form and structure, transport and heat networks. These constraints may limit their ability to consider how to actively improve local air quality. By contrast, large schemes, particularly masterplans, usually have more flexibility to consider how new buildings, amenity and public spaces, transport and heat networks are deployed across the area and will therefore have greater opportunities to improve air quality and reduce exposure through the careful choice of design and infrastructure solutions. Delivery of an air quality positive approach will be project specific and will rely on the opportunities on site or in the surrounding area to improve air quality.

Statements for large-scale development proposals, prepared in response to Part C of this policy, should set out:

- *How air quality is intended to be analysed and opportunities for its improvement identified as part of the design process.*
- *How air quality improvements have informed the design choices made about layout and distribution of buildings, amenity spaces and infrastructure.*

- *What steps will be taken to promote the uptake and use of sustainable and zero-emission modes of transport beyond minimum requirements. This may include specific measures in transport plans or delivery against Healthy Streets indicators.*
- *How air pollutant emissions from the buildings or associated energy centres can be reduced beyond the minimum requirements set out in Part B of this policy. This may include specific measures in heating masterplans or working with existing heat network providers to reduce or eliminate energy centre emissions.*
- *How specific measures that are identified to deliver air quality improvements will be evaluated and secured, including whether more detailed design specifications will be required so that the final development meets the desired performance”.*

Electric Vehicle Charging

A8.2.20 To support the uptake of zero tailpipe emission vehicles, Policy T6.1 of the London Plan states:

“All residential car parking spaces must provide infrastructure for electric or Ultra-Low Emission vehicles. At least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces”.

London Environment Strategy

A8.2.21 The air quality chapter of the London Environment Strategy sets out three main objectives, each of which is supported by sub-policies and proposals. The Objectives and their sub-policies are set out below:

“Objective 4.1: Support and empower London and its communities, particularly the most disadvantaged and those in priority locations, to reduce their exposure to poor air quality.

- *Policy 4.1.1 Make sure that London and its communities, particularly the most disadvantaged and those in priority locations, are empowered to reduce their exposure to poor air quality*
- *Policy 4.1.2 Improve the understanding of air quality health impacts to better target policies and action*

Objective 4.2: Achieve legal compliance with UK and EU limits as soon as possible, including by mobilising action from London Boroughs, government and other partners

- *Policy 4.2.1 Reduce emissions from London’s road transport network by phasing out fossil fuelled vehicles, prioritising action on diesel, and enabling Londoners to switch to more sustainable forms of transport*
- *Policy 4.2.2 Reduce emissions from non-road transport sources, including by phasing out fossil fuels*

- *Policy 4.2.3 Reduce emissions from non-transport sources, including by phasing out fossil fuels*
- *Policy 4.2.4 The Mayor will work with the government, the London boroughs and other partners to accelerate the achievement of legal limits in Greater London and improve air quality*
- *Policy 4.2.5 The Mayor will work with other cities (here and internationally), global city and industry networks to share best practice, lead action and support evidence based steps to improve air quality*

Objective 4.3: Establish and achieve new, tighter air quality targets for a cleaner London by transitioning to a zero emission London by 2050, meeting world health organization health-based guidelines for air quality

- *Policy 4.3.1 The Mayor will establish new targets for PM_{2.5} and other pollutants where needed. The Mayor will seek to meet these targets as soon as possible, working with government and other partners*
- *Policy 4.3.2 The Mayor will encourage the take up of ultra low and zero emission technologies to make sure London's entire transport system is zero emission by 2050 to further reduce levels of pollution and achieve WHO air quality guidelines*
- *Policy 4.3.3 Phase out the use of fossil fuels to heat, cool and maintain London's buildings, homes and urban spaces, and reduce the impact of building emissions on air quality*
- *Policy 4.3.4 Work to reduce exposure to indoor air pollutants in the home, schools, workplace and other enclosed spaces"*

A8.2.22 While the policies targeting transport sources are significant, there are less obvious ones that will also require significant change. In particular, the aim to phase out fossil-fuels from building heating and cooling and from NRMM will demand a dramatic transition.

Low Emission Zone (LEZ)

A8.2.23 The LEZ was implemented as a key measure to improve air quality in Greater London. It entails charges for vehicles entering Greater London not meeting certain emissions criteria, and affects diesel-engined lorries, buses, coaches, large vans, minibuses and other specialist vehicles derived from lorries and vans. Since 1 March 2021, a standard of Euro VI has applied for HGVs, buses and coaches, while a standard of Euro 3 has applied for large vans, minibuses and other specialist diesel vehicles since 2012.

Ultra Low Emission Zone (ULEZ)

- A8.2.24 London's ULEZ was introduced on 8 April 2019. The ULEZ currently operates 24 hours a day, 7 days a week in the same area as the current Congestion Charging zone. All cars, motorcycles, vans and minibuses are required to meet exhaust emission standards (ULEZ standards) or pay an additional daily charge to travel within the zone. The ULEZ standards are Euro 3 for motorcycles, Euro 4 for petrol cars, vans and minibuses and Euro 6 for diesel cars, vans and minibuses. The ULEZ does not include any requirements relating to heavy vehicle (HGV, coach and bus) emissions, as these are addressed by the amendments to the LEZ described in Paragraph A8.2.23.
- A8.2.25 From 25 October 2021, the ULEZ will cover the entire area within the North and South Circular roads, applying the emissions standards set out in Paragraph A8.2.24.

Other Measures

- A8.2.26 Since 2018, all taxis presented for licencing for the first time had to be zero emission capable (ZEC). This means they must be able to travel a certain distance in a mode which produces no air pollutants, and all private hire vehicles (PHVs) presented for licensing for the first time had to meet Euro 6 emissions standards. Since January 2020, all newly manufactured PHVs presented for licensing for the first time had to be ZEC (with a minimum zero emission range of 10 miles). The Mayor's aim is that the entire taxi and PHV fleet will be made up of ZEC vehicles by 2033.
- A8.2.27 The Mayor has also proposed to make sure that TfL leads by example by cleaning up its bus fleet, implementing the following measures:
- TfL will procure only hybrid or zero emission double-decker buses from 2018;
 - a commitment to providing 3,100 double decker hybrid buses by 2019 and 300 zero emission single-deck buses in central London by 2020;
 - introducing 12 Low Emission Bus Zones by 2020;
 - investing £50m in Bus Priority Schemes across London to reduce engine idling; and
 - retrofitting older buses to reduce emissions (selective catalytic reduction (SCR) technology has already been fitted to 1,800 buses, cutting their NOx emissions by around 88%).

Local Policies

- A8.2.28 The emerging Islington Local Plan is currently under review and has now been submitted for public examination. Once this Local Plan is adopted, it will replace the existing Local Plan which was adopted in 2011 and 2013.
- A8.2.29 The LB of Islington's Core Strategy (London Borough of Islington Council, 2011) was adopted in February 2011. It does not contain any policies which are relevant to this assessment.

A8.2.30 The Development Management Policies (London Borough of Islington Council, 2013) document also forms part of the Local Plan, and provides the specific policies aimed at delivering the Core Strategy. Policy DM2.1 on design and heritage states that:

“provide a good level of amenity including consideration of noise and the impact of disturbance, hours of operation, vibration, pollution, fumes between and within developments, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook; (Policy DM2.1).”

A8.2.31 Policy DM6.1 on Healthy Development states that:

“...Developments in locations of poor air quality should be designed to mitigate the impact of poor air quality to within acceptable limits. Where adequate mitigation is not provided and/or is not practical planning permission may be refused...” and “Developments should not cause significant harm to air quality, cumulatively or individually. Where modelling indicates significant harm would be caused this shall be fully addressed through appropriate mitigation...”

A8.2.32 Policy DM7.1 on sustainable design and construction states that:

“Development proposals are required to integrate best practice sustainable design standards (as set out in the Environmental Design SPD) during design, construction and operation of the development...” and “...The council will support the development of renewable energy technologies in principle, subject to meeting wider policy requirements, including on ... air quality (Policy DM6.1).”

A8.3 EPUK & IAQM Planning for Air Quality Guidance

- A8.3.1 The guidance issued by EPUK and IAQM (Moorcroft and Barrowcliffe et al, 2017) is comprehensive in its explanation of the place of air quality in the planning regime. Key sections of the guidance not already mentioned above are set out below.

Air Quality as a Material Consideration

“Any air quality issue that relates to land use and its development is capable of being a material planning consideration. The weight, however, given to air quality in making a planning application decision, in addition to the policies in the local plan, will depend on such factors as:

- *the severity of the impacts on air quality;*
- *the air quality in the area surrounding the proposed development;*
- *the likely use of the development, i.e. the length of time people are likely to be exposed at that location; and*
- *the positive benefits provided through other material considerations”.*

Recommended Best Practice

- A8.3.2 The guidance goes into detail on how all development proposals can and should adopt good design principles that reduce emissions and contribute to better air quality management. It states:

“The basic concept is that good practice to reduce emissions and exposure is incorporated into all developments at the outset, at a scale commensurate with the emissions”.

- A8.3.3 The guidance sets out a number of good practice principles that should be applied to all developments that:

- include 10 or more dwellings;
- where the number of dwellings is not known, residential development is carried out on a site of more than 0.5 ha;
- provide more than 1,000 m² of commercial floorspace;
- are carried out on land of 1 ha or more.

- A8.3.4 The good practice principles are that:

- New developments should not contravene the Council's Air Quality Action Plan, or render any of the measures unworkable;
- Wherever possible, new developments should not create a new “street canyon”, as this inhibits pollution dispersion;

- Delivering sustainable development should be the key theme of any application;
- New development should be designed to minimise public exposure to pollution sources, e.g. by locating habitable rooms away from busy roads;
- The provision of at least 1 Electric Vehicle (EV) “rapid charge” point per 10 residential dwellings and/or 1000 m² of commercial floorspace. Where on-site parking is provided for residential dwellings, EV charging points for each parking space should be made available;
- Where development generates significant additional traffic, provision of a detailed travel plan (with provision to measure its implementation and effect) which sets out measures to encourage sustainable means of transport (public, cycling and walking) via subsidised or free-ticketing, improved links to bus stops, improved infrastructure and layouts to improve accessibility and safety;
- All gas-fired boilers to meet a minimum standard of <40 mgNO_x/kWh;
- Where emissions are likely to impact on an AQMA, all gas-fired CHP plant to meet a minimum emissions standard of:
 - Spark ignition engine: 250 mgNO_x/Nm³;
 - Compression ignition engine: 400 mgNO_x/Nm³;
 - Gas turbine: 50 mgNO_x/Nm³.
- A presumption should be to use natural gas-fired installations. Where biomass is proposed within an urban area it is to meet minimum emissions standards of 275 mgNO_x/Nm³ and 25 mgPM/Nm³.

A8.3.5 The guidance also outlines that offsetting emissions might be used as a mitigation measure for a proposed development. However, it states that:

“It is important that obligations to include offsetting are proportional to the nature and scale of development proposed and the level of concern about air quality; such offsetting can be based on a quantification of the emissions associated with the development. These emissions can be assigned a value, based on the “damage cost approach” used by Defra, and then applied as an indicator of the level of offsetting required, or as a financial obligation on the developer. Unless some form of benchmarking is applied, it is impractical to include building emissions in this approach, but if the boiler and CHP emissions are consistent with the standards as described above then this is not essential”.

A8.3.6 The guidance offers a widely used approach for quantifying costs associated with pollutant emissions from transport. It also outlines the following typical measures that may be considered to offset emissions, stating that measures to offset emissions may also be applied as post assessment mitigation:

- Support and promotion of car clubs;
- Contributions to low emission vehicle refuelling infrastructure;
- Provision of incentives for the uptake of low emission vehicles;
- Financial support to low emission public transport options; and
- Improvements to cycling and walking infrastructures.

Screening

Impacts of the Local Area on the Development

“There may be a requirement to carry out an air quality assessment for the impacts of the local area’s emissions on the proposed development itself, to assess the exposure that residents or users might experience. This will need to be a matter of judgement and should take into account:

- the background and future baseline air quality and whether this will be likely to approach or exceed the values set by air quality objectives;*
- the presence and location of Air Quality Management Areas as an indicator of local hotspots where the air quality objectives may be exceeded;*
- the presence of a heavily trafficked road, with emissions that could give rise to sufficiently high concentrations of pollutants (in particular nitrogen dioxide), that would cause unacceptably high exposure for users of the new development; and*
- the presence of a source of odour and/or dust that may affect amenity for future occupants of the development”.*

Impacts of the Development on the Local Area

A8.3.7 The guidance sets out two stages of screening criteria that can be used to identify whether a detailed air quality assessment is required, in terms of the impact of the development on the local area. The first stage is that you should proceed to the second stage if any of the following apply:

- 10 or more residential units or a site area of more than 0.5 ha residential use; and/or
- more than 1,000 m² of floor space for all other uses or a site area greater than 1 ha.

A8.3.8 Coupled with any of the following:

- the development has more than 10 parking spaces; and/or
- the development will have a centralised energy facility or other centralised combustion process.

A8.3.9 If the above do not apply then the development can be screened out as not requiring a detailed air quality assessment of the impact of the development on the local area. If they do apply then you proceed to stage 2, which sets out indicative criteria for requiring an air quality assessment. The stage 2 criteria relating to vehicle emissions are set out below:

- the development will lead to a change in LDV flows of more than 100 AADT within or adjacent to an AQMA or more than 500 AADT elsewhere;
- the development will lead to a change in HDV flows of more than 25 AADT within or adjacent to an AQMA or more than 100 AADT elsewhere;
- the development will lead to a realigning of roads (i.e. changing the proximity of receptors to traffic lanes) where the change is 5m or more and the road is within an AQMA;
- the development will introduce a new junction or remove an existing junction near to relevant receptors, and the junction will cause traffic to significantly change vehicle acceleration/deceleration, e.g. traffic lights or roundabouts;
- the development will introduce or change a bus station where bus flows will change by more than 25 AADT within or adjacent to an AQMA or more than 100 AADT elsewhere; and
- the development will have an underground car park with more than 100 movements per day (total in and out) with an extraction system that exhausts within 20 m of a relevant receptor.

A8.3.10 The criteria are more stringent where the traffic impacts may arise on roads where concentrations are close to the objective. The presence of an AQMA is taken to indicate the possibility of being close to the objective, but where whole authority AQMAs are present and it is known that the affected roads have concentrations below 90% of the objective, the less stringent criteria are likely to be more appropriate.

A8.3.11 On combustion processes (including standby emergency generators and shipping) where there is a risk of impacts at relevant receptors, the guidance states that:

“Typically, any combustion plant where the single or combined NO_x emission rate is less than 5 mg/sec is unlikely to give rise to impacts, provided that the emissions are released from a vent or stack in a location and at a height that provides adequate dispersion. As a guide, the 5 mg/s criterion equates to a 450 kW ultra-low NO_x gas boiler or a 30kW CHP unit operating at <95mg/Nm³.

In situations where the emissions are released close to buildings with relevant receptors, or where the dispersion of the plume may be adversely affected by the size and/or height of adjacent buildings (including situations where the stack height is lower than the receptor) then consideration will need to be given to potential impacts at much lower emission rates.

Conversely, where existing nitrogen dioxide concentrations are low, and where the dispersion conditions are favourable, a much higher emission rate may be acceptable”.

- A8.3.12 Should none of the above apply then the development can be screened out as not requiring a detailed air quality assessment of the impact of the development on the local area, provided that professional judgement is applied; the guidance importantly states the following:

“The criteria provided are precautionary and should be treated as indicative. They are intended to function as a sensitive ‘trigger’ for initiating an assessment in cases where there is a possibility of significant effects arising on local air quality. This possibility will, self-evidently, not be realised in many cases. The criteria should not be applied rigidly; in some instances, it may be appropriate to amend them on the basis of professional judgement, bearing in mind that the objective is to identify situations where there is a possibility of a significant effect on local air quality”.

- A8.3.13 Even if a development cannot be screened out, the guidance is clear that a detailed assessment is not necessarily required:

“The use of a Simple Assessment may be appropriate, where it will clearly suffice for the purposes of reaching a conclusion on the significance of effects on local air quality. The principle underlying this guidance is that any assessment should provide enough evidence that will lead to a sound conclusion on the presence, or otherwise, of a significant effect on local air quality. A Simple Assessment will be appropriate, if it can provide this evidence. Similarly, it may be possible to conduct a quantitative assessment that does not require the use of a dispersion model run on a computer”.

- A8.3.14 The guidance also outlines what the content of the air quality assessment should include, and this has been adhered to in the production of this report.

Assessment of Significance

- A8.3.15 There is no official guidance in the UK in relation to development control on how to describe the nature of air quality impacts, nor how to assess their significance. The approach within the EPUK/IAQM guidance has, therefore, been used in this assessment. This approach involves a two stage process:

- a qualitative or quantitative description of the impacts on local air quality arising from the development; and
- a judgement on the overall significance of the effects of any impacts.

- A8.3.16 The guidance recommends that the assessment of significance should be based on professional judgement, with the overall air quality impact of the development described as either ‘significant’ or ‘not significant’. In drawing this conclusion, the following factors should be taken into account:

- the existing and future air quality in the absence of the development;
- the extent of current and future population exposure to the impacts;
- the influence and validity of any assumptions adopted when undertaking the prediction of impacts;
- the potential for cumulative impacts and, in such circumstances, several impacts that are described as '*slight*' individually could, taken together, be regarded as having a significant effect for the purposes of air quality management in an area, especially where it is proving difficult to reduce concentrations of a pollutant. Conversely, a '*moderate*' or '*substantial*' impact may not have a significant effect if it is confined to a very small area and where it is not obviously the cause of harm to human health; and
- the judgement on significance relates to the consequences of the impacts; will they have an effect on human health that could be considered as significant? In the majority of cases, the impacts from an individual development will be insufficiently large to result in measurable changes in health outcomes that could be regarded as significant by health care professionals.

A8.3.17 The guidance is clear that other factors may be relevant in individual cases. It also states that the effect on the residents of any new development where the air quality is such that an air quality objective is not met will be judged as significant. For people working at new developments in this situation, the same will not be true as occupational exposure standards are different, although any assessment may wish to draw attention to the undesirability of the exposure.

A8.3.18 A judgement of the significance should be made by a competent professional who is suitably qualified.

London Vehicle Fleet Projections

A8.3.19 TfL has published an Integrated Impact Assessment (Jacobs, 2017) setting out the impacts of the changes to the LEZ and ULEZ described in Paragraphs A8.2.23 and A8.2.25. The assessment predicts that the changes will reduce overall NO_x emissions from vehicles in London by 28% in 2021 (32% in Inner London and 27% in Outer London) and by 21% in 2025 (24% in Inner London and 21% in Outer London). The percentage reduction reduces with time due to the natural turnover of the fleet that would have occurred regardless of the introduction of the proposed changes. The proposed changes will not significantly affect emissions in Central London, where the ULEZ will already be implemented, but concentrations here will still reduce due to the lower emissions in surrounding areas.

A8.3.20 The report projects that the changes will reduce exposure to exceedances of the annual mean nitrogen dioxide objective by 40% and 21% in Central London in 2021 and 2025, respectively; by 4%

and 0% in Inner London in 2021 and 2025, respectively; and by 23% and 27% in Outer London in 2021 and 2025, respectively, when compared to the baseline scenario.

- A8.3.21 The changes are not projected to have a significant effect on PM₁₀ and PM_{2.5} concentrations, although a small reduction is predicted.
- A8.3.22 AQC's report on the performance of Defra's EFT (AQC, 2020b) also highlighted that the EFT's assumptions regarding future fleet composition in London and across the UK may be over-pessimistic in terms of NO_x emissions (and no changes to the fleet mix within London were made between versions 9 and 10 of the EFT). The future fleet projection derived from the EFT for Outer London, for example, shows a very small reduction in the proportion of diesel cars between 2016 and 2030, and a very limited uptake of electric cars. The AQC report highlights that this contrasts with the expectations of many observers, as well as the most recent trends publicised by the media. When considered alongside the future requirements of the LEZ and ULEZ, these future fleet projections seem all the more unrealistic (i.e. worst-case in terms of emissions), as the changes to the LEZ and ULEZ would reasonably be expected to significantly increase the uptake of lower emissions vehicles in London.
- A8.3.23 The changes to the LEZ and ULEZ announced by the Mayor of London in June 2018 are not reflected in Defra's latest EFT and thus have not been considered in this assessment. The potentially over-pessimistic fleet projections built in to the EFT have not been addressed in this report either. Paragraphs A8.3.19 and A8.3.20 highlight that the changes to the LEZ and ULEZ will result in significant reductions in vehicle nitrogen oxides emissions and resultant nitrogen dioxide concentrations. The changes might reasonably also be expected to expedite the uptake of cleaner vehicles well beyond that projected in the EFT's fleet projections for London. As such, while the results presented in this report represent a reasonably conservative reflection of likely concentrations and impacts in the absence of the changes to the LEZ and ULEZ, they almost certainly represent an unrealistically worst-case assessment of likely concentrations and impacts bearing in mind the implementation of these changes.

A8.4 Modelling Methodology

Model Inputs

A8.4.1 Predictions have been carried out using the ADMS-Roads dispersion model (v5). The model requires the user to provide various input data, including emissions from each section of road and the road characteristics (including road width, street canyon width, street canyon height and porosity, where applicable). Vehicle emissions have been calculated based on vehicle flow, composition and speed data using the EFT (Version 10.1) published by Defra (2021b). Model input parameters are summarised in Table A4.1 and, where considered necessary, discussed further below.

Table A4.1: Summary of Model Inputs

Model Parameter	Value Used
Terrain Effects Modelled?	No
Variable Surface Roughness File Used?	No
Urban Canopy Flow Used?	Yes
Advanced Street Canyons Modelled?	Yes
Noise Barriers Modelled?	No
Meteorological Monitoring Site	London City
Meteorological Data Year	2019
Dispersion Site Surface Roughness Length (m)	1
Dispersion Site Minimum MO Length (m)	75
Met Site Surface Roughness Length (m)	0.2
Met Site Minimum MO Length (m)	75
Gradients?	No

A8.4.2 AADT flows, diurnal flow profiles, speeds, and vehicle fleet composition data have been provided by Velocity, who have undertaken the transport assessment work for the Development. Traffic data for Tufnell Park Road have been taken from the LAEI (GLA, 2019). Traffic speeds have been estimated based on professional judgement, taking account of the road layout, speed limits and the proximity to a junction.

Table A4.2: Summary of Traffic Data used in the Assessment (AADT Flows)

Road Link	2019		2027 (Without Scheme)		2027 (With Scheme)	
	AADT	%HDV	AADT	%HDV	AADT	%HDV
Link 1	17,401	4%	18,894	4%	19,015	4%
Link 2	12,799	3%	13,920	3%	14,067	3%
Link 3	24,921	4%	27,084	4%	27,327	4%
Link 4	7,715	2%	8,362	2%	8,362	2%
Link 5	8,564	2%	9,292	2%	9,316	3%
Link 6	26,226	3%	28,444	3%	28,517	3%
Link 7	34,167	3%	37,041	3%	37,138	3%
Link 8	19,040	3%	20,646	3%	20,719	3%
Link 9	15,010	3%	16,278	3%	16,302	3%
Link 10	25,475	3%	27,621	3%	27,669	3%
440973	6,581	8%	7,303	6%	7,303	6%

A8.4.3 Figure A4.1 shows the road network included within the model, along with the speed at which each link was modelled, and shows which sections of road have been modelled as canyons.

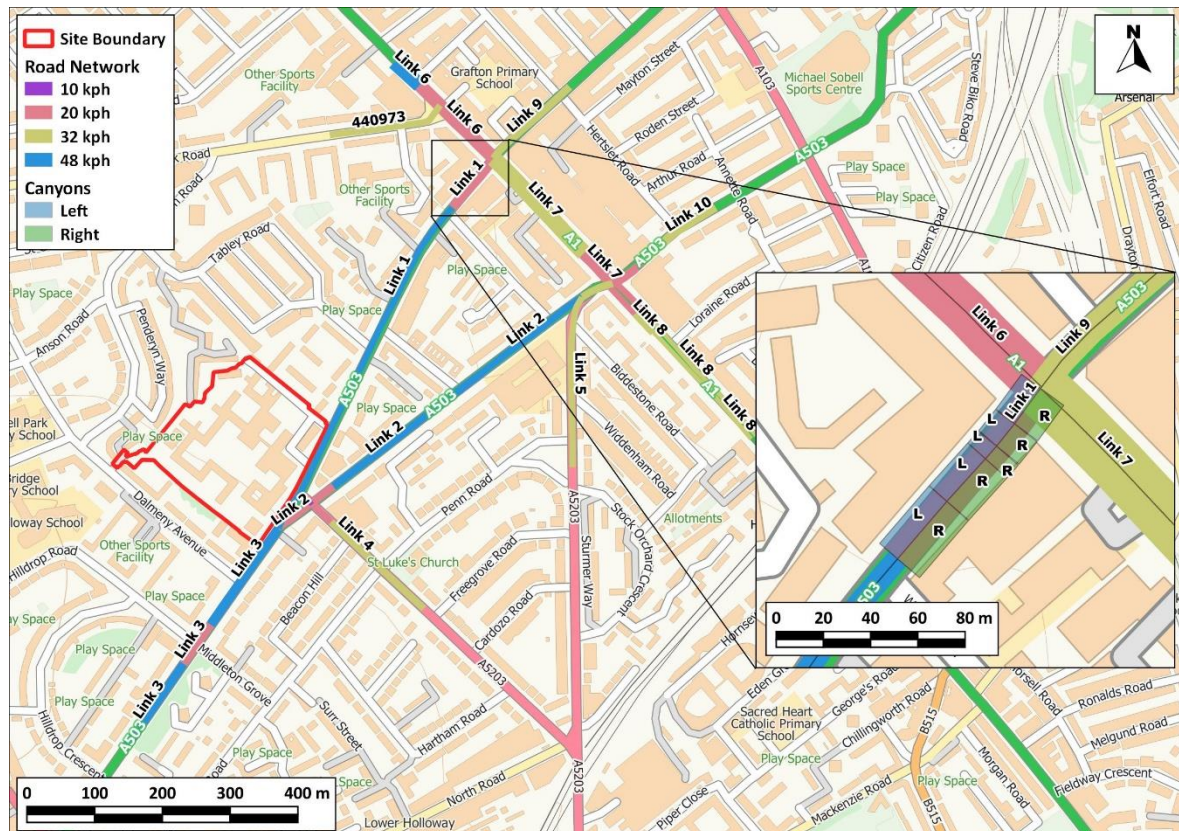


Figure A4.1: Modelled Road Network & Speed

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- A8.4.4 For the purposes of modelling, it has been assumed that receptors within buildings along Parkhurst Road at the junction with Holloway Road are located within a street canyon. This road has a number of canyon-like features, which reduce dispersion of traffic emissions, and can lead to concentrations of pollutants being higher here than they would be in areas with greater dispersion. This section of Parkhurst Road has, therefore, been modelled as a street canyons using ADMS-Roads' advanced canyon module, with appropriate input parameters determined from local mapping. The advanced canyon module has been used along with the urban canopy flow module, the input data for which have been published by Cambridge Environmental Research Consultants (CERC, 2016), who developed the ADMS models. The modelled canyons are shown in Figure A4.1.
- A8.4.5 Hourly sequential meteorological data in sectors of 10 degrees from London City for 2019 have been used in the model. The London City meteorological monitoring station is located at London City Airfield, approximately 13 km to the southeast of the proposed development. It is deemed to be the nearest monitoring station representative of meteorological conditions in the vicinity of the proposed development; both the application site and the London City meteorological monitoring station are located in Inner London where they will be influenced by the effects of inland meteorology over urban

topography. A wind rose for the site for the year 2019 is provided in Figure A4.2. The station is operated by the UK Met Office. Raw data were provided by the Met Office and processed by AQC for use in ADMS.

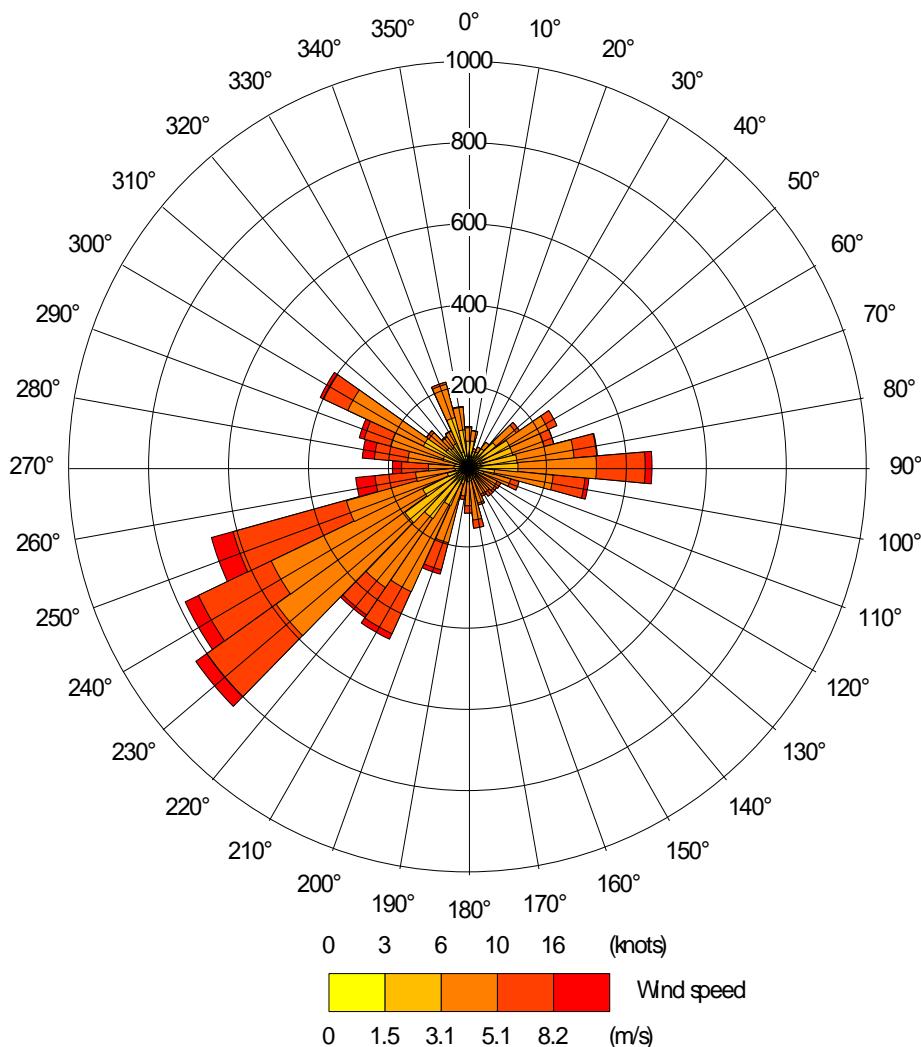


Figure A4.2: London City Wind Rose (2019)

Model Verification

- A8.4.6 Evidence collected over many years has shown that, in most urban areas, dispersion modelling relying upon Defra's EFT has tended to systematically under-predict roadside nitrogen dioxide concentrations. To account for this, it is necessary to adjust the model against local measurements. The model has been run to predict annual mean nitrogen dioxide concentrations during 2019 at the IS2 automatic monitoring site. This site has been selected due to being located in a roadside location adjacent to Holloway Road, for which traffic data were provided.

Nitrogen Dioxide

- A8.4.7 Most nitrogen dioxide (NO₂) is produced in the atmosphere by reaction of nitric oxide (NO) with ozone. It is therefore most appropriate to verify the model in terms of primary pollutant emissions of nitrogen oxides (NO_x = NO + NO₂). The model has been run to predict the annual mean NO_x concentrations during 2019 at automatic monitoring site IS2. Concentrations have been modelled at 2.5 m, the height of the monitor.
- A8.4.8 The model output of road-NO_x (i.e. the component of total NO_x coming from road traffic) has been compared with the 'measured' road-NO_x. Measured road-NO_x has been calculated from the measured NO₂ concentration and the predicted background NO₂ concentration using the NO_x from NO₂ calculator (Version 8.1) available on the Defra LAQM Support website (Defra, 2021b).
- A8.4.9 An adjustment factor has been determined as the ratio of the 'measured' road contribution and the model derived road contribution. This factor has then been applied to the modelled road-NO_x concentration for each receptor to provide adjusted modelled road-NO_x concentrations. The total nitrogen dioxide concentrations have then been determined by combining the adjusted modelled road-NO_x concentrations with the predicted background NO₂ concentration within the NO_x to NO₂ calculator (Defra, 2021b).
- A8.4.10 The data used to calculate the adjustment factor are provided below:
- Measured NO₂ : 40 µg/m³
 - Background NO₂ : 24.6 µg/m³
 - 'Measured' road-NO_x (using NO_x from NO₂ calculator): 34.8 µg/m³
 - Modelled road-NO_x = 13.6 µg/m³
 - Road-NO_x adjustment factor: $34.8/13.6 = 2.562^2$
- A8.4.11 The factor implies that the unadjusted model is under-predicting the road-NO_x contribution. This is a common experience with this and most other road traffic emissions dispersion models.

PM₁₀ and PM_{2.5}

- A8.4.12 The approach described above for NO_x and nitrogen dioxide determines the road increment of concentrations by subtracting the predicted local background from the roadside measurements. This works well for NO_x because the differences between roadside and background concentrations typically represent a large proportion of the total measured value. The same is not true for PM₁₀ and PM_{2.5} concentrations, which are dominated by non-road emissions, even at the roadside. In practice, the influence of a local road on concentrations can often be smaller than the uncertainty in the mapped background concentration. As an example of this, 31% of all roadside and kerbside sites in

² Based on un-rounded values.

London which measured PM_{2.5} in 2019 with >75% data capture, recorded an annual mean concentration lower than the equivalent Defra mapped background value. Using measured background concentrations does not provide any significant benefit, owing largely to the spatial resolution of available measurements, but also because of measurement uncertainty. For example, hourly-mean PM_{2.5} concentrations measured at roadside sites are often lower than those measured at nearby urban background sites, while concentrations at urban background sites are often lower than those measured at rural sites.

- A8.4.13 For these reasons, it is not appropriate to calculate the annual mean road-increment to PM₁₀ and PM_{2.5} concentrations by subtracting either the mapped background or a local measured background concentration. This, in turn, means that the approach to model adjustment which is described for NO_x and NO₂ is not appropriate for PM₁₀ and PM_{2.5}. Historically, many studies have derived a model adjustment factor for NO_x and applied this to PM₁₀ and PM_{2.5}. This is also not appropriate, since there is no reason to expect the same bias in emissions of NO_x, PM₁₀ and PM_{2.5}.
- A8.4.14 While there is very strong evidence that EFT-based models have consistently under-predicted road-NO_x concentrations in urban areas, there is no equivalent evidence for PM₁₀ and PM_{2.5}. There is currently no strong basis for applying any adjustment to the model outputs. Predicted concentrations of PM₁₀ and PM_{2.5} have thus not been adjusted.

Post-processing

- A8.4.15 The model predicts road-NO_x concentrations at each receptor location. These concentrations have been adjusted using the adjustment factor set out above, which, along with the background NO₂, has been processed through the NO_x to NO₂ calculator available on the Defra LAQM Support website (Defra, 2021b). The traffic mix within the calculator has been set to “All London traffic”, which is considered suitable for the study area. The calculator predicts the component of NO₂ based on the adjusted road-NO_x and the background NO₂.

A8.5 The Works Dust Risk Assessment

The Works Assessment Procedure

A8.5.1 The criteria developed by IAQM (2016), upon which the GLA's guidance is based, divide the activities on construction sites into four types to reflect their different potential impacts. These are:

- demolition;
- earthworks;
- construction; and
- trackout.

A8.5.2 The assessment procedure includes the four steps summarised below:

STEP 1: Screen the Need for a Detailed Assessment

A8.5.3 An assessment is required where there is a human receptor within 350 m of the boundary of the site and/or within 50 m of the route(s) used by construction vehicles on the public highway, up to 500 m from the site entrance(s), or where there is an ecological receptor within 50 m of the boundary of the site and/or within 50 m of the route(s) used by construction vehicles on the public highway, up to 500 m from the site entrance(s).

A8.5.4 Where the need for a more detailed assessment is screened out, it can be concluded that the level of risk is negligible and that any effects will be 'not significant'. No mitigation measures beyond those required by legislation will be required.

STEP 2: Assess the Risk of Dust Impacts

A8.5.5 A site is allocated to a risk category based on two factors:

- the scale and nature of the works, which determines the potential dust emission magnitude (Step 2A); and
- the sensitivity of the area to dust effects (Step 2B).

A8.5.6 These two factors are combined in Step 2C, which is to determine the risk of dust impacts with no mitigation applied. The risk categories assigned to the site may be different for each of the four potential sources of dust (demolition, earthworks, construction and trackout).

Step 2A – Define the Potential Dust Emission Magnitude

A8.5.7 Dust emission magnitude is defined as either 'Small', 'Medium', or 'Large'. The IAQM guidance explains that this classification should be based on professional judgement, but provides the examples in Table A5.1.

Table A5.1: Examples of How the Dust Emission Magnitude Class May be Defined

Class	Examples
Demolition	
Large	Total building volume >50,000 m ³ , potentially dusty construction material (e.g. concrete), on site crushing and screening, demolition activities >20 m above ground level
Medium	Total building volume 20,000 m ³ – 50,000 m ³ , potentially dusty construction material, demolition activities 10-20 m above ground level
Small	Total building volume <20,000 m ³ , construction material with low potential for dust release (e.g. metal cladding or timber), demolition activities <10 m above ground, demolition during wetter months
Earthworks	
Large	Total site area >10,000 m ² , potentially dusty soil type (e.g. clay, which will be prone to suspension when dry to due small particle size), >10 heavy earth moving vehicles active at any one time, formation of bunds >8 m in height, total material moved >100,000 tonnes
Medium	Total site area 2,500 m ² – 10,000 m ² , moderately dusty soil type (e.g. silt), 5-10 heavy earth moving vehicles active at any one time, formation of bunds 4 m – 8 m in height, total material moved 20,000 tonnes – 100,000 tonnes
Small	Total site area <2,500 m ² , soil type with large grain size (e.g. sand), <5 heavy earth moving vehicles active at any one time, formation of bunds <4 m in height, total material moved <10,000 tonnes, earthworks during wetter months
Construction	
Large	Total building volume >100,000 m ³ , piling, on site concrete batching; sandblasting
Medium	Total building volume 25,000 m ³ – 100,000 m ³ , potentially dusty construction material (e.g. concrete), piling, on site concrete batching
Small	Total building volume <25,000 m ³ , construction material with low potential for dust release (e.g. metal cladding or timber)
Trackout ^a	
Large	>50 HDV (>3.5t) outward movements in any one day, potentially dusty surface material (e.g. high clay content), unpaved road length >100 m
Medium	10-50 HDV (>3.5t) outward movements in any one day, moderately dusty surface material (e.g. high clay content), unpaved road length 50 m – 100 m
Small	<10 HDV (>3.5t) outward movements in any one day, surface material with low potential for dust release, unpaved road length <50 m

^a These numbers are for vehicles that leave the site after moving over unpaved ground.

Step 2B – Define the Sensitivity of the Area

A8.5.8 The sensitivity of the area is defined taking account of a number of factors:

- the specific sensitivities of receptors in the area;

- the proximity and number of those receptors;
- in the case of PM₁₀, the local background concentration; and
- site-specific factors, such as whether there are natural shelters to reduce the risk of wind-blown dust.

A8.5.9 The first requirement is to determine the specific sensitivities of local receptors. The IAQM guidance recommends that this should be based on professional judgment, taking account of the principles in Table A5.2. These receptor sensitivities are then used in the matrices set out in Table A5.3, Table A5.4 and Table A5.5 to determine the sensitivity of the area. Finally, the sensitivity of the area is considered in relation to any other site-specific factors, such as the presence of natural shelters etc., and any required adjustments to the defined sensitivities are made.

Step 2C – Define the Risk of Impacts

A8.5.10 The dust emission magnitude determined at Step 2A is combined with the sensitivity of the area determined at Step 2B to determine the risk of impacts with no mitigation applied. The IAQM guidance provides the matrix in Table A5.6 as a method of assigning the level of risk for each activity.

STEP 3: Determine Site-specific Mitigation Requirements

A8.5.11 The IAQM guidance provides a suite of recommended and desirable mitigation measures which are organised according to whether the outcome of Step 2 indicates a low, medium, or high risk. The list provided in the IAQM guidance has been used as the basis for the requirements set out in Appendix 0.

STEP 4: Determine Significant Effects

A8.5.12 The IAQM guidance does not provide a method for assessing the significance of effects before mitigation, and advises that pre-mitigation significance should not be determined. With appropriate mitigation in place, the IAQM guidance is clear that the residual effect will normally be 'not significant'.

A8.5.13 The IAQM guidance recognises that, even with a rigorous dust management plan in place, it is not possible to guarantee that the dust mitigation measures will be effective all of the time, for instance under adverse weather conditions. The local community may therefore experience occasional, short-term dust annoyance. The scale of this would not normally be considered sufficient to change the conclusion that the effects will be 'not significant'.

Table A5.2: Principles to be Used When Defining Receptor Sensitivities

Class	Principles	Examples
Sensitivities of People to Dust Soiling Effects		
High	users can reasonably expect enjoyment of a high level of amenity; or the appearance, aesthetics or value of their property would be diminished by soiling; and the people or property would reasonably be expected to be present continuously, or at least regularly for extended periods, as part of the normal pattern of use of the land	dwellings, museum and other culturally important collections, medium and long term car parks and car showrooms
Medium	users would expect to enjoy a reasonable level of amenity, but would not reasonably expect to enjoy the same level of amenity as in their home; or the appearance, aesthetics or value of their property could be diminished by soiling; or the people or property wouldn't reasonably be expected to be present here continuously or regularly for extended periods as part of the normal pattern of use of the land	parks and places of work
Low	the enjoyment of amenity would not reasonably be expected; or there is property that would not reasonably be expected to be diminished in appearance, aesthetics or value by soiling; or there is transient exposure, where the people or property would reasonably be expected to be present only for limited periods of time as part of the normal pattern of use of the land	playing fields, farmland (unless commercially-sensitive horticultural), footpaths, short term car parks and roads
Sensitivities of People to the Health Effects of PM₁₀		
High	locations where members of the public may be exposed for eight hours or more in a day	residential properties, hospitals, schools and residential care homes
Medium	locations where the people exposed are workers, and where individuals may be exposed for eight hours or more in a day.	may include office and shop workers, but will generally not include workers occupationally exposed to PM ₁₀
Low	locations where human exposure is transient	public footpaths, playing fields, parks and shopping streets
Sensitivities of Receptors to Ecological Effects		
High	locations with an international or national designation and the designated features may be affected by dust soiling; or locations where there is a community of a particularly dust sensitive species	Special Areas of Conservation with dust sensitive features
Medium	locations where there is a particularly important plant species, where its dust sensitivity is uncertain or unknown; or locations with a national designation where the features may be affected by dust deposition	Sites of Special Scientific Interest with dust sensitive features
Low	locations with a local designation where the features may be affected by dust deposition	Local Nature Reserves with dust sensitive features

Table A5.3: Sensitivity of the Area to Dust Soiling Effects on People and Property ³

Receptor Sensitivity	Number of Receptors	Distance from the Source (m)			
		<20	<50	<100	<350
High	>100	High	High	Medium	Low
	10-100	High	Medium	Low	Low
	1-10	Medium	Low	Low	Low
Medium	>1	Medium	Low	Low	Low
Low	>1	Low	Low	Low	Low

³ For demolition, earthworks and construction, distances are taken either from the dust source or from the boundary of the site. For trackout, distances are measured from the sides of roads used by construction traffic. Without mitigation, trackout may occur from roads up to 500 m from sites with a *large* dust emission magnitude for trackout, 200 m from sites with a *medium* dust emission magnitude and 50 m from sites with a *small* dust emission magnitude, as measured from the site exit. The impact declines with distance from the site, and it is only necessary to consider trackout impacts up to 50 m from the edge of the road.

Table A5.4: Sensitivity of the Area to Human Health Effects ³

Receptor Sensitivity	Annual Mean PM ₁₀	Number of Receptors	Distance from the Source (m)				
			<20	<50	<100	<200	<350
High	>32 µg/m ³	>100	High	High	High	Medium	Low
		10-100	High	High	Medium	Low	Low
		1-10	High	Medium	Low	Low	Low
	28-32 µg/m ³	>100	High	High	Medium	Low	Low
		10-100	High	Medium	Low	Low	Low
		1-10	High	Medium	Low	Low	Low
	24-28 µg/m ³	>100	High	Medium	Low	Low	Low
		10-100	High	Medium	Low	Low	Low
		1-10	Medium	Low	Low	Low	Low
	<24 µg/m ³	>100	Medium	Low	Low	Low	Low
		10-100	Low	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
Medium	>32 µg/m ³	>10	High	Medium	Low	Low	Low
		1-10	Medium	Low	Low	Low	Low
	28-32 µg/m ³	>10	Medium	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
	24-28 µg/m ³	>10	Low	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
	<24 µg/m ³	>10	Low	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
Low	-	>1	Low	Low	Low	Low	Low

Table A5.5: Sensitivity of the Area to Ecological Effects ³

Receptor Sensitivity	Distance from the Source (m)	
	<20	<50
High	High	Medium
Medium	Medium	Low
Low	Low	Low

Table A5.6: Defining the Risk of Dust Impacts

Sensitivity of the Area	Dust Emission Magnitude		
	Large	Medium	Small
Demolition			
High	High Risk	Medium Risk	Medium Risk
Medium	High Risk	Medium Risk	Low Risk
Low	Medium Risk	Low Risk	Negligible
Earthworks			
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Medium Risk	Low Risk
Low	Low Risk	Low Risk	Negligible
Construction			
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Medium Risk	Low Risk
Low	Low Risk	Low Risk	Negligible
Trackout			
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Low Risk	Negligible
Low	Low Risk	Low Risk	Negligible

The Works Dust Assessment

A8.5.14 The construction works will give rise to a risk of dust impacts during demolition, earthworks and construction, as well as from trackout of dust and dirt by vehicles onto the public highway. Step 1 of the assessment procedure is to screen the need for a detailed assessment. There are receptors within the distances set out in the guidance, thus a detailed assessment is required. The following section sets out Step 2 of the assessment procedure.

Potential Dust Emission Magnitude

Demolition

A8.5.15 There will be a requirement to demolish several brick and concrete buildings with a total volume of over 100,000 m³ and a total demolition waste of approximately 10,000 tonnes. Demolition will take place over an 8-month period. Based on the example definitions set out in Table A5.1, the dust emission class for demolition is considered to be large.

Earthworks

A8.5.16 The characteristics of the soil at the site have been defined using the British Geological Survey's UK Soil Observatory website (British Geological Survey, 2021), as set out in Table A5.7. Overall, it is considered that, when dry, this soil has the potential to be moderately dusty.

Table A5.7: Summary of Soil Characteristics

Category	Record
Soil Layer Thickness	Deep
Soil Parent Material Grain Size	Argillaceous ^a
European Soil Bureau Description	Prequaternary Marine/Estuarine Sand and Silt
Soil Texture	Clayey Loam ^b to Silty Loam

^a grain size < 0.06 mm.

^b a loam is composed mostly of sand and silt.

A8.5.17 The site covers some 40,000 m² and most of this will be subject to earthworks, involving levelling, excavation of a semi-basement and breaking up of hardstanding. Dust will arise mainly from vehicles travelling over unpaved ground and from the handling of dusty materials (such as dry soil). Based on the example definitions set out in Table A5.1, the dust emission class for earthworks is considered to be large.

Construction

A8.5.18 Construction will involve five brick and concrete built multistorey blocks, with a total building volume of well over 100,000 m³. Dust will arise from vehicles travelling over unpaved ground, the handling and storage of dusty materials, and from the cutting of concrete. The construction will take place over a 4-year period. Based on the example definitions set out in Table A5.1, the dust emission class for construction is considered to be large.

Trackout

A8.5.19 There will be a maximum of 41 outward heavy vehicle movements per day. Based on the example definitions set out in Table A5.1, the dust emission class for trackout is considered to be medium.

A8.5.20 Table A5.8 summarises the dust emission magnitude for the Development.

Table A5.8: Summary of Dust Emission Magnitude

Source	Dust Emission Magnitude
Demolition	Large
Earthworks	Large
Construction	Large
Trackout	Medium

Sensitivity of the Area

A8.5.21 This assessment step combines the sensitivity of individual receptors to dust effects with the number of receptors in the area and their proximity to the site. It also considers additional site-specific factors

such as topography and screening, and in the case of sensitivity to human health effects, baseline PM_{10} concentrations.

A8.5.22 The IAQM guidance, upon which the GLA's guidance is based, explains that residential properties are 'high' sensitivity receptors to dust soiling (Table A5.2). Residential properties are also classified as being of 'high' sensitivity to human health effects. There are approximately 60 residential properties within 20 m of the site (see Figure 1).

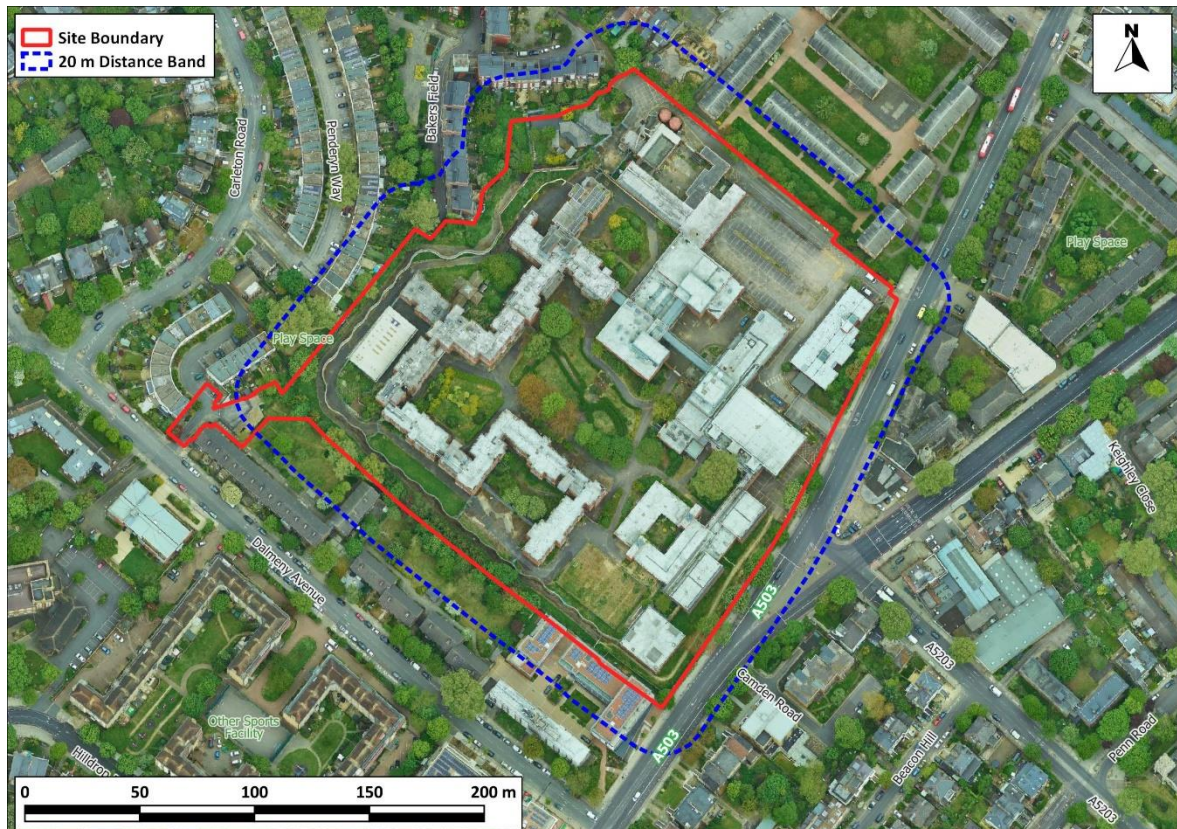


Figure 1: 20 m Distance Band around Site Boundary

Imagery ©2021 Bluesky

A8.5.23 Paragraph A8.5.19 shows that the dust emission magnitude for trackout is medium and Table A5.3 in thus explains that there is a risk of material being tracked 200 m from the site exit. Vehicles will travel both north and south along Camden Road/Parkhurst Road. There are approximately 30 residential properties within 20 m of the roads along which material could be tracked (see Figure 2).

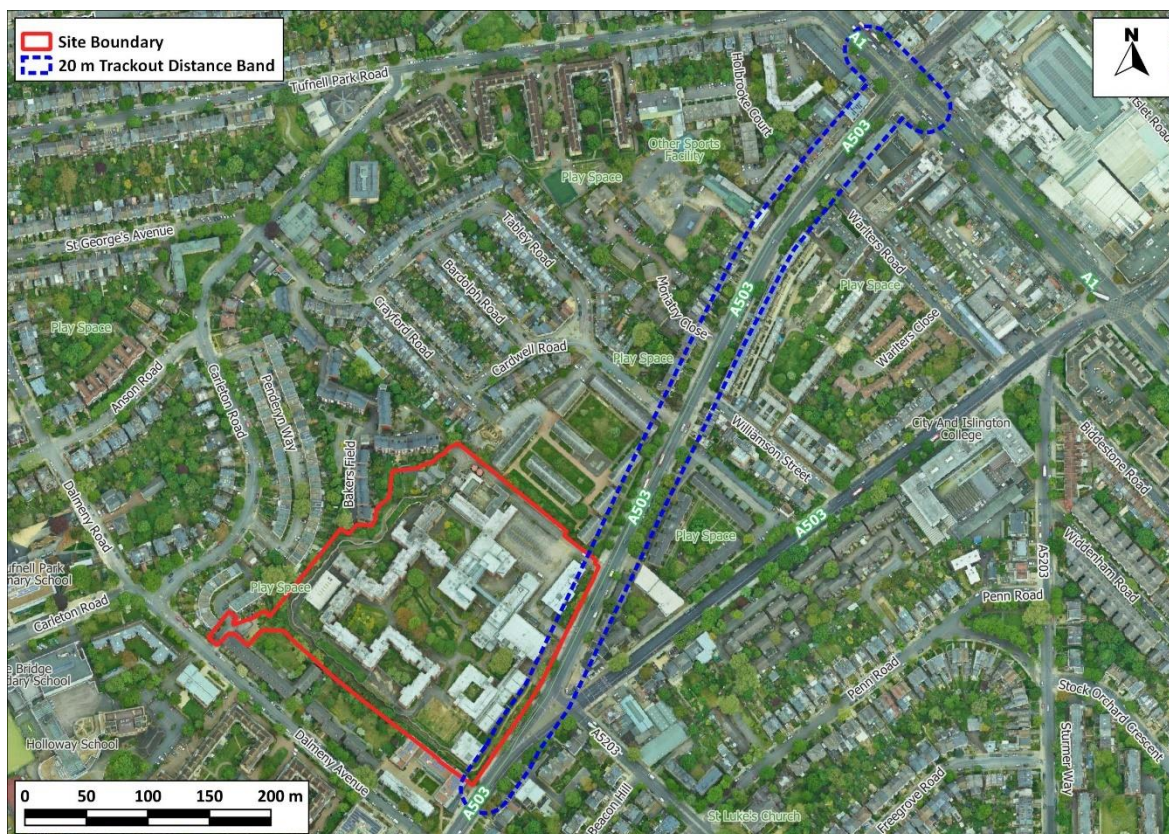


Figure 2: 20 m Distance Band around Roads Used by Construction Traffic Within 500 m of the Site Exit

Imagery ©2021 Bluesky

Sensitivity of the Area to Effects from Dust Soiling

A8.5.24 Using the information set out in Paragraph A8.5.22 and Figure 1 alongside the matrix set out in Table A5.3, the area surrounding the onsite works is of 'high' sensitivity to dust soiling. Using the information set out in Paragraph A8.5.23 and Figure 2 alongside the same matrix, the area is also of 'high' sensitivity to dust soiling due to trackout.

Sensitivity of the Area to any Human Health Effects

A8.5.25 The matrix in Table A5.4 requires information on the baseline annual mean PM₁₀ concentration in the area. The properties nearest the site are well away from local roads and the existing annual mean PM₁₀ concentration is best described by the background concentration (20.2 µg/m³ in Table 8.8 of the ES Chapter). Using the information set out in Paragraph A8.5.22 and Figure 1 alongside the matrix in, the area surrounding the onsite works is of 'low' sensitivity to human health effects. Using the information set out in Paragraph A8.5.23 and Figure 2 alongside the same matrix, the area surrounding roads along which material may be tracked from the site is also of 'low' sensitivity.

Sensitivity of the Area to any Ecological Effects

A8.5.26 The guidance only considers designated ecological sites within 50 m to have the potential to be impacted by the construction works. There are no designated ecological sites within 50 m of the site boundary or those roads along which material may be tracked, thus ecological impacts will not be considered further.

Summary of the Area Sensitivity

A8.5.27 Table A5.9 summarises the sensitivity of the area around the proposed construction works.

Table A5.9: Summary of the Area Sensitivity

Effects Associated With:	Sensitivity of the Surrounding Area	
	On-site Works	Trackout
Dust Soiling	High Sensitivity	High Sensitivity
Human Health	Low Sensitivity	Low Sensitivity

Risk and Significance

A8.5.28 The dust emission magnitudes in Table A5.8 have been combined with the sensitivities of the area in Table A5.9 using the matrix in Table A5.6, in order to assign a risk category to each activity. The resulting risk categories for the four construction activities, without mitigation, are set out in Table A5.10. These risk categories have been used to determine the appropriate level of mitigation as set out in Section A8.9 (step 3 of the assessment procedure).

Table A5.10: Summary of Risk of Impacts Without Mitigation

Source	Dust Soiling	Human Health
Demolition	High Risk	Medium Risk
Earthworks	High Risk	Low Risk
Construction	High Risk	Low Risk
Trackout	High Risk	Low Risk

A8.5.29 The IAQM guidance does not provide a method for assessing the significance of effects before mitigation, and advises that pre-mitigation significance should not be determined. With appropriate mitigation in place, the IAQM guidance is clear that the residual effect will normally be 'not significant' (IAQM, 2016).

A8.6 Air Quality Neutral Calculations

Air Quality Neutral Assessment Procedure

- A8.6.1 The GLA's SPG on Sustainable Design and Construction (GLA, 2014a), and its accompanying Air Quality Neutral methodology report (AQC, 2014), provide an approach to assessing whether a development is air quality neutral. The approach is to compare the expected emissions from the building energy use and the car use associated with the proposed development against defined emissions benchmarks for buildings and transport in London.
- A8.6.2 The benchmarks for heating and energy plant (termed 'Building Emissions Benchmarks' or 'BEBs') are set out in Table A6.1, while the 'Transport Emissions Benchmarks' ('TEBs') are set out in Table A6.2. In order to assess against the TEBs, it is necessary to combine the expected trip generation from the development with estimates of average trip length and average emission per vehicle. So as to ensure a consistent methodology, the report which accompanies the SPG (AQC, 2014) recommends that the information in Table A6.3 and Table A6.4 (upon which the TEBs are based) is used. Similarly, the information in Table A6.5 may be used if site-specific information are not available (AQC, 2014). For use classes other than A1, B1 and C3, trip lengths and average emissions per vehicle are not provided, thus the trip rates in Table A6.6 alone may be used to consider the air quality neutrality of a development. These have been derived from the Trip Rate Assessment Valid for London (TRAVL) database. As noted in Paragraph A8.6.7, the air quality neutral benchmarks are based around old planning use classes.

Table A6.1: Building Emissions Benchmarks (g/m² of Gross Internal Floor Area)

Land Use Class	NOx	PM ₁₀
Class A1	22.6	1.29
Class A3 - A5	75.2	4.32
Class A2 and Class B1	30.8	1.77
Class B2 - B7	36.6	2.95
Class B8	23.6	1.90
Class C1	70.9	4.07
Class C2	68.5	5.97
Class C3	26.2	2.28
D1 (a)	43.0	2.47
D1 (b)	75.0	4.30
Class D1 (c -h)	31.0	1.78
Class D2 (a-d)	90.3	5.18
Class D2 (e)	284	16.3

Table A6.2: Transport Emissions Benchmarks

Land use	Central Activity Zone	Inner ^a	Outer ^b
NO_x (g/m²/annum)			
Retail (A1)	169	219	249
Office (B1)	1.27	11.4	68.5
NO_x (g/dwelling/annum)			
Residential (C3)	234	558	1553
PM₁₀ (g/m²/annum)			
Retail (A1)	29.3	39.3	42.9
Office (B1)	0.22	2.05	11.8
PM₁₀ (g/dwelling/annum)			
Residential (C3,C4)	40.7	100	267

^a Inner London and Outer London as defined in the LAEI (GLA, 2019).

Table A6.3: Average Distance Travelled by Car per Trip

Land use	Distance (km)		
	Central Activity Zone	Inner	Outer
Retail (A1)	9.3	5.9	5.4
Office (B1)	3.0	7.7	10.8
Residential (C3)	4.3	3.7	11.4

Table A6.4: Average Road Traffic Emission Factors in London in 2010

Pollutant	g/vehicle-km		
	Central Activity Zone	Inner	Outer
NO _x	0.4224	0.370	0.353
PM ₁₀	0.0733	0.0665	0.0606

Table A6.5: Average Emissions from Heating and Cooling Plant in Buildings in London in 2010

	Gas (kg/kWh)		Oil (kg/kWh)	
	NO _x	PM ₁₀	NO _x	PM ₁₀
Domestic	0.0000785	0.00000181	0.000369	0.000080
Industrial/Commercial	0.000194	0.00000314	0.000369	0.000080

Table A6.6: Average Number of Trips per Annum for Different Development Categories

Land use	Number of Trips (trips/m ² /annum)		
	Central Activity Zone	Inner	Outer
A1	43	100	131
A3	153	137	170

A4	2.0	8.0	-
A5	-	32.4	590
B1	1	4	18
B2	-	15.6	18.3
B8	-	5.5	6.5
C1	1.9	5.0	6.9
C2	-	3.8	19.5
D1	0.07	65.1	46.1
D2	5.0	22.5	49.0
Number of Trips (trips/dwelling/annum)			
C3	129	407	386

Air Quality Neutral Assessment

- A8.6.3 The purpose of the London Plan's requirement that development proposals be 'air quality neutral' is to prevent the gradual deterioration of air quality throughout Greater London. The 'air quality neutrality' of a proposed development, as assessed in this section, does not directly indicate the potential of the proposed development to have significant impacts on human health (this has been assessed separately in the previous section).

Building Emissions

- A8.6.4 The proposed development does not include any combustion plant for the routine provision of electricity, heating or hot water and will thus have no direct building emissions. It is, therefore, better than air quality neutral in terms of building emissions.

Road Transport Emissions

- A8.6.5 The Transport Emissions Benchmarks (TEBs) are based on the number of car trips generated by different land-use classes, together with the associated trip lengths and vehicle emission rates.
- A8.6.6 TTP Consulting has advised that the proposed development is expected to generate a total of 13,936 car trips per year from the residential. Appendix A8.6 provides default values for the average trip length for residential properties in Inner London, as well as the average NO_x and PM₁₀ emissions per vehicle-kilometre. This information has been used to calculate the transport emissions generated by the development (Table A6.7). These have then been compared with the TEBs for the development set out in Table A6.8.
- A8.6.7 The commercial component of the Proposed Development will be categorised as Class E use, however as the methodology provided in the GLA's SPG on Sustainable Design and Construction has not yet been updated to reflect the change in planning use classes, the revoked A1 (retail) and B1 (office) use classes have been used in this assessment. As a worst-case approach, the transport

emission benchmarks for B1 offices have been applied to the full class E floor space. B1 benchmarks are lower than A1 benchmarks, and therefore provide more stringent criteria to compare the Proposed Development's transport emissions against.

Table A6.7: Calculation of Transport Emissions for the Development

Description	Value	
Residential (C3)		
Total Car Trips per Year ^a	13,936	
Average Distance per Trip (km)	3.7	
	NOx	PM ₁₀
Emissions per Vehicle-km (g)	0.370	0.0665
Residential Transport Emissions (kg/annum)	19.1	3.4

^a Each trip is 1-way (i.e. a return journey would be two trips).

Table A6.8: Calculation of Transport Emissions Benchmarks for the Development

Description	Value	
Residential (C3)		
Number of Dwellings	985	
	NOx	PM ₁₀
Benchmark Emissions (g/dwelling/annum)	558	100
Residential TEBs (kg/annum)	616.6	110.5
Office (B1)		
Gross Internal Floor Area of Offices (m²)	4,645	
	NOx	PM ₁₀
Benchmark Emissions (g/m²/annum)	11.4	2.05
Office TEBs (kg/annum)	53.0	9.5
Entire Development		
Total TEBs (kg/annum)	602.6	108.0

A8.6.8 The total development transport emissions are less than the total transport emissions benchmarks for both NO_x and PM₁₀. The proposed development is thus better than air quality neutral in terms of transport emissions.

Summary

A8.6.9 The building and transport related emissions associated with the proposed development are both below the relevant benchmarks. The proposed development therefore complies with the requirement that all new developments in London should be at least air quality neutral.

A8.7 Air Quality Preliminary Assessment

- A8.7.1 A preliminary air quality assessment was issued to the Applicant and project team in July 2021. This assessment outlined the relevant policy and assessment criteria, baseline air quality conditions along with an impact assessment. A copy of the Preliminary Assessment is provided and a summary of the impact assessment is outlined below.

Impact Assessment

- A8.7.2 As discussed in Section 1: Introduction, the London Plan (GLA, 2021) requires major development to complete a preliminary air quality assessment. The requirements of the preliminary air quality assessment are to assess:
- the most significant sources of pollution in the area;
 - constraints imposed on the Site by poor air quality;
 - appropriate land uses for the Site; and
 - appropriate design measures that could be implemented to ensure that development reduces exposure and improves air quality.

Significant Pollution Sources

- A8.7.3 The nearest major road traffic sources to the Site are the A503 (Camden Road and Parkhurst Road), with daily traffic flows of approximately 16,000 AADT (GLA, 2016), along which the Site is located and the A1 (Holloway Road), with daily traffic flows of approximately 26,000 AADT, 400 m to the northeast of the Site. Development buildings are expected to be set back from the A503 by at least 6 m. Traffic emissions reduce rapidly with distance away from roads (see Defra TG16 paragraph 7.452 (Defra, 2018b)), based on the local air quality monitoring, with a setback from the road of 6 m it is not likely that road traffic emissions will significantly affect the Site.
- A8.7.4 As discussed in **ES Volume 1 Chapter 8** paragraph **8.3.1** there are no major industrial or waste management pollution sources near the Site.
- A8.7.5 No other major sources of air pollution are identified that are likely to affect the proposed development.

Constraints Imposed by Poor Air Quality

- A8.7.6 The Site is away from major emissions sources and as discussed in **ES Volume 1 Chapter 8** paragraph **8.4.15** and the development buildings are set back from the A503. Traffic flows along the A503 are significantly lower than those along Holloway Road (GLA, 2016), where slight exceedances

of the annual mean nitrogen dioxide objective were measured in 2019. Pollutant concentrations along the A503, adjacent to the Site, are therefore anticipated to be below the objective.

- A8.7.7 Local air quality monitoring data set out in **ES Volume 1 Chapter 8 Table 8.5, Table 8.6, Table 8.7** and **Figure 8.3** show that away from Holloway Road there are unlikely to be exceedances of any air quality objectives, even at roadside locations. It is therefore likely that pollutant concentrations at the proposed development site will be well below relevant objectives.
- A8.7.8 Additionally, the proposed development is located over 250 m from any air quality Focus Areas, which are locations that not only exceed the EU annual mean limit value for nitrogen dioxide, but also have high levels of human exposure. Overall, there are no major sources of air pollution likely to constrain development of the Site for residential development.

Appropriate Land Uses at the Site

- A8.7.9 As above, the Site is surrounded by existing residential properties and air quality conditions at the Site do not constrain any form of proposed development use. As such, the proposed redevelopment of the Site for residential dwellings is deemed to be suitable in terms of air quality.

Design Measures

- A8.7.10 The proposed development benefits from being set back from adjacent roads and major pollution sources such that specific design measures in terms of massing and layout are not constrained by air quality.
- A8.7.11 In terms of measures to minimise emissions associated with the proposed development, the development will use zero-emission air source heat pumps to provide heat and hot water to the apartments and houses.
- A8.7.12 The development proposals show space for generator and sprinkler pumps. Should any diesel generator or energy plant be proposed, this may impact the air quality at both existing and proposed residential properties. In order to reduce the impact of energy plant emissions, exhausts should terminate from roof level on the tallest building (currently as 45 m). At this height, the dispersion environment will be good and there is unlikely to be a significant impact at any receptor.
- A8.7.13 The proposed development is expected to be car-free, as such it is unlikely additional traffic movements associated with the operation of the proposed development (such as delivery and servicing and taxis) will lead to significant air quality effects.

Site Suitability Assessment

- A8.7.14 As above, the proposed development benefits from being set back from adjacent roads and major pollution sources. Concentrations across the Site are likely to be similar to the monitoring undertaken by the LB Islington at the school sites, as shown in **ES Volume 1 Chapter 8 Table 8.6**. In addition

shown in **ES Volume 1 Chapter 8 Table 8.8** concentrations from Defra's mapped background pollutant concentrations for the Site are below the objective.

- A8.7.15 Overall, air quality conditions at the proposed development site are considered suitable for residential development. Future concentrations will be quantified through modelling undertaken as part of the air quality assessment to support the Environmental Impact Assessment.

Significance Air Quality Effects

- A8.7.16 The operational air quality effects without mitigation are unlikely to be significant. The proposed development is set back from major roads and away from other major emissions sources such that air quality conditions at the Site are suitable for residential development. The proposed development is not anticipated to have any on-site emissions as heat and hot water will be provided using zero-emissions air source heat pumps. Traffic generated by the proposed development will contribute to local air quality, but given the development is car-free it is unlikely to be sufficient in volume to lead to significant adverse effects. A detailed assessment of road traffic impacts will be undertaken to demonstrate this judgement. This professional judgement is made in accordance with the methodology set out in Appendix A8.3.



Preliminary Air Quality Assessment: Holloway Prison

July 2021



Experts in air quality
management & assessment



Document Control

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1 Introduction

- 1.1 This Preliminary Air Quality Assessment describes the potential air quality constraints and opportunities associated with the proposed mixed-use development adjacent to Camden Road, Islington. The development is on the site of the former Holloway Prison (hereafter referred to as the 'site'). The proposals include up to 1,000 residential units along with flexible commercial and community space (hereafter referred to as the 'proposed development').
- 1.2 Paragraph 9.1.5 of the London Plan (GLA, 2021) requires major development to complete a Preliminary Air Quality Assessment before designing the development, to inform the design process. The requirements of the Preliminary Air Quality Assessment are to assess:
- the most significant sources of pollution in the area;
 - constraints imposed on the site by poor air quality;
 - appropriate land uses for the site; and
 - appropriate design measures that could be implemented to ensure that development reduces exposure and improves air quality.
- 1.3 This Preliminary Air Quality Assessment has been undertaken to comply with the London Plan (GLA, 2021) and is to be used to further inform the design of the proposed development.

2 Policy Context

- 2.1 All European legislation referred to in this report is written into UK law and remains in place, although there is uncertainty following the UK's departure from the EU as to who will enforce the requirements of some of this legislation.

Air Quality Strategy

- 2.2 The Air Quality Strategy (Defra, 2007) published by the Department for Environment, Food, and Rural Affairs (Defra) and Devolved Administrations, provides the policy framework for air quality management and assessment in the UK. It provides air quality standards and objectives for key air pollutants, which are designed to protect human health and the environment. It also sets out how the different sectors: industry, transport and local government, can contribute to achieving the air quality objectives. Local authorities are seen to play a particularly important role. The strategy describes the Local Air Quality Management (LAQM) regime that has been established, whereby every authority has to carry out regular reviews and assessments of air quality in its area to identify whether the objectives have been, or will be, achieved at relevant locations, by the applicable date. If this is not the case, the authority must declare an Air Quality Management Area (AQMA), and prepare an action plan which identifies appropriate measures that will be introduced in pursuit of the objectives.

Clean Air Strategy 2019

- 2.3 The Clean Air Strategy (Defra, 2019) sets out a wide range of actions by which the UK Government, will seek to reduce pollutant emissions and improve air quality. Actions are targeted at four main sources of emissions: Transport, Domestic, Farming and Industry. At this stage, there is no straightforward way to take account of the expected future benefits to air quality within this assessment.

Reducing Emissions from Road Transport: Road to Zero Strategy

- 2.4 The Office for Low Emission Vehicles (OLEV) and Department for Transport (DfT) published a Policy Paper (DfT, 2018) in July 2018 outlining how the government will support the transition to zero tailpipe emission road transport and reduce tailpipe emissions from conventional vehicles during the transition. This paper affirms the Government's pledge to end the sale of new conventional petrol and diesel cars and vans by 2040, and states that the Government expects the majority of new cars and vans sold to be 100% zero tailpipe emission and all new cars and vans to have significant zero tailpipe emission capability by this year, and that by 2050 almost every car and van should have zero tailpipe emissions. It states that the Government wants to see at least 50%, and as many as 70%, of new car sales, and up to 40% of new van sales, being ultra-low emission by 2030.

- 2.5 The paper sets out a number of measures by which Government will support this transition, but is clear that Government expects this transition to be industry and consumer led. The Government has since announced that the phase-out date for the sale of new petrol and diesel cars and vans will be brought forward to 2030 and that all new cars and vans must be fully zero emission at the tailpipe from 2035. If these ambitions are realised then road traffic-related NOx emissions can be expected to reduce significantly over the coming decades.

Planning Policy

National Policies

- 2.6 The National Planning Policy Framework (NPPF) (2019a) sets out planning policy for England. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has three overarching objectives, one of which (Paragraph 8c) is an environmental objective:

“to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.

- 2.7 To prevent unacceptable risks from air pollution, Paragraph 170 of the NPPF states that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by...preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air quality”.

- 2.8 Paragraph 180 states:

“Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development”.

- 2.9 More specifically on air quality, Paragraph 181 makes clear that:

“Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic

approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan”.

- 2.10 The NPPF is supported by Planning Practice Guidance (PPG) (Ministry of Housing, Communities & Local Government, 2019b), which includes guiding principles on how planning can take account of the impacts of new development on air quality. The PPG states that:

“Defra carries out an annual national assessment of air quality using modelling and monitoring to determine compliance with Limit Values. It is important that the potential impact of new development on air quality is taken into account where the national assessment indicates that relevant limits have been exceeded or are near the limit, or where the need for emissions reductions has been identified”.

- 2.11 Regarding plan-making, the PPG states:

“It is important to take into account air quality management areas, Clean Air Zones and other areas including sensitive habitats or designated sites of importance for biodiversity where there could be specific requirements or limitations on new development because of air quality”.

- 2.12 The role of the local authorities through the LAQM regime is covered, with the PPG stating that a local authority Air Quality Action Plan *“identifies measures that will be introduced in pursuit of the objectives and can have implications for planning”.*

- 2.13 Regarding the need for an air quality assessment, the PPG states that:

“Whether air quality is relevant to a planning decision will depend on the proposed development and its location. Concerns could arise if the development is likely to have an adverse effect on air quality in areas where it is already known to be poor, particularly if it could affect the implementation of air quality strategies and action plans and/or breach legal obligations (including those relating to the conservation of habitats and species). Air quality may also be a material consideration if the proposed development would be particularly sensitive to poor air quality in its vicinity”.

- 2.14 The PPG sets out the information that may be required in an air quality assessment, making clear that:

“Assessments need to be proportionate to the nature and scale of development proposed and the potential impacts (taking into account existing air quality conditions), and because of this are likely to be locationally specific”.

- 2.15 The PPG also provides guidance on options for mitigating air quality impacts, as well as examples of the types of measures to be considered. It makes clear that:

“Mitigation options will need to be locationally specific, will depend on the proposed development and need to be proportionate to the likely impact. It is important that local planning authorities work

with applicants to consider appropriate mitigation so as to ensure new development is appropriate for its location and unacceptable risks are prevented”.

London-Specific Policies

- 2.16 The key London-specific policies are summarised below, with more detail provided, where required, in Appendix A1.

The London Plan

- 2.17 The London Plan (GLA, 2021) sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. The key policy relating to air quality is Policy SI1 on *Improving air quality*, Part B1 of which sets out three key requirements for developments:

“Development proposals should not:

- a) lead to further deterioration of existing poor air quality*
- b) create any new areas that exceed air quality limits, or delay the date at which compliance will be achieved in areas that are currently in exceedance of legal limits*
- c) create unacceptable risk of high levels of exposure to poor air quality”.*

- 2.18 The Policy then details how developments should meet these requirements, stating:

“In order to meet the requirements in Part 1, as a minimum:

- a) development proposals must be at least Air Quality Neutral*
- b) development proposals should use design solutions to prevent or minimise increased exposure to existing air pollution and make provision to address local problems of air quality in preference to post-design or retro-fitted mitigation measures*
- c) major development proposals must be submitted with an Air Quality Assessment. Air quality assessments should show how the development will meet the requirements of B1*
- d) development proposals in Air Quality Focus Areas or that are likely to be used by large numbers of people particularly vulnerable to poor air quality, such as children or older people should demonstrate that design measures have been used to minimise exposure”.*

- 2.19 Part C of the Policy introduces the concept of Air Quality Positive for large-scale development, stating:

“Masterplans and development briefs for large-scale development proposals subject to an Environmental Impact Assessment should consider how local air quality can be improved across the

area of the proposal as part of an air quality positive approach. To achieve this a statement should be submitted demonstrating:

- 1) *how proposals have considered ways to maximise benefits to local air quality, and*
- 2) *what measures or design features will be put in place to reduce exposure to pollution, and how they will achieve this."*

2.20 Regarding construction and demolition impacts, Part D of Policy SI1 of the London Plan states:

"In order to reduce the impact on air quality during the construction and demolition phase development proposals must demonstrate how they plan to comply with the Non-Road Mobile Machinery Low Emission Zone and reduce emissions from the demolition and construction of buildings following best practice guidance".

2.21 Part E of Policy SI1 states the following regarding mitigation and offsetting of emissions:

"Development proposals should ensure that where emissions need to be reduced to meet the requirements of Air Quality Neutral or to make the impact of development on local air quality acceptable, this is done on-site. Where it can be demonstrated that emissions cannot be further reduced by on-site measures, off-site measures to improve local air quality may be acceptable, provided that equivalent air quality benefits can be demonstrated within the area affected by the development".

2.22 The explanatory text around Policy SI1 of the London Plan states the following with regard to assessment criteria:

"The Mayor is committed to making air quality in London the best of any major world city, which means not only achieving compliance with legal limits for Nitrogen Dioxide as soon as possible and maintaining compliance where it is already achieved, but also achieving World Health Organisation targets for other pollutants such as Particulate Matter.

The aim of this policy is to ensure that new developments are designed and built, as far as is possible, to improve local air quality and reduce the extent to which the public are exposed to poor air quality. This means that new developments, as a minimum, must not cause new exceedances of legal air quality standards, or delay the date at which compliance will be achieved in areas that are currently in exceedance of legal limits. Where limit values are already met, or are predicted to be met at the time of completion, new developments must endeavour to maintain the best ambient air quality compatible with sustainable development principles.

Where this policy refers to 'existing poor air quality' this should be taken to include areas where legal limits for any pollutant, or World Health Organisation targets for Particulate Matter, are already exceeded and areas where current pollution levels are within 5 per cent of these limits".

- 2.23 The London Plan includes a number of other relevant policies, which are detailed in Appendix A1.

London Environment Strategy

- 2.24 The London Environment Strategy was published in May 2018 (GLA, 2018a). The strategy considers air quality in Chapter 4; the Mayor's main objective is to create a *"zero emission London by 2050"*. Policy 4.2.1 aims to *"reduce emissions from London's road transport network by phasing out fossil fuelled vehicles, prioritising action on diesel, and enabling Londoners to switch to more sustainable forms of transport"*. The strategy sets out the aim of achieving the World Health Organisation guideline for PM_{2.5} London-wide by 2030. An implementation plan for the strategy has also been published which sets out what the Mayor will do between 2018 and 2023 to help achieve the ambitions in the strategy.

Mayor's Transport Strategy

- 2.25 The Mayor's Transport Strategy (GLA, 2018b) sets out the Mayor's policies and proposals to reshape transport in London over the next two decades. The Strategy focuses on reducing car dependency and increasing active sustainable travel, with the aim of improving air quality and creating healthier streets. It notes that development proposals should *"be designed so that walking and cycling are the most appealing choices for getting around locally"*.

GLA SPG: Sustainable Design and Construction

- 2.26 The GLA's SPG on Sustainable Design and Construction (GLA, 2014) provides details on delivering some of the priorities in the London Plan. Section 4.3 covers Air Pollution. It defines when developers will be required to submit an air quality assessment, explains how location and transport measures can minimise emissions to air, and provides emission standards for gas-fired boilers, Combined Heat and Power (CHP) and biomass plant. It also sets out guidance on how an 'air quality neutral' assessment should be undertaken.

Air Quality Focus Areas

- 2.27 The GLA has identified 187 air quality Focus Areas in London. These are locations that not only exceed the EU annual mean limit value for nitrogen dioxide, but also have high levels of human exposure. They do not represent an exhaustive list of London's air quality hotspot locations, but locations where the GLA believes the problem to be most acute. They are also areas where the GLA considers there to be the most potential for air quality improvements and are, therefore, where the GLA and Transport for London (TfL) will focus actions to improve air quality. The proposed development is not located close to any air quality Focus Areas.

Local Policies

- 2.28 The LB of Islington's Core Strategy (London Borough of Islington Council, 2011) was adopted in February 2011. It does not contain any policies which are relevant to air quality.

- 2.29 The Development Management Policies (London Borough of Islington Council, 2013) document also forms part of the Local Plan, and provides the specific policies aimed at delivering the Core Strategy. Policy DM2.1 on design and heritage states that:

“provide a good level of amenity including consideration of noise and the impact of disturbance, hours of operation, vibration, pollution, fumes between and within developments, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook; (Policy DM2.1).”

- 2.30 Policy DM6.1 on Healthy Development states that:

“...Developments in locations of poor air quality should be designed to mitigate the impact of poor air quality to within acceptable limits. Where adequate mitigation is not provided and/or is not practical planning permission may be refused...” and “Developments should not cause significant harm to air quality, cumulatively or individually. Where modelling indicates significant harm would be caused this shall be fully addressed through appropriate mitigation...”

- 2.31 Policy DM7.1 on sustainable design and construction states that:

“Development proposals are required to integrate best practice sustainable design standards (as set out in the Environmental Design SPD) during design, construction and operation of the development...” and “...The council will support the development of renewable energy technologies in principle, subject to meeting wider policy requirements, including on ... air quality (Policy DM6.1).”

Building Standards

- 2.32 Part F of the Building Regulations (Ministry of Housing, Communities & Local Government, 2020) sets legal requirements related to ventilation for buildings. It identifies performance criteria for ventilation systems for dwellings and offices, stating that nitrogen dioxide concentrations of 288 µg/m³ as a 1-hour average and 40 µg/m³ as a long-term average should not be exceeded. While these are building control requirements rather than planning requirements, they highlight that where ambient (outdoor) air exceeds the annual mean nitrogen dioxide objective, it is expected that an appropriate ventilation system will be installed to ensure that indoor concentrations are below the performance criterion.

Air Quality Action Plans

National Air Quality Plan

- 2.33 Defra has produced an Air Quality Plan to tackle roadside nitrogen dioxide concentrations in the UK (Defra, 2017); a supplement to the 2017 Plan (Defra, 2018a) was published in October 2018 and sets out the steps Government is taking in relation to a further 33 local authorities where shorter-term exceedances of the limit value were identified. Alongside a package of national measures, the

2017 Plan and the 2018 Supplement require those identified English Local Authorities (or the GLA in the case of London Authorities) to produce local action plans and/or feasibility studies. These plans and feasibility studies must have regard to measures to achieve the statutory limit values within the shortest possible time, which may include the implementation of a Clean Air Zone (CAZ). There is currently no straightforward way to take account of the effects of the 2017 Plan or 2018 Supplement in this assessment; however, consideration has been given to whether there is currently, or is likely to be in the future, a limit value exceedance in the vicinity of the proposed development. This assessment has principally been carried out in relation to the air quality objectives, rather than the EU limit values that are the focus of the Air Quality Plan.

Local Air Quality Action Plan

- 2.34 The LB of Islington has declared an AQMA for both the 1-hour and annual mean nitrogen dioxide objectives, as well as the 24-hour PM₁₀ objective, that covers the whole Borough. The Council has since developed an Air Quality Strategy (London Borough of Islington, 2019) that sets out a list of actions to improve air quality in the Borough, including measures on transport, construction, planning, energy and awareness. Within the Air Quality Strategy under the planning section an air quality impact assessment is required for all new developments. In addition during construction all developments need to adhere to the standards of Non-Road Mobile Machinery (NRMM) for Greater London as well as the emissions relevant to the CAZ.

3 Assessment Criteria

- 3.1 The Government has established a set of air quality standards and objectives to protect human health. The 'standards' are set as concentrations below which effects are unlikely even in sensitive population groups, or below which risks to public health would be exceedingly small. They are based purely upon the scientific and medical evidence of the effects of an individual pollutant. The 'objectives' set out the extent to which the Government expects the standards to be achieved by a certain date. They take account of economic efficiency, practicability, technical feasibility and timescale. The objectives for use by local authorities are prescribed within the Air Quality (England) Regulations (2000) and the Air Quality (England) (Amendment) Regulations (2002).
- 3.2 The UK-wide objectives for nitrogen dioxide and PM₁₀ were to have been achieved by 2005 and 2004 respectively, and continue to apply in all future years thereafter. The PM_{2.5} objective was to be achieved by 2020. Measurements across the UK have shown that the 1-hour nitrogen dioxide objective is unlikely to be exceeded at roadside locations where the annual mean concentration is below 60 µg/m³ (Defra, 2018b). Therefore, 1-hour nitrogen dioxide concentrations will only be considered if the annual mean concentration is above this level. Measurements have also shown that the 24-hour mean PM₁₀ objective could be exceeded at roadside locations where the annual mean concentration is above 32 µg/m³ (Defra, 2018b). The predicted annual mean PM₁₀ concentrations are thus used as a proxy to determine the likelihood of an exceedance of the 24-hour mean PM₁₀ objective. Where predicted annual mean concentrations are below 32 µg/m³ it is unlikely that the 24-hour mean objective will be exceeded.
- 3.3 The objectives apply at locations where members of the public are likely to be regularly present and are likely to be exposed over the averaging period of the objective. Defra explains where these objectives will apply in its Local Air Quality Management Technical Guidance (Defra, 2018b). The annual mean objectives for nitrogen dioxide and PM₁₀ are considered to apply at the façades of residential properties, schools, hospitals etc.; they do not apply at hotels. The 24-hour mean objective for PM₁₀ is considered to apply at the same locations as the annual mean objective, as well as in gardens of residential properties and at hotels. The 1-hour mean objective for nitrogen dioxide applies wherever members of the public might regularly spend 1-hour or more, including outdoor eating locations and pavements of busy shopping streets.
- 3.4 EU Directive 2008/50/EC (The European Parliament and the Council of the European Union, 2008) sets limit values for nitrogen dioxide, PM₁₀ and PM_{2.5}, and is implemented in UK law through the Air Quality Standards Regulations (2010). The limit values for nitrogen dioxide are the same numerical concentrations as the UK objectives, but achievement of these values is a national obligation rather than a local one. In the UK, only monitoring and modelling carried out by UK Central Government meets the specification required to assess compliance with the limit values. Central Government does not normally recognise local authority monitoring or local modelling studies when determining

the likelihood of the limit values being exceeded, unless such studies have been audited and approved by Defra and DfT's Joint Air Quality Unit (JAQU).

3.5 The relevant air quality criteria for this assessment are provided in Table 1.

Table 1: Air Quality Criteria for Nitrogen Dioxide, PM₁₀ and PM_{2.5}

Pollutant	Time Period	Objective
Nitrogen Dioxide	1-hour Mean	200 µg/m ³ not to be exceeded more than 18 times a year
	Annual Mean	40 µg/m ³
PM ₁₀	24-hour Mean	50 µg/m ³ not to be exceeded more than 35 times a year
	Annual Mean	40 µg/m ³ ^a
PM _{2.5} ^b	Annual Mean	25 µg/m ³

^a A proxy value of 32 µg/m³ as an annual mean is used in this assessment to assess the likelihood of the 24-hour mean PM₁₀ objective being exceeded. Measurements have shown that, above this concentration, exceedances of the 24-hour mean PM₁₀ objective are possible (Defra, 2018b).

^b The PM_{2.5} objective, which was to be met by 2020, is not in Regulations and there is no requirement for local authorities to meet it.

World Health Organisation Guideline for Annual Mean PM_{2.5}

3.6 The WHO has set a guideline for annual mean PM_{2.5} of 10 µg/m³. The guideline is not currently in UK regulations and there is no explicit requirement to assess against it. However, achievement of the guideline is a long-term aspiration of the UK Government (Defra, 2019) and, as set out in Paragraph 2.24, the GLA aims to achieve it by 2030. As such, consideration has been included within this assessment.

4 Assessment Approach

Existing Conditions

4.1 Existing sources of emissions and baseline air quality conditions within the study area have been defined using a number of approaches:

- industrial and waste management sources that may affect the area have been identified using Defra's Pollutant Release and Transfer Register (Defra, 2021b);
- local sources have been identified through examination of the London Borough (LB) of Islington's Air Quality Review and Assessment reports;
- information on existing air quality has been obtained by collating the results of monitoring carried out by LB Islington;
- background concentrations have been defined using Defra's 2018-based background maps (Defra, 2021a). These cover the whole of the UK on a 1x1 km grid.
- whether or not there are any exceedances of the annual mean EU limit value for nitrogen dioxide in the study area has been identified using the maps of roadside concentrations published by Defra (2020) (2021c). These maps are used by the UK Government, together with the results from national Automatic Urban and Rural Network (AURN) monitoring sites that operate to EU data quality standards, to report exceedances of the limit value to the EU. The national maps of roadside PM₁₀ and PM_{2.5} concentrations (Defra, 2021c), which are available for the years 2009 to 2019, show no exceedances of the limit values anywhere in the UK in 2019.

Road Traffic Impacts

4.2 An initial assessment of the potential for air quality impacts resulting from road traffic generated by the proposed development has been carried out using screening criteria set out in the EPUK/IAQM guidance (Moorcroft and Barrowcliffe et al, 2017), as described in Paragraph **Error! Reference source not found.** and detailed further in Appendix A2. Where impacts can be screened out there is no need to progress to a more detailed assessment.

Assessment of Significance

4.3 There is no official guidance in the UK in relation to development control on how to assess the significance of air quality impacts. The approach developed jointly by EPUK and the IAQM (Moorcroft and Barrowcliffe et al, 2017) has therefore been used. The overall significance of the air quality impacts is determined using professional judgement; the experience of the consultants preparing the report is set out in Appendix A3. Full details of the EPUK/IAQM approach are provided in Appendix A2.

5 Baseline Conditions

Relevant Features

- 5.1 The proposed development is located in Holloway and is the site of the former Holloway Prison. The Site is surrounded on all sides by existing residential properties which front onto Dalmeny Avenue, Penderyn Way, Bakers Field, Camden Road and Chambers Road. Camden Road is a busy Road, however all existing residential properties along this road are set back by at least 6m.
- 5.2 The proposed development lies within a borough-wide Air Quality Management Area (AQMA) declared by the London Borough (LB) of Islington for exceedances of the annual mean nitrogen dioxide (NO₂) and 24-hour mean PM₁₀ objective. In addition, the Site is located 250 m to southwest of the 'A1 Holloway Road from Highbury to Archway' Air Quality Focus Area, one of 187 air quality Focus Areas in London, these being locations that not only exceed the EU annual mean limit value for nitrogen dioxide but also locations with high levels of human exposure.

Industrial sources

- 5.3 No significant industrial or waste management sources have been identified that are likely to affect the proposed development, in terms of air quality.

Local Air Quality Monitoring

- 5.4 LB Islington operates two automatic monitoring stations within its area. One of these (monitor ID IS2) is located on Holloway Road, approximately 450 m east of the Site and is classified as a roadside site¹. The LB Islington also operates a number of nitrogen dioxide monitoring sites using diffusion tubes prepared and analysed by Lambeth Scientific Services (using the 50% TEA in acetone method). These include one deployed on Holloway Road, 850 m southeast of the Site (monitor IS BIS005/11). In addition, monitoring at several school sites commenced in 2018 with one site adjacent to St George's Road, 850 m to the southwest of the Site and four sites located around Tufnell Primary School and The Bridge Secondary School, approximately 100 m to the northwest of the Site.
- 5.5 Annual mean results for the years 2014 to 2019 are summarised in Table 2, while results relating to the 1-hour mean objective are summarised in Table 3. The monitoring locations are shown in Figure 1. The monitoring data have been taken from LB Islington's 2019 Annual Status Report (London Borough of Islington, 2020).

¹ A monitor typically within one to five metres of the kerb of a busy road

Table 2: Summary of Annual Mean NO₂ Monitoring (2014-2019) (µg/m³)^a

Site No.	Site Type	Location	2014	2015	2016	2017	2018	2019
Automatic Monitors								
IS2	Roadside	Holloway Road	55	61	60	49	47	40
Diffusion Tubes								
BIS005/11	Roadside	Holloway Road	61	65	57	50	44	41
S4	School	Tufnell Park Primary	-	-	-	-	29	25
S23	School	Sacred Heart Primary	-	-	-	-	32	30
S52	School	Tufnell Park Primary	-	-	-	-	24	24
S56	School	The Bridge Secondary	-	-	-	-	33	27
S57	School	Beacon High	-	-	-	-	34	27
Objective			40					

^a Exceedances of the objectives are shown in bold.

Table 3: Number of Hours With NO₂ Concentrations Above 200 µg/m³

Site No.	Site Type	Location	2014	2015	2016	2017	2018	2019
IS2	Roadside	Holloway Road	0	0	0	0	0	0
Objective			18					

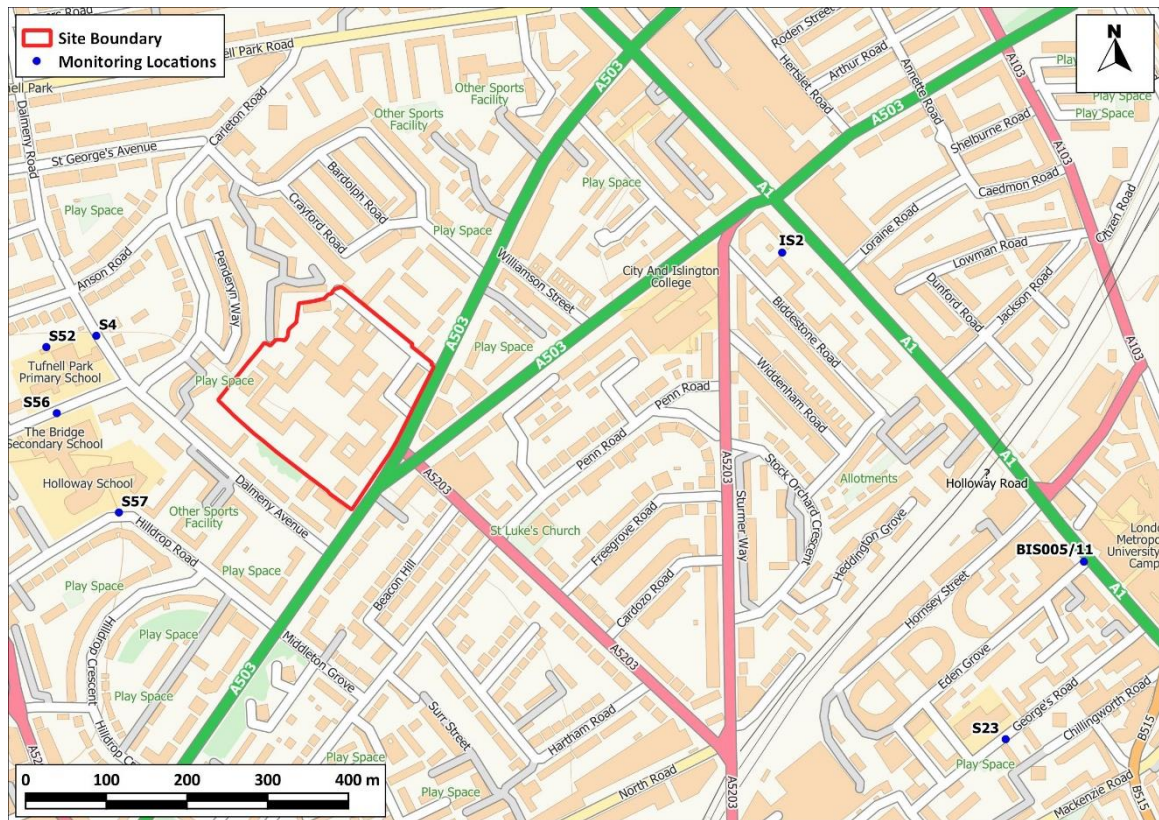


Figure 1: Monitoring Locations

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- 5.6 As shown in Table 2, exceedances of the annual mean nitrogen dioxide objective have been measured at monitoring sites IS2 and BIS005/11 for all years since 2014, with the exception of site IS2 in 2019 where the objective was just met. Both of these sites are located at roadside locations adjacent to the A1 (with approximately 26,000 AADT (GLA, 2016)) and are not representative of conditions at the Site, which is located on the A503 with lower daily traffic flows (approximately 16,000 AADT). Pollutant concentrations at all school sites were measured well below the objectives for every year from 2014-2019. This is considered representative of the Site, which is setback from the road where pollutant concentrations are expected to be close to background concentrations and below the objectives.
- 5.7 The automatic monitoring station at Holloway Road measures concentrations of PM₁₀. Annual mean results are summarised in Table 4, while results relating to the daily mean PM₁₀ objective are summarised in Table 5.

Table 4: Summary of Annual Mean PM₁₀ Monitoring (2014-2019) (µg/m³)

Site No.	Site Type	Location	2014	2015	2016	2017	2018	2019
PM₁₀								
IS2	Roadside	Holloway Road	21	22	21	21	20	20
Objective			40					

Table 5: Number of Days With PM₁₀ Concentrations Above 50 µg/m³ ^a

Site No.	Site Type	Location	2014	2015	2016	2017	2018	2019
IS2	Roadside	Holloway Road	6	3	7	6	2	7
Objective			35					

^a Exceedances of the objectives are shown in bold.

- 5.8 As shown in Tables 4 and 5, concentrations are below relevant objectives for particulate matter (PM₁₀), even at the Holloway Road site.

Exceedances of EU Limit Value

- 5.9 There are several AURN monitoring sites within the Greater London Urban Area that have measured exceedances of the annual mean nitrogen dioxide limit value (Defra, 2021d). Furthermore, Defra's roadside annual mean nitrogen dioxide concentrations (Defra, 2021c), which are used to report exceedances of the limit value to the EU, identify exceedances of this limit value in 2019 along many roads in London, including the A503 near to the proposed development. The Greater London Urban Area has thus been reported to the EU as exceeding the limit value for annual mean nitrogen dioxide concentrations. Defra's predicted concentrations for the year of first occupation of the proposed development (2023) (Defra, 2020) do not identify any exceedances of the Limit Values adjacent to these roads. As such, there is considered to be no risk of a limit value exceedance in the vicinity of the proposed development by the time that it is operational.
- 5.10 Defra's Air Quality Plan requires the GLA to prepare an action plan that will "*deliver compliance in the shortest time possible*", and the 2015 Plan assumed that a CAZ was required. The GLA has already implemented an LEZ and a ULEZ, thus the authority has effectively already implemented the required CAZ. These have been implemented as part of a package of measures including 12 Low Emission Bus Zones, Low Emission Neighbourhoods, the phasing out of diesel buses and taxis and other measures within the Mayor's Transport Strategy.

Background Concentrations

- 5.11 Estimated background concentrations at the proposed development for the latest year pre COVID-19 are set out in Table 6 and are all well below the objectives.

Table 6: Estimated Annual Mean Background Pollutant Concentrations in 2019 ($\mu\text{g}/\text{m}^3$)

Year	NO ₂	PM ₁₀	PM _{2.5}
2019	24.6	20.2	12.9
Objective / WHO guideline	40	40	25/10 ^a

^a The 25 $\mu\text{g}/\text{m}^3$ PM_{2.5} objective, which was to be met by 2020, is not in Regulations and there is no requirement for local authorities to meet it. 10 $\mu\text{g}/\text{m}^3$ is the WHO guideline for annual mean PM_{2.5}; again, there is no requirement for local authorities to meet this.

6 Impact Assessment

Preliminary Air Quality Assessment

6.1 As discussed in Section 1: Introduction, the London Plan (GLA, 2021) requires major development to complete a preliminary air quality assessment. The requirements of the preliminary air quality assessment as described in Appendix A1 are to assess:

- the most significant sources of pollution in the area;
- constraints imposed on the Site by poor air quality;
- appropriate land uses for the Site; and
- appropriate design measures that could be implemented to ensure that development reduces exposure and improves air quality.

Significant Pollution Sources

6.2 The nearest major road traffic sources to the Site are the A503 (Camden Road and Parkhurst Road), with daily traffic flows of approximately 16,000 AADT (GLA, 2016), along which the Site is located and the A1 (Holloway Road), with daily traffic flows of approximately 26,000 AADT, 400 m to the northeast of the Site. Development buildings are expected to be set back from the A503 by at least 6 m. Traffic emissions reduce rapidly with distance away from roads (see Defra TG16 paragraph 7.452 (Defra, 2018b)), based on the local air quality monitoring, with a setback from the road of 6 m it is not likely that road traffic emissions will significantly affect the Site.

6.3 As discussed in paragraph 5.3 there are no major industrial or waste management pollution sources near the Site.

6.4 No other major sources of air pollution are identified that are likely to affect the proposed development.

Constraints Imposed by Poor Air Quality

6.5 The Site is away from major emissions sources and as discussed in paragraph 5.1 and the development buildings are set back from the A503. Traffic flows along the A503 are significantly lower than those along Holloway Road (GLA, 2016), where slight exceedances of the annual mean nitrogen dioxide objective were measured in 2019. Pollutant concentrations along the A503, adjacent to the Site, are therefore anticipated to be below the objective.

6.6 Local air quality monitoring data set out in Table 2, Table 3, Table 4, and Table 5 show that away from Holloway Road there are unlikely to be exceedances of any air quality objectives, even at roadside locations. It is therefore likely that pollutant concentrations at the proposed development site will be well below relevant objectives.

- 6.7 Additionally, the proposed development is located over 250 m from any air quality Focus Areas, which are locations that not only exceed the EU annual mean limit value for nitrogen dioxide, but also have high levels of human exposure. Overall, there are no major sources of air pollution likely to constrain development of the Site for residential development.

Appropriate Land Uses at the Site

- 6.8 As above, the Site is surrounded by existing residential properties and air quality conditions at the Site do not constrain any form of proposed development use. As such, the proposed redevelopment of the Site for residential dwellings is deemed to be suitable in terms of air quality.

Design Measures

- 6.9 The proposed development benefits from being set back from adjacent roads and major pollution sources such that specific design measures in terms of massing and layout are not constrained by air quality.
- 6.10 In terms of measures to minimise emissions associated with the proposed development, the development will use zero-emission air source heat pumps to provide heat and hot water to the apartments and houses.
- 6.11 The development proposals show space for generator and sprinkler pumps. Should any diesel generator or energy plant be proposed, this may impact the air quality at both existing and proposed residential properties. In order to reduce the impact of energy plant emissions, exhausts should terminate from roof level on the tallest building (currently as 45 m). At this height, the dispersion environment will be good and there is unlikely to be a significant impact at any receptor.
- 6.12 The proposed development is expected to be car-free, as such it is unlikely additional traffic movements associated with the operation of the proposed development (such as delivery and servicing and taxis) will lead to significant air quality effects.

Site Suitability Assessment

- 6.13 As above, the proposed development benefits from being set back from adjacent roads and major pollution sources. Concentrations across the Site are likely to be similar to the monitoring undertaken by the LB Islington at the school sites, as shown in Table 2. In addition shown in Table 6 concentrations from Defra's mapped background pollutant concentrations for the Site are below the objective.
- 6.14 Overall, air quality conditions at the proposed development site are considered suitable for residential development. Future concentrations will be quantified through modelling undertaken as part of the air quality assessment to support the Environmental Impact Assessment.

Significance Air Quality Effects

- 6.15 The operational air quality effects without mitigation are unlikely to be significant. The proposed development is set back from major roads and away from other major emissions sources such that air quality conditions at the Site are suitable for residential development. The proposed development is not anticipated to have any on-site emissions as heat and hot water will be provided using zero-emissions air source heat pumps. Traffic generated by the proposed development will contribute to local air quality, but given the development is car-free it is unlikely to be sufficient in volume to lead to significant adverse effects. A detailed assessment of road traffic impacts will be undertaken to demonstrate this judgement. This professional judgement is made in accordance with the methodology set out in Appendix A2.

7 Conclusions

- 7.1 The Preliminary Air Quality Assessment has determined that the development site has no specific air quality constraints to residential development. Design opportunities to minimise exposure are limited as the Site benefits from good air quality and all properties are set back away from roads and other emissions sources.
- 7.2 The properties will be provided with heat and hot water using air source heat pumps to prevent any on-site emissions associated with combustion plant.
- 7.3 Road traffic generated by the proposed development is not likely to lead to significant effects, due to the development being car-free.
- 7.4 Air quality conditions for future residents of the proposed development have been shown to be acceptable, with concentrations expected to be below the air quality objectives throughout the Site.

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9 Glossary

AADT	Annual Average Daily Traffic
AQC	Air Quality Consultants
AQMA	Air Quality Management Area
AURN	Automatic Urban and Rural Network
CAZ	Clean Air Zone
Defra	Department for Environment, Food and Rural Affairs
DfT	Department for Transport
EPUK	Environmental Protection UK
Exceedance	A period of time when the concentration of a pollutant is greater than the appropriate air quality objective. This applies to specified locations with relevant exposure
EU	European Union
EV	Electric Vehicle
Focus Area	Location that not only exceeds the EU annual mean limit value for NO ₂ but also has a high level of human exposure
GLA	Greater London Authority
HDV	Heavy Duty Vehicles (> 3.5 tonnes)
HMSO	Her Majesty's Stationery Office
HGV	Heavy Goods Vehicle
IAQM	Institute of Air Quality Management
JAQU	Joint Air Quality Unit
LAEI	London Atmospheric Emissions Inventory
LAQM	Local Air Quality Management
LB	London Borough
LDV	Light Duty Vehicles (<3.5 tonnes)
LEZ	Low Emission Zone
µg/m³	Microgrammes per cubic metre
NO	Nitric oxide
NO₂	Nitrogen dioxide

NOx	Nitrogen oxides (taken to be NO ₂ + NO)
NPPF	National Planning Policy Framework
NRMM	Non-road Mobile Machinery
Objectives	A nationally defined set of health-based concentrations for nine pollutants, seven of which are incorporated in Regulations, setting out the extent to which the standards should be achieved by a defined date. There are also vegetation-based objectives for sulphur dioxide and nitrogen oxides
OLEV	Office for Low Emission Vehicles
PHV	Private Hire Vehicle
PM₁₀	Small airborne particles, more specifically particulate matter less than 10 micrometres in aerodynamic diameter
PM_{2.5}	Small airborne particles less than 2.5 micrometres in aerodynamic diameter
PPG	Planning Practice Guidance
SPG	Supplementary Planning Guidance
SPD	Supplementary Planning Document
Standards	A nationally defined set of concentrations for nine pollutants below which health effects do not occur or are minimal
TEA	Triethanolamine – used to absorb nitrogen dioxide
TfL	Transport for London
ULEZ	Ultra Low Emission Zone
WHO	World Health Organisation

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A1 London-Specific Policies and Measures

London Plan

Development Plans

- A1.1 Policy SI1 of the London Plan (GLA, 2021) states the following regarding strategic development plans:

Development Plans, through relevant strategic, site-specific and area-based policies, should seek opportunities to identify and deliver further improvements to air quality and should not reduce air quality benefits that result from the Mayor's or boroughs' activities to improve air quality.

Preliminary Air Quality Assessment

- A1.2 The London Plan sets out expectations around the consideration of air quality in the design of all major developments:

"For major developments, a preliminary Air Quality Assessment should be carried out before designing the development to inform the design process. The aim of a preliminary assessment is to assess:

- The most significant sources of pollution in the area*
- Constraints imposed on the Site by poor air quality*
- Appropriate land uses for the Site*
- Appropriate design measures that could be implemented to ensure that development reduces exposure and improves air quality.*

Further assessments should then be carried out as the design evolves to ensure that impacts from emissions are prevented or minimised as far as possible, and to fully quantify the expected effect of any proposed mitigation measures, including the cumulative effect where other nearby developments are also underway or likely to come forward".

Electric Vehicle Charging

- A1.3 To support the uptake of zero tailpipe emission vehicles, Policy TG6.1 of the London Plan states:

"All residential car parking spaces must provide infrastructure for electric or Ultra-Low Emission vehicles. At least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces".

London Environment Strategy

A1.4 The air quality chapter of the London Environment Strategy sets out three main objectives, each of which is supported by sub-policies and proposals. The Objectives and their sub-policies are set out below:

“Objective 4.1: Support and empower London and its communities, particularly the most disadvantaged and those in priority locations, to reduce their exposure to poor air quality.

- *Policy 4.1.1 Make sure that London and its communities, particularly the most disadvantaged and those in priority locations, are empowered to reduce their exposure to poor air quality*
- *Policy 4.1.2 Improve the understanding of air quality health impacts to better target policies and action*

Objective 4.2: Achieve legal compliance with UK and EU limits as soon as possible, including by mobilising action from London Boroughs, government and other partners

- *Policy 4.2.1 Reduce emissions from London’s road transport network by phasing out fossil fuelled vehicles, prioritising action on diesel, and enabling Londoners to switch to more sustainable forms of transport*
- *Policy 4.2.2 Reduce emissions from non-road transport sources, including by phasing out fossil fuels*
- *Policy 4.2.3 Reduce emissions from non-transport sources, including by phasing out fossil fuels*
- *Policy 4.2.4 The Mayor will work with the government, the London boroughs and other partners to accelerate the achievement of legal limits in Greater London and improve air quality*
- *Policy 4.2.5 The Mayor will work with other cities (here and internationally), global city and industry networks to share best practice, lead action and support evidence based steps to improve air quality*

Objective 4.3: Establish and achieve new, tighter air quality targets for a cleaner London by transitioning to a zero emission London by 2050, meeting world health organization health-based guidelines for air quality

- *Policy 4.3.1 The Mayor will establish new targets for PM_{2.5} and other pollutants where needed. The Mayor will seek to meet these targets as soon as possible, working with government and other partners*

- *Policy 4.3.2 The Mayor will encourage the take up of ultra low and zero emission technologies to make sure London's entire transport system is zero emission by 2050 to further reduce levels of pollution and achieve WHO air quality guidelines*
- *Policy 4.3.3 Phase out the use of fossil fuels to heat, cool and maintain London's buildings, homes and urban spaces, and reduce the impact of building emissions on air quality*
- *Policy 4.3.4 Work to reduce exposure to indoor air pollutants in the home, schools, workplace and other enclosed spaces"*

A1.5 While the policies targeting transport sources are significant, there are less obvious ones that will also require significant change. In particular, the aim to phase out fossil-fuels from building heating and cooling and from NRMM will demand a dramatic transition.

Low Emission Zone (LEZ)

A1.6 The LEZ was implemented as a key measure to improve air quality in Greater London. It entails charges for vehicles entering Greater London not meeting certain emissions criteria, and affects diesel-engined lorries, buses, coaches, large vans, minibuses and other specialist vehicles derived from lorries and vans. Since 1 March 2021, a standard of Euro VI has applied for HGVs, buses and coaches, while a standard of Euro 3 has applied for large vans, minibuses and other specialist diesel vehicles since 2012.

Ultra Low Emission Zone (ULEZ)

A1.7 London's ULEZ was introduced on 8 April 2019. The ULEZ currently operates 24 hours a day, 7 days a week in the same area as the current Congestion Charging zone. All cars, motorcycles, vans, minibuses and Heavy Goods Vehicles will need to meet exhaust emission standards (ULEZ standards) or pay an additional daily charge to travel within the zone. The ULEZ standards are Euro 3 for motorcycles; Euro 4 for petrol cars, vans and minibuses; Euro 6 for diesel cars, vans and minibuses; and Euro VI for HGVs, buses and coaches.

A1.8 From 25 October 2021, the ULEZ will cover the entire area within the North and South Circular roads, applying the emissions standards set out in Paragraph A1.7 for light vehicles. The ULEZ will not include any requirements relating to heavy vehicle emissions beyond 1 March 2021, as these will be addressed by the amendments to the LEZ described in Paragraph A1.6.

Other Measures

A1.9 Since 2018, all taxis presented for licencing for the first time had to be zero emission capable (ZEC). This means they must be able to travel a certain distance in a mode which produces no air pollutants, and all private hire vehicles (PHVs) presented for licensing for the first time had to meet Euro 6 emissions standards. Since January 2020, all newly manufactured PHVs presented for licensing for

the first time had to be ZEC (with a minimum zero emission range of 10 miles). The Mayor's aim is that the entire taxi and PHV fleet will be made up of ZEC vehicles by 2033.

A1.10 The Mayor has also proposed to make sure that TfL leads by example by cleaning up its bus fleet, implementing the following measures:

- TfL will procure only hybrid or zero emission double-decker buses from 2018;
- a commitment to providing 3,100 double decker hybrid buses by 2019 and 300 zero emission single-deck buses in central London by 2020;
- introducing 12 Low Emission Bus Zones by 2020;
- investing £50m in Bus Priority Schemes across London to reduce engine idling; and
- retrofitting older buses to reduce emissions (selective catalytic reduction (SCR) technology has already been fitted to 1,800 buses, cutting their NOx emissions by around 88%).

A2 EPUK & IAQM Planning for Air Quality Guidance

- A2.1 The guidance issued by EPUK and IAQM (Moorcroft and Barrowcliffe et al, 2017) is comprehensive in its explanation of the place of air quality in the planning regime. Key sections of the guidance not already mentioned above are set out below.

Air Quality as a Material Consideration

“Any air quality issue that relates to land use and its development is capable of being a material planning consideration. The weight, however, given to air quality in making a planning application decision, in addition to the policies in the local plan, will depend on such factors as:

- *the severity of the impacts on air quality;*
- *the air quality in the area surrounding the proposed development;*
- *the likely use of the development, i.e. the length of time people are likely to be exposed at that location; and*
- *the positive benefits provided through other material considerations”.*

Recommended Best Practice

- A2.2 The guidance goes into detail on how all development proposals can and should adopt good design principles that reduce emissions and contribute to better air quality management. It states:

“The basic concept is that good practice to reduce emissions and exposure is incorporated into all developments at the outset, at a scale commensurate with the emissions”.

- A2.3 The guidance sets out a number of good practice principles that should be applied to all developments that:

- include 10 or more dwellings;
- where the number of dwellings is not known, residential development is carried out on a site of more than 0.5 ha;
- provide more than 1,000 m² of commercial floorspace;
- are carried out on land of 1 ha or more.

- A2.4 The good practice principles are that:

- New developments should not contravene the Council's Air Quality Action Plan, or render any of the measures unworkable;
- Wherever possible, new developments should not create a new “street canyon”, as this inhibits pollution dispersion;

- Delivering sustainable development should be the key theme of any application;
- New development should be designed to minimise public exposure to pollution sources, e.g. by locating habitable rooms away from busy roads;
- The provision of at least 1 Electric Vehicle (EV) “rapid charge” point per 10 residential dwellings and/or 1000 m² of commercial floorspace. Where on-site parking is provided for residential dwellings, EV charging points for each parking space should be made available;
- Where development generates significant additional traffic, provision of a detailed travel plan (with provision to measure its implementation and effect) which sets out measures to encourage sustainable means of transport (public, cycling and walking) via subsidised or free-ticketing, improved links to bus stops, improved infrastructure and layouts to improve accessibility and safety;
- All gas-fired boilers to meet a minimum standard of <40 mgNO_x/kWh;
- Where emissions are likely to impact on an AQMA, all gas-fired CHP plant to meet a minimum emissions standard of:
 - Spark ignition engine: 250 mgNO_x/Nm³;
 - Compression ignition engine: 400 mgNO_x/Nm³;
 - Gas turbine: 50 mgNO_x/Nm³.
- A presumption should be to use natural gas-fired installations. Where biomass is proposed within an urban area it is to meet minimum emissions standards of 275 mgNO_x/Nm³ and 25 mgPM/Nm³.

A2.5 The guidance also outlines that offsetting emissions might be used as a mitigation measure for a proposed development. However, it states that:

“It is important that obligations to include offsetting are proportional to the nature and scale of development proposed and the level of concern about air quality; such offsetting can be based on a quantification of the emissions associated with the development. These emissions can be assigned a value, based on the “damage cost approach” used by Defra, and then applied as an indicator of the level of offsetting required, or as a financial obligation on the developer. Unless some form of benchmarking is applied, it is impractical to include building emissions in this approach, but if the boiler and CHP emissions are consistent with the standards as described above then this is not essential”.

A2.6 The guidance offers a widely used approach for quantifying costs associated with pollutant emissions from transport. It also outlines the following typical measures that may be considered to offset emissions, stating that measures to offset emissions may also be applied as post assessment mitigation:

- Support and promotion of car clubs;
- Contributions to low emission vehicle refuelling infrastructure;
- Provision of incentives for the uptake of low emission vehicles;
- Financial support to low emission public transport options; and
- Improvements to cycling and walking infrastructures.

Screening

Impacts of the Local Area on the Development

“There may be a requirement to carry out an air quality assessment for the impacts of the local area’s emissions on the proposed development itself, to assess the exposure that residents or users might experience. This will need to be a matter of judgement and should take into account:

- *the background and future baseline air quality and whether this will be likely to approach or exceed the values set by air quality objectives;*
- *the presence and location of Air Quality Management Areas as an indicator of local hotspots where the air quality objectives may be exceeded;*
- *the presence of a heavily trafficked road, with emissions that could give rise to sufficiently high concentrations of pollutants (in particular nitrogen dioxide), that would cause unacceptably high exposure for users of the new development; and*
- *the presence of a source of odour and/or dust that may affect amenity for future occupants of the development”.*

Impacts of the Development on the Local Area

A2.7 The guidance sets out two stages of screening criteria that can be used to identify whether a detailed air quality assessment is required, in terms of the impact of the development on the local area. The first stage is that you should proceed to the second stage if any of the following apply:

- 10 or more residential units or a site area of more than 0.5 ha residential use; and/or
- more than 1,000 m² of floor space for all other uses or a site area greater than 1 ha.

A2.8 Coupled with any of the following:

- the development has more than 10 parking spaces; and/or
- the development will have a centralised energy facility or other centralised combustion process.

A2.9 If the above do not apply then the development can be screened out as not requiring a detailed air quality assessment of the impact of the development on the local area. If they do apply then you proceed to stage 2, which sets out indicative criteria for requiring an air quality assessment. The stage 2 criteria relating to vehicle emissions are set out below:

- the development will lead to a change in LDV flows of more than 100 AADT within or adjacent to an AQMA or more than 500 AADT elsewhere;
- the development will lead to a change in HDV flows of more than 25 AADT within or adjacent to an AQMA or more than 100 AADT elsewhere;
- the development will lead to a realigning of roads (i.e. changing the proximity of receptors to traffic lanes) where the change is 5m or more and the road is within an AQMA;
- the development will introduce a new junction or remove an existing junction near to relevant receptors, and the junction will cause traffic to significantly change vehicle acceleration/deceleration, e.g. traffic lights or roundabouts;
- the development will introduce or change a bus station where bus flows will change by more than 25 AADT within or adjacent to an AQMA or more than 100 AADT elsewhere; and
- the development will have an underground car park with more than 100 movements per day (total in and out) with an extraction system that exhausts within 20 m of a relevant receptor.

A2.10 The criteria are more stringent where the traffic impacts may arise on roads where concentrations are close to the objective. The presence of an AQMA is taken to indicate the possibility of being close to the objective, but where whole authority AQMAs are present and it is known that the affected roads have concentrations below 90% of the objective, the less stringent criteria are likely to be more appropriate.

A2.11 On combustion processes (including standby emergency generators and shipping) where there is a risk of impacts at relevant receptors, the guidance states that:

“Typically, any combustion plant where the single or combined NO_x emission rate is less than 5 mg/sec is unlikely to give rise to impacts, provided that the emissions are released from a vent or stack in a location and at a height that provides adequate dispersion. As a guide, the 5 mg/s criterion equates to a 450 kW ultra-low NO_x gas boiler or a 30kW CHP unit operating at <95mg/Nm³.

In situations where the emissions are released close to buildings with relevant receptors, or where the dispersion of the plume may be adversely affected by the size and/or height of adjacent buildings (including situations where the stack height is lower than the receptor) then consideration will need to be given to potential impacts at much lower emission rates.

Conversely, where existing nitrogen dioxide concentrations are low, and where the dispersion conditions are favourable, a much higher emission rate may be acceptable”.

- A2.12 Should none of the above apply then the development can be screened out as not requiring a detailed air quality assessment of the impact of the development on the local area, provided that professional judgement is applied; the guidance importantly states the following:

“The criteria provided are precautionary and should be treated as indicative. They are intended to function as a sensitive ‘trigger’ for initiating an assessment in cases where there is a possibility of significant effects arising on local air quality. This possibility will, self-evidently, not be realised in many cases. The criteria should not be applied rigidly; in some instances, it may be appropriate to amend them on the basis of professional judgement, bearing in mind that the objective is to identify situations where there is a possibility of a significant effect on local air quality”.

- A2.13 Even if a development cannot be screened out, the guidance is clear that a detailed assessment is not necessarily required:

“The use of a Simple Assessment may be appropriate, where it will clearly suffice for the purposes of reaching a conclusion on the significance of effects on local air quality. The principle underlying this guidance is that any assessment should provide enough evidence that will lead to a sound conclusion on the presence, or otherwise, of a significant effect on local air quality. A Simple Assessment will be appropriate, if it can provide this evidence. Similarly, it may be possible to conduct a quantitative assessment that does not require the use of a dispersion model run on a computer”.

- A2.14 The guidance also outlines what the content of the air quality assessment should include, and this has been adhered to in the production of this report.

Assessment of Significance

- A2.15 There is no official guidance in the UK in relation to development control on how to describe the nature of air quality impacts, nor how to assess their significance. The approach within the EPUK/IAQM guidance has, therefore, been used in this assessment. This approach involves a two stage process:

- a qualitative or quantitative description of the impacts on local air quality arising from the development; and
- a judgement on the overall significance of the effects of any impacts.

- A2.16 The guidance recommends that the assessment of significance should be based on professional judgement, with the overall air quality impact of the development described as either ‘significant’ or ‘not significant’. In drawing this conclusion, the following factors should be taken into account:

- the existing and future air quality in the absence of the development;
- the extent of current and future population exposure to the impacts;
- the influence and validity of any assumptions adopted when undertaking the prediction of impacts;
- the potential for cumulative impacts and, in such circumstances, several impacts that are described as '*slight*' individually could, taken together, be regarded as having a significant effect for the purposes of air quality management in an area, especially where it is proving difficult to reduce concentrations of a pollutant. Conversely, a '*moderate*' or '*substantial*' impact may not have a significant effect if it is confined to a very small area and where it is not obviously the cause of harm to human health; and
- the judgement on significance relates to the consequences of the impacts; will they have an effect on human health that could be considered as significant? In the majority of cases, the impacts from an individual development will be insufficiently large to result in measurable changes in health outcomes that could be regarded as significant by health care professionals.

A2.17 The guidance is clear that other factors may be relevant in individual cases. It also states that the effect on the residents of any new development where the air quality is such that an air quality objective is not met will be judged as significant. For people working at new developments in this situation, the same will not be true as occupational exposure standards are different, although any assessment may wish to draw attention to the undesirability of the exposure.

A2.18 A judgement of the significance should be made by a competent professional who is suitably qualified. A summary of the professional experience of the staff contributing to this assessment is provided in Appendix A3.

A3 Professional Experience

Laurence Caird, MEarthSci CSci MEnvSc MIAQM

Mr Caird is an Associate Director with AQC, with 15 years' experience in the field of air quality including the detailed assessment of emissions from road traffic, airports, heating and energy plant, and a wide range of industrial sources including the thermal treatment of waste. He has experience in ambient air quality monitoring for numerous pollutants using a wide range of techniques and is also competent in the monitoring and assessment of nuisance odours and dust. Mr Caird has worked with a variety of clients to provide expert air quality services and advice, including local authorities, planners, developers and process operators. He is a Member of the Institute of Air Quality Management and is a Chartered Scientist.

Guido Pellizzaro, BSc (Hons) MIAQM MEnvSc PIEMA

Mr Pellizzaro is an Associate Director with AQC, with more than 14 years' experience in the field of air quality management and assessment. His main experience relates to managing and delivering air quality assessments for major planning applications and EIA development. He is a Member of the Institution of Environmental Sciences and of the Institute of Air Quality Management, and a Practitioner of the Institute of Environmental Management and Assessment.

Isabel Stanley, MSci (Hons)

Miss Stanley is an Assistant Consultant with AQC, having joined the company in October 2019. Prior to joining AQC she completed an MSci degree in Geology at the University of Bristol, where her studies included modules focusing on GIS, dispersion modelling and environmental geochemistry. She has undertaken numerous air quality assessments, including road traffic and plant emissions modelling, as well as indoor air quality plans and construction dust risk assessments.

A8.8 Air Quality Positive Statement

Measure	Summary of the Measure	Reason for Undertaking Measure	Expected Benefits	Assessment and Reporting			How Will This Measure Be Secured
				Methods	Quantitative	Qualitative	
Better design and reducing exposure							
Location of sensitive land uses	<p>The proposed masterplan has been designed to reduce exposure to emissions, including:</p> <ul style="list-style-type: none">Residential uses located away from main roads on the 1st floor and upwards;Residential properties on the upper ground floor of Block B (adjacent to Camden Road) are located at the rear of the building;The siting of uses less sensitive to air quality (the commercial and community uses) closest to the existing road traffic emissions to the southeast of the site (Camden Road).	To reduce exposure for future users of the Proposed Development.	Future users will experience acceptable air quality.	<p>Preliminary Air Quality Assessment (see Annex 11).</p> <p>Input into design during design evolution process.</p> <p>Detailed dispersion modelling of final design.</p> <p>Air quality assessment shows air quality is acceptable for future users.</p>	Y	N	Secured through approved plans

Amenity areas and public space	The proposed masterplan has been designed to reduce exposure to emissions, including the public amenity area is located in the centre of the Development, away from main roads and vehicle tailpipe emissions. Significant tree planting and green infrastructure to acts as barriers to road traffic emissions and to promote cycling and walking through the Site.	To reduce exposure for future users of the Proposed Development.	Future users will experience acceptable air quality.	<p>Preliminary Air Quality Assessment (see Annex 11).</p> <p>Input into design during design evolution process.</p> <p>Detailed dispersion modelling of final design.</p> <p>Air quality assessment shows air quality is acceptable for future users.</p>	Y	N	Secured through approved plans
Building Emissions							
Energy Strategy	The principal heat generation for the Proposed Development will be from Air Source Heat Pumps (ASHPs). Solar panels will also be utilised.	The Energy Strategy sets out the rationale for the measures.	The selected option will meet the carbon emission targets set by the London Plan (as a minimum on-site carbon reductions of 35% compared to Part L of the Building Regulations, including a 15% reduction achieved by energy demand reduction alone (Be Lean) for non-domestic development and 10% reduction achieved by energy demand reduction alone for domestic development).	Energy Strategy	N	Y	Delivery is subject to s106 agreement.
Transport Emissions							

Pedestrian and Cycle Access	<p>The Proposed Development will provide:</p> <ul style="list-style-type: none"> pedestrian access to the west, southeast and northeast of the Development; improve the pedestrian signal crossing on Camden Road by providing a new connection through the site (ie.Trecastle Way connection), the two accesses to the site will provide dropped kerb and tactile paving and the footway upgrade along the frontage onto Camden Road /Parkhurst Road creating active frontage; opening up the site and providing a new public realm for others to walk around; existing cycle routes continue to be available as well as the new Finsbury Park to Highbury Fields cycleway opened in 2021; The site has a Public Transport Accessibility Level score of 4 and 6A offering good and excellent accessibility by public transport; Travel Plans and Travel co-ordinators to promote sustainable transport. 	To improve pedestrian and cycle connectivity as part of the public realm and wider masterplan strategy.	Reduced emissions associated with increased walking and cycling, in particular for short journeys.	Transport Assessment	N	Y	Transport infrastructure secured by approved plans or conditions
Cycle spaces	1,848 long stay and 32 short stay residential cycles spaces will be provided and 36 long stay and 40 short stay visitor spaces in accordance within the London Plan standards. A separate 74 cycle spaces will be provided for staff .	In line with the TfL Healthy Streets indicators to increase the attractiveness of cycling by providing cycle facilities.	Reduced emissions associated with increased cycling.	Transport Assessment	N	Y	Transport infrastructure secured by approved plans or conditions
Car Parking	Car free Development with minimal car parking in accordance with the London Plan. A total of 30 accessible car parking spaces provided to discourage the use of private cars.	To facilitate a move towards car free lifestyle and promote the future use and demand for local public transport and social infrastructure provisions.	The decrease in carparking provision will reduce the number of private car usage during the operational Proposed Development and therefore vehicle tailpipe emissions.	Transport Assessment	N	Y	Transport infrastructure secured by approved plans or conditions
EV Charging	All parking spaces will include EV Charging which is above the London Plan requirement of	To promote the use of EV vehicle use in	Increased availability of suitable charging infrastructure will	Transport Assessment	N	Y	Delivery is subject to

	20% of residential parking bays will be provided with EV charging infrastructure.	line with the London Plan.	incentivise EV use which will help to reduce tailpipe emissions from road traffic in the future.				s106 agreement.
Healthy Streets	A Healthy Streets transport assessment has been carried out on on-site and off-site routes.	To increase the attractiveness of walking, cycling and public transport use, reducing car dependency. Healthy Streets Approach agreed with TfL and LBI	Reduced emissions associated with private vehicle use and increase sustainable transport	Transport Assessment	N	Y	Transport infrastructure secured by approved plans or conditions
Sustainable Deliveries	Sustainable delivery initiatives will be pursued where reasonably practicable, including synchronisation of deliveries from common suppliers	To reduce the number of deliveries to the Development	Reduced emissions associated with commercial vehicle use	Transport Assessment	N	Y	Delivery is subject to s106 agreement.

A8.9 The Works Mitigation

The Work Construction Dust

- A8.9.1 Table A9.1 presents a set of best-practice measures from the GLA guidance (GLA, 2014b) that should be incorporated into the specification for the works. These measures should be written into a Dust Management Plan. Some of the measures may only be necessary during specific phases of work, or during activities with a high potential to produce dust, and the list should be refined and expanded upon in liaison with the construction contractor when producing the Dust Management Plan.

Table A9.1: Best-Practice Mitigation Measures Recommended for the Works

Measure	Desirable	Highly Recommended
Site Management		
Develop and implement a stakeholder communications plan that includes community engagement before work commences on site		✓
Develop a Dust Management Plan (DMP)		✓
Display the name and contact details of person(s) accountable for air quality pollutant emissions and dust issues on the site boundary		✓
Display the head or regional office contact information		✓
Record and respond to all dust and air quality pollutant emissions complaints		✓
Make a complaints log available to the local authority when asked		✓
Carry out regular site inspections to monitor compliance with air quality and dust control procedures, record inspection results, and make an inspection log available to the Local Authority when asked		✓
Increase the frequency of site inspections by those accountable for dust and air quality pollutant emissions issues when activities with a high potential to produce dust and emissions are being carried out and during prolonged dry or windy conditions		✓
Record any exceptional incidents that cause dust and air quality pollutant emissions, either on or off the site, and ensure that the action taken to resolve the situation is recorded in the log book		✓
Hold regular liaison meetings with other high risk construction sites within 500 m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised. It is important to understand the interactions of the off-site transport/deliveries which might be using the same strategic road network routes		✓
Preparing and Maintaining the Site		
Plan the site layout so that machinery and dust-causing activities are located away from receptors, as far as is possible		✓
Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site		✓

Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period		✓
Install green walls, screens or other green infrastructure to minimise the impact of dust and pollution	✓	
Avoid site runoff of water or mud		✓
Keep site fencing, barriers and scaffolding clean using wet methods		✓
Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below		✓
Cover, seed, or fence stockpiles to prevent wind whipping		✓
Carry out regular dust soiling checks of buildings within 100 m of site boundary and provide cleaning if necessary		✓
Provide showers and ensure a change of shoes and clothes are required before going off-site to reduce transport of dust	✓	
Put in place real-time dust and air quality pollutant monitors across the site and ensure they are checked regularly		✓
Agree monitoring locations with the Local Authority		✓
Where possible, commence baseline monitoring at least three months before work begins		✓
Operating Vehicle/Machinery and Sustainable Travel		
Ensure all on-road vehicles comply with the requirements of the London LEZ		✓
Ensure all Non-road Mobile Machinery (NRMM) comply with London's NRMM emission standards. Currently, NRMM used on any site within Greater London are required to meet Stage IIIB of EU Directive 97/68/EC (The European Parliament and the Council of the European Union, 1997) and its subsequent amendments as a minimum, while NRMM used on any site within the Central Activity Zone, Canary Wharf or one of London's Opportunity Areas are required to meet Stage IV of the Directive as a minimum. The proposed development <u>is not</u> within an area where this stricter requirement applies. From January 2025, NRMM used anywhere in London will be required to meet stage IV, while from January 2030 the stage V standard will apply. From January 2040 only zero emission machinery will be allowed.		✓
Ensure all vehicles switch off engines when stationary – no idling vehicles		✓
Avoid the use of diesel- or petrol-powered generators and use mains electricity or battery-powered equipment where practicable		✓
Impose and signpost a maximum-speed-limit of 15 mph on surfaced and 10 mph on un-surfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate)	✓	
Produce a Construction Logistics Plan to manage the sustainable delivery of goods and materials		✓
Implement a Travel Plan that supports and encourages sustainable staff travel (public transport, cycling, walking, and car-sharing)		✓

Operations		
Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems		✓
Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate		✓
Use enclosed chutes, conveyors and covered skips		✓
Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate		✓
Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods		✓
Waste Management		
Reuse and recycle waste to reduce dust from waste materials		✓
Avoid bonfires and burning of waste materials		✓
Measures Specific to Demolition		
Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust)		✓
Ensure water suppression is used during demolition operations.		✓
Avoid explosive blasting, using appropriate manual or mechanical alternatives		✓
Bag and remove any biological debris or damp down such material before demolition		✓
Measures Specific to Earthworks		
Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable		✓
Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable		✓
Only remove the cover from small areas during work, not all at once		✓
Measures Specific to Construction		
Avoid scabbling (roughening of concrete surfaces), if possible		✓
Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place		✓
Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery		✓
For smaller supplies of fine powder materials ensure bags are sealed after use and stored appropriately to prevent dust	✓	

Measures Specific to Trackout		
Regularly use a water-assisted dust sweeper on the access and local roads, as necessary, to remove any material tracked out of the site		✓
Avoid dry sweeping of large areas		✓
Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport		✓
Access gates should be located at least 10 m from receptors, where possible		✓
Apply dust suppressants to locations where a large volume of vehicles enter and exit the construction site		✓

On-Site Exhaust Emissions

A8.9.2 The IAQM guidance⁴ states:

“Experience of assessing the exhaust emissions from on-site plant (also known as non-road mobile machinery or NRMM) and site traffic suggests that they are unlikely to make a significant impact on local air quality, and in the vast majority of cases they will not need to be quantitatively assessed. For site plant and on-site traffic, consideration should be given to the number of plant/vehicles and their operating hours and locations to assess whether a significant effect is likely to occur”.

A8.9.3 The use of a Construction Environmental Management Plan (CEMP) will ensure emissions generated by NRMM are controlled. It is judged that there will be no risk of significant effects at existing or introduced receptors as a result of on-site machinery emissions.

A8.9.4 Additionally, all NRMM will be required to meet Stage IIIA of EU Directive 97/68/EC and its subsequent amendments as a minimum, while NRMM used on any site within the Central Activity Zone, Canary Wharf or one of London's Opportunity Areas are required to meet Stage IIIB of the Directive as a minimum. The Proposed Development does not lie within an area where this stricter requirement applies. From 1 March 2021, NRMM used in one of London's Opportunity Areas (as well as the Central Activity Zone or Canary Wharf) will be required to meet Stage IV of the Directive as a minimum, while machinery used anywhere else in London will be required to meet stage IIIB. From January 2025, NRMM used anywhere in London will be required to meet stage IV, while from January 2030 the stage V standard will apply. From January 2040 only zero emission machinery will be allowed.

⁴ IAQM (2016) Guidance on the Assessment of Dust from Demolition and Construction v1.1, Available [Online] <http://iaqm.co.uk/guidance/>

A8.10 Glossary

AADT	Annual Average Daily Traffic
ADMS-Roads	Atmospheric Dispersion Modelling System model for Roads
AQAL	Air Quality Assessment Level
AQC	Air Quality Consultants
AQMA	Air Quality Management Area
AURN	Automatic Urban and Rural Network
BEB	Building Emissions Benchmark
CAZ	Clean Air Zone
CEMP	Construction Environmental Management Plan
Defra	Department for Environment, Food and Rural Affairs
DfT	Department for Transport
DMP	Dust Management Plan
EFT	Emission Factor Toolkit
EPUK	Environmental Protection UK
EU	European Union
EV	Electric Vehicle
Exceedance	A period of time when the concentration of a pollutant is greater than the appropriate air quality objective. This applies to specified locations with relevant exposure
Focus Area	Location that not only exceeds the annual mean limit value for NO ₂ but also has a high level of human exposure
GIA	Gross Internal Floor Area
GLA	Greater London Authority
HDV	Heavy Duty Vehicles (> 3.5 tonnes)
HGV	Heavy Goods Vehicle
HMSO	Her Majesty's Stationery Office
IAQM	Institute of Air Quality Management
JAQU	Joint Air Quality Unit
kph	Kilometres Per hour

LAEI	London Atmospheric Emissions Inventory
LAQM	Local Air Quality Management
LB	London Borough
LDV	Light Duty Vehicles (<3.5 tonnes)
LEZ	Low Emission Zone
µg/m³	Microgrammes per cubic metre
NO	Nitric oxide
NO₂	Nitrogen dioxide
NO_x	Nitrogen oxides (taken to be NO ₂ + NO)
NPPF	National Planning Policy Framework
Objectives	A nationally defined set of health-based concentrations for nine pollutants, seven of which are incorporated in Regulations, setting out the extent to which the standards should be achieved by a defined date. There are also vegetation-based objectives for sulphur dioxide and nitrogen oxides
OLEV	Office for Low Emission Vehicles
PHV	Private Hire Vehicle
PM₁₀	Small airborne particles, more specifically particulate matter less than 10 micrometres in aerodynamic diameter
PM_{2.5}	Small airborne particles less than 2.5 micrometres in aerodynamic diameter
PPG	Planning Practice Guidance
RDE	Real Driving Emissions
SPG	Supplementary Planning Guidance
SPD	Supplementary Planning Document
Standards	A nationally defined set of concentrations for nine pollutants below which health effects do not occur or are minimal
TEA	Triethanolamine – used to absorb nitrogen dioxide
TEB	Transport Emissions Benchmark
TEMPro	Trip End Model Presentation Program
TfL	Transport for London
TRAVL	Trip Rate Assessment Valid for London

ULEZ	Ultra Low Emission Zone
WHO	World Health Organisation
ZEC	Zero Emission Capable

Appendix 9.1 Noise Consultation



ES VOLUME 3, APPENDIX 9.1, CONSULTATION

From: Wood, Chris (Environmental)
Sent: 25 September 2019 11:31
To: pollution@islington.gov.uk
Cc: White, Alice (Avison Young - UK); Fiszpan, Hannah (Avison Young - UK)
Subject: Project Holloway EIA: Noise & Vibration Assessment
Attachments: EIA Baseline Noise Survey Locs (Proposed).pdf

Dear Islington Environmental Health

This email is regarding the topic of "noise" and the redevelopment of the "Holloway Prison" site – please redirect as appropriate.

WSP has been commissioned to undertake the noise and vibration assessment for the EIA for the Holloway Prison site. We are in the process of preparing the Scoping Report, and so presumably you will have this to review in due course. **We are also preparing to undertake the baseline noise survey and would like to hear if you're satisfied with our approach.** It should be borne in mind that our EIA-based commission does not include for the assessment of noise or vibration upon the sensitive elements of the development itself – what you might call a site suitability assessment – but rather the assessment of the construction and operation of the development in relation to neighbouring receptors. And so the focus of the survey at this time, as far as practicable, is to obtain baseline noise data representative of the neighbouring receptors.

The nearest receptors are the numerous and varied residential units surrounding the site. The attached plan shows where we intend to install five to six sound level meters (the multi-day unattended locations) within the site boundary, in proximity to dwellings, at various points around the site. The meters are due to be installed on Tuesday 1st October (i.e. next week) and will be removed the following Monday. The plan also shows additional points amongst the dwellings that will be visited during the day and at night to check that the conditions are sufficiently similar to those at the representative monitoring location(s) and to gain an understanding of the contributing noise sources and local context.

The ultimate aim is to determine the baseline $L_{Aeq,T}$ and $L_{AF90,T}$ levels for the purposes of setting construction and operational plant noise limits for the Project Holloway development.

We've reviewed Islington's Local Plan documents, including the **Core Strategy**, **Development Management Policies** and **Holloway Prison SPD**. In terms of the scope of the EIA and our assessment at this stage, we note that the Development Management Policies (June 2013) document contains relevant information and policies (namely DM2.1 Design, DM3.4 Housing standards and **DM3.7 Noise and vibration (residential uses)**), but that, due to age of the document, the quoted British Standards have been superseded (namely BS 4142 and BS 5228). It is presumed that we should use the latest versions of these standards. In terms construction limits, therefore, these will be determined from the survey data and the **ABC method within BS 5228-1:2009+A1:2014**. In terms of plant noise limits, these will be determined based on our survey data and in accordance with **BS 4142:2014+A1:2019**. In terms of the latter, **please advise if we are still to follow the requirements in Table 10.2 Guidance and standards for reducing impacts of noise generating uses (in relation to any proposed building services plant)?**

In terms of the development proposals, these are likely to include for the demolition of existing buildings and comprehensive redevelopment of the Site to provide approximately 1,100 residential units, community facilities, flexible retail uses and associated landscaping. The development is likely to be 'car-free' with the provision of only blue badge parking.

Please do call should you wish to discuss over the phone rather than by email.

Best regards



Chris Wood

Associate Director, Acoustics



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From: O'Sullivan, Daniel <Daniel.O'Sullivan@islington.gov.uk>
Sent: 26 September 2019 16:28
To: Wood, Chris (Environmental)
Cc: White, Alice (Avison Young - UK); Fiszpan, Hannah (Avison Young - UK)
Subject: RE: Project Holloway EIA: Noise & Vibration Assessment
Attachments: Islington CoPCS 2018.pdf

Chris,
Thanks for your enquiry.

The receptors point seem reasonable for the most affected by construction noise. At what height are the monitors to be located and is this representative of potential exposure?

If you are to run a separate monitoring exercise for the application for the site then I would note the Camden Road/Parkhurst Road junction is an area of very high traffic noise levels and from the map there appears to be six monitoring positions with only one on the roadside façade. It would be prudent to have another monitoring position on this side further south nearer the junction so this is adequately captured.

The attended monitoring alongside the unattended will aid building up the picture of the soundscape. Any report should include attended survey notes. You should liaise with TfL who control the major road network here for any info on nearby roadworks that may affect the survey period and also note any nearby construction activity.

The new Local Plan is in the process of being drafted/adopted. For plant noise we would advise that you design to the Table 10.2 with the new version of 4142 used.

We would accept the construction noise method proposed, albeit with daytime 0800-1800 Monday to Friday and 0800-1300 Saturday periods. You may wish to view our Code of Practice for Construction Sites also (see attached).

Any further issues give me an email or call.

Regards,
Daniel O'Sullivan
Acoustics Officer
Environmental Pollution, Policy & Projects Team
Public Protection
London Borough of Islington
3rd Floor, 222 Upper Street, London N1 1XR

T: 020 7527 3340 F: 020 7527 3019
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W: www.islington.gov.uk

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2. Relating to Planning Issues: The responsibility to properly address contaminated land issues, including safe development and secure occupancy, and irrespective of any involvement by this Authority, lies with the owner/developer of the site.

From: Wood, Chris (Environmental) [mailto:Chris.Wood@wsp.com]
Sent: 25 September 2019 11:31
To: Pollution <Pollution@islington.gov.uk>
Cc: White, Alice (Avison Young - UK) <Alice.White@avisonyoung.com>; Fiszpan, Hannah (Avison Young - UK) <Hannah.Fiszpan@avisonyoung.com>
Subject: Project Holloway EIA: Noise & Vibration Assessment

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This email is regarding the topic of "noise" and the redevelopment of the "Holloway Prison" site – please redirect as appropriate.

WSP has been commissioned to undertake the noise and vibration assessment for the EIA for the Holloway Prison site. We are in the process of preparing the Scoping Report, and so presumably you will have this to review in due course. **We are also preparing to undertake the baseline noise survey and would like to hear if you're satisfied with our approach.** It should be borne in mind that our EIA-based commission does not include for the assessment of noise or vibration upon the sensitive elements of the development itself – what you might call a site suitability assessment – but rather the assessment of the construction and operation of the development in relation to neighbouring receptors. And so the focus of the survey at this time, as far as practicable, is to obtain baseline noise data representative of the neighbouring receptors.

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The ultimate aim is to determine the baseline $L_{Aeq,T}$ and $L_{AF90,T}$ levels for the purposes of setting construction and operational plant noise limits for the Project Holloway development.

We've reviewed Islington's Local Plan documents, including the **Core Strategy, Development Management Policies and Holloway Prison SPD**. In terms of the scope of the EIA and our assessment at this stage, we note that the Development Management Policies (June 2013) document contains relevant information and policies (namely DM2.1 Design, DM3.4 Housing standards and **DM3.7 Noise and vibration (residential uses)**), but that, due to age of the document, the quoted British Standards have been superseded (namely BS 4142 and BS 5228). It is presumed that we should use the latest versions of these standards. In terms construction limits, therefore, these will be determined from the survey data and the **ABC method within BS 5228-1:2009+A1:2014**. In terms of plant noise limits, these will be determined based on our survey data and in accordance with **BS 4142:2014+A1:2019**. In terms of the latter, **please advise if we are still to follow the requirements in Table 10.2 Guidance and standards for reducing impacts of noise generating uses (in relation to any proposed building services plant)?**

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Please do call should you wish to discuss over the phone rather than by email.

Best regards



Chris Wood

Associate Director, Acoustics



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From: Wood, Chris (Environmental)
Sent: 27 September 2019 09:02
To: O'Sullivan, Daniel
Cc: White, Alice (Avison Young - UK); Fiszpan, Hannah (Avison Young - UK)
Subject: RE: Project Holloway EIA: Noise & Vibration Assessment

Dear Daniel

Thanks so much for your prompt and full response. And for the CoPCS, which we'll review and reference in the ES.

The measurement positions will either be at 1.5m above the ground or, where in proximity to the perimeter wall, extended above the wall (so at around 4m above the ground).

I note your comment about an addition position or two along the boundary with Camden Road/Parkhurst Road being required when it comes to assessing the impact of road traffic noise on the development itself, which I entirely agree with. If WSP is to undertake this work in due course, then separate measurements will be undertaken accordingly. It is anticipated that since it may not be possible to achieve additional secure locations at the front of the site to leave equipment unattended, the measurements are likely to be based on the Calculation of Road Traffic Noise memorandum's shortened measurement procedure (so three consecutive one-hour measurements between 10 am and 5 pm).

As it is, however, in terms of the scope of the EIA, we take it that the survey proposals as presented are acceptable.

Best regards

Chris Wood
Associate Director, Acoustics



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EC2M 4YE

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From: O'Sullivan, Daniel [mailto:Daniel.OSullivan@islington.gov.uk]
Sent: 26 September 2019 16:28
To: Wood, Chris (Environmental) <Chris.Wood@wsp.com>
Cc: White, Alice (Avison Young - UK) <Alice.White@avisonyoung.com>; Fiszpan, Hannah (Avison Young - UK) <Hannah.Fiszpan@avisonyoung.com>
Subject: RE: Project Holloway EIA: Noise & Vibration Assessment

Chris,
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The receptors point seem reasonable for the most affected by construction noise. At what height are the monitors to be located and is this representative of potential exposure?

If you are to run a separate monitoring exercise for the application for the site then I would note the Camden Road/Parkhurst Road junction is an area of very high traffic noise levels and from the map there appears to be six monitoring positions with only one on the roadside façade. It would be prudent to have another monitoring position on this side further south nearer the junction so this is adequately captured.

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We would accept the construction noise method proposed, albeit with daytime 0800-1800 Monday to Friday and 0800-1300 Saturday periods. You may wish to view our Code of Practice for Construction Sites also (see attached).

Any further issues give me an email or call.

Regards,
Daniel O'Sullivan
Acoustics Officer
Environmental Pollution, Policy & Projects Team
Public Protection
London Borough of Islington
3rd Floor, 222 Upper Street, London N1 1XR

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Sent: 25 September 2019 11:31
To: Pollution <Pollution@islington.gov.uk>
Cc: White, Alice (Avison Young - UK) <Alice.White@avisonyoung.com>; Fiszpan, Hannah (Avison Young - UK) <Hannah.Fiszpan@avisonyoung.com>
Subject: Project Holloway EIA: Noise & Vibration Assessment

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Please do call should you wish to discuss over the phone rather than by email.

Best regards

Chris Wood

Associate Director, Acoustics



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From: Smith, Luke
Sent: 13 April 2021 13:46
To: Daniel.OSullivan@islington.gov.uk
Subject: Project Holloway - Proposed Development
Attachments: RE: Project Holloway EIA: Noise & Vibration Assessment

Hi Daniel,

WSP has been commissioned to undertake the noise and vibration assessment for the EIA for the Holloway Prison site, which I believe a former colleague, Chris Wood, consulted you about (see attached).

We completed the baseline survey in October 2019, based on your email correspondence, however, I just want to check your position on the validity of the captured noise data.

It appears as though the planning application may be submitted towards the back end of this year (though this is not confirmed) and, as such, data will be approximately 2 years old at the time of submission.

Are you happy with the assessments being based on these data?

Best,

Luke Smith MIOA

Senior Consultant, Acoustics

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M +44 (0) 7880 288905

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*****NOTICE OF UPCOMING ANNUAL LEAVE – 6TH APRIL – 9TH APRIL*****

Please note – Given the ongoing restrictions, my hours are flexible on Wednesdays to allow for childcare. It may take me a little longer than usual to respond.



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From: OSullivan, Daniel <Daniel.OSullivan@islington.gov.uk>
Sent: 11 May 2021 14:46
To: Smith, Luke
Subject: RE: Project Holloway - Proposed Development

Hi Luke,

Thanks for the email. We would accept use of the 2019 data – it would be worthwhile for the report to include a site walkover and observations to note any changes at the location since then.

Regards,
Daniel O'Sullivan
Acoustics Officer
Environmental Pollution, Policy & Projects Team
Environment
Islington Council
3rd Floor, 222 Upper Street, London N1 1XR
T: **020 7527 3340**
E: Daniel.OSullivan@islington.gov.uk
W: www.islington.gov.uk

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From: Smith, Luke <Luke.Smith@wsp.com>
Sent: 11 May 2021 13:59
To: OSullivan, Daniel <Daniel.OSullivan@islington.gov.uk>
Subject: FW: Project Holloway - Proposed Development

Hi Daniel,

Please could you provide a response as per the email chain, below, or direct me to someone who can help?

Best,

Luke Smith MIOA

Senior Consultant, Acoustics

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M +44 (0) 7860 288905

6 Devonshire Square, London, EC2M 4YE

wsp.com



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From: Smith, Luke
Sent: 26 April 2021 15:22
To: 'Daniel.OSullivan@islington.gov.uk' <Daniel.OSullivan@islington.gov.uk>
Subject: FW: Project Holloway - Proposed Development

Hi Daniel,

Have you had a chance to look at the email below?

Best,

Luke Smith MIOA
Senior Consultant, Acoustics
T +44(0) 203 11 66 221
M +44 (0) 7860 288905
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wsp.com

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www.wsp.com

From: Smith, Luke
Sent: 15 June 2021 12:49
To: Daniel.OSullivan@islington.gov.uk
Subject: Plant noise limit guidance LBI

Thanks for the call earlier and I have passed on your comments regarding construction at the site.

Regarding plant noise— we are to follow the approach set out in BS 4142:2014 (noted that you require the 2014 iteration to be followed, rather than 2019). In terms of limits, the following guidance applies:

"Applicants will be expected to consult with the council, architects, acoustic consultants and environmental or air handling engineers to arrive at a design that minimises exposure to noise by noise sensitive uses. Applicants should demonstrate that at least 1m from the nearest sensitive facade the predicted noise levels from the development will be at least 5dB below the existing background (L_{A90})."

Where acoustic character likely to be perceptible, corrections should be applied in line with the BS 4142:2014 guidance.

is there anything in particular in the 2019 version which causes concern, or is it just that the 2014 guidance has been written into the Local Plan which is being prepared?

Best,

Luke



Luke Smith
Senior Engineer, Acoustics
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From: OSullivan, Daniel <Daniel.OSullivan@islington.gov.uk>
Sent: 15 June 2021 13:12
To: Smith, Luke
Subject: RE: Plant noise limit guidance LBI

The 2014 version is in the Local Plan.

Regards,
Daniel O'Sullivan
Acoustics Officer
Environmental Pollution, Policy & Projects Team
Environment
Islington Council
3rd Floor, 222 Upper Street, London N1 1XR
T: **020 7527 3340**
E: Daniel.OSullivan@islington.gov.uk
W: www.islington.gov.uk

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2. Relating to Planning Issues: The responsibility to properly address contaminated land issues, including safe development and secure occupancy, and irrespective of any involvement by this Authority, lies with the owner/developer of the site.

From: Smith, Luke <Luke.Smith@wsp.com>
Sent: 15 June 2021 12:49
To: OSullivan, Daniel <Daniel.OSullivan@islington.gov.uk>
Subject: Plant noise limit guidance LBI

[External]

Thanks for the call earlier and I have passed on your comments regarding construction at the site.

Regarding plant noise— we are to follow the approach set out in BS 4142:2014 (noted that you require the 2014 iteration to be followed, rather than 2019). In terms of limits, the following guidance applies:

"Applicants will be expected to consult with the council, architects, acoustic consultants and environmental or air handling engineers to arrive at a design that minimises exposure to noise by noise sensitive uses. Applicants should demonstrate that at least 1m from the nearest sensitive facade the predicted noise levels from the development will be at least 5dB below the existing background (LA90)."

Where acoustic character likely to be perceptible, corrections should be applied in line with the BS 4142:2014 guidance.



is there anything in particular in the 2019 version which causes concern, or is it just that the 2014 guidance has been written into the Local Plan which is being prepared?

Best,

Luke



Luke Smith

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Appendix 9.2 Noise Survey Data

ES VOLUME 3, APPENDIX 9.2, NOISE SURVEY DATA

Table 9.2.1: Noise Data for Measurement Position 1 (P1)

Measurement Position 1 (P1)		
Date and Time	L _{Aeq}	L _{A10}
01/10/2019 12:00	71.3	74.9
01/10/2019 13:00	68.7	71.5
01/10/2019 14:00	67.4	70.7
01/10/2019 15:00	70.3	74.2

Table 9.2.2: Noise Data for Measurement Position 2 (P2)

Measurement Position 2 (P2)			
Date and Time	L _{Aeq}	L _{A90}	L _{Amax}
01/10/2019 12:00	55.4	46.9	78.3
01/10/2019 13:00	52.6	44.6	77.3
01/10/2019 14:00	49.7	45.2	64.8
01/10/2019 15:00	52.9	45	79.4
01/10/2019 16:00	54.6	46.4	76.3
01/10/2019 17:00	59.3	50	93.3
01/10/2019 18:00	54.2	48.8	75.6
01/10/2019 19:00	52.9	47.3	72.4
01/10/2019 20:00	52.9	49.5	65
01/10/2019 21:00	52.6	48.9	72.5
01/10/2019 22:00	52.5	47.7	70.8
01/10/2019 23:00	52.1	45.9	74.4
02/10/2019 00:00	48	43.4	67.2
02/10/2019 01:00	47.8	41.9	70.8
02/10/2019 02:00	48	40.1	73.1
02/10/2019 03:00	45.4	39.1	70.3
02/10/2019 04:00	44.8	39.5	59.8
02/10/2019 05:00	46.9	41.2	66.8
02/10/2019 06:00	51.3	45.7	65.2
02/10/2019 07:00	52.3	47.7	64.9
02/10/2019 08:00	52	46.8	72.2
02/10/2019 09:00	51.3	45.4	73.6
02/10/2019 10:00	49.9	44	76.9
02/10/2019 11:00	49.6	43.4	73.8
02/10/2019 12:00	51.6	44.5	71.4
02/10/2019 13:00	53	45.5	76.9
02/10/2019 14:00	50.2	44.7	67.9
02/10/2019 15:00	51.9	45.1	70.4
Measurement Position 2 (P2)			



Date and Time	L _{Aeq}	L _{A90}	L _{Amax}
02/10/2019 16:00	50	44.3	67.3
02/10/2019 17:00	54.2	44.8	78.4
02/10/2019 18:00	52	45.4	75.5
02/10/2019 19:00	49.4	45.1	63.7
02/10/2019 20:00	49.9	44.7	71
02/10/2019 21:00	49.3	44.2	67.1
02/10/2019 22:00	50.5	43.7	68.2
02/10/2019 23:00	48.1	42.6	62.5
03/10/2019 00:00	48.4	42.4	70.8
03/10/2019 01:00	45.5	39.4	58
03/10/2019 02:00	46	36.8	73.7
03/10/2019 03:00	43.9	36.5	59.4
03/10/2019 04:00	44.9	37.5	60.1
03/10/2019 05:00	45.7	39.2	63.2
03/10/2019 06:00	49.3	44	62.1
03/10/2019 07:00	53.8	44.6	72.4
03/10/2019 08:00	49.8	45.5	67.7
03/10/2019 09:00	49.7	45.1	64.8
03/10/2019 10:00	49.3	44.4	64.7
03/10/2019 11:00	50.5	44.8	71
03/10/2019 12:00	50.3	45.5	66.6
03/10/2019 13:00	54.1	46.4	77.1
03/10/2019 14:00	55.6	46.8	82.2
03/10/2019 15:00	56.8	46.7	76.5
03/10/2019 16:00	54.1	48	78.7
03/10/2019 17:00	51.7	47.8	68.1
03/10/2019 18:00	52.2	48.1	67.9
03/10/2019 19:00	51.6	47.9	67.4
03/10/2019 20:00	55.4	47.3	81.1
03/10/2019 21:00	52	47.5	74.3
03/10/2019 22:00	51.5	47	72.9
03/10/2019 23:00	52	47.4	75
04/10/2019 00:00	50.9	45.3	70.3
04/10/2019 01:00	50.6	43.2	71.9
04/10/2019 02:00	47.2	41.7	56.5
04/10/2019 03:00	45.6	40.1	56.2
04/10/2019 04:00	45.8	40.2	57.6
04/10/2019 05:00	46.5	41.3	63.4
04/10/2019 06:00	50	45.3	63.8
04/10/2019 07:00	50.6	46.3	66.2
04/10/2019 08:00	51.8	47.2	73.3
04/10/2019 09:00	50.8	46.5	69.2
04/10/2019 10:00	51.2	46.6	73.5
Measurement Position 2 (P2)			

Date and Time	L _{Aeq}	L _{A90}	L _{Amax}
04/10/2019 11:00	54	45.9	74.6
04/10/2019 12:00	50.4	46.5	66.8
04/10/2019 13:00	51.5	46.1	76.7
04/10/2019 14:00	52.4	44.9	74.6
04/10/2019 15:00	50	44.7	66.2
04/10/2019 16:00	50.7	45.4	67.5
04/10/2019 17:00	51.2	45.8	77.8
04/10/2019 18:00	51.9	45.8	70.7
04/10/2019 19:00	50.7	45.4	63.6
04/10/2019 20:00	50.4	44.9	66.5
04/10/2019 21:00	49.1	43.5	69.2
04/10/2019 22:00	48.3	43.2	66.4
04/10/2019 23:00	47.7	42.6	70.9
05/10/2019 00:00	47.6	41.4	67.7
05/10/2019 01:00	45.6	36.9	60.3
05/10/2019 02:00	45.9	38	68
05/10/2019 03:00	45.2	38.9	64.4
05/10/2019 04:00	46.1	38.4	71.5
05/10/2019 05:00	47	39.4	68.2
05/10/2019 06:00	47	41.1	64.9
05/10/2019 07:00	48.8	42.5	66.2
05/10/2019 08:00	50.3	43.8	68.7
05/10/2019 09:00	50.1	43.8	68.6
05/10/2019 10:00	50.2	44.5	67.2
05/10/2019 11:00	49.3	44	66.7
05/10/2019 12:00	47.9	44	61.6
05/10/2019 13:00	48.5	43.7	72.2
05/10/2019 14:00	49.2	44.7	67.7
05/10/2019 15:00	49.3	44.3	75.6
05/10/2019 16:00	55.6	44.5	89.6
05/10/2019 17:00	49	45.1	62
05/10/2019 18:00	50.5	45.7	71.3
05/10/2019 19:00	49.6	45.7	65.1
05/10/2019 20:00	49.7	44.7	67.9
05/10/2019 21:00	48.3	44.1	65.6
05/10/2019 22:00	48.5	43.1	67
05/10/2019 23:00	49.1	43.3	72.6
06/10/2019 00:00	51.9	46.5	76.5
06/10/2019 01:00	51.6	47.8	63.7
06/10/2019 02:00	49	42.3	57.7
06/10/2019 03:00	49.4	43.5	58.7
06/10/2019 04:00	50.3	44.8	65.6
06/10/2019 05:00	49.2	43.4	63
Measurement Position 2 (P2)			

Date and Time	L _{Aeq}	L _{A90}	L _{Amax}
06/10/2019 06:00	52.7	46.9	63.3
06/10/2019 07:00	50.1	44	70.4
06/10/2019 08:00	48.9	43.8	66.3
06/10/2019 09:00	49.9	44.7	69
06/10/2019 10:00	50	45.5	67.7
06/10/2019 11:00	51.7	45.2	69.1
06/10/2019 12:00	53.3	45.5	78.9
06/10/2019 13:00	50.4	46.1	68.8
06/10/2019 14:00	51.4	46.3	74.9
06/10/2019 15:00	51	45.4	71.5
06/10/2019 16:00	51.5	45.9	73.3
06/10/2019 17:00	50.1	45.6	65
06/10/2019 18:00	50.7	45.8	67.4
06/10/2019 19:00	50.4	45.8	66.7
06/10/2019 20:00	50.8	45.2	71.9
06/10/2019 21:00	47.9	43.1	70.2
06/10/2019 22:00	47.6	42.7	67.3
06/10/2019 23:00	47.9	42.4	69.7
07/10/2019 00:00	49.9	38.2	70.8
07/10/2019 01:00	44.1	37	62.2
07/10/2019 02:00	44.4	36.4	67.5
07/10/2019 03:00	45.2	35	64.4
07/10/2019 04:00	44	36.3	60.6
07/10/2019 05:00	46.2	38.8	61.4
07/10/2019 06:00	49.7	42.4	64.6
07/10/2019 07:00	50.1	43.3	68.2
07/10/2019 08:00	51.6	43.7	73.5
07/10/2019 09:00	52.3	45	74.3

Table 9.2.3: Noise Data for Measurement Position 3 (P3)

Measurement Position 3 (P3)			
Date and Time	L _{Aeq}	L _{A90}	L _{Amax}
01/10/2019 12:00	50.8	38.4	74.8
01/10/2019 13:00	48	37.1	74.6
01/10/2019 14:00	44	38	64.5
01/10/2019 15:00	51.4	36.9	76.4
01/10/2019 16:00	49.8	36.4	74.9
01/10/2019 17:00	58.7	46.2	90.6
01/10/2019 18:00	51.3	40.9	73.6
01/10/2019 19:00	50.4	38.7	75.7
01/10/2019 20:00	49.7	43.8	66.6
01/10/2019 21:00	47.2	43.4	66.4
Measurement Position 3 (P3)			

Date and Time	L _{Aeq}	L _{A90}	L _{Amax}
01/10/2019 22:00	46.7	42.2	63.7
01/10/2019 23:00	48.5	40.1	73
02/10/2019 00:00	41.6	38.1	71.1
02/10/2019 01:00	43.4	36.4	67.9
02/10/2019 02:00	38.7	35.1	58.8
02/10/2019 03:00	37.7	34	71.3
02/10/2019 04:00	36.7	34.3	52.8
02/10/2019 05:00	39.4	36.3	69
02/10/2019 06:00	48.1	39.9	65.9
02/10/2019 07:00	47.5	40.5	66.7
02/10/2019 08:00	46	40	66.7
02/10/2019 09:00	46	38.2	65.9
02/10/2019 10:00	45	36.8	66.8
02/10/2019 11:00	45.5	36.7	69.2
02/10/2019 12:00	48.5	37.4	71.4
02/10/2019 13:00	49.7	39.3	70.5
02/10/2019 14:00	46.9	37.3	68.2
02/10/2019 15:00	49.7	36.9	70.6
02/10/2019 16:00	46.1	36.3	70.3
02/10/2019 17:00	51.6	36.3	78.8
02/10/2019 18:00	48.2	36.1	75.2
02/10/2019 19:00	42.7	36.9	73.4
02/10/2019 20:00	43.4	35.9	63.1
02/10/2019 21:00	42.4	35.5	66.6
02/10/2019 22:00	47.3	35.1	64.7
02/10/2019 23:00	37.9	35	54.8
03/10/2019 00:00	39.3	35.5	69
03/10/2019 01:00	35.7	32.6	62.4
03/10/2019 02:00	34.5	31.2	63.1
03/10/2019 03:00	33.8	31	55.7
03/10/2019 04:00	34.3	31.5	60.4
03/10/2019 05:00	37.5	33.3	58.1
03/10/2019 06:00	45.5	37.1	71.8
03/10/2019 07:00	51	38.7	73.7
03/10/2019 08:00	45.6	39.1	73.5
03/10/2019 09:00	44	39.3	66.1
03/10/2019 10:00	45.4	37	72.6
03/10/2019 11:00	46.6	38.3	70.9
03/10/2019 12:00	45.5	39.3	67.1
03/10/2019 13:00	50.5	40.5	75.5
03/10/2019 14:00	53.6	40.9	78.6
03/10/2019 15:00	55	40.9	75.9
03/10/2019 16:00	49.5	41.8	75.4
Measurement Position 3 (P3)			

Date and Time	L _{Aeq}	L _{A90}	L _{Amax}
03/10/2019 17:00	45.6	41.7	62.8
03/10/2019 18:00	46.1	41.9	63
03/10/2019 19:00	47.1	42.4	69.2
03/10/2019 20:00	52.2	42.4	79.3
03/10/2019 21:00	48.5	43	74.8
03/10/2019 22:00	46	41.9	68.8
03/10/2019 23:00	45	41.6	65.2
04/10/2019 00:00	45.6	39.4	74.9
04/10/2019 01:00	42.6	36.4	59.1
04/10/2019 02:00	39.7	35	75.7
04/10/2019 03:00	35.9	33.5	63.2
04/10/2019 04:00	35.9	32.6	66.2
04/10/2019 05:00	36.5	33.8	61.2
04/10/2019 06:00	44.6	38.1	66
04/10/2019 07:00	45.4	39.4	70
04/10/2019 08:00	46.9	40.1	70.5
04/10/2019 09:00	44.9	39.4	67.6
04/10/2019 10:00	46.1	39.3	69.9
04/10/2019 11:00	51.2	39.3	74.8
04/10/2019 12:00	45.4	39.5	67.2
04/10/2019 13:00	43.7	38.7	62.4
04/10/2019 14:00	47	37.3	71.7
04/10/2019 15:00	46.3	37.4	65.9
04/10/2019 16:00	44.9	36.4	65.9
04/10/2019 17:00	46	36.1	67.7
04/10/2019 18:00	47.6	35.7	67.4
04/10/2019 19:00	46.3	36.8	66.8
04/10/2019 20:00	47.1	36.6	66.9
04/10/2019 21:00	43.6	35.3	66.2
04/10/2019 22:00	40.1	34.5	65.4
04/10/2019 23:00	37.7	34.3	59.7
05/10/2019 00:00	38.3	35.7	61.2
05/10/2019 01:00	34.7	31.1	63.6
05/10/2019 02:00	35.7	31.7	60.3

Table 9.2.4: Noise Data for Measurement Position 4 (P4)

Measurement Position 4 (P4)			
Date and Time	L _{Aeq}	L _{A90}	L _{Amax}
01/10/2019 12:00	56.1	47	79.2
01/10/2019 13:00	53.8	45.9	81
01/10/2019 14:00	51.5	45.5	65.3
01/10/2019 15:00	53.8	46.8	76.6
01/10/2019 16:00	56.1	48.3	78
Measurement Position 4 (P4)			

Date and Time	L _{Aeq}	L _{A90}	L _{Amax}
01/10/2019 17:00	60.6	51.9	91.6
01/10/2019 18:00	56.6	51.4	75.8
01/10/2019 19:00	55.7	50	75.2
01/10/2019 20:00	56.1	52.2	74.1
01/10/2019 21:00	55.5	51.6	72
01/10/2019 22:00	57	50.3	81.6
01/10/2019 23:00	54.2	48.6	72.2
02/10/2019 00:00	51.1	45.8	65.8
02/10/2019 01:00	50.3	44.4	72.1
02/10/2019 02:00	49.7	42.4	73.7
02/10/2019 03:00	48.6	41.5	75.5
02/10/2019 04:00	48.4	42.2	60.3
02/10/2019 05:00	50.6	43.7	62.4
02/10/2019 06:00	54.3	47.9	73
02/10/2019 07:00	54.9	49.3	71.7
02/10/2019 08:00	53.8	48.9	71.9
02/10/2019 09:00	53	47.4	69
02/10/2019 10:00	51.7	46	68.7
02/10/2019 11:00	51.5	46.2	69
02/10/2019 12:00	52.8	46.4	72.4
02/10/2019 13:00	54.6	47.9	75
02/10/2019 14:00	54.2	47	81.7
02/10/2019 15:00	54.4	47.6	80
02/10/2019 16:00	53	46.2	79.7
02/10/2019 17:00	54.3	46.7	74.2
02/10/2019 18:00	53.8	46.5	82.5
02/10/2019 19:00	51.4	46.4	70.4
02/10/2019 20:00	53.2	45.9	80.8
02/10/2019 21:00	51.2	45.1	67.5
02/10/2019 22:00	52.7	45.2	75.8
02/10/2019 23:00	51	44.4	72.9
03/10/2019 00:00	51.5	44.2	75.4
03/10/2019 01:00	49	41.2	66.2
03/10/2019 02:00	49.2	38.6	77.3
03/10/2019 03:00	47	37.4	61.6
03/10/2019 04:00	48.2	37.5	65.1
03/10/2019 05:00	49.4	38.8	64.3
03/10/2019 06:00	53.1	44.8	69.5
03/10/2019 07:00	55.2	46.9	81.1
03/10/2019 08:00	53.6	47.6	83.8
03/10/2019 09:00	53.1	46.9	73.1
03/10/2019 10:00	52.5	46.9	77.4
03/10/2019 11:00	53.9	47.4	79.5
Measurement Position 4 (P4)			



Date and Time	L _{Aeq}	L _{A90}	L _{Amax}
03/10/2019 12:00	52.7	47.2	77.3
03/10/2019 13:00	55	47	75.9
03/10/2019 14:00	57.2	47.3	79
03/10/2019 15:00	57.3	47.9	76.9
03/10/2019 16:00	54.7	47.8	77.8
03/10/2019 17:00	53.2	46.8	75.4
03/10/2019 18:00	52.7	47.5	73.4
03/10/2019 19:00	52.5	47.9	66.9
03/10/2019 20:00	55.5	47.4	78.9
03/10/2019 21:00	53.3	48.1	76.2
03/10/2019 22:00	53.7	47.8	82.3
03/10/2019 23:00	53.8	47.4	74.8
04/10/2019 00:00	52.6	44.9	68.8
04/10/2019 01:00	51.9	42.1	75.8
04/10/2019 02:00	50.2	40.3	61.6
04/10/2019 03:00	48.5	38.9	60.5
04/10/2019 04:00	49	38.9	60.4
04/10/2019 05:00	50	40	66.8
04/10/2019 06:00	53	45.5	67.6
04/10/2019 07:00	53.1	47.6	69.9
04/10/2019 08:00	53	47	71.7
04/10/2019 09:00	51.9	46.8	72.4
04/10/2019 10:00	52.5	46.6	71.7
04/10/2019 11:00	54.4	46.6	73.9
04/10/2019 12:00	52.2	46.9	76.8
04/10/2019 13:00	51.6	46.6	74.3
04/10/2019 14:00	51.9	46.2	72.1
04/10/2019 15:00	52.3	46.6	71.1
04/10/2019 16:00	52.6	45.8	76.2
04/10/2019 17:00	53.2	46.6	77.9
04/10/2019 18:00	54.2	46.8	78.3
04/10/2019 19:00	52.3	46	72.5
04/10/2019 20:00	52.2	46.1	74.4
04/10/2019 21:00	51.8	45	71.2
04/10/2019 22:00	51.2	44.6	75.5
04/10/2019 23:00	50.7	44.4	70.2
05/10/2019 00:00	51.2	45	74.7
05/10/2019 01:00	49.7	42.6	65.7
05/10/2019 02:00	49.6	42.1	72.2
05/10/2019 03:00	49.1	42.2	61.2
05/10/2019 04:00	49	41.5	61.2
05/10/2019 05:00	49.6	43	63.7
05/10/2019 06:00	51.3	44.3	73.9
Measurement Position 4 (P4)			

Date and Time	L _{Aeq}	L _{A90}	L _{Amax}
05/10/2019 07:00	53.8	45.4	80.8
05/10/2019 08:00	54.7	46.7	77.5
05/10/2019 09:00	52.5	46.6	79.9
05/10/2019 10:00	52.5	46.5	71.6
05/10/2019 11:00	52.1	46.5	71
05/10/2019 12:00	51.7	46.8	69.4
05/10/2019 13:00	52.5	47.5	72.8
05/10/2019 14:00	52.6	47.5	72
05/10/2019 15:00	53	47.7	73.7
05/10/2019 16:00	53.6	46.9	79.2
05/10/2019 17:00	51.9	47.1	66.2
05/10/2019 18:00	53.5	47.7	78.4
05/10/2019 19:00	52.1	47.7	62.8
05/10/2019 20:00	52.4	47.5	73.5
05/10/2019 21:00	53.2	45.6	82.2
05/10/2019 22:00	51.9	45.2	78.4
05/10/2019 23:00	51.6	44.9	76.2
06/10/2019 00:00	54.5	48.2	79.7
06/10/2019 01:00	54.8	49.4	63.5
06/10/2019 02:00	53	44.9	61.4
06/10/2019 03:00	52.5	44.6	62
06/10/2019 04:00	52.7	46.2	60.5
06/10/2019 05:00	51.4	43.3	68.8
06/10/2019 06:00	54.5	47	64.3
06/10/2019 07:00	52.7	45.2	62.3
06/10/2019 08:00	51	43.7	62.9
06/10/2019 09:00	52.1	44.7	75.3
06/10/2019 10:00	52.2	45.8	76.2
06/10/2019 11:00	52.6	46	74.1
06/10/2019 12:00	53.9	46.9	77.8
06/10/2019 13:00	53.7	47.2	80
06/10/2019 14:00	52.5	46.7	80.2
06/10/2019 15:00	52.4	47.2	75.3
06/10/2019 16:00	52.8	47.7	69.7
06/10/2019 17:00	52.1	47.1	73.1
06/10/2019 18:00	52.6	47.5	68.7
06/10/2019 19:00	52	47.1	71.3
06/10/2019 20:00	53.2	46.5	80
06/10/2019 21:00	50.3	44.4	69.9
06/10/2019 22:00	53.6	44.6	82.8
06/10/2019 23:00	50.6	44	69.2
07/10/2019 00:00	52.3	40.9	73.1
07/10/2019 01:00	48	40.4	60.1
Measurement Position 4 (P4)			

Date and Time	L _{Aeq}	L _{A90}	L _{Amax}
07/10/2019 02:00	48.8	40.1	76.8
07/10/2019 03:00	47.6	38.9	62.9
07/10/2019 04:00	48	39	66.7
07/10/2019 05:00	49.7	41.6	65
07/10/2019 06:00	54.2	45.3	80.9
07/10/2019 07:00	52.5	46.4	73.6
07/10/2019 08:00	53.5	46.5	72
07/10/2019 09:00	52.9	46.7	71.5
07/10/2019 10:00	53.9	46.8	81.2

Table 9.2.5: Noise Data for Measurement Position 5 (P5)

Measurement Position 5 (P5)			
Date and Time	L _{Aeq}	L _{A90}	L _{Amax}
01/10/2019 13:00	56.2	41.2	90.3
01/10/2019 14:00	54.2	41.6	84.5
01/10/2019 15:00	53.3	42.4	82.3
01/10/2019 16:00	52	40.5	76.4
01/10/2019 17:00	58.8	46.4	87
01/10/2019 18:00	49.4	43.4	71.5
01/10/2019 19:00	50.4	41.5	65.5
01/10/2019 20:00	50.2	45.2	66.8
01/10/2019 21:00	48.7	44.9	59.5
01/10/2019 22:00	49	43.8	65.7
01/10/2019 23:00	49.6	42.1	74.6
02/10/2019 00:00	43.2	40	57.2
02/10/2019 01:00	43.9	38.5	66.8
02/10/2019 02:00	41	36.9	61.1
02/10/2019 03:00	39.8	36.3	59.5
02/10/2019 04:00	39.1	36.2	50.3
02/10/2019 05:00	41.1	38	54.8
02/10/2019 06:00	49	41.8	68.6
02/10/2019 07:00	48.9	43.2	67.8
02/10/2019 08:00	49.1	43.9	69.5
02/10/2019 09:00	48.1	42.3	65.6
02/10/2019 10:00	46.7	41.1	68.2
02/10/2019 11:00	47.3	41.2	69.3
02/10/2019 12:00	49.7	42	74.2
02/10/2019 13:00	51.7	43.7	72.1
02/10/2019 14:00	50	42.9	68.7

Table 9.2.6: Noise Data for Measurement Position 6 (P6)

Measurement Position 6 (P6)			
Date and Time	L _{Aeq}	L _{A90}	L _{Amax}
01/10/2019 13:00	46.4	37.3	73.3
01/10/2019 14:00	44.3	38.2	64.6
01/10/2019 15:00	50.3	38.9	76.6
01/10/2019 16:00	51.5	35.9	79.6
01/10/2019 17:00	57.8	44.8	90.5
01/10/2019 18:00	48.9	41.6	68.9
01/10/2019 19:00	49.4	40.3	62.6
01/10/2019 20:00	49.5	45.8	62.4
01/10/2019 21:00	48.7	45.3	67.1
01/10/2019 22:00	49.8	44.5	68.1
01/10/2019 23:00	49.7	42.5	74.4
02/10/2019 00:00	43.6	40.5	65
02/10/2019 01:00	44.1	38.9	69.4
02/10/2019 02:00	41.2	37.8	58.1
02/10/2019 03:00	39.3	36.9	54.5
02/10/2019 04:00	39.3	36.9	47.5
02/10/2019 05:00	41.9	39.2	57.4
02/10/2019 06:00	49.8	42.8	66.4
02/10/2019 07:00	50.2	43.4	68.6
02/10/2019 08:00	48.5	42.9	71
02/10/2019 09:00	47.7	40.7	67.3
02/10/2019 10:00	46.5	38.7	66.7
02/10/2019 11:00	47.3	38.6	73.6
02/10/2019 12:00	49.6	40.1	74
02/10/2019 13:00	50.5	41.9	70.7
02/10/2019 14:00	47.8	40.6	68.7
02/10/2019 15:00	49.4	39.2	68.8
02/10/2019 16:00	46.8	37.5	68.7
02/10/2019 17:00	52.1	37.9	76.7
02/10/2019 18:00	48.5	37.9	74
02/10/2019 19:00	44.5	38.4	58.3
02/10/2019 20:00	45.5	38.5	60.6
02/10/2019 21:00	44.9	38.2	63.6
02/10/2019 22:00	46.9	37.9	66.9
02/10/2019 23:00	40.6	37.9	58.8
03/10/2019 00:00	41.5	37.9	65.3
03/10/2019 01:00	38	35	51.5
03/10/2019 02:00	35.9	33.6	51.5
03/10/2019 03:00	34.5	32.4	45.1
03/10/2019 04:00	35.2	32.8	46.4
03/10/2019 05:00	40.1	34.4	59.3
03/10/2019 06:00	45.3	38	63.1
Measurement Position 6 (P6)			

Date and Time	L _{Aeq}	L _{A90}	L _{Amax}
03/10/2019 07:00	50.6	39.3	72.1
03/10/2019 08:00	48.4	40.2	72.4
03/10/2019 09:00	47	39.7	80
03/10/2019 10:00	44.4	36.9	61.3
03/10/2019 11:00	47.2	37.9	69
03/10/2019 12:00	45.8	38.5	63.5
03/10/2019 13:00	52.6	39.7	77.7
03/10/2019 14:00	54.1	39.8	81.6
03/10/2019 15:00	56.7	39.8	80.5
03/10/2019 16:00	49.1	40.3	76
03/10/2019 17:00	44.8	40.8	65.4
03/10/2019 18:00	46.6	40.5	66.4
03/10/2019 19:00	46.9	41.1	67.8
03/10/2019 20:00	52.9	40.8	77.7
03/10/2019 21:00	47.3	41.2	78
03/10/2019 22:00	44.7	40.5	66.3
03/10/2019 23:00	42.9	39.8	59.3
04/10/2019 00:00	42.5	38	55.9
04/10/2019 01:00	40.2	36.1	52.5
04/10/2019 02:00	38.3	36.2	52.6
04/10/2019 03:00	37.3	35	53.7
04/10/2019 04:00	36.8	34.7	50
04/10/2019 05:00	38.7	35.9	53.9
04/10/2019 06:00	46.2	40	68.6
04/10/2019 07:00	46.3	41	69.8
04/10/2019 08:00	48.5	42.2	73.3
04/10/2019 09:00	46.2	41.1	65.3
04/10/2019 10:00	51.8	41.4	77.2
04/10/2019 11:00	51.9	40.9	73.6
04/10/2019 12:00	46.7	41.1	66.5
04/10/2019 13:00	46.1	40.6	63.6
04/10/2019 14:00	47.7	39.3	74.6
04/10/2019 15:00	47.4	39	64.1
04/10/2019 16:00	46.2	37.2	70
04/10/2019 17:00	46.4	37.4	66
04/10/2019 18:00	49.9	36.4	74.3
04/10/2019 19:00	47.2	36.8	64
04/10/2019 20:00	47.9	36.9	68.7
04/10/2019 21:00	44.6	36.7	59.9
04/10/2019 22:00	41.8	36.3	60.4
04/10/2019 23:00	40.4	35.9	60.7
05/10/2019 00:00	41.4	38.2	65.8
05/10/2019 01:00	35.6	32.5	47.5
Measurement Position 6 (P6)			

Date and Time	L _{Aeq}	L _{A90}	L _{Amax}
05/10/2019 02:00	37.8	33.5	50.4
05/10/2019 03:00	39.2	36.7	51.8
05/10/2019 04:00	38.9	36.1	53.3
05/10/2019 05:00	41.9	37.2	65.7
05/10/2019 06:00	42.9	38.9	64.9
05/10/2019 07:00	42.6	39.7	60.9
05/10/2019 08:00	42.7	39.4	58.6
05/10/2019 09:00	42.8	37.6	64.1
05/10/2019 10:00	45.6	38.4	66.7
05/10/2019 11:00	45.2	38.1	66.8
05/10/2019 12:00	43.8	37.8	64.8
05/10/2019 13:00	43.2	39.1	59.3
05/10/2019 14:00	44.6	39.9	62.7
05/10/2019 15:00	45.7	39.7	70.3
05/10/2019 16:00	48.7	38.2	72.3
05/10/2019 17:00	43.5	39.1	63.9
05/10/2019 18:00	45.7	39.6	71
05/10/2019 19:00	45.9	40.1	69.3
05/10/2019 20:00	47.3	38.9	68.4
05/10/2019 21:00	40.9	37.2	59.5
05/10/2019 22:00	42.5	36.8	64.8
05/10/2019 23:00	43.5	36.8	65.4
06/10/2019 00:00	47.3	43.3	59.1
06/10/2019 01:00	48	44.1	58
06/10/2019 02:00	40.8	38.3	52.1
06/10/2019 03:00	42.1	38.5	58.9
06/10/2019 04:00	45.8	39.2	57.5
06/10/2019 05:00	43.6	38.8	57.8
06/10/2019 06:00	51.7	43.4	66.4
06/10/2019 07:00	46.3	38.5	59.9
06/10/2019 08:00	42.9	37.7	58.6
06/10/2019 09:00	47.3	39.3	67.7
06/10/2019 10:00	47	40.4	68.4
06/10/2019 11:00	50.8	40.7	74.1
06/10/2019 12:00	50.8	40.8	75.6
06/10/2019 13:00	48.6	42.9	69
06/10/2019 14:00	48.2	41.7	66.4
06/10/2019 15:00	49	41.8	69.1
06/10/2019 16:00	49.4	41.8	70.4
06/10/2019 17:00	48.4	41.4	67.1
06/10/2019 18:00	49.6	40.7	69.7
06/10/2019 19:00	48.1	41.2	64
06/10/2019 20:00	48.5	40.3	69.3
Measurement Position 6 (P6)			

Date and Time	L _{Aeq}	L _{A90}	L _{Amax}
06/10/2019 21:00	41.8	37.7	62.9
06/10/2019 22:00	40.5	36.3	58.5
06/10/2019 23:00	44.8	36.4	72.9
07/10/2019 00:00	47.1	31.6	68.5
07/10/2019 01:00	37.1	33	54
07/10/2019 02:00	37.6	34.8	50.2
07/10/2019 03:00	42.9	34.3	63.9
07/10/2019 04:00	36.1	33.9	47.2
07/10/2019 05:00	41.4	35.2	65.4
07/10/2019 06:00	47.8	35.7	65
07/10/2019 07:00	45.7	35.5	63.9
07/10/2019 08:00	48.7	35.9	76.6
07/10/2019 09:00	48.5	37.7	74.7
07/10/2019 10:00	47.6	38.6	68.5

Table 9.2.7: Noise Data for Measurement Position 7 (P7)

Measurement Position 7 (P7)				
Date and Time	L _{Aeq}	L _{A90}	L _{A10}	L _{Amax}
23/06/2021 16:00	71	59.4	70.7	101.4
23/06/2021 17:00	68.1	59.2	70.7	89
23/06/2021 18:00	68.4	59.8	70.9	89.7
23/06/2021 19:00	67.9	59.5	70.6	87.1
23/06/2021 20:00	70.6	57.5	70.1	104.4
23/06/2021 21:00	71.6	56.6	70.3	105.9
23/06/2021 22:00	66.9	57.3	70.3	92.8
23/06/2021 23:00	67.2	54.6	69.8	93
24/06/2021 00:00	65.6	54	69.5	82.1
24/06/2021 01:00	65.1	49.3	69.3	86
24/06/2021 02:00	63.2	44.3	67.8	85.3
24/06/2021 03:00	62.6	43.7	67.4	79.3
24/06/2021 04:00	63.5	43.4	68.3	78.8
24/06/2021 05:00	64.3	46.7	68.3	81.7
24/06/2021 06:00	67	55.7	70.5	86.2
24/06/2021 07:00	69.7	59.6	71.5	94.8
24/06/2021 08:00	68.9	58.6	70.5	103.2
24/06/2021 09:00	66.8	58.8	70.2	85.3
24/06/2021 10:00	68.2	58.4	70.3	96.3
24/06/2021 11:00	68.4	58.7	71	88.2
24/06/2021 12:00	68.2	58.9	70.3	97.8
24/06/2021 13:00	67.9	58.7	70.3	89.6
24/06/2021 14:00	67.9	59.5	70.6	88.1
24/06/2021 15:00	68.1	59.7	70.5	87.7
Measurement Position 7 (P7)				

Date and Time	L _{Aeq}	L _{A90}	L _{A10}	L _{Amax}
24/06/2021 16:00	70.5	60	71.6	95.5
24/06/2021 17:00	70.5	60.5	72.1	99
24/06/2021 18:00	69.6	59.7	71	91.8
24/06/2021 19:00	70.2	59.8	71	98.2
24/06/2021 20:00	69.7	58.8	70.6	99.7
24/06/2021 21:00	68.1	56.8	69.9	97.2
24/06/2021 22:00	68	57.2	70.1	95.7
24/06/2021 23:00	69.3	57	70.1	99.7
25/06/2021 00:00	66.5	54.1	70.1	85.5
25/06/2021 01:00	68.2	52.7	69.9	98.4
25/06/2021 02:00	65	48	69.1	89.7
25/06/2021 03:00	63.2	46	68.1	78.8
25/06/2021 04:00	63.7	45.6	68.3	80.8
25/06/2021 05:00	64.2	47.6	68.7	84.2
25/06/2021 06:00	68.3	54.5	70.5	96.3
25/06/2021 07:00	70.5	60	71.6	97.2
25/06/2021 08:00	69.8	59.8	71.3	94.3
25/06/2021 09:00	69.4	59.6	70.7	96.2
25/06/2021 10:00	68	59	70.4	91.7
25/06/2021 11:00	71.3	59	70.6	104.4
25/06/2021 12:00	68.5	58.4	70.2	98.9
25/06/2021 13:00	67.5	58.3	70.4	87.4
25/06/2021 14:00	67.5	58.4	70.5	90.2
25/06/2021 15:00	69.7	58.8	70.1	99.2
25/06/2021 16:00	69.8	59.3	71.1	97.4
25/06/2021 17:00	69.4	59.4	70.6	97.8
25/06/2021 18:00	69	59.2	70.5	94.7
25/06/2021 19:00	67.9	59.6	70.2	87.6
25/06/2021 20:00	67.4	58.6	70.4	86.4
25/06/2021 21:00	67.8	57.5	70.2	92.1
25/06/2021 22:00	69	57.7	70.3	95.9
25/06/2021 23:00	70.3	57.5	70.3	98.1
26/06/2021 00:00	66.4	56.1	70.1	85.4
26/06/2021 01:00	68.2	56.2	70.7	94.1
26/06/2021 02:00	66.5	53.8	70.5	87.9
26/06/2021 03:00	65.2	49.1	69.5	91
26/06/2021 04:00	64.1	48.4	69	78.9
26/06/2021 05:00	65	47.8	68.5	92
26/06/2021 06:00	65.2	51.8	69.4	82.5
26/06/2021 07:00	67.1	54.5	70.2	93.3
26/06/2021 08:00	67.5	56.3	70.4	93.7
26/06/2021 09:00	66.8	57.7	69.8	90.8
26/06/2021 10:00	67	57.6	69.8	89.2
Measurement Position 7 (P7)				

Date and Time	L _{Aeq}	L _{A90}	L _{A10}	L _{Amax}
26/06/2021 11:00	69.6	58.3	70.1	99.2
26/06/2021 12:00	67.4	58.1	69.8	93.5
26/06/2021 13:00	67.8	59	69.9	94.1
26/06/2021 14:00	68.4	58.6	70.4	101.2
26/06/2021 15:00	69.5	58.8	70.3	94.4
26/06/2021 16:00	68.1	59.3	70.2	92.7
26/06/2021 17:00	67.4	59.3	70.5	88.1
26/06/2021 18:00	70.2	59.4	70.7	103.8
26/06/2021 19:00	67.5	59.1	70.5	91.3
26/06/2021 20:00	69.2	59	70.6	94.1
26/06/2021 21:00	66.9	58.3	70.1	88.3
26/06/2021 22:00	67.7	58.5	70.1	96.1
26/06/2021 23:00	67.2	57.1	70.4	89.4
27/06/2021 00:00	67.8	57.4	70.6	92.3
27/06/2021 01:00	67.6	56.1	70.5	96.8
27/06/2021 02:00	66.8	54.7	70.4	89.7
27/06/2021 03:00	66.2	51.6	69.9	90.2
27/06/2021 04:00	64.4	49.5	69.3	79.2
27/06/2021 05:00	65.3	48.8	68.9	93.4
27/06/2021 06:00	63.7	49	68	80.2
27/06/2021 07:00	66.3	51.7	68.2	94.3
27/06/2021 08:00	64	51.7	68.2	82.7
27/06/2021 09:00	67.4	55.9	69.6	97.2
27/06/2021 10:00	66.1	57.2	69.5	85.4
27/06/2021 11:00	67.4	58.3	69.6	98.1
27/06/2021 12:00	67.1	58.9	69.9	90.1
27/06/2021 13:00	67.2	59.5	70.3	84.3
27/06/2021 14:00	68.7	59.2	70.3	98.9
27/06/2021 15:00	68.1	59.2	70.4	94.4
27/06/2021 16:00	67.4	59.2	70.1	92.4

Appendix 9.3 Legislation, Policy and Guidance

ES VOLUME 3, APPENDIX 9.3, LEGISLATION, POLICY AND GUIDANCE

Policy Context

Various legislative, policy and guidance documents have been used to shape the assessment of noise and vibration effects arising from the Proposed Development.

The following legislative documents are relevant to the assessment of the Proposed Development:

- Environmental Noise Directive 2002/49/EC¹;
- The Control of Pollution Act (CoPA), 1974²; and
- Environmental Impact Assessment Directive 2014/52/EU³.

The following national policy documents are relevant to the assessment of the Proposed Development:

- Department for Communities and Local Government *National Planning Policy Framework* (NPPF) (2021)⁴;
- Planning Policy Guidance Note 24 (withdrawn)⁵
- Defra Noise Policy Statement for England (NPSE) (2010)⁶; and
- Ministry of Housing, Communities and Local Government *Planning Practice Guidance*, (2019)⁷.

The NPSE provides more detail than the NPPF, and sets out the long-term vision of the Government noise policy and applying to all forms of noise. The NPSE repeatedly refers to the management and control of noise within the context of Government Policy on sustainable development and stresses that noise impact should not be treated in isolation from other related factors.

The NPSE introduces and describes three categories, or levels, describing the presence or absence of noise effects but does not quantify those categories, stating that the corresponding objective levels are likely to be different for different noise sources, receptors and times of the day or night. These categories are:

- NOEL – No Observed Effect Level – This is the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise;
- LOAEL – Lowest Observed Adverse Effect Level – This is the level above which adverse effects on health and quality of life can be detected; and
- SOAEL – Significant Observed Adverse Effect Level – This is the level above which significant adverse effects on health and quality of life occur.

The NPSE recognised that, at the time of publication, further research was needed into how these categories might be quantified for different scenarios. There is still no robust, universally accepted method of deriving suitable values and a variety of approaches are adopted in different circumstances. However, professional judgement and relevant guidance documents have been used to define the NOEL, LOAEL and SOAEL within the scale of effect tables for the assessment of construction noise and construction vibration.

¹ The European Parliament and the Council of the European Union (2002), *Directive 2002/49/EC relating to the assessment and management of environmental noise (the Environmental Noise Directive)*

² HM Government (1974), *Control of Pollution Act 1974*

³ The European Commission (2014) *Environmental Impact Assessment Directive 2014/52/EU*

⁴ Department for Communities and Local Government (2019), *National Planning Policy Framework*

⁵ Department for Communities and Local Government (2006), *Planning Policy Guidance 24: Planning and Noise*

⁶ Department for Environment, Food and Rural Affairs (2010), *Noise Policy Statement for England*

⁷ Department for Communities and Local Government (2019), *Planning practice guidance*



Legislative Framework

ENVIRONMENTAL NOISE DIRECTIVE 2002/49/EC

This Directive relates to the assessment and management of environmental noise, and it is commonly referred to as the Environmental Noise Directive (END). It promotes the implementation of a three-step process:

- Undertake strategic noise mapping to determine exposure to environmental noise.
- Ensure information on environmental noise is made available to the public.
- Establish Action Plans based on the strategic noise mapping results, to reduce environmental noise where necessary, and to preserve environmental noise quality where it is good.

EU Directive 2002/49/EC has been transposed into UK law as the Environmental Noise (England) Regulations 2006 (as amended). As part of this process, noise mapping has been undertaken and Candidate Noise Management Areas (CNMAs) have been identified at locations where the 1% of the population that are affected by the highest noise levels are located, in order to identify the areas that potentially require action.

THE CONTROL OF POLLUTION ACT, 1974

The principal legislation covering demolition and construction noise is the Control of Pollution Act 1974, Part III. Sections 60 and 61 of the Act give the local authority special powers for controlling noise arising from construction and demolition works, regardless of whether a statutory nuisance has been caused or is likely to be caused. Works within the scope of these provisions include repair and maintenance work and road works. These powers may be exercised either before works start or after they have started.

Section 60 enables a local authority in whose area work is going to be carried out, or is being carried out, to serve a notice of its requirements for the control of site noise on the person who appears to the local authority to be carrying out the works. Such a notice may also be served on others appearing to the local authority to be responsible for, or to have control over, the carrying out of the works.

This notice can:

- Specify the plant or machinery that is or is not to be used.
- Specify the hours during which the construction work can be carried out.
- Specify the level of noise that can be emitted.
- Provide for any changes of circumstances.

Section 61 of the Act provides a mechanism for the contractor or developer to take the initiative and approach the local authority to ascertain its noise requirements before construction work starts. If a formal application for 'prior consent' is received by the local authority it is obliged to give a decision within 28 days; failure to do so or the attachment of unnecessary or unreasonable conditions are grounds for appeal by the applicant.

In cases where the local authority determines that the proposals for minimising the noise of the construction activities are adequate it will issue a consent although this may be subject to conditions limiting certain aspects of the consent such as hours of use, noise levels for particular activities, etc. Provided that the applicant takes all reasonable steps to operate within the terms of the consent, even if the local authority subsequently decides to take proceedings under section 60(8), the applicant should be able to rely on the defence provided in the Act and prove that the alleged contravention amounted to the carrying out of works in accordance with a consent given under section 61.

EUROPEAN COMMISSION (2014) ENVIRONMENTAL IMPACT ASSESSMENT DIRECTIVE (EIA), 2014/52/EU

This Directive published on 16 April 2014 amends Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment.

It was considered necessary to amend the 2011 Directive to strengthen the quality of the environmental impact assessment procedure, align that procedure with current best practice and other relevant legislation and policies developed by the European Union and Member States.

An Environmental Impact Assessment report prepared under this legislation should include, inter alia, a description of the likely significant effects of the project and the measures envisaged to avoid, reduce or, if possible, offset any identified significant adverse effects on the environment.

National Policy

NATIONAL PLANNING POLICY FRAMEWORK (NPPF), 2021

First published in 2012 and most recently updated in July 2021, the NPPF sets out the Government's planning policies for England and how these are expected to be applied. Noise is referenced within the document as follows:

"170. Planning policies and decisions should contribute to and enhance the natural and local environments by...[a number of points including]...

preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans";

and

"180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development - and avoid noise giving rise to significant adverse impacts on health and the quality of life⁶⁰; and

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason...."

and

"182. Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed."

Reference number 60 within NPPF paragraph 180(a) points to the Explanatory Note to the Noise Policy Statement for England (NPSE).

NOISE POLICY STATEMENT FOR ENGLAND (NPSE), 2010

This provides more detail than the NPPF setting out the long-term vision of the Government noise policy and applying to all forms of noise excluding occupational noise. The NPSE repeatedly refers to the management and control of noise within the context of Government Policy on sustainable development.

The NPSE also stresses that noise impact should not be treated in isolation from other related factors. At paragraph 2.7 for example it states:

‘...the application of the NPSE should enable noise to be considered alongside other relevant issues and not to be considered in isolation. In the past, the wider benefits of a particular policy, development or other activity may not have been given adequate weight when assessing the noise implications.’

The NPSE introduces and describes three categories, or levels, describing the presence or absence of noise effects but does not quantify those categories, stating that the corresponding objective levels are likely to be different for different noise sources, receptors and times of the day or night. These categories are:

- **NOEL** – No Observed Effect Level – This is the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise
- **LOAEL** – Lowest Observed Adverse Effect Level – This is the level above which adverse effects on health and quality of life can be detected
- **SOAEL** – Significant Observed Adverse Effect Level – This is the level above which significant adverse effects on health and quality of life occur.

The NPSE recognised that, at the time of publication, further research was needed into how these categories might be quantified for different scenarios. There is still no robust, universally accepted method of deriving suitable values and a variety of approaches are adopted in different circumstances. The subjective guidance provided in the Planning Practice Guidance (PPG) for noise can be of assistance in deriving suitable values.

The three aims of the NPSE are:

- 1 *Avoid significant adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.*
- 2 *Mitigate and minimise adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.*
- 3 *Where possible, contribute to the improvement of health and quality of life through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.*

PLANNING PRACTICE GUIDANCE – NOISE (PPG-N), 2019

The Government launched the Planning Practice Guidance (PPG) web-based resource in March 2014 and refreshed it in July 2019. The section on noise provides tabulated descriptions of example outcomes of the categories introduced in the NPSE based on the likely average response. It also adds a fourth category termed Unacceptable Adverse Effect (UAE).

The PPG-N describes sound that is not noticeable to be at levels below the NOEL. It describes exposures that are noticeable but not to the extent there is a perceived change in quality of life as below the LOAEL and need no mitigation. With reference to the definition of noise in the NPSE, such emissions are ‘sound; and not ‘noise’. On this basis, the audibility of sound from a development is not, in itself, a criterion to judge noise effects that is commensurate with national planning policy.

The PPG-N suggests that noise exposures above the LOAEL cause small changes in behaviour. Examples of noise exposures above the LOAEL provided in the PPG-N is having to turn up the volume on the television; needing to speak more loudly to be heard; where there is no alternative ventilation, closing windows for some time because of the noise; or, a potential for some reported sleep disturbance. In line with the NPPF and NPSE, the PPG-N states that consideration needs to be given to mitigating and minimising effects above the LOAEL but taking account of the economic and social benefits being derived from the activity causing the noise.

The PPG-N suggests that noise exposures above the SOAEL cause material changes in behaviour. Examples of noise exposures above the SOAEL cause material changes in behaviour. Examples of noise exposures above the SOAEL provided in the PPG-N are, where there is no alternative ventilation, keeping windows closed for most of the time or avoiding certain activities during periods when the noise present; and/or there is a potential for sleep

disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. In line with the NPPF and NPSE, the PPG-N state that effects above the SOAEL should be avoided and that whilst the economic and social benefits being derived from the activity causing the noise must be taken into account, such exposures are undesirable.

Local Policy

THE LONDON PLAN 2021

The concept of Good Growth – growth that is socially and economically inclusive and environmentally sustainable – underpins the London Plan and ensures that it is focussed on sustainable development.

There are numerous references to noise in the London Plan, but there are two particular policies – D13 and D14 – that are particularly relevant, and these are reproduced below.

Policy D13 Agent of Change

- A The Agent of Change principle places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the proposed new noise-sensitive development. Boroughs should ensure that Development Plans and planning decisions reflect the Agent of Change principle and take account of existing noise and other nuisance-generating uses in a sensitive manner when new development is proposed nearby.*
- B Development should be designed to ensure that established noise and other nuisance-generating uses remain viable and can continue or grow without unreasonable restrictions being placed on them.*
- C New noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.*
- D Development proposals should manage noise and other potential nuisances by:*
 - 1) ensuring good design mitigates and minimises existing and potential nuisances generated by existing uses and activities located in the area*
 - 2) exploring mitigation measures early in the design stage, with necessary and appropriate provisions including ongoing and future management of mitigation measures secured through planning obligations*
 - 3) separating new noise-sensitive development where possible from existing noise-generating businesses and uses through distance, screening, internal layout, sound-proofing, insulation and other acoustic design measures.*
- E Boroughs should not normally permit development proposals that have not clearly demonstrated how noise and other nuisances will be mitigated and managed.*

Policy D14 Noise

- A In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:*
 - 1) avoiding significant adverse noise impacts on health and quality of life*
 - 2) reflecting the Agent of Change principle as set out in Policy D13 Agent of Change*
 - 3) mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses*
 - 4) improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity)*

- 5) *separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials – in preference to sole reliance on sound insulation*
- 6) *where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles*
- 7) *promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.*

B Boroughs, and others with relevant responsibilities, should identify and nominate new Quiet Areas and protect existing Quiet Areas in line with the procedure in Defra's Noise Action Plan for Agglomerations.

ISLINGTON LOCAL PLAN STRATEGIC AND DEVELOPMENT MANAGEMENT POLICIES - REGULATION 19 DRAFT. SEPTEMBER 2019

Appendix 2 of The London Borough of Islington's Strategic and Development Management Policies provide guidance for the assessment of noise and vibration.

With regard to noise emissions from fixed plant, or 'industrial and commercial noise sources', the document states:

"15. For industrial and commercial development, it is necessary to submit a noise assessment for any development which could result in a change in noise impact on any sensitive receptor. A sensitive receptor is any receptor that may be adversely impacted by noise, typically residential dwellings, schools, hospitals, etc. New development can involve installing new noise-generating plant, new work processes or equipment or making changes to buildings or structures that affect sound transmission. When a sensitive receptor is proposed near to an existing commercial noise source this will also require a noise assessment in line with the agent-of-change principle.

16. To assess industrial and commercial noise sources, BS4142:2014 'Methods for rating and assessing industrial and commercial sound' must be used. The following criteria will apply:

"The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS4142:2014."

17. Where installations of mechanical plant are proposed, a noise assessment with valid predictions must be submitted as part of the application. The background sound level will be defined as the typical minimum value. Any assessment should include a valid assessment of the acoustic features. Where data is not available for plant, site measurement to verify this will be required. As per BS4142:2014, any assumptions made for character will need to be justified and may need further analysis to validation. It is advised that a post installation verification report is carried out, with noise measurements of the plant, to demonstrate compliance with the design criterion.

18. The Council will take into account the hours of operation of the plant where this is set and controlled by timer switch. There are certain smaller pieces of equipment on commercial premises, such as extract ventilation, air conditioning units and condensers, where achievement of the rating levels (ordinarily determined by a BS4142:2014 assessment) may not afford the necessary protection. In these cases, the Council will generally also require a NR curve specification of NR25 or below, dependant on the room (based upon measured or predicted Leq,5mins noise levels in octave bands) 1 metre from the façade of affected premises, where the noise sensitive premise is located in a quiet background area.

19. Standby and emergency plant noise is a growing noise issue with the Borough. With emergency or standby plant, the same criteria will apply.”

HOLLOWAY PRISON SITE SUPPLEMENTARY PLANNING DOCUMENT (ADOPTED JANUARY 2018)

With respect to noise, paragraph 5.14 states:

“Given the site is bounded on three sides by residential accommodation it will be important that proposals for new development respect this context and provide a good level of amenity. Local Plan policy is clear that development is required to, amongst other things:

- *provide a good level of amenity including consideration of noise and the impact of disturbance...*”

Technical Guidance

BS 5228:2009+A1:2014 CODE OF PRACTICE FOR NOISE AND VIBRATION CONTROL ON CONSTRUCTION AND OPEN SITES, PART 1 NOISE

This Standard provides the latest recommendations for basic methods of noise control where there is a need for the protection of persons living and working in the vicinity of, and those working on, construction and open sites.

The Standard includes guidance on assessing the significance of noise effects. In particular, Annex E provides a discussion on the different approaches to the assessment of construction noise, in doing so giving consideration to absolute noise levels (in BS 5228-1 section E2) and to two different approaches to setting criteria based on the ambient noise level ($L_{Aeq,T}$) in the absence of construction noise (in BS 5228-1 section E3).

Firstly, the Standard describes the ‘older and more simplistic’ approach based on the advice in AL 72, noting that the original advice *“has been expanded over time to include a suite of noise levels covering the whole day/week period taking into account the varying sensitivities through these periods.”* Table A1-1 (Table E.2 in sub-clause E.4 of the BS 5228-1) illustrates the approach – the levels are also stated as being often used as limits above which noise insulation would be provided, subject to the temporal conditions described following the table.

Table A1-1: Examples of Time Periods, Averaging Times and Noise Levels Associated with the Determination of Eligibility for Noise Insulation

Time	Relevant time period	Averaging time, ‘T’	Noise insulation trigger level dB $L_{Aeq,T}$ ^(A)
Monday to Friday	07.00 – 08.00	1 h	70
	08.00 – 18.00	10 h	75
	18.00 – 19.00	1 h	70
	19.00 – 22.00	3 h	65
	22.00 – 07.00	1 h	55
Saturday	07.00 – 08.00	1 h	70
	08.00 – 13.00	5 h	75
	13.00 – 14.00	1 h	70
	14.00 – 22.00	3 h	65
	22.00 – 07.00	1 h	55

Sunday and Public Holidays	07.00 – 21.00	1 h	65
	21.00 – 07.00	1 h	55
<p><u>Note:</u></p> <p>(A) All noise levels are predicted or measured at a point 1 m in front of the most exposed of any windows and doors in any façade of any eligible dwelling.</p>			

The Standard suggests that where, in spite of the mitigation measures applied, the combined construction and baseline noise levels exceed 75 dB(A) (for a period of ten or more days of working in any fifteen consecutive days or for a total of days exceeding 40 in any six month period), a scheme for the installation of noise insulation or the reasonable costs thereof will be implemented by the developer or promoter.

In BS 5228-1 sub-clause E.3 an alternative approach is described using criteria based on the ambient noise level. This approach is used commonly in environmental impact assessments. Two methods are described.

The first is the ABC method, which is set out in Table A1-2 below (Table E.1 in BS 5228-1). Three categories, A, B and C, are described in terms of threshold values for a daytime (07:00 to 19:00 weekdays, 07:00 to 13:00 Saturday), evening and weekend, and finally a night-time period (23:00 to 07:00). If the construction site noise level exceeds the relevant threshold value this is deemed a 'significant effect'.

Table A1-2: Example Threshold of Potential Significant Effect at Dwellings

Assessment category and threshold value period	Threshold value, in decibels (dB $L_{Aeq,T}$)		
	Category A ^(A)	Category B ^(B)	Category C ^(C)
Night-time (23:00 – 07:00)	45	50	55
Evenings and weekends ^(D)	55	60	65
Daytime (07:00 – 19:00) and Saturdays (07:00 – 13:00)	65	70	75
<p>Notes:</p> <p>[1] A potential significant effect is indicated if the $L_{Aeq,T}$ noise level arising from the site exceeds the threshold level for the category appropriate to the ambient noise level.</p> <p>[2] If the ambient noise level exceeds the Category C threshold values given in the table (i.e. the ambient noise level is higher than the above values), then a potential significant effect is indicated if the total $L_{Aeq,T}$ noise level for the period increases by more than 3 dB due to site noise.</p> <p>[3] Applied to residential receptors only.</p> <p>(A) Category A: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are less than these values.</p> <p>(B) Category B: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are the same as category A values.</p> <p>(C) Category C: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are higher than category A values.</p> <p>(D) 19:00 – 23:00 weekdays, 13:00 – 23:00 Saturdays and 07:00 – 23:00 Sundays.</p>			

The second method states that “*Noise levels generated by site activities are deemed to be potentially significant if the total noise (pre-construction ambient plus site noise) exceeds the pre-construction ambient noise by 5 dB or more, subject to lower cut off values of 65 dB, 55 dB and 45 dB $L_{Aeq,T}$ from site noise alone, for the daytime, evening and night-time periods, respectively; and a duration of one month or more, unless works of a shorter duration are likely to result in significant impact.*”

These criteria may be applied not just to residential buildings, but also to hotels and hostels and buildings in religious, educational and health/community use.

The +5 dB criterion for a period of one month or more, might also be deemed to cause significant effects in public open space. However, the extent of the area impacted relative to the total available area also needs to be taken into account.

Annex F of the Standard provides guidance on estimating noise from construction sites. The estimation procedures described in this Annex take into account the more significant factors:

- the sound power outputs of processes and plant;
- the periods of operation of processes and plant;
- the distances from source to receiver;
- the presence of screening by barriers;
- the reflections of sound; and
- attenuation from absorbent ground.

Four discrete prediction methods are described, two for stationary plant – the activity $L_{Aeq,T}$ method and the plant sound power method – and two for mobile plant – the method for mobile plant in a defined area and the method for haul roads.

BS 5228:2009+A1:2014 CODE OF PRACTICE FOR NOISE AND VIBRATION CONTROL ON CONSTRUCTION AND OPEN SITES, PART 2 VIBRATION

The Standard provides the latest recommendations for basic methods of vibration control where there is a need for the protection of persons living and working in the vicinity of, and those working on, construction and open sites.

With respect to human exposure to building vibration, Table B1 of Annex B to BS 5228-2 provides guidance on the effects of vibration levels on human beings, and it is these (as reproduced in Table A1-3) that the construction vibration effects have been based upon.

Table A1-3: Guidance on Effects of Vibration Levels

Vibration level	Effect
0.14 mms^{-1}	Vibration might be just perceptible in the most sensitive situations for most vibration frequencies associated with construction. At lower frequencies, people are less sensitive to vibration.
0.3 mms^{-1}	Vibration might be just perceptible in residential environments.
1.0 mms^{-1}	It is likely that vibration of this level in residential environments will cause complaint, but can be tolerated if prior warning and explanation has been given to residents.
10 mms^{-1}	Vibration is likely to be intolerable for any more than a very brief exposure to this level.
Notes: [1] The magnitudes of the values presented apply to a measurement position that is representative of the point of entry into the recipient. [2] A transfer function (which relates an external level to an internal level) needs to be applied if only external measurements are available. [3] Single or infrequent occurrences of these levels do not necessarily correspond to the stated effect in every case. The values are provided to give an initial indication of potential effects, and where these values are routinely measured or expected then an assessment in accordance with BS 6472-1 or -2, and/or other available guidance, might be appropriate to determine whether the time varying exposure is likely to give rise to any degree of adverse comment.	

Guide values for cosmetic damage to buildings are given in Table B.2 of the Standard, and this is reproduced below as Table A1-4, together with Figure B.1 (Figure A1-1 below) to which it refers.

Table A1-4: BS 5228-2 Guidance on Transient Vibration Guide Values for Cosmetic Damage

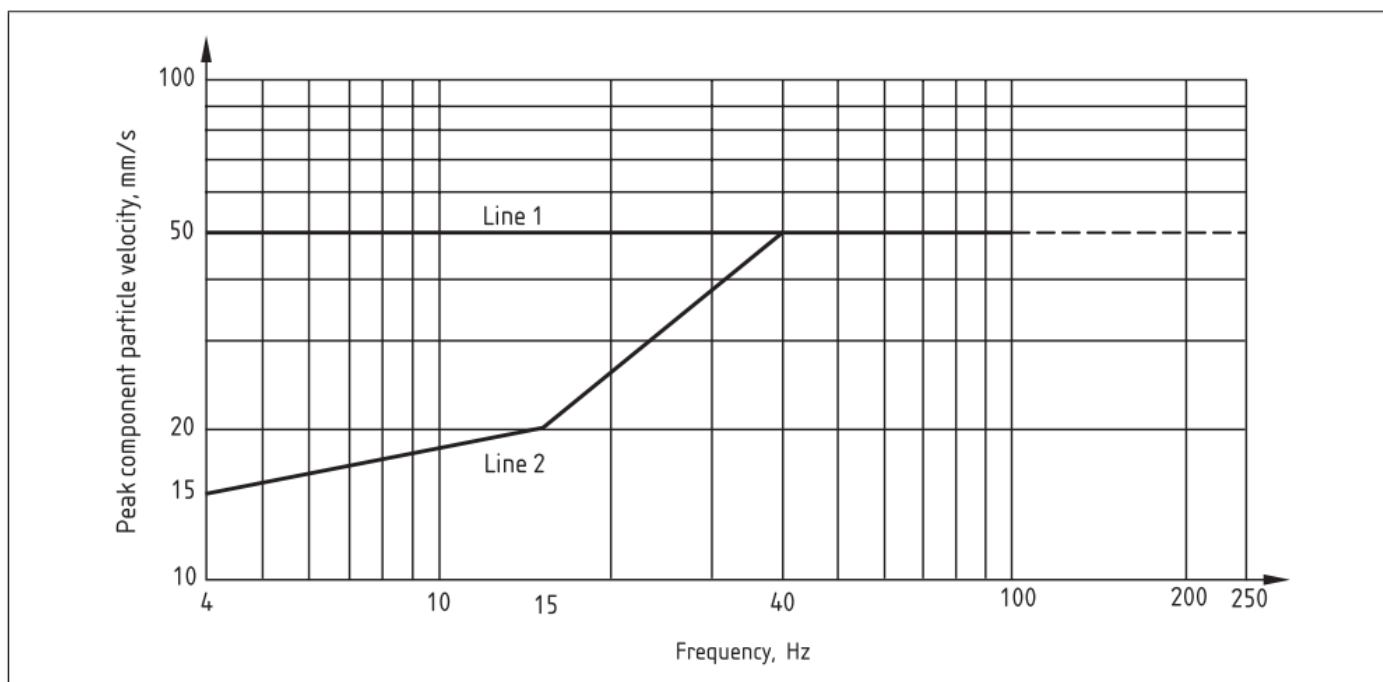
Line (see	Type of building	Peak component particle velocity in frequency range of predominant pulse	
		4 Hz to 15 Hz	15 Hz and above
1	Reinforced or framed structures Industrial and heavy commercial buildings	50 mms^{-1} at 4 Hz and above	50 mms^{-1} at 4 Hz and above
2	Unreinforced or light framed structures Residential ¹ or light commercial buildings	15 mms^{-1} at 4 Hz increasing to 20 mms^{-1} at 15 Hz	20 mms^{-1} at 15 Hz increasing to 50 mms^{-1} at 40 Hz and above

Notes:

- [1] Values referred to are at the base of the building.
- [2] For line 2, at frequencies below 4 Hz, a maximum displacement of 0.6 mm (zero to peak) is not to be exceeded.

It should be noted that the above guidance is for transient vibration. For continuous vibration, such as may occur during the use of vibratory equipment, the guidance in the Standard is that the levels in the table above and figure below be reduced by 50%.

Figure A1-1: BS 5228-2 Guidance on Transient Vibration Guide Values for Cosmetic Damage



THE BRITISH STANDARDS INSTITUTION. BS 4142:2014+A1:2019 METHODS FOR RATING AND ASSESSING INDUSTRIAL AND COMMERCIAL SOUND. 2019

BS 4142:2014+A1:2019 describes methods for rating and assessing the following:

- sound from industrial and manufacturing processes;
- sound from fixed installations which comprise mechanical and electrical plant and equipment;
- sound from the loading and unloading of goods and materials at industrial and/or commercial premises; and
- sound from mobile plant and vehicles that is an intrinsic part of the overall sound emanating from premises or processes, such as that from forklift trucks, or that from train movements on or around an industrial and/or commercial site.

The methods use outdoor sound levels to assess the likely effects of sound on people who might be inside or outside a dwelling or premises used for residential purposes and upon which sound is incident.

The Standard effectively compares and rates the difference between the specific sound level of the source ($L_{Aeq,T}$) and the typical background sound level ($L_{A90,T}$) in the absence of the specific sound. If appropriate, the specific sound level is corrected, by the application of one or more corrections for acoustic features such as tonal qualities and/or distinct impulses, to give a 'rating' level ($L_{Ar,Tr}$).

The Standard allows the following additive corrections for character: 0 dB to +6 dB for tonality and 0 dB to +9 dB for impulsivity. Where the specific sound features characteristics that are neither tonal nor impulsive, but otherwise are



readily distinctive, a penalty of +3 dB can be applied. Finally, should the specific sound contain identifiable on/off conditions and so be readily distinctive, a penalty of +3 dB can be applied.

The Standard advises that the time interval of the background sound measurement should be sufficient to obtain a representative or typical value of the background sound level at the time(s) the source in question operates or is proposed to operate in the future. The specific sound level should be evaluated over a one hour period during the day and over a 15 minute period during the night.

Comparing the rating level with the background sound level, the Standard states:

“Typically, the greater this difference, the greater the magnitude of impact.

A difference of around +10 dB or more is likely to be an indication of a significant adverse impact, depending on the context.

A difference of around +5 dB is likely to be an indication of an adverse impact, depending on the context.

The lower the rating level is relative to the measured background sound level, the less likely it is that the specific sound source will have an adverse impact or a significant adverse impact. Where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact, depending on the context.”

Appendix 9.4 Construction Noise and Vibration Data

ES VOLUME 3, APPENDIX 9.4, CONSTRUCTION NOISE AND VIBRATION

Table 9.4.1: Construction Plant List

Construction Stage	Plant Item	BS 5228 Reference	Sound Pressure Level at 10m, dBA	On-time %	No. of Items
Site Establishment	Dozer	average of C.2 #10-13	80	50	1
	Mobile Crane	average of C.3 #28-30	69	50	1
	Cutter	average of C.3 #34-35	67	50	1
	Hand-held welder	C.3 #31	73	50	1
	Angle grinder	C.4 #93	80	50	1
	Petrol generator for hand-held grinder	C.4 #94	75	50	1
	Handheld cordless nail gun	C.4 #95	73	50	1
	Generator	average of C.4 #76-87	63	80	1
	Lifting platform	C.4 #57	70	20	1
	Continuous Flight Auger piling rig	average of C.3 #21-22	80	50	1
	Caged material hoist	C.4 #61	68	20	1
Construction Stage	Plant Item	BS 5228 Reference	Sound Pressure Level at 10m, dBA	On-time %	No. of Items
Demolition	Dozer	average of C.2 #10-13	80	50	1
	Mobile Crane	average of C.3 #28-30	69	50	1
	Cutter	average of C.3 #34-35	67	50	1
	Hand-held welder	C.3 #31	73	50	1

	Angle grinder	C.4 #93	80	50	1
	Petrol generator for hand-held grinder	C.4 #94	75	50	1
	Handheld cordless nail gun	C.4 #95	73	50	1
	Crusher	WSP Measurement data library	83	50	1
	Excavator	average of C.2 #14-25	74	50	1
	Generator	average of C.4 #76-87	63	80	1
	Lifting platform	C.4 #57	70	20	1
	Caged material hoist	C.4 #61	68	20	1
Construction Stage	Plant Item	BS 5228 Reference	Sound Pressure Level at 10m, dBA	On-time %	No. of Items
Piling and Excavation	Dozer	average of C.2 #10-13	80	50	1
	Mobile Crane	average of C.3 #28-30	69	50	1
	Crusher	WSP Measurement data library	83	50	1
	Excavator	average of C.2 #14-25	74	50	6
	Generator	average of C.4 #76-87	63	80	1
	Water Pump	C.2 #45	65	50	1
	Continuous Flight Auger piling rig	average of C.3 #21-22	80	50	1
Construction Stage	Plant Item	BS 5228 Reference	Sound Pressure Level at 10m, dBA	On-time %	No. of Items
Substructure	Dozer	average of C.2 #10-13	80	50	1

	Roller	average of C.5 #25-28	74	50	1
	Mobile Crane	average of C.3 #28-30	69	50	1
	Cutter	average of C.3 #34-35	67	50	1
	Hand-held welder	C.3 #31	73	50	1
	Angle grinder	C.4 #93	80	50	1
	Petrol generator for hand-held grinder	C.4 #94	75	50	1
	Handheld cordless nail gun	C.4 #95	73	50	1
	Generator	average of C.4 #76-87	63	80	1
	Concrete Pump	average of C.4 #24-26 and C.4 #28	75	50	1
	Caged material hoist	C.4 #61	68	20	1
	Water Pump	C.2 #45	65	50	1
	Continuous Flight Auger piling rig	average of C.3 #21-22	80	50	1
Construction Stage	Plant Item	BS 5228 Reference	Sound Pressure Level at 10m, dBA	On-time %	No. of Items
Superstructure and Fit Out	Mobile Crane	average of C.3 #28-30	69	50	1
	Caged material hoist	C.4 #61	68	20	1
	Cutter	average of C.3 #34-35	67	50	1
	Hand-held welder	C.3 #31	73	50	1
	Angle grinder	C.4 #93	80	50	1

	Petrol generator for hand-held grinder	C.4 #94	75	50	1
	Handheld cordless nail gun	C.4 #95	73	50	1
	Generator	average of C.4 #76-87	63	80	1
	Continuous Flight Auger piling rig	average of C.3 #21-22	80	50	1
	Concrete Pump	average of C.4 #24-26 and C.4 #28	75	50	1
	Lifting platform	C.4 #57	70	20	1
Construction Stage	Plant Item	BS 5228 Reference	Sound Pressure Level at 10m, dBA	On-time %	No. of Items
Roads and Landscaping	Mobile Crane	average of C.3 #28-30	69	50	1
	Caged material hoist	C.4 #61	68	20	1
	Cutter	average of C.3 #34-35	67	50	1
	Hand-held welder	C.3 #31	73	50	1
	Angle grinder	C.4 #93	80	50	1
	Petrol generator for hand-held grinder	C.4 #94	75	50	1
	Handheld cordless nail gun	C.4 #95	73	50	1
	Generator	average of C.4 #76-87	63	80	1
	Lifting platform	C.4 #57	70	20	1

Table 9.4.2: Worst and Average-case Receptor Distances from Construction Activity

Receptor	Distances (All Stages), m	
	Worst-Case	Average-Case
1-12 Fairweather House	15	105
13-24 Fairweather House	40	130
25-40 Fairweather House	60	150
1-18 Crayford House	30	110
1-18 McMorran House	65	150
1-18 Bunning House	15	105
1-23 Cardwell Road	50	160
41-53 Crayford Road	30	130
45/171 Bakersfield	15	95
36/154/155/225/226 Bakersfield	45	135
53-85 Penderyn Way	20	135
44 Carleton Road	45	160
1-8 Dolphin Court	45	160
2-12 Trecastle Way	20	160
2 Dalmeny Avenue	10	130
4 Dalmeny Avenue	10	125
6-52 Dalmeny Avenue	40	145
54-70 Dalmeny Avenue	15	130
72-122 Dalmeny Avenue	40	160
376-380 Camden Road	35	190
1-23 Poynder Court	40	170
388-390 Camden Road	50	150
392 Camden Road	55	150
2/2a Parkhurst Road	20	110
2-5 Prospect Place	25	120
1-12 Whitby Court	40	150



www.wsp.com

Appendix 10.1 Consultation Information

Sacha Rogers

From: Oldfield, Sally C <Sally.Oldfield@islington.gov.uk>
Sent: 09 October 2019 11:09
To: Sacha Rogers
Cc: De Marco, Allison; 'White, Alice (Avison Young - UK)'; Moore, Ellen (Avison Young - UK); Helen Hamilton; 'Fiszpan, Hannah (Avison Young - UK)'
Subject: RE: Holloway Prison, Approach to Bat Survey

Dear Sacha,

Thank you for your email. Your approach to carrying out the bat surveys seems fine. My only comments would be that I am interested in the fact that you are recording foraging pipistrelles on the site and I would like to know if you are able to provide any further information on where they are feeding/commuting to. This information may feed into proposals to enhance the future development for bats, in terms of habitat creation, connectivity with nearby SINCs and lighting mitigation. As Islington is such a built up borough, we need to take any opportunities that we can to protect and enhance the biodiversity we have.

Regards,

Sally

Sally Oldfield
Nature Conservation Manager
Greenspace
Islington Council
Islington Ecology Centre
191 Drayton Park
N5 1PH
020 7527 8033

Please note that I work Tuesday to Friday 9am to 3pm.

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Islington Public Realm
PO Box 2025
PERSHORE
WR10 9BU

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From: Sacha Rogers [mailto:sacha.rogers@pennyanderson.com]

Sent: 03 October 2019 16:33

To: Oldfield, Sally C <Sally.Oldfield@islington.gov.uk>

Cc: De Marco, Allison <Allison.DeMarco@islington.gov.uk>; 'White, Alice (Avison Young - UK)'

<Alice.White@avisonyoung.com>; Moore, Ellen (Avison Young - UK) <Ellen.Moore@avisonyoung.com>; Helen Hamilton

<Helen.Hamilton@pennyanderson.com>; 'Fiszpan, Hannah (Avison Young - UK)' <Hannah.Fiszpan@avisonyoung.com>

Subject: Holloway Prison, Approach to Bat Survey

Sally, further to my phone call yesterday I am pleased to set out below a summary of the ecology survey work we have completed to date and our proposals for further bat survey work to determine winter hibernation potential. By way of background, I understand that some preliminary consultation has taken place with Islington on the design to date and I've copied in the planning case officer Allison de Marco.

PEA

We completed a Preliminary Ecological Appraisal (PEA) on 3rd September which included a detailed, ground level external inspection of the buildings and trees on site to assess their potential to support roosting bats in accordance with the BCT Best Practice Guidelines (Collins 2016). Internal access was not possible due to health and safety concerns but given the type and structure of the buildings, a lack of roof voids and suitable access features into the internal structure we do not consider this to be a significant constraint. The site was found to have relatively limited ecologist interest which was restricted to potential for nesting birds associated with ornamental tree and shrub planting and potential for both summer and winter use by bats. No other ecological constraints were identified.

Desk Study

We have completed a desk study which has highlighted the presence of the following species within a 1km search area:

- No statutory designated sites
- 10 locally designated sites, the nearest being Tufnell Park Primary School Gardens 160m West which supports a pond with common frog
- Common toad and common frog c. 400m North/North West and an old (2008) record of grass snake c. 500m South
- Birds - no records from within site but house martin, herring gull, lesser black backed gull, redwing and fieldfare within search zone in last 5 years
- Hedgehog - 230m South

A summary of the bat records is presented in Table 1 below.

Table 1. Summary of Desk Study Bat Records

Species		Date	Closest Record (approximate distance from site)
Unknown bat species	<i>Chiroptera</i>	April 2009	503m SE
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	May 2012	273 m SE
Pipistrelle species	<i>Pipistrellus sp.</i>	July 2015	549m east
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	July 2010	999m SE
Nathusius's Pipistrelle	<i>Pipistrellus nathusii</i>	May 2012	273m SE
Nyctalus Bat species	<i>Nyctalus</i>	2010	999m SE
Lesser Noctule	<i>Nyctalus leisleri</i>	September 2011	930m south
Noctule bat	<i>Nyctalus noctula</i>	September 2011	930m south
Common vesper bats	Vespertilionidae	April 2007	494m North

Assessment of Summer Use

The initial external assessment for bats identified low summer roost potential associated with a single, mature eucalyptus tree. All other trees were too small and/or lacked suitable roost features. Within the buildings, there were no individual bat roost features of particular note but there were a large number of 'low' summer roost potential features, namely small slots in the mortar work which may lead to a wall cavity in the external wall of a number of the buildings. Overall, the site lacked in high quality foraging habitat and was, in parts, well lit. Our overall assessment of summer roost potential was that it was 'low' in accordance with Collins 2016.

Due to the widespread location of the slots in mortar work across this large site coupled with 'low' roost potential we devised an approach by which we could prioritise locations for a single dusk/dawn survey of the most suitable parts of the site.

This comprised a dusk activity transect survey covering the entire site on 18th September to determine locations and levels of bat activity. The surveyors slowly walked a pre-determined route to map and record all bat registrations and incorporated 3 minute spot counts at suitable locations. Bats, all common pipistrelle, were recorded foraging throughout the survey. The first registrations were soon after sunset indicating a roost or roosts nearby.

The results of the transect survey were used to devise suitable target locations for a subsequent dusk/dawn survey visit which focussed on those parts of the site where the highest levels of foraging activity were noted during the transect survey, coupled with proximity to vegetation and away from adjacent well lit areas. This comprised 6 locations, of which 3 were subject to a dusk survey and three subject to a dawn survey on 23 and 24th September.

No roosts were recorded during the dusk/dawn survey. Again, all registrations of foraging bats were of common pipistrelle.

All surveys were undertaken during suitable weather conditions, although rain on the morning of the 24th curtailed the survey. All bat calls recorded up to the point at which the dawn survey ended were distant, with no bats returning to the site to roost.

The initial transect sampling approach followed by a targeted dusk/dawn survey provides more than the minimum required level of survey effort for a site with low summer roost potential and we are confident that sufficient survey effort has been expended to conclude 'low potential' for summer use.

Assessment of Winter Use

The initial building inspection identified that many of the buildings have potential to support hibernating bats due to the presence of the slots in mortar work which may lead to a wall cavity in the external structure of the buildings. Further work is required to determine the potential for hibernation use and we are proposing a staged approach as follows with each stage only being undertaken subject to the findings of the previous step:

Survey Objective for Hibernation Use

- (1) Identify any potential for bat roosts used for winter hibernation, in particular within the brick walls of the buildings across the site, where small gaps in the mortar are regularly encountered; and
- (2) Gather additional survey data on areas of the site that are assessed as having Medium or High potential for winter hibernation use, over the autumn and winter period, in order to assess bat activity in the lead up to and during the winter hibernation period.

Rationale – bats arrive at hibernation sites in late autumn and many hibernation site are also used for autumn 'swarming' when bats gather together to mate. Bats are periodically active over the hibernation period and relatively high levels of bat activity in winter can indicate a hibernation roost is present locally.

Survey Approach for Hibernation Use

Undertake a detailed inspection of a proportion of mortar gaps using an endoscope, to be completed by a suitably licensed bat ecologist. The assessment will need to be at height as the mortar gaps are largely at first floor level and above. A mobile elevated work platform (MEWP) (or similar) with an operator will be required to work with the ecologist.

Install two (possibly three) weather-proof static bat detectors (SD1s, SM2s or Anabat Express units) in suitable areas of the site to detect any winter use by bats. The survey will provide data on how active bats are on the site over the autumn/winter period, providing information on potential use by hibernating bats and locating 'hot spots' of bat activity. Three separate periods of recording are recommended for this site. Detectors are best placed at height, for example secured on trees or on the roofs of buildings, and can be left onsite for the duration of the recording period.

Programme for Hibernation Use (in accordance with guidance in Collins 2016):

- October 2019 – Ecologist to place detectors for five nights recording minimum (autumn bat activity) and then retrieve;
- December 2019 – MEWP assisted inspection of crevices by ecologist and place detectors for 14 nights recording minimum (winter use) and then retrieve; and
- January/February 2020 – ecologist to place detectors for 14 nights recording minimum (winter use) and then retrieve.

We would analyse the data as we proceed with a view to amending or curtailing the survey based upon the results obtained.

We would be very grateful for your comments on the work completed to date and, hopefully, your agreement that the surveys undertaken to date will be sufficient to support the planning application in due course. We would also welcome your comments on the proposed survey approach for winter hibernation use, in particular, if you are in agreement that this approach would be sufficient to support the planning application in due course.

Please do not hesitate to contact me if you would like to discuss any of the above.

We look forward to hearing from you.

All the best
Sacha

Sacha Rogers
Managing Director

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Sacha Rogers

From: Oldfield, Sally C <Sally.Oldfield@islington.gov.uk>
Sent: 10 September 2021 10:30
To: Sacha Rogers
Cc: Reynolds, Elizabeth; Dickson, Jo (Avison Young - UK); Moore, Ellen (Avison Young - UK)
Subject: RE: Holloway Prison, Approach to Bat Survey

Dear Sacha,

Thanks for your email and apologies for the delayed response. I can confirm that your survey work undertaken to date is sufficient for the purposes of the EIA and planning application and I'm happy with your proposed mitigation measures.

Kind Regards,

Sally

From: Sacha Rogers <Sacha.Rogers@pennyanderson.com>
Sent: 06 September 2021 16:08
To: Oldfield, Sally C <Sally.Oldfield@islington.gov.uk>
Cc: Reynolds, Elizabeth <Elizabeth.Reynolds@islington.gov.uk>; Dickson, Jo (Avison Young - UK) <jo.dickson@avisonyoung.com>; Moore, Ellen (Avison Young - UK) <ellen.moore@avisonyoung.com>
Subject: FW: Holloway Prison, Approach to Bat Survey

[External]

Sally, with reference to the email chain (below) I wondered if you'd had chance to review our conclusions regarding the bat survey work at Holloway? Hopefully the email set out below provides sufficient detail but please do let me know if you would like to discuss.

All the best
Sacha

Sacha Rogers
Managing Director

Penny Anderson Associates Ltd, Park Lea, 60 Park Road, Buxton, Derbyshire SK17 6SN
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From: Reynolds, Elizabeth <Elizabeth.Reynolds@islington.gov.uk>
Sent: 19 August 2021 10:56
To: Sacha Rogers <Sacha.Rogers@pennyanderson.com>
Cc: Dickson, Jo (Avison Young - UK) <jo.dickson@avisonyoung.com>; Oldfield, Sally C <Sally.Oldfield@islington.gov.uk>;

Moore, Ellen (Avison Young - UK) <ellen.moore@avisonyoung.com>

Subject: RE: Holloway Prison, Approach to Bat Survey

Hi Sacha,

Thank you for your email. Unfortunately I won't be able to change Sally's request for a survey without discussing with her, although I will seek the additional views of AECOM who will be assessing the Environmental Statement on behalf of LBI.

Kind regards,

Liz

Elizabeth Reynolds
Principal Planning & Development Officer | Major Applications Team

Development Management | London Borough of Islington | Islington Town Hall | Upper Street | London | N1 2UD

t: 0207 527 5848

e: Elizabeth.Reynolds@islington.gov.uk

Please note that in accordance with current Government guidance Officers will not be conducting face-to-face meetings or site visits. Applicants should provide comprehensive photographs of the relevant parts of a property and/or relevant views into and/or out of the site to enable a full assessment to be made.

All Duty Planning appointments will now be carried out via telephone. Please do not attend the Council Offices.

From: Sacha Rogers <Sacha.Rogers@pennyanderson.com>

Sent: 12 August 2021 18:45

To: Reynolds, Elizabeth <Elizabeth.Reynolds@islington.gov.uk>

Cc: Dickson, Jo (Avison Young - UK) <jo.dickson@avisonyoung.com>; 'ecologycentre@islington.gov.uk.' <ecologycentre@islington.gov.uk>

Subject: FW: Holloway Prison, Approach to Bat Survey

[External]

Liz, I understand you are the planning officer dealing with the proposed development at Holloway prison. I sent an email to Sally Oldfield earlier today but received an 'out of office' until the end of August and we wondered if you would be able to review and respond to my email (below) in Sally's absence, or perhaps forward my email to the ecology team and put me in touch with the relevant person?

Many thanks in anticipation.

Sacha

Sacha Rogers

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From: Sacha Rogers
Sent: 12 August 2021 11:04
To: 'Oldfield, Sally C' <Sally.Oldfield@islington.gov.uk>
Cc: 'Dickson, Jo (Avison Young - UK)' <jo.dickson@avisonyoung.com>
Subject: RE: Holloway Prison, Approach to Bat Survey

Sally, many thanks for your thoughts on the bat survey and the follow up email in relation to bat mitigation. I've discussed at length with our bat ecologist and, in particular, whether a full repeat of the survey effort across the whole site would yield any additional information over and above what we already have in hand. Our conclusion is that further survey across the wider site is unlikely to significantly alter our conclusions from the first round of survey in 2019 for the following reasons:

- 1) The original data is only just 2 years old and the situation is unlikely to have changed very significantly in the last 2 years;
- 2) The update surveys this summer have confirmed that the known roost is still active and in use by low numbers of common pips (seen on the 2nd and 3rd visits in July and August);
- 3) During the 3rd visit we had 2 bats emerge from the roost, but also a third bat appear from a different location at the same time suggesting that there is another summer roost nearby;
- 4) The features that the bats are using (small slots in the wall of one of the buildings) are present elsewhere across the site and it is more than likely further roosts may be present but very difficult to pinpoint (as you know we did very extensive searches in 2019 and only managed to locate the one roost);
- 5) To confirm general levels of bat activity across the rest of the site we also conducted a dusk activity transect of the whole site on 2nd August but did not record any particularly notable areas of bat activity that might indicate a possible roost/roosts elsewhere.

We've already highlighted that potential for hibernation roosts can't be ruled out and, in view of this year's findings, we have concluded that further summer roosts for low numbers of common pips might also be present.

We have already recommended to the client that a licence will be needed from Natural England and the level of information that we have now gathered will be sufficient for the licence application. In addition to this we have recommended further pre-demolition checks across the whole site e.g. at height using the mobile elevated platform coupled with sensitive timing and methods of demolition to increase the chance of finding roosts during demolition, in which case they would be added to the Natural England licence and mitigation provided accordingly.

In terms of mitigation we've reviewed the landscape masterplan which is well developed though not yet finalised to ensure it includes sufficient provision of bat mitigation and enhancement. In particular this will include:

- Use of wildlife beneficial and/or native species
- Substantial replacement tree planting
- Significant green infrastructure provision
- Eco swale and rain gardens for water management
- Retention of bat foraging corridors and links on-off site
- Sensitive lighting strategy

We are also working with the project team to ensure sufficient replacement roost features are incorporated in view of this year's survey results.

In summary, we feel that the survey work undertaken to date is sufficient for the purposes of the EIA and planning application. We do not feel that further survey work would be likely to identify all/any roosts that may be present on

site and that the mitigation proposed in relation to demolition works i.e. the licence from NE would ensure that all bats are appropriately identified and mitigation provided.

We hope that in this instance you will agree that the data we have gathered will be sufficient to support the planning application and we look forward to hearing from you.

Regards
Sacha

Sacha Rogers
Managing Director

Penny Anderson Associates Ltd, Park Lea, 60 Park Road, Buxton, Derbyshire SK17 6SN
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From: Oldfield, Sally C <Sally.Oldfield@islington.gov.uk>
Sent: 16 July 2021 16:21
To: Sacha Rogers <Sacha.Rogers@pennyanderson.com>
Cc: 'Dickson, Jo (Avison Young - UK)' <jo.dickson@avisonyoung.com>
Subject: RE: Holloway Prison, Approach to Bat Survey

Dear Sacha,

Apologies for the delay.

The presence of bat roosts, however small, is very significant in Islington as the borough is so urban and lacking in green space. Therefore I think we need to do as much as we can on this site to ensure sufficient data collection. Since your original inspection was carried out 2 years ago, do you think it would be useful to do this again? I am concerned that you are concentrating on the 3 roosts identified in this period but there could now be others. Or the location of the roosts may have moved. I would recommend that you carry out surveys on as wide a scope as possible please.

I'm happy to discuss further if that would help.

Kind Regards,

Sally

From: Sacha Rogers <Sacha.Rogers@pennyanderson.com>
Sent: 12 July 2021 15:57
To: Oldfield, Sally C <Sally.Oldfield@islington.gov.uk>
Cc: 'Dickson, Jo (Avison Young - UK)' <jo.dickson@avisonyoung.com>
Subject: RE: Holloway Prison, Approach to Bat Survey

[External]

Sally, just a quick follow up email to see if you have had chance to consider the scope of the update bat surveys for the Holloway Prison site (please see my email below).

All the best
Sacha

Sacha Rogers
Managing Director

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From: Sacha Rogers
Sent: 29 June 2021 12:55
To: 'Oldfield, Sally C' <Sally.Oldfield@islington.gov.uk>
Cc: 'Dickson, Jo (Avison Young - UK)' <jo.dickson@avisonyoung.com>
Subject: RE: Holloway Prison, Approach to Bat Survey

Dear Sally, I hope you are well?

You may recall I contacted you in 2019 regarding the scope of bat surveys that we were undertaking at Holloway Prison, and you kindly confirmed that you were happy with the proposed scope (please see email correspondence below). As it is now two years since we completed the original suite of surveys we are undertaking some update bat surveys this summer and I would be very grateful if you could review our proposed scope of work for the update surveys.

I understand you will have seen the previous survey reports but by way of a quick summary:

- We carried out a transect survey of the whole site in September 2019 to provide an overview of bat species and general levels of bat activity. This was followed by a dusk and dawn survey in September 2019 focussing on areas with higher quality habitat. These surveys indicated that the site is used routinely in the active season by a small number of foraging common pipistrelle bats. The activity levels around the site were variable from low to moderate, with foraging typically seen above buildings and with higher levels of activity observed in the northern, eastern and western parts of the site.
- To better understand potential for hibernation use we carried out an aerial inspection of potential roost features followed by 3x static detector sessions in Oct/Nov 2019, Dec 2019 and Jan/Feb 2020. The aerial inspection revealed the presence of three separate summer roosts for low numbers of common pipistrelle in shallow crevices in one of the blocks. The crevices were too shallow for winter use but the inspection also revealed the presence of wall cavities that could provide hibernation opportunities. The statics recorded low levels of common pipistrelle activity throughout the winter and we concluded that hibernation use could not be ruled out.

We have recommended that a licence would be needed from Natural England to allow for demolition to take place in respect of the confirmed summer roosts and potential hibernation roost.

We are planning to undertake update summer roost surveys this year which will provide up to date information to

confirm mitigation and licencing requirements. The surveys will comprise 2x dusk and 1x dawn survey focussing on the confirmed common pipistrelle summer roost(s) and will be conducted during suitable weather conditions in July/August 2021 with the results presented in a report in due course.

I hope that you find the above scope of work acceptable.

Please do not hesitate to contact me if you have any queries, and we look forward to hearing from you.

Kind regards
Sacha

Sacha Rogers
Managing Director

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From: Oldfield, Sally C <Sally.Oldfield@islington.gov.uk>

Sent: 09 October 2019 11:09

To: Sacha Rogers <sacha.rogers@pennyanderson.com>

Cc: De Marco, Allison <Allison.DeMarco@islington.gov.uk>; 'White, Alice (Avison Young - UK)' <Alice.White@avisonyoung.com>; Moore, Ellen (Avison Young - UK) <Ellen.Moore@avisonyoung.com>; Helen Hamilton <Helen.Hamilton@pennyanderson.com>; 'Fiszpan, Hannah (Avison Young - UK)' <Hannah.Fiszpan@avisonyoung.com>

Subject: RE: Holloway Prison, Approach to Bat Survey

Dear Sacha,

Thank you for your email. Your approach to carrying out the bat surveys seems fine. My only comments would be that I am interested in the fact that you are recording foraging pipistrelles on the site and I would like to know if you are able to provide any further information on where they are feeding/commuting to. This information may feed into proposals to enhance the future development for bats, in terms of habitat creation, connectivity with nearby SINC's and lighting mitigation. As Islington is such a built up borough, we need to take any opportunities that we can to protect and enhance the biodiversity we have.

Regards,

Sally

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Nature Conservation Manager
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From: Sacha Rogers [<mailto:sacha.rogers@pennyanderson.com>]

Sent: 03 October 2019 16:33

To: Oldfield, Sally C <Sally.Oldfield@islington.gov.uk>

Cc: De Marco, Allison <Allison.DeMarco@islington.gov.uk>; 'White, Alice (Avison Young - UK)'

<Alice.White@avisonyoung.com>; Moore, Ellen (Avison Young - UK) <Ellen.Moore@avisonyoung.com>; Helen Hamilton <Helen.Hamilton@pennyanderson.com>; 'Fiszpan, Hannah (Avison Young - UK)' <Hannah.Fiszpan@avisonyoung.com>

Subject: Holloway Prison, Approach to Bat Survey

Sally, further to my phone call yesterday I am pleased to set out below a summary of the ecology survey work we have completed to date and our proposals for further bat survey work to determine winter hibernation potential. By way of background, I understand that some preliminary consultation has taken place with Islington on the design to date and I've copied in the planning case officer Allison de Marco.

PEA

We completed a Preliminary Ecological Appraisal (PEA) on 3rd September which included a detailed, ground level external inspection of the buildings and trees on site to assess their potential to support roosting bats in accordance with the BCT Best Practice Guidelines (Collins 2016). Internal access was not possible due to health and safety concerns but given the type and structure of the buildings, a lack of roof voids and suitable access features into the internal structure we do not consider this to be a significant constraint. The site was found to have relatively limited ecologist interest which was restricted to potential for nesting birds associated with ornamental tree and shrub planting and potential for both summer and winter use by bats. No other ecological constraints were identified.

Desk Study

We have completed a desk study which has highlighted the presence of the following species within a 1km search area:

- No statutory designated sites
- 10 locally designated sites, the nearest being Tufnell Park Primary School Gardens 160m West which supports a pond with common frog
- Common toad and common frog c. 400m North/North West and an old (2008) record of grass snake c. 500m South
- Birds - no records from within site but house martin, herring gull, lesser black backed gull, redwing and fieldfare within search zone in last 5 years
- Hedgehog - 230m South

A summary of the bat records is presented in Table 1 below.

Table 1. Summary of Desk Study Bat Records

Species		Date	Closest Record (approximate distance from site)
Unknown bat species	<i>Chiroptera</i>	April 2009	503m SE
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	May 2012	273 m SE
Pipistrelle species	<i>Pipistrellus sp.</i>	July 2015	549m east
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	July 2010	999m SE
Nathusius's Pipistrelle	<i>Pipistrellus nathusii</i>	May 2012	273m SE
Nyctalus Bat species	<i>Nyctalus</i>	2010	999m SE
Lesser Noctule	<i>Nyctalus leisleri</i>	September 2011	930m south
Noctule bat	<i>Nyctalus noctula</i>	September 2011	930m south
Common vesper bats	Vespertilionidae	April 2007	494m North

Assessment of Summer Use

The initial external assessment for bats identified low summer roost potential associated with a single, mature eucalyptus tree. All other trees were too small and/or lacked suitable roost features. Within the buildings, there were no individual bat roost features of particular note but there were a large number of 'low' summer roost potential features, namely small slots in the mortar work which may lead to a wall cavity in the external wall of a number of the buildings. Overall, the site lacked in high quality foraging habitat and was, in parts, well lit. Our overall assessment of summer roost potential was that it was 'low' in accordance with Collins 2016.

Due to the widespread location of the slots in mortar work across this large site coupled with 'low' roost potential we devised an approach by which we could prioritise locations for a single dusk/dawn survey of the most suitable parts of the site.

This comprised a dusk activity transect survey covering the entire site on 18th September to determine locations and levels of bat activity. The surveyors slowly walked a pre-determined route to map and record all bat registrations and incorporated 3 minute spot counts at suitable locations. Bats, all common pipistrelle, were recorded foraging throughout the survey. The first registrations were soon after sunset indicating a roost or roosts nearby.

The results of the transect survey were used to devise suitable target locations for a subsequent dusk/dawn survey visit which focussed on those parts of the site where the highest levels of foraging activity were noted during the transect survey, coupled with proximity to vegetation and away from adjacent well lit areas. This comprised 6 locations, of which 3 were subject to a dusk survey and three subject to a dawn survey on 23 and 24th September.

No roosts were recorded during the dusk/dawn survey. Again, all registrations of foraging bats were of common pipistrelle.

All surveys were undertaken during suitable weather conditions, although rain on the morning of the 24th curtailed the survey. All bat calls recorded up to the point at which the dawn survey ended were distant, with no bats returning to the site to roost.

The initial transect sampling approach followed by a targeted dusk/dawn survey provides more than the minimum required level of survey effort for a site with low summer roost potential and we are confident that sufficient survey effort has been expended to conclude 'low potential' for summer use.

Assessment of Winter Use

The initial building inspection identified that many of the buildings have potential to support hibernating bats due to the presence of the slots in mortar work which may lead to a wall cavity in the external structure of the buildings. Further work

is required to determine the potential for hibernation use and we are proposing a staged approach as follows with each stage only being undertaken subject to the findings of the previous step:

Survey Objective for Hibernation Use

- (1) Identify any potential for bat roosts used for winter hibernation, in particular within the brick walls of the buildings across the site, where small gaps in the mortar are regularly encountered; and
- (2) Gather additional survey data on areas of the site that are assessed as having Medium or High potential for winter hibernation use, over the autumn and winter period, in order to assess bat activity in the lead up to and during the winter hibernation period.

Rationale – bats arrive at hibernation sites in late autumn and many hibernation site are also used for autumn ‘swarming’ when bats gather together to mate. Bats are periodically active over the hibernation period and relatively high levels of bat activity in winter can indicate a hibernation roost is present locally.

Survey Approach for Hibernation Use

Undertake a detailed inspection of a proportion of mortar gaps using an endoscope, to be completed by a suitably licensed bat ecologist. The assessment will need to be at height as the mortar gaps are largely at first floor level and above. A mobile elevated work platform (MEWP) (or similar) with an operator will be required to work with the ecologist.

Install two (possibly three) weather-proof static bat detectors (SD1s, SM2s or Anabat Express units) in suitable areas of the site to detect any winter use by bats. The survey will provide data on how active bats are on the site over the autumn/winter period, providing information on potential use by hibernating bats and locating ‘hot spots’ of bat activity. Three separate periods of recording are recommended for this site. Detectors are best placed at height, for example secured on trees or on the roofs of buildings, and can be left onsite for the duration of the recording period.

Programme for Hibernation Use (in accordance with guidance in Collins 2016):

- October 2019 – Ecologist to place detectors for five nights recording minimum (autumn bat activity) and then retrieve;
- December 2019 – MEWP assisted inspection of crevices by ecologist and place detectors for 14 nights recording minimum (winter use) and then retrieve; and
- January/February 2020 – ecologist to place detectors for 14 nights recording minimum (winter use) and then retrieve.

We would analyse the data as we proceed with a view to amending or curtailing the survey based upon the results obtained.

We would be very grateful for your comments on the work completed to date and, hopefully, your agreement that the surveys undertaken to date will be sufficient to support the planning application in due course. We would also welcome your comments on the proposed survey approach for winter hibernation use, an in particular, if you are in agreement that this approach would be sufficient to support the planning application in due course.

Please do not hesitate to contact me if you would like to discuss any of the above.

We look forward to hearing from you.

All the best
Sacha

Sacha Rogers

Managing Director

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Appendix 10.2 Desk Study Data

THIS SUMMARY PAGE MAY BE PUBLISHED
THE FULL REPORT AND MAPS MAY NOT BE PUBLISHED IN THE PUBLIC DOMAIN

Ecological Data Search 22358dr - Summary Page

A 1000m ecological data search was carried out for site Holloway Prison on behalf of Penny Anderson Associates on 16 Jul 2021.

The following datasets were consulted for this report:

- Statutory sites ✓
- Non-statutory sites ✓
- Protected species ✓
- London invasive species ✓
- Habitats ✓
- Open space ✓

Results

Statutory sites	None present within search area
Non-statutory sites	9 SINCs
Areas of Deficiency	Present within search area
Geological sites	None present within search area
Species	
Protected and notable species	404 species records
London invasive species	130 species records
Habitats	
BAP habitat suitability	Present within search area
Open space	Present within search area

The report is compiled using data held by GiGL at the time of the request. Note that GiGL does not currently hold comprehensive species data for all areas. Even where data is held, a lack of records for a species in a defined geographical area does not necessarily mean that the species does not occur there.

Permission

This data search report is valid until 16/07/2022 for the site named above.

Prepared by
16 Jul 2021

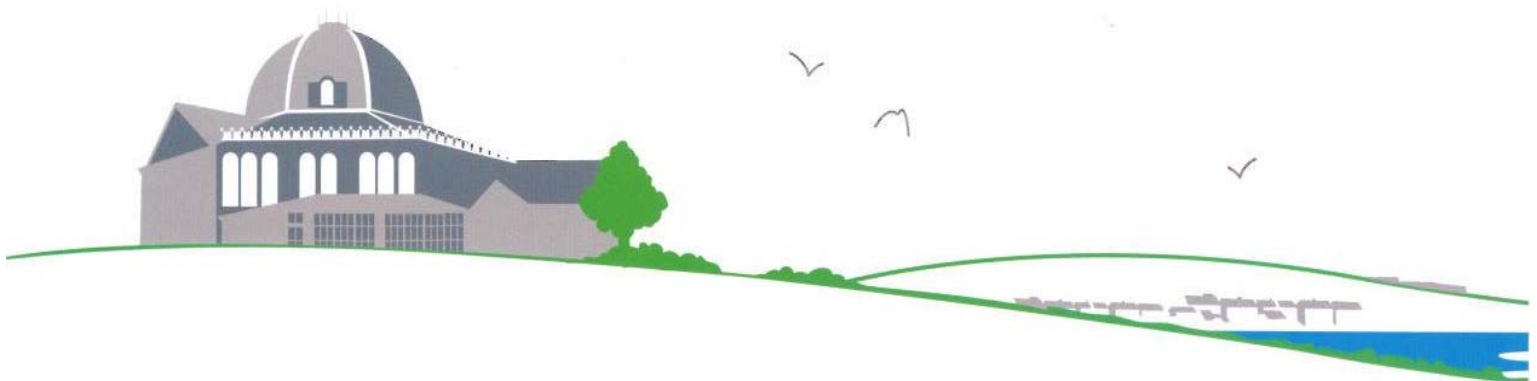
Appendix 10.3 Preliminary Ecological Appraisal (PEA) Report 2020



PEABODY CONSTRUCTION LTD

HOLLOWAY PRISON

ECOLOGY REPORT



PEABODY CONSTRUCTION LTD

HOLLOWAY PRISON

ECOLOGY REPORT

Penny Anderson Associates Limited
'Park Lea'
60 Park Road
Buxton
Derbyshire
SK17 6SN

Project Manager and Author
Sacha Rogers BSc (Hons), MCIEEM, CEnv (Managing Director)

April 2020

This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed: _____

A handwritten signature in dark ink, appearing to read 'Sacha Rogers', written over a horizontal line.

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1. INTRODUCTION

- 1.1 Penny Anderson Associates Ltd (PAA) was commissioned by Peabody Construction Limited to carry out an ecological assessment of land at the former Holloway Prison, London (grid reference: TQ 30102 85579). This included an Extended Phase 1 Habitat Survey and an inspection of buildings on site for potential to support roosting bats.
- 1.2 The ecological assessment also included a desk study for the site and the area within 1km of its centre. The desk study examined all data records for protected sites, habitats and species held by eCountability Ltd and other data repositories, in order to ecologically characterise and contextualise the site within the surrounding area.
- 1.3 This report details the results of the surveys undertaken and evaluates the results in the context of the proposed re-development of the site, making recommendations as required.

Site Description

- 1.4 The site comprises existing buildings with associated areas of hard standing and landscape plantings of introduced shrub and trees, amenity grassland and patches of ephemeral short perennial vegetation encroaching into areas of hardstanding due to a lack of site management. The site is located in an urban setting in the London Borough of Islington (LBI).

Legislative Context

- 1.5 The text below provides a brief summary of the legislation in relation to the species or species group in England and Wales. The original Acts, Regulations and any amendments should be referred to for the precise wording.
- 1.6 A range of international and national legislation has been established in the UK to protect important nature conservation sites and priority species. At the international level, European Union (EU) Directives require individual member states to implement their conservation provisions nationally for the benefit of Europe as a whole. These Directives have been transposed into UK law by the Conservation of Habitats and Species Regulations 2017; further details can be obtained from the Joint Nature Conservation Committee (JNCC) web site at www.jncc.defra.gov.uk.
- 1.7 Other international conventions include: the Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979), which requires the maintenance of populations of wild flora and fauna, giving particular protection to endangered and vulnerable species; and the Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979), which requires the protection of migratory species throughout their entire range. The above conventions are implemented in England and Wales via the Wildlife and Countryside Act (WCA) (1981) (as amended) and Countryside and Rights of Way (CROW) Act 2000. This legislation also protects important habitats and sites such as Sites of Special Scientific Interest (SSSI).
- 1.8 At the national level, the UK Post-2010 Biodiversity Framework published in 2012 is the Government's response to the Convention on Biological Diversity (2010). It describes the UK's biological resources, commits a detailed plan for the protection of these resources within the UK's devolved framework across England, Wales, Scotland and Northern Ireland. The document identifies future priorities for nature conservation and adopts a more strategic approach, including ecosystem services and sustainability alongside biodiversity. Despite administrative changes following devolution, there is still an underlying objective of protecting and enhancing a range of priority species and habitats, often still based on the objectives and classifications of the original UK Biodiversity Action Plan. *Biodiversity 2020* is England's national biodiversity strategy. Building on the *Natural Environment White Paper* published in 2011, this provides a means of delivering the international and EU commitments to biodiversity.

Under Biodiversity 2020, Priority Species and Habitats referred to are those of 'Principal Importance' for the conservation of biodiversity in England listed on Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act 2006.

- 1.9 Finally, the National Planning Policy Framework (NPPF 2019) provides guidance for local authorities on the content of the Local Plans and is a material consideration in determining planning applications. Briefly, with an overall focus on sustainable development, the NPPF states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks. Furthermore, the NPPF also states that any planning proposals for which significant negative impacts on biodiversity cannot be avoided, mitigated or compensated for should be refused. The NPPF states that the planning system should contribute to and enhance the natural environment through a range of actions, including:
- Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils.
 - Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.
 - Minimising impacts on biodiversity and providing net gains for biodiversity including establishing coherent ecological networks that are more resilient to current and future pressures.
- 1.10 To protect and enhance biodiversity and geodiversity, plans should:
- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
 - promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Bat Biology

- 1.11 There are 17 species of native bats known to be resident (i.e. breed) in the British Isles. British bats feed entirely on insects and have developed a complex sonar system, known as echolocation, which enables them to find prey and navigate around their environment at night.
- 1.12 Habitat requirements vary widely, both on an individual and species level, although certain features, such as woodland, parkland, traditional pasture, marshes and areas of freshwater, are often focal points for foraging, as insects are plentiful in these areas (Mitchell-Jones 2004). Bats use linear features such as rivers, hedgerows, roads and woodland edges as landmarks in order to commute from one location to another (Schofield and Mitchell-Jones 2003).
- 1.13 Bats utilise different roosts at different times of the year. Between late October and March, bats hibernate; this requires an unexposed roost with a stable temperature, typically a cave, cellar or tunnel. Around March, the bats emerge and gradually move to their summer roosts, typically within man-made structures or suitable crevices in trees. During the spring and summer period female bats gather together at maternity roosts to give birth and rear their young. Most births occur between late June and mid-July, with the young able to fly within three to five weeks (Altringham 2003; Waters and Warren 2003). By the end of August, most of the young bats are independent and the colony begins to break up (Schofield and Mitchell-Jones 2003). Mating takes place between August and December, either at the winter hibernation site or at autumn

breeding sites. The numbers of bats utilising these roosts can vary from single bats to hundreds of bats in a nursery colony or hibernation site (Altringham 2003).

- 1.14 Bats play an important role in many environments around the world, including pollination and insect control. In the UK, bats can tell us a lot about the state of the environment because they are top predators of common nocturnal insects and are extremely sensitive to changes in their surroundings, e.g. climate, landscape, agricultural intensification, development and habitat fragmentation. Populations of British bats have suffered severe declines in the past century, influenced by these factors.

Protected Species

- 1.15 Details of the protected species legislation relevant to this report can be found in Appendix 1.

Invasive Species

- 1.16 Certain non-native species that have been introduced into the UK are regarded as being a threat to native biodiversity. Legislative measures have, therefore, been put in place to prevent the spread of these invasive species in the wild.
- 1.17 Under section 14 of the WCA 1981 (as amended), it is illegal to introduce plants listed under Part II of Schedule 9 of the WCA into the wild or sell these species. Offences include causing the spread of viable plant material or neglecting to contain or appropriately manage non-native species.
- 1.18 Commonly introduced Schedule 9 species include non-native cotoneaster species, specifically, small-leaved cotoneaster (*Cotoneaster microphylla*)¹ and wall cotoneaster (*C. horizontalis*), Himalayan balsam (*Impatiens glandulifera*) and Japanese knotweed (*Reynoutria japonica*).

¹ Plant names follow Stace 2019

2. METHODS

Desk Study

- 2.1 The desk study consisted of a consultation exercise with eCountability Ltd to gather local and site-specific ecological information comprising records for non-statutory designated sites and notable and protected species within a 1km search radius of the site.
- 2.2 A search of the Multi-Agency Geographic Information for the Countryside (MAGIC) website was also undertaken for statutory designated sites and priority habitats within 1km of the site. The search radius was extended to 5km to include consideration of European Sites (e.g. Special Areas of Conservation (SAC) and Special Protection Areas (SPA)).
- 2.3 The results of this desk study have been used in conjunction with the results of the Phase 1 habitat survey to inform a preliminary assessment of the likely ecological impacts of the proposed development and the need, or otherwise, for further detailed ecological surveys.

Fieldwork

- 2.4 A daytime site visit was carried out by Principal Ecologist Helen Hamilton (MCIEEM², Natural England Bat Survey Licence Level 2³) and Managing Director Sacha Rogers on 3rd September 2019 in fine weather. All methods, equipment and assessment criteria were consistent with current good practice guidelines for each survey type and the surveyors were competent for their assigned tasks based on the CIEEM competency framework (CIEEM 2013, 2017).
- 2.5 Further details of survey methods and assessment criteria are provided under the individual sub-headings below.

Phase 1 Habitat Survey

- 2.6 The survey followed the standard JNCC (2010) technique for classifying and mapping British habitats based on the identification of individual plant species. The survey recorded common and scientific names according to Stace (2019) where possible. The relative abundance of each plant species is described using the 'DAFOR' scale (where d = dominant; a = abundant; f = frequent; o = occasional; r = rare).
- 2.7 The extent of each habitat type was mapped in the field, with target notes to highlight any features of particular ecological interest.
- 2.8 The habitat survey was 'extended' (IEA 1995, CIEEM 2017) to include a general assessment of the suitability of the site for supporting any protected or notable species. Features with suitability for any individual species were noted, together with any incidental field signs found, such as footprints, feeding remains or sightings of animals themselves.
- 2.9 Invasive species were recorded, where found.

² Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM)

³ Natural England class licence registration number 2015-15840-CLS-CLS, survey level 2 (WML-CL18)

Inspection for Bats

- 2.10 In relation to bats, the survey followed current good practice guidelines published by The Bat Conservation Trust (Collins 2016) and all existing structures and trees within the site were assessed for their potential to support roosting bats.
- 2.11 The buildings were inspected externally from ground level using close-focussing binoculars and a high powered torch to search for potential roost features (PRF) that could be used by bats, such as small holes and crevices in soffits or beneath roof coverings, and also potential access points for bats to enter/exit internal areas such as cavity walls. A search was also made for any evidence of bat presence, such as accumulations of droppings and feeding remains or sightings of the animals themselves.
- 2.12 Trees were inspected from ground level and the types and locations of any features that appeared to provide sufficient shelter for bats were recorded, for example woodpecker holes, knot holes, crevices in deadwood or beneath loose bark and other natural fissures and cavities. Any potential indication of bat presence that could be seen was also recorded, for example bat droppings beneath PRF or scratch marks at the entrance. Each PRF was categorised either as Low, Moderate or High potential for roosting bats and, using this data, each tree as a whole was assigned to one of the same categories based on its most suitable feature, or Negligible where no suitable features were present.
- 2.13 The habitats within the site and immediately adjacent areas were also considered for their general suitability for commuting and foraging bats in order to place the site in the context of its surroundings, as this can have a bearing on the likelihood of a roost being present.
- 2.14 The assessment of suitability was based on the broad criteria outlined in Tables 1 and 2 (Collins 2016), combined with the professional judgement and experience of the surveyor in recognising suitable habitat features and field signs of bats. The Bat Tree Habitat Key (Andrews and Gardener 2016) was also used for reference on features in trees.
- 2.15 Inspections for nesting birds were completed at the same time, with any evidence of current or former nesting activity recorded.

Table 1 Bat Roost Assessment Criteria

Suitability	Description of Roosting Habitats
Negligible	No features likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically, but does not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats. A tree of sufficient size to contain potential roost features but none seen from the ground or only those with very limited suitability. (i.e. suitable for occasional day roosting but unsuitable for maternity or hibernation roost.)
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost type of high conservation significance. (i.e. suitable for day roosting but unsuitable for maternity or hibernation roost.)

Suitability	Description of Roosting Habitats
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. (i.e. suitable for maternity and/or hibernation roost.)
Confirmed Roost	A structure or tree with evidence of bat presence, i.e. droppings, feeding remains, audible bat calls heard during daytime survey or sightings of the animals themselves, existing (reliable) record of bats roosting at the location.

Table 2 Bat Habitat Suitability Assessment Criteria

Suitability	Description of Commuting / Foraging Habitats
Negligible	No habitat features likely to be used by commuting or foraging bats.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.

Assessment of Bat Roost Status

- 2.16 Different species of bats use buildings in different ways. Species such as brown long-eared bats (*Plecotus auritus*) typically use roosts with large enclosed spaces and fly around inside prior to emerging, which frequently leaves evidence such as droppings or feeding remains in visible areas. Species such as pipistrelle bats (*Pipistrellus* sp.) tend to utilise small cavities and crevices on external walls or roof structure and, therefore, evidence of their presence may not be apparent during a visual inspection, particularly where roosts are used only by small numbers of bats.
- 2.17 The extent of shelter provided by crevices and cavities in trees is extremely variable, even between features that appear to be broadly similar from the outside. In addition to this, PRF can often be 10m or more above ground, which means that whilst an experienced surveyor can identify the type of features that may provide suitable conditions for roosting bats, it is often not possible to provide an accurate assessment of the status of PRF from ground level survey alone.

Limitations

- 2.18 It is important to note that the desk study results provide an indication of the species present in and around the site, but do not confirm current presence or absence of any particular species. Protected species are often under recorded in county wildlife databases.
- 2.19 No significant limitations to the habitat assessment were encountered and the surveys took place in fine weather during daylight hours.
- 2.20 No access was possible within the interior of the buildings due to Health and Safety concerns. This was due to the presence of large volumes of animal droppings which required full protective equipment including masks to be used. Given the secure nature of the building structures with a lack of roof voids and suitable access features into the interior of the buildings, the lack of internal access was not considered to be a significant constraint.
- 2.21 Whilst daytime inspections can confirm the suitability or otherwise of PRF in buildings and trees, these inspections alone do not meet currently accepted standards for survey effort to actually confirm presence/likely absence or to characterise the size and type of roost, which would be necessary for impact assessment. Rather, they provide an accurate scoping to inform any need for further survey effort during the bat active season or hibernation season when the animals would be present on site.

3. RESULTS

Desk Study

Statutory Protected Sites

European Sites

- 3.1 European protected sites include SAC, SPA, RAMSAR wetland sites, possible SAC, potential SPA and proposed RAMSAR sites.
- 3.2 Consultation with the search engine MAGIC revealed that there are no European Sites within the 1km search area. However, the nearest European Sites are as follows:
- Lee Valley SPA is located approximately 5km from the site, notified for supporting overwintering populations of Eurasian bittern (*Botaurus stellaris*) (6% of the GB population five-year peak mean 1992/3 to 1996/7), Shoveler (*Anas clypeata*) (1% of north-western/central Europe population five-year peak mean 1993/4 to 1997/8) and gadwall (*A. strepera*) (1.5% of north-western Europe population five-year peak mean 1993/4 to 1997/8);
 - Epping Forest SAC is located approximately 8km from the site, primarily notified for its Annex I habitat Atlantic beech forest but also supporting Northern Atlantic wet heaths with *Erica tetralix* and European dry heaths as well as stag beetle (*Lucanus cervus*), an Annex II species.

Sites of Special Scientific Interest

- 3.3 SSSI are statutory sites designated to support species of plants and animals that find it more difficult to survive in the wider environment. They represent a selection of this country's best wildlife and geological sites, and cover approximately 7% of the terrestrial area of the country (with over 4,000 separate sites in England).
- 3.4 No SSSI fall directly within the 1km search area for the site, however, the site does fall within the Impact Risk Zone of two: Hampstead Heath Woods SSSI 3km north-west of the site, and Walthamstow Reservoir and Marshes SSSI 5km to the north-east of the site.

Other Habitats

- 3.5 A number of Biodiversity Action Plan (BAP) priority habitats were identified within the search area including ancient woodland, hedgerows, neutral grassland and ponds. No BAP priority habitats were recorded within the site boundary.

Non-Statutory Protected Sites

Sites of Importance for Nature Conservation

- 3.6 Sites of Importance for Nature Conservation (SINC) are recognised by the Greater London Authority and London Borough Councils as important wildlife sites.
- 3.7 A desk-based search shows there are ten SINC within the 1km search area. Table 3 lists the SINC recorded and the reason for their designation.

Table 3 Sites of Importance for Nature Conservation

Site Name	Approx. Distance from Site	Reason for Interest
Tufnell Park Primary School Gardens	160m W	Nature area within primary school grounds. Pond in centre with emergent vegetation including marsh foxtail, watermint, great pond sedge and kingcup. Frogs have been recorded breeding in the pond.
Royal Northern Hospital	625m NE	A park with a good diversity of habitats including amenity grassland, ornamental shrubberies and scattered trees. Approximately 10% of the park has been turned into a wildlife meadow.
Foxham Gardens	628m NW	A small park with native trees and shrubs. A planted boarder along the edge is effectively scrub habitat, providing food and shelter for common birds and insects.
Holloway Road to Caledonian Road Railsides	671m SE	Site includes a section of the Kings Cross main line supporting sizeable areas of ruderal and roughland habitats, with many common birds and butterflies.
Caledonian Park	672m S	Managed park, compromising of native shrubbery, amenity grassland, flower beds and scattered trees. Part of the amenity grassland is left to grow long in order to encourage wild flowers and insects to colonise.
Market Road Garden	756m N	Small garden adjacent to Caledonian Park. Consists of a wildlife garden and an area of parkland with mature trees.
Whittington Park	809m N	Park with wildflower meadows, native hedgerows and a small woodland. Good habitat for birds, with regular sightings of mistle thrush, goldfinch and greenfinch.
Junction Road Railway Cutting	950m NW	An isolated but well-vegetated section of the Crouch Hill line. The sides of the cutting support secondary woodland and scrub dominated by sycamore ash and bramble.
Drayton Park Railsides and Olden Garden	1km E	Typical railside habitats, including roughland areas where plants grow among the debris on wasteland, and extensive patches of scrub. The site also includes a community garden.
Isledon Road Railsides	1km E	This site supports open grassy habitats typical of former industrial land.

Protected and Notable Species

Amphibians and Reptiles

- 3.8 Common toad (*Bufo bufo*) were recorded within the study area, the nearest record was 359m west of the site. Ten recordings of common frog (*Rana temporaria*) were identified in the search area, the most recent record being in 2017, 384m northwest of the site. No other records of amphibians were returned. One grass snake (*Natrix natrix*) was recorded in 2008, 591m north of the site boundary.

Bats

- 3.9 Table 4 shows the number of each species of bat recorded in the study area and the proximity to the site to the closest record for each.

Table 4 Bat Species Records

Species		Date	Closest Record (approx. distance from site)
Unknown bat species	Chiroptera	April 2009	503m SE
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	May 2012	273m SE
Pipistrelle species	<i>Pipistrellus</i> sp.	July 2015	549m E
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	July 2010	999m SE
Nathusius's pipistrelle	<i>Pipistrellus nathusii</i>	May 2012	273m SE
Nyctalus bat species	<i>Nyctalus</i> sp.	2010	999m SE
Lesser noctule	<i>Nyctalus leisleri</i>	September 2011	930m S
Noctule bat	<i>Nyctalus noctula</i>	September 2011	930m S
Common vesper bats	<i>Vespertilionidae</i>	April 2007	494m N

Common Shrew

- 3.10 The common shrew (*Sorex araneus*) is a local species of conservation concern. London Biodiversity Partnership listed some 300 species of conservation interest occurring in London. No records of common shrew were found within the study area.

Birds

- 3.11 The Red and Amber conservation status assessment (Eaton *et al.* 2015) is based on a number of criteria including historical decline, trends in population and range, rarity, localised distribution and international importance. Red listed species are the most critical group, followed by Amber. Green listed species are of least concern.
- 3.12 In addition, Schedule 1 species are protected under the WCA 1981 as amended by the Environmental Protection Act 1990. It is an offence to intentionally disturb any of these species during the breeding season without a valid licence. All species of bird recorded are local species of concern in London.
- 3.13 All bird species recorded within the search area are listed in Table 5 along with their conservation status. No recordings were found within the site boundary.

Table 5 Bird Species Recorded with their Conservation Designations

Common Name	Scientific Name	Date of Most Recent Recording	Location and Date of Nearest Record	Amber	Red	Sch 1	Local Spp of Cons Concern
Bullfinch	<i>Pyrrhula pyrrhula</i>	2010	234m S 2010	x			x
Common (mealy) redpoll	<i>Acanthis flammea</i>	1994	828m S 1989	x			x
Dunnock	<i>Prunella modularis</i>	2019	589m N 1989	x			x
Field fare	<i>Turdus pilaris</i>	2019	773m NW 2019		x	x	x
Gold crest	<i>Regulus regulus</i>	2019	234m S 2010				x
Green sandpiper	<i>Tringa ochropus</i>	2003	586m NE 2003	x		x	x
Grey heron	<i>Ardea cinerea</i>	2019	591m N 2008				x
Grey wagtail	<i>Motacilla cinerea</i>	2014	586m NE 2003		x		x
Herring gull	<i>Larus argentatus</i>	2019	773m NW 2019		x		x
House martin	<i>Delichon urbicum</i>	2019	773m NW 2019	x			x
House sparrow	<i>Passer domesticus</i>	2019	179m N 2001		x		x
Kestrel	<i>Falco tinnunculus</i>	2008	653m NW	x			x
Lapwing	<i>Vanellus vanellus</i>	January 2001	586m NE Jan 2001		x		
Lesser black-backed gull	<i>Larus fuscus</i>	2019	773m NW 2019	x			x
Lesser spotted woodpecker	<i>Dendrocopos minor</i>	2002	828m S 2002		x		x
Linnet	<i>Linaria cannabina</i>	1994	754m SE 1989				x
Little egret	<i>Egretta garzetta</i>	2014	1km SW 2012				x
Meadow pipit	<i>Anthus pratensis</i>	2013	1km SW 2013	x			x
Mistle thrush	<i>Turdus viscivorus</i>	2019	653m NW				x
Osprey	<i>Pandion haliaetus</i>	2012	1km SW	x		x	x

Common Name	Scientific Name	Date of Most Recent Recording	Location and Date of Nearest Record	Amber	Red	Sch 1	Local Spp of Cons Concern
Red kite	<i>Milvus milvus</i>	2012	1km SW 2012			x	x
Redwing	<i>Turdus iliacus</i>	2019	582m NE 2014		x	x	x
Rook	<i>Corvus frugilegus</i>	2008	33m S 2008				x
Sandwich tern	<i>Sterna sandvicensis</i>	2012	1km SW 2012				x
Song thrush	<i>Turdus philomelos</i>	2017	258m E 2008		x		x
Spotted flycatcher	<i>Muscicapa striata</i>	August 2013	615m NW Aug 2012		x		x
Starling	<i>Sturnus vulgaris</i>	2019	258m E 2008		x		x
Swallow	<i>Hirundo rustica</i>	2019	371m E 2008				x
Swift	<i>Apus apus</i>	2019	217m S 2012	x			x
Tawny owl	<i>Strix aluco</i>	1989	251m NW 1989	x			x
Water rail	<i>Rallus aquaticus</i>	2004	586m NE 2004				x
Whimbrel	<i>Numenius phaeopus</i>	2009	1km SW		x	x	x
Willow warbler	<i>Phylloscopus trochilus</i>	2019	245m W 1989	x			x
Woodcock	<i>Scolopax rusticola</i>	1986	611m NE 1986		x		x
Yellow wagtail	<i>Motacilla flava</i>	2008	586m NE 2003		x		x

Section 41 Species

- 3.14 Some of the rarest and most threatened species are listed under Section 41 (S41) of the 2006 NERC Act and Species of Principal Importance. The Government's Biodiversity 2020 strategy has an ambition to ensure that by 2020 there will be an overall improvement in the status of wildlife and no further extinctions of known threatened species. To achieve this, a range of actions have been identified to help in the recovery of S41 species.

European Hedgehog

- 3.15 Thirteen records of hedgehog (*Erinaceus europaeus*) were identified within the study area. The closest record, recorded in 2001, was located approximately 234m south of the site boundary.

Invertebrates

- 3.16 A number of Section 41 moth butterfly and moth species were identified within the study area. These are listed in Table 6.

Table 6 Invertebrate Species of Principal Importance

Common Name	Scientific Name
<i>Cupido minimus</i>	Small Blue
<i>Lasiommata megera</i>	Wall
<i>Calophasia lunula</i>	Toadflax Brocade
<i>Oegoconia caradjai</i>	Straw Obscure
<i>Tyria jacobaeae</i>	Cinnabar

Flowering Plants

- 3.17 One bluebell (*Hyacinthoides non-scripta*) was recorded within the study area in 2017, 359m west of the site boundary.

Schedule 9 Plant Species

- 3.18 Schedule 9 of the WCA lists species of plants for which it is a specific offence to plant or otherwise cause to grow in the wild. Many of these are invasive non-native plants. A number of records were identified within the study area as listed in Table 7.

Table 7 Schedule 9 Plant Species

Common Name	Scientific Name
Tree-of-heaven	<i>Ailanthus altissima</i>
Butterfly-bush	<i>Buddleja davidii</i>
A flowering plant	<i>Cotoneaster</i>
Canadian waterweed	<i>Elodea canadensis</i>
Nuttall's waterweed	<i>Elodea nuttallii</i>
Japanese knotweed	<i>Fallopia japonica</i> (now <i>Reynoutria japonica</i>)
Goat's-rue	<i>Galega officinalis</i>
Shaggy soldier	<i>Galinsoga quadriradiata</i>
Spanish bluebell	<i>Hyacinthoides hispanica</i>
Yellow archangel	<i>Lamium galeobdolon</i> subsp. <i>argentatum</i>
Parrot's-feather	<i>Myriophyllum aquaticum</i>
Green alkanet	<i>Pentaglottis sempervirens</i>
Cherry laurel	<i>Prunus laurocerasus</i>
Evergreen oak	<i>Quercus ilex</i>
False-acacia	<i>Robinia pseudoacacia</i>
Snowberry	<i>Symphoricarpos albus</i>



Field Survey

Habitats

- 3.19 The field survey recorded the following habitats on site, as illustrated in Figure 1 and in Photos 1 and 2:
- Hardstanding.
 - Buildings.
 - Introduced shrub and trees.
 - Amenity grass.
 - Ephemeral short perennial.
- 3.20 The site has been unmanaged for some time and areas of introduced trees and shrub and associated amenity grassland planting which occurred throughout the site in discrete 'garden' areas are becoming overgrown. Patches of ephemeral short perennial vegetation have encroached, in places, into areas of hardstanding.
- 3.21 Trees and shrubs were mainly of exotic, ornamental species and included some mature specimens of silver birch⁴, weeping willow, *Robinia* 'Frisia', tulip tree and *Eucalyptus* spp.



Photo 1 Typical ornamental tree and shrub planting

- 3.22 The amenity grassland and ephemeral short perennial vegetation was limited in extent and species-poor.

⁴ Common names only are referred to in the text. See Appendix 2 for scientific nomenclature



Photo 2 Typical amenity grassland beneath ornamental tree and shrub planting

- 3.23 A botanical species list is presented in Appendix 2. All plant species were typical of urban landscape planting and amenity grassland.
- 3.24 A single stand of Japanese knotweed was recorded on site within the landscape plantings of introduced shrubs (see Target Note 1 on Figure 1). This species is listed on Schedule 9 of the WCA, which lists invasive non-native plants and it is illegal to plant or otherwise cause to grow in the wild any plant listed.

Bats

Building Inspection and Bat Habitat Assessment

- 3.25 The site is located within an urban area and is surrounded by mainly residential areas, including some properties with gardens and mature planting, particularly to the south and west. It is an extensive site with many buildings forming part of the former prison complex including cell blocks, staff and visitor facilities, chapel, day care centre, education and maintenance areas. The site is bounded by a high, brick security wall with a small strip of amenity grassland and amenity trees beyond and the external boundary comprises a mix of wooden fencing and metal railings. Parkhurst Road, to the front of the site, is a busy, well lit road.
- 3.26 The habitat within the site is assessed as being of low value for bats, with better commuting and foraging habitats to be found in gardens nearby.
- 3.27 A single tree only, a mature eucalyptus (Target Note 2 on Figure 1), was considered to have low potential to support roosting bats associated with patches of flaking bark located at approximately 4m above ground level. All other trees were too small and/or lacked suitable roost features.
- 3.28 Opportunities for bat roosting within the buildings are described in Appendix 3 (including illustrative photos). The building references are shown on Figure 1.

- 3.29 The external assessment of buildings for bats identified no individual bat roost features of particular note, but there were a large number of PRF which were considered to be of 'Low' potential for summer roosting bats. These comprised primarily small slots in the mortar work which may lead to a wall cavity in the external wall of a number of the buildings, plus a smaller number of minor gaps such as beneath sections of flashing.
- 3.30 In terms of habitat quality for commuting and foraging bats, the site is ranked 'Low' overall. This is because the site provides habitat that could only be used by limited numbers of commuting and foraging bats of species that can tolerate artificial lighting, such as common pipistrelle (*Pipistrellus pipistrellus*) – the site is in proximity to a busy road with street lighting and situated in a very urban area.
- 3.31 The distribution of potential summer use roost features, combined with areas of higher, moderate and lower suitability for roosting and foraging bats based on the distribution of vegetation cover and levels of disturbance from lighting were used to derive an overall map of bat habitat suitability (see Figure 1).
- 3.32 For sites with summer bat roosting potential described as 'Low', a single dusk emergence (or dawn re-entry) survey is recommended (Collins 2016).
- 3.33 Many of the buildings were also identified as having potential to support hibernating bats due to the presence of the slots in mortar work which may lead to a wall cavity in the external structure of the buildings. Further assessment was considered necessary to ascertain the level of potential for hibernating bats (see Recommendations section).

Other Protected Species

- 3.34 No other protected species were noted, although the site does have some limited potential to support breeding birds within trees and shrub vegetation.

Invasive Species

- 3.35 Japanese knotweed was recorded on site. This species is listed on Schedule 9 of the WCA, which lists invasive plants and it is illegal to plant or otherwise cause to grow in the wild any plant listed.

4. DISCUSSION

- 4.1 Two European Sites are located at approximately 5km and 8km distance from the site, but the proposal type and distance are such that no locally significant effects to the protected sites will occur. No statutory protected sites are present within the 1km desk study search area. In terms of non-statutory protected sites, there are ten SINC within the study area, the nearest of which is Tufnell Park Primary School Gardens located 160m to the west and which supports a pond with common frog. There is no habitat connectivity between these SINC and the site due to the presence of existing built development and no direct or indirect effects on these SINC are anticipated.
- 4.2 No Priority Habitats are located within the site or immediately adjacent.
- 4.3 Bats have been recorded within the search area, with records of common, soprano (*Pipistrellus pygmaeus*) and Nathusius (*Pipistrellus nathusii*) pipistrelle, noctule (*Nyctalus noctula*), Leisler's (*Nyctalus leisleri*) and non-specific bat species reported between 2007 and 2015. They range from 270m to 1km distance from site. Twenty-five amber or red Birds of Conservation Concern were recorded from within the study area, though none from within the site itself between 1989 and 2019. These comprised a diverse range of species including recent records for swift, house martin, grey wagtail, house sparrow, starling, redwing and fieldfare.
- 4.4 Other records in the study area included common toad and common frog approximately 400m to the north and hedgehog recorded 230m to the south.
- 4.5 Habitats on site were limited to hardstanding, buildings, introduced trees and shrubs, amenity grassland and ephemeral short perennial. Species were typical of urban landscape planting and amenity areas and included a number of exotic and ornamental trees and shrubs. Due to a lack of recent management the habitats have become overgrown with patches of ephemeral short perennial vegetation become established in areas of former hardstanding.
- 4.6 The buildings exhibited 'Low' potential for summer bat roosting (at best) and the habitats within the site were similarly ranked as being of 'Low' value overall for foraging and commuting bats, although within the site it was possible to identify those areas which were of relatively higher habitat suitability due to the presence of vegetation cover and level of disturbance from lighting. There was also potential for bats to use the buildings as a hibernation roost in winter due to the presence of slots in brickwork which may lead into a cavity in the external wall structure. Further work would be required to ascertain use by hibernating bats.
- 4.7 No other protected species were found on site and the site is considered to have negligible potential to support them, with the exception of nesting birds associated with areas of tree and shrub planting.
- 4.8 Japanese knotweed was recorded on site. This species is listed on Schedule 9 of the WCA, which lists invasive plants and it is illegal to plant or otherwise cause to grow in the wild any plant listed.
- 4.9 Overall, the site was considered to have low ecological value and this is restricted to potential for roosting and foraging bats and nesting birds.

5. RECOMMENDATIONS

Summer Use by Bats

- 5.1 Due to the evaluation of the site as having 'Low' potential to support summer roosting bats, a minimum of one dusk or dawn survey is required to ascertain presence of summer roosting and this must be completed during the active bat season, May to September inclusive. In this case, due to the extensive size of the site and the widespread location of potential roost features, it is recommended that an initial activity transect survey is carried out to ascertain general locations and levels of bat activity. The transect results, combined with areas of higher, moderate and lower habitat suitability, will be used to prioritise locations for a subsequent dusk/dawn survey visits. The dusk/dawn surveys will focus on the parts of the site which are found to have the highest levels of bat activity coupled with higher or moderate bat habitat suitability.
- 5.2 This bat survey methodology was agreed upon with the LBI Ecology Officer. A separate Bat Survey Report (PAA 2019) presents the results of the activity transect survey followed by the dusk/dawn surveys.

Winter Use by Bats

- 5.3 Bats are known to arrive at hibernation sites in late autumn and many hibernation site are also used for autumn 'swarming' when bats gather together to mate. Bats are periodically active over the hibernation period and relatively high levels of bat activity in winter can indicate a hibernation roost is present locally.
- 5.4 In consultation with the LBI Ecology Officer, a staged approach is recommended to ascertain potential for use by hibernating bats in winter to comprise an initial assessment for winter use followed by gathering of additional data, if required, as follows:
- Stage 1 - Identify any potential for bat roosts used for winter hibernation, in particular within the brick walls of the buildings across the site, where small gaps in the mortar are regularly encountered; and
 - Stage 2 - Gather additional survey data on areas of the site that are assessed as having Medium or High potential for winter hibernation use, over the autumn and winter period, in order to assess bat activity in the lead up to and during the winter hibernation period.
- 5.5 Stage 1 will comprise a detailed inspection of a proportion of mortar gaps using an endoscope, to be completed by a suitably licensed bat ecologist. The assessment will need to be at height as the mortar gaps are largely at first floor level and above. A mobile elevated work platform (MEWP) (or similar) with an operator will be required to work with the ecologist.
- 5.6 Stage 2, if required, will involved the installation of two or three weather-proof static bat detectors (e.g. SD1s, SM2s or Anabat Express units) in suitable areas of the site to detect any winter use by bats. The survey will provide data on how active bats are on the site over the autumn/winter period, providing information on potential use by hibernating bats and locating 'hot spots' of bat activity. Three separate periods of recording are recommended for this site. Detectors are best placed at height, for example secured on trees or on the roofs of buildings, and can be left on-site for the duration of the recording period.
- 5.7 The proposed programme for hibernation use (in accordance with guidance in Collins 2016) is as follows:
- October 2019 – Ecologist to place detectors for five nights recording minimum (autumn bat activity) and then retrieve.

- December 2019 – MEWP assisted inspection of crevices by ecologist and place detectors for 14 nights recording minimum (winter use) and then retrieve.
- January/February 2020 – ecologist to place detectors for 14 nights recording minimum (winter use) and then retrieve.

5.8 The findings will be compiled as a separate Autumn and Winter Bat Survey Report.

Nesting Birds

5.9 To avoid disturbance to nesting birds associated with areas of tree and shrub planting, all vegetation clearance should be undertaken outside of the bird nesting season. If this is not possible then a check for nesting birds must be undertaken by a suitably experienced ecologist no more than 48hrs prior to vegetation clearance. If evidence of nesting is recorded then a suitable, undisturbed buffer zone would be retained around the nest and inspected at regular intervals by an ecologist until it can be confirmed that any young have fledged or that nesting has been completed.

Invasive Species

5.10 A method statement for the suitable control and disposal of Japanese knotweed would be required prior to the removal of any vegetation removal.

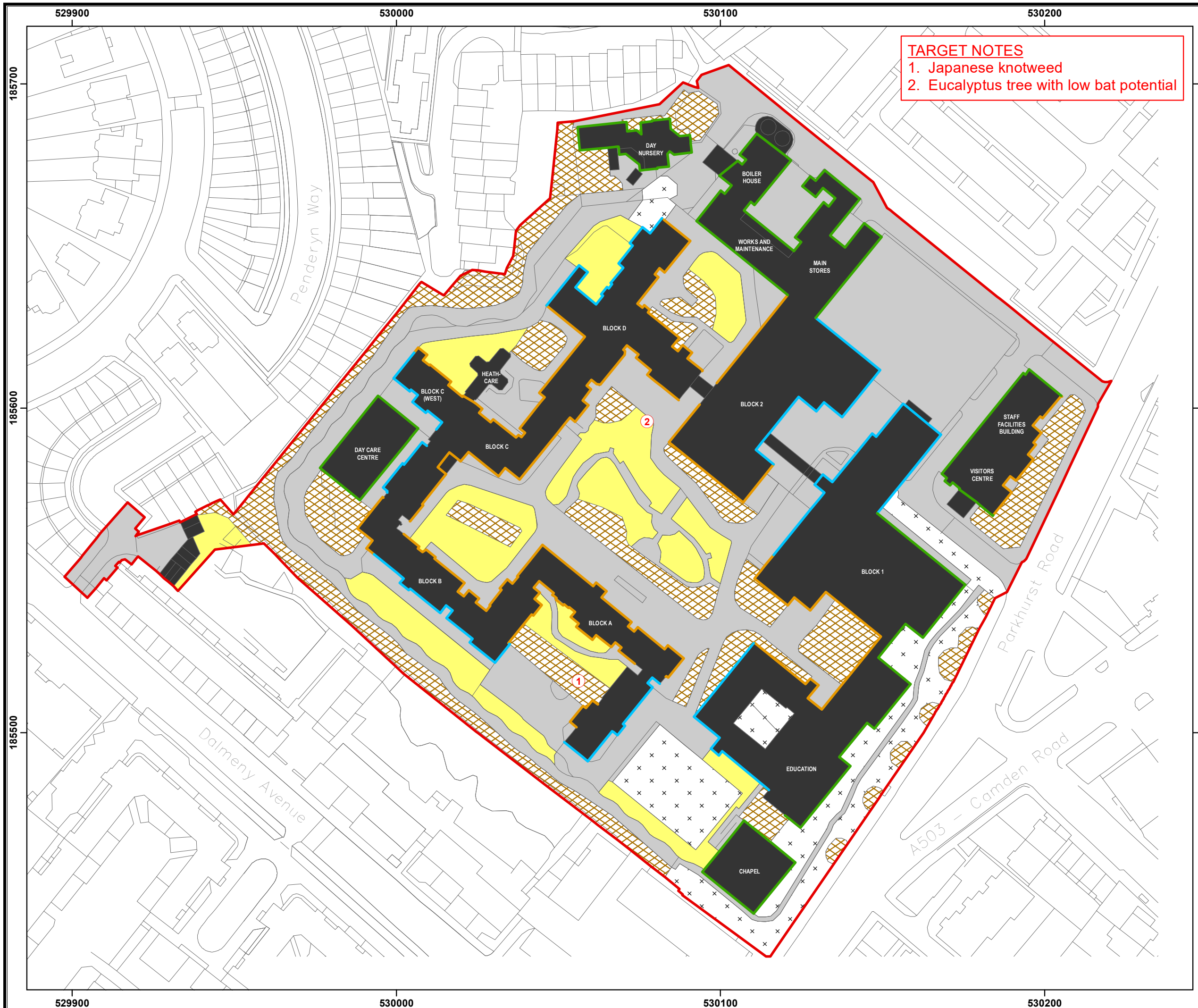
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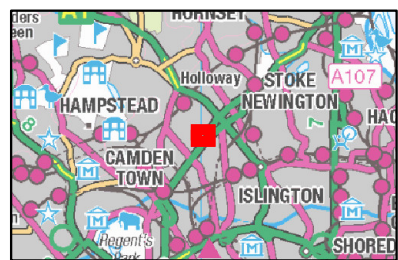
7. ABBREVIATIONS

BAP	Biodiversity Action Plan
CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW	Countryside and Rights of Way
EU	European Union
JNCC	Joint Nature Conservation Committee
LBI	London Borough of Islington
MAGIC	Multi Agency Geographic Information for the Countryside
MEWP	Mobile Elevated Work Platform
NERC	Natural Environment and Rural Communities
NPPF	National Planning Policy Framework
PAA	Penny Anderson Associates Ltd
PRF	Potential Roost Feature(s)
SAC	Special Area(s) of Conservation
SINC	Site(s) of Importance for Nature Conservation
SSSI	Site(s) of Special Scientific Interest
WCA	Wildlife and Countryside Act

FIGURE



TARGET NOTES
1. Japanese knotweed
2. Eucalyptus tree with low bat potential



Legend

- Site boundary
- Habitat
 - Hardstanding
 - Amenity grassland
 - Building
- Ephemeral vegetation species
- Introduced trees and shrubs
- Target note
- Relative Bat Habitat Suitability
 - Higher bat habitat suitability
 - Moderate bat habitat suitability
 - Lower bat habitat suitability

British National Grid
Projection: Transverse Mercator
False Easting: 400000.000000
False Northing: -100000.000000
Central Meridian: -2.000000
Scale Factor: 0.999601
Latitude Of Origin: 49.000000

ISO A3

Metres

0 5 10 20 30 40

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Project Name
Project Holloway

Discipline
Preliminary Ecological Appraisal

Title
Phase 1 Habitats
and Bat Habitat
Suitability Map

Scale 1:1,100	Drawing No. Figure 1
Drawn By CC	Originator SRG
PAA Ref.	Date 14/10/2021
	Revision 1.0

APPENDICES

APPENDIX 1

Relevant Protected Species Legislation

SUMMARY OF THE LEGISLATION RELATING TO BATS

All wild species of bat are protected under the Wildlife and Countryside Act (WCA) 1981, which has also been amended by later legislation, including the Countryside and Rights of Way (CROW) Act 2000 and the Conservation of Habitats and Species Regulations 2017, and this legislation is applicable to England and Wales. Bats are listed on Schedule 5 of the WCA and are therefore subject to some the provisions of Section 9 which, with the amendments, make it an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection (S9:4b).
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat (S9:4c).

There are additional offences in relation to buying and selling (S9:5) any live or dead animal of this species or anything derived from them.

Bat species are also listed under Annexes IIa and IVa of the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, also known as the 'Habitats Directive'. Inclusion on Annex IVa means they are consequently identified as European Protected Species (EPS) and protected under the Conservation of Habitats and Species Regulations 2017.

The Conservation of Habitats and Species Regulations 2017 state that a person commits an offence if they:

- (a) deliberately capture, injure or kill any wild animal of a European protected species,
- (b) deliberately disturb wild animals of any such species, in such a way as –
 - (i) to impair their ability to survive, to breed or reproduce, or to rear their young, or
 - (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate, or
 - (iii) to affect significantly the local distribution or abundance of the species to which they belong;
- (c) deliberately take or destroy the eggs of such an animal, or
- (d) damage or destroy a breeding site or resting place of such an animal.

Under these Regulations it is an offence to damage or destroy a breeding site or resting place whether the animal is in occupation or not, and protection extends to all life stages of the animal in question. There are additional offences relating to possession, control and sale of a live or dead bat or part of such an animal.

In addition, seven native British bat species, including the soprano pipistrelle (*Pipistrellus pygmaeus*) and the brown long-eared bat (*Plecotus auritus*), that are frequently found in buildings, are listed as a 'Priority Species' under the 2011 biodiversity strategy for England, *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*, under the 2012 UK Post-2010 UK Biodiversity Framework. These Priority Species are also referred to as 'species of principal importance' for the conservation of biodiversity in England and Wales within Section 74 of the CROW Act 2000, and Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006.

Section 15 of the National Planning Policy Framework (NPPF 2018) states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. The NPPF also includes the requirement to contribute to the Government's commitment to halt the overall decline in biodiversity and to promote the reservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets. Reference is made to Circular 06/2005 *Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System* in respect of statutory obligations for biodiversity and geodiversity conservation.

Local authorities in England are required to ensure that where significant harm resulting from development cannot be avoided (through locating on alternative sites with less harmful impacts),

adequately mitigated, or, as a last resort, compensated for, planning permission is refused. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Please note: the above text provides a brief summary of the legislation in relation to bats in England and Wales and the original Acts, Regulations and any amendments should be referred to for the precise wording.

SUMMARY OF THE LEGISLATION RELATING TO BREEDING BIRDS

All wild species of breeding birds and their nests are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CROW) Act 2000. This legislation applies in England and Wales.

Part 1 (Section 1:1) of the WCA states that:

'If any person intentionally,

- (a) kills, injures or takes any wild bird;
- (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- (c) takes or destroys an egg of any wild bird,

he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CROW Act 2000) refers to specific birds listed on Schedule 1 of the WCA, and states that:

'If any person intentionally or recklessly,

- (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
- (b) disturbs dependent young of such a bird,

he shall be guilty of an offence and liable to a special penalty.'

Schedule 1 includes birds such as barn owl (*Tyto alba*), black redstart (*Phoenicurus ochruros*), wood lark (*Lullula arborea*) and Cetti's warbler (*Cettia cetti*). Please refer to the WCA for a complete list of Schedule 1 species.

Some provisions are made to allow the killing and taking of certain species under certain circumstances, as follows:

- Birds listed on Schedule 2 (Part 1) of the Act may be taken or killed outside of the 'close season' for each individual species (the 'close season' is defined by the Act). This includes various wild duck and geese species.
- Birds listed on Schedule 2 (Part 2) of the Act may be killed or taken by authorised persons at all times. This includes species such as carrion crow (*Corvus corone*), black-billed magpie (*Pica pica*), feral pigeon (*Columba livia*) and greater Canada goose (*Branta canadensis*). An 'authorised person' is defined as a person who has written authorisation to undertake the act from the relevant statutory authority. The written authority is in the form of a licence, either a general licence which covers a number of the more typical 'pest' species, or an individual licence for other individual species. In England these licences are issued by Natural England and in Wales by the Welsh Assembly Government.

Please note: the above text provides a brief summary of the legislation in relation to breeding birds in England and Wales and the original Act and any amendments should be referred to for the precise wording.

APPENDIX 2

Botanical Species List

Appendix 2 Botanical Plant Species List

Common Name	Scientific Name	Introduced Shrub and Garden	Ammenity Grassland	Ephemeral/ Short Perennial
Woody Species				
Ash	<i>Fraxinus excelsior</i>	F		
Bird cherry	<i>Prunus padus</i>	O		
Bramble	<i>Rubus fruticosus</i>	F - LA		
Butterfly-bush	<i>Buddleja davidii</i>	F - LA		
Cabbage-palm	<i>Cordyline australis</i>	F		
Indian bean	<i>Catalpa bignonioides</i>	R		
Caucasian lime	<i>Tilia x euchlora</i>	R		
Cherry 'Kanzan'	<i>Prunus serrulata</i> 'Kanzan'	F		
Cherry laurel	<i>Prunus laurocerasus</i>	R		
Cherry 'spire'	<i>Prunus x Hillieri</i> spire	O		
Common juniper	<i>Juniperus communis</i>	R		
Contorted willow	<i>Salix babylonica</i> var. <i>pekinensis</i> 'Tortuosa'	O		
Crack willow cultivar	<i>Salix fragilis</i> cultivar	R		
Dogwood	<i>Cornus sanguinea</i>	O		
Elder	<i>Sambucus nigra</i>	O		
Eucalyptus/Gum species	<i>Eucalyptus</i> sp.	O		
Evergreen spindle	<i>Euonymus japonicus</i>	R		
Fatsia	<i>Fatsia japonica</i>	O		
Garden privet	<i>Ligustrum ovalifolium</i>	O		
Goat willow	<i>Salix caprea</i>	O		
Hawthorn	<i>Crataegus monogyna</i>	O		
Hazel	<i>Corylus avanula</i>	O		
Holm/Evergreen oak	<i>Quercus ilex</i>	R		
Honeysuckle	<i>Lonicera periclymenum</i>	O		
Horse chestnut	<i>Aesculus hippocastanum</i>	O		
Hydrangea species	<i>Hydrangea</i> sp.	O		
Large-leaved lime	<i>Tilia platyphyllos</i>	O		
Laurustinus	<i>Viburnum tinus</i>	O		
Lawson's cypress	<i>Cupressus lawsoniana</i>	O		
Leyland cypress	<i>Cupressus leylandii</i>	O		
Lime	<i>Tilia x europaea</i>	O		
London plane	<i>Platanus acerifolia</i>	F		
Mexican orange	<i>Choisya ternata</i>	O		
Mock-orange species	<i>Philadelphus</i> sp.	O		
New Zealand broadleaf	<i>Griselinia littoralis</i>	R		
Norway maple	<i>Acer platanoides</i>	F		
Purple Norway maple	<i>Acer platanoides</i> 'crimson king'	O		
Robinia 'Frisia'	<i>Robinia</i> 'Frisia'	O		
Rose species	<i>Rosa</i> sp.	F		
Rowan	<i>Sorbus aucuparia</i>	F		
Scarlet firethorn	<i>Pyracantha coccinea</i>	F		
Silver beech	<i>Nothofagus menziesii</i>	O		
Silver birch (sapling)	<i>Betula pendula</i>	F		
Silver maple	<i>Acer saccharinum</i>	F		
Small-leaved lime	<i>Tilia cordata</i>	O		
Spotted-laurel	<i>Aucuba japonica</i>	O		
Swedish whitebeam	<i>Sorbus intermedia</i> agg.	F		
Sweet chestnut	<i>Castanea sativa</i>	O		
Sycamore	<i>Acer pseudoplatanus</i>	F		
Tree-mallow	<i>Malva arborea</i>	O		
Tree-of-heaven	<i>Ailanthus altissima</i>	F		
Tulip tree/Magnolia	<i>Liriodendron tulipifera</i>	F		
Weeping cherry	<i>Prunus</i> 'Kiku-shidare-zakura'	F		
Weeping silver birch	<i>Betula pendula</i> 'youngii'	O		
Weeping willow	<i>Salix babylonica</i>	F		
Whitebeam	<i>Sorbus</i> sp.	F		
Wilson's honeysuckle	<i>Lonicera nitida</i>	F		
Herbs, Grasses and Ferns				
Annual meadow-grass	<i>Poa annua</i>			+
Bear's-breeches species	<i>Acanthus</i> sp.			+
Boston-ivy	<i>Panthernocissus tricuspidata</i>	+		
Broad-leaved dock	<i>Rumex obtusifolius</i>			+
Broad-leaved willowherb	<i>Epilobium montanum</i>		+	+

Common Name	Scientific Name	Introduced Shrub and Garden	Ammenity Grassland	Ephemeral/ Short Perennial
Canadian fleabane	<i>Erigeron canadensis</i>			+
Cat's-ear	<i>Hypochaeris radicata</i>			+
Cock's-foot	<i>Dactylis glomerata</i>		+	
Common chickweed	<i>Stellaria media</i>			+
Common evening-primrose	<i>Oenothera biennis</i>		+	
Cotoneaster species	<i>Cotoneaster</i> sp.			+
Creeping cinquefoil	<i>Potentilla reptans</i>		+	
Dandelion	<i>Taraxacum officinale</i>		+	+
Euphorbia species	<i>Euphorbia</i> sp.	+		
Evening primrose species	<i>Oenothera</i> sp.			+
False oat-grass	<i>Arrhenatherum elatius</i>		+	
Field bindweed	<i>Convolvulus arvensis</i>		+	
Foxglove	<i>Digitalis purpurea</i>		+	
Fuchsia	<i>Fuchsia magallanica</i>	+		
Ground-elder	<i>Aegopodium podagraria</i>			+
Heart-leaved elephant-ears	<i>Bergenia cordifolia</i>	+		
Hebe species	<i>Hebe</i> sp.			+
Herb-Robert	<i>Geranium Robertianum</i>			+
Ivy	<i>Hedera helix</i>			+
James roof	<i>Garrya elliptica</i>	+		
Japanese knotweed	<i>Reynoutria japonica</i>	+		
Japanese skimmia	<i>Skimmia japonica</i>	+		
Japanese spiraea	<i>Spiraea japonica</i>	+		
Knotgrass	<i>Polygonum aviculare</i>			+
Lesser periwinkle	<i>Vinca minor</i>	+		
Meadow barley	<i>Hordeum secalinum</i>			+
Mexican fleabane	<i>Erigeron karvinskianus</i>			+
Mullein species	<i>Verbascum</i> sp.			+
New Zealand flax	<i>Phormium tenax</i>	+		
Nipplewort	<i>Lapsana communis</i>			+
Pampas grass	<i>Cortadaria selloana</i>	+		
Pendulus sedge	<i>Carex pendula</i>	+		
Perennial rye-grass	<i>Lolium perenne</i>		+	
Ornamental poppy species	<i>Mecanopsis</i> sp.			+
Portland spurge	<i>Euphorbia portlandica</i>			+
Red clover	<i>Trifolium pratense</i>		+	
Red fescue	<i>Festuca rubra</i>		+	
Red valarian	<i>Centranthus ruber</i>			+
Ribwort plantain	<i>Plantago lanceolata</i>		+	
Rosebay willowherb	<i>Chamaenerion angustifolium</i>			+
Rose-of-Sharon	<i>Hypericum calycinum</i>	+		
Selfheal	<i>Prunella vulgaris</i>		+	
Shrub ragwort 'sunshine'	<i>Senecio sunshine</i>	+		
Smooth hawk's-beard	<i>Crepis capillaris</i>			+
Soft lady's-mantle	<i>Alchemilla mollis</i>	+	+	
Traveller's joy	<i>Clematis vitalba</i>			+
Virginia-creeper	<i>Parthenocissus quinquefolia</i>	+		
Wall cotoneaster	<i>Cotoneaster horizontalis</i>	+		
Wood avens	<i>Geum urbanum</i>			+
Yarrow	<i>Achillea millefolium</i>		+	
Mosses				
a moss				+

Key:








D = dominant
A = abundant
F = frequent
O = occasional
R = rare
L = locally


APPENDIX 3

Bat Building Inspection Results

Appendix 3 Bat Building Inspection Results

Building Reference	External Description	Summer Roost Potential Category	Photo
Chapel	Single-storey brick construction, concrete slab roof, all well sealed. No roof cavity. Wooden louvres above door into a small concrete cavity. Low suitability.	Low/negligible.	
Education	One to two-storey and brick flat roof. Contains a swimming pool. All day lit, no evidence of bats. Cement-sealed coping. Open window.	Low/negligible.	No photo
Block 1	Three to five-storey brick and metal flat roof. Open window. No gaps in bricks apart from air gaps along courses and some gaps at flashing.	Low/negligible.	
Block 2	As Block 1 - Three to five-storey brick. Metal coping open windows, gaps in bricks. Minor potential. Looks well-maintained no gaps. Minimal interest, plus grilles. Walkway constructed of metal/plasticised. Has lead flashings with some gaps but limited potential. Some air gaps in wall of walkway.	Low	
Staff Facilities and Visitors Centre	Two-storey brick gaps in between hanging tiles (all slate) plus grilles. Flat roof, metal copings. Plastic heavy tiles quite flush.	Low/negligible.	
Main Stores	Brick with few windows, two to three-storey high mostly metal topped, flat.	Low/negligible.	
Works and Maintenance	Wall of works unit have some air gaps in walls.	Low/negligible.	

Building Reference	External Description	Summer Roost Potential Category	Photo
Boiler House	One-storey brick. Metal chimney. Flat or metal clad roof. Good condition. Tanks adjacent.	Negligible	 A photograph of a red brick boiler house with a large cylindrical tank on the roof and a tall chimney in the background.
Day Nursery	One-storey. Only part accessible - pitched roof without slate tiles plus metal/fabric ridge. Mostly intact but some lifted areas. Wide eaves. Very cobwebbed with no visible gaps. Ivy covered. To rear some gaps in roof and at gable end. Flat roof pre-fabricated extension with closed windows or boarded up. Very overgrown.	Low/negligible.	 A photograph of a one-storey building with a pitched roof, partially obscured by trees and ivy.
Day Care Centre	Curved corrugated metal roof. Two-storey with metal sheet plus brick construction. No potential.	Low/negligible.	 A photograph of a two-storey building with a curved corrugated metal roof and brick construction.
Block A	Flat roof, four to five storeys, red brick. Air vents at several levels. Metal window shutters, metal window frames. Vents with and without mesh. Several grilles. Wood cladding (honey bee nest). Peeling paint, no gaps. Open windows and cobwebbed. No potential.	Low	 A photograph of a multi-storey red brick building with many windows and air vents.
Block B	As Block A. Concrete copings. Minimal to no gaps. Otherwise same construction with vents and grills and some open windows. Well-maintained with no cracks. Wood cladding. Alcove (see photo) with cobwebs and evidence of bats.	Low	 A photograph of a concrete alcove or underpass area with a brick wall and some equipment.
Block C	As above.	Low	 A photograph of a multi-storey red brick building with a flat roof and trees in the foreground.
Block D	As above. Some wood cladding with no gaps. Pigeons roosting. Metal grilles and open windows giving access to building interior. Grilles have mesh behind. Metal copings and sills. No potential.	Low	 A photograph of a multi-storey red brick building with many windows and a flat roof.

Building Reference	External Description	Summer Roost Potential Category	Photo
Healthcare	Pantile roof single storey, possible gaps at ridge (integrated ridge system). Soffits with grill. No gaps. Flashings neat, no gaps. Any gaps cobwebbed.	Low/negligible.	
Perimeter Wall	Wall brick with razor wire in very good condition, no cracks or gaps.	Negligible	No photo

Penny Anderson
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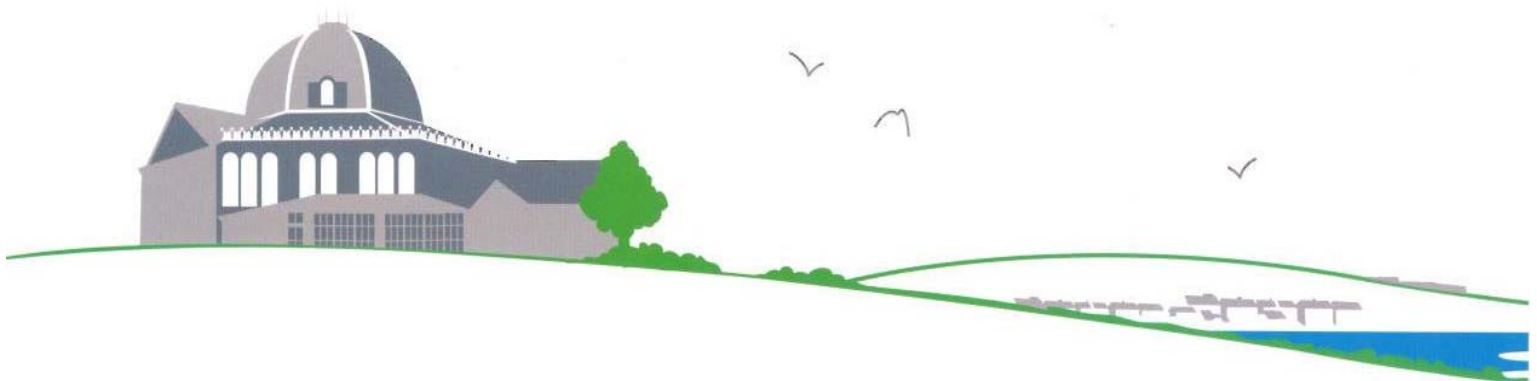


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Appendix 10.4 Bat Survey Report 2020



PEABODY CONSTRUCTION LTD
HOLLOWAY PRISON
BAT SURVEY REPORT



PEABODY CONSTRUCTION LTD

HOLLOWAY PRISON

BAT SURVEY REPORT

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April 2020

This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed: _____

A handwritten signature in dark ink, appearing to be 'Rob Lamb', is written over a horizontal line.

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FIGURES

1	Bat Transect Activity Results (18/09/2019)
2	Dusk/Dawn Bat Survey Results (24/09/2019 & 25/09/2019)

APPENDIX

1	Protected Species Legislation Summary (Bats)
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1. INTRODUCTION

- 1.1 Penny Anderson Associates Ltd (PAA) was commissioned by Peabody Construction Limited to carry out an ecological assessment of land at the former Holloway Prison, London (grid reference: TQ 30102 85579). This included a desk study of bat data records and an inspection of buildings on site for potential to support roosting bats (see Holloway Prison Ecology Report, PAA 2020a).
- 1.2 Following the results of the initial survey a further bat activity transect survey along with dusk emergence and dawn re-entry surveys was commissioned. This report details the methods and results of these further surveys and makes any recommendations as required.
- 1.3 This report does not detail the autumn and winter bat surveys at Holloway Prison, which are the subject of a separate report.

Site Description

- 1.4 The site comprises existing buildings with associated areas of hard standing and landscape plantings of introduced shrub and trees, amenity grassland and patches of ephemeral short perennial vegetation encroaching into areas of hardstanding due to a lack of site management. The site is located in an urban setting in the London Borough of Islington (LBI).

Legislative Context

- 1.5 The text below provides a brief summary of the legislation in relation to the species or species group in England and Wales. The original Acts, Regulations and any amendments should be referred to for the precise wording.
- 1.6 A range of international and national legislation has been established in the UK to protect important nature conservation sites and priority species. At the international level, European Union (EU) Directives require individual member states to implement their conservation provisions nationally for the benefit of Europe as a whole. These Directives have been transposed into UK law by the Conservation of Habitats and Species Regulations 2017; further details can be obtained from the Joint Nature Conservation Committee (JNCC) web site at www.jncc.defra.gov.uk.
- 1.7 Other international conventions include: the Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979), which requires the maintenance of populations of wild flora and fauna, giving particular protection to endangered and vulnerable species; and the Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979), which requires the protection of migratory species throughout their entire range. The above conventions are implemented in England and Wales via the Wildlife and Countryside Act (WCA) (1981) (as amended) and Countryside and Rights of Way (CROW) Act 2000. This legislation also protects important habitats and sites such as Sites of Special Scientific Interest (SSSI).
- 1.8 At the national level, the UK Post-2010 Biodiversity Framework published in 2012 is the Government's response to the Convention on Biological Diversity (2010). It describes the UK's biological resources, commits a detailed plan for the protection of these resources within the UK's devolved framework across England, Wales, Scotland and Northern Ireland. The document identifies future priorities for nature conservation and adopts a more strategic approach, including ecosystem services and sustainability alongside biodiversity. Despite administrative changes following devolution, there is still an underlying objective of protecting and enhancing a range of priority species and habitats, often still based on the objectives and classifications of the original UK Biodiversity Action Plan. *Biodiversity 2020* is England's national biodiversity strategy. Building on the *Natural Environment White Paper* published in 2011, this provides a means of delivering the international and EU commitments to biodiversity.

Under Biodiversity 2020, Priority Species and Habitats referred to are those of 'Principal Importance' for the conservation of biodiversity in England listed on Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act 2006.

- 1.9 Finally, the National Planning Policy Framework (NPPF 2019) provides guidance for local authorities on the content of the Local Plans and is a material consideration in determining planning applications. Briefly, with an overall focus on sustainable development, the NPPF states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks. Furthermore, the NPPF also states that any planning proposals for which significant negative impacts on biodiversity cannot be avoided, mitigated or compensated for should be refused. The NPPF states that the planning system should contribute to and enhance the natural environment through a range of actions, including:
- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils;
 - recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services; and
 - minimising impacts on biodiversity and providing net gains for biodiversity including establishing coherent ecological networks that are more resilient to current and future pressures.
- 1.10 To protect and enhance biodiversity and geodiversity, plans should:
- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
 - promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Bat Biology

- 1.11 There are 17 species of native bats known to be resident (i.e. breed) in the British Isles. British bats feed entirely on insects and have developed a complex sonar system, known as echolocation, which enables them to find prey and navigate around their environment at night.
- 1.12 Habitat requirements vary widely, both on an individual and species level, although certain features, such as woodland, parkland, traditional pasture, marshes and areas of freshwater, are often focal points for foraging, as insects are plentiful in these areas (Mitchell-Jones 2004). Bats use linear features such as rivers, hedgerows, roads and woodland edges as landmarks in order to commute from one location to another (Schofield and Mitchell-Jones 2003).
- 1.13 Bats utilise different roosts at different times of the year. Between late October and March, bats hibernate; this requires an unexposed roost with a stable temperature, typically a cave, cellar or tunnel. Around March, the bats emerge and gradually move to their summer roosts, typically within man-made structures or suitable crevices in trees. During the spring and summer period female bats gather together at maternity roosts to give birth and rear their young. Most births occur between late June and mid-July, with the young able to fly within three to five weeks (Altringham 2003; Waters and Warren 2003). By the end of August, most of the young bats are independent and the colony begins to break up (Schofield and Mitchell-Jones 2003). Mating takes place between August and December, either at the winter hibernation site or at autumn

breeding sites. The numbers of bats utilising these roosts can vary from single bats to hundreds of bats in a nursery colony or hibernation site (Altringham 2003).

- 1.14 Bats play an important role in many environments around the world, including pollination and insect control. In the UK, bats can tell us a lot about the state of the environment because they are top predators of common nocturnal insects and are extremely sensitive to changes in their surroundings, e.g. climate, landscape, agricultural intensification, development and habitat fragmentation. Populations of British bats have suffered severe declines in the past century, influenced by these factors.

Protected Species

- 1.15 Details of the protected species legislation relevant to this report can be found in Appendix 1.

2. METHODS

2.1 Buildings, trees and habitats within the site were previously inspected for bats as detailed in Holloway Prison Ecology Report (PAA 2020a). The site was overall assessed as having 'Low' potential (at best) to support summer roosting bats and 'Low' habitat suitability, although within the site it was possible to identify areas with relatively higher habitat suitability due to the presence of vegetation cover and a degree of disturbance from lighting. Due to the extensive size of the site and the widespread location of potential roost features, an initial activity transect survey was recommended to establish general locations of bat activity and inform the methodology for subsequent dusk/dawn surveys.

2.2 The methodology was agreed upon with the LBI Ecology Officer.

Bat Activity Transect Survey

2.3 Bat activity transect surveys can be used to find out if bats are present or absent, which species use the site, the levels of activity and what bats are using the site for. Two transect routes, undertaken on the same evening by two separate surveyors, were planned around the site as shown on Figure 1.

2.4 The first route comprised a walk within the site boundary around the courtyards and the second was a route around the edge of the site boundary. Each transect had ten stops. Surveyors walked steadily around the site recording bat activity, pausing at each stop for three minutes.

2.5 The transect routes aimed to cover all parts of the site which contained potential summer roost features as well as areas with higher, moderate and lower habitat suitability in order to sample all areas.

2.6 The bat activity transect surveys were undertaken by Consultant Ecologists Victoria Burton and Caroline Boffey on 18th September 2019 in dry, suitable conditions (see Table 1). The transect surveys began ten minutes before sunset, and were completed 1h 50m later.

2.7 The survey followed current good practice guidelines published by The Bat Conservation Trust (Collins 2016) and, therefore, the survey techniques and assessment criteria were consistent with industry standard techniques for bat surveys.

Dusk Emergence and Dawn Re-Entry Survey

2.8 The transect survey results were used to target suitable locations for the dusk/dawn survey visit. A total of six locations within the site were identified for surveyors to be positioned for an emergence or re-entry survey (see Figure 2 for locations). The locations were selected within areas of higher or moderate bat habitat suitability and where bat foraging activity was recorded during the transect survey.

2.9 The surveyors were positioned at vantage points in view of potential roost features, and recorded any bat activity heard or seen. A Batbox Duet bat detector was used to aid detection in the field, and an Anabat SD1 to record echolocation calls and enable sonogram analysis for confirmation of species identification.

2.10 Locations 1, 2 and 3 (see Figure 2) were surveyed on the 24th September 2019 (dusk emergence survey) and Locations 4, 5 and 6 on the 25th September (dawn re-entry survey).

2.11 The surveys were undertaken by Consultant Ecologist Rob Lamb and Assistant Ecologists Beth Howes and Phoebe Gray. Rob, Beth and Phoebe have the necessary experience of surveys for

protected species, including bats, and are appropriately qualified to carry out this work based on the CIEEM¹ competencies for survey (CIEEM 2013).

- 2.12 The dusk survey commenced 15 minutes prior to sunset, and continued for 1h 45m, taking into account the typical emergence times for the species considered likely to be present at the location. The dawn survey took place 1h 30m before sunrise and finished six minutes before sunrise, taking account the weather conditions and activity levels detected. Weather conditions were recorded at the start and end of the survey and details can be found in Tables 2 and 3.
- 2.13 The dusk emergence and dawn re-entry surveys followed current good practice guidelines published by The Bat Conservation Trust (Collins 2016).
- 2.14 Recorded bat calls from all surveys were analysed using specialist sound analysis software Analook W. Based on parameters such as peak frequency and call duration, each call was assigned to a particular bat species to confirm the identification recorded by surveyors in the field.

¹ *Chartered Institute of Ecology and Environmental Management*

3. RESULTS

Dusk Transect Survey

- 3.1 The dusk bat activity transect survey undertaken on 18th September 2019 followed the route detailed in Figure 1. The findings of the survey are summarised in Table 1.

Table 1 Bat Activity Transect Results, 18th Sep 2019

Species	First Heard	Potential Emergence on Site	Activity Levels on Site
Common pipistrelle	19:25	Low	Low-Moderate – a small number of bats detected foraging across the site, first detected 15 minutes after sunset.
Start time: 19:00	Sunset: 19:10		End time: 20:50.
Conditions: Dry with light wind and no cloud cover.			
Temperature: 17.9`C decreasing to 14.4`C. Humidity: 54% decreasing to 39%.			

- 3.2 Common pipistrelle (*Pipistrellus pipistrellus*) was the only bat species encountered during the transect surveys. Because of the timings of the first encounter with the species at fifteen minutes after sunset, it was considered that these bats are likely roosting nearby.
- 3.3 The transect surveys confirmed a low to moderate amount of common pipistrelle activity throughout the site, with less activity towards the well-lit main road. Less activity was observed in open, vegetated areas, with bats typically foraging around the tops of buildings, particularly in the northern and western part of the site (see Figure 1). Possible linkage with off site foraging habitats was noted to the north, east and west of the site.
- 3.4 No emergences or roosting behaviour within the site was observed during the transect walks. The survey recorded areas with low to moderate bat foraging activity and this data was used to inform appropriate surveyor locations for a subsequent dusk/dawn survey visit.

Dusk Emergence and Dawn Re-Entry Surveys

- 3.5 The dusk emergence and dawn re-entry surveys were undertaken on the 24th and 25th September 2019 respectively.

Table 2 Bat Dusk Emergence Survey Results, 24th Sep 2019

Location of Surveyor (see Map in Figure 2) and Surveyor Initials	Species	First Recorded	Notes
Surveyor 1 (PG)	Common pipistrelle	19:10	Common pipistrelles observed flying across courtyard at 19:10. Activity in area low but foraging and feeding buzzes detected sporadically in the wider area. No emergences observed.
Surveyor 2 (BH)	Common pipistrelle	19:15	Occasional common pipistrelle detections from 19:15. Some flying over building roofs within site and around trees in the courtyard. No emergences observed.
Surveyor 3 (RL)	Common pipistrelle	19:20	Common pipistrelle seen flying in from off site at 19:20. Very occasional pipistrelle calls heard during rest of survey. Activity in this area very low.
Start time: 18:40	Sunset: 18:55		End time: 20:25
Conditions: Dry and calm with 60% cloud cover decreasing to 30%.			
Temperature: 17°C decreasing to 16°C. Humidity: 66% increasing to 77%.			

Table 3 Bat Dawn Re-Entry Survey Results, 25th Sep 2019

Location of Surveyor (see Map in Figure 2) and Surveyor Initials	Species	First Recorded	Notes
Surveyor 4 (PG)	Common pipistrelle	NA	No bat activity recorded.
Surveyor 5 (RL)	Common pipistrelle	06:02	Faint common pipistrelle calls heard but not seen on three occasions between 06:02 and 06:17.
Surveyor 6 (BH)	Common pipistrelle	NA	No bat activity recorded.
Start time: 05:20	Sunrise: 06:51		End time: 06:45.
Conditions: Dry and calm to begin with. Light rain from 06:25, becoming heavy from 06:35.			
Temperature: 14°C increasing to 15.3°C. Humidity: 87% decreasing to 85%.			

- 3.6 The dusk emergence surveys earliest detected common pipistrelle from 15 minutes after sunset. This indicates that a roost or roosts are likely nearby, although not detected within the site itself. Surveyor 3 observed a single bat flying in from off site from the west, but overall activity was very low in this area. Surveyors 1 and 2 observed foraging activity during the

survey in courtyards and around vegetated areas. Surveyor 2 also observed foraging over the buildings. No emergences were observed during the dusk surveys.

- 3.7 The dawn re-entry surveys recorded much less activity. The site had rain during the night, however, this subsided at least one hour prior to the commencement of survey. Only Surveyor 5 detected bat activity in the form of faint common pipistrelle calls, however, the bats were not seen. Heavy rain began at 06:35, 16 minutes before sunrise, and the survey was ended at 06:45 after only three faint bat calls had been heard by Surveyor 5 and nothing had been detected by the other surveyors.

4. RECOMMENDATIONS

Summer Use by Bats

- 4.1 The activity transects, dusk emergence and dawn re-entry surveys indicate that the site is used routinely in the active season by a small number of foraging common pipistrelle bats. The activity levels around the site are variable from low to moderate, with foraging typically seen above buildings and with higher levels of activity observed in the northern, eastern and western parts of the site. Possible linkage with off site foraging habitat was also recorded to the north, east and west, based on observations of the direction of bats flying on to or off site (see Figures 1 and 2).
- 4.2 Although the buildings do provide potential roost features, in the form of small mortar gaps between bricks and a small number of minor features such as gaps in flashing, no roosts were identified during the surveys.
- 4.3 Due to the need for autumn and winter bat hibernation surveys, features were inspected during these surveys and reported in PAA (2020b). The aerial inspection confirmed three separate roosts clustered together in shallow crevices on the southern wall of Block D. These were confirmed as common pipistrelle roosts by DNA analysis of droppings. The three confirmed roosts are considered to be summer day roosts, being shallow crevices unsuitable for winter roosting.

Demolition Recommendations

- 4.4 Based on the surveys undertaken in this report and in the Autumn and Winter Bat Surveys Report (PAA 2020b), the site has been confirmed as a summer common pipistrelle roost site. In addition, there is to be a presumption that a common pipistrelle winter hibernation roost is present on site within the accessible cavity wall features (PAA 2020b).
- 4.5 Summer day roosts for low numbers of non-breeding common pipistrelle are considered to have low status (Mitchell-Jones 2004) as they are relatively easily mitigated for. However, hibernation roosts are considered to be a high status roost regardless of the species and, therefore, an EPSL Licence (EPSL) should be obtained from Natural England to cover both roost types during demolition.
- 4.6 Until a full EPSL is obtained, containing detailed mitigation and compensation measures for the bat roosts during demolition then physical damage and disturbance should be avoided on or around all aspects of the site with cavity wall structures, as well as Block D.
- 4.7 Under an EPSL, the timing of demolition is likely to be restricted to the active bat season (usually April to September inclusive). This is to avoid risk of disturbance or harm to hibernating bats. Guidance on hibernation roost times state use from November to March (Mitchell-Jones 2004). However, given the southerly, milder location of the site, located within the Greater London conurbation, it may be possible to reduce the core winter period within the licence to December to February.
- 4.8 In addition to timing constraints, an EPSL is likely to also include some guidance upon demolition methods, a toolbox talk to demolition contractors prior to commencement of works, licensed ecologist to attend site for certain operations, and contractors to remain vigilant for bats during all demolition phases of works.
- 4.9 The above such measures would be dependent on Natural England accepting a licence adhering to these terms.

- 4.10 If works have not been undertaken within two years of the date of these surveys then the site should be reassessed for bats to ensure that any decisions or actions taken at that time are based on up-to-date survey data.

Mitigation and Enhancement

- 4.11 Appropriate mitigation measures should be included within an EPSL to cover hibernating common pipistrelle bats and the three common pipistrelle summer roosts at Block D.
- 4.12 The new development plans should include scope to retain and enhance the foraging habitat currently available at the site. This could be achieved with the inclusion of suitable landscape planting and ensuring a continuous vegetated corridor leading off-site to reduce the impacts of bat flight line severance. Planting should include species that are native and ideally of local provenance, and/or species with know value for wildlife. Inclusion of wetland features is recommended, such as wildlife ponds or marsh gardens. The use of herbicide and pesticide should be avoided in landscaping maintenance, with other non-chemical methods of weed control being used.
- 4.13 External bat boxes and integrated building features suitable for common pipistrelle summer and winter roosting should be included within the development site to mitigate for the loss of bat roost features and to support the bat population present in the area. Many options are available 'off-the-shelf' to suit a range of situations, or optimal dimensions and locations for bespoke features can be provided by a suitably knowledgeable ecologist (Joint Nature Conservation Committee 2004). The positioning of new bat roost features is also important and skilled ecological advice should be sought at the detailed design stage of the development.

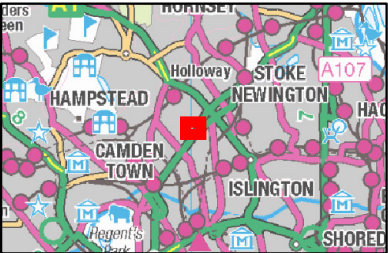
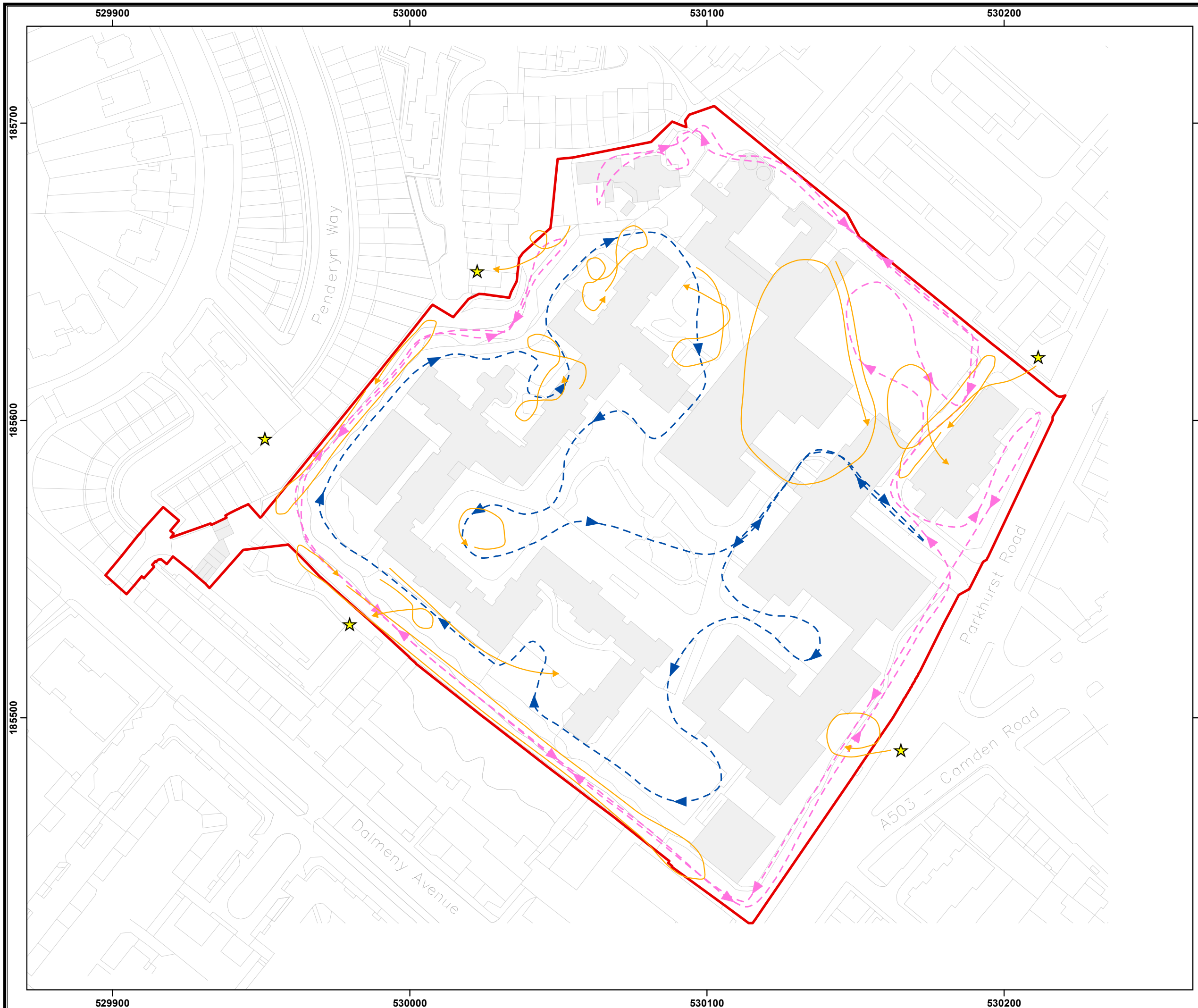
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6. ABBREVIATIONS

CRoW	Countryside and Rights of Way
EPSL	European Protected Species Licence
EU	European Union
JNCC	Joint Nature Conservation Committee
NERC	Natural Environment and Rural Communities
NPPF	National Planning Policy Framework
PAA	Penny Anderson Associates Ltd
SSSI	Site(s) of Special Scientific Interest
WCA	Wildlife and Countryside Act

FIGURES



- Legend**
- Site boundary
 - Transect survey route 1
 - Transect survey route 2
 - Recorded bat activity
 - Possible off-site foraging habitat linkage
 - Building

British National Grid
Projection: Transverse Mercator
False Easting: 400000.000000
False Northing: 100000.000000
Central Meridian: -2.000000
Scale Factor: 0.999601
Latitude Of Origin: 49.000000

ISO A3

Metres

0 5 10 20 30 40

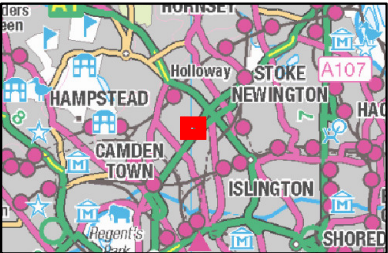
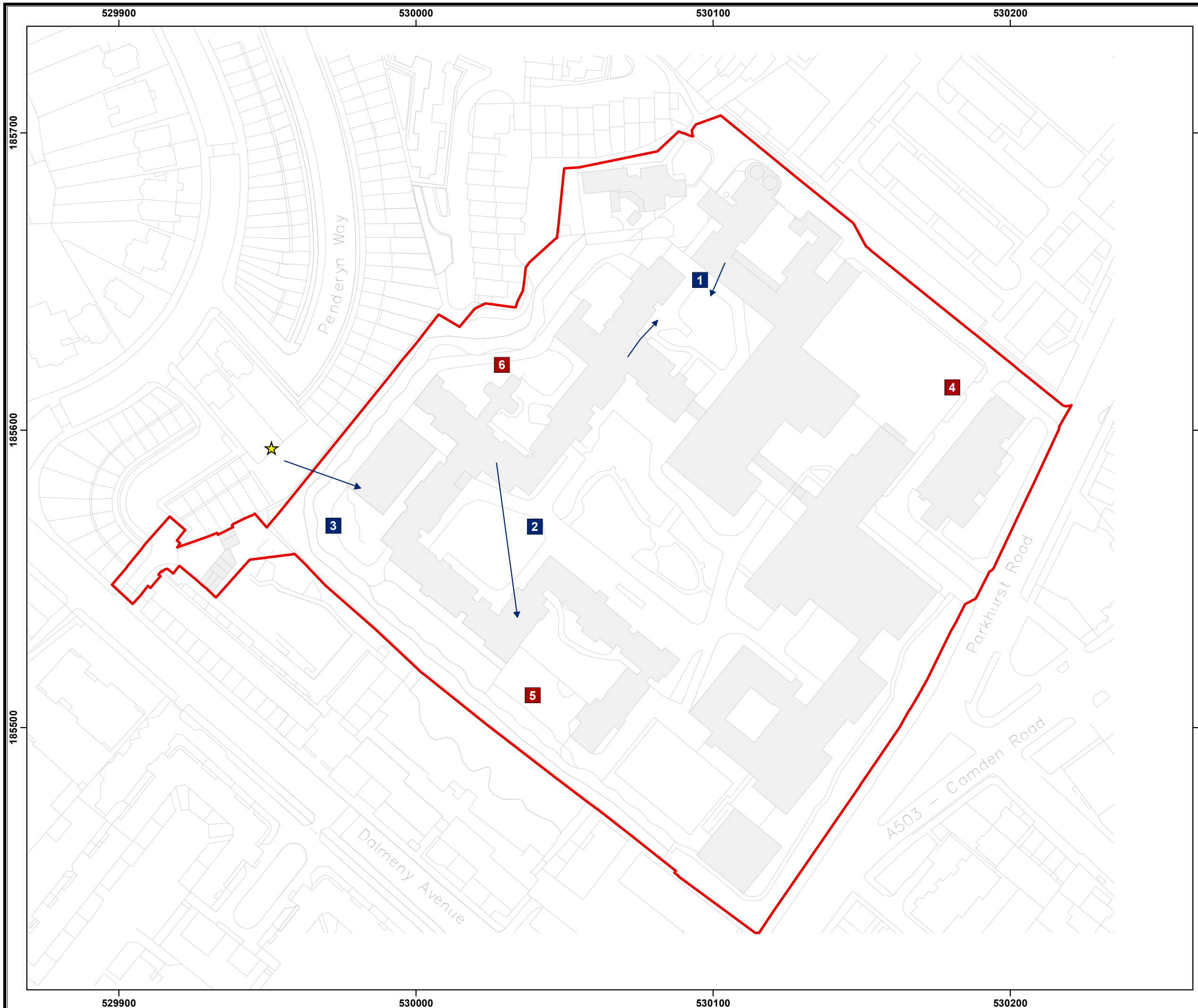
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Project Name
Project Holloway

Discipline
Preliminary Ecological Appraisal

Title:
**Bat Transect
Activity Results
(18/09/2019)**

Scale 1:1,200	Drawing No. Figure 1
Drawn By CC	Originator SRG
PAA Ref.	Revision 1.0



Legend

- Site boundary
- Surveyor positions**
- Dusk survey
- Dawn survey
- Bats recorded - dusk survey
- Bats recorded - dawn survey (no bats recorded)
- Possible off-site foraging habitat linkage
- Building

British National Grid
Projection: Transverse Mercator
False Easting: 400000.000000
False Northing: -100000.000000
Central Meridian: -2.000000
Scale Factor: 0.999601
Latitude Of Origin: 49.000000

ISO A3

Metres

0 5 10 20 30 40

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Project Name: Project Holloway

Discipline: Bat Report 2019

Title: Dusk/Dawn Bat Survey Results (24/09/2019 & 25/09/2019)

Scale: 1:1,200	Drawing No. Figure 2
Drawn By CC	Originator SRG
PAA Ref.	Revision 1.0

Figure 2 - Dusk-Dawn bat survey results - PEL001 CC141021.mxd

APPENDIX

APPENDIX 1

Protected Species Legislation Summary (Bats)

SUMMARY OF THE LEGISLATION RELATING TO BATS

All wild species of bat are protected under the Wildlife and Countryside Act (WCA) 1981, which has also been amended by later legislation, including the Countryside and Rights of Way (CROW) Act 2000 and the Conservation of Habitats and Species Regulations 2017, and this legislation is applicable to England and Wales. Bats are listed on Schedule 5 of the WCA and are therefore subject to some the provisions of Section 9 which, with the amendments, make it an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection (S9:4b).
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat (S9:4c).

There are additional offences in relation to buying and selling (S9:5) any live or dead animal of this species or anything derived from them.

Bat species are also listed under Annexes IIa and IVa of the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, also known as the 'Habitats Directive'. Inclusion on Annex IVa means they are consequently identified as European Protected Species (EPS) and protected under the Conservation of Habitats and Species Regulations 2017.

The Conservation of Habitats and Species Regulations 2017 state that a person commits an offence if they:

- (a) deliberately capture, injure or kill any wild animal of a European protected species,
- (b) deliberately disturb wild animals of any such species, in such a way as –
 - (i) to impair their ability to survive, to breed or reproduce, or to rear their young, or
 - (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate, or
 - (iii) to affect significantly the local distribution or abundance of the species to which they belong;
- (c) deliberately take or destroy the eggs of such an animal, or
- (d) damage or destroy a breeding site or resting place of such an animal.

Under these Regulations it is an offence to damage or destroy a breeding site or resting place whether the animal is in occupation or not, and protection extends to all life stages of the animal in question. There are additional offences relating to possession, control and sale of a live or dead bat or part of such an animal.

In addition, seven native British bat species, including the soprano pipistrelle (*Pipistrellus pygmaeus*) and the brown long-eared bat (*Plecotus auritus*), that are frequently found in buildings, are listed as a 'Priority Species' under the 2011 biodiversity strategy for England, *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*, under the 2012 UK Post-2010 UK Biodiversity Framework. These Priority Species are also referred to as 'species of principal importance' for the conservation of biodiversity in England and Wales within Section 74 of the CROW Act 2000, and Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006.

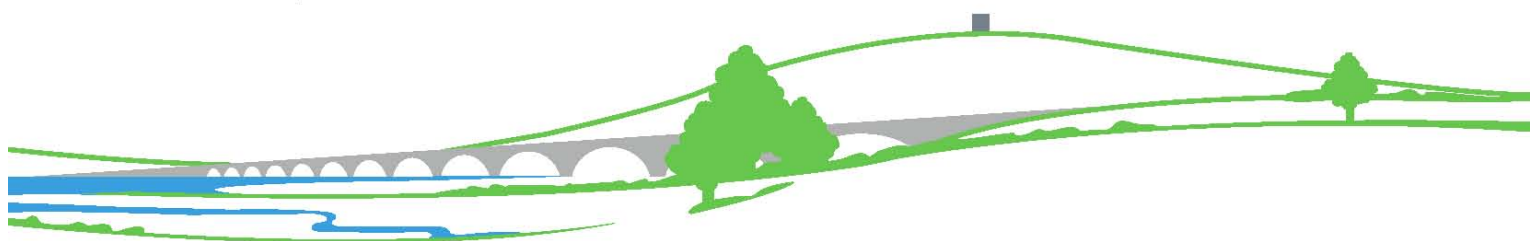
Section 15 of the National Planning Policy Framework (NPPF 2018) states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. The NPPF also includes the requirement to contribute to the Government's commitment to halt the overall decline in biodiversity and to promote the reservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets. Reference is made to Circular 06/2005 *Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System* in respect of statutory obligations for biodiversity and geodiversity conservation.

Local authorities in England are required to ensure that where significant harm resulting from development cannot be avoided (through locating on alternative sites with less harmful impacts),

adequately mitigated, or, as a last resort, compensated for, planning permission is refused. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Please note: the above text provides a brief summary of the legislation in relation to bats in England and Wales and the original Acts, Regulations and any amendments should be referred to for the precise wording.

Penny Anderson
Associates Ltd
CONSULTANT ECOLOGISTS

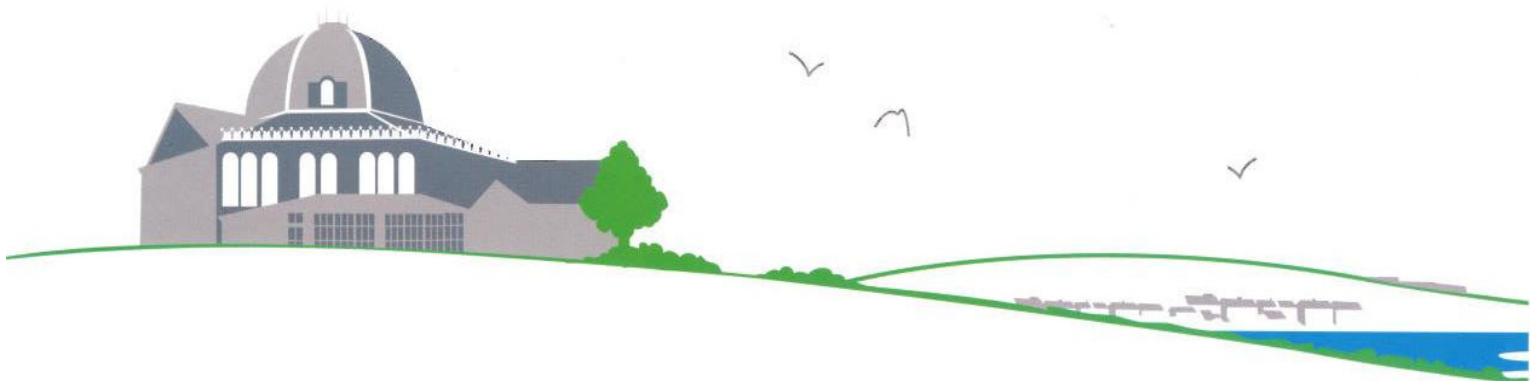


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Appendix 10.5 Autumn and Winter Bat Survey Report 2020



PEABODY CONSTRUCTION LTD
HOLLOWAY PRISON
AUTUMN AND WINTER BAT SURVEY REPORT



PEABODY CONSTRUCTION LTD

HOLLOWAY PRISON

AUTUMN AND WINTER BAT SURVEY REPORT

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April 2020

This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed: 

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FIGURE

1	Winter Bat Survey
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1. INTRODUCTION

- 1.1 Penny Anderson Associates Ltd (PAA) was commissioned by Peabody Construction Limited to carry out a suite of autumn and winter bat hibernation surveys at Holloway Prison, London (grid reference: TQ 30102 85579). This follows up on the previous ecology and bat survey reports from October 2019 which included a desk study of bat data records, an inspection of buildings on site for potential to support roosting bats, bat activity transect survey and dusk and dawn re-entry surveys (PAA 2019a and b).
- 1.2 This report details the methods and results of the aerial roost inspections and autumn and winter static detector surveys, and makes recommendations as required.

Site Description

- 1.3 The site comprises a complex of former prison buildings with associated areas of hard standing and landscape plantings of introduced shrub and trees, amenity grassland and patches of ephemeral short perennial vegetation encroaching into areas of hardstanding due to a lack of site management. The site is located in an urban setting in the London Borough of Islington.

Legislative Context

- 1.4 The text below provides a summary of the legislation in relation to bats in England and Wales. The original Acts, Regulations and any amendments should be referred to for the precise wording.

Summary of the Legislation Relating to Bats

- 1.5 All wild species of bat are protected under the Wildlife and Countryside Act (WCA) 1981, which has also been amended by later legislation, including the Countryside and Rights of Way (CROW) Act 2000 and the Conservation of Habitats and Species Regulations 2017 (amended), and this legislation is applicable to England and Wales. Bats are listed on Schedule 5 of the WCA and are, therefore, subject to some the provisions of Section 9 which, with the amendments, make it an offence to:
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection (S9:4b); and
 - Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat (S9:4c).
- 1.6 There are additional offences in relation to buying and selling (S9:5) any live or dead animal of this species or anything derived from them.
- 1.7 Bat species are also listed under Annexes IIa and IVa of the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, also known as the 'Habitats Directive'. Inclusion on Annex IVa means they are consequently identified as European Protected Species (EPS) and protected under the Conservation of Habitats and Species Regulations 2017 (amended).
- 1.8 The Conservation of Habitats and Species Regulations 2017 (amended) state that a person commits an offence if they:
- (a) deliberately capture, injure or kill any wild animal of a European protected species,
 - (b) deliberately disturb wild animals of any such species, in such a way as –
 - (i) to impair their ability to survive, to breed or reproduce, or to rear their young, or

- (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate, or
 - (iii) to affect significantly the local distribution or abundance of the species to which they belong;
 - (c) deliberately take or destroy the eggs of such an animal, or
 - (d) damage or destroy a breeding site or resting place of such an animal.
- 1.9 Under these Regulations it is an offence to damage or destroy a breeding site or resting place whether the animal is in occupation or not, and protection extends to all life stages of the animal in question. There are additional offences relating to possession, control and sale of a live or dead bat or part of such an animal.
- 1.10 In addition, seven native British bat species, including the soprano pipistrelle (*Pipistrellus pygmaeus*) and the brown long-eared bat (*Plecotus auritus*), that are frequently found in buildings, are listed as a 'Priority Species' under the under the 2011 biodiversity strategy for England, *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*, under the 2012 UK Post-2010 UK Biodiversity Framework. These Priority Species are also referred to as 'species of principal importance' for the conservation of biodiversity in England and Wales within Section 74 of the CROW Act 2000, and Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006.
- 1.11 In addition, the National Planning Policy Framework (NPPF 2019) has an overall focus on sustainable development, and states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks. Furthermore, the NPPF also states that any planning proposals for which significant negative impacts on biodiversity cannot be avoided, mitigated or compensated for should be refused. Reference is made to Circular 06/2005 *Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System* in respect of statutory obligations for biodiversity and geodiversity conservation.
- 1.12 The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.
- 1.13 *Please note: the above text provides a brief summary of the legislation in relation to bats in England and Wales and the original Acts, Regulations and any amendments should be referred to for the precise wording.*

Bat Biology

- 1.14 There are 17 species of native bats known to be resident (i.e. breed) in the British Isles. British bats feed entirely on insects and have developed a complex sonar system, known as echolocation, which enables them to find prey and navigate around their environment at night.
- 1.15 Habitat requirements vary widely, both on an individual and species level, although certain features, such as woodland, parkland, traditional pasture, marshes and areas of freshwater, are often focal points for foraging, as insects are plentiful in these areas (Mitchell-Jones 2004). Bats use linear features such as rivers, hedgerows, roads and woodland edges as landmarks in order to commute from one location to another (Schofield and Mitchell-Jones 2003).
- 1.16 Bats utilise different roosts at different times of the year. Between late October and March, bats hibernate; this requires an unexposed roost with a stable temperature, typically a cave, cellar or tunnel. Around March, the bats emerge and gradually move to their summer roosts, typically within man-made structures or suitable crevices in trees. During the spring and summer period female bats gather together at maternity roosts to give birth and rear their young. Most births occur between late June and mid-July, with the young able to fly within three to five weeks

(Altringham 2003; Waters and Warren 2003). By the end of August, most of the young bats are independent and the colony begins to break up (Schofield and Mitchell-Jones 2003). Mating takes place between August and December, either at the winter hibernation site or at autumn breeding sites. The numbers of bats utilising these roosts can vary from single bats to hundreds of bats in a nursery colony or hibernation site (Altringham 2003).

- 1.17 Bats play an important role in many environments around the world, including pollination and insect control. In the UK, bats can tell us a lot about the state of the environment because they are top predators of common nocturnal insects and are extremely sensitive to changes in their surroundings, e.g. climate, landscape, agricultural intensification, development and habitat fragmentation. Populations of British bats have suffered severe declines in the past century, influenced by these factors.

2. METHODS

- 2.1 Buildings, trees and habitats within the site were previously inspected for bats from the ground using binoculars and powerful torches, as detailed in Holloway Prison Ecology Report (PAA 2019a). Numerous small slots in the mortar work were assessed as potential roost features (PRF) with access into the cavity walls possible in many of these locations. The cavity walls were considered potentially suitable for winter hibernation.
- 2.2 A two-stage approach was, therefore, devised to ascertain potential for use by hibernating bats in winter. This comprised an initial aerial inspection of potential roost features on the buildings; and a static detector survey. These approaches are described in more detail below.

Stage 1: Aerial Inspection

- 2.3 Stage 1 comprised an aerial inspection of PRF on the buildings using a 'spider' mobile elevated work platform (MEWP) to gain access. PRF were then examined using an endoscope to look for evidence of bats or bats themselves. Particular attention was given to the cavity wall ventilation slots that were present throughout the site. However, due to the size of the site and of the buildings, a structured sampling approach was followed, where areas were selected for inspection to represent a range of orientations and to focus upon areas previously assessed as having higher potential value for bats in previous reports. The areas sampled are shown in Figure 1.
- 2.4 The inspection was carried out on the 4th December 2019 by Principal Ecologist Helen Hamilton (Level 2 bat licence: 2015-15840-CLS-CLS). Signs or evidence of bats and their roosts were noted, as well as the suitability of PRF identified.
- 2.5 The survey followed current good practice guidelines published by The Bat Conservation Trust (Collins 2016) and, therefore, the survey techniques and assessment criteria were consistent with industry standard techniques for bat surveys.

Stage 2: Static Detector Survey

- 2.6 Stage 2 involved the installation of two or three weatherproof SM2 static bat detectors at strategic locations within the site (see Figure 1), and left in-situ for periods of approximately 14 days. Detectors were placed at height, for example off the ground, on walls or roofs of buildings or secured to trees where possible. Temperatures were recorded using Tinytag data loggers and software. The dates of the static detector survey program (following guidance in Collins 2016) were as follows:
- Autumn: 24th October to 5th November 2019 (12 nights); recording from 1830 for six hours
 - Winter, early: 3rd to 19th December 2019 (16 nights); recording from 1630 for six hours
 - Winter, late: 24th January to 7th February 2020 (14 nights); recording from 1600 for 16 hours
- 2.7 The survey data was then collated and calls, activity and activity hotspots were analysed using Analook software.

3. RESULTS

Aerial Inspection

- 3.1 The roost inspection confirmed bat roosting within three adjacent shallow crevices clustered together on the southern wall of Block D (Figure 1). The roost sites were confirmed by the presence of droppings in all three locations. DNA testing of dropping samples collected from one of the crevices confirmed their use by common pipistrelle (*Pipistrellus pipistrellus*). These roosts were considered to be summer day roosts as they are so shallow as to provide minimal protection from weather and temperature variations.
- 3.2 The cavity walls inspected were considered to be suitable for winter hibernation, although no winter roosts were found during the inspection. Due to the extensive size of the site, locating winter roosts is very difficult and, therefore, hibernation within the site could not be ruled out.

Static Detector Survey

- 3.3 The first phase of static detector survey was aimed at identifying autumn swarming behaviour of bats by recording bat activity. The results of the survey from three separate detectors are presented in Table 1.
- 3.4 To investigate winter use of the site by bats, static detector recordings from two separate survey periods were collected. The results are presented in Tables 2 and 3, with two detectors being deployed on each survey.
- 3.5 The locations of the detectors for each survey is presented in Figure 1.

Table 1 Results of Static Detector Survey, Autumn

Detector	Number of Nights Bat Activity Detected	Peak Daily Number of Calls	Activity Levels on Site
Location 1	1	1	A single passing common pipistrelle call was detected on 26/10. Activity very low in this area.
Location 2	0	0	No bat call activity detected
Location 3	6	71	All calls were of common pipistrelle. Activity on average began at 18:30, ceasing 22:48 at latest. Social calls were picked up on three nights from 01/11 onwards.
Overnight temp: Min 0.3°C / Average 7.1°C / Maximum 14.8°C			
Daytime temp: Min 1.3°C / Average 9.4°C / Maximum 16.5°C			

Table 2 Results of Static Detector Survey, Early Winter

Detector	Number of Nights Bat Activity Detected	Peak Daily Number of Calls	Activity Levels on Site
Location 3	3	10	This detector picked up a lot of static noise, creating hundreds of noise files. Calls analysed were of common pipistrelle. Earliest calls ranged from 16:31-17:59. The latest detected calls were between 16:45-19:07.
Location 4	4	7	All calls were of common pipistrelle. Earliest call ranged from 16:46 to 17:07 and latest at 16:52-19:05.
Overnight temp: Min 0.3°C / Average 5.3°C / Maximum 10.1°C			
Daytime temp: Min 0.8°C / Average 6.3°C / Maximum 11.5°C			

Table 3 Results of Static Detector Survey, Late Winter

Detector	Number of Nights Bat Activity Detected	Peak Daily Number of Calls	Activity Levels on Site
Location 3	4	36	All calls were of common pipistrelle. When present, evening activity typically commenced at 17:06-17:40 and ceased shortly after at 18:11-18:57. Frequent night time calls were picked up on 01/02 from 01:00 to 02:47.
Location 4	3	32	All calls were of common pipistrelle. When present, evening activity typically commenced at 17:04-17:47 and ceased shortly after at 18:23-18:42. Night time calls were picked up on 01/02 from 00:58 to 02:42.
Overnight temp: Min 2.3°C / Average 6.6°C / Maximum 11.2°C			
Daytime temp: Min 2.3°C / Average 8°C / Maximum 12.3°C			

Bat Sound Analysis

- 3.6 Common pipistrelle was the only bat species recorded on site throughout the autumn and winter surveys. Common pipistrelle was also confirmed from DNA analysis of droppings from the aerial inspection survey.
- 3.7 Calls were typically grouped together, occurring within constrained time periods on particular nights. However, overall, these clusters of calls were infrequent across the number of days and nights monitored. It is presumed that these moments of activity amongst days of inactivity are when a bat or bats have chosen to become active due to improved weather and environmental conditions.
- 3.8 Groups of calls were indicative of one or two bats only at any one time and appeared consistent with previous assessments of the site as supporting activity by low numbers of bats.

- 3.9 When activity was present, it was largely consistent with typical common pipistrelle emergence behaviour; with the first recordings roughly 20-40 minutes after sunset, usually ceasing 60 to 90 minutes later, with few outliers. The only anomalous recording was a period of frequent calls between 01:00 and 02:47 on the morning of 1st February 2020, probably indicating a lone bat foraging in this area. Emergence at 20-40 minutes after sunset is typical common pipistrelle behaviour. The findings of the monitoring program, therefore, appear to indicate a roost in the close vicinity of the detectors, with a high possibility of this being within the site boundary.
- 3.10 With a summer day roost of common pipistrelle having been found on site, it seems likely that the site is used throughout the year by low numbers of common pipistrelle bats, for roosting and foraging.

4. SUMMARY AND RECOMMENDATIONS

Summary

- 4.1 In summary, the bat surveys have confirmed summer and winter use on-site by common pipistrelle.
- 4.2 The aerial inspection confirmed three separate roosts clustered together in shallow crevices on the southern wall of Block D (Figure 1). These were confirmed as common pipistrelle roosts by DNA analysis of droppings. The three confirmed roosts are considered to be summer day roosts, being shallow crevices unsuitable for winter roosting. The crevices are small so at most three bats could be accommodated across all roosts.
- 4.3 The aerial inspection assessed other cavity wall spaces accessed through the mortar slots as being suitable for winter hibernation. With this and the confirmed common pipistrelle activity recorded during autumn and winter at typical emergence times, there is sufficient evidence to indicate a high probability of common pipistrelle hibernation roost(s) being present on site. Given the levels of activity recorded during autumn and winter, the site appears to support only low numbers of bats.
- 4.4 Identifying hibernation sites for bats can be difficult, especially in large complex sites such as this. However, due to the scope of surveys and the range of methods used, it is considered that a robust assessment of the hibernation potential at Holloway has been undertaken.

Demolition Recommendations

- 4.5 As a result of the surveys, we recommend that there is a presumption that a common pipistrelle winter hibernation roost is present on site, in addition to the three confirmed summer roosts at Block D. Summer day roosts for low numbers of non-breeding common pipistrelle are considered to have low status (Mitchell-Jones 2004) as they are relatively easily mitigated for. However, hibernation roosts are considered to be a high status roost regardless of the species and, therefore, an EPSL (EPSL) should be obtained from Natural England to cover both roost types during demolition.
- 4.6 Until a full EPSL is obtained, containing detailed mitigation and compensation measures for the bat roosts during demolition then physical damage and disturbance should be avoided on or around all aspects of the site with cavity wall structures, as well as Block D.
- 4.7 Under an EPSL, the timing of demolition is likely to be restricted to the active bat season (usually April to September inclusive). This is to avoid risk of disturbance or harm to hibernating bats. Guidance on hibernation roost times state use from November to March (Mitchell-Jones 2004). However, given the southerly, milder location of the site, located within the Greater London conurbation, it may be possible to reduce the core winter period within the licence to December to February.
- 4.8 In addition to timing constraints, an EPSL is likely to also include some guidance upon demolition methods, a toolbox talk to demolition contractors prior to commencement of works, licensed ecologist to attend site for certain operations, and contractors to remain vigilant for bats during all demolition phases of works.
- 4.9 The above such measures would be dependent on Natural England accepting a licence adhering to these terms.

- 4.10 If works have not been undertaken within two years of the date of this report then the site should be reassessed for bats to ensure that any decisions or actions taken at that time are based on up-to-date survey data.

Mitigation and Enhancement

- 4.11 Appropriate mitigation measures should be included within an EPSL to cover hibernating common pipistrelle bats and the three common pipistrelle summer roosts at Block D.
- 4.12 The new development plans should include scope to retain and enhance the foraging habitat currently available at the site. This could be achieved with the inclusion of suitable landscape planting and ensuring a continuous vegetated corridor leading off-site to reduce the impacts of bat flight line severance. Planting should include species that are native and ideally of local provenance, and/or species with know value for wildlife. Inclusion of wetland features is recommended, such as wildlife ponds or marsh gardens. The use of herbicide and pesticide should be avoided in landscaping maintenance, with other non-chemical methods of weed control being used.
- 4.13 External bat boxes and integrated building features suitable for common pipistrelle summer and winter roosting should be included within the development site to mitigate for the loss of bat roost features and to support the bat population present in the area. Many options are available 'off-the-shelf' to suit a range of situations, or optimal dimensions and locations for bespoke features can be provided by a suitably knowledgeable ecologist (Joint Nature Conservation Committee 2004). The positioning of new bat roost features is also important and skilled ecological advice should be sought at the detailed design stage of the development.

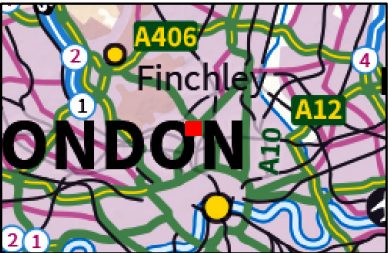
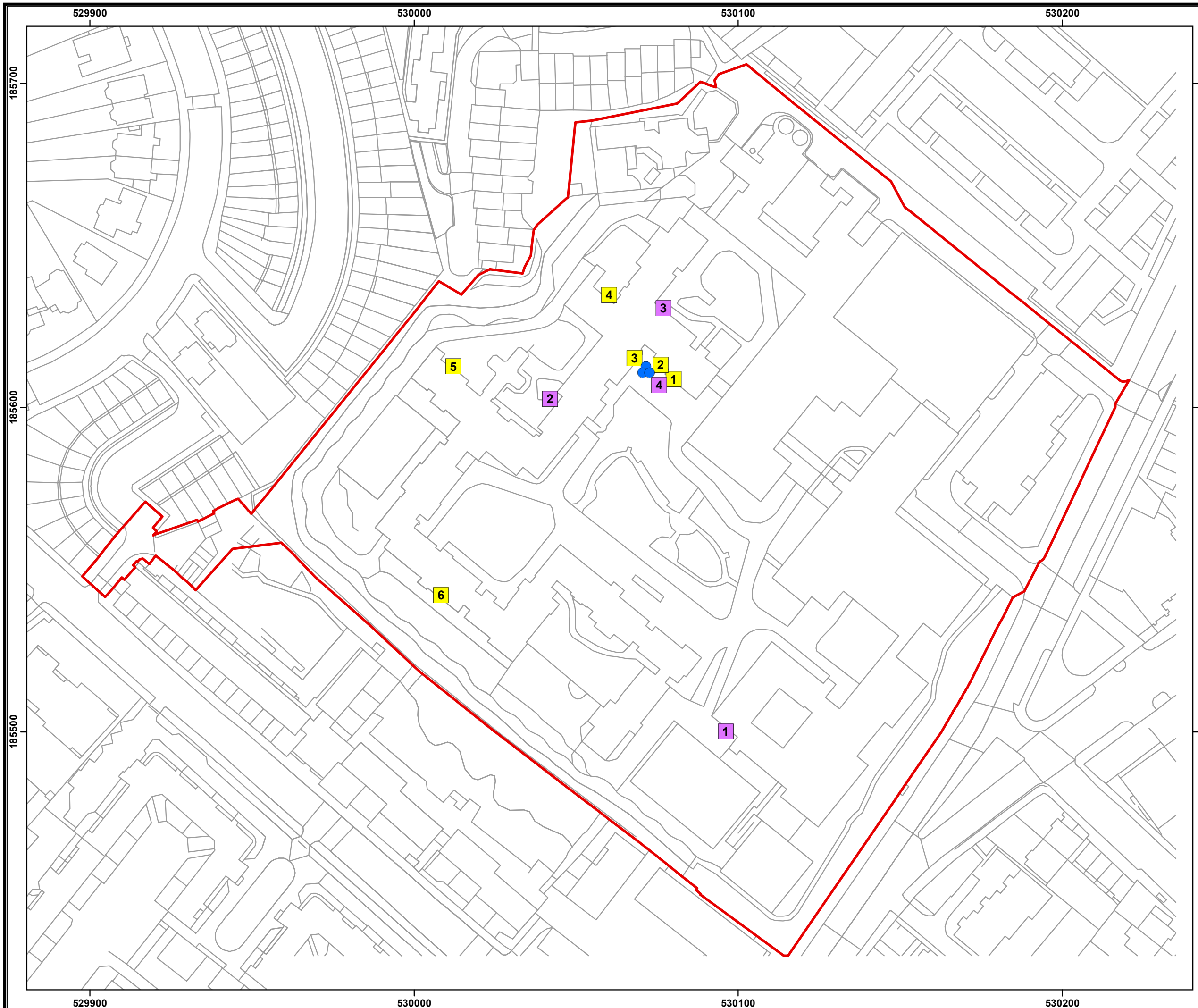
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6. ABBREVIATIONS

CRoW	Countryside and Rights of Way
EPSL	European Protected Species Licence
MEWP	Mobile Elevated Work Platform
NERC	Natural Environment and Rural Communities
NPPF	National Planning Policy Framework
PAA	Penny Anderson Associates Ltd
PRF	Potential Roost Feature(s)
WCA	Wildlife and Countryside Act

FIGURE



Legend

- Site boundary
- MEWP inspection sample point
- Detector location
- Confirmed common pipistrelle summer roost

British National Grid
 Projection: Transverse Mercator
 False Easting: 400000.000000
 False Northing: -100000.000000
 Central Meridian: -2.000000
 Scale Factor: 0.999601
 Latitude Of Origin: 49.000000

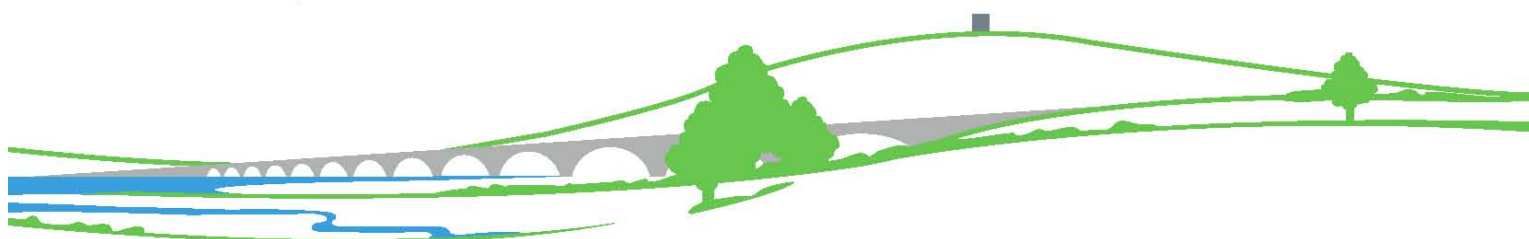
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Metres

0 5 10 20 30 40

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Project Name	
Project Holloway	
Discipline	
Ecology	
Title	
<h2 style="margin: 0;">Winter Bat Survey</h2> <h3 style="margin: 0;">2019</h3>	
Scale	Drawing No.
1:1,100	Figure 1
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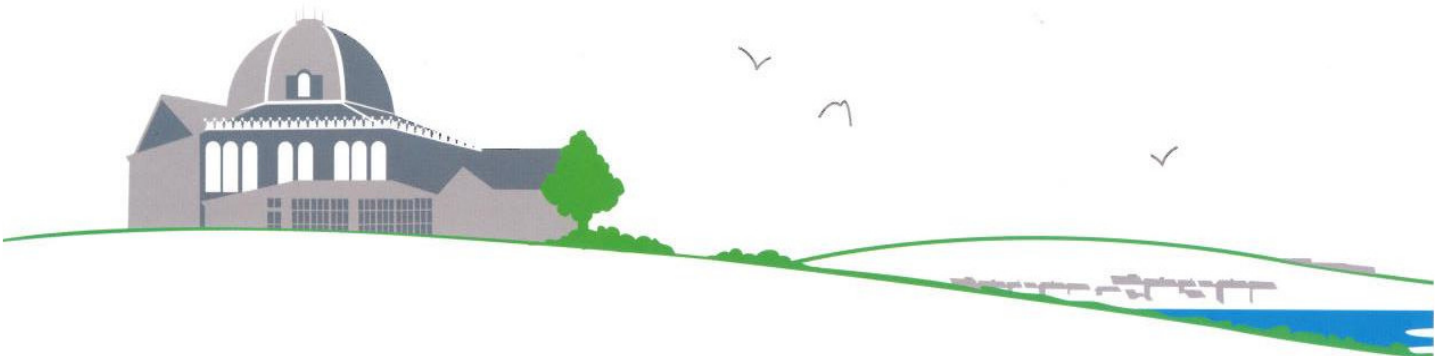


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Appendix 10.6 Updated PEA Report 2021



PEABODY CONSTRUCTION LTD
HOLLOWAY PRISON
UPDATE ECOLOGY REPORT





PEABODY CONSTRUCTION LTD

HOLLOWAY PRISON

UPDATE ECOLOGY REPORT

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October 2021

This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed: _____

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FIGURE

1	Extended Phase 1 Habitat Map 2021
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APPENDICES

1	Relevant Protected Species Legislation
2	Botanical Species List

1. INTRODUCTION

- 1.1 Penny Anderson Associates Ltd (PAA) was commissioned by Peabody Construction Limited to carry out an ecological assessment of land at the former Holloway Prison, London (grid reference: TQ 30102 85579). This comprised an extended Phase 1 habitat survey, as an update to the original survey completed in September 2019 (PAA 2020a).
- 1.2 The update ecological assessment also includes a desk study for the site using an up-to-date data search for an area within 1km of the site centre. The desk study examined all data records for protected sites, habitats and species held by eCountability Ltd and other data repositories, in order to ecologically characterise and contextualise the site within the surrounding area.
- 1.3 This report details the results of the surveys undertaken and evaluates the results in the context of the proposed re-development of the site, making recommendations as required. The results of the survey have been used to inform a Biodiversity Net Gain (BNG) calculation using the Defra Metric Version 3.0 and the methods and results are presented in this report.
- 1.4 Update bat surveys were also completed in 2021, detailed in *Holloway Prison Update Bat Surveys Report* (PAA 2021).

Site Description

- 1.5 The site comprises existing buildings with associated areas of hard standing and landscape plantings of introduced shrub and trees, amenity grassland and patches of ephemeral short perennial vegetation encroaching into areas of hardstanding due to a lack of site management. The site is located in an urban setting in the London Borough of Islington (LBI).

Legislative Context

- 1.6 A range of international and national legislation has been established in the UK to protect important nature conservation sites and priority species. At the international level, European Union (EU) Directives require individual member states to implement their conservation provisions nationally for the benefit of Europe as a whole. These Directives have been transposed into UK law by the Conservation of Habitats and Species Regulations 2017 (amended); further details can be obtained from the Joint Nature Conservation Committee (JNCC) web site at www.jncc.defra.gov.uk.
- 1.7 Other international conventions include: the Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979), which requires the maintenance of populations of wild flora and fauna, giving particular protection to endangered and vulnerable species; and the Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979), which requires the protection of migratory species throughout their entire range. The above conventions are implemented in England and Wales via the Wildlife and Countryside Act (WCA), 1981 (as amended) and CROW Act 2000. This legislation also protects important habitats and sites such as Sites of Special Scientific Interest (SSSI).
- 1.8 At the national level, the UK Post-2010 Biodiversity Framework published in 2012 is the Government's response to the Convention on Biological Diversity (2010). It describes the UK's biological resources, commits a detailed plan for the protection of these resources within the UK's devolved framework across England, Wales, Scotland and Northern Ireland. The document identifies future priorities for nature conservation and adopts a more strategic approach, including ecosystem services and sustainability alongside biodiversity. Despite administrative changes following devolution, there is still an underlying objective of protecting and enhancing a range of priority species and habitats, often still based on the objectives and classifications of the original UK Biodiversity Action Plan. Biodiversity 2020 is England's national biodiversity strategy. Building on the Natural Environment White Paper published in 2011, this provides a means of delivering

- the international and EU commitments to biodiversity. Under Biodiversity 2020, Priority Species and Habitats referred to are those of 'Principal Importance' for the conservation of biodiversity in England listed on Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act 2006.
- 1.9 Finally, the National Planning Policy Framework (NPPF 2021) provides guidance for local authorities on the content of the Local Plans and is a material consideration in determining planning applications. Briefly, with an overall focus on sustainable development, the NPPF states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks.
- 1.10 The NPPF identifies the following principals that should be applied by local planning authorities when determining planning applications:
- a. if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - b. development on land within or outside a SSSI, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSI;
 - c. development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
 - d. development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.
- 1.11 The NPPF states that the planning system should contribute to and enhance the natural environment through a range of actions, including:
- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils;
 - recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services; and
 - minimising impacts on biodiversity and providing net gains for biodiversity including establishing coherent ecological networks that are more resilient to current and future pressures.
- 1.12 To protect and enhance biodiversity and geodiversity, plans should:
- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
 - promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
- 1.13 The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

- 1.14 In addition, all breeding birds, their nests, eggs and dependant young are protected under the WCA.
- 1.15 A summary of the legislation in relation to bats and breeding birds is provided in Appendix 1. The text provides a brief summary of the legislation in relation to bats in England and Wales and the original Acts, Regulations and any amendments should be referred to for the precise wording.

Invasive Species

- 1.16 Certain non-native species that have been introduced into the UK are regarded as being a threat to native biodiversity. Legislative measures have, therefore, been put in place to prevent the spread of these invasive species in the wild.
- 1.17 Under section 14 of the WCA, 1981 (as amended), it is illegal to introduce plants listed under Part II of Schedule 9 of the WCA into the wild or sell these species. Offences include causing the spread of viable plant material or neglecting to contain or appropriately manage non-native species.
- 1.18 Commonly introduced Schedule 9 species include non-native cotoneaster species, specifically, small-leaved cotoneaster (*Cotoneaster microphyllus*)¹ and wall cotoneaster (*C. horizontalis*), Himalayan balsam (*Impatiens glandulifera*) and Japanese knotweed (*Reynoutria japonica*).

¹ Plant names follow Stace 2019

2. METHODS

Desk Study

- 2.1 The desk study consisted of a consultation exercise with eCountability Ltd to gather local and site-specific ecological information comprising records for non-statutory designated sites and notable and protected species within a 1km search radius of the site.
- 2.2 A search of the Multi-Agency Geographic Information for the Countryside (MAGIC) website was also undertaken for statutory designated sites and Priority Habitats within 1km of the site. The search radius was extended to 10km to include consideration of European Sites (e.g. Special Areas of Conservation (SAC) and Special Protection Areas (SPA)).
- 2.3 The desk study data was collated in August 2021. The central site grid reference used was a few metres different than the one previously used in the original 2019 desk study hence the slightly different distance of desk study records from the site when compared with the 2019 desk study results.
- 2.4 The results of this desk study have been used in conjunction with the results of the Phase 1 habitat survey to inform an assessment of the likely ecological impacts of the proposed development and the need, or otherwise, for further detailed ecological surveys.

Phase 1 Habitat Survey

- 2.5 A daytime site visit was carried out by Consultant Ecologists Rob Lamb (ACIEEM²) and Beth Howes³ on 1st July 2021 in fine weather. All methods, equipment and assessment criteria were consistent with current good practice guidelines for each survey type and the surveyors were competent for their assigned tasks based on the CIEEM competency framework (CIEEM 2017).
- 2.6 The survey followed the standard JNCC (2010) technique for classifying and mapping British habitats based on the identification of individual plant species. The survey recorded common and scientific names according to Stace (2019) where possible. The relative abundance of each plant species is described using the 'DAFOR' scale (where d = dominant; a = abundant; f = frequent; o = occasional; r = rare).
- 2.7 The extent of each habitat type was mapped in the field, with target notes to highlight any features of particular ecological interest.
- 2.8 The habitat survey was 'extended' (IEA 1995, CIEEM 2017) to include a general assessment of the suitability of the site for supporting any protected or notable species. Features with suitability for any individual species were noted, together with any incidental field signs found, such as footprints, feeding remains or sightings of animals themselves.
- 2.9 Invasive species were recorded, where found.

Biodiversity Net Gain Calculation

- 2.10 The BNG calculation has been undertaken using Defra Metric Version 3. This Metric is used to calculate the biodiversity units of a site before and after the proposed development. The

² Associate Member of the Chartered Institute of Ecology and Environmental Management (CIEEM)

³ Qualifying member of CIEEM

Calculator spreadsheet and associated guidance notes were available via the Natural England 'Access to Evidence' web pages⁴.

2.11 The information required to complete the calculator is:

- Area of each habitat (ha) and length of linear features (km), e.g. hedgerows;
- Habitat type;
- Habitat condition;
- Impact from development; and
- Proposed biodiversity mitigation/compensation measures.

Habitat and Linear Feature Assessment

2.12 Existing habitats were digitised accurately to British National Grid using Ordnance Survey vector mapping as a base, along with high resolution aerial photography as a guide, for use in the BNG assessment process.

2.13 The datasets (existing and proposed habitats and features) were then analysed within a Geographic Information Systems (GIS) platform to produce the metrics required to input into the Calculator for the BNG Assessment.

2.14 The Calculator requires that each habitat is given a 'distinctiveness' score that includes parameters such as species-richness, diversity, rarity and the degree to which habitats support species rarely found in other habitats. This is completed automatically by the Calculator when the habitat type is selected, and the categories comprise:

- Very High;
- High;
- Medium;
- Low; and
- Very Low.

2.15 The Calculator also requires a 'condition' assessment for each habitat and feature, and this is allocated to each habitat based on the guidelines provided in the Metric methodology guidance (Panks *et al* 2021) and the Phase 1 habitat survey results along with ecological expertise and knowledge of the site where necessary. Condition categories available, which vary depending on the habitat in question, within the Calculator are:

- Good;
- Fairly Good;
- Moderate;
- Fairly Poor;
- Poor; and
- Not Applicable.

⁴ <http://nepubprod.appspot.com/publication/6049804846366720> (downloaded July 2021)

- 2.16 Finally, the 'strategic significance' of the habitat is allocated depending on the identification of the habitat in that location being nationally or locally significant. This is evaluated from local plans, designations, etc. In the absence of any relevant strategic documentation indicating the habitat in that area is of strategic significance for biodiversity, the area is given a value of 1.
- 2.17 As part of the proposed habitat creation and restoration, the Calculator takes into account 'risk factors'. These include:
- Temporal factors – time required to reach target condition (the creation of a habitat, e.g. woodland takes time to mature and reach target condition). The temporal factor is generated automatically for each proposed habitat type;
 - Difficulty factors – risk of failure of achieving habitats through restoration and/or creation. Some restoration and enhancement measures are more difficult to achieve than others. The calculator automatically selects the level of difficulty depending on the habitat chosen. The Calculator requires the GIS-generated data (ha) to be input in the on-site habitat baseline spreadsheet for each of the habitats as classified under each of the following categories:
 - Area of habitat retained – kept on site throughout any development of landscaping process and featuring in final site designs;
 - Area of habitat enhanced – kept on site throughout any development or landscaping process but enhanced (for wildlife) as part of the design; and
 - Area of habitat lost – this is calculated by the Calculator once other fields are completed.
- 2.18 The area of each habitat type to be created or existing habitat to be enhanced is then entered in the relevant spreadsheet (habitat creation or enhancement), along with the same suite of associated characteristics (i.e. condition, strategic significance) and automatically generated data (e.g. distinctiveness).
- 2.19 Linear features, such as hedgerows and streams are assessed separately within the methodology. The existing length of the feature is entered (in linear km) in the on site hedge baseline spreadsheet, and on site river baseline spreadsheet and the feature condition is selected based on the guidelines presented in the methodology. The lengths to be retained, removed or enhanced are added to the spreadsheet along with any new linear features to be created. The units calculated pre- and post-development are compared and the number of 'hedge units' or 'river units' is automatically calculated.

Limitations

- 2.20 It is important to note that the desk study results provide an indication of the species present in and around the site, but do not confirm current presence or absence of any particular species. Protected species are often under recorded in county wildlife databases.
- 2.21 No significant limitations to the habitat assessment were encountered and the survey took place in fine weather during daylight hours.

3. RESULTS

Desk Study

Statutory Protected Sites

European Sites

- 3.1 European protected sites include SAC, SPA, RAMSAR wetland sites, possible SAC, potential SPA and proposed RAMSAR sites. Consultation with the search engine MAGIC revealed that there are no European Sites within the 1km search area. However, the nearest European Sites are as follows:
- 3.2 Lee Valley SPA is located approximately 5km from the site, notified for supporting overwintering populations of Eurasian bittern (*Botaurus stellaris*) (6% of the GB population five-year peak mean 1992/3 to 1996/7), Shoveler (*Anas clypeata*) (1% of north-western/central Europe population five-year peak mean 1993/4 to 1997/8) and gadwall (*A. strepera*) (1.5% of north-western Europe population five-year peak mean 1993/4 to 1997/8);
- 3.3 Epping Forest SAC is located approximately 9km from the site, primarily notified for its Annex I habitat Atlantic beech (*Fagus sylvatica*) forest but also supporting Northern Atlantic wet heaths with *Erica tetralix* and European dry heaths as well as stag beetle (*Lucanus cervus*), an Annex II species.

Sites of Special Scientific Interest

- 3.4 SSSI are statutory sites designated to support species of plants and animals that find it more difficult to survive in the wider environment. They represent a selection of this country's best wildlife and geological sites, and cover approximately 7% of the terrestrial area of the country (with over 4,000 separate sites in England).
- 3.5 No SSSI fall directly within the 1km search area for the site, however, the site does fall within the Impact Risk Zone⁵ (IRZ) of two: Hampstead Heath Woods SSSI 3km north-west of the site, and Walthamstow Reservoir and Marshes SSSI 5km to the north-east of the site.

Other Habitats

- 3.6 A number of Biodiversity Action Plan (BAP) Priority Habitats were identified within the search area including ancient woodland, hedgerows, neutral grassland and ponds. No Priority Habitats were recorded within the site boundary.

Non-Statutory Protected Sites

- 3.7 Sites of Importance for Nature Conservation (SINC) are recognised by the Greater London Authority and London Borough Councils as important wildlife sites. The desk-based search showed that there are nine SINC within the search area. Table 1 lists the SINC reported and the reason for their designation.

⁵ The Impact Risk Zones are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Table 1 Sites of Importance for Nature Conservation

Site Name	Approximate Distance from Site	Reason for Interest
Tufnell Park Primary School Gardens	160m W	Nature area within primary school grounds. Pond in centre with emergent vegetation including marsh foxtail, watermint, great pond sedge and kingcup. Frogs have been recorded breeding in the pond.
Royal Northern Hospital	625m NE	A park with a good diversity of habitats including amenity grassland, ornamental shrubberies and scattered trees. Approximately 10% of the park has been turned into a wildlife meadow.
Foxham Gardens	628m NW	A small park with native trees and shrubs. A planted boarder along the edge is effectively scrub habitat, providing food and shelter for common birds and insects.
Holloway Road to Caledonian Road Railsides	671m SE	Site includes a section of the Kings Cross main line supporting sizeable areas of ruderal and roughland habitats, with many common birds and butterflies.
Caledonian Park	672m S	Managed park, comprising of native shrubbery, amenity grassland, flower beds and scattered trees. Part of the amenity grassland is left to grow long in order to encourage wild flowers and insects to colonise.
Market Road Garden	756m N	Small garden adjacent to Caledonian Park. Consists of a wildlife garden and an area of parkland with mature trees.
Whittington Park	809m N	Park with wildflower meadows, native hedgerows and a small woodland. Good habitat for birds, with regular sightings of mistle thrush, goldfinch and greenfinch.
Gillespie Park	1km E	A small ecology park that consists of a mosaic of created habitats, including a pond, woodland and grassland. The grassland of the park extension on former rail sidings is naturally established and unusually species-rich.
Isledon Road Railsides	1km E	This site supports open grassy habitats typical of former industrial land.

Protected and Notable Species

Amphibians and Reptiles⁶

- 3.8 Common toad (*Bufo bufo*) were recorded within the study area, the nearest record was 347m south east of the site. Multiple records of common frog (*Rana temporaria*) were identified in the search area, the nearest being 208m to the west. One grass snake (*Natrix natrix*) was recorded in 2008, 605m north of the site boundary.

⁶ Note – for species records only those for which an accurate 6-figure grid reference was provided are reported here.

Bats

- 3.9 The desk study data confirmed no known bat roosts within the study area. Table 2 shows the number of other bat records (non-roosts) and the proximity to the site of the most recent record for each.

Table 2 Bat Species Records

Species		Date	Closest Record (approx. distance from the Site)
Unknown bat species	<i>Chiroptera</i>	2019	467m SE
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	Oct 2014	492m SE
Pipistrelle species	<i>Pipistrellus</i> sp.	July 2015	545m E
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	2010	990m SE
Nathusius' pipistrelle	<i>Pipistrellus nathusii</i>	May 2012	259m SE
Nyctalus bat species	<i>Nyctalus</i> sp.	2010	990m SE
Lesser noctule	<i>Nyctalus leisleri</i>	September 2011	916m S
Noctule bat	<i>Nyctalus noctula</i>	September 2011	916m S
Common vesper bats	<i>Vespertilionidae</i>	Jun to Aug 2008	561m W

Other Mammals

- 3.10 A single record of common shrew (*Sorex araneus*) was returned dating from 2008 and located approximately 320m to the south.
- 3.11 Thirteen records of hedgehog (*Erinaceus europeus*) were returned, the most recent dating from 2008 and located 363m east.

Birds

- 3.12 All nesting birds, their nests and eggs are protected from harm under the WCA, 1981 (as amended). In addition, species listed under Schedule 1 of the WCA are further protected against disturbance when breeding.
- 3.13 A number of bird species are listed under Section 41 in the NERC Act (2006) as species 'of principal importance for the purpose of conserving biodiversity'. These species are often known as the 'S41 species'. There is a legal requirement for a public body to 'have regard to' these species in relation to maintaining biodiversity. The S41 list overlaps somewhat with the UK BAP species, with national or local targets to maintain and enhance populations.
- 3.14 Furthermore, the Birds of Conservation Concern (BOCC) report lists those bird species that are classed as being of High (Red listed) and Medium (Amber Listed) conservation concern based on population monitoring (Eaton *et al.* 2015). This Red and Amber classification helps guide the assessment of bird species of conservation interest on or near to a site, alongside legislative and policy requirements.

- 3.15 All species of bird recorded are local species of concern in London, except red kite⁷, whimbrel, osprey, sandwich tern, green sandpiper, redwing and fieldfare.
- 3.16 All relevant bird species (i.e. those which might utilise habitats within or near the site rather than flying over) reported within the search area are listed in Table 3 along with their conservation status. No records were reported within the Site boundary.

Table 3 Bird Species Recorded with their Conservation Designations

Common Name	Scientific Name	Date of Most Recent Record	Location and Date of Nearest Record	Amber	Red	Schedule 1	Priority Species (National or London BAP) and/or Section 41 NERC Act
Brambling	<i>Fringilla montifringila</i>	2015	680m E 2015			X	
Bullfinch	<i>Pyrrhula pyrrhula</i>	2010	220m S 2010	X			X
Common (mealy) redpoll	<i>Acanthis flammea</i>	1994	814m S 1989	X			X
Dunnock	<i>Prunella modularis</i>	2019	603m N 1989	X			X
Fieldfare	<i>Turdus pilaris</i>	2019	624m NW 2017		X	X	
Gold crest	<i>Regulus regulus</i>	2019	220m S 2010				
Green sandpiper	<i>Tringa ochropus</i>	2003	595m NE 2003	X		X	
Grey heron	<i>Ardea cinerea</i>	2019	605m N 2008				
Grey wagtail	<i>Motacilla cinerea</i>	2017	595m NE 2003		X		X
Herring gull	<i>Larus argentatus</i>	2019	786m NW 2019		X		X
House martin	<i>Delichon urbicum</i>	2019	786m NW 2019	X			
House sparrow	<i>Passer domesticus</i>	2019	193m N 2001		X		X

⁷ See Table 3 for scientific names of bird records returned from the desk study

Common Name	Scientific Name	Date of Most Recent Record	Location and Date of Nearest Record	Amber	Red	Schedule 1	Priority Species (National or London BAP) and/or Section 41 NERC Act
Kestrel	<i>Falco tinnunculus</i>	2019	315m NW 2019	X			
Lapwing	<i>Vanellus vanellus</i>	2001	595m NE 2001		X		X
Lesser black-backed gull	<i>Larus fuscus</i>	2019	786m NW 2019	X			
Lesser redpoll	<i>Acanthis cabaret</i>	2017	>1km SW 2017		X		X
Lesser spotted woodpecker	<i>Dendrocopos minor</i>	2002	814m S 2002		X		X
Linnet	<i>Linaria cannabina</i>	2017	743m SE 1989				X
Little egret	<i>Egretta garzetta</i>	2014	>1km SW 2014				
Meadow pipit	<i>Anthus pratensis</i>	2013	1km SW 2013	X			
Mistle thrush	<i>Turdus viscivorus</i>	2019	665m NW 2008				
Osprey	<i>Pandion haliaetus</i>	2015	>1km SW 2012	X		X	
Red crossbill	<i>Loxia curvirostra</i>	2015	624m NW 2015			X	X
Red kite	<i>Milvus milvus</i>	2017	>1km SW 2017			X	
Redwing	<i>Turdus iliacus</i>	2019	588m NE 2014		X	X	
Ring ouzel	<i>Turdus torquatus</i>	2017	624m NW 2017		X		X
Rook	<i>Corvus frugilegus</i>	2008	320m S2008				
Sand martin	<i>Riparia riparia</i>	2017	>1km SW 2017				X
Sandwich tern	<i>Sterna sandvicensis</i>	2012	>1km SW 2012				

Common Name	Scientific Name	Date of Most Recent Record	Location and Date of Nearest Record	Amber	Red	Schedule 1	Priority Species (National or London BAP) and/or Section 41 NERC Act
Song thrush	<i>Turdus philomelos</i>	2017	259m E 2008		X		X
Spotted flycatcher	<i>Muscicapa striata</i>	2013	624m NW 2013		X		X
Starling	<i>Sturnus vulgaris</i>	2019	259m E 2008		X		X
Swallow	<i>Hirundo rustica</i>	2019	364m E 2008				
Swift	<i>Apus apus</i>	2019	202m S 2012	X			
Tawny owl	<i>Strix aluco</i>	2015	260m NW 1989	X			
Water rail	<i>Rallus aquaticus</i>	2004	595m NE 2004				
Whimbrel	<i>Numenius phaeopus</i>	2009	>1km SW 2009		X	X	
Willow warbler	<i>Phylloscopus trochilus</i>	2019	252m W 1989	X			
Woodcock	<i>Scolopax rusticola</i>	2019	615m NE 1986		X		
Yellow wagtail	<i>Motacilla flava</i>	2008	595m NE 2003		X		X

Invertebrates

- 3.17 A number of Section 41, local species of conservation concern and Nationally Notable (B) invertebrates were identified within the study area, but none for the site itself. These are listed in Table 4.

Table 4 Important Invertebrate Species

Scientific Name	Common Name	Section 41	Local Species of Conservation Concern	Nationally Notable (B) or Red List
Dragonflies and Damselflies				
<i>Sympetrum sanguineum</i>	Ruddy sympetrum		X	
<i>Sympetrum striolatum</i>	Common sympetrum			X
Beetles				
<i>Lucanus cervus</i>	Stag beetle	X	X	X
Butterflies				
<i>Cupido minimus</i>	Small blue	X	X	
<i>Lasiommata megera</i>	Wall	X	X	
Moths				
<i>Calophasia lunula</i>	Toadflax brocade		X	
<i>Oegoconia caradjai</i>	Straw obscure			X
<i>Tyria jacobaeae</i>	Cinnabar	X	X	

Flowering Plants

- 3.18 Several notable plant species were recorded within the study area, the nearest to the site being a number of large-leaved lime trees (*Tilia platyphyllos*) located 131m north-east of the site in 2020.

Field Survey

Habitats

- 3.19 The field survey recorded the following habitats on site, as illustrated in Figure 1 and in Photos 1 and 2:
- Hardstanding;
 - Buildings;
 - Introduced shrub and trees;
 - Amenity grass; and
 - Ephemeral short perennial.
- 3.20 The site has been unmanaged for some time and areas of introduced trees and shrub and associated amenity grassland planting which occurred throughout the site in discrete 'garden' areas have become increasingly overgrown. Patches of ephemeral short perennial vegetation have encroached, in places, into areas of hardstanding.
- 3.21 Trees and shrubs were mainly of exotic, ornamental species and included some mature specimens of silver birch⁸, weeping willow, *Robinia* 'Frisia', tulip tree and *Eucalyptus* spp.

⁸ Common names only are referred to in the text. See Appendix 3 for scientific names



Photo 1 Typical ornamental tree and shrub planting



Photo 2 Typical grassland beneath ornamental tree and shrub planting

- 3.22 A botanical species list is presented in Appendix 2. All plant species were typical of urban landscape planting and amenity grassland.

Bat Habitat Assessment

- 3.23 The overall quality of habitat and roosting opportunities had not changed since 2019. Update bat activity surveys of buildings and a bat activity transect were completed between July and October 2021 and are reported separately (PAA 2021).
- 3.24 A single tree only, a mature eucalyptus (Target Note 2, Figure 1), was assessed to have Low potential to support roosting bats associated with patches of flaking bark located at approximately 4m above ground level. As trees with Low roost potential do not require further activity survey, none were recommended. All other trees were too small and/or lacked suitable roost features.

Other Protected Species

- 3.25 No other protected species were noted, although the site does have some limited potential to support breeding birds within trees and shrub vegetation.

Invasive Species

- 3.26 A single stand of Japanese knotweed was recorded on site within the landscape plantings of introduced shrubs (see Target Note 1 on Figure 1). Wall cotoneaster was also recorded in a single location (Target Note 4, Figure 1). Both of these species are listed on Schedule 9 of the WCA, which lists invasive non-native plants and it is illegal to plant or otherwise cause to grow in the wild any plant listed.
- 3.27 These species are listed on Schedule 9 of the WCA, which lists invasive plants and it is illegal to plant or otherwise cause to grow in the wild any plant listed.

4. BIODIVERSITY NET GAIN RESULTS

- 4.1 The full BNG calculations are presented in Appendix 3 (submitted as a Microsoft Excel spreadsheet and provided separately from this report).
- 4.2 In summary, the proposals would result in a net biodiversity gain of +16.87% compared with the baseline situation. This is a significant net gain and is attributable to the inclusion in the scheme design of a larger area of habitat than is currently present, coupled with the use of species-rich habitat and planting mixes. The use of species-rich turf lawn which incorporates more than nine species per square metre of native grasses and wildflowers has a particularly large beneficial impact on the overall score, but retention of many of the existing trees, the use of green roofs and the inclusion of a species-rich rain garden planting all make an important contribution to the overall net gain.
- 4.3 It should be noted that the 'habitat trading' criteria are met in respect of replacement tree cover with a greater amount of tree cover after development compared with before. This is achieved through retention of a substantial proportion of existing trees supplemented with new tree planting.
- 4.4 The following paragraphs summarise the detail of habitats entered into the calculator tool before and after development, noting any caveats and limitations associated with the methodology.

Habitats Before Development

- 4.5 The habitats entered into the calculator before development are summarised in Table 5 detailing the habitat as recorded during the Phase 1 habitat survey, the habitat type as entered into the Defra Metric 3.0 calculator tool and the key factors that have been used to determine the condition in accordance with the Defra Metric 3.0 habitat condition assessment sheets.
- 4.6 The location and distribution of habitats at the pre-development stage are illustrated in Figure 1.

Table 5 Summary of Habitats Before Development

Habitat Type (Recorded in Phase 1 Habitat Survey)	Habitat Type (Entered into Defra Metric 3.0 Calculator Tool)	Criteria for Assigning Habitat Condition
Amenity Grassland	Grassland; Modified Grassland	This habitat is moderately species-rich when assessed across the whole site but with less than 6-8 species per square metre. Sward height is varied and there is some limited scrub encroachment by bramble but this is less than 20% of the total area. There is no evidence of physical damage and bare ground is <5% cover. There is no bracken and non-native invasives are less than 5% of total cover. All criteria are met. Condition: Good .
Ephemeral/short perennial vegetation	Sparsely vegetated land; Ruderal/ Ephemeral	Habitat is short and patchy but lacks key indicator species. There is less than 25% bracken/scrub cover and no non-native invasive species. Overall plant cover is between 5-50%. Three criteria are met. Condition: Moderate .
Introduced trees	Woodland; Other Mixed Woodland	Note: there is a 'bug' in the Defra Metric 3.0 calculator tool which means that the 'Urban Tree' category does not function. Total tree cover has, therefore, been entered under

Habitat Type (Recorded in Phase 1 Habitat Survey)	Habitat Type (Entered into Defra Metric 3.0 Calculator Tool)	Criteria for Assigning Habitat Condition
		the 'Woodland; Other Mixed Woodland' category but assessed against the condition criteria for urban trees. The canopy is <70% native species and is not continuous. Approximately 50% of the trees are mature. There is no evidence of anthropocentric damage. Trees have not been actively managed to encourage wildlife but they are adjacent to other vegetation. Three criteria are met. Condition: Moderate .
Introduced shrub	Urban; Introduced shrub	Vegetation is lacking in species and structural diversity. Non-native invasives account of <5% of total area. One criterion is met. Condition: Poor .
Buildings and hardstanding	Urban; Developed land, sealed surface	Condition criteria not applicable.
Habitat beneath tree canopy	Grassland; Modified Grassland	In order to be consistent with the approach for measuring habitat cover at the completed development stage, the area of habitat beneath the tree and shrub canopy has been entered into the calculator tool. The area beneath the tree canopy has been entered as modified grassland with >5% bare ground, low species diversity and limited sward height. Three criteria met. Condition: Poor .
Habitat beneath shrub canopy	Urban; Vacant/derelict/bare ground	Heavily shaded habitat comprising bare ground only. Fails all criteria. Condition: Poor .

Habitats After Development

- 4.7 The habitats entered into the calculator after development are summarised in Table 6. The habitat types and extent are based on the Landscape Masterplan (submitted as a separate document) with further information on planting mixes as detailed in the Landscape Strategy (submitted as a separate document) used to ascertain target habitat condition.
- 4.8 Furthermore, the habitat area calculations for proposed habitats are based on those used to derive an Urban Greening Factor (UGF) score (see separate Landscape Strategy) to ensure that the data used for the UGF calculation is consistent with that used for this BNG calculation.
- 4.9 Target habitat condition also takes into account proposed habitat management which will ensure the long-term viability of the proposed habitats. Broadly, the habitat management would comprise a programme of watering, remedial pruning, weeding, mulching and replacement of defects coupled with regular monitoring by a Landscape Management Advisor. Further detail of habitat management is provided in the Landscape Strategy which was submitted as a stand-alone document in support of the detailed planning application.
- 4.10 Table 6 details the habitat type as illustrated on the Landscape Masterplan and used in the UGF calculation, the habitat type as entered into the Defra Metric 3.0 calculator tool and the key factors that have been used to determine the condition in accordance with the Defra Metric 3.0 habitat condition assessment sheets.

Table 6 Summary of Habitats After Development

Habitat Type (Illustrated on Landscape Masterplan/entered into UGF Calculation)	Habitat Type (Entered into Defra Metric 3.0 Calculator Tool)	Criteria for Assigning Habitat Condition
Sealed surfaces and permeable paving	Urban; Developed land, sealed surface	Condition criteria not applicable.
Intensive green roof	Urban; Intensive green roof	Habitat will include diverse mixed of species of varied heights specifically to encourage wildlife, with a lack of non-native invasive species. All criteria are met. Condition: Good .
Extensive green roof	Urban; Extensive green roof	Habitat will comprise a mix of wildflower and sedum roof of varied species diversity and heights, specifically designed to encourage wildlife with a lack of non-native invasive species. All criteria are met. Condition: Good .
Species-rich perennial planting	Urban; Vegetated garden	Note: there is no suitable habitat type within the 'urban' category that sufficiently captures the proposed species-rich perennial planting. This has been entered as 'vegetated garden' which has a default condition: Poor .
Rain garden	Urban; Rain garden	Habitat will comprise a mix of wildflower and sedum roof of varied species diversity and heights, specifically designed to encourage wildlife with a lack of non-native invasive species. All criteria are met. Condition: Good .
Standard trees	Woodland; Other Mixed Woodland	Note: there is a 'bug' in the Defra Metric 3.0 calculator tool which means that the 'Urban Tree' category does not function. Total tree cover has therefore been entered under the 'Woodland; Other Mixed Woodland' category but assessed against the condition criteria for urban trees. The canopy is <70% native species and is not continuous. Approximately 50% of the trees are mature. There is no evidence of anthropocentric damage. Trees have not been actively managed to encourage wildlife but they are adjacent to other vegetation. Three criteria are met. Condition: Moderate .
Species-rich amenity grassland	Grassland; Other Neutral Grassland	Comprising a species-rich turf lawn with at least nine species per sq.m. (hence entered into the calculator as 'other neutral grassland' rather than amenity grassland). Varied sward height, bare ground <5%, no bracken and no shrub encroachment or non-native invasive species. The lawn is intended to be regularly mown, at least in part, and so the key indicators may not always be clearly visible throughout the sward. Four criteria met (potentially five if all species are visible throughout sward). Condition: Fairly good .

5. DISCUSSION

- 5.1 Two European Sites are located at approximately 5km and 9km distance from the site, but the proposal type and distance are such that no likely significant effects will occur. No statutory protected sites are present within the 1km desk study search area. In terms of non-statutory protected sites, there are nine SINC within the study area, the nearest of which is Tufnell Park Primary School Gardens located 160m to the west and which supports a pond with common frog. There is no habitat connectivity between these SINC and the site due to the presence of existing built development and no direct or indirect effects on these SINC are anticipated.
- 5.2 No Priority Habitats are located within the site or immediately adjacent.
- 5.3 Bats have been recorded within the search area, with records of common, soprano and Nathusius (*Pipistrellus nathusii*) pipistrelle, noctule (*Nyctalus noctula*), Leisler's (*Nyctalus leisleri*) and non-specific bat species reported between 2007 and 2015. They range from 270m to 1km distance from site. The known use of the site itself is restricted to common pipistrelle, as identified during surveys in 2019, 2020 and 2021 (PAA 2020b, 2020c, 2021). Three common pipistrelle occasional summer roosts are confirmed on buildings within the site, as well as likely hibernation use by the species.
- 5.4 Twenty-five Amber or Red BOCC were recorded from within the study area, though none from within the site itself, between 1989 and 2021. These comprised a diverse range of species including recent records for swift⁹, house martin, grey wagtail, house sparrow, starling, redwing and fieldfare.
- 5.5 Other species records within 1km of the site boundary included common toad and common frog approximately 400m to the north, and hedgehog recorded 230m to the south.
- 5.6 Habitats on site were limited to essentially man-made habitats comprising hardstanding, buildings, introduced trees and shrubs, amenity grassland and ephemeral short perennial. Species were typical of urban landscape planting and amenity areas and included a number of exotic and ornamental trees and shrubs. Due to a lack of recent management the habitats have become overgrown with patches of ephemeral short perennial vegetation become established in areas of former hardstanding.
- 5.7 No other protected species were found on site and the site is considered to have negligible potential to support them, with the exception of nesting birds associated with areas of tree and shrub planting.
- 5.8 Japanese knotweed and wall cotoneaster were recorded on site. These species are listed on Schedule 9 of the WCA, which lists invasive plants and it is illegal to plant or otherwise cause to grow in the wild any plant listed.
- 5.9 Overall, the site was considered to have low ecological value and this is restricted to roosting and foraging bats and nesting birds.
- 5.10 The BNG calculation demonstrates that a significant net gain of +16.87% which is attributable primarily to the use of a species-rich grassland, coupled with the overall increase in habitat cover, retention of many of the existing trees, and inclusion of green roofs and rain garden.

⁹ See Table 3 for scientific names

6. RECOMMENDATIONS

Bats

- 6.1 The detailed methods and results of bat surveys and specific recommendations for bats are given in *Holloway Update Bat Report* (PAA 2021).

Nesting Birds

- 6.2 To avoid disturbance to nesting birds associated with areas of tree and shrub planting, all vegetation clearance should be undertaken outside of the bird nesting season. If this is not possible then a check for nesting birds must be undertaken by a suitably experienced ecologist no more than 48hrs prior to vegetation clearance. If evidence of nesting is recorded then a suitable, undisturbed buffer zone would be retained around the nest and inspected at regular intervals by an ecologist until it can be confirmed that any young have fledged or that nesting has been completed.
- 6.3 In addition, it is recommended that the proposals include new landscape planting selected for its wildlife beneficial features such as nectar and berry bearing species to encourage invertebrates and provide year-round foraging opportunities for urban bird species. The inclusion of artificial nest boxes targeted at urban bird species such as swift and starling is also recommended.

Invasive Species

- 6.4 A method statement for the suitable control and disposal of Japanese knotweed (Target Note 1, Figure 1) and wall cotoneaster (Target Note 4, Figure 1) would be required prior to any vegetation removal.

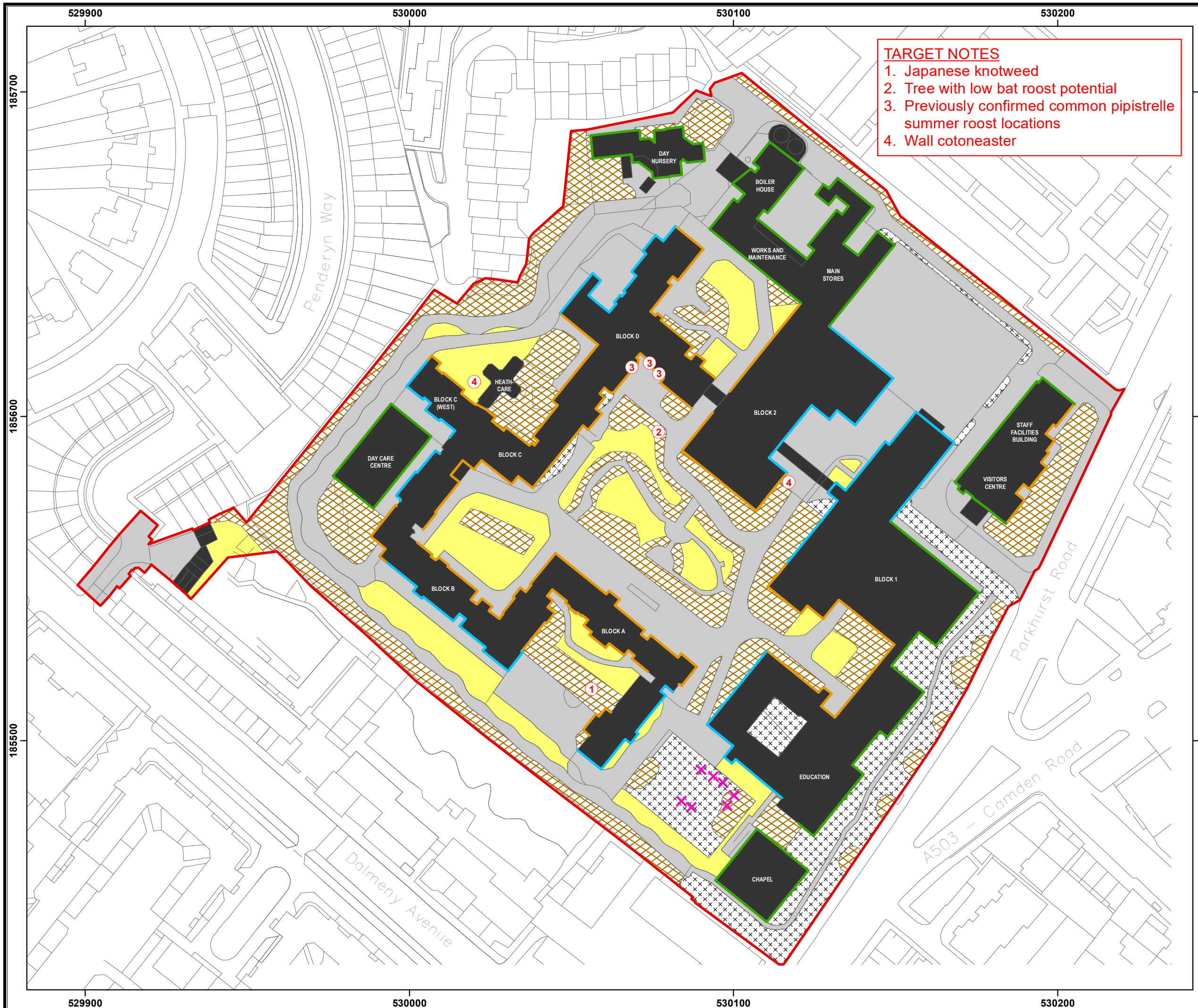
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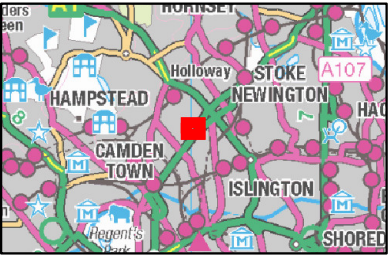
8. ABBREVIATIONS

BAP	Biodiversity Action Plan
CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW	Countryside and Rights of Way
EU	European Union
GIS	Geographic Information Systems
JNCC	Joint Nature Conservation Committee
LBI	London Borough of Islington
MAGIC	Multi Agency Geographic Information for the Countryside
NERC	Natural Environment and Rural Communities
NPPF	National Planning Policy Framework
PAA	Penny Anderson Associates Ltd
SAC	Special Area(s) of Conservation
SINC	Site(s) of Importance for Nature Conservation
SSSI	Site(s) of Special Scientific Interest
UGF	Urban Green Factor(s)
WCA	Wildlife and Countryside Act

FIGURE



- TARGET NOTES**
- 1. Japanese knotweed
 - 2. Tree with low bat roost potential
 - 3. Previously confirmed common pipistrelle summer roost locations
 - 4. Wall cotoneaster



Legend

Site boundary

Habitat

- Hardstanding
- Amenity grassland
- Building
- Ephemeral/short perennial
- Introduced trees and shrubs
- Self-seeded butterfly bush
- Target note

Relative Bat Habitat Suitability

- Higher bat habitat suitability
- Moderate bat habitat suitability
- Lower bat habitat suitability

British National Grid
Projection: Transverse Mercator
False Easting: 400000.000000
False Northing: 100000.000000
Central Meridian: -2.000000
Scale Factor: 0.999601
Latitude Of Origin: 49.000000

ISO A3

Metres

0 5 10 20 30 40

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Project Name
Project Holloway

Discipline
Preliminary Ecological Appraisal

Title
Extended Phase 1
Habitat Map 2021

Scale 1:1,100	Drawing No. Figure 1
Drawn By CC	Originator RL
PAA Ref.	Revision 1.0

Date
14/10/2021

APPENDICES

APPENDIX 1

Relevant Protected Species Legislation

SUMMARY OF THE LEGISLATION RELATING TO BATS

All wild species of bat are protected under the Wildlife and Countryside Act (WCA) 1981, which has also been amended by later legislation, including the Countryside and Rights of Way (CROW) Act 2000 and the Conservation of Habitats and Species Regulations 2017 (amended), and this legislation is applicable to England and Wales. Bats are listed on Schedule 5 of the WCA and are therefore subject to some the provisions of Section 9 which, with the amendments, make it an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection (S9:4b).
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat (S9:4c).

There are additional offences in relation to buying and selling (S9:5) any live or dead animal of this species or anything derived from them.

Bat species are also listed under Annexes IIa and IVa of the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, also known as the 'Habitats Directive'. Inclusion on Annex IVa means they are consequently identified as European Protected Species (EPS) and protected under the Conservation of Habitats and Species Regulations 2017 (amended).

The Conservation of Habitats and Species Regulations 2017 (amended) state that a person commits an offence if they:

- (a) deliberately capture, injure or kill any wild animal of a European protected species,
- (b) deliberately disturb wild animals of any such species, in such a way as –
 - (i) to impair their ability to survive, to breed or reproduce, or to rear their young, or
 - (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate, or
 - (iii) to affect significantly the local distribution or abundance of the species to which they belong;
- (c) deliberately take or destroy the eggs of such an animal, or
- (d) damage or destroy a breeding site or resting place of such an animal.

Under these Regulations it is an offence to damage or destroy a breeding site or resting place whether the animal is in occupation or not, and protection extends to all life stages of the animal in question. There are additional offences relating to possession, control and sale of a live or dead bat or part of such an animal.

In addition, seven native British bat species, including the soprano pipistrelle (*Pipistrellus pygmaeus*) and the brown long-eared bat (*Plecotus auritus*), that are frequently found in buildings, are listed as a 'Priority Species' under the under the 2011 biodiversity strategy for England, *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*, under the 2012 UK Post-2010 UK Biodiversity Framework. These Priority Species are also referred to as 'species of principal importance' for the conservation of biodiversity in England and Wales within Section 74 of the CROW Act 2000, and Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006.

In addition, the National Planning Policy Framework (NPPF 2019) has an overall focus on sustainable development, and states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks. Furthermore, the NPPF also states that any planning proposals for which significant negative impacts on biodiversity cannot be avoided, mitigated or compensated for should be refused. Reference is made to Circular 06/2005 *Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System* in respect of statutory obligations for biodiversity and geodiversity conservation.

The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Please note: the above text provides a brief summary of the legislation in relation to bats in England and Wales and the original Acts, Regulations and any amendments should be referred to for the precise wording.

SUMMARY OF THE LEGISLATION RELATING TO BREEDING BIRDS

All wild species of breeding birds and their nests are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CROW) Act 2000. This legislation applies in England and Wales.

Part 1 (Section 1:1) of the WCA states that:

'If any person intentionally,

- (a) kills, injures or takes any wild bird;
- (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- (c) takes or destroys an egg of any wild bird,

he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CROW Act 2000) refers to specific birds listed on Schedule 1 of the WCA, and states that:

'If any person intentionally or recklessly,

- (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
- (b) disturbs dependent young of such a bird,

he shall be guilty of an offence and liable to a special penalty.'

Schedule 1 includes birds such as Western barn owl (*Tyto alba*), black redstart (*Phoenicurus ochruros*), woodlark (*Lullula arborea*) and Cetti's warbler (*Cettia cetti*). Please refer to the WCA for a complete list of Schedule 1 species.

Some provisions are made to allow the killing and taking of certain species under certain circumstances, as follows:

- Birds listed on Schedule 2 (Part 1) of the Act may be taken or killed outside of the 'close season' for each individual species (the 'close season' is defined by the Act). This includes various wild duck and geese species.
- Birds listed on Schedule 2 (Part 2) of the Act may be killed or taken by authorised persons at all times. This includes species such as carrion crow (*Corvus corone*), Eurasian magpie (*Pica pica*), feral pigeon¹ (*Columba livia*) and greater Canada goose (*Branta canadensis*). An 'authorised person' is defined as a person who has written authorisation to undertake the act from the relevant statutory authority. The written authority is in the form of a licence, either a general licence which covers a number of the more typical 'pest' species, or an individual licence for other individual species. In England these licences are issued by Natural England and in Wales by the Welsh Assembly Government.

Please note: the above text provides a brief summary of the legislation in relation to breeding birds in England and Wales and the original Act and any amendments should be referred to for the precise wording.

¹ Also known as rock dove

APPENDIX 2
Botanical Species List

Appendix 2 Botanical Plant Species List

Common Name	Scientific Name	Introduced Shrub and Garden	Ammenity Grassland	Ephemeral/ Short Perennial
Woody Species				
Ash	<i>Fraxinus excelsior</i>	F		
Bird cherry	<i>Prunus padus</i>	O		
Bramble	<i>Rubus fruticosus</i>	F - LA		
Butterfly-bush	<i>Buddleja davidii</i>	F - LA		
Cabbage-palm	<i>Cordyline australis</i>	F		
Indian bean	<i>Catalpa bignonioides</i>	R		
Caucasian lime	<i>Tilia x euchlora</i>	R		
Cherry 'Kanzan'	<i>Prunus serrulata 'Kanzan'</i>	F		
Cherry laurel	<i>Prunus laurocerasus</i>	R		
Cherry 'spire'	<i>Prunus x Hillieri spire</i>	O		
Common juniper	<i>Juniperus communis</i>	R		
Contorted willow	<i>Salix babylonica</i> var. <i>pekinensis</i> 'Tortuosa'	O		
Crack willow cultivar	<i>Salix fragilis</i> cultivar	R		
Dogwood	<i>Cornus sanguinea</i>	O		
Elder	<i>Sambucus nigra</i>	O		
Eucalyptus/Gum species	<i>Eucalyptus</i> sp.	O		
Evergreen spindle	<i>Euonymus japonicus</i>	R		
Fatsia	<i>Fatsia japonica</i>	O		
Garden privet	<i>Ligustrum ovalifolium</i>	O		
Goat willow	<i>Salix caprea</i>	O		
Hawthorn	<i>Crataegus monogyna</i>	O		
Hazel	<i>Corylus avanula</i>	O		
Holm/Evergreen oak	<i>Quercus ilex</i>	R		
Honeysuckle	<i>Lonicera periclymenum</i>	O		
Horse chestnut	<i>Aesculus hippocastanum</i>	O		
Hydrangea species	<i>Hydrangea</i> sp.	O		
Large-leaved lime	<i>Tilia platyphyllos</i>	O		
Laurustinus	<i>Viburnum tinus</i>	O		
Lawson's cypress	<i>Cupressus lawsoniana</i>	O		
Leyland cypress	<i>Cupressus leylandii</i>	O		
Lime	<i>Tilia x europaea</i>	O		
London plane	<i>Platanus acerifolia</i>	F		
Mexican orange	<i>Choisya ternata</i>	O		
Mock-orange species	<i>Philadelphus</i> sp.	O		
New Zealand broadleaf	<i>Griselinia littoralis</i>	R		
Norway maple	<i>Acer platanoides</i>	F		
Purple Norway maple	<i>Acer platanoides 'crimson king'</i>	O		
Robinia 'Frisia'	<i>Robinia 'Frisia'</i>	O		
Rose species	<i>Rosa</i> sp.	F		
Rowan	<i>Sorbus aucuparia</i>	F		
Scarlet firethorn	<i>Pyracantha coccinea</i>	F		
Silver beech	<i>Nothofagus menziesii</i>	O		
Silver birch	<i>Betula pendula</i>	F		
Silver maple	<i>Acer saccharinum</i>	F		
Small-leaved lime	<i>Tilia cordata</i>	O		
Spotted-laurel	<i>Aucuba japonica</i>	O		
Swedish whitebeam	<i>Sorbus intermedia</i> agg.	F		
Sweet chestnut	<i>Castanea sativa</i>	O		
Sycamore	<i>Acer pseudoplatanus</i>	F		
Tree-mallow	<i>Malva arborea</i>	O		
Tree-of-heaven	<i>Ailanthus altissima</i>	F		
Tulip tree/Magnolia	<i>Liriodendron tulipifera</i>	F		
Wall cotoneaster*	<i>Cotoneaster horizontalis</i>	+		
Weeping cherry	<i>Prunus 'Kiku-shidare-zakura'</i>	F		
Weeping silver birch	<i>Betula pendula 'youngii'</i>	O		
Weeping willow	<i>Salix babylonica</i>	F		
Whitebeam	<i>Sorbus</i> sp.	F		
Wilson's honeysuckle	<i>Lonicera nitida</i>	F		

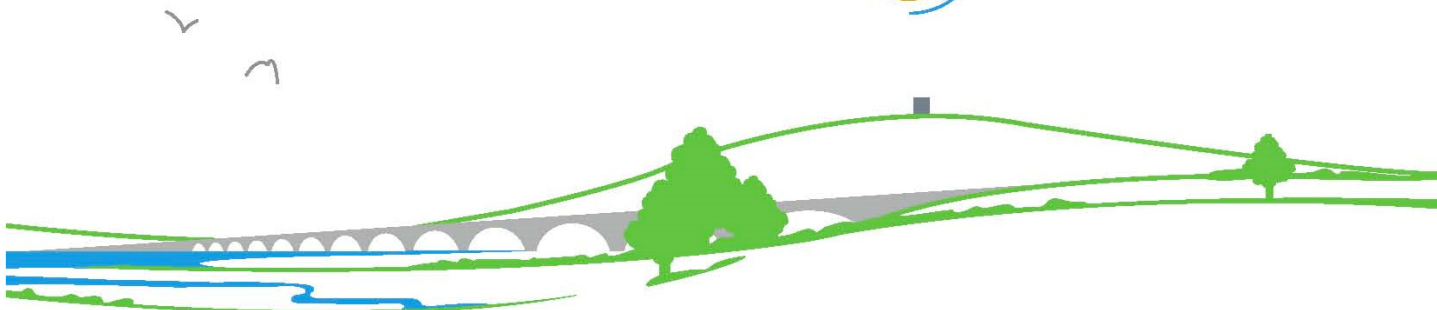
Common Name	Scientific Name	Introduced Shrub and Garden	Ammenity Grassland	Ephemeral/ Short Perennial
Herbs, Grasses and Ferns				
Annual meadow-grass	<i>Poa annua</i>			+
Bear's-breeches species	<i>Acanthus</i> sp.			+
Boston-ivy	<i>Panthernocissus tricuspidata</i>	+		
Broad-leaved dock	<i>Rumex obtusifolius</i>			+
Broad-leaved willowherb	<i>Epilobium montanum</i>		+	+
Canadian fleabane	<i>Erigeron canadensis</i>			+
Cat's-ear	<i>Hypochaeris radicata</i>			+
Cock's-foot	<i>Dactylis glomerata</i>		+	
Common chickweed	<i>Stellaria media</i>			+
Common evening-primrose	<i>Oenothera biennis</i>		+	
Cotoneaster species	<i>Cotoneaster</i> sp.			+
Creeping cinquefoil	<i>Potentilla reptans</i>		+	
Dandelion	<i>Taraxacum officinale</i>		+	+
Euphorbia species	<i>Euphorbia</i> sp.	+		
Evening primrose species	<i>Oenothera</i> sp.			+
False oat-grass	<i>Arrhenatherum elatius</i>		+	
Field bindweed	<i>Convolvulus arvensis</i>		+	
Foxglove	<i>Digitalis purpurea</i>		+	
Fuchsia	<i>Fuchsia magallamica</i>	+		
Ground-elder	<i>Aegopodium podagraria</i>			+
Heart-leaved elephant-ears	<i>Bergenia cordifolia</i>	+		
Hebe species	<i>Hebe</i> sp.			+
Herb-Robert	<i>Geranium Robertianum</i>			+
Ivy	<i>Hedera helix</i>			+
James roof	<i>Garrya elliptica</i>	+		
Japanese knotweed*	<i>Reynoutria japonica</i>	+		
Japanese skimmia	<i>Skimmia japonica</i>	+		
Japanese spiraea	<i>Spiraea japonica</i>	+		
Knotgrass	<i>Polygonum aviculare</i>			+
Lesser periwinkle	<i>Vinca minor</i>	+		
Meadow barley	<i>Hordeum secalinum</i>			+
Mexican fleabane	<i>Erigeron karvinskianus</i>			+
Mullein species	<i>Verbascum</i> sp.			+
New Zealand flax	<i>Phormium tenax</i>	+		
Nipplewort	<i>Lapsana communis</i>			+
Pampas grass	<i>Cortadaria selloana</i>	+		
Pendulus sedge	<i>Carex pendula</i>	+		
Perennial rye-grass	<i>Lolium perenne</i>		+	
Ornamental poppy species	<i>Mecanopsis</i> sp.			+
Portland spurge	<i>Euphorbia portlandica</i>			+
Red clover	<i>Trifolium pratense</i>		+	
Red fescue	<i>Festuca rubra</i>		+	
Red valerian	<i>Centranthus ruber</i>			+
Ribwort plantain	<i>Plantago lanceolata</i>		+	
Rosebay willowherb	<i>Chamaenerion angustifolium</i>			+
Rose-of-Sharon	<i>Hypericum calycinum</i>	+		
Selfheal	<i>Prunella vulgaris</i>		+	
Shrub ragwort 'sunshine'	<i>Senecio sunshine</i>	+		
Smooth hawk's-beard	<i>Crepis capillaris</i>			+
Soft lady's-mantle	<i>Alchemilla mollis</i>	+	+	
Traveller's joy	<i>Clematis vitalba</i>			+
Virginia-creeper	<i>Parthenocissus quinquefolia</i>	+		
Wood avens	<i>Geum urbanum</i>			+
Yarrow	<i>Achillea millefolium</i>		+	
Mosses				
a moss				+

KEY

D-Dominant, A-Abundant, F-Frequent, O-Occasional, R-Rare, L-Locally, +-Present

* = Listed as an invasive non-native species in Schedule 9 of the WCA 1981 (as amended)

Penny Anderson
Associates Ltd
CONSULTANT ECOLOGISTS



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Registered Office as Above

Registered in England & Wales

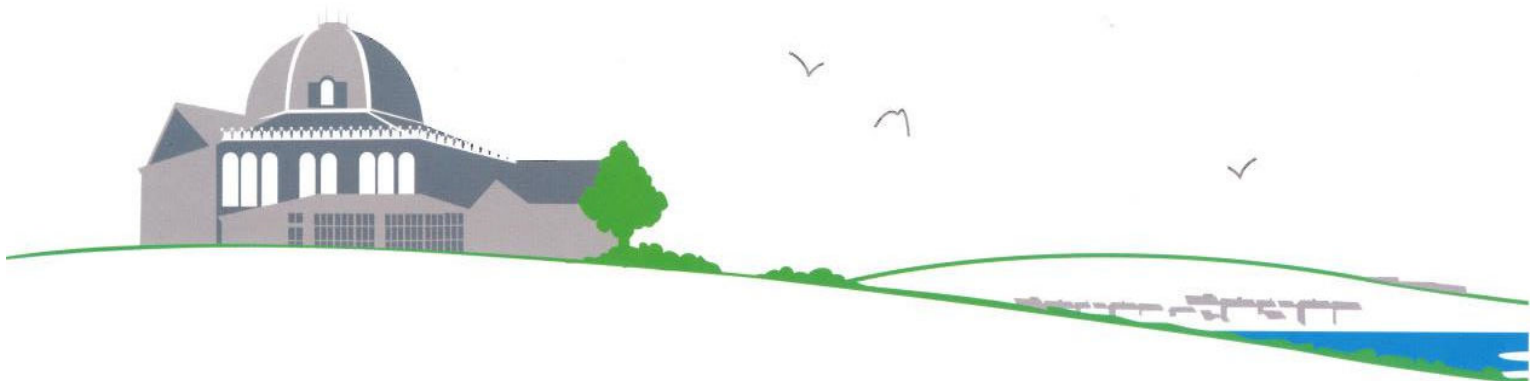
Company No. 4223109

Directors: Mrs P Anderson Mr P Worrall Miss S Rogers

Appendix 10.7 Updated Bat Survey Report 2021



PEABODY CONSTRUCTION LTD
HOLLOWAY PRISON
UPDATE BAT SURVEY REPORT



PEABODY CONSTRUCTION LTD

HOLLOWAY PRISON

UPDATE BAT SURVEY REPORT

Penny Anderson Associates Limited
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October 2021

This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed: 

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FIGURE

- 1 Holloway Bat Transect and Activity Surveys 2021

APPENDIX

- 1 Summary of the Legislation Relating to Bats

1. INTRODUCTION

- 1.1 Penny Anderson Associates Ltd (PAA) was commissioned by Peabody Construction Limited to carry out a suite of bat surveys as an update to surveys previously completed on land at the former Holloway Prison, London (PAA 2020a, PAA 2020b and PAA 2020c). The site is centred on grid reference TQ 30102 85579.
- 1.2 The suite of update surveys comprised:
- three update activity surveys of the previously confirmed common pipistrelle (*Pipistrellus pipistrellus*) summer roosts; and
 - an evening transect survey of the site.
- 1.3 In addition, the survey included a building inspection and activity survey of a row of garages at Trecastle Way which did not previously form part of the development site.
- 1.4 This report details the methods and results of these surveys and makes any recommendations as required.

Site Description

- 1.5 The site comprises existing buildings with associated areas of hard standing and landscape plantings of introduced shrub and trees, amenity grassland and patches of ephemeral short perennial vegetation encroaching into areas of hardstanding due to a lack of site management. The site is located in an urban setting in the London Borough of Islington (LBI).

Legislative Context

- 1.6 All wild species of bat are protected under the Wildlife and Countryside Act (WCA), 1981, which has also been amended by later legislation, including the Countryside and Rights of Way (CROW) Act 2000 and the Conservation of Habitats and Species Regulations 2017 (amended), and this legislation is applicable to England and Wales. Bats are listed on Schedule 5 of the WCA and are, therefore, subject to some the provisions of Section 9 which, with the amendments, make it an offence to:
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection (S9:4b).
 - Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat (S9:4c).
- 1.7 There are additional offences in relation to buying and selling (S9:5) any live or dead animal of this species or anything derived from them.
- 1.8 Bat species are also listed under Annexes IIa and IVa of the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, also known as the 'Habitats Directive'. Inclusion on Annex IVa means they are consequently identified as European Protected Species (EPS) and protected under the Conservation of Habitats and Species Regulations 2017 (amended).
- 1.9 The Conservation of Habitats and Species Regulations 2017 (amended) state that a person commits an offence if they:
- (a) deliberately capture, injure or kill any wild animal of a European protected species,
 - (b) deliberately disturb wild animals of any such species, in such a way as –
 - (i) to impair their ability to survive, to breed or reproduce, or to rear their young, or

- (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate, or
 - (iii) to affect significantly the local distribution or abundance of the species to which they belong;
 - (c) deliberately take or destroy the eggs of such an animal, or
 - (d) damage or destroy a breeding site or resting place of such an animal.
- 1.10 Under these Regulations it is an offence to damage or destroy a breeding site or resting place whether the animal is in occupation or not, and protection extends to all life stages of the animal in question. There are additional offences relating to possession, control and sale of a live or dead bat or part of such an animal.
- 1.11 In addition, seven native British bat species, including the soprano pipistrelle (*Pipistrellus pygmaeus*) and the brown long-eared bat (*Plecotus auritus*), that are frequently found in buildings, are listed as a 'Priority Species' under the under the 2011 biodiversity strategy for England, *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*, under the 2012 UK Post-2010 UK Biodiversity Framework. These Priority Species are also referred to as 'species of principal importance' for the conservation of biodiversity in England and Wales within Section 74 of the CRow Act 2000, and Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006.

Bat Biology

- 1.12 There are 17 species of native bats known to be resident (i.e. breed) in the British Isles. British bats feed entirely on insects and have developed a complex sonar system, known as echolocation, which enables them to find prey and navigate around their environment at night.
- 1.13 Habitat requirements vary widely, both on an individual and species level, although certain features, such as woodland, parkland, traditional pasture, marshes and areas of freshwater, are often focal points for foraging, as insects are plentiful in these areas (Mitchell-Jones 2004). Bats use linear features such as rivers, hedgerows, roads and woodland edges as landmarks in order to commute from one location to another (Schofield and Mitchell-Jones 2003).
- 1.14 Bats utilise different roosts at different times of the year. Between late October and March, bats hibernate; this requires an unexposed roost with a stable temperature, typically a cave, cellar or tunnel. Around March, the bats emerge and gradually move to their summer roosts, typically within man-made structures or suitable crevices in trees. During the spring and summer period female bats gather together at maternity roosts to give birth and rear their young. Most births occur between late June and mid-July, with the young able to fly within three to five weeks (Altringham 2003; Waters and Warren 2003). By the end of August, most of the young bats are independent and the colony begins to break up (Schofield and Mitchell-Jones 2003). Mating takes place between August and December, either at the winter hibernation site or at autumn breeding sites. The numbers of bats utilising these roosts can vary from single bats to hundreds of bats in a nursery colony or hibernation site (Altringham 2003).
- 1.15 Bats play an important role in many environments around the world, including pollination and insect control. In the UK, bats can tell us a lot about the state of the environment because they are top predators of common nocturnal insects and are extremely sensitive to changes in their surroundings, e.g. climate, landscape, agricultural intensification, development and habitat fragmentation. Populations of British bats have suffered severe declines in the past century, influenced by these factors.

Protected Species

- 1.16 Details of the protected species legislation relevant to this report can be found in Appendix 1.

2. METHODS

2.1 Buildings, trees and habitats within the site were previously surveyed for bats in 2019 (PAA 2020a, 2020b and 2020c). This comprised building inspections and ground level tree inspections, emergence/re-entry activity surveys, evening transect surveys, Mobile Elevated Work Platform (MEWP) inspections of potential roost features (PRF), and static monitoring, both in the active and the hibernation seasons. With the passage of time since these surveys were completed, a proportionate update survey schedule was agreed upon with the LBI Ecology Officer to be completed in 2021, comprising:

- three update activity surveys of the previously confirmed common pipistrelle summer roosts; and
- an evening transect survey of the site.

2.2 In addition, a building inspection and single dusk activity survey of garages at Trecastle Way which did not previously form part of the development site was also carried out.

Building Assessment

2.3 An inspection of garages at Trecastle Way was completed by licenced bat ecologist Rob Lamb on 6th October 2021, prior to the dusk activity survey of this structure.

2.4 The inspection followed standard methodologies and assessed based on Collins (2016). Due to access limitations, only an external inspection was completed. The inspection used Clulite torch and ladders as appropriate to search any suitable roost features and search for other signs of bats such as droppings, feeding remains and staining.

Bat Activity Transect Survey

2.5 Bat activity transect surveys can be used to ascertain if bats are present or absent, which species use the site, the levels of activity and what bats are using the site for. A single transect route was planned around the site as shown in Figure 1.

2.6 The route comprised a walk within the site boundary around the courtyards, focusing on areas where activity was detected previously. The transect had seven stops, with each stop being visited four times during the 1h 30m of survey effort. The surveyor walked steadily around the site recording bat activity, pausing at each stop for two minutes.

2.7 The transect route aimed to cover all parts of the site which contained potential summer roost features as well as areas with higher, moderate and lower habitat suitability.

2.8 The bat activity transect survey was undertaken by Licenced Bat Ecologist Rob Lamb (Licence no. 2020-44441-CLS-CLS) on 2nd August 2021 in dry, suitable conditions (see Table 1). The transect survey began 23 minutes after sunset, and was completed after 1h 30m.

2.9 The survey followed current good practice guidelines published by The Bat Conservation Trust (Collins 2016) and, therefore, the survey techniques and assessment criteria were consistent with industry standard techniques for bat surveys.

Dusk Emergence and Dawn Re-Entry Surveys

2.10 Two dusk emergence and one dawn re-entry survey were completed on the three previously confirmed common pipistrelle summer roosts. Figure 1 shows the locations of the confirmed roosts and the surveyors. As the confirmed roosts were nearby each other, all surveyors were able to be in eyesight of all three roost locations. A single dusk activity survey was also completed for the row of garages at Trecastle Way. A Batbox Duet bat detector was used to aid detection in the field, and an Anabat SD1 to record echolocation calls and enable sonogram analysis for confirmation of species identification.

- 2.11 The surveys were completed by Ecologists Rob Lamb (ACIEEM¹) (RL), Gerard Hawley (MCIEEM²) (GJH) and Beth Howes³ (BH), and Assistant Ecologist Connie Webb³ (CW).
- 2.12 All surveyors have the necessary experience of surveys for protected species, including bats, and are appropriately qualified to carry out this work based on the CIEEM competencies for survey (CIEEM 2013).
- 2.13 The dusk surveys commenced approximately 20 minutes prior to sunset, and continued as stated in Tables 2, 4 and 5, taking into account the typical emergence times for the species considered likely to be present at the location. The dawn survey took place 1h 30m before sunrise and finished eight minutes after sunrise, taking account of the weather conditions and activity levels detected. Weather conditions were recorded at the start and end of the survey and details can be found in Tables 2 to 5.
- 2.14 The dusk emergence and dawn re-entry surveys followed current good practice guidelines published by The Bat Conservation Trust (Collins 2016).
- 2.15 Recorded bat calls from all surveys were analysed using specialist sound analysis software Analook W. Based on parameters such as peak frequency and call duration, each call was assigned to a particular bat species to confirm the identification recorded by surveyors in the field.
- 2.16 The dates, weather conditions and start/finish times for each survey are presented in the Results section of this report.

¹ Associate member of Chartered Institute of Ecology and Environmental Management (CIEEM)

² Full member of CIEEM

³ Qualifying member of CIEEM

3. RESULTS

Dusk Transect Survey

- 3.1 The dusk bat activity transect survey was undertaken on 2nd August 2021 following the route detailed in Figure 1. The findings of the survey are summarised in Table 1 and discussed below.

Table 1 Bat Activity Transect Results, 2nd August 2021

Species	First Heard	Activity Levels on Site
Common pipistrelle	21:10	Low to Moderate – see discussion below.
Start time: 21:10	Sunset: 20:47	End time: 22:40
Conditions: Dry with light wind and >90% cloud cover.		
Temperature: 18°C decreasing to 15°C. Humidity: 45% decreasing to 40%.		

- 3.2 The transect survey was commenced 23 minutes after sunset, starting after RL had observed the common pipistrelle emerging from the known roosts during the final dusk activity survey (see Table 4).
- 3.3 Common pipistrelle were already active when the survey commenced. This was the only bat species encountered during the transect survey. The transect survey confirmed a low to moderate amount of common pipistrelle activity throughout the site, with most sightings made in the central courtyard of the site nearby the confirmed roosts and groupings of mature trees. Feeding buzzes and foraging swoops were recorded frequently in this courtyard. The most common pipistrelle observed at the same time was three, in the central courtyard.
- 3.4 Less activity was noted towards the well-lit main road due east. Calls were heard in the north and west of the site, however, in most instances these bats were not seen. A bat was seen to fly in from off-site in the south-west of the site, indicating possible linkage with off-site foraging habitats in this direction.
- 3.5 No emergences or roosting behaviour within the site was observed during the transect walks. The survey recorded areas with low to moderate bat foraging activity.

Dusk Emergence and Dawn Re-Entry Surveys

- 3.6 The results of the dusk emergence and dawn re-entry surveys are summarised in Tables 2 to 4 and the findings discussed below.

Table 2 First Bat Dusk Emergence Survey Results, 1st July 2021

Species	First Recorded	Notes
Common pipistrelle (CP)	21:28	First CP heard/seen at 21:28 flying in from south-west but not seen to emerge. Proceeds to forage courtyard and joined by second CP at 21:32 and a third at 21:36. Re-entry and re-emergence by one CP at 21:42 on east elevation. Courtyard then foraged by up to three CP for rest of survey.
Start time: 20:55	Sunset: 21:21	End time: 22:30
Surveyors: RL and BH		
Conditions: Dry and calm. 20-30% cloud cover.		
Temperature: 20°C decreasing to 18°C. Humidity: 41% increasing to 57%.		

Table 3 Bat Dawn Re-Entry Survey Results, 13th July 2021

Species	First Recorded	Notes
Common pipistrelle (CP)	03:36	First recorded at 03:36, heard not seen (HNS). First seen 04:07, single CP now foraging courtyard 04:37 re-entry on eastern elevation above ledge of top window. 04:45 re-entry into mortar gap on north elevation near upper of building.
Start time: 03:30	Sunrise 04:57	End time: 05:05
Surveyors: RL and CW		
Conditions: Dry and calm to begin with 70-90% cloud cover.		
Temperature: 18°C decreasing to 16.5°C. Humidity: 69% increasing to 93%.		

Table 4 Second Bat Dusk Emergence Survey Results, 2nd August 2021

Species	First Recorded	Notes
Common pipistrelle (CP)	20:59	2x CP emerged from known roost locations at 20:59. These bats foraged the courtyard area nearby the roosts. A third CP then joined from the south, not seen to emerge from the known roost locations.
Start time: 20:30	Sunset: 20:47	End time: 21:10
Surveyors: RL		
Conditions: Dry with light wind and >90% cloud cover.		
Temperature: 18°C decreasing to 15°C. Humidity: 45% decreasing to 40%.		

- 3.7 Common pipistrelle was the only species recorded across the three activity surveys. The surveys confirmed the continued use of crevice features as summer day roosts by common pipistrelle, as previously identified in 2019.
- 3.8 Based on the findings and the observations by all surveyors across the three surveys, there are three common pipistrelle foraging in this courtyard area each night shortly after emerging. At least two are using the features which were the subject of these surveys, with a third bat usually joining from elsewhere, emergence unseen.
- 3.9 There were two occasions (the second and third activity surveys) where two bats were seen to emerge or re-enter the known roosts, with a third bat joining having emerged/re-entered elsewhere.
- 3.10 On the first emergence survey, an entry and re-emergence was observed on the eastern elevation at 21:42. No bats were seen to directly emerge without an entry, however. Therefore, these roosts would be best described as 'occasional' summer roosts. Common pipistrelle are known to use these types of summer roosting feature nomadically and will often have a number of roost options during the active season, not necessarily returning to the same roost each morning.
- 3.11 With this in mind, these individuals will have alternative roosting options nearby. Given the wide availability of these feature types, and the timings of sightings, these are quite possibly located within the site, but this cannot be confirmed without significantly upscaling the survey effort.
- 3.12 The three roost features confirmed are shown in Photos 1 and 2.



Photo 1 (left) The confirmed roost locations on the eastern elevation

Photo 2 (right) The confirmed roost location on the western elevation

- 3.13 The final activity survey was shortened to combine the evening with the transect survey. The results of this final activity survey are considered robust, as the survey was being used to further characterise the known roosts, and the bat emergences were successfully recorded and three bats were foraging the courtyard when the survey was ended. It is considered that sufficient data on the roosts has been collected across the three activity surveys.

Garage Building Inspection and Dusk Emergence Survey

- 3.14 The structure inspected at Trecastle Way was a row of garages in an 'L'-shape. No internal access was available. The structure was brick-built. The majority of the brickwork and mortar was in solid condition, except in a single location which was inspected and noted as a Low potential feature. Wooden boarding/cladding around the apex of the structure (Photo 3) was loose in some areas, creating a few small additional Low potential crevice features. The roof was flat and lined.
- 3.15 The lighting around the structure during the evening (as shown in Photo 4) significantly reduced the suitability of the few crevice features available for bats.
- 3.16 Nevertheless, the structure was precautionarily assessed to have Low potential to support roosting bats, and so, following good practice guidelines, a dusk emergence survey was carried out. Details of the dusk emergence survey are provided in Table 5.

Table 5 Bat Activity Transect Results, 6th October

Species	First Recorded	Notes
Common pipistrelle (<i>Pipistrellus pipistrellus</i>) CP	18:58	Activity was very low, with only brief CP calls heard 30-35m after sunset by both surveyors. No bats or emergences/interactions with the structure were observed.
Start time: 18:08	Sunset: 18:27	End time: 19:30
Surveyors: RL (west of garages), GJH (east of garages)		
Conditions: Dry with light wind and >90% cloud cover.		
Limitations: The survey was undertaken outside of the typical active survey season. Due to the southerly location and mild temperatures during the survey, as well as confirmation that bats were active, it is considered that the survey can still provide confidence in a negative result.		
Temperature: 18°C decreasing to 15°C. Humidity: 45% decreasing to 40%.		



Photo 3 (left) The wooden cladding/boarding concealing the top bricks on Trecastle Way garages

Photo 4 (right) Trecastle Way garages were well lit around the structure at night - likely a significant deterrent to pipistrelle bats

4. RECOMMENDATIONS

Surveys Summary

- 4.1 The update transect, dusk emergence and dawn re-entry surveys indicate that the site is used routinely in the active season by a small number of common pipistrelle bats. The activity levels around the site are variable from low to moderate, with foraging typically seen above buildings and with higher levels of activity observed in the central courtyard nearby the confirmed roosts on the site (see Figure 1).
- 4.2 Three common pipistrelle occasional summer roosts were confirmed in the same area as identified in 2019 (Figure 1, Photos 1 and 2).
- 4.3 Static monitoring in Autumn 2019 and Winter 2019/2020 confirmed occasional activity of a small number of common pipistrelle. Therefore, the site is likely used for winter hibernation by the species. Update hibernation monitoring was not completed in 2021, and the findings of the hibernation surveys are still less than two years old and can still be treated as valid. Given the site has not changed significantly since these were completed, and as common pipistrelle is still the only species detected during the 2021 active season, update static monitoring during the coming hibernation season would be unlikely to change the known status of the site for hibernation.
- 4.4 The value of the site for bats has not altered since the 2019 surveys.

Demolition Recommendations

- 4.5 Based on the surveys undertaken in this update bat survey report and in the Autumn and Winter Bat Surveys Report (PAA 2020c), the site has been confirmed as a summer common pipistrelle roost site. In addition, there is to be a presumption that a common pipistrelle winter hibernation roost is present on site within the accessible cavity wall features (PAA 2020b).
- 4.6 It is also likely that further summer roosts may be present and a suitably precautionary approach to demolition is, therefore, recommended comprising:
- A toolbox talk carried out by a licenced bat ecologist to all workers;
 - Contractors to remain vigilant for bats during all demolition phases of works;
 - Carrying out demolition during the active bat season when bats are least vulnerable to disturbance; and
 - Demolition works to these features to be overseen by a licenced bat ecologist.

Licencing

- 4.7 Summer day roosts for low numbers of non-breeding common pipistrelle are considered to have low status as they are relatively easily mitigated for (Mitchell-Jones 2004). However, hibernation roosts are considered to be a high status roost regardless of the species and, therefore, an European Protected Species Licence (EPSL) should be obtained from Natural England to cover both roost types during demolition.
- 4.8 Until a full EPSL is obtained, containing detailed mitigation and compensation measures for the bat roosts during demolition then physical damage and disturbance should be avoided on or around all aspects of the site with cavity wall structures, as well as Block D (the latter being the location of the summer roosts).

- 4.9 Under an EPSL, the timing of demolition is likely to be restricted to the active bat season (usually April to September inclusive). This is to avoid risk of disturbance or harm to hibernating bats. Guidance on hibernation roost times state use from November to March (Mitchell-Jones 2004). However, given the southerly, milder location of the site, located within the Greater London conurbation, it may be possible to reduce the core winter period within the licence to December to February.
- 4.10 In addition to timing constraints, an EPSL is likely to also include some guidance upon demolition methods, a toolbox talk to demolition contractors prior to commencement of works, licensed ecologist to attend site for certain operations and contractors to remain vigilant for bats during all demolition phases of works.
- 4.11 The above such measures would be dependent on Natural England accepting a licence adhering to these terms.
- 4.12 If development has not commenced within two years of the date of these surveys then the site should be reassessed for bats to ensure that any decisions or actions taken at that time are based on up-to-date survey data.

Mitigation and Enhancement

- 4.13 Appropriate mitigation measures should be included within an EPSL to cover hibernating common pipistrelle bats and the three common pipistrelle summer roosts at Block D.
- 4.14 The new development plans should include replacement of the foraging habitat currently available at the site. This could be achieved with the inclusion of suitable landscape planting and providing off-site habitat linkage to avoid bat flight line severance. Planting should include species that are native and ideally of local provenance, and/or species with known value for wildlife. The use of herbicide and pesticide should be avoided in landscaping maintenance, with other non-chemical methods of weed control being used.
- 4.15 Artificial bat roost features suitable for common pipistrelle summer and winter roosting should be included within the development site to mitigate for the loss of bat roost features and to support the bat population present in the area. Many options are available 'off-the-shelf' to suit a range of situations, or optimal dimensions and locations for bespoke features can be provided by a suitably knowledgeable ecologist (JNCC 2004). The positioning of new bat roost features is also important and skilled ecological advice should be sought at the detailed design stage of the development.

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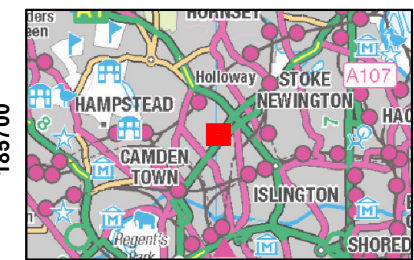
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6. ABBREVIATIONS

BH	Beth Howes
CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW	Countryside and Rights of Way
CW	Connie Webb
EPS	European Protected Species
EPSL	European Protected Species Licence
GJH	Gerard Hawley
JNCC	Joint Nature Conservation Committee
LBI	London Borough of Islington
MEWP	Mobile Elevated Work Platform
NERC	Natural Environment and Rural Communities
PAA	Penny Anderson Associates Ltd
PRF	Potential Roost Feature(s)
RL	Rob Lamb
WCA	Wildlife and Countryside Act

FIGURE



Legend

- Site boundary
- Transect route
- Bat activity during transect (common pipistrelle)
- Confirmed summer bat roosts
- Surveyor locations

Habitat

- Building
- Hardstanding
- Grass/vegetation

British National Grid
Projection: Transverse Mercator
False Easting: 400000.000000
False Northing: -100000.000000
Central Meridian: -2.000000
Scale Factor: 0.999601
Latitude Of Origin: 49.000000

ISO A3

Metres

0 5 10 20 30 40

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Telephone 01298 27086

Project Name: Project Holloway

Discipline: Preliminary Ecological Appraisal

Title: Holloway Bat Transect and Activity Surveys 2021

Scale: 1:1,100	Drawing No. Figure 1
Drawn By: CC	Originator: RL
PAA Ref.	Date: 14/10/2021
	Revision: 1.0

APPENDIX 1

Summary of the Legislation Relating to Bats

SUMMARY OF THE LEGISLATION RELATING TO BATS

All wild species of bat are protected under the Wildlife and Countryside Act (WCA) 1981, which has also been amended by later legislation, including the Countryside and Rights of Way (CROW) Act 2000 and the Conservation of Habitats and Species Regulations 2017 (amended), and this legislation is applicable to England and Wales. Bats are listed on Schedule 5 of the WCA and are therefore subject to some the provisions of Section 9 which, with the amendments, make it an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection (S9:4b).
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat (S9:4c).

There are additional offences in relation to buying and selling (S9:5) any live or dead animal of this species or anything derived from them.

Bat species are also listed under Annexes IIa and IVa of the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, also known as the 'Habitats Directive'. Inclusion on Annex IVa means they are consequently identified as European Protected Species (EPS) and protected under the Conservation of Habitats and Species Regulations 2017 (amended).

The Conservation of Habitats and Species Regulations 2017 (amended) state that a person commits an offence if they:

- (a) deliberately capture, injure or kill any wild animal of a European protected species,
- (b) deliberately disturb wild animals of any such species, in such a way as –
 - (i) to impair their ability to survive, to breed or reproduce, or to rear their young, or
 - (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate, or
 - (iii) to affect significantly the local distribution or abundance of the species to which they belong;
- (c) deliberately take or destroy the eggs of such an animal, or
- (d) damage or destroy a breeding site or resting place of such an animal.

Under these Regulations it is an offence to damage or destroy a breeding site or resting place whether the animal is in occupation or not, and protection extends to all life stages of the animal in question. There are additional offences relating to possession, control and sale of a live or dead bat or part of such an animal.

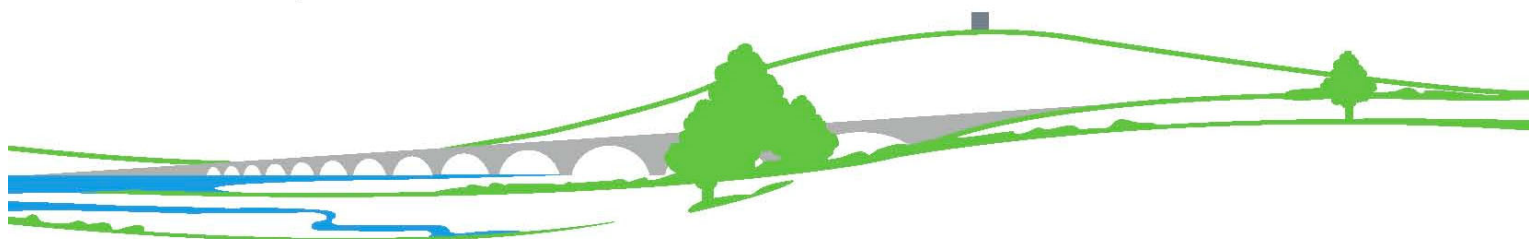
In addition, seven native British bat species, including the soprano pipistrelle (*Pipistrellus pygmaeus*) and the brown long-eared bat (*Plecotus auritus*), that are frequently found in buildings, are listed as a 'Priority Species' under the under the 2011 biodiversity strategy for England, *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*, under the 2012 UK Post-2010 UK Biodiversity Framework. These Priority Species are also referred to as 'species of principal importance' for the conservation of biodiversity in England and Wales within Section 74 of the CROW Act 2000, and Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006.

In addition, the National Planning Policy Framework (NPPF 2019) has an overall focus on sustainable development, and states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks. Furthermore, the NPPF also states that any planning proposals for which significant negative impacts on biodiversity cannot be avoided, mitigated or compensated for should be refused. Reference is made to Circular 06/2005 *Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System* in respect of statutory obligations for biodiversity and geodiversity conservation.

The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Please note: the above text provides a brief summary of the legislation in relation to bats in England and Wales and the original Acts, Regulations and any amendments should be referred to for the precise wording.

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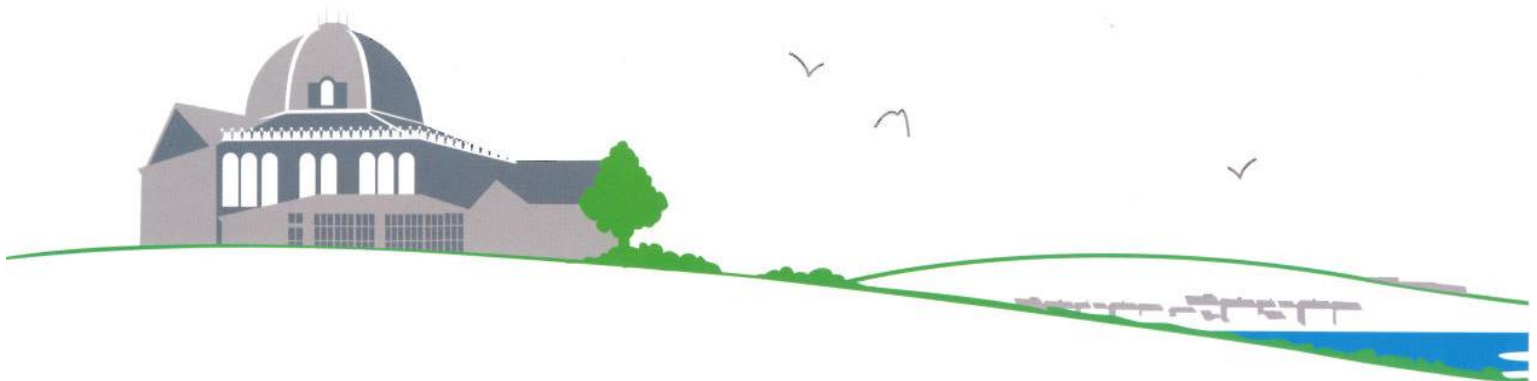


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Appendix 10.8 Shadow Habitat Regulations Assessment Report



PEABODY CONSTRUCTION LTD
HOLLOWAY PRISON
SHADOW HABITAT REGULATIONS
ASSESSMENT



PEABODY CONSTRUCTION LTD

HOLLOWAY PRISON

SHADOW HABITAT REGULATIONS ASSESSMENT

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October 2021

This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed: _____

A handwritten signature in dark ink, appearing to be 'Sacha Rogers', written over a horizontal line.

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APPENDICES

- 1 Natural England Interim Advice Note March 2019

1. INTRODUCTION

- 1.1 Penny Anderson Associates Ltd (PAA) was instructed by Peabody Construction Ltd (the 'Applicant') to prepare a Shadow Habitat Regulations Assessment ('HRA') in relation to the proposed redevelopment (the 'Development') of a 4.16 hectare (ha) area of land located at the former Holloway Prison in the London Borough of Islington (LBI) (hereafter referred to as the 'Site').
- 1.2 The HRA is required due to the presence of two European Sites, namely Epping Forest Special Conservation Area (SAC) and Lee Valley Special Protection Area (SPA) and Ramsar, that have been identified as falling within a 15km desk study search zone around the Site in a Preliminary Ecological Appraisal (PEA) conducted by PAA in 2019 (PAA 2020).
- 1.3 There are two further European Sites, namely Richmond Park SAC and Wimbledon Common SAC, which fall within 15km of parts of LBI but these are beyond 15km from the Site and therefore scoped out of this shadow HRA due to their significant distance from the Site.
- 1.4 An update desk study conducted by PAA in 2021 (PAA 2021) confirmed that the boundaries of the European Sites remain unchanged since 2019 and that no further European Sites have been added.
- 1.5 Article 6(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitat Regulations') requires that *'Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives... the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned.'*
- 1.6 HRA is a three-stage process¹ as follows:
- Screening assessment - to check if the proposal is likely to have a significant effect on the Conservation Objectives of relevant European Sites;
 - Appropriate assessment - to assess the likely significant effects of the proposal in more detail and identify ways to avoid or minimise any effects; and
 - Derogation - to consider if proposals that would have an adverse effect on a European site qualify for an exemption in which case the proposal must satisfy three legal tests, namely consideration of alternative solutions, imperative reasons of over-riding public interest (IROPI) and the securing of compensation measures.
- 1.7 The remainder of this report sets out the methodology and results of a shadow HRA to provide the information necessary for the LBI to discharge their duty under the Habitat Regulations.

¹ Source: <https://www.gov.uk/guidance/habitats-regulations-assessments-protecting-a-european-site#European-sites>

2. METHODOLOGY

Screening

- 2.1 This shadow Screening Assessment ('screening') firstly identifies European sites which would be potentially affected by the Development, as well as describing the characteristics of these sites and their conservation objectives.
- 2.2 The screening assessment then considers the key characteristics of the Development and whether the Development is likely to have a significant effect on the identified European sites in order to determine whether the subsequent steps of 'appropriate assessment' (AA) are required.
- 2.3 The potential for likely significance of effects (LSE) is determined in relation to the specific features for which the relevant European sites are designated and considers the key characteristics of the potential effect including the probability, duration, frequency and reversibility of any effects. The report concludes with a statement on whether or not LSE would occur, and thus whether AA is considered to be required.
- 2.4 In this case, as will be seen in the remainder of this report, it is concluded that AA is not required and so the report does not include the subsequent AA stage of HRA.
- 2.5 The screening assessment draws upon the Integrated Impact Assessment (IIA) report prepared for the Islington Local Plan (LBI 2019) which includes an HRA of the local plan. The IA report identified a number of potential effects that could arise from Local Plan policies in relation to European Sites follows. These are:
- Water quality;
 - Increased visitor access;
 - Light pollution;
 - Spread of pest species;
 - Increased traffic (air pollution);
 - Flooding;
 - Increased water use;
 - CO2 emissions/climate change; and
 - Improved provision of recreational facilities alleviating pressure on European Sites.
- 2.6 For the purposes of this screening assessment it is considered that the provision of improved provision of recreational facilities is mitigation rather than an effect *per se* and so is not considered in the screening assessment.
- 2.7 In addition to the above list of potential effects, a wider effect of 'urbanisation' is also considered within the screening assessment. Urbanisation effects are generally taken to comprise a range of effects that can occur due to presence of built development in proximity to a European Site such as litter, vandalism, spread of undesirable species, light pollution (which is covered in the list above) and predation of wildlife by domestic pets. Thus the assessment has combined light pollution and spread of pest species as part of consideration of wider urbanisation effects.
- 2.8 The screening assessment also acknowledges Natural England's Interim Guidance Note on the '*Emerging Strategic Approach Relating to the Epping Forest Special Area of Conservation (SAC) Mitigation Strategy*' dated 6th March 2019 (Natural England 2019). This document guides competent authorities within the vicinity of Epping Forest SAC to conclude that new residential

development within a defined Zone of Influence (i.e. up to 6.2km) of Epping Forest SAC would result in a LSE and that an AA will be required. The Interim Guidance Note is provided within Appendix 1.

3. SCREENING ASSESSMENT

European Sites Considered in the Screening Assessment

- 3.1 The IIA report of the Islington Local Plan (LBI 2019) confirms that there are four European Sites within 15km of parts of LBI, namely Epping Forest SAC, Lee Valley SPA and Ramsar, Richmond Park SAC and Wimbledon Common SAC.
- 3.2 Of these, the PEA conducted by PAA in 2019 (PAA 2020) confirms that Epping Forest SAC falls within approximately 9km of the site and Lee Valley SPA and Ramsar is located approximately 5km from the Site. Consequently, it is considered that there exists the potential for effects to arise in relation to these sites and they are scoped into the screening assessment.
- 3.3 The remaining two European Sites, namely Richmond Park SAC and Wimbledon Common SAC are both located over 15km from the Site. This a significant distance from the Site and beyond the point at which any potential effect could reasonably be anticipated. These sites are scoped out of the screening assessment.
- 3.4 The remainder of this screening process therefore focuses on the potential for LSE to arise in relation to Epping Forest SAC and Lee Valley SPA and Ramsar only.

Screening Assessment for Epping Forest SAC

Qualifying Features of Epping Forest SAC

- 3.5 Epping Forest is a large ancient wood-pasture with habitats of high nature conservation value including ancient semi-natural woodland, old grassland plains, wet and dry heathland and scattered wetland. The semi-natural woodland is particularly extensive but the Forest plains are also a major feature and contain a variety of unimproved acid grasslands.
- 3.6 The semi-natural woodlands of Epping Forest include important beech (*Fagus sylvatica*) forests on acid soils, which are important for a range of rare epiphytic species. The long history of pollarding, and resultant large number of veteran trees, ensures that the site is also rich in fungi and invertebrates associated with decaying timber.
- 3.7 Records of stag beetle (*Lucanus cervus*) are widespread within the Forest and frequent. Areas of acidic grassland transitional with heathland are generally dominated by a mixture of fine-leaved grasses. In marshier areas, purple moor-grass (*Molinia caerulea*) frequently becomes dominant. Broad-leaved herbs typical of acidic grassland and heathland are frequent, including heather (*Calluna vulgaris*). This European Site also contains an example of wet dwarf-shrub heath with both heather and cross-leaved heath (*Erica tetralix*).
- 3.8 All of the qualifying habitats and species of Epping Forest SAC could be potentially affected by the proposed development. These are:
 - **Qualifying habitats:** The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following habitats listed in Annex I:
 - Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrublayer (*Quercion robori-petraeae* or *Ilici-Fagenion*) (Beech forests on acid soils);
 - European dry heaths; and

- Northern Atlantic wet heaths with *Erica tetralix* (Wet heathland with cross-leaved heath).
- **Qualifying species:** The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following species listed in Annex II:
 - Stag beetle (*Lucanus cervus*).

Summary of Potential Effects on Qualifying Features of Epping Forest SAC

3.9 Table 1 (below) summarises which of the potential effects identified in the methodology section of this shadow HRA has the potential to impact on the qualifying features of Epping Forest SAC.

Table 1 Summary of Potential Effects on Qualifying Features of Epping Forest SAC

	Qualifying Feature			
Potential Effect	Beech Forest on Acid Soil	European Dry Heath	Northern Atlantic Wet Heath	Stag Beetle
Water quality				
Increased visitor access	✓	✓	✓	✓
Increased traffic (air pollution)	✓	✓	✓	✓
Flooding				
Increased water use				
CO2 emissions/climate change	✓	✓	✓	✓
Urbanisation (including light pollution and spread of pest species)	✓	✓	✓	✓

3.10 From the analysis in Table 1 it can be seen that water quality, flooding and increased water use are not relevant to the features for which Epping Forest SAC is designated and these potential effects are not considered further.

3.11 The potential for LSE to arise from the Development in respect of increased visitor access, increased traffic (air quality), CO2 emissions/climate change and urbanisation are described below.

Potential Effects of the Development on Epping Forest SAC

3.12 The Development comprises a phase comprehensive redevelopment including demolition of existing structures; site preparation and enabling works; and the construction of 985 residential homes including 60 extra care homes, a Women's Building and flexible commercial floorspace in buildings of up to 14 storeys in height; highways/access works; landscaping; pedestrian and cycle connection; publicly accessible park; care and cycle parking; and other associated works.

- 3.13 The potential for LSE to arise from the Development in relation to Epping Forest SAC is discussed in detail below.

Increased Visitor Access

- 3.14 The Development comprises a relatively large number of residential units and it is reasonable to assume that this would result in an increased demand for access to public open space for recreational use.
- 3.15 The potential effects of such increased visitor access resulting from new residential development upon Epping Forest SAC are well documented (Footprint Ecology 2017). Footprint Ecology (2017) describes the Forest as an attractive, extensive area of open semi-natural habitat and the largest open space in London. This makes it a popular destination for recreation; it also provides an important function as a greenspace on the outskirts of London. However, increased visitor access can result in a number of effects on the nature conservation interest of a site, for example:
- Eutrophication from dog fouling;
 - Trampling/wear, leading to soil compaction, vegetation wear, erosion and damage to veteran tree roots;
 - Increased fire risk;
 - Difficulties in establishing the best grazing management due to interactions between visitors and livestock;
 - Direct damage to veteran trees, for example from climbing on them; and
 - Spread of alien plants.
- 3.16 In response to concerns about recreational pressure in Epping Forest SAC a study to investigate the effects of recreational use and to inform a strategy for avoidance and mitigation to underpin emerging Local Plan policy in relevant London Boroughs was prepared (Footprint Ecology 2017; Land Use Consultants 2020).
- 3.17 One of the key findings of the 2017 study was that 75% of visitors to Epping Forest SAC originate from within a 6.2km radius or 'Zone of Influence' of the European Site. These findings formed the basis of Natural England's Interim Guidance Note (see Appendix 1) to competent authorities in the vicinity of the Epping Forest when determining planning applications within 6.2km of the SAC. The guidance anticipates that new residential development falling within the 6.2km Zone of Influence will have a LSE, either alone or in-combination, upon the SAC and sets out potential mitigation measures accordingly.
- 3.18 In this case the Development is located some 9km from the boundary of Epping Forest SAC and is thus some considerable distance outside of the 6.2km Zone of Influence around Epping Forest SAC.
- 3.19 It is concluded that no LSE would arise in relation to increased visitor access to Epping Forest SAC and no requirement for an AA is triggered.

Air Quality

- 3.20 It is widely accepted that an increase in road traffic emissions falling within 200m of a European Site may result in air quality effects upon that site and should be considered further (Natural England 2018). However, due to the significant distance of the Site from Epping Forest SAC there would be no direct impact on air quality arising from increased vehicle emissions.
- 3.21 The IIA report (LBI 2019) acknowledges that on a wider scale the LBI Local Plan could result in possible effects on European Sites due to deteriorating air quality as a result of increased

traffic, particularly as air quality is an issue affecting Epping Forest SAC. However the IA goes on to describe how policies within the Local Plan support an increase in use of more sustainable transport modes and all development is car free so would not encourage increases in traffic. The IA goes on to note that there would be minor increases in traffic associated with development across LBI (e.g. deliveries, services and disabled parking) but it is unlikely that any minor increased in traffic would be significant enough to impact on the European Sites. Therefore, the IA concludes it is unlikely that European Sites would be impacted by the Local Plan policies in respect of air quality.

- 3.22 For this reason, coupled with the significant distance of the Site from Epping Forest SAC which rules out the potential for air quality impacts within 200m of Epping Forest SAC, it is concluded that there would be no LSE and the need for AA is not triggered.

CO2 Emissions/Climate Change

- 3.23 The Development is not of a type (such as power generation or manufacturing processes) that would generate CO2 emissions *per se*. Nevertheless there is the potential for the Development to indirectly contribute to CO2 emissions e.g. vehicle emissions during construction and, at the completed and operational stage, from heating and lighting of the buildings
- 3.24 The IIA report (LBI 2019) notes that total CO2 emissions have reduced significantly in Islington in recent years and that whilst climate change more generally would be likely to have a negative impact on European Sites, the effect of emissions arising specifically from Islington is likely to be minimal. This is because of the relatively limited scale of additional development proposed across LBI coupled with Local Plan policies that provide a strong basis to limit climate change effects when new developments come forward.
- 3.25 For this reason it is concluded that there would be no LSE arising from the Development in respect of CO2/climate change and the need for AA is not triggered.

Urbanisation

- 3.26 Urbanisation describes a wide range of effects which can be attributable to proximity to built development, for example fly tipping, vandalism and predation by domestic pets. The Development is located some 9km from the boundary of Epping Forest SAC and separated from it by an existing built, urban environment. Thus, there is no scope for any increased urbanisation effects upon the SAC arising from the Development due to a complete lack of connectivity between the Site and the Epping Forest SAC.
- 3.27 It is concluded that no LSE are anticipated in respect of urbanisation effects and no requirement for an AA is triggered.

Conclusions

- 3.28 The Screening Assessment concludes that there would be no LSE on the qualifying features of Epping Forest SAC arising from the Development and that there is no need to undertake the AA stage of HRA.

Screening Assessment for Lee Valley SPA and Ramsar

Qualifying Features of Lee Valley SPA and Ramsar

- 3.29 The Lee Valley comprises a series of embanked water supply reservoirs, sewage treatment lagoons and former gravel pits along approximately 24km of the valley. These waterbodies support internationally important numbers of wintering gadwall and shoveler, while the reedbeds support a small but internationally important population of bittern.

- 3.30 Lee Valley is designated as a SPA due to its over-wintering populations of:
- Bittern *Botaurus stellaris*, 6 individuals representing at least 6.0% of the wintering population in Great Britain (5 year peak mean, 1992/3-1995/6)
 - Gadwall *Anas strepera*, 515 individuals representing at least 1.7% of the wintering Northwestern Europe population (5 year peak mean 1991/2 - 1995/6)
 - Shoveler *Anas clypeata*, 748 individuals representing at least 1.9% of the wintering Northwestern/Central Europe population (5 year peak mean 1991/2 - 1995/6)
- 3.31 The birds that winter on many Special Protection Areas/Ramsar sites (the Lee Valley being no exception) are not confined to the boundaries of the SPA, but in fact utilise areas of 'supporting habitat' located outside the boundaries and sometimes many kilometres distant. It is understood that most of the off-site supporting habitat for gadwall and shoveler relates to nearby water bodies (i.e. within approximately 2km). It is understood that bittern does not significantly utilise habitat outside the boundaries of the SPA/Ramsar site.
- 3.32 Lee Valley qualifies as a Ramsar site under two criteria:
- **Criterion 2:** A wetland should be considered internationally important if it supports vulnerable, endangered, or critically endangered species or threatened ecological communities. The site supports the nationally scarce plant species whorled water-milfoil *Myriophyllum verticillatum* and the rare or vulnerable invertebrate *Micronecta minutissima* (a water-boatman).
 - **Criterion 6:** A wetland should be considered internationally important if it regularly supports 1% of the individuals in a population of one species or subspecies of waterbird. In this case the Lee Valley supports:
 - Species with peak counts in spring/autumn: Shoveler *Anas clypeata*, 287 individuals, representing an average of 1.9% of the GB population (five year peak mean 1998/9-2002/3).
 - Species with peak counts in winter: Gadwall *Anas strepera*, 445 individuals, representing an average of 2.6% of the GB population (five year peak mean 1998/9-2002/3).

Summary of Potential Effects on Qualifying Features of Lee Valley SPA and Ramsar

- 3.33 Table 2 (below) summarises which of the potential effects identified in the methodology section of this shadow HRA has the potential to impact on the qualifying features of Lee Valley SPA and Ramsar.

Table 2 Summary of Potential Effects on Qualifying Features of Lee Valley SPA and Ramsar

Potential Effect	Qualifying Feature			
	Bittern	Gadwall	Shoveler	Whorled Water Milfoil and <i>Micronecta minutissima</i> (a water-boatman)

Water Quality	✓	✓	✓	✓
Increased Visitor Access	✓	✓	✓	NO
Increased traffic (air quality)				
Flooding				
Increased water use	✓	✓	✓	✓
CO2 emissions/climate change	✓	✓	✓	✓
Urbanisation (including light pollution and spread of pest species)	✓	✓	✓	✓

- 3.34 This analysis rules out the potential for LSE in relation to water quality and flooding as there is no habitat or hydrological connectivity between the Site and Lee Valley SPA and Ramsar, nor does the Site contain any supporting habitat for species associated with Lee Valley SPA and Ramsar.
- 3.35 Similarly, the potential for air quality effects is scoped out on the basis that the reservoirs are designated for their bird interest which is, in turn, reliant on freshwater. Freshwater habitats are typically not susceptible to atmospheric pollution from road traffic and so air quality affects at Lee Valley SPA and Ramsar no longer need to be considered (Clearlead 2020).
- 3.36 The remaining potential effects, namely increased visitor access, increased abstraction, CO2 emissions/climate change and urbanisation arising from the Development are considered below.

Potential Effects of the Development on Lee Valley SPA and Ramsar

- 3.37 As described previously, the Development comprises a phase comprehensive redevelopment including demolition of existing structures; site preparation and enabling works; and the construction of 985 residential homes including 60 extra care homes, a Women's Building and flexible commercial floorspace in buildings of up to 14 storeys in height; highways/access works; landscaping; pedestrian and cycle connection; publicly accessible park; care and cycle parking; and other associated works.

Increased Visitor Pressure

- 3.38 As noted previously (see screening assessment for Epping Forest SAC) the Development will comprise a relatively large number of residential units and it is therefore reasonable to assume that this would result in an increased demand for public access to open space for recreational use.
- 3.39 The Development is located approximately 5km from Lee Valley SPA and Ramsar, although there are no direct transport or other access links between the Development and the Lee Valley SPA and Ramsar, it is possible that residents of the Development could travel there for recreational use.
- 3.40 The key focus of recreational provision at Lee Valley SPA and Ramsar is an area at Walthamstow Reservoirs known as Walthamstow Wetlands. This is a major urban wetland initiative (Walthamstow Wetlands) which was opened to the public in 2017 and includes new and improved pedestrian and cycle links which are widely promoted to encourage public access including via the Walthamstow Wetlands project dedicated website. The Walthamstow

Wetlands recognises the inherent value and sensitivity of the features associated with the Lee Valley SPA and Ramsar and has produced measures such as guided routes and advice for dog walkers which are well publicised on its website. The visitor access management strategy being implemented at Walthamstow Reservoirs has been specifically designed to ensure there are no impacts on the bird interest within Lee Valley SPA and Ramsar.

- 3.41 It is concluded that although the Development could generate additional visitors to the Lee Valley SPA and Ramsar there are well established mechanisms already in place to accommodate and manage recreational use at this European Site. No LSE are therefore anticipated and no AA is required.

Increased Water Use

- 3.42 The IIA of the Islington Local Plan (LBI 2019) acknowledges that the combination of climate change and increased new development is likely to increase water stress in the south east of England. However it goes on to note that the impact of new homes specifically within LBI is likely to be minimal within this wider context, particularly given water efficiency policies within the Local Plan. These policies will require all new homes and other development to be water efficient.
- 3.43 In addition, water companies are forward planning to minimise the impact of increased water demand on the wider environment, including nature conservation interests and the IIA notes that Thames Water has been engaged as part of the Local Plan process.
- 3.44 A study prepared for another London Borough (Haringey) (AECOM 2015) provides a helpful summary of the situation. The Haringey study reports that approximately 80% of London's water supplies come from surface water of the rivers Thames and Lee via reservoirs, and 20% from groundwater sources situated beneath the London Boroughs from the confined chalk aquifer.
- 3.45 Water supply for Thames Water's London Resource Zone does involve some abstraction from the Lee Valley Reservoirs (including Walthamstow reservoirs), which are also subject to an agreement to (if necessary) supply Essex and Suffolk Water. The bulk supply is provided from the King George and William Girling Reservoirs (these reservoirs are not located within the Lee Valley SPA and Ramsar but are likely to be linked to the reservoirs within the SPA and Ramsar) in the Lee Valley, potentially supported by abstraction directly from the River Lee at defined intakes, if required.
- 3.46 The study goes on to say that Thames Water have implemented a major water supply project in London which involves abstraction and desalination of water from the tidal River Thames (the Thames Gateway Water Treatment Plant), such that damaging levels of abstraction from the River Lee to supply the London Borough of Haringey or other parts of London should be avoidable.
- 3.47 The Thames Water Draft Resource Management Plan (2019) shows how Thames Water will supply water to their customers over an 80-year period up to 2100 and includes for population increases in the area during this period. The Thames Water Desalination Plan (as described above) is operational throughout the Water Resource Management Plan period. Furthermore, the Environment Agency (EA) which regulates the impact of continued abstraction on European Sites would not grant new abstraction licences above the approved limit if they result in harm to European Sites.
- 3.48 On this basis, it is concluded that sufficient capacity is available for water demand associated with the proposed development both alone and in-combination with increased residential and other development within the London Resource Zone and that there would be no LSE and no need for AA in respect of the Development.

CO2 Emissions/Climate Change

- 3.49 As previously described, the Development is not of a type (such as power generation or manufacturing processes) that would generate CO2 emissions *per se*. Nevertheless there is the potential for the Development to indirectly contribute to CO2 emissions e.g. vehicle emissions during construction and, at the completed and operational stage, from heating and lighting of the buildings.
- 3.50 The IIA report (LBI 2019) notes that total CO2 emissions have reduced significantly in Islington in recent years and that whilst climate change more generally would be likely to have a negative impact on European Sites, the effect of emissions arising specifically from Islington is likely to be minimal. This is because of the relatively limited scale of additional development proposed across LBI coupled with Local Plan policies that provide a strong basis to limit climate change effects when new developments come forward.
- 3.51 For this reason it is concluded that there would be no LSE arising from the Development in respect of CO2/climate change and the need for AA is not triggered.

Urbanisation

- 3.52 Urbanisation describes a wide range of effects which can be attributable to proximity to built development, for example fly tipping, vandalism, increased lighting, spread of undesirable species and predation by domestic pets. The Development is located some 5km from the boundary of Lee Valley SPA and Ramsar and separated from it by an existing built, urban environment. Thus, there is no scope for any increased urbanisation effects upon the Lee Valley SPA and Ramsar due to a complete lack of connectivity between the Site and the Lee Valley SPA and Ramsar.
- 3.53 It is concluded that no LSE are anticipated in respect of urbanisation effects and no requirement for an AA is triggered, and this remains the case for the proposed development.

Conclusions

- 3.54 The Screening Assessment has identified that the proposed development would not result in any LSE in respect of the Lee Valley SPA and Ramsar and no AA is required.

4. CONCLUSIONS

- 4.1 This shadow HRA has identified European Sites that are located within 15km of the Development and for which there is the potential for LSE to occur. The are Epping Forest SAC and Lee Valley SPA and Ramsar.
- 4.2 Two further European Sites, namely Richmond Park SAC and Wimbledon Common SAC are located more than 15km from the Development at a distance beyond which it is reasonable to conclude that there could be any LSE.
- 4.3 A screening assessment has been undertaken for Epping Forest SAC and Lee Valley SPA and Ramsar, taking into account the qualifying features of these European Sites and the range of potential effects that could arise from the Development.
- 4.4 The screening assessment concludes that there would be no LSE arising from the Development in relation to Epping Forest SAC and Lee Valley SPA and Ramsar. This is primarily due to the significant distance of the Development from these European Sites (approximately 9km and 5km, respectively).
- 4.5 There is no direct habitat connectivity or hydrological connectivity between the Development and these European Sites and thus the potential for urbanisation effects is ruled out.
- 4.6 Whilst there is the potential for indirect effects to occur in relation to increased visitor access, air quality, abstraction and CO2 emissions and climate changes, these effects have been considered in the IIA report (LBI 2019) of the Islington Local Plan which confirms that a range of Local Plan policies are in place to minimise indirect effects when new development comes forward. Coupled with the relatively limited amount of new development anticipated across LBI, the IIA concludes that there would be no LSE arising from Local Plan policies.
- 4.7 This finding is reflected by this shadow HRA which concludes that sufficient strategic measures are in place to effectively manage any potential effects.
- 4.8 It is concluded that there will be no LSE in relation to Epping Forest SAC and Lee Valley SPA and Ramsar, and the need for AA is not triggered.

5. REFERENCES

AECOM, 2015. *Habitats Regulations Assessment Screening Report – Alterations to Haringey's Strategic Policies*.

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Footprint Ecology, 2017. *Epping Forest Visitor Survey*. Footprint Ecology, Dorset.

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Natural England, 2018. *Natural England's Approach to Advising Competent Authorities on the Assessment of Road Traffic Emissions under the Habitat Regulations*. Natural England.

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Thames Water, 2019. *Revised Draft Water Resources Management Plan*.



6. ABBREVIATIONS

AA	Appropriate Assessment
GIA	Gross Internal Area
HRA	Habitats Regulations Assessment
LBI	London Borough of Islington
LSE	Likely Significant Effect
PAA	Penny Anderson Associates Ltd
SAC	Special Area(s) of Conservation
SPA	Special Protection Area

APPENDICES

APPENDIX 1

Natural England Interim Advice Note March 2019

Date: 06 March 2019
Our ref: 259129



Epping Forest District Council
Harlow District Council
East Hertfordshire District Council
Uttlesford District Council
Broxbourne Borough Council
Brentwood Borough Council
London Borough of Waltham Forest
London Borough of Redbridge
London Borough of Enfield
London Borough of Newham
London Borough of Haringey
London Borough of Hackney
London Borough of Tower Hamlets
London Borough of Barking and Dagenham
London Legacy Development Corporation
Lee Valley Regional Park
Essex County Council
City of London Conservators of Epping Forest
MOU Oversight Group -BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
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T 0300 060 3900

Dear All

Emerging strategic approach relating to the Epping Forest Special Area of Conservation (SAC) Mitigation Strategy. Interim advice following feedback from London Borough's and Greater London Authority

Natural England last wrote to this group on the 20th September 2018, in relation to the establishment of the Epping Forest Special Area of Conservation (SAC) Strategic Mitigation Strategy. In that letter we brought together the best evidence we had before us. We used that note to advise the various Local Planning Authorities on a potential way forward to clarify the Zones of Influence for recreational impacts on Epping Forest SAC and the resultant implications when determining planning applications for residential development within this zone.

Following the issuing of our advice, a meeting was held on the 12th November 2018. The meeting was with the London Boroughs of Waltham Forest and Redbridge, as well as the Greater London Authority (GLA). These bodies were keen to share with us their opinions on the proposed approach, and investigate the application of suitable avoidance and mitigation measures within the urban setting of London. Questions were also raised about the mechanisms for collecting financial contributions amongst other matters.

Natural England have listened to this feedback and have amended our advice accordingly. This letter provides Natural England's updated advice relating to residential planning applications which have the potential to impact on Epping Forest SAC to ensure compliance with the Habitats Regulations. **This advice therefore applies to those LPA's identified in Table 1 which are partly or wholly within the defined recreational Zone of Influence**

(ZOI).

It still does not address the potential air pollution impacts as Natural England is still considering the recently updated Habitats Regulations Assessment for the Epping Forest District local plan. We will be providing our formal written advice on the updated HRA to the Inspector by 25th April 2019 .

For further information on Epping Forest SAC, please see the [Conservation Objectives](#) which explains how each site should be restored and/or maintained.

Recreational 'Zone of Influence' (Zoi)

As part of the work required to produce the Mitigation Strategy, Footprint Ecology undertook a visitor survey to identify a recreational zone of influence and to identify the distance the majority of visitors will travel to visit Epping Forest SAC. This report identified that 75% of visitors travelled up to 6.2Km to the SAC.

Natural England therefore advises that in this interim period (that is until further evidence collected during Summer 2019 can be examined and taken into account. Aiming for January 2020), a zone of influence of 6.2Km is used to determine whether residential applications will have a recreational impact on Epping Forest SAC. We are aware that this is an interim solution and that we expect all parties will work together over the course of 2019, with regard evidence collection, to inform a full solution at a later date.

The Table below identifies the Local Planning Authorities which fall either partly or completely within the 6.2 Km Zone of Influence for recreational pressure impacts:

LPA	Within 0-3Km ZOI	Within 3-6.2 Km ZOI
Epping Forest District Council	✓	✓
London Borough of Redbridge	✓	✓
London Borough of Waltham Forest	✓	✓
London Borough of Enfield	✓	✓
London Borough of Newham	✓	✓
London Borough of Tower Hamlets	X	✓ (just clipped by zone)
London Borough of Hackney	X	✓
London Borough of Haringey	X	✓ (just clipped by zone)
London Borough of Barking and Dagenham	X	✓ (just clipped by zone)
Harlow	X	✓
Broxbourne	X	✓
Uttlesford	X	X
East Hertfordshire	X	X
Brentwood	X	✓ (just clipped by zone)

In the context of your duty as competent authority under the provisions of the Habitats

Regulations¹, it is anticipated that new residential development within this ZOI constitutes a likely significant effect (LSE) on the sensitive interest features of the SAC through increased recreational pressure, either when considered 'alone' or 'in combination'. Our proposition is that from April 1st 2019 (or earlier if able), those relevant Local Planning Authorities listed above will begin assessing applications against our advice, and securing avoidance and mitigation measures accordingly.

As you will be aware, the Epping Forest Mitigation Strategy is a large-scale strategic project which involves a number of authorities working together to mitigate these effects. Once finalised, the Mitigation Strategy will comprise a package of strategic mitigation measures to address such effects, which will be costed and funded through developer contributions. The final Mitigation Strategy will address:

- Recreational pressure impacts
- Air quality impacts (Mitigation measures still to be identified)

There is now an initial draft of costed Strategic Access Management Measures which has been prepared by the City of London Conservators of Epping Forest and endorsed by Epping Forest District Council in consultation with the wider HMA MoU Oversight Group² including Natural England. This package of measures can therefore be used in this interim period until the full Mitigation Strategy has been completed. It should therefore be noted that the tariffs may be subject to change once the final Mitigation Strategy has been completed and costed to address outstanding matters such as air pollution impacts.

Interim consultation arrangements

The following types of development which fall within the ZOIs should be considered as appropriate:

- New dwellings of 1+ units (excludes replacement dwellings and extensions)
- Houses in Multiple Occupancy (HMOs)
- Student Accommodation
- Residential care homes and residential institutions (excludes nursing homes)
- Residential caravan sites (excludes holiday caravans and campsites)
- Gypsies, travellers and travelling show people plots

We advise that this should include new applications as well as those with outline planning permission where this issue has not previously been assessed through the HRA process.

Interim approach to avoidance and mitigation measures

For larger scale residential developments (0 – 6.2km - 100 units plus)

It is up to each developer or Local Planning Authority to propose suitable strategic or bespoke mitigation packages. Natural England will work with each Local Planning Authority

¹ Conservation of Habitats and Species Regulations 2017, as amended (commonly known as the 'Habitats Regulations'). Requirements are set out within Regulations 63 and 64 of the Habitats Regulations, where a series of steps and tests are followed for plans or projects that could potentially affect a European site. The steps and tests set out within Regulations 63 and 64 are commonly referred to as the 'Habitats Regulations Assessment' process. The Government has produced core guidance for competent authorities and developers to assist with the Habitats Regulations Assessment process. This can be found on the Defra website.

<http://www.defra.gov.uk/habitats-review/implementation/process-guidance/guidance/sites/>

² 'Memorandum of Understanding – Managing the impacts of growth within the West Essex/East Hertfordshire Housing Market Area on Epping Forest SAC February 2017'

and developer thereafter on a case by case basis, to deliver a package of avoidance and mitigation measures. We expect that developers will deliver some or all of the potential methods below. The requirement will vary depending on a number of factors including; size of development; scale of development; proximity to the SAC; ease of access to the SAC; availability of other green space etc.

A financial contribution to strategic measures as set out in the costed Strategic Access Management Measures provided by the City of London Conservators of Epping Forest will be required for development in the 0-3Km ZoI. In addition SANGs are still the preferred mechanism for avoiding impacts and suitably designed sites will be looked upon favourably, however this is not the only mechanism we would consider. This acknowledges the spatial uniqueness of each of the affected Local Planning Authorities.

The list below is not an exhaustive or definitive list of measures but when providing SANGs we would like to see developers deliver;

- Well-designed open space/green infrastructure within the development. This can help minimise any predicted increase in recreational pressure to the European sites by containing the majority of recreation within and around the development site boundary. These sites will have to be of a certain size and quality to actively encourage visits away from the SAC. Natural England would be happy to advise developers and/or their consultants on the detail of this at the pre-application stage through our charged Discretionary Advice Service, further information on which is available [here](#).
- There are a number of green spaces already in the vicinity of the Epping Forest SAC that could be improved to deliver an even better visitor experience. Working with those landowners it could be possible to deliver a SANG style experience on these areas, by upgrading them. Increasing their capacity to absorb more visitors. Where appropriate, larger developments could contribute to these green spaces in lieu of providing additional onsite green infrastructure.
- There is an opportunity for contributions to be taken to allow the purchase of green space to be owned and managed by the Corporation of London. To be de facto used as SAC Buffer land. If this land could then be enhanced as a honey pot site with café and toilet facilities, it could work as a positive to direct visitors away from the sensitive locations of the SAC.
- SAMM contributions will be sought within 0-3KM. However, SAMM contributions may also be sought for development within the 3-6.2km Zone of Influence as part of a bespoke solution, particularly in situations where housing densities will make the delivery of on-site SANGs difficult .
- Improvements to footpath network to improve accessibility and permeability to recreational walkers. Hopefully to encourage them to use local spaces that are walkable from home, instead of jumping in their cars and driving to the SAC. Again to be assessed on a case by case basis.
- Contributions to other green projects being delivered by other parties such as the Greater London Authority. Agreed on a case by case basis with Natural England.

In addition to this, opportunities exist when delivering SANGs to provide traditional green infrastructure projects, which are deliverable in an Urban Setting such as; Living Walls; Green Roof; Brown Roof; Street Trees. These are environment gains that are good for air

quality, and are also regularly delivered within urban development in London

For small scale residential development (0 - 3km zone only – 99 dwellings or less)

- A financial contribution to strategic 'off site' measures as set out in the costed Strategic Access Management Measures provided by the City of London Conservators of Epping Forest

For small scale development over 3km away (less than 99 dwellings) – no mitigation is required

If your Local Planning Authority is over 6.2km away from Epping Forest SAC then no avoidance and mitigation is required. If you are "just clipped" as per Table 1 above, then please liaise with your local Natural England adviser.

Interim Funding Mechanism

Natural England are keen to see the delivery of the Strategic Access Management Measures. We are open for the individual Local Planning Authorities to use whatever funding mechanism they are comfortable with. As long as on a periodic basis, contributions are submitted in line with the quanta of development delivered. If Waltham Forest for example have delivered 100 dwellings within 3km, we would expect 100 times the SAMM contributions. We are not concerned how Waltham Forest or any Local Planning Authority secure that funding, as long as it is delivered ahead of occupation and in a secure manner.

For any queries relating to the specific advice in this letter only relating to Essex, please contact Jamie Melvin on 02080261025 or at jamie.melvin@naturalengland.org.uk

For any queries relating to the specific advice in this letter only relating to London, please contact Marc Turner on 02080267686 or at marc.turner@naturalengland.org.uk

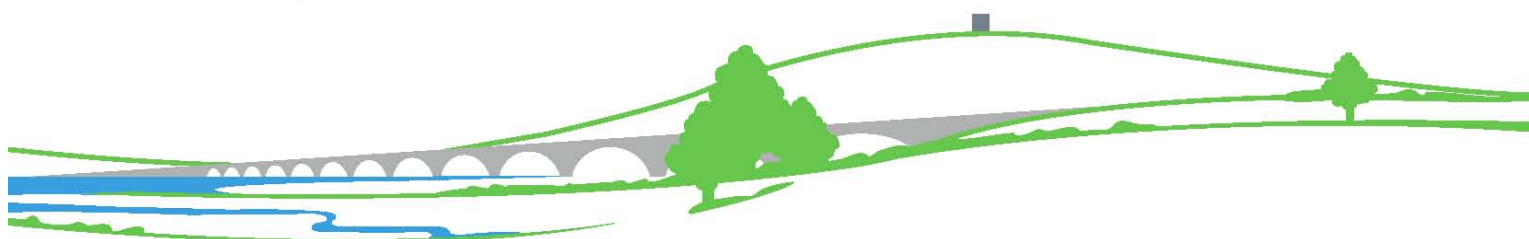
Yours sincerely


A handwritten signature in blue ink, appearing to read 'A Smith', is written over a horizontal line.

Andrew Smith

Area Manager – Thames Team

Penny Anderson
Associates Ltd
CONSULTANT ECOLOGISTS



Park Lea, 60 Park Road, Buxton, Derbyshire SK17 6SN

Appendix 10.9 Summary of relevant National and Local Planning Policy and Supplementary Planning Guidance

APPENDIX 10.9 SUMMARY OF RELEVANT NATIONAL AND LOCAL PLANNING POLICY AND SUPPLEMENTARY PLANNING GUIDANCE

Relevant National Planning Policy

The National Planning Policy Framework (MHCLG 2021) provides guidance for local authorities on the content of the Local Plans and is a material consideration in determining planning applications. Briefly, with an overall focus on sustainable development, the National Planning Policy Framework (NPPF) states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks.

The NPPF identifies the following principals that should be applied by local planning authorities when determining planning applications:

- If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- Development on land within or outside a Site of Special Scientific Interest (SSSI), and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSI.
- Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.
- The NPPF states that the planning system should contribute to and enhance the natural environment through a range of actions, including:
 - Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils.
 - Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.
 - Minimising impacts on biodiversity and providing net gains for biodiversity including establishing coherent ecological networks that are more resilient to current and future pressures.

To protect and enhance biodiversity and geodiversity, plans should:

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation.

- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Where sites are designated or species legally protected, the value reflects the geographical context of the designation. If an ecological feature falls into more than one category of scale (e.g. a site designated at both the International and National level) then the highest category is always selected for evaluation purposes.

Relevant Local Plan Policy

The current Local Plan Core Strategy (LBI 2011) includes the following policy relating to biodiversity (Note: relevant sections only presented below).

Policy CS 15 Open Space and Green Infrastructure

- D) Protecting and enhancing biodiversity across the borough and addressing deficiencies in access to nature. Sites of Importance for Nature Conservation (SINCs) will be protected in line with their hierarchical importance and improvements to their biodiversity value will be supported. SINCs will be identified and designated in the Development Management Policies. Other key habitats, and priority species within them, will also be protected and enhanced including:
- (i) built environment;
 - (ii) canals, waterways and standing water (this includes ponds);
 - (iii) parks and urban green spaces;
 - (iv) private gardens, community gardens, and allotments;
 - (v) railside land;
 - (vi) school grounds;
 - (vii) woodland;
 - (viii) acid grassland;
 - (ix) cemeteries; and
 - (x) other habitats deemed important for London.
- F) Maximising opportunities to 'green' the borough through planting, green roofs, and green corridors to encourage and connect green spaces across the borough, identifying streets, sites and strategic development areas where greening measures could happen. These opportunities will be identified through the Climate Change Adaptation Strategy, and the Biodiversity Action Plan, before being brought together with other opportunities in an Open Space and Green Infrastructure Strategy.

The LBI Development Management Plan (LBI 2013) includes the following policy relevant to biodiversity:

Policy DM6.5 Landscaping, Trees and Biodiversity

- A) Developments must protect, contribute to and enhance the landscape, biodiversity value and growing conditions of the development site and surrounding area, including protecting connectivity between habitats. Developments are required to maximise the provision of soft landscaping, including trees, shrubs and other vegetation, and maximise biodiversity benefits, including through the incorporation of wildlife habitats that complement surrounding habitats and support the council's Biodiversity Action Plan.

- B) Trees, shrubs and other vegetation of landscape and/or environmental significance must be considered holistically as part of the landscape plan. The following requirements shall be adhered to:
- (i) Developments are required to minimise any impacts on trees, shrubs and other significant vegetation. Any loss of or damage to trees, or adverse effects on their growing conditions, will only be permitted where there are over-riding planning benefits, must be agreed with the council and suitably reprovided. Developments within proximity of existing trees are required to provide protection from any damage during development. Where on-site re-provision is not possible, a financial contribution of the full cost of appropriate re-provision will be required.
 - (ii) The council will refuse permission or consent for the removal of protected trees (TPO trees, and trees within a conservation area) and for proposals that would have a detrimental impact on the health of protected trees.
- C) Developments should maximise the provision of green roofs and the greening of vertical surfaces as far as reasonably possible, and where this can be achieved in a sustainable manner, without excessive water demand. New-build developments, and all major applications, should use all available roof space for green roofs, subject to other planning considerations.
- D) The design and operation of green roofs must maximise benefits for biodiversity, sustainable drainage and cooling. Green roofs are required to have a varied substrate depth of average 80-150mm, unless it can be demonstrated that this is not reasonably possible.

In addition to the above the London Plan (GLA 2021) sets out the following policies relating to biodiversity that are applied across the whole of the Greater London area.

Policy G5 Urban Greening

- A) Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.
- B) Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses).
- C) Existing green cover retained on site should count towards developments meeting the interim target scores set out in (B) based on the factors set out in Table 8.2.

Table 8.2 Urban Greening Factors

Surface Cover Type	Factor
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm – see livingroofs.org for descriptions ^A .	0.8
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree – see Trees in Hard Landscapes for overview ^B .	0.8
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014 ^C .	0.7
Flower-rich perennial planting – see RHS perennial plants for guidance ^D .	0.7
Rain gardens and other vegetated sustainable drainage elements – See CIRIA for case-studies ^E .	0.7
Hedges (line of mature shrubs one or two shrubs wide) – see RHS for guidance ^F .	0.6
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6
Green wall –modular system or climbers rooted in soil – see NBS Guide to Façade Greening for overview ^G .	0.6
Groundcover planting – see RHS Groundcover Plants for overview ^H .	0.5
Amenity grassland (species-poor, regularly mown lawn).	0.4
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014 ^I .	0.3
Water features (chlorinated) or unplanted detention basins.	0.2
Permeable paving – see CIRIA for overview ^J .	0.1
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0

A <https://livingroofs.org/intensive-green-roofs/>

B <http://www.tdag.org.uk/trees-in-hard-landscapes.html>

C <https://livingroofs.org/wp-content/uploads/2016/03/grocode2014.pdf>

D <https://www.rhs.org.uk/advice/profile?pid=868>

E <http://www.susdrain.org/case-studies/>

F <https://www.rhs.org.uk/advice/profile?pid=351>

G <https://www.thenbs.com/knowledge/the-nbs-guide-to-facade-greening-part-two>

H <https://www.rhs.org.uk/advice/profile?PID=818>

I <https://livingroofs.org/wp-content/uploads/2016/03/grocode2014.pdf>

J <https://www.susdrain.org/delivering-suds/using-suds/suds-components/source-control/pervious-surfaces/pervious-surface-types/pervious-surface-types.html>

Policy G6 Biodiversity and access to nature

- A) Sites of Importance for Nature Conservation (SINCs) should be protected.
- B) Boroughs, in developing Development Plans, should:
 - (i) use up-to-date information about the natural environment and the relevant procedures to identify SINCs and ecological corridors to identify coherent ecological networks;
 - (ii) identify areas of deficiency in access to nature (i.e. areas that are more than 1km walking distance from an accessible Metropolitan or Borough SINC) and seek opportunities to address them;
 - (iii) support the protection and conservation of priority species and habitats that sit outside the SINC network, and promote opportunities for enhancing them using Biodiversity Action Plans;
 - (iv) seek opportunities to create other habitats, or features such as artificial nest sites, that are of particular relevance and benefit in an urban context; and
 - (v) ensure designated sites of European or national nature conservation importance are clearly identified and impacts assessed in accordance with legislative requirements.
- C) Where harm to a SINC is unavoidable, and where the benefits of the development proposal clearly outweigh the impacts on biodiversity, the following mitigation hierarchy should be applied to minimise development impacts:
 - (i) avoid damaging the significant ecological features of the site;
 - (ii) minimise the overall spatial impact and mitigate it by improving the quality or management of the rest of the site; and
 - (iii) deliver off-site compensation of better biodiversity value.
- D) Development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.
- E) Proposals which reduce deficiencies in access to nature should be considered positively.

Policy G7 Trees and woodlands

- A) London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.
- B) In their Development Plans, boroughs should:
 - (i) protect 'veteran' trees and ancient woodland where these are not already part of a protected site¹³⁹; and
 - (ii) identify opportunities for tree planting in strategic locations.
- C) Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The

planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

Supplementary Planning Guidance (LBI undated) sets out further detail on measures that can be incorporated to protect and enhance biodiversity such as ensuring appropriate surveys are completed, the inclusion of wildlife friendly choices in landscaping planting, the use of artificial nesting/roosting boxes, use of green roofs and green walls, consideration of wider issues such as design of external lighting and management of invasive non-native species.

References

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Appendix 11.1 Pedestrian Level Wind Microclimate Assessment, October 2021

FORMER HOLLOWAY PRISON

LONDON, UK

PEDESTRIAN LEVEL WIND MICROCLIMATE ASSESSMENT

RWDI #1902342 REV B

19TH OCTOBER 2021

SUBMITTED TO

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RWDI Project #1902342 Former Holloway Prison London, UK		
Report	Releases	Dated
Reports	Rev A	04 th October 2021
	Rev B	19 th October 2021
Project Team	Supun Enderage	Project Engineer
	Zain Khan	Project Engineer
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	Stefan Astley	Senior Project Manager

1 INTRODUCTION

This supporting technical appendix along with the wind microclimate ES is submitted on behalf of Peabody Construction Limited to accompany an application for full planning permission for the development of Former Holloway Prison.

This ES has been prepared by RWDI and details the wind microclimate for the Development.

Wind tunnel tests were conducted on a 1:300 scale model of the Former Holloway Prison development (referred to as “the Development” in this report). The investigation quantifies the wind conditions within and around the Site through comparison of the measured wind velocity and frequency of occurrence with the Lawson Comfort Criteria. Meteorological data for London, UK has been combined, analysed and adjusted to the Site conditions by modelling the effect of upstream terrain roughness on the wind velocities approaching the Site.

Measurements were taken at up to 493 locations for 36 wind directions, in 10° increments. The measurements covered ground level locations along the building façades and at corners, near main entrances, on pedestrian routes within and around the Site and terraces and balconies within the Site. The analysis was conducted on a seasonal basis, however, the report focuses primarily on the windiest season (i.e. winter) and the summer season results, when pedestrian activity generally requires calmer conditions.

The following list details the six configurations tested in the wind tunnel:

- Configuration 1: Existing Site with existing landscaping and existing surrounding buildings (Baseline Scenario);
- Configuration 2: The Development with existing landscaping and existing surrounding buildings;
- Configuration 3: The Development with existing and proposed landscaping and existing surrounding buildings;
- Configuration 4: The Development with existing landscaping and Cumulative Schemes;
- Configuration 5: The Development with existing and proposed landscaping and existing surrounding buildings plus proposed mitigation measures; and
- Configuration 6: The Development with existing and proposed landscaping and cumulative schemes plus proposed mitigation measures.

2 METHODOLOGY AND ASSESSMENT CRITERIA

Wind tunnel testing is a well-established and robust technique to assess the pedestrian wind microclimate of the Development. It provides the means to quantify the wind conditions at the Site and for the measurements to be classified in accordance with the Lawson Comfort Criteria (outlined in Section 2.5). Wind tunnel investigations were conducted using a 1:300 scale model of the Development with existing and cumulative surrounding buildings and terrain covering a radius of 360m centred on the Site.

The basic methodology for quantifying the pedestrian level environment is outlined below:

1. Measure the wind speeds at pedestrian level in the wind tunnel relative to a reference wind speed;
2. Adjust standard meteorological data to account for conditions at the Site;
3. Combine these to obtain the expected frequency and magnitude of wind velocities at pedestrian level;
and
4. Compare the results with the Lawson Comfort Criteria to 'grade' conditions around the Site.

2.1 Simulation of Atmospheric Winds

The wind is turbulent, or gusty, and this turbulence varies depending upon the Site. It is necessary to reflect these differences in the wind tunnel test. In addition, the atmospheric boundary layer is a shear flow which means that the mean wind speed increases with height.

Modelling these effects is achieved by a combination of spires and floor roughness elements to create a naturally grown boundary layer that is representative of urban or open country conditions, as appropriate. The detailed contoured proximity model around the Site is used to fine-tune the flow and create conditions similar to those expected at full scale (as shown in Figure 1).



**Figure 1: Image of the Development with existing landscaping and existing surrounding buildings
(View in the wind tunnel from the south)**

2.2 Measurement Technique

Wind speed measurements were made using Irwin probes. For pedestrian comfort studies, both the mean wind speed and the peak wind speed are measured at each location at a scaled height of 1.5m above ground level. The typical equivalent full-scale time period for measuring the mean wind speed is around 90 minutes, whereas the peak wind speed is taken as the wind speed exceeded for 1% of the time.

Wind speeds at each location were measured for 36 wind directions in 10° intervals, with 0° representing a wind blowing from the north and 90° a wind blowing from the east.

2.3 Scaling

The length scale of the model was 1:300 and the velocity scale was approximately 1:2 for strong winds. Consequently, the time scale for the tests was 1:150, or in other words 1 second in the wind tunnel is equivalent to 150 seconds at full scale. The sampling frequency for the data acquisition equipment is therefore adjusted for the time scale.

2.4 Meteorological Data

Approximately thirty years' worth of data were obtained from the meteorological stations at two London airports (London City and Heathrow) and was categorised by season as demonstrated in Figure 2 as wind roses. The radial axis indicates the percentage hours per season that the wind speed exceeds the particular velocity range. The seasons are defined as spring (March, April and May), summer (June, July and August), autumn (September, October and November) and winter (December, January and February).

The data has been corrected to standard conditions of 10m above open flat level country terrain, over which pedestrian level wind speeds are greatest. The meteorological station data is then adjusted to the Site conditions using the methodology set out in ESDU 01008¹. Low to medium rise inner city environments increase the turbulence within the atmospheric boundary layer which reduces the mean wind speed, requiring terrain roughness factors to be specified and applied to the meteorological data to account for the variations in terrain surrounding the Site.

The meteorological data indicates prevailing winds from the south-west throughout the year. There is a secondary peak from the north-east during the spring.

The combination of meteorological data, Site altitude and velocity ratios permits the percentage of time that wind speeds are exceeded at ground level on the Site to be evaluated. The locations can then be assessed using the Lawson Comfort Criteria, as described below.

¹ ESDU International, Computer program for wind speeds and turbulence properties: flat or hilly sites in terrain with roughness changes, ESDU 01008, 2001 01008

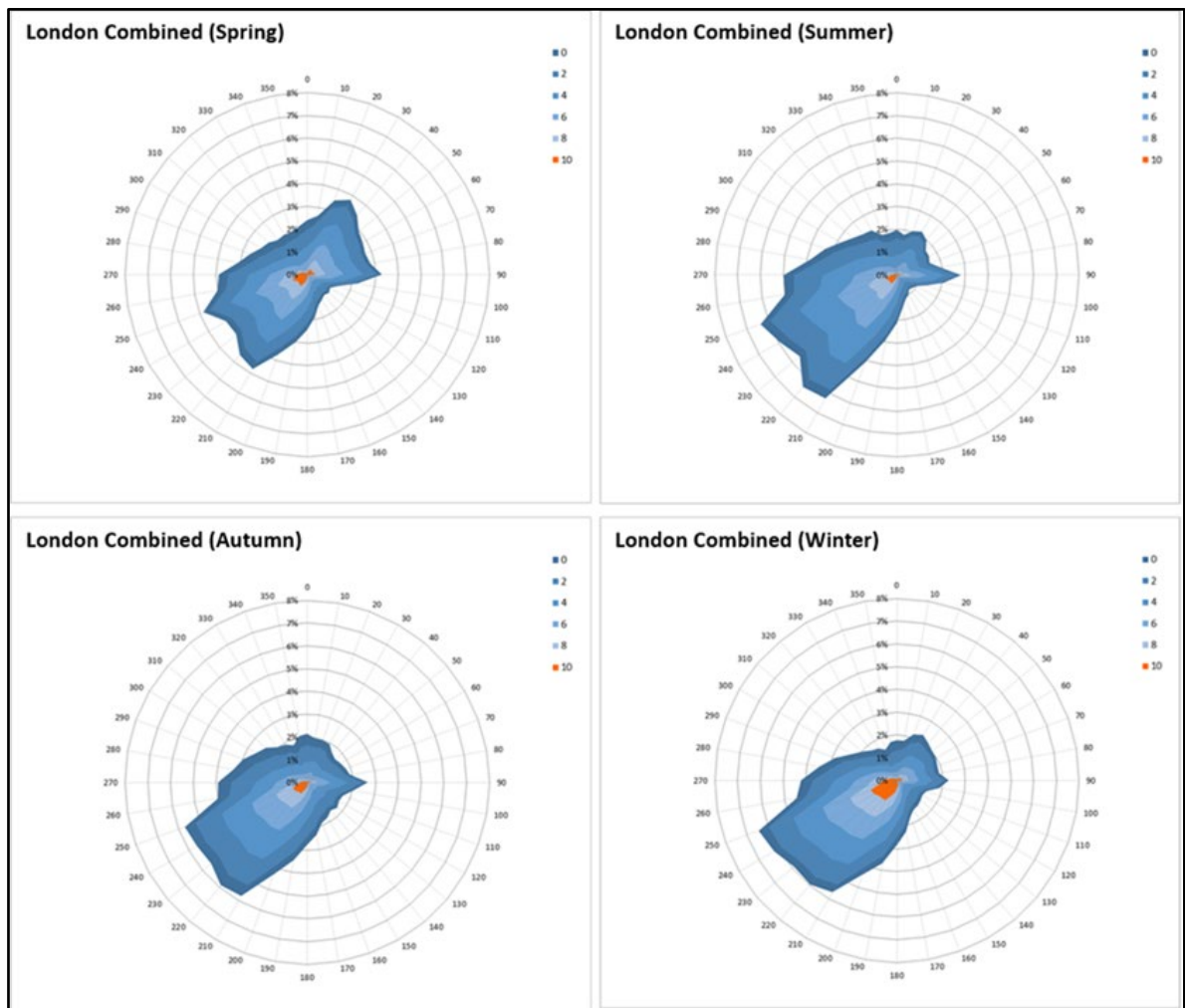


Figure 2: Seasonal wind roses from London Combined (in m/s) (Radial axis indicates the percentage of time for which the stated threshold is exceeded)

Table 1: ESDU Mean Factors at 120m above ground level

Wind Direction	0°	10°	20°	30°	40°	50°	60°	70°	80°	90°	100°	110°
Mean Factor at 120 m	1.22	1.19	1.18	1.18	1.20	1.20	1.19	1.19	1.18	1.18	1.18	1.18
Wind Direction	120°	130°	140°	150°	160°	170°	180°	190°	200°	210°	220°	230°
Mean Factor at 120 m	1.16	1.15	1.16	1.17	1.17	1.17	1.16	1.16	1.16	1.18	1.18	1.18
Wind Direction	240°	250°	260°	270°	280°	290°	300°	310°	320°	330°	340°	350°
Mean Factor at 120 m	1.18	1.18	1.18	1.18	1.18	1.19	1.19	1.22	1.22	1.22	1.22	1.22

2.5 Pedestrian Comfort

The assessment of the wind conditions requires a standard against which the measurements can be compared. This report uses the Lawson Comfort Criteria (Lawson, 2001) that have been established for over thirty years and have been widely used on building developments across the United Kingdom. The comfort criteria seek to define the reaction of an average pedestrian to the wind as described in Table 2. If the measured wind conditions exceed the threshold wind velocity for more than 5% of the time, then they are deemed unacceptable for the intended pedestrian activity. The expectation is that there may be complaints of nuisance or people will not use the area for its intended purpose.






The Criteria sets out four pedestrian activities and reflect the fact that less active pursuits require more benign wind conditions. The categories are sitting, standing, strolling and walking, in ascending order of activity level, with a fifth category for conditions that are uncomfortable for all pedestrian uses. In other words, the wind conditions in an area for sitting need to be calmer than a location that people merely walk past.

The distinction between strolling and walking is that in the strolling scenario pedestrians are more likely to take on a leisurely pace, with the intention of taking time to move through the area, whereas in the walking scenario pedestrians are intending to move through the area quickly and are therefore expected to be more tolerant of stronger winds.

The Criteria are derived for open air conditions and assume that pedestrians will be suitably dressed for the season.

The coloured key in Table 2 corresponds to the presentation of wind tunnel test results described in the results section of this report.

Table 2: Lawson Comfort Criteria

Key	Comfort Category	Threshold	Description
	Sitting	0-4 m/s	Light breezes desired for outdoor restaurants and seating areas where one can read a paper or comfortably sit for long periods
	Standing	4-6 m/s	Gentle breezes acceptable for main building entrances, pick-up/drop-off points and bus stops
	Strolling	6-8 m/s	Moderate breezes that would be appropriate for strolling along a city/town street, plaza or park
	Walking	8-10 m/s	Relatively high speeds that can be tolerated if one's objective is to walk, run or cycle without lingering
	Uncomfortable	>10 m/s	Winds of this magnitude are considered a nuisance for most activities, and wind mitigation is typically recommended

2.6 Desired Pedestrian Activity around the Development

Generally, for a mixed-use development, the target conditions are:

- Strolling during the windiest season on pedestrian thoroughfares;
- Standing/entrance conditions at main entrances and bus stops throughout the year;
- Sitting conditions at outdoor seating during the summer season when these areas are more likely to be frequently used by pedestrians; and
- Sitting or standing use conditions during the summer season on balconies and private amenity spaces.

The walking and uncomfortable classifications are usually avoided because of their association with occasional strong winds, unless they are on a minor pedestrian route or a route where pedestrian access could be controlled in the event of strong winds.

Achieving a sitting classification in the summer usually means that the same measurement location would be suitable for standing in the windiest season because winds are stronger during this period. This is considered an acceptable occurrence for the majority of external amenity spaces because other factors such as air temperature and precipitation influence people's perceptions about the 'need' to use seating in the middle of winter.

For a large terrace space, a mix of standing and sitting wind conditions is acceptable provided that any desired seating areas are situated in areas having sitting wind conditions.

2.7 Strong Winds

In addition, the criteria stipulate two strong wind threshold limits; when winds exceed 15m/s or 20m/s for more than 0.025% of the time (approximately 2.2 hours of the year). The lower limit, 15m/s, if exceeded may require remedial measures depending on the sensitivity of the location i.e. is it reasonable to expect an elderly or very young pedestrian to be present at the location? Wind speeds that exceed the 20m/s threshold for more than approximately 2.2 hours per year would represent a safety risk for all members of the population and would therefore require mitigation to provide an appropriate wind environment.

In the UK, strong winds are associated with areas which would be classified as uncomfortable for pedestrian use. In a mixed-use, urban development scheme, uncomfortable conditions would not usually form part of the 'target' wind environment and would usually require mitigation due to pedestrian comfort considerations. Mitigation applied to improve pedestrian comfort would also reduce the frequency of, or even eliminate, any strong winds.

APPENDICES



APPENDIX A: WIND TUNNEL PHOTOS



Figure 3: Existing Site with existing landscaping and existing surrounding buildings (Configuration 1) – View in the Wind Tunnel (from the south)



Figure 4: Existing Site with existing landscaping and existing surrounding buildings (Configuration 1) – View in the Wind Tunnel (from the south)



Figure 5: The Development with existing landscaping and existing surrounding (Configuration 2) – View in the Wind Tunnel (from the south)



Figure 6: The Development with existing landscaping and existing surrounding (Configuration 2) – View in the Wind Tunnel (from the south)



Figure 7: The Development with existing and proposed landscaping and existing surrounding buildings (Configuration 3) – View in the Wind Tunnel (from the south)

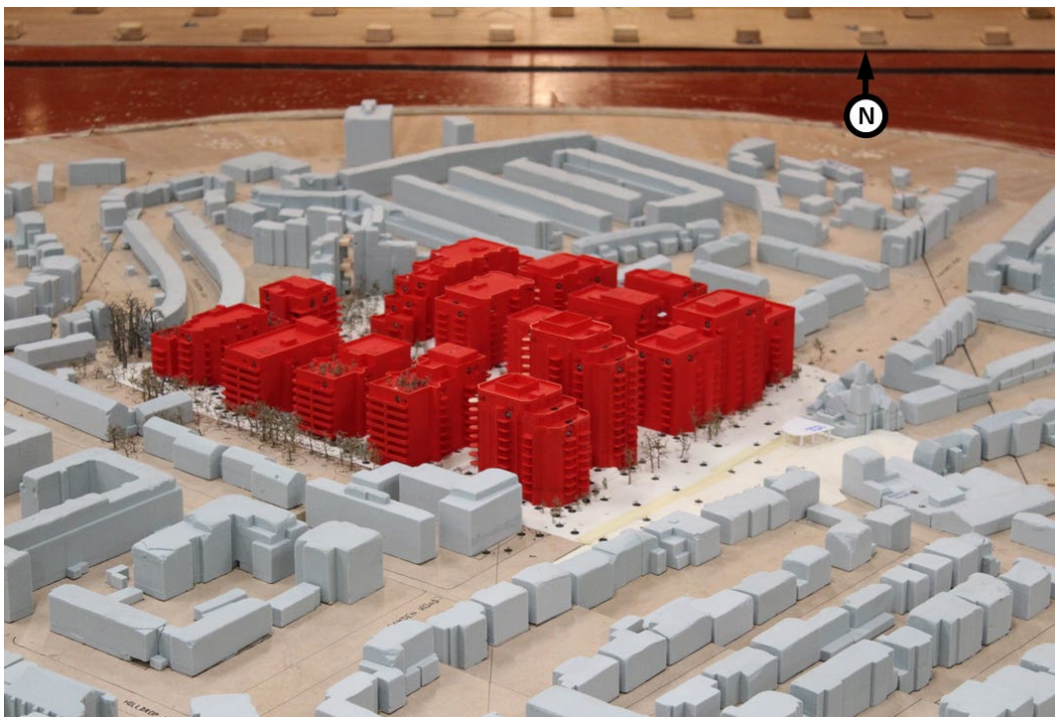


Figure 8: The Development with existing and proposed landscaping and existing surrounding buildings (Configuration 3) – View in the Wind Tunnel (from the south)



Figure 9: The Development with existing landscaping and Cumulative Schemes (Configuration 4) – View in the Wind Tunnel (from the south)



Figure 10: The Development with existing landscaping and Cumulative Schemes (Configuration 4) – View in the Wind Tunnel (from the south)



Figure 11: The Development with existing and proposed landscaping and existing surrounding buildings plus proposed mitigation measures (Configuration 5) – View in the Wind Tunnel (from the south)



Figure 12: The Development with existing and proposed landscaping and existing surrounding buildings plus proposed mitigation measures (Configuration 5) – View in the Wind Tunnel (from the south)



Figure 13: The Development with existing and proposed landscaping and cumulative schemes plus proposed mitigation measures (Configuration 6) – View in the Wind Tunnel (from the south)



Figure 14: The Development with existing and proposed landscaping and cumulative schemes plus proposed mitigation measures (Configuration 6) – View in the Wind Tunnel (from the south)

APPENDIX B: PROPOSED LANDSCAPING SCHEME



Figure 15 – Proposed Ground Level Landscaping Scheme (received 18/10/2021 "1947_EXA_ZZ-ZZ-DR-L-00100")



Figure 16 – Proposed Terrace Level Landscaping Scheme (received 18/10/2021 “1947_EXA_ZZ-ZZ-DR-L-00110”)

Appendix 11.2 Interim Pedestrian Level Wind Microclimate Assessment, August 2021

PROJECT HOLLOWAY

LONDON, UK

PEDESTRIAN LEVEL WIND MICROCLIMATE ASSESSMENT

RWDI #1902342 REV C

13TH AUGUST 2021

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- APPENDIX B: METEOROLOGICAL DATA
- APPENDIX C: MITIGATION MEASURES



VERSION HISTORY

RWDI Project #1902342 Project Holloway Acton, London		
Report	Releases	Dated
Reports	Rev A	August 4 th , 2021
	Rev B	August 10 th , 2021
	Rev C	August 13 th , 2021
Project Team	Supun Enderage	Project Engineer
	Zain Khan	Project Engineer
	Jeniffer Lowther	Project Engineer
	Stefan Astley	Senior Project Manager

EXECUTIVE SUMMARY

The objective of this study was to determine the wind environment within and around the proposed Project Holloway development in London, UK. This technical report is prepared by RWDI to inform the ongoing design process. A further wind tunnel assessment of the final design of the Proposed Development will be undertaken to support the Environmental Statement as part of the planning application.

This report presents a description of the methodology used and the results of the two configurations tested in the wind tunnel, namely:

- Configuration 1: Existing Site with Existing Landscaping and Existing Surrounding Buildings; and
- Configuration 2: Proposed Development with Existing Landscaping and Existing Surrounding Buildings.

The meteorological data for the Site indicates prevailing winds from the south-west quadrant throughout the year with secondary winds from the north-east direction which are more prevalent during the spring months.

Wind conditions around the Existing Site (Configuration 1) are generally calm. Wind conditions range from suitable for sitting use to standing use throughout the year. At the existing Site, there are no instances of occasional winds exceeding 15m/s for more than 2.2 hours per year.

The completion of the Proposed Development (Configuration 2) would result in localised slightly windier conditions than in the baseline scenario as there would be minor channelling wind effects between the Plots. These areas would remain generally calm despite being slightly windier than the very calm existing scenario. Wind conditions would predominantly be suitable for sitting to standing use during the windiest season with the exception of one location which would have strolling use wind conditions. The thoroughfares, entrances and the bus stop in the vicinity of the Proposed Development would have wind conditions suitable for the intended use.

Amenity spaces at and around the Proposed Development would be suitable for sitting and standing use during the summer season. Standing conditions at seating provisions allocated in ground floor amenity areas (measurement locations 83, 94, 108 and 276) would be windier than suitable for the intended use and would require mitigation. The majority of roof terrace amenity spaces would have wind conditions suitable for the intended use during the summer season. If seating is situated on communal roof terrace amenity spaces with standing conditions (measurement locations 427 and 428), mitigation would be required.

Overall wind conditions at the Proposed Development would generally be calm and suitable for the intended use. Inclusion of the suggested wind mitigation measures would be expected to provide beneficial shelter to the seating provisions should they be located in the noted windier locations. It is recommended that, where possible, these or similar measures are integrated into the Proposed Development or proposed landscaping scheme ahead of any further assessment for planning. On the basis of the generally positive results, no further wind tunnel testing would be required at the interim testing stage.

1 INTRODUCTION

RWDI was retained by Peabody Construction Limited to conduct a pedestrian level wind microclimate (PLW) assessment for the proposed Project Holloway development (referred to as the “Proposed Development” hereafter in this report) in London, UK. This report presents the background, objectives, methodology, results and discussion from RWDI’s assessment of the interim design of the Proposed Development. A summary of the overall recommendations from the investigation are presented in Section 7 “Conclusions”. This technical report is prepared by RWDI to inform the ongoing design process. A further wind tunnel assessment of the final design of the Proposed Development will be undertaken to support the Environmental Statement as part of the planning application.

2 BACKGROUND AND APPROACH

Wind tunnel tests were conducted on a 1:300 scale model of the Proposed Development. The investigation quantifies the wind conditions within and around the Site, by comparing the measured wind speed and frequency of occurrence with the Lawson Comfort Criteria (Criteria). Meteorological data for London has been combined, analysed and adjusted to the Site conditions by modelling the effect of terrain roughness on the wind speeds approaching the Site.

Measurements were taken at up to 492 locations for 36 wind directions, in 10° increments. The measurements covered ground level locations along the building facades and at corners, near main entrances, on pedestrian routes within and around the Site, bus stops around the Site, and on balconies and terraces of the Proposed Development. Analysis was conducted on a seasonal basis, but the report focuses on the windiest season results (generally the winter season) and those for the summer season, when pedestrian activity generally requires calmer conditions.

This report presents a description of the methodology used and the results of the two configurations tested in the wind tunnel, namely:

- Configuration 1: Existing Site with Existing Landscaping and Existing Surrounding Buildings; and
- Configuration 2: Proposed Development with Existing Landscaping and Existing Surrounding Buildings.

The Proposed Development in the context of cumulative surrounding buildings has not been tested for this assessment. It is not expected the known cumulative developments at the time of testing would have a significant impact on the wind microclimate in and around the Site. However, the cumulative scenario will be included in the full planning assessment for completeness.

2.1 Site Description and Surroundings

The Proposed Development is located in the London Borough of Islington approximately 850m to the west of Holloway Road underground station. The Site is bounded by residential developments to the north, Parkhurst Road to the east, Camden Road and John Barnes library to the south and low to mid-rise residential developments to the west. The OS Landranger reference grid for the Site is TQ301855.

An aerial view of the Site can be seen in Figure 1 below.



Figure 1: Aerial view of the existing Site (approximate extent of the Site highlighted in yellow)

2.2 The Proposed Development

The Proposed Development comprise redeveloping the existing HM Prison Holloway Site into 985 residential units of varying sizes across five blocks (Plots A-E) which would be no more than 13 storeys high. The Proposed Development would include private and mixed-use amenity spaces at ground level and uppermost terraces and private amenity spaces at balcony levels. The wind tunnel model of the Proposed Development is shown in Figure 2.

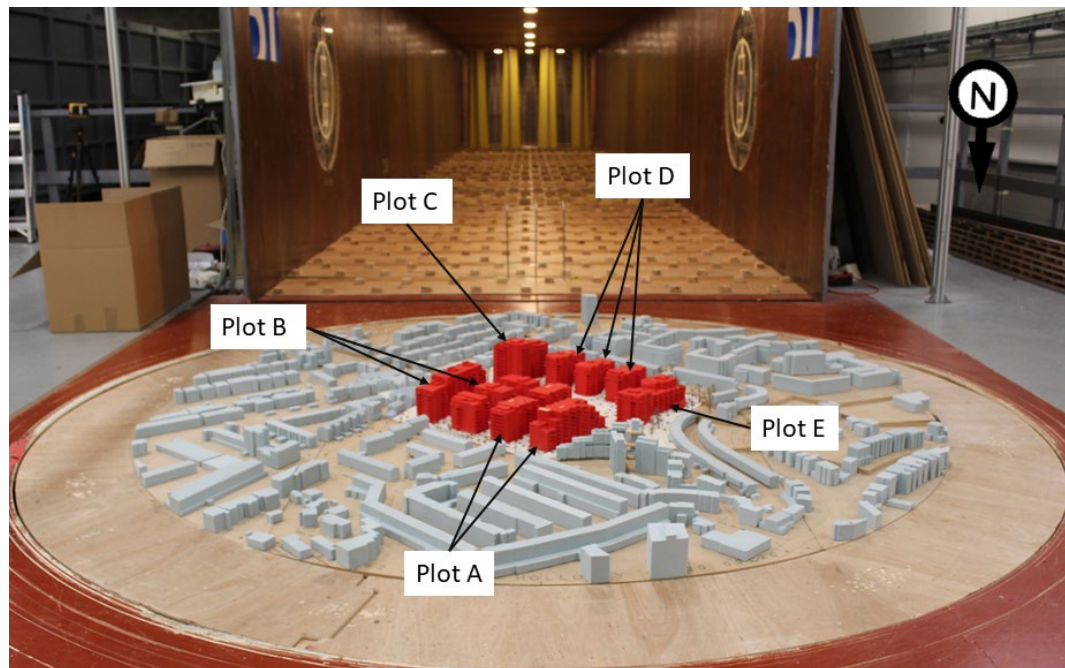


Figure 2: Wind tunnel model of the Proposed Development (Configuration 2) (view from the north)

3 METHODOLOGY AND ASSESSMENT CRITERIA

Wind tunnel testing is the most well-established and robust means of assessing the pedestrian wind microclimate with the Proposed Development in place. It enables the wind conditions at the Site to be quantified and classified in accordance with the Criteria. To produce the results within the tunnel, a 1:300 scale model of the existing buildings at the Site and the surrounding area within a 360 metre (m) radius of the centre of the Site was constructed.

The basic methodology for quantifying the pedestrian level wind environment is outlined below:

1. Measure the wind speeds at pedestrian level in the wind tunnel relative to a reference wind speed;
2. Adjust standard meteorological data to account for conditions at the Site;
3. Combine these to obtain the expected frequency and magnitude of wind speeds at pedestrian level; and
4. Compare the results with the Criteria to 'grade' conditions around the Site.

3.1 Simulation of Atmospheric Winds

The wind is turbulent, or gusty, and this turbulence varies depending upon the Site. It is necessary to reflect these differences in the wind tunnel test. In addition, the atmospheric boundary layer is a shear flow which means that the mean wind speed increases with height. Modelling these effects is achieved by a combination of spires and floor roughness elements to create a naturally grown boundary layer that is representative of urban or open country conditions, as appropriate. The detailed contoured proximity model around the Site is used to fine-tune the flow and create conditions similar to those expected at full scale.

3.2 Measurement Technique

Wind speed measurements were made using Irwin probes. For pedestrian comfort studies, both the mean wind speed and the peak wind speed are measured at selected locations at the Site and surrounding area to represent sensitive locations, such as entrances, amenity areas and thoroughfares, at a scaled height of 1.5m above ground level. The typical equivalent full-scale time period for measuring the mean wind speed is around 90 minutes, whereas the peak wind speed is taken as the wind speed exceeded for 1% of the time.

Wind speed at each location was measured for 36 wind directions in 10° increments, with 0° representing wind blowing from the north and 90° wind blowing from the east.

3.3 Scaling

The length scale of the model was 1:300 and the velocity scale was approximately 1:2 for strong winds. Consequently, the time scale for the tests was 1:150, or in other words 1 second in the wind tunnel is equivalent to 150 seconds at full scale.

3.4 Meteorological Data

Meteorological data derived from the meteorological stations of the major London airports (Heathrow and London City) have been corrected to standard conditions of 10m above flat level open country terrain. The meteorological station data are then adjusted to the Site conditions using the methodology implemented in the ESDU¹ (Engineering Sciences Data Unit) software package.

Approximately 30 years of meteorological data for the London area was used in this report and is presented in Appendix B as wind roses by season (refer to Figure 15 of Appendix B) with the wind speed divided into speed ranges.

The radial axis indicates the percentage time per season that the wind speed exceeds the particular range of wind speeds. The seasons are defined as spring (March, April and May), summer (June, July and August), autumn (September, October and November) and winter (December, January and February).

The meteorological data indicate that the prevailing wind direction throughout the year is from the south-west. This is typical for many areas of southern England. During the spring season, there is a secondary peak of winds from the north-east.

The combination of meteorological data and velocity ratios permits the percentage of time that wind speeds are exceeded on the Site to be evaluated. The locations can then be assessed using 'comfort criteria', as described below.

3.5 Pedestrian Comfort

The assessment of the wind conditions requires a standard against which the measurements can be compared. This report uses the Lawson Comfort Criteria², which have been established for over thirty years. The Criteria, which seek to define the reaction of an average pedestrian to the wind, are described in Table 1. If the measured wind conditions exceed the threshold wind speed for more than 5% of the time, then they are unacceptable for the stated pedestrian activity and the expectation is that there may be complaints of nuisance or people will not use the area for its intended purpose.

The Criteria sets out four pedestrian activities and reflect the fact that less active pursuits require more benign wind conditions. The four categories are sitting, standing, strolling and walking, in ascending order of activity level, with a fifth category for conditions that are uncomfortable for all uses. In other words, the wind conditions in an area for sitting need to be calmer than a location that people merely walk past.

The distinction between strolling and walking is that in the strolling scenario pedestrians are more likely to take on a leisurely pace, with the intention of taking time to move through the area, whereas in the walking scenario pedestrians are intending to move through the area quickly and are therefore expected to be more tolerant of stronger winds.






¹ ESDU International, Computer program for wind speeds and turbulence properties: flat or hilly sites in terrain with roughness changes, ESDU 01008, 2001 01008.

² Lawson T.V., 2001. Building Aerodynamics, Imperial College

The Criteria are derived for open air conditions and assume that pedestrians will be suitably dressed for the season. Thermal comfort is discussed with reference to acceptable wind environments but not evaluated as part of the assessment.

The coloured key in Table 1 corresponds to the presentation of wind tunnel test results described in the results section of this report.

Table 1: Lawson Comfort Criteria

Key	Comfort Category	Threshold	Description
	Sitting	0-4 m/s	Light breezes desired for outdoor restaurants and seating areas where one can read a paper or comfortably sit for long periods
	Standing	4-6 m/s	Gentle breezes acceptable for main building entrances, pick-up/drop-off points and bus stops
	Strolling	6-8 m/s	Moderate breezes that would be appropriate for strolling along a city/town street, plaza or park
	Walking	8-10 m/s	Relatively high speeds that can be tolerated if one's objective is to walk, run or cycle without lingering
	Uncomfortable	>10 m/s	Winds of this magnitude are considered a nuisance for most activities, and wind mitigation is typically recommended

3.6 Strong Winds

In addition, the criteria stipulate two strong wind threshold limits; when winds exceed 15m/s or 20m/s for more than 0.025% of the time (approximately 2.2 hours per year). The lower limit, 15m/s, if exceeded may require remedial measures depending on the sensitivity of the location i.e. is it reasonable to expect an elderly or very young pedestrian to be present at the location on the windiest day of the year? Wind speeds that exceed the 20m/s threshold for more than 0.025% of the time (approximately 2.2 hours per year) would represent a safety risk for all members of the population and would therefore require mitigation to provide an appropriate wind environment.

Strong winds are generally associated with areas which would be classified as acceptable for walking or as uncomfortable. In a mixed-use urban development scheme, walking and uncomfortable conditions would not usually form a part of the 'target' wind environment and would usually require mitigation due to pedestrian comfort considerations. The same mitigation would also typically reduce the frequency of, or even eliminate, any strong winds.

4 RESULTS

4.1 Details of Analysis

To account for the difference in height and terrain roughness between meteorological conditions at the airports and the Site, it is necessary to apply adjustment factors to the wind tunnel velocity ratios. Adjustment factors (mean factors) were computed for wind directions from 0° through to 360°. The reference height in the wind tunnel was at the equivalent full-scale height of 120 metres. Table 2 in Appendix B presents the mean factors for the Site.

4.2 Desired Pedestrian Activity around the Proposed Development

Generally, for a mixed-use development, the target conditions are:

- Strolling during the windiest season on pedestrian thoroughfares;
- Standing conditions at main entrances and bus stops throughout the year;
- Standing conditions at private balconies where seating is not designated during the summer season; and
- Sitting conditions at outdoor seating and amenity areas during the summer season when these areas are more likely to be frequently used by pedestrians.

The walking and uncomfortable classifications are usually avoided because of their association with occasional strong winds, unless they are on a minor pedestrian route or a route where pedestrian access could be controlled in the event of strong winds.

Achieving a sitting classification in the summer usually means that the same location would be acceptable for standing in the windiest season because winds are stronger at this time. This is considered an acceptable occurrence for the majority of external amenity spaces because other factors such as air temperature and precipitation influence people's perceptions about the 'need' to use seating in the middle of winter.

Standing use wind conditions are the target conditions for main entrances, however strolling use wind conditions are considered acceptable at secondary entrances, maintenance entrances and fire exits.

For a large terrace or amenity space, a mix of sitting to standing use wind conditions is acceptable provided that any desired seating areas are situated in areas having sitting wind conditions.

4.3 Performance against the Lawson Comfort Criteria

The wind microclimate within and around the Site has been assessed and classified using the Lawson Comfort Criteria defined in Table 1. The results of the assessment for each configuration are described below and presented graphically in Figures 3 to 10.

Wind conditions at and around the Proposed Development have been tested in the absence of the proposed landscaping scheme to represent a worst-case scenario.

4.3.1 Configuration 1 – Existing Site with Existing Landscaping and Existing Surrounding Buildings

The wind conditions for Configuration 1 are presented in the following Figures:

- Figure 3: Windiest Season (Ground Level);
- Figure 4: Summer Season (Ground Level); and
- Figure 5: Annual Safety Exceedances (Ground Level).

4.3.2 Configuration 2 - Proposed Development with Existing Landscaping and Existing Surrounding Buildings

The wind microclimate results for Configuration 2 are shown in the following figures:

- Figure 6: Windiest Season (Ground Level);
- Figure 7: Summer Season (Ground Level);
- Figure 8: Summer Season (Elevated Levels);
- Figure 9: Annual Safety Exceedances (Ground Level); and
- Figure 10: Annual Safety Exceedances (Elevated Levels).

4.4 Occurrence of Strong Winds

There were no measurement locations that would have wind speeds exceeding 15m/s or 20m/s for more than 2.2 hours per year in either configuration.

5 DISCUSSION

This discussion compares the measured wind conditions (shown in Figures 3-10) to the anticipated usage of the Site, to provide an assessment of whether the conditions are suitable or too windy for the intended use.

Any locations not specifically mentioned are suitable for, or calmer than required for, the desired pedestrian usage. Locations that are windier than desired for their intended pedestrian use would require mitigation.

5.1 Configuration 1: Existing Site with Existing Landscaping and Existing Surrounding Buildings

The discussion of the wind microclimate in Configuration 1 is based on the results shown in Figures 3 and 4, respectively for the windiest and summer season at ground level. Annual safety exceedances at ground floor are presented in Figure 5.

5.1.1 Pedestrian Comfort

The results of Configuration 1 show that the Site and nearby surrounding areas have wind conditions ranging from suitable for sitting and standing use throughout the year.

Thoroughfares at and around the Site have wind conditions suitable for sitting and standing use during the windiest season, suitable for the current use.

The bus-stop on Parkhurst Road (measurement location 55) is suitable for sitting use during the windiest season, calmer than targeted for a bus stop/waiting area.

The entrances to the existing surrounding buildings (measurement locations 1, 11, 13, 16, 26, 30, 75, 357, 358 and 362-368) have wind conditions suitable for sitting use during the windiest season. This is also calmer than the targeted wind condition for entrances.

Residential gardens in the vicinity of the Site (measurement locations 312, 317, 318, 340, 347 and 348) have wind conditions suitable for sitting use during the summer season. This is suitable for amenity use.

5.1.2 Strong winds (Figure 5)

There are no locations where strong winds exceeding 15 m/s for more than 2.2 hours per year occur.

5.2 Configuration 2: Proposed Development with Existing Landscaping and Existing Surrounding Buildings

Configuration 2 assessed the wind environment around the Proposed Development in the context of the existing surrounding buildings. The discussion of the wind microclimate in Configuration 2 is based on the results shown in Figures 6 and 7 respectively, for the windiest and summer season at ground level. Figure 8 presents the results for elevated spaces during the summer season. Figures 9 and 10 represent the annual strong wind exceedances for ground and elevated levels respectively.

5.2.1 Pedestrian Comfort

Inclusion of the Proposed Development would slightly increase the windiness locally between the Plots on-Site as the prevailing winds would channel between them. However, the majority of areas would be suitable for the intended use during the windiest and summer season.

Thoroughfares (Figure 6)

The thoroughfares at and in the vicinity of the Proposed Development would have wind conditions suitable for sitting to standing use during the windiest season with the exception of one location which would have strolling use wind conditions. These wind conditions would be suitable for the intended pedestrian use.

Entrances (Figure 6)

Wind conditions along the facades of the Proposed Development would have wind conditions suitable for sitting and standing use during the windiest season, suitable conditions for any potential entrances located along the building facades.

The entrances to the existing buildings in the vicinity of the Proposed Development would have wind conditions suitable for the intended use during the windiest season.

Bus-Stops (Figure 6)

Similar to Configuration 1, the bus-stop on Parkhurst Road would have wind conditions suitable for sitting use during the windiest season, suitable conditions for the intended use.

Amenity Spaces – Ground Level (Figure 7)

The majority of ground level spaces of the Proposed Development would be suitable for sitting use during the summer season. The majority of seating provisions (measurement locations 92, 95, 154, 162, 177, 247, 309, 310, 313, 316, 384 and 391) would have wind conditions suitable for sitting use during the summer season. However, standing conditions on benches to the west of Plot C (measurement location 83), seating pocket in the Women's Garden (measurement location 94), benches located between the buildings of Plot B (measurement location 276) and on Plot C spill out corner (measurement location 108) would be one category windier than suitable for the intended use and would require mitigation.

Similar to Configuration 1, the residential gardens in the vicinity of the Proposed Development would have wind conditions suitable for sitting use during the summer season, suitable conditions for the intended use.



Amenity Spaces – Elevated Levels (Figure 8)

Balcony amenity spaces would have wind conditions suitable for sitting and standing use during the summer season, suitable conditions for private amenity use.

Roof terrace amenity spaces would be suitable for sitting and standing use during the summer season, suitable conditions for mixed-use amenity spaces provided seating provisions are not allocated in areas suitable for standing use (measurement locations 427 and 428). Standing conditions on Plot C roof terrace (measurement locations 403 and 404), Plot B roof terrace (measurement location 489) would be suitable for private terrace use during the summer season.

5.2.2 Strong Winds (Figures 9 and 10)

There would be no instances of strong winds exceeding the safety threshold on ground level and at elevated levels of the Proposed Development.

6 MITIGATION

Wind tunnel testing of the Proposed Development identified that the majority of the Site would have wind conditions suitable for the intended pedestrian uses. However, during the summer season, several ground floor (measurement locations 83, 94, 108 and 276) and terrace level amenity spaces (measurement locations 427 and 428) would have wind conditions windier than suitable for the intended use if seating provisions are allocated in these areas.

The following potential mitigation measures have been suggested to improve wind conditions at these locations:

- If seating is allocated at ground or terrace level amenity spaces with conditions suitable for standing use during the summer season, relocating these seating provisions to areas inherently suitable for sitting use during the summer season would be beneficial;
- Where it is not possible or desired to relocate seating, providing localised shelter in the form of dense planting or hedging at least 1.5m in height or hard screening at least 1.5m in height and no more than 50% open placed around the seating would be beneficial; and
- Roof terrace areas with standing use would benefit from 1.5m high solid or 50% porous balustrades along the perimeter of the terrace should seating be proposed. Furthermore, a well-designed terrace level landscaping scheme which should include localized shelter to the seating areas in the form of dense planting or hedging at least 1.5m in height or hard screening at least 1.5m in height and no more than 50% open porous would be expected to provide beneficial shelter.

Examples of these mitigation measures are presented in Appendix C. The implementation of these measures would be expected to enhance the proposed landscaping scheme and improve wind conditions at the Site.

7 CONCLUSIONS

Configuration 1: Existing Site with Existing Landscaping and Existing Buildings (Baseline conditions)

- The meteorological data for the Site indicates prevailing winds from the south-west quadrant throughout the year with secondary winds from the north-east direction which are more prevalent during the spring months;
- All wind conditions are suitable for the current uses in the existing scenario;
- Wind conditions around the Existing Site (Configuration 1) are generally suitable for sitting use to standing use throughout the year;
- There are no occasions of strong winds exceeding 15m/s for more than 2.2 hours per year which would pose a safety concern for pedestrians.

Configuration 2: Proposed Development with Existing Landscaping and Existing Surrounding Buildings

- The completion of the Proposed Development would result in slightly windier conditions in localised areas compared to the Baseline as prevailing winds would channel between the Plots;
- Thoroughfares, bus-stops and entrances at and around the Proposed Development would have wind conditions suitable for the intended use during the windiest season;
- Ground floor and elevated level amenity spaces would have wind conditions suitable for sitting and standing use during the summer season. Wind mitigation measures have been recommended which would be expected to provide beneficial shelter to the seating provisions with conditions suitable for standing use during the summer season on ground level (measurement location 83, 94, 108 and 276) and on roof terrace level amenity spaces (measurement locations 427 and 428); and
- Similar to Configuration 1, there would be no instances of strong winds exceeding the safety threshold for more than two hours per year.

FIGURES





LEGEND:

LDDC COMFORT CATEGORIES:

Sitting	Light Green
Standing	Blue
Strolling	Yellow
Walking	Pink
Uncomfortable	Red

SENSOR LOCATION:

Ground Level	Circle
Podium Level	Square
Balcony/Roof Level	Diamond



LEGEND:

LDDC COMFORT CATEGORIES:

Sitting	Light Green
Standing	Blue
Strolling	Yellow
Walking	Pink
Uncomfortable	Red

SENSOR LOCATION:

Ground Level	Circle
Podium Level	Square
Balcony/Roof Level	Diamond

Pedestrian Wind Comfort Conditions - Ground Floor
Configuration 1: Existing Site with Existing Landscaping and Existing Surrounding Buildings
Summer Season

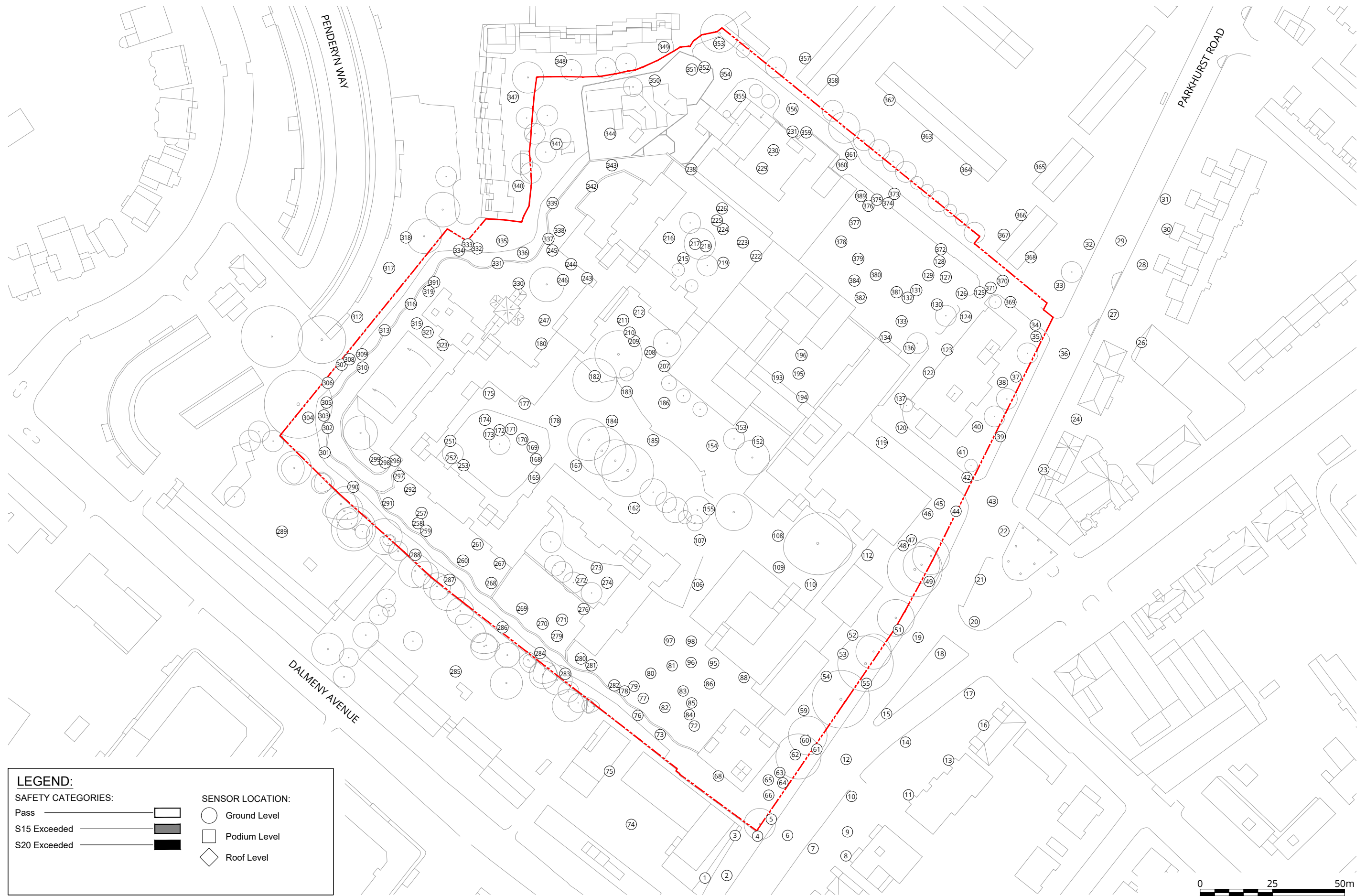
Project Holloway - London, UK



Drawn by: JLF	Figure: 4
Approx. Scale @A3: 1:1250	
Date Revised: Aug. 2, 2021	

Project #1902342





LEGEND:

SAFETY CATEGORIES:

Pass ————

S15 Exceeded ————

S20 Exceeded ————

SENSOR LOCATION:

○ Ground Level

□ Podium Level

◇ Roof Level

Pedestrian Wind Safety Conditions - Ground Floor
Configuration 1: Existing Site with Existing Landscaping and Existing Surrounding Buildings
Annual

Project Holloway - London, UK



Drawn by: JLF	Figure: 5
Approx. Scale @A3: 1:1250	
Date Revised: Aug. 2, 2021	

Project #1902342





LEGEND:

LDDC COMFORT CATEGORIES:

Sitting	Light Green
Standing	Blue
Strolling	Yellow
Walking	Magenta
Uncomfortable	Red

SENSOR LOCATION:

Ground Level	Circle
Podium Level	Square
Balcony/Roof Level	Diamond

Pedestrian Wind Comfort Conditions - Ground Floor
Configuration 2: Proposed Development with Existing Landscaping and Existing Surrounding Buildings
Windiest Season

Project Holloway - London, UK



Drawn by: JLF	Figure: 6
Approx. Scale @A3: 1:1250	
Date Revised: Aug. 2, 2021	

Project #1902342





LEGEND:

LDDC COMFORT CATEGORIES:

Sitting	Light Green
Standing	Blue
Strolling	Yellow
Walking	Pink
Uncomfortable	Red

SENSOR LOCATION:

Ground Level	Circle
Podium Level	Square
Balcony/Roof Level	Diamond



Pedestrian Wind Comfort Conditions - Elevated Levels Configuration 2: Proposed Development with Existing Landscaping and Existing Surrounding Buildings Summer Season

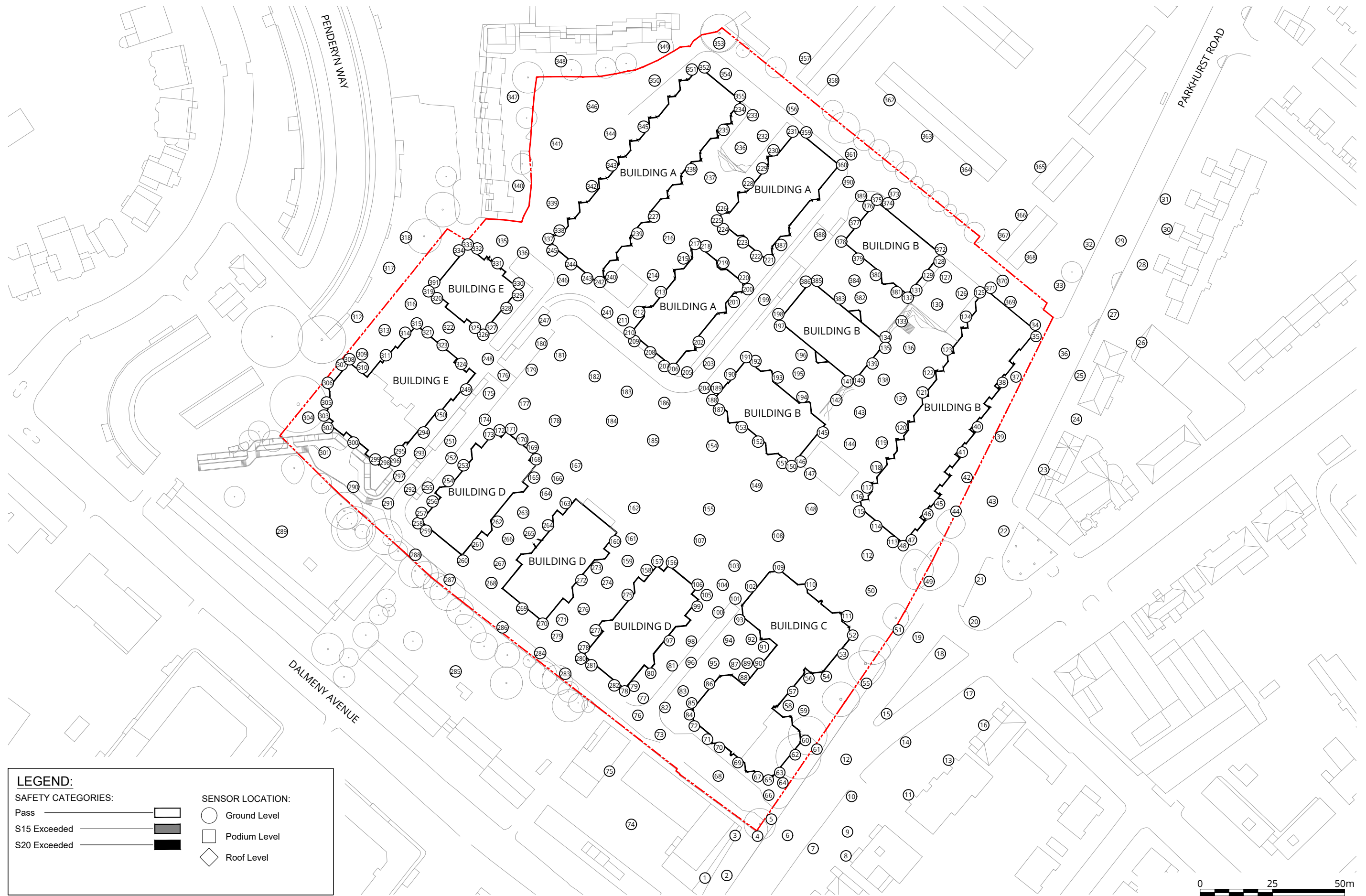
Project Holloway - London, UK



Drawn by: JLF	Figure: 8
Approx. Scale @A3: 1:1500	
Date Revised: Aug. 2, 2021	

Project #1902342





LEGEND:

SAFETY CATEGORIES:

Pass ————

S15 Exceeded ————

S20 Exceeded ————

SENSOR LOCATION:

○ Ground Level

□ Podium Level

◇ Roof Level

Pedestrian Wind Safety Conditions - Ground Floor
Configuration 2: Proposed Development with Existing Landscaping and Existing Surrounding Buildings
Annual

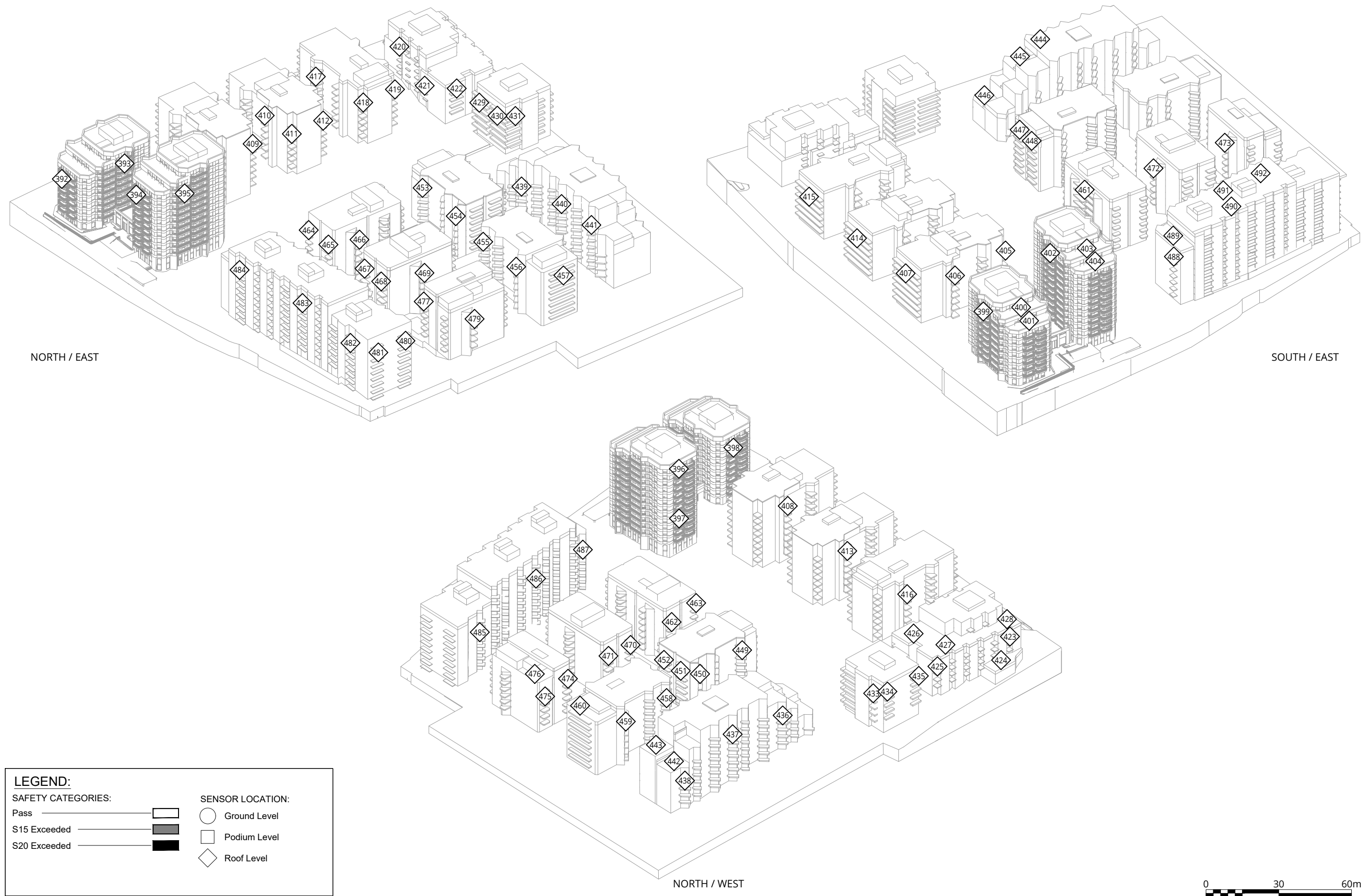
Project Holloway - London, UK



Drawn by: JLF	Figure: 9
Approx. Scale @A3: 1:1250	
Date Revised: Aug. 2, 2021	

Project #1902342





Pedestrian Wind Safety Conditions - Elevated Levels Configuration 2: Proposed Development with Existing Landscaping and Existing Surrounding Buildings Annual

Project Holloway - London, UK



Drawn by: JLF	Figure: 10
Approx. Scale @A3: 1:1500	
Date Revised: Aug. 2, 2021	



Project #1902342

APPENDICES



APPENDIX A: WIND TUNNEL PHOTOS



Figure 11: Existing Site with Existing Landscaping and Existing Surrounding Buildings (Configuration 1) – View in the Wind Tunnel (from the south)



Figure 12: Existing Site with Existing Landscaping and Existing Surrounding Buildings (Configuration 1) – View in the Wind Tunnel (from the south)



Figure 13: Proposed Development with Existing Landscaping and Existing Surrounding Buildings (Configuration 2) - View in the Wind Tunnel (from the north)

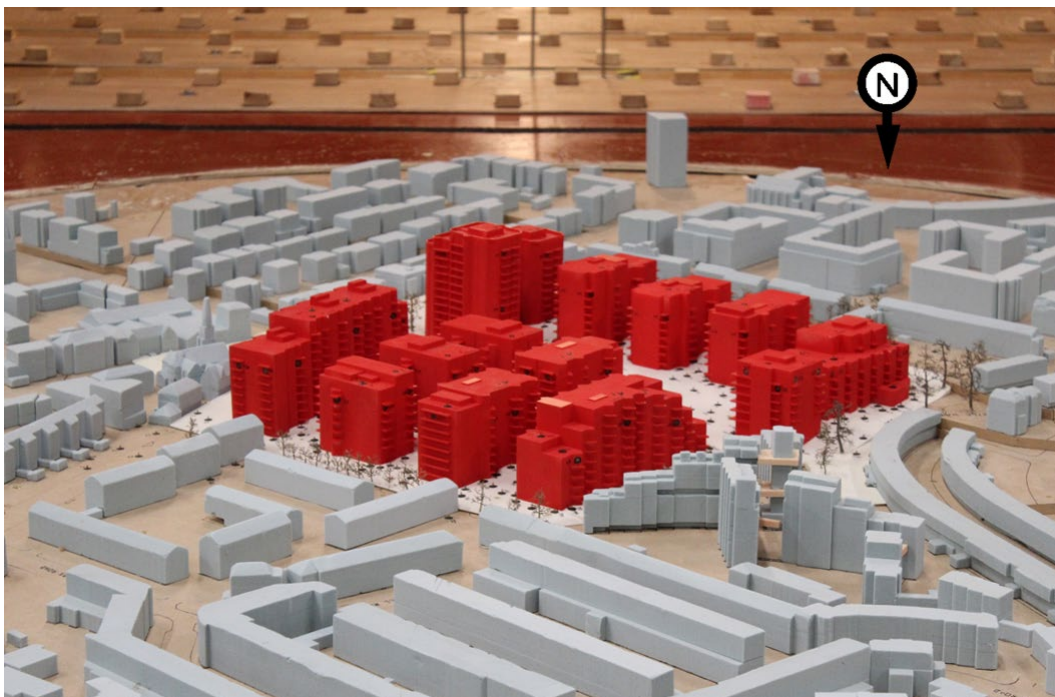


Figure 14: Proposed Development with Existing Landscaping and Existing Surrounding Buildings (Configuration 2) - View in the Wind Tunnel (from the north)

APPENDIX B: METEOROLOGICAL DATA

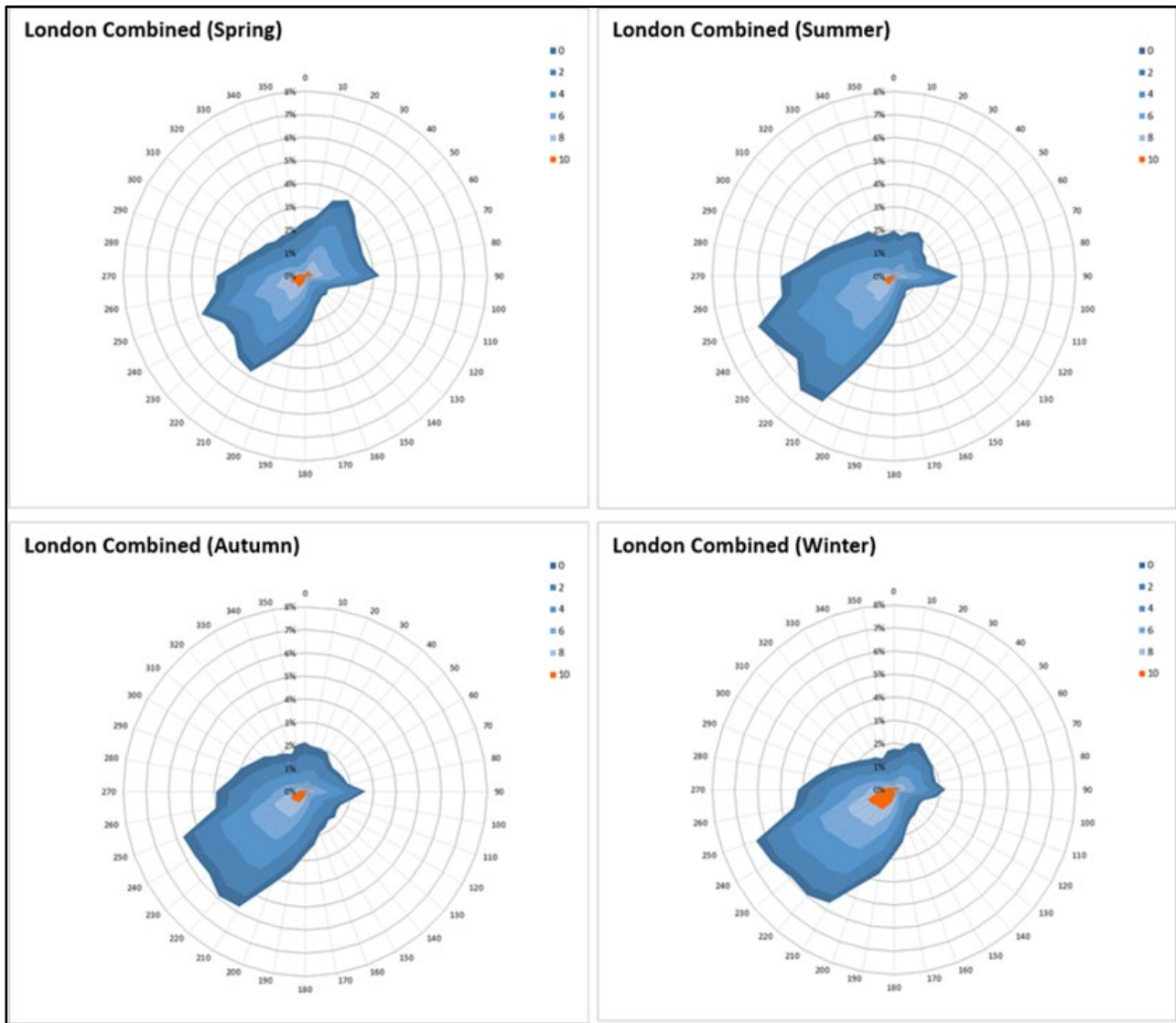


Figure 15: Seasonal wind roses for London (Heathrow and London City Airports)



Table 2: ESDU mean factors at 120m above ground level

Wind Direction	Mean Factor at 120 m
350°	1.22
340°	1.22
330°	1.22
320°	1.22
310°	1.22
300°	1.19
290°	1.19
280°	1.18
270°	1.18
260°	1.18
250°	1.18
240°	1.18
230°	1.18
220°	1.18
210°	1.18
200°	1.16
190°	1.16
180°	1.16
170°	1.17
160°	1.17
150°	1.17
140°	1.16
130°	1.15
120°	1.16
110°	1.18
100°	1.18
90°	1.18
80°	1.18
70°	1.19
60°	1.19
50°	1.20
40°	1.20
30°	1.18
20°	1.18
10°	1.19
0°	1.22

APPENDIX C: WIND MITIGATION EXAMPLES



Figure 16: Landscaping around seating areas



Figure 17: screens around seating areas to provide localised shelter



Figure 18: increased balustrade height on roof terrace



Figure 19: Example roof terrace landscaping measures

Appendix 11.3 Wind Microclimate Consultation

Appendix 11.3 Wind Microclimate Consultation

From: Reynolds, Elizabeth <Elizabeth.Reynolds@islington.gov.uk>

Sent: 18 August 2021 08:41

To: Moore, Ellen (Avison Young - UK) <Ellen.Moore@avisonyoung.com>; Wilson, Sarah <Sarah.Wilson@islington.gov.uk>

Cc: Dickson, Jo (Avison Young - UK) <jo.dickson@avisonyoung.com>; 'Stefan Astley' <Stefan.Astley@RWDI.com>; 'Tom Williamson' <Tom.Williamson@peabody.org.uk>

Subject: RE: Holloway - Wind probe locations for final wind tunnel testing

CAUTION: External Sender

Hi Ellen,

Yes – happy with that approach.

Kind regards,

Liz

Elizabeth Reynolds
Principal Planning & Development Officer | Major Applications Team

Development Management | London Borough of Islington | Islington Town Hall | Upper Street | London | N1 2UD

t: 0207 527 5848

e: Elizabeth.Reynolds@islington.gov.uk

Please note that in accordance with current Government guidance Officers will not be conducting face-to-face meetings or site visits. Applicants should provide comprehensive photographs of the relevant parts of a property and/or relevant views into and/or out of the site to enable a full assessment to be made.

All Duty Planning appointments will now be carried out via telephone. Please do not attend the Council Offices.

From: Moore, Ellen (Avison Young - UK) <Ellen.Moore@avisonyoung.com>

Sent: 17 August 2021 18:42

To: Reynolds, Elizabeth <Elizabeth.Reynolds@islington.gov.uk>; Wilson, Sarah <Sarah.Wilson@islington.gov.uk>

Cc: Dickson, Jo (Avison Young - UK) <jo.dickson@avisonyoung.com>; 'Stefan Astley' <Stefan.Astley@RWDI.com>; 'Tom Williamson' <Tom.Williamson@peabody.org.uk>

Subject: RE: Holloway - Wind probe locations for final wind tunnel testing

[External]

Afternoon Liz,

Further to my email below with the Interim Pedestrian Level Wind Microclimate Assessment, I just wanted to confirm that the probe locations for the final wind tunnel testing which will form part of the ES and planning application will be the same as this interim testing, except where changes appear between the interim scheme and frozen scheme which necessitate some alterations. Where there are changes, RWDI will make amends as and where needed to follow the same logic in probe coverage (i.e. ensuring appropriate coverage across the development).

From: Reynolds, Elizabeth <Elizabeth.Reynolds@islington.gov.uk>

Sent: 20 July 2021 17:08

To: Moore, Ellen (Avison Young - UK) <Ellen.Moore@avisonyoung.com>; Wilson, Sarah <Sarah.Wilson@islington.gov.uk>

Cc: Dickson, Jo (Avison Young - UK) <jo.dickson@avisonyoung.com>; Fiszpan, Hannah (Avison Young - UK) <Hannah.Fiszpan@avisonyoung.com>; Day, Laura (Avison Young - UK) <laura.Day@avisonyoung.com>; Stefan Astley <Stefan.Astley@RWDI.com>

Subject: RE: Holloway - Status Update - Wind Probe Locations

CAUTION: This email originated from outside of Avison Young. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ellen,

Thank you for clarifying. No need to consult AECOM, if the probe locations cover both the PDF map and powerpoint this is comprehensive and should be sufficient for the microclimate assessment – happy for you to proceed.

Kind Regards,

Elizabeth Reynolds

Principal Planning & Development Officer | Major Applications Team

Development Management | London Borough of Islington | Islington Town Hall | Upper Street | London | N1 2UD

t: 0207 527 5848

e: Elizabeth.Reynolds@islington.gov.uk

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All Duty Planning appointments will now be carried out via telephone. Please do not attend the Council Offices.

From: Moore, Ellen (Avison Young - UK) <Ellen.Moore@avisonyoung.com>

Sent: 20 July 2021 14:41

To: Reynolds, Elizabeth <Elizabeth.Reynolds@islington.gov.uk>; Wilson, Sarah <Sarah.Wilson@islington.gov.uk>

Cc: Dickson, Jo (Avison Young - UK) <jo.dickson@avisonyoung.com>; Fiszpan, Hannah (Avison Young - UK) <Hannah.Fiszpan@avisonyoung.com>; Day, Laura (Avison Young - UK) <laura.Day@avisonyoung.com>; Stefan Astley <Stefan.Astley@RWDI.com>

Subject: RE: Holloway - Status Update - Wind Probe Locations

[External]

Hi Liz,

AECOM – Thank you, that's much appreciated. If it would be easier for them to have a very quick call with Stefan and our EIA team to exchange any comments, we can set that up.

Thank you for the mark up with suggested ground floor probe locations, I think RWDI have captured all those areas on the PDF plan showing proposed probe locations at ground level (re-attached) – apologies this might not have been clear in my email. The PDFs show the proposed probes at ground level and the PowerPoint is show the upper level locations (as one plan covering everything would be unreadable given how many probes are being proposed).

Many thanks,
Ellen

Ellen Moore

Associate
Planning, Development & Regeneration

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From: Reynolds, Elizabeth <Elizabeth.Reynolds@islington.gov.uk>

Sent: 20 July 2021 14:31

To: Moore, Ellen (Avison Young - UK) <Ellen.Moore@avisonyoung.com>; Wilson, Sarah <Sarah.Wilson@islington.gov.uk>

Cc: Dickson, Jo (Avison Young - UK) <jo.dickson@avisonyoung.com>; Fiszpan, Hannah (Avison Young - UK) <Hannah.Fiszpan@avisonyoung.com>; Day, Laura (Avison Young - UK) <laura.Day@avisonyoung.com>; Stefan Astley <Stefan.Astley@RWDI.com>

Subject: RE: Holloway - Status Update - Wind Probe Locations

CAUTION: This email originated from outside of Avison Young. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ellen,

Thank you for the attached. I will send to AECOM for review, as they will be assessing the Environmental Statement, of which Microclimate is a part. AECOM are unlikely to be able to respond in such a short timescale however, I will ask.

Though wind tunnel testing is not my specialism, I think the proposed locations for the probes look comprehensive, but would add some at ground level to capture any downdraft from the taller buildings, especially where entrances are on the same south westerly aspect as the prevailing wind direction – I have marked these in red on the attached.

Kind Regards,

Liz

Elizabeth Reynolds

Principal Planning & Development Officer | Major Applications Team

Development Management | London Borough of Islington | Islington Town Hall | Upper Street | London | N1 2UD

t: 0207 527 5848

e: Elizabeth.Reynolds@islington.gov.uk

Please note that in accordance with current Government guidance Officers will not be conducting face-to-face meetings or site visits. Applicants should provide comprehensive photographs of the relevant parts of a property and/or relevant views into and/or out of the site to enable a full assessment to be made.

All Duty Planning appointments will now be carried out via telephone. Please do not attend the Council Offices.

From: Moore, Ellen (Avison Young - UK) <Ellen.Moore@avisonyoung.com>
Sent: 19 July 2021 15:28
To: Reynolds, Elizabeth <Elizabeth.Reynolds@islington.gov.uk>; Wilson, Sarah <Sarah.Wilson@islington.gov.uk>
Cc: Dickson, Jo (Avison Young - UK) <jo.dickson@avisonyoung.com>; Fiszpan, Hannah (Avison Young - UK) <Hannah.Fiszpan@avisonyoung.com>; Day, Laura (Avison Young - UK) <laura.Day@avisonyoung.com>; Stefan Astley <Stefan.Astley@RWDI.com>
Subject: RE: Holloway - Status Update - Wind Probe Locations

[External]

Hi Liz,

Further to my email below, please find attached the proposed wind probe locations for the wind tunnel testing for officers review and comment. You may recall there was discussion and agreement in September regarding positioning but as the scheme has since changed the positioning has been reviewed and updated accordingly. The overall probe layout has been developed to ensure all these areas have been captured, consistent with industry best practices and applicable guidelines.

We would be exceptionally grateful if you could provide any comments/queries by COP Wednesday (21st). I have attached:

- PDF document showing the baseline proposed probe locations at ground level. This is referred to on the document as 'Config 1' and reflects the current site condition (i.e. existing prison buildings in place).
- PDF document showing the proposed probe locations at ground level for the proposed scheme. This is referred to on the document as 'Config 2' and reflects the proposed scheme.
- PowerPoint slides with the proposed probe locations at upper levels across the proposed scheme.

I have copied in our EIA team and Stefan (who is leading the Wind Microclimate Assessment from RWDI) should there be any queries.

As agreed as part of the EIA scoping, we will issue Officers with the results of the testing once available.

Many thanks,
Ellen

Ellen Moore

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From: Moore, Ellen (Avison Young - UK)
Sent: 15 July 2021 15:36

To: Reynolds, Elizabeth <Elizabeth.Reynolds@islington.gov.uk>; Wilson, Sarah <Sarah.Wilson@islington.gov.uk>

Cc: Gibney, Mark (Avison Young - UK) <Mark.Gibney@avisonyoung.com>

Subject: RE: Holloway - Status Update - Wind Probe Locations

Hi Liz,

Thank you.

I've received an update from RWDI and the EIA team. They will issue proposed wind probe locations for the interim wind tunnel testing for officer review/comment on Monday (19th July).

RWDI have managed to find an earlier slot to undertake the interim wind testing, and in order to meet this date they will need feedback by COP Wednesday 21st so they have adequate time to review and respond to any comments or queries accordingly (if needed). I have asked the EIA to email the proposed locations to you both, is there also a contact at AECOM they should cc into the email?

The agreed probe locations would also be used for the final wind testing which will form part of the ES, submitted with the application.

Many thanks,
Ellen

Ellen Moore

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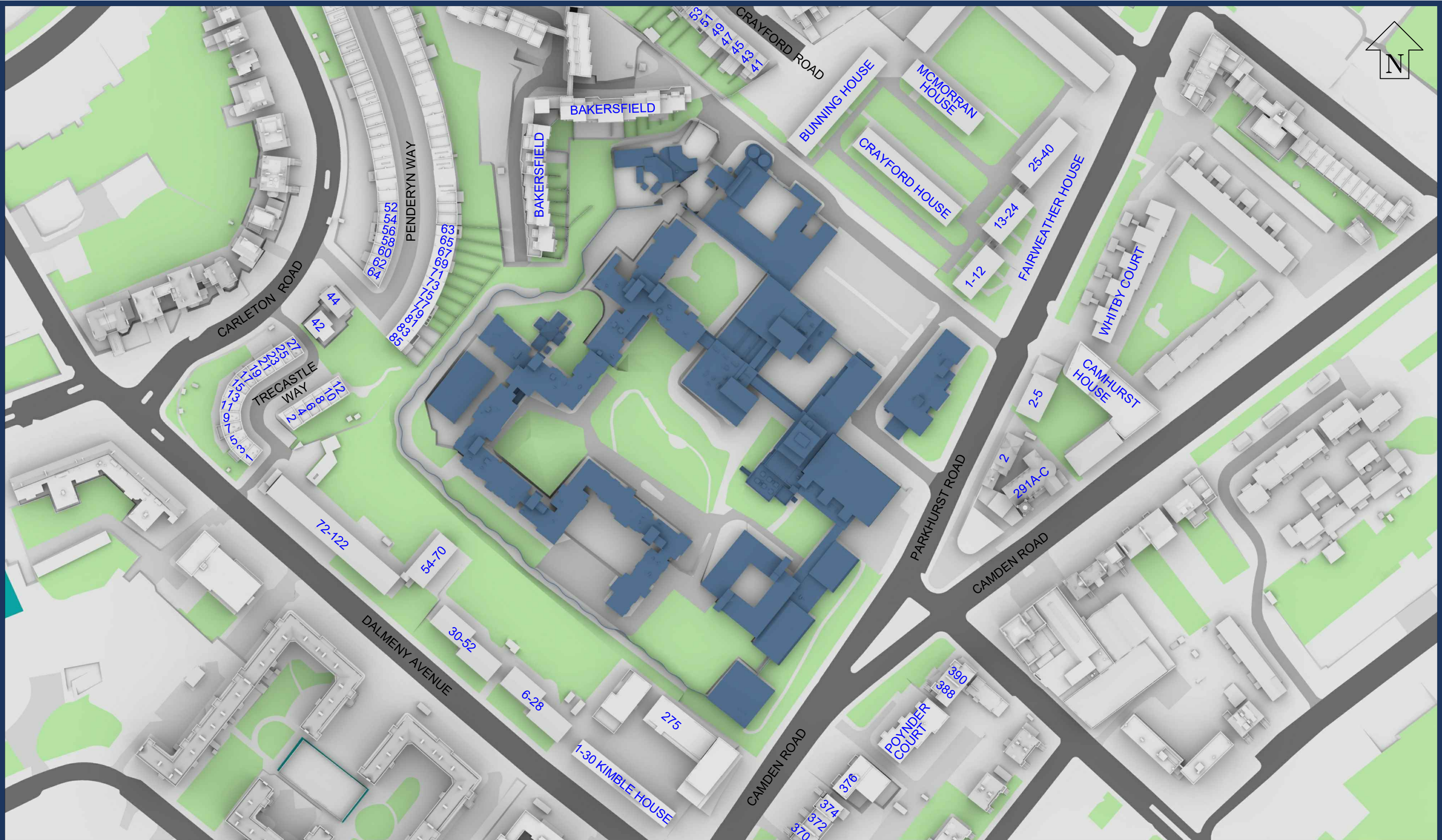
Appendix 12.1 Baseline and Development Drawings

Appendix 12.1

Baseline and Development Drawings

Appendix 12.1a

Baseline Drawings



Sources: Point 2 - Point Cloud Data
-Site Photos



Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris

Info Received: 04/03/20

File Name: 17105_Current Massing.dwg
17105_Current Massing_Additional Height.dwg

Key:  Existing Buildings
 Proposed Scheme

Project: HM Holloway Prison
London

Title: Plan View
Existing Buildings

Scheme Confirmed:

Date:

Drawn By:
BZW/CJ

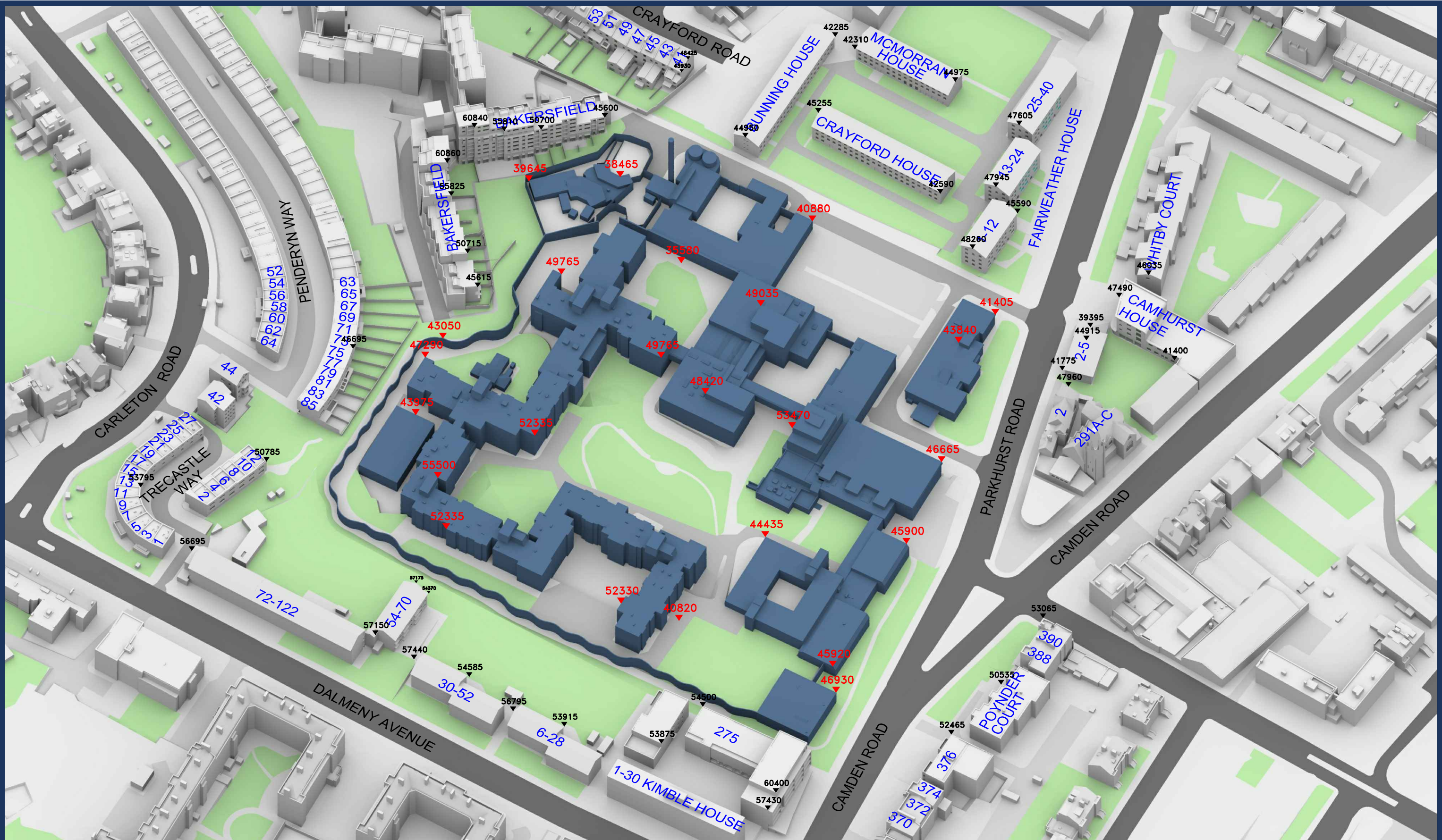
Scale:
1:1500@A3

Date:
MAR 20

Dwg No:
P2104/01

Rel:
25





Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris
Info Received: 04/03/20
File Name: 17105_Current Massing.dwg
17105_Current Massing_Additional Height.dwg

Key:

- Existing Buildings
- Proposed Scheme

All Heights in mm AOD

Project: HM Holloway Prison
London

Title: 3D View
Existing Buildings

Scheme Confirmed:

Date:

Drawn By:
BZW/CJ

Scale:
NTS@A3

Date:
MAR 20

Dwg No:
P2104/02

Rel:
25



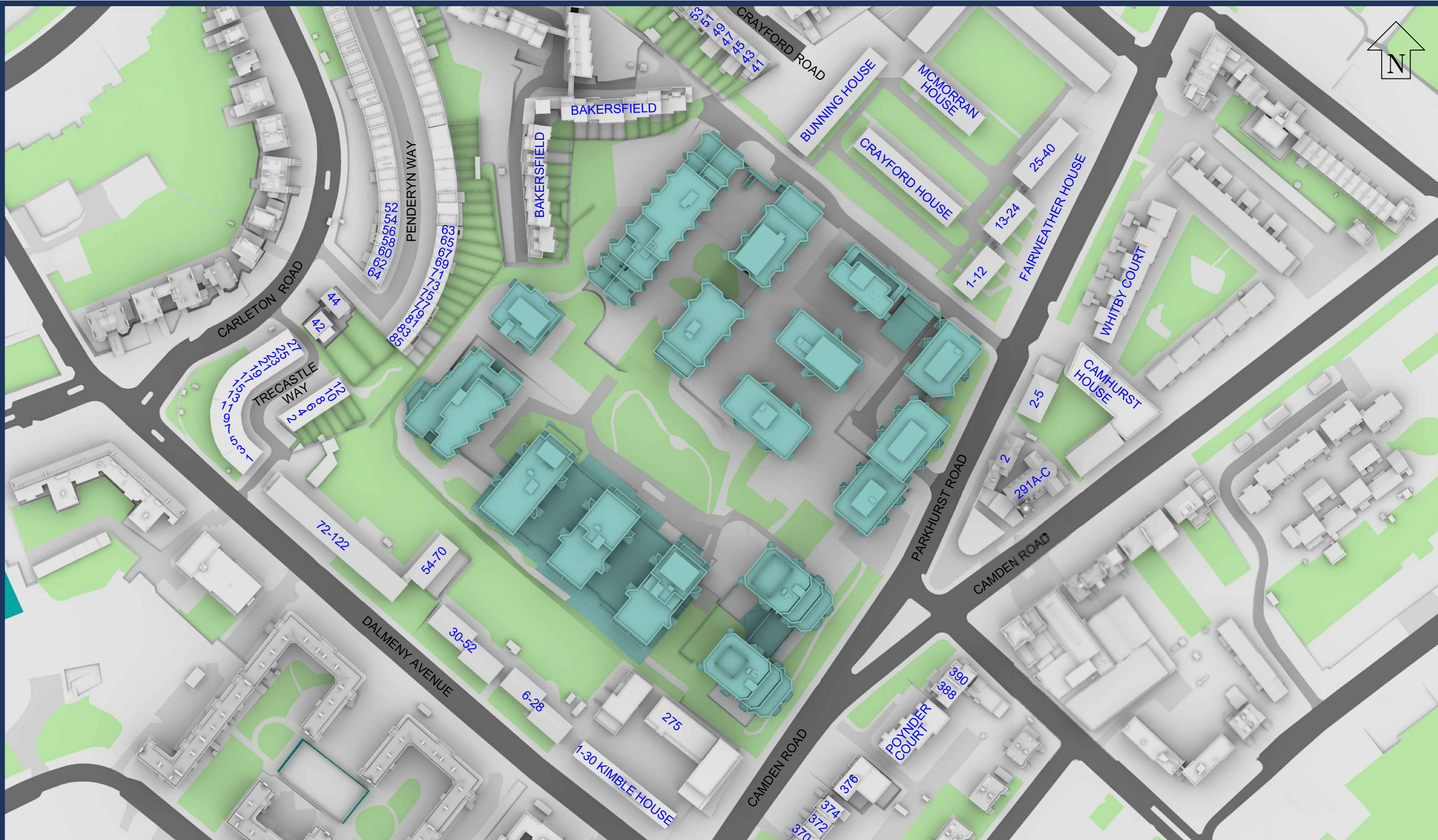


Sources: Point 2 - Point Cloud Data -Site Photos		Key: <div><div>Existing Buildings</div><div>Proposed Scheme</div></div>		Project: HM Holloway Prison London		Title: 3D View Existing Buildings	
Local Planning Authority							
Zmapping LTD							
Allford Hall Monaghan Morris							
Info Received: 04/03/20							
File Name: 17105_Current Massing.dwg							
17105_Current Massing_Additional Height.dwg							
All Heights in mm AOD							
Scheme Confirmed:		Date:		Drawn By:		Scale:	
				BZW/CJ		NTS@A3	
						Date:	
						MAR 20	
						Dwg No:	
						P2104/03	
						Rel:	
						25	



Appendix 12.1b

Development Drawings



Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:

 Existing Buildings

 Proposed Scheme

Project: HM Holloway Prison
London

Title: Plan View
Proposed scheme 23/09/2021

Scheme Confirmed:

Date:

Drawn By:
NB

Scale:
1:1500@A3

Date:
OCT 21

Dwg No:
P2104/219

Rel:
100





Sources: Point 2 - Point Cloud Data -Site Photos		Key: Existing Buildings Proposed Scheme		Project: HM Holloway Prison London		Title: 3D View Proposed 23/09/2021	
Local Planning Authority							
Zmapping LTD							
Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)							
210517_Plots A to E2 massing models							
All Heights in mm AOD							
Scheme Confirmed:		Date:		Drawn By:		Scale:	
				NB		NTS@A3	
						Date:	
						OCT 21	
						Dwg No:	
						P2104/220	
						Rel:	
						100	





Sources: Point 2 - Point Cloud Data -Site Photos		Key: Existing Buildings Proposed Scheme		Project: HM Holloway Prison London		Title: 3D View Proposed Scheme 23/09/21	
Local Planning Authority							
Zmapping LTD							
Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)							
210517_Plots A to E2 massing models							
All Heights in mm AOD							
Scheme Confirmed:		Date:		Drawn By:		Scale:	
				NB		NTS@A3	
						Date:	
						OCT 21	
						Dwg No:	
						P2104/221	
						Rel:	
						100	



Appendix 12.2 Baseline and Development Daylight and Sunlight Results

Appendix 12.2

Baseline and Development DLSL Results

Appendix 12.2a

Baseline vs Development VSC Results



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
72-122 Dalmeny Avenue						
R1/660	KITCHEN	W1/660	7.19	5.64	1.55	21.56
R4/660	KITCHEN	W4/660	9.12	6.81	2.31	25.33
R7/660	KITCHEN	W7/660	10.40	7.61	2.79	26.83
R10/660	KITCHEN	W10/660	10.97	7.96	3.01	27.44
R13/660	KITCHEN	W13/660	11.24	8.23	3.01	26.78
R16/660	KITCHEN	W16/660	11.30	8.42	2.88	25.49
R19/660	KITCHEN	W19/660	11.34	8.68	2.66	23.46
R22/660	KITCHEN	W22/660	11.36	8.93	2.43	21.39
R25/660	KITCHEN	W25/660	11.25	9.10	2.15	19.11
R28/660	KITCHEN	W28/660	11.11	9.05	2.06	18.54
R31/660	KITCHEN	W31/660	10.46	8.53	1.93	18.45
R34/660	KITCHEN	W38/660	9.95	8.82	1.13	11.36
R37/660	KITCHEN	W41/660	10.40	8.92	1.48	14.23
R1/661	ASSUMED	W2/661	30.17	29.10	1.07	3.55
R2/661	ASSUMED	W3/661	33.11	32.06	1.05	3.17
R5/661	BEDROOM	W6/661	30.50	28.57	1.93	6.33
R7/661	BEDROOM	W8/661	35.32	32.66	2.66	7.53
R9/661	BEDROOM	W10/661	36.64	33.68	2.96	8.08
R11/661	BEDROOM	W12/661	37.29	34.32	2.97	7.96
R13/661	BEDROOM	W14/661	37.72	34.67	3.05	8.09



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R15/661	BEDROOM	W16/661	38.01	34.94	3.07	8.08
R17/661	BEDROOM	W18/661	38.15	35.20	2.95	7.73
R19/661	BEDROOM	W20/661	38.22	35.48	2.74	7.17
R21/661	BEDROOM	W22/661	38.27	35.70	2.57	6.72
R23/661	BEDROOM	W24/661	38.29	35.85	2.44	6.37
R25/661	BEDROOM	W26/661	38.24	35.96	2.28	5.96
R27/661	BEDROOM	W28/661	38.07	36.02	2.05	5.38
R29/661	BEDROOM	W30/661	37.61	35.72	1.89	5.03
R1/662	ASSUMED	W2/662	33.56	32.55	1.01	3.01
R2/662	ASSUMED	W3/662	35.71	34.60	1.11	3.11
R4/662	KITCHEN	W5/662	10.61	8.69	1.92	18.10
R7/662	KITCHEN	W8/662	11.63	9.27	2.36	20.29
R10/662	KITCHEN	W11/662	12.13	9.61	2.52	20.77
R13/662	KITCHEN	W14/662	12.41	9.90	2.51	20.23
R16/662	KITCHEN	W17/662	12.56	10.14	2.42	19.27
R19/662	KITCHEN	W20/662	12.58	10.30	2.28	18.12
R22/662	KITCHEN	W23/662	12.63	10.50	2.13	16.86
R25/662	KITCHEN	W26/662	12.71	10.73	1.98	15.58
R28/662	KITCHEN	W29/662	12.65	10.92	1.73	13.68
R31/662	KITCHEN	W32/662	12.75	11.08	1.67	13.10
R34/662	KITCHEN	W35/662	12.78	11.22	1.56	12.21



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R37/662	KITCHEN	W38/662	12.79	11.33	1.46	11.42
R40/662	KITCHEN	W41/662	12.69	11.36	1.33	10.48
R1/663	ASSUMED	W1/663	37.51	36.02	1.49	3.97
R2/663	ASSUMED	W2/663	37.00	35.73	1.27	3.43
R4/663	BEDROOM	W4/663	31.77	29.18	2.59	8.15
R6/663	BEDROOM	W6/663	32.12	29.40	2.72	8.47
R8/663	BEDROOM	W8/663	32.30	29.60	2.70	8.36
R10/663	BEDROOM	W10/663	32.39	29.82	2.57	7.93
R12/663	BEDROOM	W12/663	32.44	30.00	2.44	7.52
R14/663	BEDROOM	W14/663	32.48	30.13	2.35	7.24
R16/663	BEDROOM	W16/663	32.50	30.27	2.23	6.86
R18/663	BEDROOM	W18/663	32.51	30.45	2.06	6.34
R20/663	BEDROOM	W20/663	32.52	30.61	1.91	5.87
R22/663	BEDROOM	W22/663	32.53	30.74	1.79	5.50
R24/663	BEDROOM	W24/663	32.54	30.87	1.67	5.13
R26/663	BEDROOM	W26/663	32.52	31.01	1.51	4.64
R28/663	BEDROOM	W28/663	32.57	31.19	1.38	4.24

54-70 Dalmeny Avenue

R3/661	ASSUMED	W1/661	21.79	21.79	0.00	0.00
R3/661	ASSUMED	W4/661	22.03	21.41	0.62	2.81
R3/662	ASSUMED	W1/662	26.09	26.09	0.00	0.00
R3/662	ASSUMED	W4/662	24.08	23.60	0.48	1.99



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/670	BEDROOM	W12/670	35.32	30.44	4.88	13.82
R3/670	BEDROOM	W13/670	34.76	30.37	4.39	12.63
R4/670	LD	W7/670	7.89	6.80	1.09	13.81
R4/670	LD	W14/670	12.05	9.48	2.57	21.33
R5/670	KITCHEN	W8/670	8.10	6.88	1.22	15.06
R7/670	LD	W18/670	30.95	28.23	2.72	8.79
R8/670	BEDROOM	W19/670	27.02	24.53	2.49	9.22
R11/670	KITCHEN	W3/670	6.26	5.62	0.64	10.22
R12/670	ASSUMED	W17/670	7.24	5.21	2.03	28.04
R13/670	ASSUMED	W15/670	33.74	30.41	3.33	9.87
R13/670	ASSUMED	W16/670	4.35	4.35	0.00	0.00
R14/670	ASSUMED	W4/670	5.04	4.40	0.64	12.70
R14/670	ASSUMED	W5/670	9.46	8.53	0.93	9.83
R15/670	ASSUMED	W6/670	7.51	6.60	0.91	12.12
R16/670	ASSUMED	W10/670	5.73	5.05	0.68	11.87
R2/671	BEDROOM	W12/671	36.38	31.78	4.60	12.64
R3/671	BEDROOM	W13/671	35.89	31.76	4.13	11.51
R4/671	LD	W7/671	8.72	7.69	1.03	11.81
R4/671	LD	W14/671	12.70	10.30	2.40	18.90
R5/671	KITCHEN	W8/671	8.94	7.78	1.16	12.98
R7/671	LD	W18/671	33.36	30.77	2.59	7.76
R7/671	LD	W19/671	4.00	4.00	0.00	0.00
R8/671	BEDROOM	W20/671	4.73	3.85	0.88	18.60
R11/671	KITCHEN	W3/671	7.03	6.45	0.58	8.25



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R12/671	ASSUMED	W17/671	7.99	6.15	1.84	23.03
R13/671	ASSUMED	W15/671	35.20	32.05	3.15	8.95
R13/671	ASSUMED	W16/671	5.09	5.09	0.00	0.00
R14/671	ASSUMED	W4/671	5.75	5.17	0.58	10.09
R14/671	ASSUMED	W5/671	10.62	9.74	0.88	8.29
R15/671	ASSUMED	W6/671	8.39	7.53	0.86	10.25
R16/671	ASSUMED	W10/671	6.37	5.86	0.51	8.01
R2/672	BEDROOM	W12/672	30.15	26.17	3.98	13.20
R3/672	BEDROOM	W13/672	30.01	26.48	3.53	11.76
R4/672	LD	W7/672	9.56	8.61	0.95	9.94
R4/672	LD	W14/672	13.06	10.93	2.13	16.31
R5/672	KITCHEN	W8/672	9.76	8.69	1.07	10.96
R7/672	LD	W18/672	29.58	27.22	2.36	7.98
R7/672	LD	W19/672	4.77	4.77	0.00	0.00
R8/672	BEDROOM	W20/672	6.77	5.98	0.79	11.67
R11/672	KITCHEN	W3/672	8.07	7.54	0.53	6.57
R12/672	ASSUMED	W17/672	9.30	7.64	1.66	17.85
R13/672	ASSUMED	W15/672	30.41	27.58	2.83	9.31
R13/672	ASSUMED	W16/672	5.46	5.46	0.00	0.00
R14/672	ASSUMED	W4/672	6.48	5.96	0.52	8.02
R14/672	ASSUMED	W5/672	10.90	10.15	0.75	6.88
R15/672	ASSUMED	W6/672	9.25	8.47	0.78	8.43
R16/672	ASSUMED	W10/672	7.00	6.65	0.35	5.00

30-52 Dalmeny Avenue



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/640	BEDROOM	W1/640	36.00	28.81	7.19	19.97
R2/640	BEDROOM	W2/640	36.52	29.49	7.03	19.25
R3/640	BEDROOM	W3/640	34.76	27.82	6.94	19.97
R4/640	BEDROOM	W4/640	28.85	22.85	6.00	20.80
R5/640	BEDROOM	W5/640	36.69	29.50	7.19	19.60
R6/640	BEDROOM	W6/640	36.41	29.48	6.93	19.03
R7/640	BEDROOM	W7/640	35.58	29.25	6.33	17.79
R8/640	BEDROOM	W8/640	35.10	28.94	6.16	17.55
R9/640	BEDROOM	W9/640	34.49	28.62	5.87	17.02
R1/641	BEDROOM	W1/641	37.07	30.35	6.72	18.13
R2/641	BEDROOM	W2/641	37.43	30.86	6.57	17.55
R3/641	BEDROOM	W3/641	35.85	29.35	6.50	18.13
R4/641	BEDROOM	W4/641	29.75	24.10	5.65	18.99
R5/641	BEDROOM	W5/641	37.57	30.80	6.77	18.02
R6/641	BEDROOM	W6/641	37.34	30.78	6.56	17.57
R7/641	BEDROOM	W7/641	36.77	30.71	6.06	16.48
R8/641	BEDROOM	W8/641	36.46	30.54	5.92	16.24
R9/641	BEDROOM	W9/641	36.07	30.46	5.61	15.55
R1/642	BEDROOM	W1/642	31.83	25.84	5.99	18.82
R2/642	BEDROOM	W2/642	31.89	26.04	5.85	18.34
R3/642	BEDROOM	W3/642	31.15	25.36	5.79	18.59



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/642	BEDROOM	W4/642	26.80	21.76	5.04	18.81
R5/642	BEDROOM	W5/642	31.64	25.58	6.06	19.15
R6/642	BEDROOM	W6/642	31.51	25.62	5.89	18.69
R7/642	BEDROOM	W7/642	31.21	25.69	5.52	17.69
R8/642	BEDROOM	W8/642	31.04	25.61	5.43	17.49
R9/642	BEDROOM	W9/642	30.84	25.62	5.22	16.93
6-28 Dalmeny Avenue						
R1/600	BEDROOM	W1/600	33.84	28.26	5.58	16.49
R2/600	BEDROOM	W2/600	34.59	28.21	6.38	18.44
R3/600	BEDROOM	W3/600	33.65	26.48	7.17	21.31
R4/600	BEDROOM	W4/600	28.10	21.79	6.31	22.46
R5/600	BEDROOM	W5/600	36.82	28.64	8.18	22.22
R6/600	BEDROOM	W6/600	36.94	28.71	8.23	22.28
R7/600	BEDROOM	W7/600	37.02	28.93	8.09	21.85
R8/600	BEDROOM	W8/600	37.02	29.01	8.01	21.64
R1/601	BEDROOM	W1/601	36.21	29.57	6.64	18.34
R2/601	BEDROOM	W2/601	36.42	29.51	6.91	18.97
R3/601	BEDROOM	W3/601	35.19	28.09	7.10	20.18
R4/601	BEDROOM	W4/601	29.41	23.21	6.20	21.08
R5/601	BEDROOM	W5/601	37.68	29.88	7.80	20.70
R6/601	BEDROOM	W6/601	37.71	29.92	7.79	20.66



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R7/601	BEDROOM	W7/601	37.76	30.11	7.65	20.26
R8/601	BEDROOM	W8/601	37.81	30.21	7.60	20.10
R1/602	BEDROOM	W1/602	31.80	24.78	7.02	22.08
R2/602	BEDROOM	W2/602	31.84	24.80	7.04	22.11
R3/602	BEDROOM	W3/602	30.69	23.90	6.79	22.12
R4/602	BEDROOM	W4/602	26.77	20.90	5.87	21.93
R5/602	BEDROOM	W5/602	31.94	24.76	7.18	22.48
R6/602	BEDROOM	W6/602	31.96	24.84	7.12	22.28
R7/602	BEDROOM	W7/602	31.40	24.46	6.94	22.10
R8/602	BEDROOM	W8/602	31.43	24.57	6.86	21.83

275 Camden Road

R1/551	LKD	W1/551	16.08	16.07	0.01	0.06
R1/551	LKD	W2/551	18.39	18.35	0.04	0.22
R1/551	LKD	W3/551	37.70	21.49	16.21	43.00
R3/551	BEDROOM	W5/551	37.12	16.60	20.52	55.28
R4/551	BEDROOM	W6/551	33.73	12.11	21.62	64.10
R7/551	LKD	W9/551	9.20	0.69	8.51	92.50
R7/551	LKD	W10/551	4.35	4.35	0.00	0.00
R1/552	LKD	W1/552	15.55	15.55	0.00	0.00
R1/552	LKD	W2/552	17.36	17.36	0.00	0.00
R3/552	BEDROOM	W4/552	38.95	18.09	20.86	53.56
R4/552	BEDROOM	W5/552	34.98	13.49	21.49	61.44
R6/552	BEDROOM	W7/552	38.78	17.87	20.91	53.92



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/553	LKD	W1/553	16.90	16.90	0.00	0.00
R1/553	LKD	W2/553	18.93	18.93	0.00	0.00
R3/553	BEDROOM	W4/553	39.40	19.77	19.63	49.82
R4/553	BEDROOM	W5/553	35.30	15.11	20.19	57.20
R6/553	BEDROOM	W7/553	39.34	19.79	19.55	49.69
R1/554	LKD	W1/554	17.69	17.69	0.00	0.00
R1/554	LKD	W2/554	19.94	19.94	0.00	0.00
R3/554	BEDROOM	W4/554	39.54	21.61	17.93	45.35
R1/555	BEDROOM	W1/555	39.60	39.59	0.01	0.03
R1/555	BEDROOM	W2/555	39.60	39.59	0.01	0.03
R3/555	BEDROOM	W4/555	39.58	23.76	15.82	39.97
R3/555	BEDROOM	W5/555	38.81	32.89	5.92	15.25
R2/560	BEDROOM	W2/560	12.07	9.35	2.72	22.54
R4/560	BEDROOM	W4/560	36.82	15.42	21.40	58.12
R5/560	LKD	W5/560	34.12	26.41	7.71	22.60
R5/560	LKD	W6/560	34.18	27.46	6.72	19.66
R3/561	BEDROOM	W3/561	18.69	13.59	5.10	27.29
R4/561	BEDROOM	W4/561	38.35	17.15	21.20	55.28
R5/561	LKD	W5/561	35.98	28.06	7.92	22.01
R5/561	LKD	W6/561	35.96	29.21	6.75	18.77
R3/562	BEDROOM	W3/562	27.93	22.99	4.94	17.69
R3/562	BEDROOM	W4/562	39.17	19.14	20.03	51.14
R4/562	LKD	W5/562	37.38	29.52	7.86	21.03
R4/562	LKD	W6/562	37.29	30.57	6.72	18.02
R5/562	BEDROOM	W7/562	36.69	31.20	5.49	14.96



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
1-30 Kimble House						
R2/571	KITCHEN	W2/571	1.40	0.37	1.03	73.57
R4/571	KITCHEN	W4/571	2.10	0.47	1.63	77.62
R7/571	KITCHEN	W7/571	2.42	0.54	1.88	77.69
R10/571	KITCHEN	W10/571	2.94	1.00	1.94	65.99
R12/571	KITCHEN	W12/571	2.86	0.62	2.24	78.32
R14/571	KITCHEN	W14/571	2.40	0.48	1.92	80.00
R3/572	KITCHEN	W3/572	2.57	0.71	1.86	72.37
R6/572	KITCHEN	W6/572	3.93	0.93	3.00	76.34
R9/572	KITCHEN	W9/572	4.63	1.22	3.41	73.65
R12/572	KITCHEN	W12/572	5.66	1.73	3.93	69.43
R15/572	KITCHEN	W15/572	5.78	1.55	4.23	73.18
R18/572	KITCHEN	W18/572	5.69	1.37	4.32	75.92
R3/573	KITCHEN	W3/573	3.63	1.07	2.56	70.52
R6/573	KITCHEN	W5/573	5.68	1.58	4.10	72.18
R9/573	KITCHEN	W8/573	6.81	2.14	4.67	68.58
R12/573	KITCHEN	W10/573	8.03	2.54	5.49	68.37
R15/573	KITCHEN	W13/573	8.14	2.47	5.67	69.66
R18/573	KITCHEN	W16/573	8.16	2.40	5.76	70.59
R3/574	KITCHEN	W3/574	5.64	2.81	2.83	50.18
R5/574	KITCHEN	W5/574	7.44	3.15	4.29	57.66



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R8/574	KITCHEN	W8/574	8.48	3.66	4.82	56.84
R11/574	KITCHEN	W11/574	9.26	3.76	5.50	59.40
R14/574	KITCHEN	W14/574	9.28	3.66	5.62	60.56
R17/574	KITCHEN	W17/574	9.27	3.64	5.63	60.73
R3/575	KITCHEN	W3/575	7.93	4.92	3.01	37.96
R5/575	KITCHEN	W5/575	8.55	4.79	3.76	43.98
R8/575	KITCHEN	W8/575	8.97	4.84	4.13	46.04
R11/575	KITCHEN	W11/575	9.30	4.66	4.64	49.89
R14/575	KITCHEN	W14/575	9.26	4.53	4.73	51.08
R17/575	KITCHEN	W17/575	9.23	4.51	4.72	51.14

370 Camden Road

R1/70	ASSUMED_RESI	W1/70	31.58	27.10	4.48	14.19
R1/71	ASSUMED_RESI	W1/71	33.73	29.48	4.25	12.60
R5/72	ASSUMED_RESI	W5/72	35.33	31.43	3.90	11.04
R2/73	ASSUMED_RESI	W6/73	36.61	33.03	3.58	9.78

372 Camden Road

R2/70	ASSUMED_RESI_PCD	W2/70	24.13	21.72	2.41	9.99
R3/70	ASSUMED_RESI_PCD	W3/70	26.30	21.07	5.23	19.89
R2/71	ASSUMED_RESI_PCD	W2/71	30.76	25.99	4.77	15.51
R4/71	ASSUMED_RESI_PCD	W4/71	33.20	28.03	5.17	15.57
R4/71	ASSUMED_RESI_PCD	W5/71	31.16	26.25	4.91	15.76



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/72	ASSUMED_RESI_PCD	W2/72	32.53	27.99	4.54	13.96
R3/72	ASSUMED_RESI_PCD	W3/72	34.89	30.20	4.69	13.44
R4/72	ASSUMED_RESI_PCD	W4/72	32.21	27.82	4.39	13.63
R1/73	ASSUMED_RESI_PCD	W5/73	33.83	29.82	4.01	11.85
R3/73	ASSUMED_RESI_PCD	W4/73	36.43	32.14	4.29	11.78
R4/73	ASSUMED_RESI_PCD	W3/73	34.98	30.69	4.29	12.26
R5/73	ASSUMED_RESI_PCD	W2/73	32.80	28.97	3.83	11.68

374 Camden Road

R3/61	ASSUMED_RESI	W6/61	11.68	10.61	1.07	9.16
R4/70	ASSUMED_RESI	W4/70	33.18	27.26	5.92	17.84
R5/71	ASSUMED_RESI	W6/71	35.20	29.29	5.91	16.79
R1/72	ASSUMED_RESI	W1/72	36.45	31.02	5.43	14.90
R6/73	ASSUMED_RESI	W1/73	37.46	32.50	4.96	13.24

376 Camden Road

R1/40	BEDROOM	W1/40	13.52	13.52	0.00	0.00
R1/40	BEDROOM	W2/40	34.51	26.64	7.87	22.80
R2/40	BEDROOM	W3/40	34.71	26.64	8.07	23.25
R2/40	BEDROOM	W4/40	16.29	12.74	3.55	21.79
R3/40	BEDROOM	W5/40	13.86	13.71	0.15	1.08
R3/40	BEDROOM	W6/40	35.48	26.35	9.13	25.73
R4/40	BEDROOM	W7/40	35.59	26.36	9.23	25.93
R4/40	BEDROOM	W8/40	26.15	22.70	3.45	13.19
R6/40	ASSUMED_KITCHEN	W10/40	26.30	23.33	2.97	11.29



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/41	BEDROOM	W1/41	16.82	16.82	0.00	0.00
R1/41	BEDROOM	W2/41	35.59	27.93	7.66	21.52
R2/41	BEDROOM	W3/41	35.74	27.88	7.86	21.99
R2/41	BEDROOM	W4/41	17.64	14.22	3.42	19.39
R3/41	BEDROOM	W6/41	15.50	15.36	0.14	0.90
R3/41	BEDROOM	W7/41	36.41	27.55	8.86	24.33
R4/41	BEDROOM	W8/41	36.50	27.55	8.95	24.52
R4/41	BEDROOM	W9/41	28.35	25.02	3.33	11.75
R6/41	ASSUMED_KITCHEN	W10/41	30.37	27.50	2.87	9.45
R1/42	BEDROOM	W1/42	19.17	19.17	0.00	0.00
R1/42	BEDROOM	W2/42	36.60	29.41	7.19	19.64
R2/42	BEDROOM	W3/42	36.72	29.34	7.38	20.10
R2/42	BEDROOM	W4/42	20.51	17.29	3.22	15.70
R3/42	BEDROOM	W6/42	18.74	18.60	0.14	0.75
R3/42	BEDROOM	W7/42	37.26	28.96	8.30	22.28
R4/42	BEDROOM	W8/42	37.34	28.94	8.40	22.50
R4/42	BEDROOM	W9/42	30.80	27.66	3.14	10.19
R6/42	ASSUMED_KITCHEN	W10/42	35.50	32.81	2.69	7.58
R1/43	BEDROOM	W1/43	35.73	30.60	5.13	14.36
R2/43	BEDROOM	W2/43	35.69	30.50	5.19	14.54
R4/43	BEDROOM	W5/43	36.10	30.24	5.86	16.23
R5/43	BEDROOM	W6/43	36.05	30.23	5.82	16.14
R6/43	ASSUMED_KITCHEN	W7/43	39.24	36.78	2.46	6.27

Poynder Court, Camden Road

R2/20	BEDROOM	W1/20	31.58	22.26	9.32	29.51
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DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/20	BEDROOM	W2/20	25.95	17.72	8.23	31.71
R4/20	BEDROOM	W3/20	31.81	22.60	9.21	28.95
R5/20	BEDROOM	W4/20	26.17	17.86	8.31	31.75
R6/20	BEDROOM	W5/20	31.46	22.61	8.85	28.13
R1/21	BEDROOM	W1/21	31.19	22.93	8.26	26.48
R2/21	BEDROOM	W2/21	32.31	23.30	9.01	27.89
R3/21	BEDROOM	W3/21	26.61	18.67	7.94	29.84
R4/21	BEDROOM	W4/21	32.45	23.60	8.85	27.27
R5/21	BEDROOM	W5/21	26.78	18.77	8.01	29.91
R6/21	BEDROOM	W6/21	32.12	23.58	8.54	26.59
R1/22	BEDROOM	W1/22	32.31	24.44	7.87	24.36
R2/22	BEDROOM	W2/22	33.08	24.54	8.54	25.82
R3/22	BEDROOM	W3/22	27.57	20.02	7.55	27.38
R4/22	BEDROOM	W4/22	33.18	24.76	8.42	25.38
R5/22	BEDROOM	W5/22	27.67	20.06	7.61	27.50
R6/22	BEDROOM	W6/22	32.92	24.82	8.10	24.61
R1/23	BEDROOM	W1/23	35.16	27.79	7.37	20.96
R2/23	BEDROOM	W2/23	35.82	27.85	7.97	22.25
R3/23	BEDROOM	W3/23	32.70	25.62	7.08	21.65
R4/23	BEDROOM	W4/23	35.75	27.90	7.85	21.96
R5/23	BEDROOM	W5/23	32.55	25.43	7.12	21.87



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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R6/23	BEDROOM	W6/23	35.66	28.12	7.54	21.14
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388 Camden Road

R2/10	KITCHEN	W5/10	37.13	28.26	8.87	23.89
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R3/10	LIVINGROOM	W4/10	36.53	27.82	8.71	23.84
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R1/11	KITCHEN	W4/11	37.96	29.57	8.39	22.10
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R2/11	LIVINGROOM	W3/11	37.38	29.16	8.22	21.99
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R1/12	KITCHEN	W4/12	38.48	30.67	7.81	20.30
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R2/12	LIVINGROOM	W3/12	37.93	30.28	7.65	20.17
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R1/13	ASSUMED_RESI	W2/13	38.81	31.61	7.20	18.55
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R2/1009	SSUMED_LIVINGROO	W4/1009	35.05	26.18	8.87	25.31
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390 Camden Road

R4/10	LIVINGROOM	W3/10	36.59	28.05	8.54	23.34
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R5/10	ASSUMED_KITCHEN	W2/10	37.21	28.62	8.59	23.09
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R6/10	ASSUMED_RESI	W1/10	27.50	21.18	6.32	22.98
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R3/11	LIVINGROOM	W2/11	37.43	29.37	8.06	21.53
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R4/11	ASSUMED_KITCHEN	W1/11	38.07	29.95	8.12	21.33
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R3/12	LIVINGROOM	W2/12	37.96	30.47	7.49	19.73
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R4/12	KITCHEN	W1/12	38.55	31.02	7.53	19.53
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R6/12	ASSUMED	W6/12	23.62	20.48	3.14	13.29
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R4/13	ASSUMED_RESI	W1/13	38.87	31.96	6.91	17.78
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2 Parkhurst Road & 291 A & C Camden Road



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/1100	DANCE_STUDIO	W1/1100	35.36	16.17	19.19	54.27
R1/1100	DANCE_STUDIO	W3/1100	35.33	15.91	19.42	54.97
R1/1100	DANCE_STUDIO	W5/1100	35.14	15.40	19.74	56.18
R1/1100	DANCE_STUDIO	W7/1100	33.83	14.58	19.25	56.90
R1/1100	DANCE_STUDIO	W10/1100	15.96	4.92	11.04	69.17
R1/1101	DANCE_STUDIO	W1/1101	37.22	18.60	18.62	50.03
R1/1101	DANCE_STUDIO	W2/1101	37.42	18.56	18.86	50.40
R1/1101	DANCE_STUDIO	W3/1101	37.12	17.44	19.68	53.02
R1/1101	DANCE_STUDIO	W4/1101	37.10	16.83	20.27	54.64
R1/1101	DANCE_STUDIO	W6/1101	18.04	18.04	0.00	0.00
R1/1101	DANCE_STUDIO	W7/1101	15.31	15.31	0.00	0.00
R1/1101	DANCE_STUDIO	W8/1101	14.41	14.41	0.00	0.00
R2/1101		W5/1101	37.16	16.41	20.75	55.84
R2/1101		W9/1101	13.54	13.54	0.00	0.00
R2/1110		W2/1110	34.65	13.38	21.27	61.39
R2/1110		W3/1110	34.83	13.46	21.37	61.36
R1/1111		W1/1111	35.95	14.56	21.39	59.50
R2/1111	STUDIO	W2/1111	35.90	14.28	21.62	60.22
R1/1112	ASSUMED	W1/1112	34.33	13.12	21.21	61.78
R1/1112	ASSUMED	W2/1112	34.25	12.96	21.29	62.16
R1/1120		W11/1120	18.97	18.97	0.00	0.00
R1/1120		W16/1120	32.45	32.35	0.10	0.31
R2/1120		W1/1120	28.69	21.17	7.52	26.21
R2/1120		W2/1120	26.96	21.57	5.39	19.99
R2/1120		W3/1120	25.92	21.88	4.04	15.59
R2/1120		W4/1120	23.01	19.49	3.52	15.30
R2/1120		W5/1120	23.26	23.26	0.00	0.00
R2/1120		W6/1120	29.57	29.57	0.00	0.00
R2/1120		W7/1120	27.55	27.55	0.00	0.00
R2/1120		W8/1120	34.51	29.13	5.38	15.59
R2/1120		W9/1120	33.47	33.47	0.00	0.00
R2/1120		W13/1120	38.12	38.12	0.00	0.00
R2/1120		W14/1120	36.50	36.48	0.02	0.05
R2/1120		W15/1120	34.57	33.15	1.42	4.11



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/1121		W8/1120	34.51	29.13	5.38	15.59
R1/1121		W10/1120	37.69	37.60	0.09	0.24
R1/1121		W11/1120	18.97	18.97	0.00	0.00
R2/1121		W12/1120	34.56	34.56	0.00	0.00
R2/1121		W13/1120	38.12	38.12	0.00	0.00
R3/1121		W1/1120	28.69	21.17	7.52	26.21
R3/1121		W2/1120	26.96	21.57	5.39	19.99
R3/1121		W3/1120	25.92	21.88	4.04	15.59
R3/1121		W4/1120	23.01	19.49	3.52	15.30
R3/1121		W5/1120	23.26	23.26	0.00	0.00
R3/1121		W6/1120	29.57	29.57	0.00	0.00
R3/1121		W7/1120	27.55	27.55	0.00	0.00
R3/1121		W9/1120	33.47	33.47	0.00	0.00
R3/1121		W14/1120	36.50	36.48	0.02	0.05
R3/1121		W15/1120	34.57	33.15	1.42	4.11
R5/1121		W1/1121	20.26	20.26	0.00	0.00
R5/1121		W2/1121	26.29	26.29	0.00	0.00
R5/1121		W4/1121	34.32	28.96	5.36	15.62
R5/1121		W5/1121	34.67	28.41	6.26	18.06
R1/1122		W1/1122	34.96	34.96	0.00	0.00
R1/1122		W2/1122	37.20	31.49	5.71	15.35

2-5 Prospect Place

R1/1130	ASSUMED_LKD	W1/1130	29.59	16.79	12.80	43.26
R2/1130	ASSUMED_LKD	W2/1130	30.08	16.24	13.84	46.01
R3/1130	ASSUMED_LKD	W3/1130	30.14	13.77	16.37	54.31
R2/1131	ASSUMED_LKD	W2/1131	35.13	22.03	13.10	37.29
R3/1131	ASSUMED_LKD	W3/1131	35.17	20.88	14.29	40.63
R6/1131	ASSUMED_LKD	W6/1131	35.17	18.27	16.90	48.05
R2/1132	ASSUMED_LKD	W2/1132	29.62	16.96	12.66	42.74



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/1132	ASSUMED_LKD	W3/1132	29.87	16.01	13.86	46.40
R6/1132	ASSUMED_LKD	W6/1132	29.68	13.14	16.54	55.73
R1/1140	ASSUMED_LKD	W1/1140	16.12	16.10	0.02	0.12
R1/1140	ASSUMED_LKD	W2/1140	18.48	8.62	9.86	53.35
R2/1140	ASSUMED_LKD	W3/1140	18.56	8.37	10.19	54.90
Camhurst House						
R1/1151	LKD	W1/1151	35.63	29.79	5.84	16.39
R1/1151	LKD	W2/1151	35.66	29.60	6.06	16.99
R3/1151	BEDROOM	W4/1151	34.04	28.19	5.85	17.19
R3/1151	BEDROOM	W5/1151	31.06	28.19	2.87	9.24
R4/1151	BEDROOM	W6/1151	31.31	28.37	2.94	9.39
R5/1151	LKD	W7/1151	30.92	28.08	2.84	9.18
R6/1151	LKD	W8/1151	29.16	26.04	3.12	10.70
R6/1151	LKD	W9/1151	28.25	25.22	3.03	10.73
R1/1152	LKD	W1/1152	36.83	31.23	5.60	15.20
R1/1152	LKD	W2/1152	36.89	30.97	5.92	16.05
R3/1152	BEDROOM	W4/1152	36.43	29.98	6.45	17.71
R3/1152	BEDROOM	W5/1152	35.12	30.06	5.06	14.41
R4/1152	BEDROOM	W6/1152	34.86	30.24	4.62	13.25
R5/1152	LKD	W7/1152	34.28	30.07	4.21	12.28
R1/1153	LKD	W1/1153	36.26	31.21	5.05	13.93
R1/1153	LKD	W2/1153	34.84	29.54	5.30	15.21
R3/1153	BEDROOM	W4/1153	36.34	30.17	6.17	16.98
R3/1153	BEDROOM	W5/1153	33.45	28.14	5.31	15.87
R4/1153	BEDROOM	W6/1153	33.52	28.56	4.96	14.80



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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R5/1153	LKD	W7/1153	33.93	29.33	4.60	13.56
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Whitby Court

R1/1160	KITCHEN	W1/1160	34.00	30.09	3.91	11.50
R4/1160	ASSUMED_BEDROOM	W5/1160	30.57	25.95	4.62	15.11
R1/1161	KITCHEN	W1/1161	35.31	31.51	3.80	10.76
R4/1161	ASSUMED_BEDROOM	W4/1161	31.95	27.42	4.53	14.18
R1/1162	KITCHEN	W1/1162	36.47	32.83	3.64	9.98
R4/1162	ASSUMED_BEDROOM	W4/1162	33.55	29.20	4.35	12.97
R1/1163	KITCHEN	W1/1163	37.51	34.09	3.42	9.12
R4/1163	ASSUMED_BEDROOM	W4/1163	36.07	32.02	4.05	11.23

1-12 Fairweather House

R1/440	LIVINGROOM	W1/440	25.88	25.88	0.00	0.00
R1/440	LIVINGROOM	W2/440	34.84	33.47	1.37	3.93
R2/440	RESIDENTIAL	W3/440	34.85	32.60	2.25	6.46
R3/440	RESIDENTIAL	W4/440	34.81	31.91	2.90	8.33
R4/440	LIVINGROOM	W5/440	34.54	29.65	4.89	14.16
R4/440	LIVINGROOM	W6/440	33.69	12.27	21.42	63.58
R5/440	KITCHEN	W7/440	33.98	13.61	20.37	59.95
R6/440	BEDROOM	W8/440	34.23	14.33	19.90	58.14
R6/440	BEDROOM	W9/440	34.69	26.90	7.79	22.46
R9/440	RESIDENTIAL	W12/440	33.71	27.81	5.90	17.50
R10/440	RESIDENTIAL	W13/440	33.18	27.79	5.39	16.24



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R13/440	BEDROOM	W16/440	29.96	25.81	4.15	13.85
R13/440	BEDROOM	W17/440	13.04	13.04	0.00	0.00
R1/441	LIVINGROOM	W1/441	28.58	28.58	0.00	0.00
R1/441	LIVINGROOM	W2/441	36.22	34.92	1.30	3.59
R1/441	LIVINGROOM	W3/441	36.22	34.76	1.46	4.03
R2/441	RESIDENTIAL	W4/441	36.21	34.20	2.01	5.55
R2/441	RESIDENTIAL	W5/441	36.22	33.87	2.35	6.49
R3/441	RESIDENTIAL	W6/441	36.20	33.47	2.73	7.54
R3/441	RESIDENTIAL	W7/441	36.19	32.89	3.30	9.12
R4/441	LIVINGROOM	W8/441	36.15	31.75	4.40	12.17
R4/441	LIVINGROOM	W9/441	36.13	30.81	5.32	14.72
R4/441	LIVINGROOM	W10/441	35.91	13.63	22.28	62.04
R5/441	KITCHEN	W11/441	36.01	15.16	20.85	57.90
R6/441	BEDROOM	W12/441	36.09	16.10	19.99	55.39
R6/441	BEDROOM	W13/441	36.01	28.61	7.40	20.55
R9/441	RESIDENTIAL	W16/441	35.52	30.01	5.51	15.51
R10/441	RESIDENTIAL	W17/441	35.11	30.10	5.01	14.27
R13/441	BEDROOM	W20/441	32.27	28.45	3.82	11.84
R13/441	BEDROOM	W21/441	17.19	17.19	0.00	0.00
R1/442	RESIDENTIAL	W1/442	32.43	32.43	0.00	0.00
R1/442	RESIDENTIAL	W2/442	37.28	36.10	1.18	3.17
R1/442	RESIDENTIAL	W3/442	37.26	35.93	1.33	3.57
R2/442	RESIDENTIAL	W4/442	37.23	35.38	1.85	4.97
R2/442	RESIDENTIAL	W5/442	37.24	35.07	2.17	5.83
R3/442	RESIDENTIAL	W6/442	37.23	34.67	2.56	6.88
R3/442	RESIDENTIAL	W7/442	37.23	34.10	3.13	8.41
R4/442	RESIDENTIAL	W8/442	37.22	32.97	4.25	11.42
R4/442	RESIDENTIAL	W9/442	37.25	32.02	5.23	14.04
R4/442	RESIDENTIAL	W10/442	37.08	15.20	21.88	59.01



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R5/442	RESIDENTIAL	W11/442	37.08	17.79	19.29	52.02
R5/442	RESIDENTIAL	W12/442	37.09	30.20	6.89	18.58
R7/442	RESIDENTIAL	W14/442	36.87	31.58	5.29	14.35
R7/442	RESIDENTIAL	W15/442	36.83	31.78	5.05	13.71
R8/442	RESIDENTIAL	W16/442	36.67	32.08	4.59	12.52
R8/442	RESIDENTIAL	W17/442	36.58	32.19	4.39	12.00
R10/442	RESIDENTIAL	W19/442	34.73	31.25	3.48	10.02
R10/442	RESIDENTIAL	W20/442	21.03	21.03	0.00	0.00
R1/443	RESIDENTIAL	W1/443	36.32	36.32	0.00	0.00
R1/443	RESIDENTIAL	W2/443	36.05	35.04	1.01	2.80
R2/443	RESIDENTIAL	W3/443	36.02	34.88	1.14	3.16
R3/443	RESIDENTIAL	W4/443	35.98	34.38	1.60	4.45
R3/443	RESIDENTIAL	W5/443	35.98	34.09	1.89	5.25
R4/443	RESIDENTIAL	W6/443	35.96	33.73	2.23	6.20
R4/443	RESIDENTIAL	W7/443	35.94	33.20	2.74	7.62
R5/443	RESIDENTIAL	W8/443	35.92	32.15	3.77	10.50
R6/443	RESIDENTIAL	W9/443	35.93	31.26	4.67	13.00
R6/443	RESIDENTIAL	W10/443	37.39	16.84	20.55	54.96
R7/443	RESIDENTIAL	W11/443	37.39	19.50	17.89	47.85
R7/443	RESIDENTIAL	W12/443	35.89	29.62	6.27	17.47
R7/443	RESIDENTIAL	W13/443	35.87	29.93	5.94	16.56
R10/443	RESIDENTIAL	W16/443	35.82	31.06	4.76	13.29
R10/443	RESIDENTIAL	W17/443	35.82	31.28	4.54	12.67
R11/443	RESIDENTIAL	W18/443	35.76	31.65	4.11	11.49
R11/443	RESIDENTIAL	W19/443	35.74	31.82	3.92	10.97
R14/443	RESIDENTIAL	W22/443	35.28	32.01	3.27	9.27
R14/443	RESIDENTIAL	W23/443	34.96	31.84	3.12	8.92
R14/443	RESIDENTIAL	W24/443	29.31	29.31	0.00	0.00



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/470	BEDROOM	W1/470	13.20	13.20	0.00	0.00
R1/470	BEDROOM	W2/470	30.96	30.33	0.63	2.03
R4/470	RESIDENTIAL	W5/470	32.96	32.04	0.92	2.79
R5/470	RESIDENTIAL	W6/470	32.72	31.65	1.07	3.27
R8/470	BEDROOM	W9/470	31.04	29.06	1.98	6.38
R8/470	BEDROOM	W10/470	23.95	18.28	5.67	23.67
R9/470	KITCHEN	W11/470	20.27	14.94	5.33	26.30
R10/470	LIVINGROOM	W12/470	10.60	9.47	1.13	10.66
R10/470	LIVINGROOM	W13/470	31.76	31.76	0.00	0.00
R1/471	BEDROOM	W1/471	17.31	17.31	0.00	0.00
R1/471	BEDROOM	W2/471	33.04	32.15	0.89	2.69
R4/471	RESIDENTIAL	W5/471	35.03	34.01	1.02	2.91
R5/471	RESIDENTIAL	W6/471	35.05	33.97	1.08	3.08
R8/471	BEDROOM	W9/471	33.91	32.01	1.90	5.60
R8/471	BEDROOM	W10/471	26.73	21.40	5.33	19.94
R9/471	KITCHEN	W11/471	22.98	18.00	4.98	21.67
R10/471	LIVINGROOM	W12/471	16.41	13.18	3.23	19.68
R10/471	LIVINGROOM	W13/471	32.99	32.99	0.00	0.00
R10/471	LIVINGROOM	W14/471	34.30	34.30	0.00	0.00
R1/472	RESIDENTIAL	W1/472	21.15	21.15	0.00	0.00
R1/472	RESIDENTIAL	W2/472	35.08	33.89	1.19	3.39
R3/472	RESIDENTIAL	W4/472	36.65	35.31	1.34	3.66
R3/472	RESIDENTIAL	W5/472	36.72	35.35	1.37	3.73
R4/472	RESIDENTIAL	W6/472	36.78	35.34	1.44	3.92
R4/472	RESIDENTIAL	W7/472	36.77	35.30	1.47	4.00



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R6/472	RESIDENTIAL	W9/472	36.64	34.61	2.03	5.54
R6/472	RESIDENTIAL	W10/472	30.52	25.08	5.44	17.82
R7/472	RESIDENTIAL	W11/472	19.56	16.59	2.97	15.18
R7/472	RESIDENTIAL	W12/472	34.74	34.74	0.00	0.00
R7/472	RESIDENTIAL	W13/472	35.86	35.86	0.00	0.00
R1/473	RESIDENTIAL	W1/473	29.39	29.39	0.00	0.00
R1/473	RESIDENTIAL	W2/473	35.02	33.70	1.32	3.77
R1/473	RESIDENTIAL	W3/473	35.34	33.97	1.37	3.88
R4/473	RESIDENTIAL	W6/473	35.82	34.27	1.55	4.33
R4/473	RESIDENTIAL	W7/473	35.88	34.26	1.62	4.52
R5/473	RESIDENTIAL	W8/473	35.90	34.19	1.71	4.76
R5/473	RESIDENTIAL	W9/473	35.89	34.15	1.74	4.85
R8/473	RESIDENTIAL	W12/473	35.96	33.88	2.08	5.78
R8/473	RESIDENTIAL	W13/473	35.97	33.77	2.20	6.12
R8/473	RESIDENTIAL	W14/473	34.81	28.59	6.22	17.87
R9/473	RESIDENTIAL	W15/473	26.39	23.78	2.61	9.89
R9/473	RESIDENTIAL	W16/473	34.71	34.71	0.00	0.00
R10/473	RESIDENTIAL	W17/473	35.37	35.25	0.12	0.34

25-40 Fairweather House

R1/500	RESIDENTIAL	W1/500	33.85	33.36	0.49	1.45
R4/500	RESIDENTIAL	W4/500	33.65	33.16	0.49	1.46
R5/500	RESIDENTIAL	W5/500	33.58	33.08	0.50	1.49
R8/500	BEDROOM	W8/500	33.47	33.02	0.45	1.34
R8/500	BEDROOM	W9/500	23.73	21.75	1.98	8.34
R9/500	KITCHEN	W10/500	19.83	17.81	2.02	10.19
R10/500	LIVINGROOM	W11/500	10.59	10.39	0.20	1.89
R10/500	LIVINGROOM	W12/500	32.05	32.05	0.00	0.00



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R1/501	RESIDENTIAL	W1/501	35.66	35.06	0.60	1.68
R4/501	RESIDENTIAL	W4/501	35.45	34.82	0.63	1.78
R5/501	RESIDENTIAL	W5/501	35.39	34.73	0.66	1.86
R8/501	BEDROOM	W8/501	35.35	34.67	0.68	1.92
R8/501	BEDROOM	W9/501	26.61	24.30	2.31	8.68
R9/501	KITCHEN	W10/501	22.74	20.46	2.28	10.03
R10/501	LIVINGROOM	W11/501	16.04	15.17	0.87	5.42
R10/501	LIVINGROOM	W12/501	33.29	33.29	0.00	0.00
R10/501	LIVINGROOM	W13/501	34.56	34.56	0.00	0.00
R1/502	RESIDENTIAL	W1/502	37.07	36.38	0.69	1.86
R1/502	RESIDENTIAL	W2/502	37.04	36.36	0.68	1.84
R2/502	RESIDENTIAL	W3/502	36.99	36.25	0.74	2.00
R2/502	RESIDENTIAL	W4/502	36.96	36.21	0.75	2.03
R3/502	RESIDENTIAL	W5/502	36.92	36.12	0.80	2.17
R3/502	RESIDENTIAL	W6/502	36.89	36.09	0.80	2.17
R5/502	RESIDENTIAL	W8/502	36.93	36.05	0.88	2.38
R5/502	RESIDENTIAL	W9/502	30.45	27.83	2.62	8.60
R6/502	RESIDENTIAL	W10/502	19.38	18.25	1.13	5.83
R6/502	RESIDENTIAL	W11/502	35.01	35.01	0.00	0.00
R6/502	RESIDENTIAL	W12/502	36.08	36.08	0.00	0.00
R1/503	RESIDENTIAL	W1/503	35.99	35.32	0.67	1.86
R1/503	RESIDENTIAL	W2/503	35.96	35.29	0.67	1.86
R4/503	RESIDENTIAL	W5/503	35.92	35.18	0.74	2.06
R4/503	RESIDENTIAL	W6/503	35.94	35.16	0.78	2.17
R5/503	RESIDENTIAL	W7/503	35.95	35.13	0.82	2.28
R5/503	RESIDENTIAL	W8/503	35.94	35.10	0.84	2.34
R8/503	RESIDENTIAL	W11/503	35.93	35.00	0.93	2.59



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R8/503	RESIDENTIAL	W12/503	35.95	34.97	0.98	2.73
R8/503	RESIDENTIAL	W13/503	34.89	31.47	3.42	9.80
R9/503	RESIDENTIAL	W14/503	26.35	25.09	1.26	4.78
R9/503	RESIDENTIAL	W15/503	34.90	34.90	0.00	0.00
R10/503	RESIDENTIAL	W16/503	35.52	35.52	0.00	0.00

McMorran House

R1/410	BEDROOM_ASSUME	W1/410	30.79	29.41	1.38	4.48
R2/410	VINGROOM_ASSUME	W2/410	30.81	29.43	1.38	4.48
R2/410	VINGROOM_ASSUME	W3/410	30.79	29.40	1.39	4.51
R3/410	VINGROOM_ASSUME	W4/410	31.18	29.58	1.60	5.13
R3/410	VINGROOM_ASSUME	W5/410	31.19	29.51	1.68	5.39
R4/410	BEDROOM_ASSUME	W6/410	31.17	29.43	1.74	5.58
R5/410	BEDROOM_ASSUME	W7/410	31.00	29.09	1.91	6.16
R6/410	VINGROOM_ASSUME	W8/410	30.87	28.80	2.07	6.71
R6/410	VINGROOM_ASSUME	W9/410	30.14	28.16	1.98	6.57
R1/411	VINGROOM_ASSUME	W1/411	33.40	30.73	2.67	7.99
R1/411	VINGROOM_ASSUME	W2/411	33.40	30.76	2.64	7.90
R2/411	BEDROOM_ASSUME	W3/411	33.42	30.82	2.60	7.78
R3/411	BEDROOM_ASSUME	W4/411	33.46	30.87	2.59	7.74
R4/411	BEDROOM_ASSUME	W5/411	33.49	30.92	2.57	7.67
R5/411	BEDROOM_ASSUME	W6/411	33.53	30.93	2.60	7.75
R6/411	VINGROOM_ASSUME	W7/411	33.55	30.99	2.56	7.63
R6/411	VINGROOM_ASSUME	W8/411	33.53	31.00	2.53	7.55
R7/411	VINGROOM_ASSUME	W9/411	33.59	31.02	2.57	7.65
R7/411	VINGROOM_ASSUME	W10/411	33.61	30.99	2.62	7.80



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R8/411	BEDROOM_ASSUMEC	W11/411	33.57	30.97	2.60	7.75
R9/411	BEDROOM_ASSUMEC	W12/411	33.60	30.93	2.67	7.95
R10/411	BEDROOM_ASSUMEC	W13/411	33.54	30.90	2.64	7.87
R11/411	BEDROOM_ASSUMEC	W14/411	33.41	30.77	2.64	7.90
R12/411	VINGROOM_ASSUME	W15/411	33.33	30.61	2.72	8.16
R12/411	VINGROOM_ASSUME	W16/411	33.03	30.41	2.62	7.93
R1/412	VINGROOM_ASSUME	W1/412	33.42	29.72	3.70	11.07
R1/412	VINGROOM_ASSUME	W2/412	33.39	29.73	3.66	10.96
R2/412	BEDROOM_ASSUMEC	W3/412	33.41	29.80	3.61	10.81
R3/412	BEDROOM_ASSUMEC	W4/412	33.44	29.85	3.59	10.74
R4/412	BEDROOM_ASSUMEC	W5/412	33.46	29.91	3.55	10.61
R5/412	BEDROOM_ASSUMEC	W6/412	33.49	29.95	3.54	10.57
R6/412	VINGROOM_ASSUME	W7/412	33.51	30.00	3.51	10.47
R6/412	VINGROOM_ASSUME	W8/412	33.49	30.04	3.45	10.30
R7/412	VINGROOM_ASSUME	W9/412	33.58	30.08	3.50	10.42
R7/412	VINGROOM_ASSUME	W10/412	33.60	30.07	3.53	10.51
R8/412	BEDROOM_ASSUMEC	W11/412	33.57	30.11	3.46	10.31
R9/412	BEDROOM_ASSUMEC	W12/412	33.63	30.16	3.47	10.32
R10/412	BEDROOM_ASSUMEC	W13/412	33.60	30.22	3.38	10.06
R11/412	BEDROOM_ASSUMEC	W14/412	33.49	30.17	3.32	9.91
R12/412	VINGROOM_ASSUME	W15/412	33.47	30.14	3.33	9.95
R12/412	VINGROOM_ASSUME	W16/412	33.32	30.13	3.19	9.57

Crayford House

R2/400	OPTION_ROOM_ASSU	W15/400	33.90	21.72	12.18	35.93
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DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/400	PTION_ROOM_ASSU	W16/400	33.46	21.56	11.90	35.56
R3/400	BEDROOM_ASSUMEC	W14/400	34.66	21.92	12.74	36.76
R4/400	PTION_ROOM_ASSU	W12/400	34.92	21.96	12.96	37.11
R4/400	PTION_ROOM_ASSU	W13/400	34.80	21.96	12.84	36.90
R5/400	PTION_ROOM_ASSU	W10/400	35.05	21.85	13.20	37.66
R5/400	PTION_ROOM_ASSU	W11/400	34.99	21.93	13.06	37.32
R6/400	BEDROOM_ASSUMEC	W9/400	35.15	21.69	13.46	38.29
R7/400	BEDROOM_ASSUMEC	W8/400	35.27	20.80	14.47	41.03
R8/400	PTION_ROOM_ASSU	W6/400	35.26	20.23	15.03	42.63
R8/400	PTION_ROOM_ASSU	W7/400	35.27	20.49	14.78	41.91
R9/400	PTION_ROOM_ASSU	W4/400	35.16	19.90	15.26	43.40
R9/400	PTION_ROOM_ASSU	W5/400	35.23	20.07	15.16	43.03
R10/400	BEDROOM_ASSUMEC	W3/400	35.08	19.86	15.22	43.39
R11/400	PTION_ROOM_ASSU	W1/400	34.45	20.16	14.29	41.48
R11/400	PTION_ROOM_ASSU	W2/400	34.68	20.09	14.59	42.07
R2/401	PTION_ROOM_ASSU	W21/401	35.40	23.52	11.88	33.56
R2/401	PTION_ROOM_ASSU	W22/401	35.17	23.43	11.74	33.38
R3/401	BEDROOM_ASSUMEC	W20/401	35.60	23.53	12.07	33.90
R4/401	BEDROOM_ASSUMEC	W19/401	35.72	23.55	12.17	34.07
R5/401	BEDROOM_ASSUMEC	W18/401	35.81	23.58	12.23	34.15
R6/401	PTION_ROOM_ASSU	W16/401	35.94	23.56	12.38	34.45
R6/401	PTION_ROOM_ASSU	W17/401	35.88	23.58	12.30	34.28
R7/401	PTION_ROOM_ASSU	W14/401	36.00	23.43	12.57	34.92
R7/401	PTION_ROOM_ASSU	W15/401	35.98	23.52	12.46	34.63
R8/401	BEDROOM_ASSUMEC	W13/401	36.05	23.25	12.80	35.51



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R9/401	BEDROOM_ASSUMEC	W12/401	36.09	23.13	12.96	35.91
R10/401	BEDROOM_ASSUMEC	W11/401	36.07	22.80	13.27	36.79
R11/401	BEDROOM_ASSUMEC	W10/401	36.08	22.40	13.68	37.92
R12/401	OPTION_ROOM_ASSU	W8/401	36.06	21.86	14.20	39.38
R12/401	OPTION_ROOM_ASSU	W9/401	36.07	22.10	13.97	38.73
R13/401	OPTION_ROOM_ASSU	W6/401	35.97	21.55	14.42	40.09
R13/401	OPTION_ROOM_ASSU	W7/401	36.02	21.70	14.32	39.76
R14/401	BEDROOM_ASSUMEC	W5/401	35.90	21.51	14.39	40.08
R15/401	BEDROOM_ASSUMEC	W4/401	35.91	21.44	14.47	40.30
R16/401	BEDROOM_ASSUMEC	W3/401	35.82	21.61	14.21	39.67
R17/401	OPTION_ROOM_ASSU	W1/401	35.50	21.87	13.63	38.39
R17/401	OPTION_ROOM_ASSU	W2/401	35.65	21.76	13.89	38.96
R2/402	OPTION_ROOM_ASSU	W21/402	34.30	23.18	11.12	32.42
R2/402	OPTION_ROOM_ASSU	W22/402	34.27	23.16	11.11	32.42
R3/402	BEDROOM_ASSUMEC	W20/402	34.34	23.14	11.20	32.62
R4/402	BEDROOM_ASSUMEC	W19/402	34.39	23.10	11.29	32.83
R5/402	BEDROOM_ASSUMEC	W18/402	34.42	23.10	11.32	32.89
R6/402	OPTION_ROOM_ASSU	W16/402	34.48	23.03	11.45	33.21
R6/402	OPTION_ROOM_ASSU	W17/402	34.46	23.08	11.38	33.02
R7/402	OPTION_ROOM_ASSU	W14/402	34.53	22.91	11.62	33.65
R7/402	OPTION_ROOM_ASSU	W15/402	34.50	22.98	11.52	33.39
R8/402	BEDROOM_ASSUMEC	W13/402	34.56	22.74	11.82	34.20
R9/402	BEDROOM_ASSUMEC	W12/402	34.59	22.61	11.98	34.63
R10/402	BEDROOM_ASSUMEC	W11/402	34.59	22.33	12.26	35.44



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R11/402	BEDROOM_ASSUMEC	W10/402	34.59	21.96	12.63	36.51
R12/402	PTION_ROOM_ASSU	W8/402	34.58	21.46	13.12	37.94
R12/402	PTION_ROOM_ASSU	W9/402	34.59	21.70	12.89	37.27
R13/402	PTION_ROOM_ASSU	W6/402	34.51	21.17	13.34	38.66
R13/402	PTION_ROOM_ASSU	W7/402	34.55	21.31	13.24	38.32
R14/402	BEDROOM_ASSUMEC	W5/402	34.47	21.12	13.35	38.73
R15/402	BEDROOM_ASSUMEC	W4/402	34.49	21.08	13.41	38.88
R16/402	BEDROOM_ASSUMEC	W3/402	34.44	21.24	13.20	38.33
R17/402	PTION_ROOM_ASSU	W1/402	34.23	21.51	12.72	37.16
R17/402	PTION_ROOM_ASSU	W2/402	34.31	21.38	12.93	37.69

Bunning House

R1/420	PTION_ROOM_ASSU	W31/420	28.12	27.43	0.69	2.45
R1/420	PTION_ROOM_ASSU	W32/420	26.51	25.82	0.69	2.60
R2/420	BEDROOM_ASSUMEC	W30/420	31.07	30.52	0.55	1.77
R3/420	PTION_ROOM_ASSU	W28/420	31.29	30.51	0.78	2.49
R3/420	PTION_ROOM_ASSU	W29/420	31.40	30.77	0.63	2.01
R4/420	PTION_ROOM_ASSU	W26/420	30.60	29.36	1.24	4.05
R4/420	PTION_ROOM_ASSU	W27/420	31.03	30.07	0.96	3.09
R5/420	BEDROOM_ASSUMEC	W25/420	30.10	28.45	1.65	5.48
R6/420	BEDROOM_ASSUMEC	W24/420	28.63	25.08	3.55	12.40
R7/420	PTION_ROOM_ASSU	W22/420	29.43	24.78	4.65	15.80
R7/420	PTION_ROOM_ASSU	W23/420	28.71	24.50	4.21	14.66
R8/420	PTION_ROOM_ASSU	W20/420	30.95	25.50	5.45	17.61
R8/420	PTION_ROOM_ASSU	W21/420	30.23	25.19	5.04	16.67
R9/420	BEDROOM_ASSUMEC	W19/420	31.71	25.74	5.97	18.83



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R10/420	PTION_ROOM_ASSU	W17/420	33.06	25.01	8.05	24.35
R10/420	PTION_ROOM_ASSU	W18/420	33.08	25.56	7.52	22.73
R12/420	BEDROOM_ASSUMED	W14/420	32.16	30.10	2.06	6.41
R13/420	KITCHEN_ASSUMED	W13/420	32.67	30.79	1.88	5.75
R14/420	KITCHEN_ASSUMED	W12/420	32.97	31.45	1.52	4.61
R17/420	BEDROOM_ASSUMED	W9/420	33.12	31.97	1.15	3.47
R18/420	BEDROOM_ASSUMED	W8/420	33.36	32.35	1.01	3.03
R21/420	KITCHEN_ASSUMED	W5/420	33.53	32.77	0.76	2.27
R22/420	KITCHEN_ASSUMED	W4/420	33.65	33.00	0.65	1.93
R25/420	BEDROOM_ASSUMED	W1/420	33.68	33.16	0.52	1.54
R1/421	PTION_ROOM_ASSU	W37/421	31.73	30.74	0.99	3.12
R1/421	PTION_ROOM_ASSU	W38/421	30.38	29.41	0.97	3.19
R2/421	BEDROOM_ASSUMED	W36/421	32.76	31.79	0.97	2.96
R3/421	BEDROOM_ASSUMED	W35/421	33.35	32.38	0.97	2.91
R4/421	BEDROOM_ASSUMED	W34/421	33.58	32.63	0.95	2.83
R5/421	PTION_ROOM_ASSU	W32/421	33.78	32.87	0.91	2.69
R5/421	PTION_ROOM_ASSU	W33/421	33.73	32.81	0.92	2.73
R6/421	PTION_ROOM_ASSU	W30/421	33.42	32.14	1.28	3.83
R6/421	PTION_ROOM_ASSU	W31/421	33.74	32.73	1.01	2.99
R7/421	BEDROOM_ASSUMED	W29/421	33.01	31.37	1.64	4.97
R8/421	BEDROOM_ASSUMED	W28/421	32.51	30.45	2.06	6.34
R9/421	BEDROOM_ASSUMED	W27/421	32.06	29.39	2.67	8.33
R10/421	BEDROOM_ASSUMED	W26/421	31.79	28.45	3.34	10.51



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HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R11/421	OPTION_ROOM_ASSU	W24/421	32.37	27.96	4.41	13.62
R11/421	OPTION_ROOM_ASSU	W25/421	31.83	27.86	3.97	12.47
R12/421	OPTION_ROOM_ASSU	W22/421	33.65	28.38	5.27	15.66
R12/421	OPTION_ROOM_ASSU	W23/421	33.01	28.20	4.81	14.57
R13/421	BEDROOM_ASSUMED	W21/421	34.31	28.45	5.86	17.08
R14/421	BEDROOM_ASSUMED	W20/421	34.84	28.40	6.44	18.48
R15/421	BEDROOM_ASSUMED	W19/421	35.13	28.02	7.11	20.24
R16/421	OPTION_ROOM_ASSU	W17/421	35.43	26.71	8.72	24.61
R16/421	OPTION_ROOM_ASSU	W18/421	35.31	27.43	7.88	22.32
R18/421	BEDROOM_ASSUMED	W14/421	34.01	31.73	2.28	6.70
R19/421	KITCHEN_ASSUMED	W13/421	34.33	32.44	1.89	5.51
R20/421	KITCHEN_ASSUMED	W12/421	34.56	33.10	1.46	4.22
R23/421	BEDROOM_ASSUMED	W9/421	34.71	33.60	1.11	3.20
R24/421	BEDROOM_ASSUMED	W8/421	34.86	33.90	0.96	2.75
R27/421	KITCHEN_ASSUMED	W5/421	34.97	34.25	0.72	2.06
R28/421	KITCHEN_ASSUMED	W4/421	35.11	34.51	0.60	1.71
R31/421	BEDROOM_ASSUMED	W1/421	35.19	34.71	0.48	1.36
R1/422	OPTION_ROOM_ASSU	W37/422	33.00	31.74	1.26	3.82
R1/422	OPTION_ROOM_ASSU	W38/422	32.42	31.22	1.20	3.70
R2/422	BEDROOM_ASSUMED	W36/422	33.30	32.02	1.28	3.84
R3/422	BEDROOM_ASSUMED	W35/422	33.52	32.20	1.32	3.94
R4/422	BEDROOM_ASSUMED	W34/422	33.65	32.29	1.36	4.04
R5/422	OPTION_ROOM_ASSU	W32/422	33.76	32.34	1.42	4.21
R5/422	OPTION_ROOM_ASSU	W33/422	33.73	32.35	1.38	4.09



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R6/422	OPTION_ROOM_ASSU	W30/422	33.70	32.18	1.52	4.51
R6/422	OPTION_ROOM_ASSU	W31/422	33.74	32.29	1.45	4.30
R7/422	BEDROOM_ASSUMED	W29/422	33.68	31.94	1.74	5.17
R8/422	BEDROOM_ASSUMED	W28/422	33.36	31.23	2.13	6.38
R9/422	BEDROOM_ASSUMED	W27/422	33.09	30.50	2.59	7.83
R10/422	BEDROOM_ASSUMED	W26/422	32.95	29.87	3.08	9.35
R11/422	OPTION_ROOM_ASSU	W24/422	33.24	29.25	3.99	12.00
R11/422	OPTION_ROOM_ASSU	W25/422	32.94	29.34	3.60	10.93
R12/422	OPTION_ROOM_ASSU	W22/422	34.01	29.23	4.78	14.05
R12/422	OPTION_ROOM_ASSU	W23/422	33.61	29.25	4.36	12.97
R13/422	BEDROOM_ASSUMED	W21/422	34.19	28.88	5.31	15.53
R14/422	BEDROOM_ASSUMED	W20/422	34.33	28.46	5.87	17.10
R15/422	BEDROOM_ASSUMED	W19/422	34.47	27.95	6.52	18.91
R16/422	OPTION_ROOM_ASSU	W17/422	34.73	26.49	8.24	23.73
R16/422	OPTION_ROOM_ASSU	W18/422	34.60	27.30	7.30	21.10
R18/422	BEDROOM_ASSUMED	W14/422	34.05	31.75	2.30	6.75
R19/422	KITCHEN_ASSUMED	W13/422	34.20	32.40	1.80	5.26
R20/422	KITCHEN_ASSUMED	W12/422	34.41	33.06	1.35	3.92
R23/422	BEDROOM_ASSUMED	W9/422	34.54	33.53	1.01	2.92
R24/422	BEDROOM_ASSUMED	W8/422	34.67	33.81	0.86	2.48
R27/422	KITCHEN_ASSUMED	W5/422	34.73	34.09	0.64	1.84
R28/422	KITCHEN_ASSUMED	W4/422	34.89	34.34	0.55	1.58
R31/422	BEDROOM_ASSUMED	W1/422	35.01	34.58	0.43	1.23



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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41 Crayford Road

R1/800	SUMED_WINDOW_R	W1/800	19.46	19.06	0.40	2.06
R1/800	SUMED_WINDOW_R	W2/800	17.85	16.50	1.35	7.56
R2/800	SUMED_WINDOW_R	W3/800	6.58	4.12	2.46	37.39
R1/801	ASSUMED_RESI	W1/801	32.37	25.83	6.54	20.20
R1/802	ASSUMED_RESI_HALF	W1/802	35.08	29.13	5.95	16.96
R1/803	ASSUMED_RESI	W1/803	38.69	35.53	3.16	8.17
R1/803	ASSUMED_RESI	W2/803	36.29	31.69	4.60	12.68
R1/811	ASSUMED_RESI	W1/811	31.78	25.65	6.13	19.29
R1/812	ASSUMED_RESI_HALF	W1/812	35.22	29.79	5.43	15.42

43 Crayford Road

R1/820	MED_WINDOW_RESI	W1/820	14.15	10.54	3.61	25.51
R1/821	ASSUMED_RESI_HALF	W1/821	28.71	25.16	3.55	12.37
R1/822	ASSUMED_RESI_HALF	W1/822	35.01	29.83	5.18	14.80
R1/823	ASSUMED_RESI_HALF	W1/823	35.96	31.82	4.14	11.51
R1/830	MED_WINDOW_RESI	W1/830	16.26	13.65	2.61	16.05
R1/830	MED_WINDOW_RESI	W3/830	6.71	5.04	1.67	24.89
R2/830	MED_WINDOW_RESI	W2/830	27.94	22.50	5.44	19.47
R1/831	ASSUMED_RESI	W1/831	22.82	18.50	4.32	18.93
R2/831	ASSUMED_RESI	W2/831	31.47	25.21	6.26	19.89
R1/832	ASSUMED_RESI_HALF	W1/832	34.23	29.14	5.09	14.87

45 Crayford Road



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/840	SUMED_WINDOW_R	W1/840	24.12	21.44	2.68	11.11
R1/840	SUMED_WINDOW_R	W2/840	26.92	21.78	5.14	19.09
R1/840	SUMED_WINDOW_R	W3/840	18.27	18.27	0.00	0.00
R2/840		W4/840	14.44	14.44	0.00	0.00
R2/840		W5/840	11.42	11.42	0.00	0.00
R1/841	ASSUMED_RESI	W1/841	30.76	24.86	5.90	19.18
R1/842	ASSUMED_RESI_HALF	W1/842	33.95	29.13	4.82	14.20
R1/843	ASSUMED_RESI_HALF	W1/843	32.56	28.62	3.94	12.10
R1/843	ASSUMED_RESI_HALF	W2/843	83.92	83.92	0.00	0.00
R1/843	ASSUMED_RESI_HALF	W3/843	83.86	83.86	0.00	0.00
R1/850	MED_WINDOW_RESI	W1/850	14.54	14.46	0.08	0.55
R1/851	MED_WINDOW_RESI	W1/851	30.89	27.48	3.41	11.04
R1/852	ASSUMED_RESI_HALF	W1/852	34.06	29.74	4.32	12.68
47 Crayford Road						
R1/860	MED_WINDOW_RESI	W1/860	16.24	14.10	2.14	13.18
R1/861	MED_WINDOW_RESI	W1/861	30.44	26.82	3.62	11.89
R1/862	ASSUMED_RESI_HALF	W1/862	33.37	29.57	3.80	11.39
R1/863	ASSUMED_RESI_HALF	W1/863	34.78	31.42	3.36	9.66
R1/870	MED_WINDOW_RESI	W3/870	15.36	13.45	1.91	12.43
R1/870	MED_WINDOW_RESI	W4/870	10.54	9.48	1.06	10.06
R2/870	MED_WINDOW_RESI	W1/870	25.44	21.80	3.64	14.31
R2/870	MED_WINDOW_RESI	W2/870	20.64	17.61	3.03	14.68
R1/871	MED_WINDOW_RESI	W2/871	23.20	20.17	3.03	13.06
R1/871	MED_WINDOW_RESI	W3/871	19.00	16.35	2.65	13.95
R2/871	MED_WINDOW_RESI	W1/871	27.71	23.94	3.77	13.61



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/872	ASSUMED_RESI_HALF	W1/872	32.27	28.62	3.65	11.31
49 Crayford Road						
R1/880	MED_WINDOW_RESI	W1/880	16.84	16.84	0.00	0.00
R1/880	MED_WINDOW_RESI	W2/880	22.92	21.06	1.86	8.12
R1/881	MED_WINDOW_RESI	W1/881	27.01	24.05	2.96	10.96
R1/881	MED_WINDOW_RESI	W2/881	22.59	22.59	0.00	0.00
R1/882	MED_WINDOW_RESI	W1/882	31.59	28.62	2.97	9.40
R1/883	ASSUMED_RESI_HALF	W1/883	34.17	31.62	2.55	7.46
R1/890	MED_WINDOW_RESI	W1/890	15.03	15.03	0.00	0.00
R1/891	MED_WINDOW_RESI	W1/891	28.48	27.10	1.38	4.85
R1/892	ASSUMED_RESI_HALF	W1/892	31.87	29.29	2.58	8.10
51 Crayford Road						
R1/900	SUMED_WINDOW_R	W1/900	23.14	22.33	0.81	3.50
R1/900	SUMED_WINDOW_R	W2/900	23.53	23.06	0.47	2.00
R1/900	SUMED_WINDOW_R	W3/900	54.21	53.34	0.87	1.60
R1/901	MED_WINDOW_RESI	W1/901	28.49	26.62	1.87	6.56
R1/902	MED_WINDOW_RESI	W1/902	31.56	29.25	2.31	7.32
R1/903	ASSUMED_HALF_RES	W1/903	32.99	30.84	2.15	6.52
R1/903	ASSUMED_HALF_RES	W2/903	70.57	68.92	1.65	2.34
R1/911	IMED_WINDOW_RES	W1/911	27.00	25.51	1.49	5.52
R1/912	MED_WINDOW_RESI	W1/912	30.61	28.53	2.08	6.80
53 Crayford Road						
R1/919	SUMED_WINDOW_R	W1/919	21.91	21.91	0.00	0.00
R1/920	SUMED_WINDOW_R	W1/920	26.99	25.59	1.40	5.19



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R1/921	MED_WINDOW_RESI	W1/921	29.99	28.14	1.85	6.17
R1/922	ASSUMED_RESI_HALF	W1/922	31.96	30.03	1.93	6.04
R1/930	IMED_WINDOW_RES	W1/930	25.59	24.40	1.19	4.65
R1/931	IMED_WINDOW_RES	W1/931	27.95	26.46	1.49	5.33
R1/932	ASSUMED_RESI_HALF	W1/932	31.21	29.47	1.74	5.58
Bakersfield - Block 1, Crayford Road						
R1/970	VINGROOM_ASSUME	W1/970	0.65	0.64	0.01	1.54
R1/970	VINGROOM_ASSUME	W2/970	21.24	16.58	4.66	21.94
R1/970	VINGROOM_ASSUME	W3/970	12.85	10.46	2.39	18.60
R1/970	VINGROOM_ASSUME	W4/970	1.68	1.66	0.02	1.19
R1/970	VINGROOM_ASSUME	W5/970	21.93	17.78	4.15	18.92
R1/970	VINGROOM_ASSUME	W6/970	8.78	8.11	0.67	7.63
R2/970	VINGROOM_ASSUME	W7/970	0.00	0.00	0.00	0.00
R2/970	VINGROOM_ASSUME	W8/970	24.10	19.25	4.85	20.12
R2/970	VINGROOM_ASSUME	W9/970	12.77	10.47	2.30	18.01
R2/970	VINGROOM_ASSUME	W10/970	3.04	3.00	0.04	1.32
R2/970	VINGROOM_ASSUME	W11/970	25.26	20.34	4.92	19.48
R2/970	VINGROOM_ASSUME	W12/970	10.75	9.16	1.59	14.79
R3/970	VINGROOM_ASSUME	W13/970	1.31	1.29	0.02	1.53
R3/970	VINGROOM_ASSUME	W14/970	26.38	21.20	5.18	19.64
R3/970	VINGROOM_ASSUME	W15/970	10.57	8.59	1.98	18.73
R3/970	VINGROOM_ASSUME	W16/970	5.66	5.60	0.06	1.06
R3/970	VINGROOM_ASSUME	W17/970	25.99	20.79	5.20	20.01
R3/970	VINGROOM_ASSUME	W18/970	4.61	3.43	1.18	25.60
R4/970	VINGROOM_ASSUME	W19/970	6.29	6.20	0.09	1.43
R4/970	VINGROOM_ASSUME	W20/970	27.90	22.36	5.54	19.86
R4/970	VINGROOM_ASSUME	W21/970	10.14	8.31	1.83	18.05
R4/970	VINGROOM_ASSUME	W22/970	7.51	7.43	0.08	1.07
R4/970	VINGROOM_ASSUME	W23/970	27.10	21.50	5.60	20.66
R4/970	VINGROOM_ASSUME	W24/970	4.34	2.92	1.42	32.72
R5/970	VINGROOM_ASSUME	W25/970	4.05	3.92	0.13	3.21



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R5/970	VINGROOM_ASSUME	W26/970	28.69	22.63	6.06	21.12
R5/970	VINGROOM_ASSUME	W27/970	9.95	8.31	1.64	16.48
R5/970	VINGROOM_ASSUME	W28/970	9.08	8.97	0.11	1.21
R5/970	VINGROOM_ASSUME	W29/970	27.72	21.74	5.98	21.57
R5/970	VINGROOM_ASSUME	W30/970	4.80	3.25	1.55	32.29
R6/970	VINGROOM_ASSUME	W31/970	8.01	7.89	0.12	1.50
R6/970	VINGROOM_ASSUME	W32/970	29.02	22.46	6.56	22.61
R6/970	VINGROOM_ASSUME	W33/970	9.79	8.42	1.37	13.99
R6/970	VINGROOM_ASSUME	W34/970	10.21	9.93	0.28	2.74
R6/970	VINGROOM_ASSUME	W35/970	28.11	21.78	6.33	22.52
R6/970	VINGROOM_ASSUME	W36/970	4.74	3.40	1.34	28.27
R7/970	VINGROOM_ASSUME	W37/970	2.84	2.74	0.10	3.52
R7/970	VINGROOM_ASSUME	W38/970	28.72	21.85	6.87	23.92
R7/970	VINGROOM_ASSUME	W39/970	8.88	7.84	1.04	11.71
R7/970	VINGROOM_ASSUME	W40/970	11.02	10.51	0.51	4.63
R7/970	VINGROOM_ASSUME	W41/970	27.53	20.90	6.63	24.08
R7/970	VINGROOM_ASSUME	W42/970	3.95	2.90	1.05	26.58
R8/970	VINGROOM_ASSUME	W43/970	2.84	2.57	0.27	9.51
R8/970	VINGROOM_ASSUME	W44/970	27.97	21.09	6.88	24.60
R8/970	VINGROOM_ASSUME	W45/970	7.70	6.97	0.73	9.48
R8/970	VINGROOM_ASSUME	W46/970	11.41	10.63	0.78	6.84
R8/970	VINGROOM_ASSUME	W47/970	25.10	18.64	6.46	25.74
R8/970	VINGROOM_ASSUME	W48/970	2.19	1.74	0.45	20.55
R9/970	VINGROOM_ASSUME	W49/970	5.43	4.83	0.60	11.05
R9/970	VINGROOM_ASSUME	W50/970	27.02	20.60	6.42	23.76
R9/970	VINGROOM_ASSUME	W51/970	9.80	9.45	0.35	3.57
R9/970	VINGROOM_ASSUME	W52/970	13.20	12.10	1.10	8.33
R9/970	VINGROOM_ASSUME	W53/970	24.93	19.26	5.67	22.74
R9/970	VINGROOM_ASSUME	W54/970	3.83	3.52	0.31	8.09
R10/970	VINGROOM_ASSUME	W55/970	7.67	7.06	0.61	7.95
R10/970	VINGROOM_ASSUME	W56/970	24.02	19.56	4.46	18.57
R10/970	VINGROOM_ASSUME	W57/970	11.00	11.70	-0.70	-6.36
R10/970	VINGROOM_ASSUME	W58/970	13.41	12.02	1.39	10.37
R10/970	VINGROOM_ASSUME	W59/970	23.86	20.30	3.56	14.92
R10/970	VINGROOM_ASSUME	W60/970	14.55	12.28	2.27	15.60
R1/971	3EDROOM_ASSUMED	W1/971	15.29	10.38	4.91	32.11



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R2/971	BEDROOM_ASSUMEC	W2/971	16.56	11.50	5.06	30.56
R3/971	BEDROOM_ASSUMEC	W3/971	12.62	7.50	5.12	40.57
R4/971	BEDROOM_ASSUMEC	W4/971	18.40	13.09	5.31	28.86
R5/971	BEDROOM_ASSUMEC	W5/971	18.60	13.14	5.46	29.35
R6/971	BEDROOM_ASSUMEC	W6/971	11.99	6.58	5.41	45.12
R7/971	BEDROOM_ASSUMEC	W7/971	19.97	14.01	5.96	29.84
R8/971	BEDROOM_ASSUMEC	W8/971	18.45	12.52	5.93	32.14
R9/971	BEDROOM_ASSUMEC	W9/971	19.92	13.51	6.41	32.18
R10/971	BEDROOM_ASSUMEC	W10/971	12.37	5.95	6.42	51.90
R11/971	BEDROOM_ASSUMEC	W11/971	20.58	13.70	6.88	33.43
R12/971	BEDROOM_ASSUMEC	W12/971	18.69	11.88	6.81	36.44
R13/971	BEDROOM_ASSUMEC	W13/971	20.67	13.48	7.19	34.78
R14/971	BEDROOM_ASSUMEC	W14/971	12.84	5.70	7.14	55.61
R15/971	BEDROOM_ASSUMEC	W15/971	20.80	13.44	7.36	35.38
R16/971	BEDROOM_ASSUMEC	W16/971	19.28	12.18	7.10	36.83
R17/971	BEDROOM_ASSUMEC	W17/971	11.21	4.27	6.94	61.91
R18/971	BEDROOM_ASSUMEC	W18/971	7.38	2.15	5.23	70.87
R19/971	BEDROOM_ASSUMEC	W19/971	30.14	23.25	6.89	22.86
R20/971	BEDROOM_ASSUMEC	W20/971	29.64	23.35	6.29	21.22
R1/972	BEDROOM_ASSUMEC	W1/972	24.24	19.23	5.01	20.67
R2/972	BEDROOM_ASSUMEC	W2/972	26.41	21.26	5.15	19.50



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R2/972	BEDROOM_ASSUMEC	W3/972	13.18	10.54	2.64	20.03
R3/972	BEDROOM_ASSUMEC	W4/972	21.10	15.96	5.14	24.36
R4/972	BEDROOM_ASSUMEC	W5/972	29.20	23.71	5.49	18.80
R5/972	BEDROOM_ASSUMEC	W6/972	30.00	24.33	5.67	18.90
R6/972	BEDROOM_ASSUMEC	W7/972	21.63	15.86	5.77	26.68
R7/972	BEDROOM_ASSUMEC	W8/972	32.33	26.03	6.30	19.49
R8/972	BEDROOM_ASSUMEC	W9/972	30.31	23.92	6.39	21.08
R9/972	BEDROOM_ASSUMEC	W10/972	32.98	26.13	6.85	20.77
R10/972	BEDROOM_ASSUMEC	W11/972	21.21	14.25	6.96	32.81
R11/972	BEDROOM_ASSUMEC	W12/972	33.83	26.49	7.34	21.70
R12/972	BEDROOM_ASSUMEC	W13/972	31.27	23.97	7.30	23.35
R13/972	BEDROOM_ASSUMEC	W14/972	15.73	14.99	0.74	4.70
R13/972	BEDROOM_ASSUMEC	W15/972	33.64	25.89	7.75	23.04
R14/972	BEDROOM_ASSUMEC	W16/972	20.91	13.28	7.63	36.49
R15/972	BEDROOM_ASSUMEC	W17/972	33.20	25.28	7.92	23.86
R16/972	BEDROOM_ASSUMEC	W18/972	28.19	20.64	7.55	26.78
R17/972	BEDROOM_ASSUMEC	W19/972	9.41	2.50	6.91	73.43
R18/972	BEDROOM_ASSUMEC	W20/972	4.91	0.40	4.51	91.85
R19/972	BEDROOM_ASSUMEC	W21/972	3.00	1.47	1.53	51.00
R19/972	BEDROOM_ASSUMEC	W22/972	9.22	2.90	6.32	68.55
R20/972	BEDROOM_ASSUMEC	W23/972	8.89	2.74	6.15	69.18
R1/973	VINGROOM_ASSUME	W1/973	25.16	20.53	4.63	18.40
R1/973	VINGROOM_ASSUME	W2/973	27.54	22.76	4.78	17.36



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R1/973	VINGROOM_ASSUME	W3/973	13.72	11.11	2.61	19.02
R2/973	VINGROOM_ASSUME	W4/973	22.32	17.55	4.77	21.37
R2/973	VINGROOM_ASSUME	W5/973	30.45	25.33	5.12	16.81
R3/973	VINGROOM_ASSUME	W6/973	31.30	25.99	5.31	16.96
R3/973	VINGROOM_ASSUME	W7/973	22.61	17.25	5.36	23.71
R4/973	VINGROOM_ASSUME	W8/973	33.71	27.77	5.94	17.62
R4/973	VINGROOM_ASSUME	W9/973	31.54	25.54	6.00	19.02
R5/973	VINGROOM_ASSUME	W10/973	34.31	27.81	6.50	18.94
R5/973	VINGROOM_ASSUME	W11/973	21.89	15.34	6.55	29.92
R6/973	VINGROOM_ASSUME	W12/973	35.21	28.17	7.04	19.99
R6/973	VINGROOM_ASSUME	W13/973	32.55	25.58	6.97	21.41
R7/973	VINGROOM_ASSUME	W14/973	16.69	16.00	0.69	4.13
R7/973	VINGROOM_ASSUME	W15/973	35.06	27.53	7.53	21.48
R7/973	VINGROOM_ASSUME	W16/973	22.12	14.73	7.39	33.41
R8/973	VINGROOM_ASSUME	W17/973	35.48	27.65	7.83	22.07
R8/973	VINGROOM_ASSUME	W18/973	31.71	24.49	7.22	22.77
R9/973	VINGROOM_ASSUME	W19/973	35.06	26.90	8.16	23.27
R9/973	VINGROOM_ASSUME	W20/973	26.97	19.32	7.65	28.36
R10/973	VINGROOM_ASSUME	W21/973	20.22	18.56	1.66	8.21
R10/973	VINGROOM_ASSUME	W22/973	34.84	26.62	8.22	23.59
R10/973	VINGROOM_ASSUME	W23/973	34.60	26.62	7.98	23.06
R1/974	VINGROOM_ASSUME	W1/974	25.92	21.72	4.20	16.20
R1/974	VINGROOM_ASSUME	W2/974	28.56	24.22	4.34	15.20
R1/974	VINGROOM_ASSUME	W3/974	14.31	11.76	2.55	17.82
R2/974	VINGROOM_ASSUME	W4/974	23.52	19.19	4.33	18.41
R2/974	VINGROOM_ASSUME	W5/974	31.59	26.90	4.69	14.85
R3/974	VINGROOM_ASSUME	W6/974	32.35	27.48	4.87	15.05
R3/974	VINGROOM_ASSUME	W7/974	23.53	18.65	4.88	20.74
R4/974	VINGROOM_ASSUME	W8/974	35.12	29.63	5.49	15.63



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R4/974	VINGROOM_ASSUME	W9/974	32.74	27.26	5.48	16.74
R5/974	VINGROOM_ASSUME	W10/974	35.58	29.55	6.03	16.95
R5/974	VINGROOM_ASSUME	W11/974	22.72	16.69	6.03	26.54
R6/974	VINGROOM_ASSUME	W12/974	36.54	29.93	6.61	18.09
R6/974	VINGROOM_ASSUME	W13/974	33.79	27.29	6.50	19.24
R7/974	VINGROOM_ASSUME	W14/974	17.80	17.20	0.60	3.37
R7/974	VINGROOM_ASSUME	W15/974	36.33	29.23	7.10	19.54
R7/974	VINGROOM_ASSUME	W16/974	23.17	16.23	6.94	29.95
R8/974	VINGROOM_ASSUME	W17/974	37.21	29.52	7.69	20.67
R8/974	VINGROOM_ASSUME	W18/974	37.16	29.52	7.64	20.56
R1/975	BEDROOM_ASSUMEEL	W1/975	17.30	13.61	3.69	21.33
R2/975	BEDROOM_ASSUMEEL	W2/975	20.78	16.95	3.83	18.43
R2/975	BEDROOM_ASSUMEEL	W3/975	12.83	10.53	2.30	17.93
R3/975	BEDROOM_ASSUMEEL	W4/975	20.72	16.92	3.80	18.34
R4/975	BEDROOM_ASSUMEEL	W5/975	24.84	20.68	4.16	16.75
R5/975	BEDROOM_ASSUMEEL	W6/975	21.45	17.12	4.33	20.19
R6/975	BEDROOM_ASSUMEEL	W7/975	21.97	17.66	4.31	19.62
R7/975	BEDROOM_ASSUMEEL	W8/975	36.58	31.64	4.94	13.50
R8/975	BEDROOM_ASSUMEEL	W9/975	34.75	29.88	4.87	14.01
R9/975	BEDROOM_ASSUMEEL	W10/975	37.06	31.59	5.47	14.76
R10/975	BEDROOM_ASSUMEEL	W11/975	29.61	24.19	5.42	18.30
R11/975	BEDROOM_ASSUMEEL	W12/975	37.81	31.77	6.04	15.97
R12/975	BEDROOM_ASSUMEEL	W13/975	35.68	29.75	5.93	16.62
R13/975	BEDROOM_ASSUMEEL	W14/975	20.62	20.14	0.48	2.33
R13/975	BEDROOM_ASSUMEEL	W15/975	37.67	31.10	6.57	17.44



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R14/975	BEDROOM_ASSUMEC	W16/975	29.79	23.38	6.41	21.52
R15/975	BEDROOM_ASSUMEC	W17/975	38.35	31.15	7.20	18.77
R16/975	BEDROOM_ASSUMEC	W18/975	38.37	31.16	7.21	18.79
R1/976	VINGROOM_ASSUME	W1/976	9.35	9.35	0.00	0.00
R1/976	VINGROOM_ASSUME	W2/976	29.05	26.02	3.03	10.43
R1/976	VINGROOM_ASSUME	W3/976	16.62	14.61	2.01	12.09
R1/976	VINGROOM_ASSUME	W4/976	7.47	7.47	0.00	0.00
R1/976	VINGROOM_ASSUME	W5/976	31.88	28.66	3.22	10.10
R1/976	VINGROOM_ASSUME	W6/976	22.11	19.64	2.47	11.17
R2/976	VINGROOM_ASSUME	W7/976	33.00	29.66	3.34	10.12
R2/976	VINGROOM_ASSUME	W8/976	7.91	7.90	0.01	0.13
R2/976	VINGROOM_ASSUME	W9/976	35.29	31.74	3.55	10.06
R2/976	VINGROOM_ASSUME	W10/976	19.46	17.45	2.01	10.33
R3/976	VINGROOM_ASSUME	W11/976	11.41	11.40	0.01	0.09
R3/976	VINGROOM_ASSUME	W12/976	36.51	32.75	3.76	10.30
R3/976	VINGROOM_ASSUME	W13/976	7.11	6.00	1.11	15.61
R3/976	VINGROOM_ASSUME	W14/976	0.31	0.28	0.03	9.68
R3/976	VINGROOM_ASSUME	W15/976	36.95	33.04	3.91	10.58
R3/976	VINGROOM_ASSUME	W16/976	13.00	10.70	2.30	17.69
R4/976	VINGROOM_ASSUME	W17/976	3.06	3.00	0.06	1.96
R4/976	VINGROOM_ASSUME	W18/976	16.75	12.70	4.05	24.18
R4/976	VINGROOM_ASSUME	W19/976	3.94	1.91	2.03	51.52
R4/976	VINGROOM_ASSUME	W20/976	2.47	2.38	0.09	3.64
R4/976	VINGROOM_ASSUME	W21/976	16.99	12.72	4.27	25.13
R4/976	VINGROOM_ASSUME	W22/976	4.23	2.50	1.73	40.90
R1/977	BEDROOM_ASSUMEC	W1/977	16.04	13.64	2.40	14.96
R2/977	BEDROOM_ASSUMEC	W2/977	17.58	15.06	2.52	14.33
R3/977	BEDROOM_ASSUMEC	W3/977	12.52	9.92	2.60	20.77
R4/977	BEDROOM_ASSUMEC	W4/977	19.03	16.30	2.73	14.35
R5/977	BEDROOM_ASSUMEC	W5/977	34.62	31.78	2.84	8.20



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HM HOLLOWAY PRISON, LONDON
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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R6/977	BEDROOM_ASSUMEC	W6/977	33.34	30.85	2.49	7.47
R7/977	BEDROOM_ASSUMEC	W7/977	38.30	34.94	3.36	8.77
R8/977	BEDROOM_ASSUMEC	W8/977	38.55	35.03	3.52	9.13
R1/978	VINGROOM_ASSUME	W1/978	34.31	32.46	1.85	5.39
R1/978	VINGROOM_ASSUME	W2/978	36.24	34.31	1.93	5.33
R1/978	VINGROOM_ASSUME	W3/978	15.25	13.72	1.53	10.03
R2/978	VINGROOM_ASSUME	W4/978	25.23	23.35	1.88	7.45
R2/978	VINGROOM_ASSUME	W5/978	36.58	34.44	2.14	5.85
R1/979	BEDROOM_ASSUMEC	W1/979	37.72	36.42	1.30	3.45
R2/979	BEDROOM_ASSUMEC	W2/979	38.38	37.04	1.34	3.49
R2/979	BEDROOM_ASSUMEC	W3/979	21.67	20.48	1.19	5.49
R3/979	BEDROOM_ASSUMEC	W4/979	33.20	31.91	1.29	3.89
R4/979	BEDROOM_ASSUMEC	W5/979	37.90	36.40	1.50	3.96

Bakersfield - Block 2, Crayford Road

R1/950	VINGROOM_ASSUME	W1/950	3.39	2.58	0.81	23.89
R1/950	VINGROOM_ASSUME	W2/950	21.35	16.27	5.08	23.79
R1/950	VINGROOM_ASSUME	W3/950	7.70	7.65	0.05	0.65
R1/950	VINGROOM_ASSUME	W4/950	21.67	15.52	6.15	28.38
R1/950	VINGROOM_ASSUME	W5/950	4.22	3.96	0.26	6.16
R2/950	VINGROOM_ASSUME	W6/950	2.42	1.90	0.52	21.49
R2/950	VINGROOM_ASSUME	W7/950	22.76	16.62	6.14	26.98
R2/950	VINGROOM_ASSUME	W8/950	10.92	11.27	-0.35	-3.21
R2/950	VINGROOM_ASSUME	W9/950	9.76	6.76	3.00	30.74
R2/950	VINGROOM_ASSUME	W10/950	23.39	16.96	6.43	27.49
R2/950	VINGROOM_ASSUME	W11/950	7.53	7.40	0.13	1.73
R3/950	VINGROOM_ASSUME	W12/950	6.76	4.88	1.88	27.81
R3/950	VINGROOM_ASSUME	W13/950	24.27	17.96	6.31	26.00
R3/950	VINGROOM_ASSUME	W14/950	9.16	9.60	-0.44	-4.80
R3/950	VINGROOM_ASSUME	W15/950	10.62	6.69	3.93	37.01



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R3/950	VINGROOM_ASSUME	W16/950	23.76	17.54	6.22	26.18
R3/950	VINGROOM_ASSUME	W17/950	4.03	4.22	-0.19	-4.71
R4/950	VINGROOM_ASSUME	W18/950	3.56	2.87	0.69	19.38
R4/950	VINGROOM_ASSUME	W19/950	23.85	18.81	5.04	21.13
R4/950	VINGROOM_ASSUME	W20/950	8.95	9.48	-0.53	-5.92
R4/950	VINGROOM_ASSUME	W21/950	10.70	6.13	4.57	42.71
R4/950	VINGROOM_ASSUME	W22/950	23.19	18.14	5.05	21.78
R4/950	VINGROOM_ASSUME	W23/950	3.37	3.46	-0.09	-2.67
R5/950	VINGROOM_ASSUME	W24/950	10.25	7.75	2.50	24.39
R5/950	VINGROOM_ASSUME	W25/950	23.59	19.74	3.85	16.32
R5/950	VINGROOM_ASSUME	W26/950	8.54	8.86	-0.32	-3.75
R5/950	VINGROOM_ASSUME	W27/950	10.78	6.15	4.63	42.95
R5/950	VINGROOM_ASSUME	W28/950	23.25	19.41	3.84	16.52
R5/950	VINGROOM_ASSUME	W29/950	3.93	4.22	-0.29	-7.38
R6/950	VINGROOM_ASSUME	W30/950	2.63	2.39	0.24	9.13
R6/950	VINGROOM_ASSUME	W31/950	24.12	20.70	3.42	14.18
R6/950	VINGROOM_ASSUME	W32/950	9.68	9.41	0.27	2.79
R6/950	VINGROOM_ASSUME	W33/950	10.43	6.23	4.20	40.27
R6/950	VINGROOM_ASSUME	W34/950	25.27	21.12	4.15	16.42
R6/950	VINGROOM_ASSUME	W35/950	8.62	8.53	0.09	1.04
R7/950	VINGROOM_ASSUME	W36/950	6.47	5.49	0.98	15.15
R7/950	VINGROOM_ASSUME	W37/950	26.29	21.48	4.81	18.30
R7/950	VINGROOM_ASSUME	W38/950	8.64	8.26	0.38	4.40
R7/950	VINGROOM_ASSUME	W39/950	10.82	6.79	4.03	37.25
R7/950	VINGROOM_ASSUME	W40/950	26.95	21.65	5.30	19.67
R7/950	VINGROOM_ASSUME	W41/950	9.17	8.83	0.34	3.71
R8/950	VINGROOM_ASSUME	W42/950	0.09	0.08	0.01	11.11
R8/950	VINGROOM_ASSUME	W43/950	25.29	20.29	5.00	19.77
R8/950	VINGROOM_ASSUME	W44/950	6.96	6.70	0.26	3.74
R8/950	VINGROOM_ASSUME	W45/950	9.93	6.02	3.91	39.38
R8/950	VINGROOM_ASSUME	W46/950	26.63	21.26	5.37	20.17
R8/950	VINGROOM_ASSUME	W47/950	6.10	5.91	0.19	3.11
R9/950	VINGROOM_ASSUME	W48/950	6.54	5.98	0.56	8.56
R9/950	VINGROOM_ASSUME	W49/950	26.06	21.12	4.94	18.96
R9/950	VINGROOM_ASSUME	W50/950	4.68	4.53	0.15	3.21
R9/950	VINGROOM_ASSUME	W51/950	12.32	8.09	4.23	34.33



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R9/950	VINGROOM_ASSUME	W52/950	25.55	20.63	4.92	19.26
R9/950	VINGROOM_ASSUME	W53/950	4.71	4.59	0.12	2.55
R10/950	VINGROOM_ASSUME	W54/950	0.00	0.00	0.00	0.00
R10/950	VINGROOM_ASSUME	W55/950	22.04	18.40	3.64	16.52
R10/950	VINGROOM_ASSUME	W56/950	2.30	2.23	0.07	3.04
R10/950	VINGROOM_ASSUME	W57/950	11.10	7.41	3.69	33.24
R10/950	VINGROOM_ASSUME	W58/950	22.63	18.45	4.18	18.47
R10/950	VINGROOM_ASSUME	W59/950	2.11	2.07	0.04	1.90
R1/951	BEDROOM_ASSUME	W1/951	20.77	7.68	13.09	63.02
R2/951	BEDROOM_ASSUME	W2/951	10.92	2.24	8.68	79.49
R3/951	BEDROOM_ASSUME	W3/951	21.10	8.01	13.09	62.04
R4/951	BEDROOM_ASSUME	W4/951	21.07	8.42	12.65	60.04
R5/951	BEDROOM_ASSUME	W5/951	20.69	8.55	12.14	58.68
R6/951	BEDROOM_ASSUME	W6/951	13.18	4.04	9.14	69.35
R7/951	BEDROOM_ASSUME	W7/951	21.37	10.35	11.02	51.57
R8/951	BEDROOM_ASSUME	W8/951	19.67	9.22	10.45	53.13
R9/951	BEDROOM_ASSUME	W9/951	20.83	11.07	9.76	46.86
R10/951	BEDROOM_ASSUME	W10/951	13.17	5.70	7.47	56.72
R11/951	BEDROOM_ASSUME	W11/951	20.30	11.65	8.65	42.61
R12/951	BEDROOM_ASSUME	W12/951	20.42	12.02	8.40	41.14
R13/951	BEDROOM_ASSUME	W13/951	20.42	12.47	7.95	38.93
R14/951	BEDROOM_ASSUME	W14/951	20.24	12.75	7.49	37.01
R15/951	BEDROOM_ASSUME	W15/951	11.34	7.28	4.06	35.80
R16/951	BEDROOM_ASSUME	W16/951	18.38	12.99	5.39	29.33



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R17/951	BEDROOM_ASSUMEC	W17/951	18.78	13.05	5.73	30.51
R18/951	BEDROOM_ASSUMEC	W18/951	18.20	12.82	5.38	29.56
R19/951	BEDROOM_ASSUMEC	W19/951	10.15	7.65	2.50	24.63
R20/951	BEDROOM_ASSUMEC	W20/951	15.20	11.50	3.70	24.34
R1/952	BEDROOM_ASSUMEC	W1/952	35.06	20.51	14.55	41.50
R2/952	BEDROOM_ASSUMEC	W2/952	21.03	8.65	12.38	58.87
R3/952	BEDROOM_ASSUMEC	W3/952	13.00	7.74	5.26	40.46
R3/952	BEDROOM_ASSUMEC	W4/952	35.63	21.04	14.59	40.95
R4/952	BEDROOM_ASSUMEC	W5/952	35.34	21.53	13.81	39.08
R5/952	BEDROOM_ASSUMEC	W6/952	34.84	21.70	13.14	37.72
R6/952	BEDROOM_ASSUMEC	W7/952	20.86	10.82	10.04	48.13
R7/952	BEDROOM_ASSUMEC	W8/952	13.12	6.75	6.37	48.55
R7/952	BEDROOM_ASSUMEC	W9/952	34.91	22.66	12.25	35.09
R8/952	BEDROOM_ASSUMEC	W10/952	32.53	20.90	11.63	35.75
R9/952	BEDROOM_ASSUMEC	W11/952	34.51	23.32	11.19	32.43
R10/952	BEDROOM_ASSUMEC	W23/952	21.49	13.68	7.81	36.34
R11/952	BEDROOM_ASSUMEC	W12/952	13.17	6.28	6.89	52.32
R11/952	BEDROOM_ASSUMEC	W13/952	34.56	24.55	10.01	28.96
R12/952	BEDROOM_ASSUMEC	W14/952	34.28	24.97	9.31	27.16
R13/952	BEDROOM_ASSUMEC	W15/952	33.91	25.34	8.57	25.27
R14/952	BEDROOM_ASSUMEC	W16/952	33.48	25.50	7.98	23.84
R15/952	BEDROOM_ASSUMEC	W17/952	20.71	15.85	4.86	23.47
R16/952	BEDROOM_ASSUMEC	W18/952	30.07	23.92	6.15	20.45



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R17/952	BEDROOM_ASSUME	W19/952	30.75	24.76	5.99	19.48
R18/952	BEDROOM_ASSUME	W20/952	29.77	24.23	5.54	18.61
R19/952	BEDROOM_ASSUME	W21/952	18.70	15.57	3.13	16.74
R20/952	BEDROOM_ASSUME	W22/952	24.69	20.57	4.12	16.69
R1/953	VINGROOM_ASSUME	W1/953	36.30	22.99	13.31	36.67
R1/953	VINGROOM_ASSUME	W2/953	28.28	16.66	11.62	41.09
R2/953	VINGROOM_ASSUME	W3/953	20.45	15.98	4.47	21.86
R2/953	VINGROOM_ASSUME	W4/953	36.53	23.07	13.46	36.85
R2/953	VINGROOM_ASSUME	W5/953	36.26	23.50	12.76	35.19
R3/953	VINGROOM_ASSUME	W6/953	35.82	23.65	12.17	33.98
R3/953	VINGROOM_ASSUME	W7/953	21.89	12.35	9.54	43.58
R4/953	VINGROOM_ASSUME	W8/953	13.52	7.93	5.59	41.35
R4/953	VINGROOM_ASSUME	W9/953	36.00	24.56	11.44	31.78
R4/953	VINGROOM_ASSUME	W10/953	33.47	22.59	10.88	32.51
R5/953	VINGROOM_ASSUME	W11/953	35.62	25.12	10.50	29.48
R5/953	VINGROOM_ASSUME	W12/953	22.51	15.08	7.43	33.01
R6/953	VINGROOM_ASSUME	W13/953	13.59	7.33	6.26	46.06
R6/953	VINGROOM_ASSUME	W14/953	35.80	26.41	9.39	26.23
R6/953	VINGROOM_ASSUME	W15/953	35.56	26.83	8.73	24.55
R7/953	VINGROOM_ASSUME	W16/953	35.24	27.19	8.05	22.84
R7/953	VINGROOM_ASSUME	W17/953	34.85	27.35	7.50	21.52
R8/953	VINGROOM_ASSUME	W18/953	22.09	17.40	4.69	21.23
R8/953	VINGROOM_ASSUME	W19/953	31.47	25.62	5.85	18.59
R9/953	VINGROOM_ASSUME	W20/953	32.21	26.50	5.71	17.73
R9/953	VINGROOM_ASSUME	W21/953	31.28	25.97	5.31	16.98
R10/953	VINGROOM_ASSUME	W22/953	20.06	16.91	3.15	15.70
R10/953	VINGROOM_ASSUME	W23/953	26.03	22.00	4.03	15.48



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/954	VINGROOM_ASSUME	W1/954	36.70	25.74	10.96	29.86
R1/954	VINGROOM_ASSUME	W2/954	22.73	13.89	8.84	38.89
R2/954	VINGROOM_ASSUME	W3/954	13.85	9.10	4.75	34.30
R2/954	VINGROOM_ASSUME	W4/954	37.02	26.64	10.38	28.04
R2/954	VINGROOM_ASSUME	W5/954	34.37	24.48	9.89	28.78
R3/954	VINGROOM_ASSUME	W6/954	36.64	27.07	9.57	26.12
R3/954	VINGROOM_ASSUME	W7/954	23.47	16.56	6.91	29.44
R4/954	VINGROOM_ASSUME	W8/954	13.94	8.46	5.48	39.31
R4/954	VINGROOM_ASSUME	W9/954	36.95	28.35	8.60	23.27
R4/954	VINGROOM_ASSUME	W10/954	36.75	28.75	8.00	21.77
R5/954	VINGROOM_ASSUME	W11/954	36.50	29.08	7.42	20.33
R5/954	VINGROOM_ASSUME	W12/954	36.17	29.25	6.92	19.13
R6/954	VINGROOM_ASSUME	W13/954	23.45	19.01	4.44	18.93
R6/954	VINGROOM_ASSUME	W14/954	32.68	27.20	5.48	16.77
R7/954	VINGROOM_ASSUME	W15/954	33.37	28.01	5.36	16.06
R7/954	VINGROOM_ASSUME	W16/954	32.64	27.61	5.03	15.41
R8/954	VINGROOM_ASSUME	W17/954	21.52	18.37	3.15	14.64
R8/954	VINGROOM_ASSUME	W18/954	27.41	23.44	3.97	14.48
R1/955	BEDROOM_ASSUMEEL	W1/955	37.73	28.20	9.53	25.26
R2/955	BEDROOM_ASSUMEEL	W2/955	29.40	21.48	7.92	26.94
R3/955	BEDROOM_ASSUMEEL	W3/955	20.85	17.03	3.82	18.32
R3/955	BEDROOM_ASSUMEEL	W4/955	37.87	28.79	9.08	23.98
R4/955	BEDROOM_ASSUMEEL	W5/955	35.85	27.20	8.65	24.13
R5/955	BEDROOM_ASSUMEEL	W6/955	37.62	29.22	8.40	22.33
R6/955	BEDROOM_ASSUMEEL	W7/955	30.26	24.07	6.19	20.46
R7/955	BEDROOM_ASSUMEEL	W8/955	20.86	16.26	4.60	22.05
R7/955	BEDROOM_ASSUMEEL	W9/955	37.84	30.25	7.59	20.06



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R8/955	BEDROOM_ASSUMED	W10/955	37.68	30.63	7.05	18.71
R9/955	BEDROOM_ASSUMED	W11/955	37.50	30.94	6.56	17.49
R10/955	BEDROOM_ASSUMED	W12/955	37.23	31.11	6.12	16.44
R11/955	BEDROOM_ASSUMED	W13/955	20.41	16.39	4.02	19.70
R12/955	BEDROOM_ASSUMED	W14/955	24.72	19.80	4.92	19.90
R13/955	BEDROOM_ASSUMED	W15/955	22.73	17.91	4.82	21.21
R14/955	BEDROOM_ASSUMED	W16/955	24.07	19.50	4.57	18.99
R15/955	BEDROOM_ASSUMED	W17/955	19.47	16.44	3.03	15.56
R16/955	BEDROOM_ASSUMED	W18/955	21.63	17.89	3.74	17.29
R1/956	VINGROOM_ASSUME	W1/956	23.80	20.25	3.55	14.92
R1/956	VINGROOM_ASSUME	W2/956	17.43	11.37	6.06	34.77
R1/956	VINGROOM_ASSUME	W3/956	3.09	2.82	0.27	8.74
R1/956	VINGROOM_ASSUME	W4/956	3.94	0.73	3.21	81.47
R1/956	VINGROOM_ASSUME	W5/956	16.98	11.29	5.69	33.51
R1/956	VINGROOM_ASSUME	W6/956	2.98	2.73	0.25	8.39
R2/956	VINGROOM_ASSUME	W7/956	3.94	0.78	3.16	80.20
R2/956	VINGROOM_ASSUME	W8/956	16.87	11.58	5.29	31.36
R2/956	VINGROOM_ASSUME	W9/956	2.85	2.59	0.26	9.12
R2/956	VINGROOM_ASSUME	W10/956	3.95	0.82	3.13	79.24
R2/956	VINGROOM_ASSUME	W11/956	16.74	11.79	4.95	29.57
R2/956	VINGROOM_ASSUME	W12/956	2.76	2.52	0.24	8.70
R3/956	VINGROOM_ASSUME	W13/956	8.76	5.42	3.34	38.13
R3/956	VINGROOM_ASSUME	W14/956	37.44	32.78	4.66	12.45
R3/956	VINGROOM_ASSUME	W15/956	12.62	12.39	0.23	1.82
R3/956	VINGROOM_ASSUME	W16/956	15.84	12.74	3.10	19.57
R3/956	VINGROOM_ASSUME	W17/956	37.26	32.88	4.38	11.76
R3/956	VINGROOM_ASSUME	W18/956	14.34	14.12	0.22	1.53
R4/956	VINGROOM_ASSUME	W19/956	20.02	16.94	3.08	15.38
R4/956	VINGROOM_ASSUME	W20/956	36.72	32.59	4.13	11.25
R4/956	VINGROOM_ASSUME	W21/956	12.54	12.33	0.21	1.67



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/956	VINGROOM_ASSUME	W22/956	16.70	13.78	2.92	17.49
R4/956	VINGROOM_ASSUME	W23/956	35.89	32.01	3.88	10.81
R4/956	VINGROOM_ASSUME	W24/956	14.68	14.50	0.18	1.23
R5/956	VINGROOM_ASSUME	W25/956	31.82	28.56	3.26	10.25
R5/956	VINGROOM_ASSUME	W26/956	11.44	9.36	2.08	18.18
R5/956	VINGROOM_ASSUME	W27/956	32.08	28.70	3.38	10.54
R5/956	VINGROOM_ASSUME	W28/956	11.02	10.89	0.13	1.18
R1/957	BEDROOM_ASSUME	W1/957	38.71	33.78	4.93	12.74
R2/957	BEDROOM_ASSUME	W2/957	38.65	34.04	4.61	11.93
R3/957	BEDROOM_ASSUME	W3/957	38.56	34.27	4.29	11.13
R4/957	BEDROOM_ASSUME	W4/957	38.45	34.43	4.02	10.46
R5/957	BEDROOM_ASSUME	W5/957	31.35	29.27	2.08	6.63
R6/957	BEDROOM_ASSUME	W6/957	35.66	32.25	3.41	9.56
R7/957	BEDROOM_ASSUME	W7/957	20.68	17.42	3.26	15.76
R8/957	BEDROOM_ASSUME	W8/957	20.06	16.99	3.07	15.30
R9/957	BEDROOM_ASSUME	W9/957	11.10	8.97	2.13	19.19
R10/957	BEDROOM_ASSUME	W10/957	16.80	14.07	2.73	16.25
R1/958	VINGROOM_ASSUME	W1/958	38.49	35.93	2.56	6.65
R1/958	VINGROOM_ASSUME	W2/958	38.13	35.68	2.45	6.43
R2/958	VINGROOM_ASSUME	W3/958	24.42	22.68	1.74	7.13
R2/958	VINGROOM_ASSUME	W4/958	34.14	31.99	2.15	6.30
R1/959	BEDROOM_ASSUME	W1/959	39.04	37.19	1.85	4.74
R2/959	BEDROOM_ASSUME	W2/959	38.91	37.12	1.79	4.60
R3/959	BEDROOM_ASSUME	W3/959	32.76	31.43	1.33	4.06
R4/959	BEDROOM_ASSUME	W4/959	36.92	35.30	1.62	4.39



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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52 Penderyn Way

R3/380	KD_ASSUMED	W1/380	0.06	0.06	0.00	0.00
R3/380	KD_ASSUMED	W4/380	20.80	20.80	0.00	0.00
R1/381	BEDROOM_ASSUMED	W1/381	31.12	30.22	0.90	2.89
R1/382	BEDROOM_ASSUMED	W1/382	34.58	32.42	2.16	6.25

54 Penderyn Way

R1/370	KD_ASSUMED	W1/370	0.11	0.09	0.02	18.18
R1/370	KD_ASSUMED	W4/370	31.46	31.46	0.00	0.00
R1/371	BEDROOM_ASSUMED	W1/371	31.12	29.98	1.14	3.66
R1/372	BEDROOM_ASSUMED	W1/372	34.90	32.21	2.69	7.71

56 Penderyn Way

R1/360	KD	W1/360	0.56	0.39	0.17	30.36
R1/360	KD	W4/360	31.93	31.93	0.00	0.00
R1/360	KD	W5/360	56.82	56.82	0.00	0.00
R1/361	BEDROOM	W1/361	31.19	29.85	1.34	4.30
R1/362	BEDROOM_ASSUMED	W1/362	35.28	32.10	3.18	9.01

58 Penderyn Way

R1/350	KD_ASSUMED	W1/350	0.03	0.02	0.01	33.33
R1/350	KD_ASSUMED	W4/350	54.97	54.97	0.00	0.00
R1/350	KD_ASSUMED	W5/350	32.50	32.50	0.00	0.00
R1/350	KD_ASSUMED	W6/350	55.18	55.18	0.00	0.00
R1/351	BEDROOM_ASSUMED	W1/351	31.34	29.78	1.56	4.98
R1/352	BEDROOM_ASSUMED	W1/352	35.54	31.89	3.65	10.27

60 Penderyn Way



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/340	KD_ASSUMED	W1/340	0.02	0.02	0.00	0.00
R1/340	KD_ASSUMED	W4/340	18.59	18.59	0.00	0.00
R1/341	BEDROOM_ASSUMED	W1/341	31.54	29.73	1.81	5.74
R1/342	BEDROOM_ASSUMED	W1/342	35.76	31.67	4.09	11.44

62 Penderyn Way

R3/330	KD_ASSUMED	W1/330	0.01	0.01	0.00	0.00
R3/330	KD_ASSUMED	W4/330	32.48	32.48	0.00	0.00
R1/331	BEDROOM_ASSUMED	W1/331	31.64	29.66	1.98	6.26
R1/332	BEDROOM_ASSUMED	W1/332	36.00	31.56	4.44	12.33

64 Penderyn Way

R3/320	KD_ASSUMED	W3/320	0.21	0.21	0.00	0.00
R3/320	KD_ASSUMED	W4/320	21.68	21.68	0.00	0.00
R2/321	BEDROOM_ASSUMED	W2/321	31.15	29.38	1.77	5.68
R1/322	BEDROOM_ASSUMED	W1/322	35.98	31.47	4.51	12.53
R2/322	BEDROOM_ASSUMED	W2/322	35.60	31.30	4.30	12.08

44 Carleton Road

R1/1180	LIVINGROOM	W4/1180	19.52	18.15	1.37	7.02
R1/1180	LIVINGROOM	W5/1180	29.29	27.04	2.25	7.68
R1/1180	LIVINGROOM	W6/1180	19.93	18.77	1.16	5.82
R2/1180	KITCHEN	W2/1180	3.44	3.41	0.03	0.87
R2/1180	KITCHEN	W3/1180	26.92	24.16	2.76	10.25
R1/1181	LIVINGROOM	W4/1181	24.84	23.41	1.43	5.76
R1/1181	LIVINGROOM	W5/1181	34.75	31.16	3.59	10.33
R1/1181	LIVINGROOM	W6/1181	33.46	30.28	3.18	9.50
R2/1181	KITCHEN	W2/1181	7.34	7.31	0.03	0.41
R2/1181	KITCHEN	W3/1181	32.14	28.68	3.46	10.77



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/1182	LIVINGROOM	W5/1182	36.90	33.09	3.81	10.33
R1/1182	LIVINGROOM	W6/1182	37.09	33.18	3.91	10.54
R2/1182	KITCHEN	W3/1182	13.61	13.58	0.03	0.22
R2/1182	KITCHEN	W4/1182	36.29	32.62	3.67	10.11
R1/1183	LIVINGROOM	W2/1183	38.16	34.86	3.30	8.65
R1/1183	LIVINGROOM	W3/1183	38.19	34.80	3.39	8.88
R2/1183	KITCHEN	W1/1183	38.10	34.93	3.17	8.32
42 Carleton Road						
R1/1170	LD	W6/1170	17.39	15.45	1.94	11.16
R3/1170	KITCHEN	W4/1170	31.89	28.99	2.90	9.09
R4/1170	KITCHEN	W3/1170	31.66	28.71	2.95	9.32
R6/1170	LD	W1/1170	12.35	11.81	0.54	4.37
R1/1171	LD	W6/1171	21.73	18.44	3.29	15.14
R3/1171	KITCHEN	W4/1171	34.73	31.46	3.27	9.42
R4/1171	KITCHEN	W3/1171	34.48	31.29	3.19	9.25
R6/1171	LD	W1/1171	19.29	18.75	0.54	2.80
R1/1172	LD	W6/1172	22.55	19.31	3.24	14.37
R3/1172	KITCHEN	W4/1172	36.77	33.54	3.23	8.78
R4/1172	KITCHEN	W3/1172	36.64	33.49	3.15	8.60
R6/1172	LD	W1/1172	21.11	20.63	0.48	2.27
R1/1173	LD	W6/1173	20.58	17.68	2.90	14.09
R3/1173	KITCHEN	W4/1173	37.47	34.57	2.90	7.74



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/1173	KITCHEN	W3/1173	37.50	34.67	2.83	7.55
R6/1173	LD	W1/1173	19.74	19.33	0.41	2.08
27 Trecastle Way						
R3/110	KITCHEN	W3/110	7.55	5.83	1.72	22.78
R1/111	LIVINGROOM	W1/111	32.21	30.62	1.59	4.94
R2/112	STUDY	W2/112	36.09	34.31	1.78	4.93
25 Trecastle Way						
R2/100	KITCHEN	W2/100	1.07	0.21	0.86	80.37
R1/101	LIVINGROOM	W1/101	31.94	30.81	1.13	3.54
R2/102	STUDY	W2/102	36.04	34.48	1.56	4.33
23 Trecastle Way						
R3/790	KITCHEN	W3/790	0.67	0.42	0.25	37.31
R1/791	LIVINGROOM	W1/791	31.96	31.11	0.85	2.66
R2/792	STUDY	W2/792	36.09	34.74	1.35	3.74
21 Trecastle Way						
R3/780	KITCHEN	W2/780	0.37	0.25	0.12	32.43
R1/781	LIVINGROOM	W1/781	31.86	31.19	0.67	2.10
R2/782	STUDY	W2/782	36.01	34.82	1.19	3.30
19 Trecastle Way						
R2/770	KITCHEN	W2/770	0.73	0.69	0.04	5.48
R1/771	LIVINGROOM	W1/771	31.91	31.35	0.56	1.75



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/772	STUDY	W2/772	36.01	34.94	1.07	2.97
17 Trecastle Way						
R3/760	KITCHEN	W3/760	1.85	1.77	0.08	4.32
R1/761	LIVINGROOM	W1/761	32.22	31.66	0.56	1.74
R2/762	STUDY	W2/762	36.06	34.96	1.10	3.05
15 Trecastle Way						
R3/750	KITCHEN	W3/750	2.82	2.55	0.27	9.57
R1/751	LIVINGROOM	W1/751	33.13	32.46	0.67	2.02
R2/752	STUDY	W2/752	36.61	35.31	1.30	3.55
13 Trecastle Way						
R3/740	KITCHEN	W2/740	3.33	2.93	0.40	12.01
R1/741	LIVINGROOM	W1/741	33.66	33.06	0.60	1.78
R2/742	STUDY	W2/742	37.07	35.74	1.33	3.59
11 Trecastle Way						
R3/730	KITCHEN	W3/730	4.28	3.81	0.47	10.98
R1/731	LIVINGROOM	W1/731	34.17	33.52	0.65	1.90
R2/732	STUDY	W2/732	37.41	35.94	1.47	3.93
9 Trecastle Way						
R3/720	KITCHEN	W3/720	3.94	3.31	0.63	15.99
R1/721	LIVINGROOM	W1/721	34.66	33.93	0.73	2.11
R2/722	STUDY	W2/722	37.78	36.26	1.52	4.02



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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7 Trecastle Way

R3/710	KITCHEN	W3/710	5.13	4.42	0.71	13.84
R1/711	LIVINGROOM	W1/711	35.08	34.27	0.81	2.31
R2/712	STUDY	W2/712	38.18	36.68	1.50	3.93

5 Trecastle Way

R2/700	KITCHEN	W2/700	4.73	3.94	0.79	16.70
R1/701	LIVINGROOM	W1/701	35.28	34.45	0.83	2.35
R2/702	STUDY	W2/702	38.34	36.99	1.35	3.52

3 Trecastle Way

R3/690	KITCHEN	W4/690	4.47	3.59	0.88	19.69
R1/691	LIVINGROOM	W1/691	34.99	34.14	0.85	2.43
R2/692	STUDY	W2/692	38.31	37.16	1.15	3.00

1 Trecastle Way

R3/680	KITCHEN	W3/680	3.63	2.60	1.03	28.37
R1/681	LIVINGROOM	W1/681	35.62	34.54	1.08	3.03
R2/682	STUDY	W2/682	38.76	37.58	1.18	3.04

2 Trecastle Way

R1/170	ASSUMED	W1/170	17.42	17.42	0.00	0.00
R1/171	ASSUMED	W1/171	33.74	32.07	1.67	4.95
R1/172	ASSUMED	W1/172	35.43	33.88	1.55	4.37

4 Trecastle Way



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/160	ASSUMED	W1/160	19.15	17.65	1.50	7.83
R1/161	ASSUMED	W1/161	34.19	32.28	1.91	5.59
R1/162	ASSUMED	W1/162	35.73	33.97	1.76	4.93
6 Trecastle Way						
R1/150	ASSUMED	W1/150	20.44	18.39	2.05	10.03
R1/151	ASSUMED	W1/151	34.52	32.32	2.20	6.37
R1/152	ASSUMED	W1/152	35.94	33.93	2.01	5.59
8 Trecastle Way						
R1/140	ASSUMED	W1/140	21.13	18.89	2.24	10.60
R1/141	ASSUMED	W1/141	34.74	32.15	2.59	7.46
R1/142	ASSUMED	W1/142	36.08	33.72	2.36	6.54
10 Trecastle Way						
R1/130	ASSUMED	W1/130	20.47	18.63	1.84	8.99
R1/131	ASSUMED	W1/131	34.93	31.93	3.00	8.59
R1/132	ASSUMED	W1/132	36.21	33.47	2.74	7.57
12 Trecastle Way						
R1/120	ASSUMED	W1/120	20.89	17.39	3.50	16.75
R1/121	ASSUMED	W1/121	35.07	31.50	3.57	10.18
R1/122	ASSUMED	W1/122	36.29	33.04	3.25	8.96
85 Penderyn Way						
R1/200	KD_ASSUMED	W1/200	0.11	0.06	0.05	45.45
R1/200	KD_ASSUMED	W2/200	2.55	0.47	2.08	81.57



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/200	KD_ASSUMED	W3/200	4.11	4.11	0.00	0.00
R1/201	BEDROOM_ASSUMED	W1/201	34.36	20.79	13.57	39.49
R1/202	BEDROOM_ASSUMED	W1/202	35.98	23.54	12.44	34.57
83 Penderyn Way						
R1/210	ASSUMED	W1/210	21.46	6.47	14.99	69.85
R1/210	ASSUMED	W2/210	62.75	52.03	10.72	17.08
R1/210	ASSUMED	W3/210	23.79	10.39	13.40	56.33
R1/211	BEDROOM_ASSUMED	W1/211	34.26	20.44	13.82	40.34
R1/212	BEDROOM_ASSUMED	W1/212	35.92	23.18	12.74	35.47
81 Penderyn Way						
R1/220	KD_ASSUMED	W1/220	14.92	6.18	8.74	58.58
R1/220	KD_ASSUMED	W2/220	3.33	3.33	0.00	0.00
R1/220	KD_ASSUMED	W3/220	12.89	3.29	9.60	74.48
R1/221	BEDROOM_ASSUMED	W1/221	34.10	20.70	13.40	39.30
R1/222	BEDROOM_ASSUMED	W1/222	35.83	23.34	12.49	34.86
79 Penderyn Way						
R1/230	KD_ASSUMED	W1/230	31.02	17.80	13.22	42.62
R1/230	KD_ASSUMED	W2/230	64.15	54.47	9.68	15.09
R1/230	KD_ASSUMED	W3/230	64.13	54.21	9.92	15.47
R1/230	KD_ASSUMED	W4/230	64.28	54.08	10.20	15.87
R1/230	KD_ASSUMED	W5/230	2.79	2.79	0.00	0.00
R1/231	BEDROOM_ASSUMED	W1/231	34.00	21.44	12.56	36.94
R1/232	BEDROOM_ASSUMED	W1/232	35.86	23.88	11.98	33.41
77 Penderyn Way						
R1/240	KD_ASSUMED	W1/240	30.06	18.68	11.38	37.86
R1/240	KD_ASSUMED	W2/240	53.89	47.14	6.75	12.53



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R1/240	KD_ASSUMED	W3/240	2.56	2.56	0.00	0.00
R1/241	BEDROOM	W1/241	34.04	22.23	11.81	34.69
R1/242	BEDROOM	W1/242	35.88	24.48	11.40	31.77
75 Penderyn Way						
R1/250	KD_ASSUMED	W1/250	15.31	5.15	10.16	66.36
R1/250	KD_ASSUMED	W2/250	16.72	9.56	7.16	42.82
R1/250	KD_ASSUMED	W3/250	2.68	2.68	0.00	0.00
R1/251	BEDROOM_ASSUMED	W1/251	34.12	22.40	11.72	34.35
R1/252	BEDROOM_ASSUMED	W1/252	35.90	24.52	11.38	31.70
73 Penderyn Way						
R1/260	KD_ASSUMED	W1/260	16.28	5.63	10.65	65.42
R1/260	KD_ASSUMED	W2/260	22.74	11.78	10.96	48.20
R1/260	KD_ASSUMED	W3/260	2.17	2.17	0.00	0.00
R1/261	BEDROOM_ASSUMED	W1/261	34.24	22.59	11.65	34.02
R1/262	BEDROOM_ASSUMED	W1/262	35.93	24.60	11.33	31.53
71 Penderyn Way						
R1/270	KD_ASSUMED	W1/270	15.28	5.54	9.74	63.74
R1/270	KD_ASSUMED	W2/270	20.70	11.76	8.94	43.19
R1/270	KD_ASSUMED	W3/270	1.01	1.01	0.00	0.00
R1/271	BEDROOM_ASSUMED	W1/271	34.30	23.24	11.06	32.24
R1/272	BEDROOM_ASSUMED	W1/272	35.91	25.22	10.69	29.77
69 Penderyn Way						
R1/280	KD_ASSUMED	W1/280	31.18	20.86	10.32	33.10
R1/280	KD_ASSUMED	W2/280	31.43	20.72	10.71	34.08
R1/280	KD_ASSUMED	W3/280	31.22	20.16	11.06	35.43
R1/280	KD_ASSUMED	W4/280	2.03	2.03	0.00	0.00



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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R1/281	BEDROOM_ASSUMED	W1/281	33.33	21.93	11.40	34.20
R1/281	BEDROOM_ASSUMED	W2/281	33.64	22.81	10.83	32.19
R1/281	BEDROOM_ASSUMED	W3/281	33.47	23.81	9.66	28.86
R1/281	BEDROOM_ASSUMED	W4/281	32.90	24.73	8.17	24.83
R1/282	BEDROOM_ASSUMED	W1/282	35.76	25.95	9.81	27.43

67 Penderyn Way

R1/290	KD_ASSUMED	W1/290	16.21	8.95	7.26	44.79
R1/290	KD_ASSUMED	W2/290	18.48	12.60	5.88	31.82
R1/290	KD_ASSUMED	W3/290	1.49	1.49	0.00	0.00
R1/291	BEDROOM_ASSUMED	W1/291	33.86	25.32	8.54	25.22
R1/292	BEDROOM_ASSUMED	W1/292	35.53	27.16	8.37	23.56

65 Penderyn Way

R1/300	KD_ASSUMED	W1/300	13.11	7.89	5.22	39.82
R1/300	KD_ASSUMED	W2/300	19.56	14.24	5.32	27.20
R1/300	KD_ASSUMED	W3/300	0.53	0.53	0.00	0.00
R1/301	BEDROOM_ASSUMED	W1/301	33.29	26.70	6.59	19.80
R1/302	BEDROOM_ASSUMED	W1/302	35.07	28.47	6.60	18.82

63 Penderyn Way

R1/310	LKD	W1/310	29.86	25.62	4.24	14.20
R1/310	LKD	W2/310	29.78	25.17	4.61	15.48
R1/310	LKD	W3/310	63.38	58.16	5.22	8.24
R1/310	LKD	W4/310	30.31	25.14	5.17	17.06
R1/310	LKD	W5/310	0.37	0.37	0.00	0.00
R1/311	BEDROOM	W1/311	32.50	27.59	4.91	15.11
R1/312	BEDROOM	W1/312	34.41	29.33	5.08	14.76



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

72-122 Dalmeny Avenue

R1/660	KITCHEN	W1/660	0.63	0.63	0.52	0.52	0.11	17.12
R4/660	KITCHEN	W4/660	0.70	0.70	0.56	0.56	0.14	20.31
R7/660	KITCHEN	W7/660	0.76	0.76	0.59	0.59	0.17	22.12
R10/660	KITCHEN	W10/660	0.78	0.78	0.61	0.61	0.17	22.08
R13/660	KITCHEN	W13/660	0.79	0.79	0.63	0.63	0.16	20.38
R16/660	KITCHEN	W16/660	0.79	0.79	0.64	0.64	0.15	19.16
R19/660	KITCHEN	W19/660	0.79	0.79	0.65	0.65	0.14	17.28
R22/660	KITCHEN	W22/660	0.79	0.79	0.66	0.66	0.13	16.52
R25/660	KITCHEN	W25/660	0.79	0.79	0.67	0.67	0.12	14.87
R28/660	KITCHEN	W28/660	0.78	0.78	0.66	0.66	0.12	15.22
R31/660	KITCHEN	W31/660	0.75	0.75	0.63	0.63	0.11	15.17
R34/660	KITCHEN	W38/660	0.72	0.72	0.65	0.65	0.07	9.60
R37/660	KITCHEN	W41/660	0.74	0.74	0.66	0.66	0.08	11.16
R1/661	ASSUMED	W2/661	0.18	0.18	0.17	0.17	0.01	5.65
R2/661	ASSUMED	W3/661	1.68	1.68	1.64	1.64	0.05	2.79
R5/661	BEDROOM	W6/661	1.97	1.97	1.87	1.87	0.10	5.12
R7/661	BEDROOM	W8/661	2.21	2.21	2.06	2.06	0.15	6.61
R9/661	BEDROOM	W10/661	2.28	2.28	2.11	2.11	0.17	7.33
R11/661	BEDROOM	W12/661	2.31	2.31	2.14	2.14	0.17	7.31
R13/661	BEDROOM	W14/661	2.34	2.34	2.16	2.16	0.18	7.49



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R15/661	BEDROOM	W16/661	2.35	2.35	2.18	2.18	0.18	7.53
R17/661	BEDROOM	W18/661	2.36	2.36	2.19	2.19	0.17	7.25
R19/661	BEDROOM	W20/661	2.36	2.36	2.20	2.20	0.16	6.73
R21/661	BEDROOM	W22/661	2.37	2.37	2.22	2.22	0.15	6.34
R23/661	BEDROOM	W24/661	2.37	2.37	2.22	2.22	0.14	6.04
R25/661	BEDROOM	W26/661	2.36	2.36	2.23	2.23	0.13	5.59
R27/661	BEDROOM	W28/661	2.36	2.36	2.24	2.24	0.12	5.10
R29/661	BEDROOM	W30/661	2.35	2.35	2.24	2.24	0.11	4.64
R1/662	ASSUMED	W2/662	0.20	0.20	0.19	0.19	0.01	4.50
R2/662	ASSUMED	W3/662	1.77	1.77	1.72	1.72	0.05	2.83
R4/662	KITCHEN	W5/662	0.77	0.77	0.65	0.65	0.11	14.64
R7/662	KITCHEN	W8/662	0.81	0.81	0.68	0.68	0.13	16.09
R10/662	KITCHEN	W11/662	0.83	0.83	0.70	0.70	0.13	16.13
R13/662	KITCHEN	W14/662	0.84	0.84	0.71	0.71	0.13	15.42
R16/662	KITCHEN	W17/662	0.85	0.85	0.73	0.73	0.12	14.61
R19/662	KITCHEN	W20/662	0.85	0.85	0.73	0.73	0.12	13.55
R22/662	KITCHEN	W23/662	0.85	0.85	0.75	0.75	0.11	12.35
R25/662	KITCHEN	W26/662	0.86	0.86	0.76	0.76	0.10	11.67
R28/662	KITCHEN	W29/662	0.85	0.85	0.77	0.77	0.09	10.32
R31/662	KITCHEN	W32/662	0.86	0.86	0.77	0.77	0.09	10.00
R34/662	KITCHEN	W35/662	0.86	0.86	0.78	0.78	0.08	9.08



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R37/662	KITCHEN	W38/662	0.86	0.86	0.79	0.79	0.07	8.47
R40/662	KITCHEN	W41/662	0.86	0.86	0.79	0.79	0.07	7.58
R1/663	ASSUMED	W1/663	1.75	1.75	1.68	1.68	0.06	3.50
R2/663	ASSUMED	W2/663	0.20	0.20	0.20	0.20	0.01	4.41
R4/663	BEDROOM	W4/663	1.82	1.82	1.70	1.70	0.13	6.97
R6/663	BEDROOM	W6/663	1.84	1.84	1.71	1.71	0.13	7.28
R8/663	BEDROOM	W8/663	1.85	1.85	1.72	1.72	0.13	7.24
R10/663	BEDROOM	W10/663	1.86	1.86	1.73	1.73	0.13	6.90
R12/663	BEDROOM	W12/663	1.86	1.86	1.74	1.74	0.12	6.52
R14/663	BEDROOM	W14/663	1.86	1.86	1.74	1.74	0.12	6.29
R16/663	BEDROOM	W16/663	1.86	1.86	1.75	1.75	0.11	5.97
R18/663	BEDROOM	W18/663	1.86	1.86	1.76	1.76	0.10	5.48
R20/663	BEDROOM	W20/663	1.86	1.86	1.77	1.77	0.09	5.05
R22/663	BEDROOM	W22/663	1.86	1.86	1.77	1.77	0.09	4.73
R24/663	BEDROOM	W24/663	1.86	1.86	1.78	1.78	0.08	4.40
R26/663	BEDROOM	W26/663	1.86	1.86	1.79	1.79	0.08	4.03
R28/663	BEDROOM	W28/663	1.86	1.86	1.79	1.79	0.07	3.65

54-70 Dalmeny Avenue

R3/661	ASSUMED	W1/661	2.35		2.35			
R3/661	ASSUMED	W4/661	2.41	4.76	2.36	4.71	0.05	1.03
R3/662	ASSUMED	W1/662	2.60		2.60			
R3/662	ASSUMED	W4/662	2.50	5.10	2.46	5.07	0.04	0.73



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/670	BEDROOM	W12/670	1.70	1.70	1.52	1.52	0.18	10.72
R3/670	BEDROOM	W13/670	1.72	1.72	1.55	1.55	0.17	9.88
R4/670	LD	W7/670	0.34		0.31			
R4/670	LD	W14/670	0.91	1.26	0.76	1.08	0.18	14.18
R5/670	KITCHEN	W8/670	0.63	0.63	0.57	0.57	0.06	9.49
R7/670	LD	W18/670	1.69	1.69	1.58	1.58	0.11	6.69
R8/670	BEDROOM	W19/670	1.99	1.99	1.86	1.86	0.13	6.67
R11/670	KITCHEN	W3/670	0.57	0.57	0.53	0.53	0.04	6.53
R12/670	ASSUMED	W17/670	0.69	0.69	0.57	0.57	0.12	18.00
R13/670	ASSUMED	W15/670	2.15		1.98			
R13/670	ASSUMED	W16/670	0.24	2.40	0.24	2.23	0.17	7.10
R14/670	ASSUMED	W4/670	0.23		0.22			
R14/670	ASSUMED	W5/670	0.28	0.51	0.27	0.48	0.03	5.85
R15/670	ASSUMED	W6/670	0.57	0.57	0.52	0.52	0.04	7.77
R16/670	ASSUMED	W10/670	0.44	0.44	0.42	0.42	0.02	4.31
R2/671	BEDROOM	W12/671	1.76	1.76	1.58	1.58	0.17	9.90
R3/671	BEDROOM	W13/671	1.78	1.78	1.62	1.62	0.16	9.03
R4/671	LD	W7/671	0.36		0.34			
R4/671	LD	W14/671	0.95	1.31	0.81	1.14	0.17	12.75
R5/671	KITCHEN	W8/671	0.67	0.67	0.62	0.62	0.05	7.47
R7/671	LD	W18/671	1.79		1.68			
R7/671	LD	W19/671	0.30	2.09	0.30	1.98	0.11	5.17
R8/671	BEDROOM	W20/671	0.50	0.50	0.45	0.45	0.05	10.34
R11/671	KITCHEN	W3/671	0.60	0.60	0.57	0.57	0.03	4.81



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R12/671	ASSUMED	W17/671	0.73	0.73	0.62	0.62	0.11	14.76
R13/671	ASSUMED	W15/671	2.22		2.05			
R13/671	ASSUMED	W16/671	0.28	2.50	0.28	2.33	0.16	6.57
R14/671	ASSUMED	W4/671	0.25		0.24			
R14/671	ASSUMED	W5/671	0.30	0.55	0.29	0.52	0.02	4.38
R15/671	ASSUMED	W6/671	0.60	0.60	0.57	0.57	0.04	6.14
R16/671	ASSUMED	W10/671	0.47	0.47	0.46	0.46	0.01	2.75
R2/672	BEDROOM	W12/672	1.41	1.41	1.27	1.27	0.14	9.81
R3/672	BEDROOM	W13/672	1.44	1.44	1.31	1.31	0.13	8.98
R4/672	LD	W7/672	0.37		0.35			
R4/672	LD	W14/672	0.97	1.34	0.85	1.20	0.14	10.58
R5/672	KITCHEN	W8/672	0.68	0.68	0.64	0.64	0.04	5.92
R7/672	LD	W18/672	1.54		1.45			
R7/672	LD	W19/672	0.32	1.86	0.32	1.77	0.09	5.05
R8/672	BEDROOM	W20/672	0.58	0.58	0.54	0.54	0.04	6.37
R11/672	KITCHEN	W3/672	0.62	0.62	0.60	0.60	0.02	3.38
R12/672	ASSUMED	W17/672	0.76	0.76	0.67	0.67	0.09	11.55
R13/672	ASSUMED	W15/672	1.87		1.73			
R13/672	ASSUMED	W16/672	0.30	2.16	0.30	2.02	0.14	6.39
R14/672	ASSUMED	W4/672	0.25		0.25			
R14/672	ASSUMED	W5/672	0.30	0.55	0.29	0.53	0.02	2.91
R15/672	ASSUMED	W6/672	0.61	0.61	0.59	0.59	0.03	4.72
R16/672	ASSUMED	W10/672	0.48	0.48	0.47	0.47	0.01	1.66

30-52 Dalmeny Avenue



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/640	BEDROOM	W1/640	1.72	1.72	1.42	1.42	0.30	17.38
R2/640	BEDROOM	W2/640	1.74	1.74	1.44	1.44	0.30	17.11
R3/640	BEDROOM	W3/640	1.83	1.83	1.52	1.52	0.31	17.07
R4/640	BEDROOM	W4/640	1.46	1.46	1.22	1.22	0.24	16.12
R5/640	BEDROOM	W5/640	1.73	1.73	1.43	1.43	0.30	17.53
R6/640	BEDROOM	W6/640	1.73	1.73	1.44	1.44	0.29	16.90
R7/640	BEDROOM	W7/640	2.09	2.09	1.76	1.76	0.33	15.68
R8/640	BEDROOM	W8/640	2.07	2.07	1.75	1.75	0.32	15.39
R9/640	BEDROOM	W9/640	1.77	1.77	1.51	1.51	0.26	14.71
R1/641	BEDROOM	W1/641	1.77	1.77	1.49	1.49	0.29	16.12
R2/641	BEDROOM	W2/641	1.79	1.79	1.51	1.51	0.28	15.80
R3/641	BEDROOM	W3/641	1.88	1.88	1.59	1.59	0.30	15.78
R4/641	BEDROOM	W4/641	1.50	1.50	1.28	1.28	0.22	14.94
R5/641	BEDROOM	W5/641	1.78	1.78	1.49	1.49	0.29	16.31
R6/641	BEDROOM	W6/641	1.79	1.79	1.51	1.51	0.28	15.72
R7/641	BEDROOM	W7/641	2.17	2.17	1.85	1.85	0.32	14.75
R8/641	BEDROOM	W8/641	2.16	2.16	1.85	1.85	0.31	14.41
R9/641	BEDROOM	W9/641	1.85	1.85	1.59	1.59	0.26	13.79
R1/642	BEDROOM	W1/642	1.50	1.50	1.26	1.26	0.24	16.14
R2/642	BEDROOM	W2/642	1.50	1.50	1.27	1.27	0.24	15.83
R3/642	BEDROOM	W3/642	1.61	1.61	1.35	1.35	0.26	15.86



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R4/642	BEDROOM	W4/642	1.33	1.33	1.13	1.13	0.20	15.09
R5/642	BEDROOM	W5/642	1.50	1.50	1.25	1.25	0.25	16.53
R6/642	BEDROOM	W6/642	1.50	1.50	1.26	1.26	0.24	16.02
R7/642	BEDROOM	W7/642	1.84	1.84	1.56	1.56	0.28	15.20
R8/642	BEDROOM	W8/642	1.83	1.83	1.56	1.56	0.27	14.96
R9/642	BEDROOM	W9/642	1.58	1.58	1.35	1.35	0.23	14.47
6-28 Dalmeny Avenue								
R1/600	BEDROOM	W1/600	1.51	1.51	1.29	1.29	0.22	14.64
R2/600	BEDROOM	W2/600	1.55	1.55	1.30	1.30	0.25	16.21
R3/600	BEDROOM	W3/600	1.67	1.67	1.37	1.37	0.30	18.02
R4/600	BEDROOM	W4/600	1.39	1.39	1.14	1.14	0.24	17.55
R5/600	BEDROOM	W5/600	1.71	1.71	1.37	1.37	0.34	19.85
R6/600	BEDROOM	W6/600	1.74	1.74	1.39	1.39	0.35	19.85
R7/600	BEDROOM	W7/600	1.88	1.88	1.51	1.51	0.37	19.49
R8/600	BEDROOM	W8/600	1.62	1.62	1.31	1.31	0.31	19.25
R1/601	BEDROOM	W1/601	1.61	1.61	1.35	1.35	0.26	16.39
R2/601	BEDROOM	W2/601	1.63	1.63	1.36	1.36	0.28	16.87
R3/601	BEDROOM	W3/601	1.74	1.74	1.43	1.43	0.30	17.40
R4/601	BEDROOM	W4/601	1.43	1.43	1.20	1.20	0.24	16.61
R5/601	BEDROOM	W5/601	1.76	1.76	1.43	1.43	0.33	18.62
R6/601	BEDROOM	W6/601	1.79	1.79	1.46	1.46	0.33	18.58



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R7/601	BEDROOM	W7/601	1.93	1.93	1.58	1.58	0.35	18.26
R8/601	BEDROOM	W8/601	1.66	1.66	1.36	1.36	0.30	18.07
R1/602	BEDROOM	W1/602	1.43	1.43	1.15	1.15	0.28	19.27
R2/602	BEDROOM	W2/602	1.44	1.44	1.16	1.16	0.28	19.29
R3/602	BEDROOM	W3/602	1.51	1.51	1.22	1.22	0.29	18.95
R4/602	BEDROOM	W4/602	1.29	1.29	1.06	1.06	0.23	17.98
R5/602	BEDROOM	W5/602	1.49	1.49	1.20	1.20	0.29	19.61
R6/602	BEDROOM	W6/602	1.51	1.51	1.22	1.22	0.29	19.43
R7/602	BEDROOM	W7/602	1.60	1.60	1.29	1.29	0.31	19.27
R8/602	BEDROOM	W8/602	1.37	1.37	1.11	1.11	0.26	19.01
275 Camden Road								
R1/551	LKD	W1/551	0.61		0.61			
R1/551	LKD	W2/551	0.64		0.64			
R1/551	LKD	W3/551	0.74	1.98	0.48	1.72	0.26	13.21
R3/551	BEDROOM	W5/551	2.04	2.04	1.09	1.09	0.94	46.32
R4/551	BEDROOM	W6/551	0.96	0.96	0.48	0.48	0.48	49.69
R7/551	LKD	W9/551	0.10		0.02			
R7/551	LKD	W10/551	0.17	0.26	0.17	0.19	0.08	29.17
R1/552	LKD	W1/552	0.59		0.59			
R1/552	LKD	W2/552	0.63	1.22	0.63	1.22	0.00	0.00
R3/552	BEDROOM	W4/552	2.13	2.13	1.17	1.17	0.97	45.22
R4/552	BEDROOM	W5/552	1.29	1.29	0.67	0.67	0.62	47.91
R6/552	BEDROOM	W7/552	1.54	1.54	0.81	0.81	0.73	47.59



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/553	LKD	W1/553	0.62		0.62			
R1/553	LKD	W2/553	0.67	1.29	0.67	1.29	0.00	0.00
R3/553	BEDROOM	W4/553	2.15	2.15	1.24	1.24	0.91	42.19
R4/553	BEDROOM	W5/553	1.30	1.30	0.72	0.72	0.58	44.70
R6/553	BEDROOM	W7/553	1.56	1.56	0.87	0.87	0.68	43.86
R1/554	LKD	W1/554	0.65		0.65			
R1/554	LKD	W2/554	0.70	1.34	0.70	1.34	0.00	0.00
R3/554	BEDROOM	W4/554	2.11	2.11	1.30	1.30	0.81	38.52
R1/555	BEDROOM	W1/555	2.50		2.50			
R1/555	BEDROOM	W2/555	0.72	3.21	0.72	3.21	0.00	0.00
R3/555	BEDROOM	W4/555	2.00		1.32			
R3/555	BEDROOM	W5/555	1.08	3.08	0.98	2.29	0.79	25.54
R2/560	BEDROOM	W2/560	0.38	0.38	0.34	0.34	0.03	9.02
R4/560	BEDROOM	W4/560	1.20	1.20	0.58	0.58	0.63	51.91
R5/560	LKD	W5/560	1.00		0.84			
R5/560	LKD	W6/560	1.00	2.00	0.86	1.70	0.31	15.23
R3/561	BEDROOM	W3/561	0.64	0.64	0.54	0.54	0.10	15.86
R4/561	BEDROOM	W4/561	1.41	1.41	0.72	0.72	0.69	48.97
R5/561	LKD	W5/561	0.94		0.79			
R5/561	LKD	W6/561	0.94	1.88	0.81	1.59	0.29	15.27
R3/562	BEDROOM	W3/562	0.49		0.44			
R3/562	BEDROOM	W4/562	1.19	1.68	0.65	1.09	0.58	34.87
R4/562	LKD	W5/562	1.01		0.85			
R4/562	LKD	W6/562	1.01	2.01	0.87	1.73	0.28	14.12
R5/562	BEDROOM	W7/562	1.86	1.86	1.65	1.65	0.20	11.00



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

1-30 Kimble House

R2/571	KITCHEN	W2/571	0.26	0.26	0.13	0.13	0.13	50.95
R4/571	KITCHEN	W4/571	0.31	0.31	0.11	0.11	0.19	63.07
R7/571	KITCHEN	W7/571	0.33	0.33	0.11	0.11	0.22	66.16
R10/571	KITCHEN	W10/571	0.39	0.39	0.22	0.22	0.17	43.99
R12/571	KITCHEN	W12/571	0.39	0.39	0.15	0.15	0.24	61.13
R14/571	KITCHEN	W14/571	0.35	0.35	0.09	0.09	0.27	75.71
R3/572	KITCHEN	W3/572	0.44	0.44	0.20	0.20	0.24	54.44
R6/572	KITCHEN	W6/572	0.52	0.52	0.19	0.19	0.33	63.03
R9/572	KITCHEN	W9/572	0.57	0.57	0.22	0.22	0.35	61.82
R12/572	KITCHEN	W12/572	0.63	0.63	0.27	0.27	0.36	57.53
R15/572	KITCHEN	W15/572	0.64	0.64	0.26	0.26	0.38	59.72
R18/572	KITCHEN	W18/572	0.63	0.63	0.23	0.23	0.41	64.34
R3/573	KITCHEN	W3/573	0.56	0.56	0.26	0.26	0.30	53.15
R6/573	KITCHEN	W5/573	0.67	0.67	0.26	0.26	0.41	60.93
R9/573	KITCHEN	W8/573	0.74	0.74	0.32	0.32	0.42	56.78
R12/573	KITCHEN	W10/573	0.80	0.80	0.33	0.33	0.47	59.03
R15/573	KITCHEN	W13/573	0.81	0.81	0.34	0.34	0.47	58.25
R18/573	KITCHEN	W16/573	0.81	0.81	0.34	0.34	0.48	58.72
R3/574	KITCHEN	W3/574	0.64	0.64	0.34	0.34	0.30	46.64
R5/574	KITCHEN	W5/574	0.77	0.77	0.39	0.39	0.39	50.00



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R8/574	KITCHEN	W8/574	0.84	0.84	0.44	0.44	0.40	47.32
R11/574	KITCHEN	W11/574	0.88	0.88	0.43	0.43	0.45	51.42
R14/574	KITCHEN	W14/574	0.89	0.89	0.44	0.44	0.44	49.94
R17/574	KITCHEN	W17/574	0.89	0.89	0.45	0.45	0.43	48.87
R3/575	KITCHEN	W3/575	0.80	0.80	0.55	0.55	0.25	30.99
R5/575	KITCHEN	W5/575	0.85	0.85	0.55	0.55	0.30	35.30
R8/575	KITCHEN	W8/575	0.87	0.87	0.55	0.55	0.32	36.73
R11/575	KITCHEN	W11/575	0.89	0.89	0.52	0.52	0.37	41.69
R14/575	KITCHEN	W14/575	0.89	0.89	0.53	0.53	0.36	40.54
R17/575	KITCHEN	W17/575	0.89	0.89	0.54	0.54	0.35	39.41
370 Camden Road								
R1/70	ASSUMED_RESI	W1/70	1.31	1.31	1.16	1.16	0.15	11.50
R1/71	ASSUMED_RESI	W1/71	1.24	1.24	1.11	1.11	0.13	10.36
R5/72	ASSUMED_RESI	W5/72	1.19	1.19	1.08	1.08	0.11	9.30
R2/73	ASSUMED_RESI	W6/73	1.07	1.07	0.98	0.98	0.09	8.50
372 Camden Road								
R2/70	ASSUMED_RESI_PCD	W2/70	1.24	1.24	1.16	1.16	0.08	6.70
R3/70	ASSUMED_RESI_PCD	W3/70	1.27	1.27	1.09	1.09	0.18	13.81
R2/71	ASSUMED_RESI_PCD	W2/71	1.72	1.72	1.51	1.51	0.21	12.11
R4/71	ASSUMED_RESI_PCD	W4/71	0.11		0.10			
R4/71	ASSUMED_RESI_PCD	W5/71	1.63	1.74	1.44	1.54	0.20	11.44



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/72	ASSUMED_RESI_PCD	W2/72	2.67	2.67	2.39	2.39	0.28	10.62
R3/72	ASSUMED_RESI_PCD	W3/72	3.53	3.53	3.14	3.14	0.40	11.29
R4/72	ASSUMED_RESI_PCD	W4/72	1.78	1.78	1.59	1.59	0.20	10.96
R1/73	ASSUMED_RESI_PCD	W5/73	1.64	1.64	1.48	1.48	0.16	9.99
R3/73	ASSUMED_RESI_PCD	W4/73	2.32	2.32	2.09	2.09	0.24	10.28
R4/73	ASSUMED_RESI_PCD	W3/73	1.69	1.69	1.50	1.50	0.19	11.01
R5/73	ASSUMED_RESI_PCD	W2/73	1.18	1.18	1.08	1.08	0.10	8.74

374 Camden Road

R3/61	ASSUMED_RESI	W6/61	0.38	0.38	0.38	0.38	0.00	0.00
R4/70	ASSUMED_RESI	W4/70	1.36	1.36	1.16	1.16	0.20	14.65
R5/71	ASSUMED_RESI	W6/71	1.30	1.30	1.12	1.12	0.19	14.22
R1/72	ASSUMED_RESI	W1/72	1.20	1.20	1.05	1.05	0.16	12.97
R6/73	ASSUMED_RESI	W1/73	1.05	1.05	0.93	0.93	0.13	11.86

376 Camden Road

R1/40	BEDROOM	W1/40	0.52		0.52			
R1/40	BEDROOM	W2/40	1.18	1.70	0.95	1.47	0.23	13.58
R2/40	BEDROOM	W3/40	1.15		0.92			
R2/40	BEDROOM	W4/40	0.55	1.69	0.48	1.40	0.29	17.36
R3/40	BEDROOM	W5/40	0.49		0.49			
R3/40	BEDROOM	W6/40	1.16	1.65	0.90	1.40	0.26	15.56
R4/40	BEDROOM	W7/40	1.21		0.94			
R4/40	BEDROOM	W8/40	0.77	1.98	0.71	1.65	0.33	16.79
R6/40	ASSUMED_KITCHEN	W10/40	0.67	0.67	0.64	0.64	0.03	4.93



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/41	BEDROOM	W1/41	0.59		0.59			
R1/41	BEDROOM	W2/41	1.65	2.24	1.35	1.93	0.30	13.55
R2/41	BEDROOM	W3/41	1.75		1.42			
R2/41	BEDROOM	W4/41	0.62	2.36	0.55	1.97	0.39	16.65
R3/41	BEDROOM	W6/41	0.52		0.52			
R3/41	BEDROOM	W7/41	1.65	2.16	1.30	1.82	0.34	15.76
R4/41	BEDROOM	W8/41	1.71		1.35			
R4/41	BEDROOM	W9/41	0.80	2.51	0.74	2.09	0.42	16.75
R6/41	ASSUMED_KITCHEN	W10/41	0.72	0.72	0.69	0.69	0.03	4.02
R1/42	BEDROOM	W1/42	0.64		0.64			
R1/42	BEDROOM	W2/42	1.69	2.33	1.40	2.04	0.29	12.41
R2/42	BEDROOM	W3/42	1.76		1.46			
R2/42	BEDROOM	W4/42	0.67	2.44	0.62	2.07	0.37	14.99
R3/42	BEDROOM	W6/42	0.60		0.60			
R3/42	BEDROOM	W7/42	1.67	2.27	1.35	1.95	0.32	14.22
R4/42	BEDROOM	W8/42	1.74		1.40			
R4/42	BEDROOM	W9/42	0.84	2.58	0.79	2.18	0.40	15.38
R6/42	ASSUMED_KITCHEN	W10/42	0.83	0.83	0.81	0.81	0.03	3.13
R1/43	BEDROOM	W1/43	3.24	3.24	2.84	2.84	0.40	12.28
R2/43	BEDROOM	W2/43	2.97	2.97	2.60	2.60	0.38	12.68
R4/43	BEDROOM	W5/43	3.13	3.13	2.69	2.69	0.44	13.94
R5/43	BEDROOM	W6/43	2.78	2.78	2.39	2.39	0.39	14.05
R6/43	ASSUMED_KITCHEN	W7/43	0.91	0.91	0.89	0.89	0.02	2.64

Poynder Court, Camden Road

R2/20	BEDROOM	W1/20	3.03	3.03	2.30	2.30	0.72	23.93
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DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R3/20	BEDROOM	W2/20	2.75	2.75	2.10	2.10	0.65	23.54
R4/20	BEDROOM	W3/20	3.02	3.02	2.31	2.31	0.71	23.48
R5/20	BEDROOM	W4/20	2.68	2.68	2.06	2.06	0.62	23.08
R6/20	BEDROOM	W5/20	3.06	3.06	2.40	2.40	0.67	21.71
R1/21	BEDROOM	W1/21	3.02	3.02	2.41	2.41	0.61	20.18
R2/21	BEDROOM	W2/21	3.21	3.21	2.48	2.48	0.73	22.69
R3/21	BEDROOM	W3/21	2.79	2.79	2.17	2.17	0.62	22.30
R4/21	BEDROOM	W4/21	3.07	3.07	2.38	2.38	0.69	22.32
R5/21	BEDROOM	W5/21	2.72	2.72	2.12	2.12	0.59	21.83
R6/21	BEDROOM	W6/21	3.11	3.11	2.46	2.46	0.64	20.70
R1/22	BEDROOM	W1/22	3.08	3.08	2.50	2.50	0.58	18.89
R2/22	BEDROOM	W2/22	3.25	3.25	2.56	2.56	0.69	21.35
R3/22	BEDROOM	W3/22	2.82	2.82	2.23	2.23	0.59	20.84
R4/22	BEDROOM	W4/22	3.11	3.11	2.45	2.45	0.65	21.00
R5/22	BEDROOM	W5/22	2.75	2.75	2.18	2.18	0.56	20.47
R6/22	BEDROOM	W6/22	3.10	3.10	2.49	2.49	0.61	19.54
R1/23	BEDROOM	W1/23	3.16	3.16	2.63	2.63	0.54	17.00
R2/23	BEDROOM	W2/23	3.33	3.33	2.69	2.69	0.64	19.18
R3/23	BEDROOM	W3/23	3.06	3.06	2.53	2.53	0.53	17.46
R4/23	BEDROOM	W4/23	3.16	3.16	2.56	2.56	0.60	18.96
R5/23	BEDROOM	W5/23	2.95	2.95	2.44	2.44	0.51	17.24



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R6/23	BEDROOM	W6/23	3.10	3.10	2.56	2.56	0.55	17.61
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388 Camden Road

R2/10	KITCHEN	W5/10	1.07	1.07	0.83	0.83	0.24	22.42
R3/10	LIVINGROOM	W4/10	1.36	1.36	1.08	1.08	0.29	21.13
R1/11	KITCHEN	W4/11	1.34	1.34	1.06	1.06	0.27	20.51
R2/11	LIVINGROOM	W3/11	1.29	1.29	1.04	1.04	0.26	19.94
R1/12	KITCHEN	W4/12	1.17	1.17	0.93	0.93	0.24	20.34
R2/12	LIVINGROOM	W3/12	1.13	1.13	0.91	0.91	0.22	19.33
R1/13	ASSUMED_RESI	W2/13	1.01	1.01	0.82	0.82	0.19	18.61
R2/1009	SSUMED_LIVINGROOI	W4/1009	1.37	1.37	1.05	1.05	0.32	23.62

390 Camden Road

R4/10	LIVINGROOM	W3/10	1.35	1.35	1.07	1.07	0.28	20.89
R5/10	ASSUMED_KITCHEN	W2/10	1.26	1.26	0.99	0.99	0.27	21.18
R6/10	ASSUMED_RESI	W1/10	1.51	1.51	1.25	1.25	0.25	16.85
R3/11	LIVINGROOM	W2/11	1.28	1.28	1.02	1.02	0.25	19.81
R4/11	ASSUMED_KITCHEN	W1/11	1.25	1.25	1.00	1.00	0.25	19.76
R3/12	LIVINGROOM	W2/12	0.96	0.96	0.77	0.77	0.19	19.79
R4/12	KITCHEN	W1/12	1.04	1.04	0.83	0.83	0.20	19.71
R6/12	ASSUMED	W6/12	0.99	0.99	0.88	0.88	0.11	11.38
R4/13	ASSUMED_RESI	W1/13	0.93	0.93	0.76	0.76	0.17	18.08

2 Parkhurst Road & 291 A & C Camden Road



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/1100	DANCE_STUDIO	W1/1100	0.48		0.26			
R1/1100	DANCE_STUDIO	W3/1100	0.48		0.25			
R1/1100	DANCE_STUDIO	W5/1100	0.43		0.22			
R1/1100	DANCE_STUDIO	W7/1100	0.42		0.21			
R1/1100	DANCE_STUDIO	W10/1100	0.02	1.83	0.00	0.95	0.88	48.22
R1/1101	DANCE_STUDIO	W1/1101	0.11		0.06			
R1/1101	DANCE_STUDIO	W2/1101	0.97		0.57			
R1/1101	DANCE_STUDIO	W3/1101	0.45		0.24			
R1/1101	DANCE_STUDIO	W4/1101	0.45		0.23			
R1/1101	DANCE_STUDIO	W6/1101	0.59		0.59			
R1/1101	DANCE_STUDIO	W7/1101	0.23		0.23			
R1/1101	DANCE_STUDIO	W8/1101	0.22	3.01	0.22	2.14	0.87	29.00
R2/1101		W5/1101	1.37		0.71			
R2/1101		W9/1101	0.74	2.11	0.74	1.45	0.66	31.41
R2/1110		W2/1110	1.16		0.51			
R2/1110		W3/1110	0.74	1.91	0.25	0.77	1.14	59.81
R1/1111		W1/1111	1.50	1.50	0.72	0.72	0.78	52.27
R2/1111	STUDIO	W2/1111	1.33	1.33	0.63	0.63	0.70	52.55
R1/1112	ASSUMED	W1/1112	0.74		0.34			
R1/1112	ASSUMED	W2/1112	0.74	1.48	0.33	0.67	0.81	54.57
R1/1120		W11/1120	3.67		3.67			
R1/1120		W16/1120	1.20	4.88	1.20	4.88	0.00	0.00
R2/1120		W1/1120	0.27		0.21			
R2/1120		W2/1120	0.25		0.21			
R2/1120		W3/1120	0.25		0.23			
R2/1120		W4/1120	0.25		0.23			
R2/1120		W5/1120	0.28		0.28			
R2/1120		W6/1120	0.33		0.33			
R2/1120		W7/1120	0.31		0.31			
R2/1120		W8/1120	0.30		0.27			
R2/1120		W9/1120	0.36		0.36			
R2/1120		W13/1120	0.32		0.32			
R2/1120		W14/1120	0.37		0.37			
R2/1120		W15/1120	0.37	3.64	0.36	3.46	0.18	4.94



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/1121		W8/1120	0.52		0.47			
R1/1121		W10/1120	0.94		0.94			
R1/1121		W11/1120	1.62	3.08	1.62	3.03	0.05	1.53
R2/1121		W12/1120	2.37		2.37			
R2/1121		W13/1120	0.56	2.93	0.56	2.93	0.00	0.00
R3/1121		W1/1120	0.47		0.36			
R3/1121		W2/1120	0.44		0.37			
R3/1121		W3/1120	0.44		0.40			
R3/1121		W4/1120	0.43		0.40			
R3/1121		W5/1120	0.49		0.49			
R3/1121		W6/1120	0.58		0.58			
R3/1121		W7/1120	0.54		0.54			
R3/1121		W9/1120	0.61		0.61			
R3/1121		W14/1120	0.63		0.63			
R3/1121		W15/1120	0.63	5.24	0.61	4.97	0.27	5.14
R5/1121		W1/1121	0.13		0.13			
R5/1121		W2/1121	0.15		0.15			
R5/1121		W4/1121	0.17		0.16			
R5/1121		W5/1121	0.17	0.62	0.16	0.60	0.03	4.49
R1/1122		W1/1122	0.08		0.08			
R1/1122		W2/1122	0.08	0.15	0.07	0.15	0.01	3.25

2-5 Prospect Place

R1/1130	ASSUMED_LKD	W1/1130	2.35	2.35	1.48	1.48	0.87	37.04
R2/1130	ASSUMED_LKD	W2/1130	2.37	2.37	1.43	1.43	0.94	39.66
R3/1130	ASSUMED_LKD	W3/1130	2.42	2.42	1.26	1.26	1.17	48.12
R2/1131	ASSUMED_LKD	W2/1131	1.30	1.30	0.89	0.89	0.41	31.67
R3/1131	ASSUMED_LKD	W3/1131	1.33	1.33	0.87	0.87	0.46	34.72
R6/1131	ASSUMED_LKD	W6/1131	1.34	1.34	0.78	0.78	0.56	41.48
R2/1132	ASSUMED_LKD	W2/1132	1.24	1.24	0.79	0.79	0.45	36.02



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R3/1132	ASSUMED_LKD	W3/1132	1.26	1.26	0.76	0.76	0.50	39.84
R6/1132	ASSUMED_LKD	W6/1132	1.28	1.28	0.66	0.66	0.62	48.71
R1/1140	ASSUMED_LKD	W1/1140	0.65		0.65			
R1/1140	ASSUMED_LKD	W2/1140	0.68	1.32	0.43	1.07	0.25	18.84
R2/1140	ASSUMED_LKD	W3/1140	0.73	0.73	0.46	0.46	0.28	37.76
Camhurst House								
R1/1151	LKD	W1/1151	1.86		1.60			
R1/1151	LKD	W2/1151	0.43	2.29	0.36	1.96	0.33	14.30
R3/1151	BEDROOM	W4/1151	2.94		2.53			
R3/1151	BEDROOM	W5/1151	0.63	3.57	0.59	3.12	0.45	12.72
R4/1151	BEDROOM	W6/1151	1.40	1.40	1.30	1.30	0.10	7.23
R5/1151	LKD	W7/1151	1.99	1.99	1.84	1.84	0.15	7.34
R6/1151	LKD	W8/1151	0.66		0.61			
R6/1151	LKD	W9/1151	0.65	1.31	0.60	1.21	0.10	7.77
R1/1152	LKD	W1/1152	1.90		1.64			
R1/1152	LKD	W2/1152	0.44	2.34	0.38	2.02	0.32	13.52
R3/1152	BEDROOM	W4/1152	3.09		2.62			
R3/1152	BEDROOM	W5/1152	0.70	3.79	0.62	3.24	0.55	14.55
R4/1152	BEDROOM	W6/1152	1.59	1.59	1.42	1.42	0.17	10.83
R5/1152	LKD	W7/1152	2.08	2.08	1.87	1.87	0.21	10.19
R1/1153	LKD	W1/1153	1.64		1.44			
R1/1153	LKD	W2/1153	0.41	2.04	0.36	1.79	0.25	12.20
R3/1153	BEDROOM	W4/1153	2.68		2.29			
R3/1153	BEDROOM	W5/1153	0.64	3.32	0.56	2.85	0.47	14.14
R4/1153	BEDROOM	W6/1153	1.37	1.37	1.20	1.20	0.16	11.92



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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R5/1153	LKD	W7/1153	1.75	1.75	1.55	1.55	0.20	11.40
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Whitby Court

R1/1160	KITCHEN	W1/1160	1.54	1.54	1.39	1.39	0.15	9.73
R4/1160	ASSUMED_BEDROOM	W5/1160	1.05	1.05	0.93	0.93	0.13	11.99
R1/1161	KITCHEN	W1/1161	1.75	1.75	1.59	1.59	0.16	9.27
R4/1161	ASSUMED_BEDROOM	W4/1161	1.17	1.17	1.04	1.04	0.13	11.37
R1/1162	KITCHEN	W1/1162	1.80	1.80	1.64	1.64	0.16	8.72
R4/1162	ASSUMED_BEDROOM	W4/1162	1.19	1.19	1.06	1.06	0.13	10.71
R1/1163	KITCHEN	W1/1163	2.06	2.06	1.89	1.89	0.17	8.11
R4/1163	ASSUMED_BEDROOM	W4/1163	1.63	1.63	1.47	1.47	0.16	9.69

1-12 Fairweather House

R1/440	LIVINGROOM	W1/440	0.96		0.96			
R1/440	LIVINGROOM	W2/440	2.23	3.19	2.17	3.14	0.06	1.72
R2/440	RESIDENTIAL	W3/440	2.04	2.04	1.95	1.95	0.09	4.50
R3/440	RESIDENTIAL	W4/440	2.02	2.02	1.90	1.90	0.12	5.71
R4/440	LIVINGROOM	W5/440	2.22		1.99			
R4/440	LIVINGROOM	W6/440	1.17	3.39	0.53	2.52	0.87	25.55
R5/440	KITCHEN	W7/440	2.34	2.34	1.15	1.15	1.19	50.75
R6/440	BEDROOM	W8/440	1.47		0.75			
R6/440	BEDROOM	W9/440	1.22	2.69	1.03	1.78	0.91	33.84
R9/440	RESIDENTIAL	W12/440	1.67	1.67	1.47	1.47	0.19	11.53
R10/440	RESIDENTIAL	W13/440	1.66	1.66	1.48	1.48	0.17	10.45



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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R13/440	BEDROOM	W16/440	1.13		1.04			
R13/440	BEDROOM	W17/440	0.71	1.84	0.71	1.75	0.09	4.80
R1/441	LIVINGROOM	W1/441	0.86		0.86			
R1/441	LIVINGROOM	W2/441	1.04		1.03			
R1/441	LIVINGROOM	W3/441	1.04	2.94	1.03	2.92	0.01	0.48
R2/441	RESIDENTIAL	W4/441	1.10		1.08			
R2/441	RESIDENTIAL	W5/441	1.10	2.19	1.07	2.15	0.05	2.10
R3/441	RESIDENTIAL	W6/441	1.10		1.06			
R3/441	RESIDENTIAL	W7/441	1.10	2.20	1.05	2.11	0.09	4.01
R4/441	LIVINGROOM	W8/441	1.07		0.99			
R4/441	LIVINGROOM	W9/441	1.07		0.97			
R4/441	LIVINGROOM	W10/441	1.06	3.20	0.49	2.46	0.75	23.28
R5/441	KITCHEN	W11/441	2.62	2.62	1.32	1.32	1.29	49.43
R6/441	BEDROOM	W12/441	1.62		0.86			
R6/441	BEDROOM	W13/441	1.28	2.89	1.09	1.95	0.95	32.67
R9/441	RESIDENTIAL	W16/441	1.70	1.70	1.52	1.52	0.18	10.47
R10/441	RESIDENTIAL	W17/441	1.68	1.68	1.53	1.53	0.16	9.38
R13/441	BEDROOM	W20/441	1.13		1.06			
R13/441	BEDROOM	W21/441	0.89	2.02	0.89	1.95	0.07	3.66
R1/442	RESIDENTIAL	W1/442	0.94		0.94			
R1/442	RESIDENTIAL	W2/442	1.05		1.05			
R1/442	RESIDENTIAL	W3/442	1.05	3.04	1.04	3.02	0.01	0.43
R2/442	RESIDENTIAL	W4/442	1.22		1.20			
R2/442	RESIDENTIAL	W5/442	1.22	2.44	1.19	2.40	0.05	1.96
R3/442	RESIDENTIAL	W6/442	1.26		1.22			
R3/442	RESIDENTIAL	W7/442	1.26	2.52	1.21	2.43	0.09	3.73
R4/442	RESIDENTIAL	W8/442	1.07		1.00			
R4/442	RESIDENTIAL	W9/442	1.07		0.98			
R4/442	RESIDENTIAL	W10/442	1.07	3.21	0.52	2.50	0.71	22.19



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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R5/442	RESIDENTIAL	W11/442	1.61		0.90			
R5/442	RESIDENTIAL	W12/442	1.27	2.88	1.10	2.00	0.88	30.68
R7/442	RESIDENTIAL	W14/442	1.19		1.07			
R7/442	RESIDENTIAL	W15/442	1.19	2.38	1.08	2.15	0.23	9.72
R8/442	RESIDENTIAL	W16/442	1.19		1.09			
R8/442	RESIDENTIAL	W17/442	1.19	2.39	1.10	2.19	0.20	8.21
R10/442	RESIDENTIAL	W19/442	1.15		1.09			
R10/442	RESIDENTIAL	W20/442	1.02	2.17	1.02	2.10	0.07	3.04
R1/443	RESIDENTIAL	W1/443	1.47		1.47			
R1/443	RESIDENTIAL	W2/443	1.43	2.89	1.42	2.89	0.01	0.17
R2/443	RESIDENTIAL	W3/443	2.00	2.00	1.98	1.98	0.02	0.75
R3/443	RESIDENTIAL	W4/443	1.23		1.22			
R3/443	RESIDENTIAL	W5/443	1.23	2.47	1.21	2.42	0.04	1.78
R4/443	RESIDENTIAL	W6/443	1.21		1.17			
R4/443	RESIDENTIAL	W7/443	1.21	2.42	1.16	2.34	0.08	3.43
R5/443	RESIDENTIAL	W8/443	1.94	1.94	1.81	1.81	0.13	6.51
R6/443	RESIDENTIAL	W9/443	1.52		1.40			
R6/443	RESIDENTIAL	W10/443	1.61	3.13	0.85	2.25	0.88	28.10
R7/443	RESIDENTIAL	W11/443	1.25		0.75			
R7/443	RESIDENTIAL	W12/443	0.94		0.82			
R7/443	RESIDENTIAL	W13/443	0.94	3.12	0.82	2.39	0.74	23.53
R10/443	RESIDENTIAL	W16/443	1.18		1.07			
R10/443	RESIDENTIAL	W17/443	1.18	2.36	1.08	2.15	0.21	8.89
R11/443	RESIDENTIAL	W18/443	1.18		1.09			
R11/443	RESIDENTIAL	W19/443	1.18	2.37	1.10	2.19	0.18	7.44
R14/443	RESIDENTIAL	W22/443	0.85		0.80			
R14/443	RESIDENTIAL	W23/443	0.85		0.80			
R14/443	RESIDENTIAL	W24/443	1.00	2.69	1.00	2.60	0.09	3.38



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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

13-24 Fairweather House

R1/470	BEDROOM	W1/470	0.71		0.71			
R1/470	BEDROOM	W2/470	1.16	1.88	1.16	1.87	0.00	0.16
R4/470	RESIDENTIAL	W5/470	1.64	1.64	1.64	1.64	0.00	0.06
R5/470	RESIDENTIAL	W6/470	1.62	1.62	1.62	1.62	0.00	0.25
R8/470	BEDROOM	W9/470	1.11		1.09			
R8/470	BEDROOM	W10/470	1.15	2.26	0.94	2.03	0.24	10.40
R9/470	KITCHEN	W11/470	1.65	1.65	1.32	1.32	0.33	20.05
R10/470	LIVINGROOM	W12/470	0.51		0.46			
R10/470	LIVINGROOM	W13/470	2.09	2.60	2.09	2.55	0.05	1.92
R1/471	BEDROOM	W1/471	0.90		0.90			
R1/471	BEDROOM	W2/471	1.16	2.06	1.15	2.05	0.01	0.44
R4/471	RESIDENTIAL	W5/471	1.68	1.68	1.67	1.67	0.01	0.42
R5/471	RESIDENTIAL	W6/471	1.68	1.68	1.67	1.67	0.01	0.42
R8/471	BEDROOM	W9/471	1.21		1.19			
R8/471	BEDROOM	W10/471	1.30	2.51	1.09	2.28	0.23	9.25
R9/471	KITCHEN	W11/471	1.85	1.85	1.53	1.53	0.32	17.28
R10/471	LIVINGROOM	W12/471	0.58		0.48			
R10/471	LIVINGROOM	W13/471	1.02		1.02			
R10/471	LIVINGROOM	W14/471	1.05	2.65	1.05	2.55	0.10	3.73
R1/472	RESIDENTIAL	W1/472	1.02		1.02			
R1/472	RESIDENTIAL	W2/472	1.17	2.19	1.15	2.17	0.02	0.69
R3/472	RESIDENTIAL	W4/472	1.20		1.18			
R3/472	RESIDENTIAL	W5/472	1.19	2.39	1.18	2.36	0.03	1.42
R4/472	RESIDENTIAL	W6/472	1.19		1.17			
R4/472	RESIDENTIAL	W7/472	1.19	2.37	1.17	2.34	0.04	1.56



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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R6/472	RESIDENTIAL	W9/472	1.26		1.22			
R6/472	RESIDENTIAL	W10/472	1.38	2.64	1.18	2.40	0.24	8.98
R7/472	RESIDENTIAL	W11/472	0.65		0.56			
R7/472	RESIDENTIAL	W12/472	1.04		1.04			
R7/472	RESIDENTIAL	W13/472	1.06	2.75	1.06	2.67	0.08	3.02
R1/473	RESIDENTIAL	W1/473	1.00		1.00			
R1/473	RESIDENTIAL	W2/473	0.85		0.83			
R1/473	RESIDENTIAL	W3/473	0.85	2.70	0.84	2.67	0.03	1.11
R4/473	RESIDENTIAL	W6/473	1.19		1.16			
R4/473	RESIDENTIAL	W7/473	1.19	2.37	1.16	2.32	0.05	2.24
R5/473	RESIDENTIAL	W8/473	1.18		1.16			
R5/473	RESIDENTIAL	W9/473	1.18	2.37	1.15	2.31	0.06	2.49
R8/473	RESIDENTIAL	W12/473	0.94		0.91			
R8/473	RESIDENTIAL	W13/473	0.94		0.91			
R8/473	RESIDENTIAL	W14/473	1.18	3.06	1.00	2.82	0.24	7.92
R9/473	RESIDENTIAL	W15/473	1.22		1.12			
R9/473	RESIDENTIAL	W16/473	1.50	2.72	1.50	2.62	0.10	3.71
R10/473	RESIDENTIAL	W17/473	1.93	1.93	1.93	1.93	0.00	0.05

25-40 Fairweather House

R1/500	RESIDENTIAL	W1/500	1.67	1.67	1.66	1.66	0.01	0.54
R4/500	RESIDENTIAL	W4/500	1.66	1.66	1.65	1.65	0.01	0.54
R5/500	RESIDENTIAL	W5/500	1.66	1.66	1.65	1.65	0.01	0.60
R8/500	BEDROOM	W8/500	1.19		1.19			
R8/500	BEDROOM	W9/500	1.11	2.31	1.04	2.23	0.08	3.43
R9/500	KITCHEN	W10/500	1.58	1.58	1.46	1.46	0.13	7.89
R10/500	LIVINGROOM	W11/500	0.51		0.50			
R10/500	LIVINGROOM	W12/500	2.11	2.62	2.11	2.61	0.01	0.38



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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/501	RESIDENTIAL	W1/501	1.59	1.59	1.58	1.58	0.01	0.50
R4/501	RESIDENTIAL	W4/501	1.68	1.68	1.67	1.67	0.01	0.71
R5/501	RESIDENTIAL	W5/501	1.69	1.69	1.68	1.68	0.01	0.83
R8/501	BEDROOM	W8/501	1.26		1.25			
R8/501	BEDROOM	W9/501	1.27	2.53	1.18	2.43	0.10	3.91
R9/501	KITCHEN	W10/501	1.81	1.81	1.67	1.67	0.15	8.05
R10/501	LIVINGROOM	W11/501	0.56		0.53			
R10/501	LIVINGROOM	W12/501	1.03		1.03			
R10/501	LIVINGROOM	W13/501	1.06	2.65	1.06	2.62	0.03	1.02
R1/502	RESIDENTIAL	W1/502	1.11		1.11			
R1/502	RESIDENTIAL	W2/502	1.11	2.22	1.11	2.21	0.01	0.58
R2/502	RESIDENTIAL	W3/502	1.19		1.18			
R2/502	RESIDENTIAL	W4/502	1.19	2.39	1.18	2.37	0.02	0.84
R3/502	RESIDENTIAL	W5/502	1.19		1.18			
R3/502	RESIDENTIAL	W6/502	1.19	2.37	1.18	2.35	0.02	0.97
R5/502	RESIDENTIAL	W8/502	1.27		1.25			
R5/502	RESIDENTIAL	W9/502	1.37	2.64	1.27	2.52	0.11	4.29
R6/502	RESIDENTIAL	W10/502	0.64		0.61			
R6/502	RESIDENTIAL	W11/502	1.05		1.05			
R6/502	RESIDENTIAL	W12/502	1.07	2.75	1.07	2.72	0.03	1.16
R1/503	RESIDENTIAL	W1/503	1.11		1.10			
R1/503	RESIDENTIAL	W2/503	1.11	2.21	1.10	2.20	0.01	0.59
R4/503	RESIDENTIAL	W5/503	1.18		1.17			
R4/503	RESIDENTIAL	W6/503	1.18	2.36	1.17	2.34	0.02	0.89
R5/503	RESIDENTIAL	W7/503	1.18		1.17			
R5/503	RESIDENTIAL	W8/503	1.18	2.37	1.17	2.34	0.03	1.10
R8/503	RESIDENTIAL	W11/503	0.94		0.93			



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R8/503	RESIDENTIAL	W12/503	0.94		0.93			
R8/503	RESIDENTIAL	W13/503	1.18	3.06	1.08	2.93	0.12	4.06
R9/503	RESIDENTIAL	W14/503	1.22		1.17			
R9/503	RESIDENTIAL	W15/503	1.51	2.73	1.51	2.68	0.05	1.76
R10/503	RESIDENTIAL	W16/503	1.94	1.94	1.94	1.94	0.00	0.00

McMorran House

R1/410	BEDROOM_ASSUMED	W1/410	2.04	2.04	1.96	1.96	0.08	3.88
R2/410	VINGROOM_ASSUME	W2/410	1.26		1.21			
R2/410	VINGROOM_ASSUME	W3/410	1.26	2.53	1.21	2.43	0.10	4.00
R3/410	VINGROOM_ASSUME	W4/410	1.01		0.96			
R3/410	VINGROOM_ASSUME	W5/410	1.01	2.01	0.96	1.92	0.09	4.47
R4/410	BEDROOM_ASSUMED	W6/410	1.63	1.63	1.55	1.55	0.08	4.74
R5/410	BEDROOM_ASSUMED	W7/410	1.63	1.63	1.54	1.54	0.09	5.23
R6/410	VINGROOM_ASSUME	W8/410	1.00		0.94			
R6/410	VINGROOM_ASSUME	W9/410	0.98	1.98	0.93	1.87	0.11	5.51
R1/411	VINGROOM_ASSUME	W1/411	1.01		0.94			
R1/411	VINGROOM_ASSUME	W2/411	1.01	2.02	0.94	1.88	0.14	7.13
R2/411	BEDROOM_ASSUMED	W3/411	1.66	1.66	1.55	1.55	0.12	6.98
R3/411	BEDROOM_ASSUMED	W4/411	1.71	1.71	1.60	1.60	0.12	6.88
R4/411	BEDROOM_ASSUMED	W5/411	1.72	1.72	1.60	1.60	0.12	6.93
R5/411	BEDROOM_ASSUMED	W6/411	1.67	1.67	1.55	1.55	0.11	6.84
R6/411	VINGROOM_ASSUME	W7/411	1.02		0.95			
R6/411	VINGROOM_ASSUME	W8/411	1.02	2.03	0.95	1.90	0.14	6.79
R7/411	VINGROOM_ASSUME	W9/411	1.02		0.95			
R7/411	VINGROOM_ASSUME	W10/411	1.02	2.04	0.95	1.90	0.14	6.88



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R8/411	BEDROOM_ASSUMEC	W11/411	1.67	1.67	1.56	1.56	0.12	6.89
R9/411	BEDROOM_ASSUMEC	W12/411	1.73	1.73	1.60	1.60	0.12	7.07
R10/411	BEDROOM_ASSUMEC	W13/411	1.72	1.72	1.60	1.60	0.12	7.02
R11/411	BEDROOM_ASSUMEC	W14/411	1.67	1.67	1.55	1.55	0.12	6.95
R12/411	VINGROOM_ASSUME	W15/411	1.01		0.93			
R12/411	VINGROOM_ASSUME	W16/411	1.00	2.01	0.93	1.87	0.14	7.03
R1/412	VINGROOM_ASSUME	W1/412	0.92		0.83			
R1/412	VINGROOM_ASSUME	W2/412	0.92	1.85	0.83	1.66	0.18	9.86
R2/412	BEDROOM_ASSUMEC	W3/412	1.50	1.50	1.36	1.36	0.15	9.65
R3/412	BEDROOM_ASSUMEC	W4/412	1.55	1.55	1.40	1.40	0.15	9.63
R4/412	BEDROOM_ASSUMEC	W5/412	1.55	1.55	1.40	1.40	0.15	9.55
R5/412	BEDROOM_ASSUMEC	W6/412	1.50	1.50	1.36	1.36	0.14	9.38
R6/412	VINGROOM_ASSUME	W7/412	0.93		0.84			
R6/412	VINGROOM_ASSUME	W8/412	0.93	1.86	0.84	1.68	0.17	9.33
R7/412	VINGROOM_ASSUME	W9/412	0.93		0.84			
R7/412	VINGROOM_ASSUME	W10/412	0.93	1.86	0.84	1.68	0.17	9.36
R8/412	BEDROOM_ASSUMEC	W11/412	1.51	1.51	1.37	1.37	0.14	9.22
R9/412	BEDROOM_ASSUMEC	W12/412	1.56	1.56	1.41	1.41	0.14	9.19
R10/412	BEDROOM_ASSUMEC	W13/412	1.56	1.56	1.42	1.42	0.14	9.00
R11/412	BEDROOM_ASSUMEC	W14/412	1.51	1.51	1.37	1.37	0.13	8.89
R12/412	VINGROOM_ASSUME	W15/412	0.92		0.84			
R12/412	VINGROOM_ASSUME	W16/412	0.92	1.84	0.84	1.68	0.16	8.66

Crayford House

R2/400	CEPTION_ROOM_ASSU	W15/400	1.01		0.70			
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DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/400	CEPTION_ROOM_ASSU	W16/400	1.00	2.01	0.70	1.40	0.61	30.26
R3/400	BEDROOM_ASSUMEC	W14/400	1.77	1.77	1.22	1.22	0.56	31.38
R4/400	CEPTION_ROOM_ASSU	W12/400	1.02		0.70			
R4/400	CEPTION_ROOM_ASSU	W13/400	1.02	2.04	0.70	1.39	0.64	31.60
R5/400	CEPTION_ROOM_ASSU	W10/400	1.03		0.70			
R5/400	CEPTION_ROOM_ASSU	W11/400	1.03	2.07	0.70	1.40	0.67	32.19
R6/400	BEDROOM_ASSUMEC	W9/400	1.80	1.80	1.21	1.21	0.59	32.91
R7/400	BEDROOM_ASSUMEC	W8/400	1.80	1.80	1.17	1.17	0.63	35.21
R8/400	CEPTION_ROOM_ASSU	W6/400	1.04		0.65			
R8/400	CEPTION_ROOM_ASSU	W7/400	1.04	2.07	0.66	1.31	0.76	36.63
R9/400	CEPTION_ROOM_ASSU	W4/400	1.07		0.67			
R9/400	CEPTION_ROOM_ASSU	W5/400	1.07	2.14	0.67	1.34	0.80	37.53
R10/400	BEDROOM_ASSUMEC	W3/400	1.76	1.76	1.09	1.09	0.67	38.00
R11/400	CEPTION_ROOM_ASSU	W1/400	1.03		0.66			
R11/400	CEPTION_ROOM_ASSU	W2/400	1.03	2.06	0.66	1.32	0.74	35.94
R2/401	CEPTION_ROOM_ASSU	W21/401	1.06		0.75			
R2/401	CEPTION_ROOM_ASSU	W22/401	1.05	2.11	0.75	1.50	0.60	28.62
R3/401	BEDROOM_ASSUMEC	W20/401	1.74	1.74	1.23	1.23	0.50	29.00
R4/401	BEDROOM_ASSUMEC	W19/401	1.67	1.67	1.19	1.19	0.49	29.15
R5/401	BEDROOM_ASSUMEC	W18/401	1.85	1.85	1.31	1.31	0.54	29.41
R6/401	CEPTION_ROOM_ASSU	W16/401	1.06		0.74			
R6/401	CEPTION_ROOM_ASSU	W17/401	1.05	2.11	0.74	1.49	0.62	29.49
R7/401	CEPTION_ROOM_ASSU	W14/401	1.07		0.75			
R7/401	CEPTION_ROOM_ASSU	W15/401	1.07	2.13	0.75	1.49	0.64	29.99
R8/401	BEDROOM_ASSUMEC	W13/401	1.87	1.87	1.30	1.30	0.57	30.64



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R9/401	BEDROOM_ASSUMEC	W12/401	1.77	1.77	1.22	1.22	0.55	31.00
R10/401	BEDROOM_ASSUMEC	W11/401	1.68	1.68	1.14	1.14	0.54	31.96
R11/401	BEDROOM_ASSUMEC	W10/401	1.87	1.87	1.26	1.26	0.61	32.60
R12/401	OPTION_ROOM_ASSU	W8/401	1.07		0.70			
R12/401	OPTION_ROOM_ASSU	W9/401	1.07	2.13	0.71	1.41	0.72	33.88
R13/401	OPTION_ROOM_ASSU	W6/401	1.10		0.72			
R13/401	OPTION_ROOM_ASSU	W7/401	1.10	2.20	0.72	1.44	0.76	34.71
R14/401	BEDROOM_ASSUMEC	W5/401	1.83	1.83	1.19	1.19	0.64	35.14
R15/401	BEDROOM_ASSUMEC	W4/401	1.83	1.83	1.19	1.19	0.64	34.95
R16/401	BEDROOM_ASSUMEC	W3/401	1.73	1.73	1.13	1.13	0.59	34.43
R17/401	OPTION_ROOM_ASSU	W1/401	1.06		0.71			
R17/401	OPTION_ROOM_ASSU	W2/401	1.07	2.13	0.71	1.42	0.71	33.46
R2/402	OPTION_ROOM_ASSU	W21/402	0.94		0.67			
R2/402	OPTION_ROOM_ASSU	W22/402	0.93	1.87	0.67	1.34	0.53	28.09
R3/402	BEDROOM_ASSUMEC	W20/402	1.52	1.52	1.09	1.09	0.43	28.19
R4/402	BEDROOM_ASSUMEC	W19/402	1.47	1.47	1.05	1.05	0.41	28.26
R5/402	BEDROOM_ASSUMEC	W18/402	1.61	1.61	1.15	1.15	0.46	28.52
R6/402	OPTION_ROOM_ASSU	W16/402	0.93		0.66			
R6/402	OPTION_ROOM_ASSU	W17/402	0.93	1.86	0.66	1.33	0.53	28.69
R7/402	OPTION_ROOM_ASSU	W14/402	0.94		0.67			
R7/402	OPTION_ROOM_ASSU	W15/402	0.94	1.88	0.67	1.34	0.55	29.10
R8/402	BEDROOM_ASSUMEC	W13/402	1.63	1.63	1.14	1.14	0.48	29.70
R9/402	BEDROOM_ASSUMEC	W12/402	1.55	1.55	1.08	1.08	0.47	30.12
R10/402	BEDROOM_ASSUMEC	W11/402	1.47	1.47	1.01	1.01	0.46	31.06



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R11/402	BEDROOM_ASSUMED	W10/402	1.62	1.62	1.11	1.11	0.51	31.65
R12/402	RECEPTION_ROOM_ASSUMED	W8/402	0.94		0.63			
R12/402	RECEPTION_ROOM_ASSUMED	W9/402	0.94	1.88	0.63	1.26	0.62	33.00
R13/402	RECEPTION_ROOM_ASSUMED	W6/402	0.97		0.64			
R13/402	RECEPTION_ROOM_ASSUMED	W7/402	0.97	1.94	0.64	1.28	0.66	33.87
R14/402	BEDROOM_ASSUMED	W5/402	1.59	1.59	1.05	1.05	0.55	34.34
R15/402	BEDROOM_ASSUMED	W4/402	1.60	1.60	1.05	1.05	0.55	34.15
R16/402	BEDROOM_ASSUMED	W3/402	1.51	1.51	1.00	1.00	0.51	33.64
R17/402	RECEPTION_ROOM_ASSUMED	W1/402	0.94		0.63			
R17/402	RECEPTION_ROOM_ASSUMED	W2/402	0.94	1.88	0.63	1.26	0.62	32.84

Bunning House

R1/420	RECEPTION_ROOM_ASSUMED	W31/420	0.87		0.86			
R1/420	RECEPTION_ROOM_ASSUMED	W32/420	0.84	1.71	0.83	1.69	0.02	1.05
R2/420	BEDROOM_ASSUMED	W30/420	1.59	1.59	1.58	1.58	0.00	0.13
R3/420	RECEPTION_ROOM_ASSUMED	W28/420	0.97		0.96			
R3/420	RECEPTION_ROOM_ASSUMED	W29/420	0.97	1.94	0.97	1.93	0.01	0.36
R4/420	RECEPTION_ROOM_ASSUMED	W26/420	0.92		0.91			
R4/420	RECEPTION_ROOM_ASSUMED	W27/420	0.93	1.85	0.92	1.83	0.02	1.19
R5/420	BEDROOM_ASSUMED	W25/420	1.57	1.57	1.54	1.54	0.04	2.35
R6/420	BEDROOM_ASSUMED	W24/420	1.51	1.51	1.40	1.40	0.12	7.60
R7/420	RECEPTION_ROOM_ASSUMED	W22/420	0.89		0.80			
R7/420	RECEPTION_ROOM_ASSUMED	W23/420	0.87	1.77	0.79	1.59	0.17	9.74
R8/420	RECEPTION_ROOM_ASSUMED	W20/420	0.92		0.81			
R8/420	RECEPTION_ROOM_ASSUMED	W21/420	0.90	1.82	0.81	1.62	0.21	11.29
R9/420	BEDROOM_ASSUMED	W19/420	1.64	1.64	1.43	1.43	0.21	12.71



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R10/420	CEPTION_ROOM_ASSU	W17/420	0.99		0.82			
R10/420	CEPTION_ROOM_ASSU	W18/420	0.98	1.97	0.83	1.64	0.33	16.56
R12/420	BEDROOM_ASSUMED	W14/420	2.19	2.19	2.08	2.08	0.11	5.21
R13/420	KITCHEN_ASSUMED	W13/420	1.52	1.52	1.46	1.46	0.06	3.83
R14/420	KITCHEN_ASSUMED	W12/420	1.56	1.56	1.52	1.52	0.04	2.44
R17/420	BEDROOM_ASSUMED	W9/420	1.95	1.95	1.90	1.90	0.05	2.67
R18/420	BEDROOM_ASSUMED	W8/420	1.96	1.96	1.92	1.92	0.04	2.24
R21/420	KITCHEN_ASSUMED	W5/420	1.57	1.57	1.56	1.56	0.01	0.45
R22/420	KITCHEN_ASSUMED	W4/420	1.57	1.57	1.57	1.57	0.00	0.19
R25/420	BEDROOM_ASSUMED	W1/420	1.97	1.97	1.95	1.95	0.02	0.81
R1/421	CEPTION_ROOM_ASSU	W37/421	0.97		0.95			
R1/421	CEPTION_ROOM_ASSU	W38/421	0.94	1.91	0.92	1.87	0.03	1.78
R2/421	BEDROOM_ASSUMED	W36/421	1.60	1.60	1.57	1.57	0.03	1.63
R3/421	BEDROOM_ASSUMED	W35/421	1.72	1.72	1.69	1.69	0.03	1.46
R4/421	BEDROOM_ASSUMED	W34/421	1.72	1.72	1.70	1.70	0.02	1.22
R5/421	CEPTION_ROOM_ASSU	W32/421	1.04		1.03			
R5/421	CEPTION_ROOM_ASSU	W33/421	1.04	2.08	1.03	2.06	0.02	0.96
R6/421	CEPTION_ROOM_ASSU	W30/421	1.00		0.98			
R6/421	CEPTION_ROOM_ASSU	W31/421	1.01	2.01	1.00	1.98	0.03	1.40
R7/421	BEDROOM_ASSUMED	W29/421	1.73	1.73	1.69	1.69	0.04	2.38
R8/421	BEDROOM_ASSUMED	W28/421	1.54	1.54	1.48	1.48	0.05	3.45
R9/421	BEDROOM_ASSUMED	W27/421	1.61	1.61	1.53	1.53	0.08	4.80
R10/421	BEDROOM_ASSUMED	W26/421	1.68	1.68	1.57	1.57	0.11	6.56



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R11/421	RECEPTION_ROOM_ASSU	W24/421	0.97		0.89			
R11/421	RECEPTION_ROOM_ASSU	W25/421	0.96	1.93	0.88	1.77	0.16	8.38
R12/421	RECEPTION_ROOM_ASSU	W22/421	1.00		0.89			
R12/421	RECEPTION_ROOM_ASSU	W23/421	0.98	1.98	0.89	1.78	0.20	10.08
R13/421	BEDROOM_ASSUMED	W21/421	1.77	1.77	1.57	1.57	0.21	11.61
R14/421	BEDROOM_ASSUMED	W20/421	1.63	1.63	1.42	1.42	0.21	12.82
R15/421	BEDROOM_ASSUMED	W19/421	1.71	1.71	1.47	1.47	0.24	14.21
R16/421	RECEPTION_ROOM_ASSU	W17/421	1.05		0.87			
R16/421	RECEPTION_ROOM_ASSU	W18/421	1.05	2.10	0.88	1.75	0.35	16.76
R18/421	BEDROOM_ASSUMED	W14/421	2.26	2.26	2.14	2.14	0.12	5.40
R19/421	KITCHEN_ASSUMED	W13/421	1.56	1.56	1.50	1.50	0.05	3.41
R20/421	KITCHEN_ASSUMED	W12/421	1.60	1.60	1.57	1.57	0.03	2.06
R23/421	BEDROOM_ASSUMED	W9/421	2.01	2.01	1.96	1.96	0.05	2.44
R24/421	BEDROOM_ASSUMED	W8/421	2.01	2.01	1.97	1.97	0.04	1.99
R27/421	KITCHEN_ASSUMED	W5/421	1.61	1.61	1.60	1.60	0.01	0.37
R28/421	KITCHEN_ASSUMED	W4/421	1.61	1.61	1.61	1.61	0.00	0.19
R31/421	BEDROOM_ASSUMED	W1/421	2.02	2.02	2.01	2.01	0.01	0.69
R1/422	RECEPTION_ROOM_ASSU	W37/422	0.91		0.89			
R1/422	RECEPTION_ROOM_ASSU	W38/422	0.90	1.81	0.88	1.76	0.04	2.44
R2/422	BEDROOM_ASSUMED	W36/422	1.46	1.46	1.43	1.43	0.04	2.46
R3/422	BEDROOM_ASSUMED	W35/422	1.56	1.56	1.52	1.52	0.04	2.44
R4/422	BEDROOM_ASSUMED	W34/422	1.55	1.55	1.51	1.51	0.04	2.45
R5/422	RECEPTION_ROOM_ASSU	W32/422	0.95		0.93			
R5/422	RECEPTION_ROOM_ASSU	W33/422	0.95	1.90	0.93	1.85	0.05	2.42



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R6/422	RECEPTION_ROOM_ASSUMED	W30/422	0.92		0.90			
R6/422	RECEPTION_ROOM_ASSUMED	W31/422	0.92	1.84	0.90	1.79	0.05	2.50
R7/422	BEDROOM_ASSUMED	W29/422	1.58	1.58	1.54	1.54	0.05	2.90
R8/422	BEDROOM_ASSUMED	W28/422	1.42	1.42	1.37	1.37	0.06	3.87
R9/422	BEDROOM_ASSUMED	W27/422	1.49	1.49	1.42	1.42	0.07	4.90
R10/422	BEDROOM_ASSUMED	W26/422	1.56	1.56	1.47	1.47	0.10	6.21
R11/422	RECEPTION_ROOM_ASSUMED	W24/422	0.91		0.84			
R11/422	RECEPTION_ROOM_ASSUMED	W25/422	0.90	1.82	0.84	1.68	0.14	7.66
R12/422	RECEPTION_ROOM_ASSUMED	W22/422	0.92		0.83			
R12/422	RECEPTION_ROOM_ASSUMED	W23/422	0.91	1.83	0.83	1.66	0.17	9.20
R13/422	BEDROOM_ASSUMED	W21/422	1.60	1.60	1.42	1.42	0.17	10.89
R14/422	BEDROOM_ASSUMED	W20/422	1.46	1.46	1.28	1.28	0.18	12.13
R15/422	BEDROOM_ASSUMED	W19/422	1.52	1.52	1.32	1.32	0.21	13.53
R16/422	RECEPTION_ROOM_ASSUMED	W17/422	0.94		0.78			
R16/422	RECEPTION_ROOM_ASSUMED	W18/422	0.94	1.88	0.80	1.58	0.30	16.01
R18/422	BEDROOM_ASSUMED	W14/422	2.05	2.05	1.94	1.94	0.11	5.27
R19/422	KITCHEN_ASSUMED	W13/422	1.40	1.40	1.36	1.36	0.04	2.92
R20/422	KITCHEN_ASSUMED	W12/422	1.44	1.44	1.42	1.42	0.03	1.73
R23/422	BEDROOM_ASSUMED	W9/422	1.81	1.81	1.77	1.77	0.04	2.21
R24/422	BEDROOM_ASSUMED	W8/422	1.82	1.82	1.78	1.78	0.03	1.82
R27/422	KITCHEN_ASSUMED	W5/422	1.45	1.45	1.45	1.45	0.01	0.34
R28/422	KITCHEN_ASSUMED	W4/422	1.46	1.46	1.45	1.45	0.00	0.14
R31/422	BEDROOM_ASSUMED	W1/422	1.83	1.83	1.82	1.82	0.01	0.60



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

41 Crayford Road

R1/800	SUMED_WINDOW_RI	W1/800	0.31		0.30			
R1/800	SUMED_WINDOW_RI	W2/800	0.60	0.91	0.57	0.87	0.05	4.95
R2/800	SUMED_WINDOW_RI	W3/800	0.60	0.60	0.49	0.49	0.11	18.38
R1/801	ASSUMED_RESI	W1/801	0.94	0.94	0.79	0.79	0.15	15.61
R1/802	ASSUMED_RESI_HALF	W1/802	1.61	1.61	1.38	1.38	0.23	14.09
R1/803	ASSUMED_RESI	W1/803	0.58		0.54			
R1/803	ASSUMED_RESI	W2/803	0.61	1.19	0.54	1.08	0.11	8.86
R1/811	ASSUMED_RESI	W1/811	1.15	1.15	0.96	0.96	0.20	16.96
R1/812	ASSUMED_RESI_HALF	W1/812	1.59	1.59	1.39	1.39	0.20	12.56

43 Crayford Road

R1/820	MED_WINDOW_RESI_	W1/820	1.04	1.04	0.88	0.88	0.16	15.75
R1/821	ASSUMED_RESI_HALF	W1/821	1.58	1.58	1.44	1.44	0.14	9.03
R1/822	ASSUMED_RESI_HALF	W1/822	1.59	1.59	1.40	1.40	0.19	11.65
R1/823	ASSUMED_RESI_HALF	W1/823	0.54	0.54	0.49	0.49	0.05	9.50
R1/830	MED_WINDOW_RESI_	W1/830	0.86		0.78			
R1/830	MED_WINDOW_RESI_	W3/830	0.26	1.12	0.22	1.00	0.12	10.62
R2/830	MED_WINDOW_RESI_A	W2/830	1.56	1.56	1.32	1.32	0.24	15.49
R1/831	ASSUMED_RESI	W1/831	0.84	0.84	0.74	0.74	0.10	11.81
R2/831	ASSUMED_RESI	W2/831	1.47	1.47	1.24	1.24	0.23	15.47
R1/832	ASSUMED_RESI_HALF	W1/832	0.99	0.99	0.88	0.88	0.11	11.28

45 Crayford Road



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/840	SUMED_WINDOW_RI	W1/840	0.07		0.05			
R1/840	SUMED_WINDOW_RI	W2/840	0.73		0.60			
R1/840	SUMED_WINDOW_RI	W3/840	0.46	1.26	0.46	1.11	0.15	11.70
R2/840		W4/840	0.75		0.75			
R2/840		W5/840	0.23	0.98	0.23	0.98	0.00	0.00
R1/841	ASSUMED_RESI	W1/841	1.00	1.00	0.85	0.85	0.15	14.54
R1/842	ASSUMED_RESI_HALF	W1/842	0.94	0.94	0.84	0.84	0.10	10.70
R1/843	ASSUMED_RESI_HALF	W1/843	1.14		1.01			
R1/843	ASSUMED_RESI_HALF	W2/843	0.42		0.42			
R1/843	ASSUMED_RESI_HALF	W3/843	0.42	1.98	0.42	1.85	0.12	6.18
R1/850	MED_WINDOW_RESI_	W1/850	0.72	0.72	0.72	0.72	0.00	0.28
R1/851	MED_WINDOW_RESI_	W1/851	1.64	1.64	1.50	1.50	0.15	8.84
R1/852	ASSUMED_RESI_HALF	W1/852	1.77	1.77	1.59	1.59	0.18	9.95
47 Crayford Road								
R1/860	MED_WINDOW_RESI_	W1/860	0.93	0.93	0.85	0.85	0.08	8.65
R1/861	MED_WINDOW_RESI_	W1/861	1.45	1.45	1.32	1.32	0.14	9.36
R1/862	ASSUMED_RESI_HALF	W1/862	1.14	1.14	1.03	1.03	0.11	9.24
R1/863	ASSUMED_RESI_HALF	W1/863	1.03	1.03	0.94	0.94	0.09	8.75
R1/870	MED_WINDOW_RESI_	W3/870	0.95		0.85			
R1/870	MED_WINDOW_RESI_	W4/870	0.61	1.55	0.59	1.44	0.12	7.59
R2/870	MED_WINDOW_RESI_	W1/870	0.56		0.50			
R2/870	MED_WINDOW_RESI_	W2/870	1.09	1.66	0.94	1.43	0.22	13.35
R1/871	MED_WINDOW_RESI_	W2/871	0.93		0.85			
R1/871	MED_WINDOW_RESI_	W3/871	0.49	1.43	0.44	1.29	0.14	9.52
R2/871	MED_WINDOW_RESI_	W1/871	1.25	1.25	1.12	1.12	0.13	10.01



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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/872	ASSUMED_RESI_HALF	W1/872	0.87	0.87	0.80	0.80	0.07	8.52
49 Crayford Road								
R1/880	MED_WINDOW_RESI_	W1/880	0.62		0.62			
R1/880	MED_WINDOW_RESI_	W2/880	1.77	2.39	1.65	2.27	0.13	5.22
R1/881	MED_WINDOW_RESI_	W1/881	0.77		0.71			
R1/881	MED_WINDOW_RESI_	W2/881	0.68	1.46	0.68	1.40	0.06	4.19
R1/882	MED_WINDOW_RESI_	W1/882	0.66	0.66	0.62	0.62	0.04	6.22
R1/883	ASSUMED_RESI_HALF	W1/883	0.39	0.39	0.37	0.37	0.02	5.44
R1/890	MED_WINDOW_RESI_	W1/890	1.06	1.06	1.06	1.06	0.00	0.00
R1/891	MED_WINDOW_RESI_	W1/891	1.43	1.43	1.38	1.38	0.05	3.78
R1/892	ASSUMED_RESI_HALF	W1/892	1.48	1.48	1.39	1.39	0.08	5.68
51 Crayford Road								
R1/900	SUMED_WINDOW_RI	W1/900	0.39		0.38			
R1/900	SUMED_WINDOW_RI	W2/900	0.81		0.80			
R1/900	SUMED_WINDOW_RI	W3/900	3.37	4.56	3.33	4.51	0.05	1.18
R1/901	MED_WINDOW_RESI_	W1/901	1.63	1.63	1.55	1.55	0.08	4.78
R1/902	MED_WINDOW_RESI_	W1/902	1.56	1.56	1.48	1.48	0.08	5.19
R1/903	ASSUMED_HALF_RES	W1/903	0.40		0.38			
R1/903	ASSUMED_HALF_RES	W2/903	0.99	1.39	0.97	1.35	0.04	2.52
R1/911	MED_WINDOW_RES	W1/911	0.92	0.92	0.89	0.89	0.03	3.49
R1/912	MED_WINDOW_RESI_	W1/912	0.97	0.97	0.92	0.92	0.05	4.65
53 Crayford Road								
R1/919	SUMED_WINDOW_RI	W1/919	1.80	1.80	1.79	1.79	0.01	0.67
R1/920	SUMED_WINDOW_RI	W1/920	2.07	2.07	1.99	1.99	0.08	3.96



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R1/921	MED_WINDOW_RESI_	W1/921	1.62	1.62	1.55	1.55	0.07	4.09
R1/922	ASSUMED_RESI_HALF	W1/922	1.58	1.58	1.52	1.52	0.07	4.17
R1/930	JMED_WINDOW_RES	W1/930	1.50	1.50	1.46	1.46	0.04	2.54
R1/931	JMED_WINDOW_RES	W1/931	1.25	1.25	1.22	1.22	0.04	3.03
R1/932	ASSUMED_RESI_HALF	W1/932	1.11	1.11	1.07	1.07	0.04	3.59

Bakersfield - Block 1, Crayford Road

R1/970	VINGROOM_ASSUME	W1/970	0.03		0.03			
R1/970	VINGROOM_ASSUME	W2/970	1.51		1.28			
R1/970	VINGROOM_ASSUME	W3/970	0.25		0.22			
R1/970	VINGROOM_ASSUME	W4/970	0.06		0.06			
R1/970	VINGROOM_ASSUME	W5/970	0.66		0.58			
R1/970	VINGROOM_ASSUME	W6/970	0.23	2.73	0.21	2.38	0.35	12.77
R2/970	VINGROOM_ASSUME	W7/970	0.00		0.00			
R2/970	VINGROOM_ASSUME	W8/970	1.65		1.42			
R2/970	VINGROOM_ASSUME	W9/970	0.24		0.22			
R2/970	VINGROOM_ASSUME	W10/970	0.08		0.08			
R2/970	VINGROOM_ASSUME	W11/970	0.73		0.63			
R2/970	VINGROOM_ASSUME	W12/970	0.22	2.92	0.21	2.56	0.36	12.32
R3/970	VINGROOM_ASSUME	W13/970	0.10		0.10			
R3/970	VINGROOM_ASSUME	W14/970	1.74		1.50			
R3/970	VINGROOM_ASSUME	W15/970	0.21		0.20			
R3/970	VINGROOM_ASSUME	W16/970	0.14		0.14			
R3/970	VINGROOM_ASSUME	W17/970	0.74		0.64			
R3/970	VINGROOM_ASSUME	W18/970	0.14	3.06	0.12	2.68	0.38	12.29
R4/970	VINGROOM_ASSUME	W19/970	0.16		0.16			
R4/970	VINGROOM_ASSUME	W20/970	1.80		1.54			
R4/970	VINGROOM_ASSUME	W21/970	0.21		0.19			
R4/970	VINGROOM_ASSUME	W22/970	0.18		0.18			
R4/970	VINGROOM_ASSUME	W23/970	0.76		0.65			
R4/970	VINGROOM_ASSUME	W24/970	0.13	3.23	0.11	2.83	0.40	12.47
R5/970	VINGROOM_ASSUME	W25/970	0.17		0.17			



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R5/970	VINGROOM_ASSUME	W26/970	1.84		1.56			
R5/970	VINGROOM_ASSUME	W27/970	0.20		0.19			
R5/970	VINGROOM_ASSUME	W28/970	0.20		0.20			
R5/970	VINGROOM_ASSUME	W29/970	0.70		0.59			
R5/970	VINGROOM_ASSUME	W30/970	0.13	3.24	0.12	2.82	0.42	12.81
R6/970	VINGROOM_ASSUME	W31/970	0.21		0.21			
R6/970	VINGROOM_ASSUME	W32/970	1.85		1.54			
R6/970	VINGROOM_ASSUME	W33/970	0.20		0.19			
R6/970	VINGROOM_ASSUME	W34/970	0.21		0.21			
R6/970	VINGROOM_ASSUME	W35/970	0.70		0.59			
R6/970	VINGROOM_ASSUME	W36/970	0.13	3.30	0.12	2.86	0.44	13.25
R7/970	VINGROOM_ASSUME	W37/970	0.20		0.20			
R7/970	VINGROOM_ASSUME	W38/970	1.82		1.51			
R7/970	VINGROOM_ASSUME	W39/970	0.18		0.17			
R7/970	VINGROOM_ASSUME	W40/970	0.21		0.21			
R7/970	VINGROOM_ASSUME	W41/970	0.72		0.59			
R7/970	VINGROOM_ASSUME	W42/970	0.11	3.23	0.11	2.79	0.45	13.82
R8/970	VINGROOM_ASSUME	W43/970	0.26		0.25			
R8/970	VINGROOM_ASSUME	W44/970	1.67		1.36			
R8/970	VINGROOM_ASSUME	W45/970	0.22		0.21			
R8/970	VINGROOM_ASSUME	W46/970	0.29		0.28			
R8/970	VINGROOM_ASSUME	W47/970	0.62		0.50			
R8/970	VINGROOM_ASSUME	W48/970	0.13	3.17	0.12	2.72	0.46	14.34
R9/970	VINGROOM_ASSUME	W49/970	0.24		0.24			
R9/970	VINGROOM_ASSUME	W50/970	1.74		1.45			
R9/970	VINGROOM_ASSUME	W51/970	0.22		0.22			
R9/970	VINGROOM_ASSUME	W52/970	0.26		0.25			
R9/970	VINGROOM_ASSUME	W53/970	0.69		0.58			
R9/970	VINGROOM_ASSUME	W54/970	0.14	3.29	0.14	2.88	0.41	12.55
R10/970	VINGROOM_ASSUME	W55/970	0.25		0.25			
R10/970	VINGROOM_ASSUME	W56/970	1.63		1.42			
R10/970	VINGROOM_ASSUME	W57/970	0.23		0.24			
R10/970	VINGROOM_ASSUME	W58/970	0.26		0.25			
R10/970	VINGROOM_ASSUME	W59/970	0.66		0.60			
R10/970	VINGROOM_ASSUME	W60/970	0.26	3.29	0.24	2.98	0.32	9.66
R1/971	BEDROOM_ASSUMED	W1/971	0.95	0.95	0.66	0.66	0.29	30.37



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/971	BEDROOM_ASSUMEC	W2/971	0.73	0.73	0.51	0.51	0.22	29.79
R3/971	BEDROOM_ASSUMEC	W3/971	0.83	0.83	0.56	0.56	0.27	32.57
R4/971	BEDROOM_ASSUMEC	W4/971	0.71	0.71	0.51	0.51	0.20	28.39
R5/971	BEDROOM_ASSUMEC	W5/971	0.94	0.94	0.67	0.67	0.27	28.74
R6/971	BEDROOM_ASSUMEC	W6/971	0.61	0.61	0.37	0.37	0.23	38.45
R7/971	BEDROOM_ASSUMEC	W7/971	1.00	1.00	0.70	0.70	0.30	29.53
R8/971	BEDROOM_ASSUMEC	W8/971	0.67	0.67	0.47	0.47	0.20	30.49
R9/971	BEDROOM_ASSUMEC	W9/971	1.05	1.05	0.70	0.70	0.34	32.82
R10/971	BEDROOM_ASSUMEC	W10/971	0.58	0.58	0.31	0.31	0.27	45.93
R11/971	BEDROOM_ASSUMEC	W11/971	1.06	1.06	0.70	0.70	0.37	34.30
R12/971	BEDROOM_ASSUMEC	W12/971	0.68	0.68	0.43	0.43	0.25	36.59
R13/971	BEDROOM_ASSUMEC	W13/971	1.03	1.03	0.66	0.66	0.37	35.88
R14/971	BEDROOM_ASSUMEC	W14/971	0.59	0.59	0.29	0.29	0.30	50.51
R15/971	BEDROOM_ASSUMEC	W15/971	1.03	1.03	0.65	0.65	0.38	36.85
R16/971	BEDROOM_ASSUMEC	W16/971	0.66	0.66	0.40	0.40	0.26	39.76
R17/971	BEDROOM_ASSUMEC	W17/971	0.71	0.71	0.29	0.29	0.42	59.43
R18/971	BEDROOM_ASSUMEC	W18/971	0.44	0.44	0.22	0.22	0.23	51.25
R19/971	BEDROOM_ASSUMEC	W19/971	1.55	1.55	1.26	1.26	0.29	18.58
R20/971	BEDROOM_ASSUMEC	W20/971	1.05	1.05	0.86	0.86	0.19	18.10
R1/972	BEDROOM_ASSUMEC	W1/972	1.53	1.53	1.31	1.31	0.23	14.82
R2/972	BEDROOM_ASSUMEC	W2/972	1.17		0.99			



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DAYLIGHT								
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			ADF	Total	ADF	Total		
R2/972	BEDROOM_ASSUMEC	W3/972	0.34	1.51	0.32	1.31	0.19	12.69
R3/972	BEDROOM_ASSUMEC	W4/972	1.13	1.13	0.91	0.91	0.23	20.02
R4/972	BEDROOM_ASSUMEC	W5/972	1.18	1.18	1.00	1.00	0.17	14.55
R5/972	BEDROOM_ASSUMEC	W6/972	1.62	1.62	1.38	1.38	0.24	14.52
R6/972	BEDROOM_ASSUMEC	W7/972	0.86	0.86	0.66	0.66	0.20	22.88
R7/972	BEDROOM_ASSUMEC	W8/972	1.76	1.76	1.49	1.49	0.27	15.52
R8/972	BEDROOM_ASSUMEC	W9/972	1.14	1.14	0.95	0.95	0.19	16.55
R9/972	BEDROOM_ASSUMEC	W10/972	1.79	1.79	1.49	1.49	0.30	16.69
R10/972	BEDROOM_ASSUMEC	W11/972	0.75	0.75	0.52	0.52	0.23	30.79
R11/972	BEDROOM_ASSUMEC	W12/972	1.85	1.85	1.52	1.52	0.33	17.80
R12/972	BEDROOM_ASSUMEC	W13/972	1.12	1.12	0.91	0.91	0.21	18.71
R13/972	BEDROOM_ASSUMEC	W14/972	0.21		0.21			
R13/972	BEDROOM_ASSUMEC	W15/972	1.78	2.00	1.45	1.66	0.33	16.64
R14/972	BEDROOM_ASSUMEC	W16/972	0.75	0.75	0.49	0.49	0.26	34.63
R15/972	BEDROOM_ASSUMEC	W17/972	1.77	1.77	1.43	1.43	0.34	19.19
R16/972	BEDROOM_ASSUMEC	W18/972	1.01	1.01	0.80	0.80	0.21	21.03
R17/972	BEDROOM_ASSUMEC	W19/972	0.72	0.72	0.34	0.34	0.38	52.49
R18/972	BEDROOM_ASSUMEC	W20/972	0.34	0.34	0.06	0.06	0.28	83.28
R19/972	BEDROOM_ASSUMEC	W21/972	0.07		0.07			
R19/972	BEDROOM_ASSUMEC	W22/972	0.70	0.77	0.36	0.43	0.34	44.08
R20/972	BEDROOM_ASSUMEC	W23/972	0.48	0.48	0.22	0.22	0.26	53.35
R1/973	VINGROOM_ASSUME	W1/973	1.29		1.12			
R1/973	VINGROOM_ASSUME	W2/973	0.63		0.55			



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			ADF	Total	ADF	Total		
R1/973	VINGROOM_ASSUME	W3/973	0.18	2.11	0.17	1.84	0.26	12.54
R2/973	VINGROOM_ASSUME	W4/973	1.05		0.87			
R2/973	VINGROOM_ASSUME	W5/973	0.69	1.74	0.60	1.47	0.27	15.67
R3/973	VINGROOM_ASSUME	W6/973	1.50		1.30			
R3/973	VINGROOM_ASSUME	W7/973	0.50	2.00	0.40	1.70	0.30	14.93
R4/973	VINGROOM_ASSUME	W8/973	1.60		1.37			
R4/973	VINGROOM_ASSUME	W9/973	0.67	2.27	0.57	1.94	0.33	14.53
R5/973	VINGROOM_ASSUME	W10/973	1.64		1.39			
R5/973	VINGROOM_ASSUME	W11/973	0.44	2.08	0.32	1.71	0.37	17.91
R6/973	VINGROOM_ASSUME	W12/973	1.70		1.41			
R6/973	VINGROOM_ASSUME	W13/973	0.65	2.35	0.54	1.95	0.40	16.94
R7/973	VINGROOM_ASSUME	W14/973	0.20		0.20			
R7/973	VINGROOM_ASSUME	W15/973	1.63		1.34			
R7/973	VINGROOM_ASSUME	W16/973	0.44	2.26	0.31	1.84	0.42	18.66
R8/973	VINGROOM_ASSUME	W17/973	1.65		1.35			
R8/973	VINGROOM_ASSUME	W18/973	0.63	2.28	0.51	1.86	0.42	18.30
R9/973	VINGROOM_ASSUME	W19/973	1.66		1.34			
R9/973	VINGROOM_ASSUME	W20/973	0.57	2.23	0.45	1.80	0.43	19.39
R10/973	VINGROOM_ASSUME	W21/973	0.27		0.27			
R10/973	VINGROOM_ASSUME	W22/973	1.66		1.35			
R10/973	VINGROOM_ASSUME	W23/973	0.71	2.64	0.57	2.19	0.45	17.03
R1/974	VINGROOM_ASSUME	W1/974	1.32		1.16			
R1/974	VINGROOM_ASSUME	W2/974	0.65		0.58			
R1/974	VINGROOM_ASSUME	W3/974	0.19	2.16	0.18	1.92	0.24	11.08
R2/974	VINGROOM_ASSUME	W4/974	1.09		0.93			
R2/974	VINGROOM_ASSUME	W5/974	0.71	1.80	0.62	1.55	0.24	13.52
R3/974	VINGROOM_ASSUME	W6/974	1.55		1.36			
R3/974	VINGROOM_ASSUME	W7/974	0.51	2.06	0.42	1.79	0.27	13.30
R4/974	VINGROOM_ASSUME	W8/974	1.64		1.43			



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			ADF	Total	ADF	Total		
R4/974	VINGROOM_ASSUME	W9/974	0.68	2.32	0.59	2.02	0.31	13.22
R5/974	VINGROOM_ASSUME	W10/974	1.64		1.41			
R5/974	VINGROOM_ASSUME	W11/974	0.45	2.09	0.35	1.76	0.34	16.14
R6/974	VINGROOM_ASSUME	W12/974	1.70		1.44			
R6/974	VINGROOM_ASSUME	W13/974	0.66	2.37	0.56	2.00	0.37	15.71
R7/974	VINGROOM_ASSUME	W14/974	0.21		0.21			
R7/974	VINGROOM_ASSUME	W15/974	1.67		1.39			
R7/974	VINGROOM_ASSUME	W16/974	0.46	2.33	0.34	1.93	0.40	17.03
R8/974	VINGROOM_ASSUME	W17/974	1.71		1.41			
R8/974	VINGROOM_ASSUME	W18/974	0.69	2.40	0.57	1.98	0.42	17.51
R1/975	BEDROOM_ASSUMEC	W1/975	1.11	1.11	0.91	0.91	0.19	17.29
R2/975	BEDROOM_ASSUMEC	W2/975	0.90		0.76			
R2/975	BEDROOM_ASSUMEC	W3/975	0.30	1.20	0.27	1.04	0.16	13.14
R3/975	BEDROOM_ASSUMEC	W4/975	1.07	1.07	0.90	0.90	0.17	15.46
R4/975	BEDROOM_ASSUMEC	W5/975	0.94	0.94	0.81	0.81	0.13	13.68
R5/975	BEDROOM_ASSUMEC	W6/975	1.12	1.12	0.93	0.93	0.19	17.17
R6/975	BEDROOM_ASSUMEC	W7/975	0.85	0.85	0.70	0.70	0.14	16.88
R7/975	BEDROOM_ASSUMEC	W8/975	1.95	1.95	1.72	1.72	0.23	11.74
R8/975	BEDROOM_ASSUMEC	W9/975	1.25	1.25	1.11	1.11	0.15	11.60
R9/975	BEDROOM_ASSUMEC	W10/975	1.94	1.94	1.69	1.69	0.25	12.78
R10/975	BEDROOM_ASSUMEC	W11/975	1.03	1.03	0.88	0.88	0.15	14.56
R11/975	BEDROOM_ASSUMEC	W12/975	2.00	2.00	1.71	1.71	0.29	14.33
R12/975	BEDROOM_ASSUMEC	W13/975	1.22	1.22	1.05	1.05	0.17	13.98
R13/975	BEDROOM_ASSUMEC	W14/975	0.27		0.27			
R13/975	BEDROOM_ASSUMEC	W15/975	1.97	2.24	1.67	1.94	0.30	13.39



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R14/975	BEDROOM_ASSUMED	W16/975	1.05	1.05	0.87	0.87	0.18	16.97
R15/975	BEDROOM_ASSUMED	W17/975	2.03	2.03	1.70	1.70	0.33	16.37
R16/975	BEDROOM_ASSUMED	W18/975	1.26	1.26	1.06	1.06	0.20	16.20
R1/976	VINGROOM_ASSUME	W1/976	0.13		0.13			
R1/976	VINGROOM_ASSUME	W2/976	1.09		1.01			
R1/976	VINGROOM_ASSUME	W3/976	0.20		0.18			
R1/976	VINGROOM_ASSUME	W4/976	0.12		0.12			
R1/976	VINGROOM_ASSUME	W5/976	0.47		0.43			
R1/976	VINGROOM_ASSUME	W6/976	0.23	2.24	0.21	2.09	0.15	6.88
R2/976	VINGROOM_ASSUME	W7/976	1.23		1.13			
R2/976	VINGROOM_ASSUME	W8/976	0.10		0.10			
R2/976	VINGROOM_ASSUME	W9/976	0.50		0.45			
R2/976	VINGROOM_ASSUME	W10/976	0.18	2.00	0.17	1.85	0.16	7.73
R3/976	VINGROOM_ASSUME	W11/976	0.16		0.16			
R3/976	VINGROOM_ASSUME	W12/976	1.52		1.39			
R3/976	VINGROOM_ASSUME	W13/976	0.15		0.14			
R3/976	VINGROOM_ASSUME	W14/976	0.06		0.06			
R3/976	VINGROOM_ASSUME	W15/976	0.52		0.47			
R3/976	VINGROOM_ASSUME	W16/976	0.16	2.57	0.15	2.35	0.22	8.38
R4/976	VINGROOM_ASSUME	W17/976	0.08		0.08			
R4/976	VINGROOM_ASSUME	W18/976	0.71		0.58			
R4/976	VINGROOM_ASSUME	W19/976	0.08		0.06			
R4/976	VINGROOM_ASSUME	W20/976	0.06		0.06			
R4/976	VINGROOM_ASSUME	W21/976	0.27		0.22			
R4/976	VINGROOM_ASSUME	W22/976	0.08	1.27	0.06	1.06	0.21	16.82
R1/977	BEDROOM_ASSUMED	W1/977	1.04	1.04	0.91	0.91	0.13	12.22
R2/977	BEDROOM_ASSUMED	W2/977	0.81	0.81	0.72	0.72	0.09	11.22
R3/977	BEDROOM_ASSUMED	W3/977	0.89	0.89	0.76	0.76	0.13	14.74
R4/977	BEDROOM_ASSUMED	W4/977	0.79	0.79	0.70	0.70	0.09	11.38
R5/977	BEDROOM_ASSUMED	W5/977	1.79	1.79	1.67	1.67	0.13	6.98



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R6/977	BEDROOM_ASSUMED	W6/977	1.29	1.29	1.22	1.22	0.08	6.03
R7/977	BEDROOM_ASSUMED	W7/977	2.01	2.01	1.85	1.85	0.16	8.05
R8/977	BEDROOM_ASSUMED	W8/977	1.39	1.39	1.28	1.28	0.11	7.91
R1/978	VINGROOM_ASSUME	W1/978	1.60		1.52			
R1/978	VINGROOM_ASSUME	W2/978	0.76		0.72			
R1/978	VINGROOM_ASSUME	W3/978	0.26	2.62	0.25	2.50	0.12	4.58
R2/978	VINGROOM_ASSUME	W4/978	1.11		1.05			
R2/978	VINGROOM_ASSUME	W5/978	0.77	1.88	0.73	1.78	0.10	5.37
R1/979	BEDROOM_ASSUMED	W1/979	2.13	2.13	2.06	2.06	0.07	3.19
R2/979	BEDROOM_ASSUMED	W2/979	1.50		1.46			
R2/979	BEDROOM_ASSUMED	W3/979	0.68	2.18	0.66	2.12	0.06	2.93
R3/979	BEDROOM_ASSUMED	W4/979	1.66	1.66	1.61	1.61	0.05	2.83
R4/979	BEDROOM_ASSUMED	W5/979	1.39	1.39	1.34	1.34	0.05	3.38
Bakersfield - Block 2, Crayford Road								
R1/950	VINGROOM_ASSUME	W1/950	0.26		0.24			
R1/950	VINGROOM_ASSUME	W2/950	1.51		1.24			
R1/950	VINGROOM_ASSUME	W3/950	0.19		0.19			
R1/950	VINGROOM_ASSUME	W4/950	0.53		0.41			
R1/950	VINGROOM_ASSUME	W5/950	0.13	2.62	0.14	2.23	0.39	14.86
R2/950	VINGROOM_ASSUME	W6/950	0.21		0.19			
R2/950	VINGROOM_ASSUME	W7/950	1.59		1.29			
R2/950	VINGROOM_ASSUME	W8/950	0.22		0.23			
R2/950	VINGROOM_ASSUME	W9/950	0.21		0.18			
R2/950	VINGROOM_ASSUME	W10/950	0.66		0.52			
R2/950	VINGROOM_ASSUME	W11/950	0.20	3.09	0.20	2.61	0.48	15.60
R3/950	VINGROOM_ASSUME	W12/950	0.19		0.16			
R3/950	VINGROOM_ASSUME	W13/950	1.63		1.33			
R3/950	VINGROOM_ASSUME	W14/950	0.19		0.20			
R3/950	VINGROOM_ASSUME	W15/950	0.22		0.17			



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R3/950	VINGROOM_ASSUME	W16/950	0.66		0.53			
R3/950	VINGROOM_ASSUME	W17/950	0.13	3.02	0.13	2.52	0.50	16.64
R4/950	VINGROOM_ASSUME	W18/950	0.20		0.17			
R4/950	VINGROOM_ASSUME	W19/950	1.61		1.37			
R4/950	VINGROOM_ASSUME	W20/950	0.18		0.18			
R4/950	VINGROOM_ASSUME	W21/950	0.21		0.16			
R4/950	VINGROOM_ASSUME	W22/950	0.67		0.56			
R4/950	VINGROOM_ASSUME	W23/950	0.11	2.98	0.12	2.55	0.43	14.52
R5/950	VINGROOM_ASSUME	W24/950	0.25		0.21			
R5/950	VINGROOM_ASSUME	W25/950	1.60		1.41			
R5/950	VINGROOM_ASSUME	W26/950	0.19		0.19			
R5/950	VINGROOM_ASSUME	W27/950	0.23		0.17			
R5/950	VINGROOM_ASSUME	W28/950	0.67		0.58			
R5/950	VINGROOM_ASSUME	W29/950	0.13	3.06	0.13	2.69	0.38	12.24
R6/950	VINGROOM_ASSUME	W30/950	0.23		0.19			
R6/950	VINGROOM_ASSUME	W31/950	1.63		1.46			
R6/950	VINGROOM_ASSUME	W32/950	0.21		0.21			
R6/950	VINGROOM_ASSUME	W33/950	0.23		0.17			
R6/950	VINGROOM_ASSUME	W34/950	0.72		0.63			
R6/950	VINGROOM_ASSUME	W35/950	0.19	3.21	0.19	2.84	0.37	11.47
R7/950	VINGROOM_ASSUME	W36/950	0.20		0.16			
R7/950	VINGROOM_ASSUME	W37/950	1.71		1.48			
R7/950	VINGROOM_ASSUME	W38/950	0.19		0.19			
R7/950	VINGROOM_ASSUME	W39/950	0.23		0.18			
R7/950	VINGROOM_ASSUME	W40/950	0.76		0.65			
R7/950	VINGROOM_ASSUME	W41/950	0.20	3.29	0.19	2.85	0.44	13.24
R8/950	VINGROOM_ASSUME	W42/950	0.00		0.00			
R8/950	VINGROOM_ASSUME	W43/950	1.65		1.44			
R8/950	VINGROOM_ASSUME	W44/950	0.16		0.16			
R8/950	VINGROOM_ASSUME	W45/950	0.20		0.15			
R8/950	VINGROOM_ASSUME	W46/950	0.75		0.64			
R8/950	VINGROOM_ASSUME	W47/950	0.14	2.89	0.14	2.53	0.37	12.65
R9/950	VINGROOM_ASSUME	W48/950	0.20		0.16			
R9/950	VINGROOM_ASSUME	W49/950	1.70		1.48			
R9/950	VINGROOM_ASSUME	W50/950	0.12		0.12			
R9/950	VINGROOM_ASSUME	W51/950	0.24		0.19			



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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R9/950	VINGROOM_ASSUME	W52/950	0.73		0.63			
R9/950	VINGROOM_ASSUME	W53/950	0.12	3.11	0.12	2.70	0.41	13.24
R10/950	VINGROOM_ASSUME	W54/950	0.00		0.00			
R10/950	VINGROOM_ASSUME	W55/950	1.50		1.35			
R10/950	VINGROOM_ASSUME	W56/950	0.07		0.07			
R10/950	VINGROOM_ASSUME	W57/950	0.22		0.17			
R10/950	VINGROOM_ASSUME	W58/950	0.68		0.59			
R10/950	VINGROOM_ASSUME	W59/950	0.07	2.53	0.07	2.25	0.28	11.09
R1/951	BEDROOM_ASSUMEC	W1/951	1.17	1.17	0.55	0.55	0.62	53.25
R2/951	BEDROOM_ASSUMEC	W2/951	0.52	0.52	0.19	0.19	0.33	63.03
R3/951	BEDROOM_ASSUMEC	W3/951	1.19	1.19	0.59	0.59	0.61	50.92
R4/951	BEDROOM_ASSUMEC	W4/951	0.79	0.79	0.38	0.38	0.40	51.27
R5/951	BEDROOM_ASSUMEC	W5/951	1.10	1.10	0.55	0.55	0.55	50.09
R6/951	BEDROOM_ASSUMEC	W6/951	0.59	0.59	0.28	0.28	0.32	53.20
R7/951	BEDROOM_ASSUMEC	W7/951	1.09	1.09	0.61	0.61	0.48	44.10
R8/951	BEDROOM_ASSUMEC	W8/951	0.74	0.74	0.40	0.40	0.34	45.90
R9/951	BEDROOM_ASSUMEC	W9/951	1.07	1.07	0.64	0.64	0.43	40.19
R10/951	BEDROOM_ASSUMEC	W10/951	0.63	0.63	0.37	0.37	0.26	41.59
R11/951	BEDROOM_ASSUMEC	W11/951	1.09	1.09	0.70	0.70	0.39	35.83
R12/951	BEDROOM_ASSUMEC	W12/951	0.76	0.76	0.51	0.51	0.26	33.51
R13/951	BEDROOM_ASSUMEC	W13/951	1.03	1.03	0.69	0.69	0.34	32.78
R14/951	BEDROOM_ASSUMEC	W14/951	0.76	0.76	0.53	0.53	0.23	30.21
R15/951	BEDROOM_ASSUMEC	W15/951	0.78	0.78	0.58	0.58	0.20	25.35
R16/951	BEDROOM_ASSUMEC	W16/951	0.72	0.72	0.54	0.54	0.18	24.69



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R17/951	BEDROOM_ASSUMEC	W17/951	0.98	0.98	0.72	0.72	0.26	26.33
R18/951	BEDROOM_ASSUMEC	W18/951	0.72	0.72	0.55	0.55	0.17	23.88
R19/951	BEDROOM_ASSUMEC	W19/951	0.74	0.74	0.62	0.62	0.12	16.22
R20/951	BEDROOM_ASSUMEC	W20/951	0.63	0.63	0.51	0.51	0.12	18.88
R1/952	BEDROOM_ASSUMEC	W1/952	2.05	2.05	1.35	1.35	0.70	33.97
R2/952	BEDROOM_ASSUMEC	W2/952	0.75	0.75	0.36	0.36	0.39	52.12
R3/952	BEDROOM_ASSUMEC	W3/952	0.24		0.21			
R3/952	BEDROOM_ASSUMEC	W4/952	2.10	2.34	1.40	1.60	0.74	31.42
R4/952	BEDROOM_ASSUMEC	W5/952	1.31	1.31	0.88	0.88	0.43	32.77
R5/952	BEDROOM_ASSUMEC	W6/952	1.92	1.92	1.33	1.33	0.60	30.96
R6/952	BEDROOM_ASSUMEC	W7/952	0.76	0.76	0.48	0.48	0.29	37.70
R7/952	BEDROOM_ASSUMEC	W8/952	0.20		0.16			
R7/952	BEDROOM_ASSUMEC	W9/952	1.91	2.11	1.36	1.52	0.58	27.68
R8/952	BEDROOM_ASSUMEC	W10/952	1.26	1.26	0.91	0.91	0.35	27.87
R9/952	BEDROOM_ASSUMEC	W11/952	1.87	1.87	1.38	1.38	0.49	26.15
R10/952	BEDROOM_ASSUMEC	W23/952	0.82	0.82	0.61	0.61	0.21	25.61
R11/952	BEDROOM_ASSUMEC	W12/952	0.21		0.15			
R11/952	BEDROOM_ASSUMEC	W13/952	1.99	2.20	1.53	1.68	0.52	23.71
R12/952	BEDROOM_ASSUMEC	W14/952	1.33	1.33	1.04	1.04	0.28	21.27
R13/952	BEDROOM_ASSUMEC	W15/952	1.85	1.85	1.47	1.47	0.38	20.40
R14/952	BEDROOM_ASSUMEC	W16/952	1.28	1.28	1.05	1.05	0.23	18.01
R15/952	BEDROOM_ASSUMEC	W17/952	1.16	1.16	0.97	0.97	0.20	16.87
R16/952	BEDROOM_ASSUMEC	W18/952	1.25	1.25	1.08	1.08	0.18	14.00



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R17/952	BEDROOM_ASSUMED	W19/952	1.73	1.73	1.47	1.47	0.26	15.04
R18/952	BEDROOM_ASSUMED	W20/952	1.23	1.23	1.07	1.07	0.16	12.81
R19/952	BEDROOM_ASSUMED	W21/952	1.08	1.08	0.96	0.96	0.12	11.03
R20/952	BEDROOM_ASSUMED	W22/952	1.06	1.06	0.95	0.95	0.11	10.23
R1/953	VINGROOM_ASSUME	W1/953	1.68		1.17			
R1/953	VINGROOM_ASSUME	W2/953	0.58	2.25	0.40	1.57	0.68	30.35
R2/953	VINGROOM_ASSUME	W3/953	0.27		0.26			
R2/953	VINGROOM_ASSUME	W4/953	1.73		1.20			
R2/953	VINGROOM_ASSUME	W5/953	0.74	2.74	0.52	1.98	0.76	27.85
R3/953	VINGROOM_ASSUME	W6/953	1.67		1.20			
R3/953	VINGROOM_ASSUME	W7/953	0.45	2.13	0.30	1.50	0.63	29.40
R4/953	VINGROOM_ASSUME	W8/953	0.17		0.15			
R4/953	VINGROOM_ASSUME	W9/953	1.65		1.22			
R4/953	VINGROOM_ASSUME	W10/953	0.70	2.52	0.52	1.88	0.64	25.31
R5/953	VINGROOM_ASSUME	W11/953	1.63		1.24			
R5/953	VINGROOM_ASSUME	W12/953	0.46	2.09	0.36	1.59	0.50	23.88
R6/953	VINGROOM_ASSUME	W13/953	0.18		0.14			
R6/953	VINGROOM_ASSUME	W14/953	1.67		1.31			
R6/953	VINGROOM_ASSUME	W15/953	0.75	2.60	0.61	2.05	0.55	21.08
R7/953	VINGROOM_ASSUME	W16/953	1.60		1.30			
R7/953	VINGROOM_ASSUME	W17/953	0.72	2.33	0.60	1.90	0.42	18.18
R8/953	VINGROOM_ASSUME	W18/953	1.01		0.86			
R8/953	VINGROOM_ASSUME	W19/953	0.70	1.71	0.61	1.47	0.25	14.29
R9/953	VINGROOM_ASSUME	W20/953	1.50		1.29			
R9/953	VINGROOM_ASSUME	W21/953	0.68	2.18	0.60	1.89	0.29	13.34
R10/953	VINGROOM_ASSUME	W22/953	0.95		0.85			
R10/953	VINGROOM_ASSUME	W23/953	0.61	1.55	0.55	1.40	0.16	10.05



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/954	VINGROOM_ASSUME	W1/954	1.71		1.28			
R1/954	VINGROOM_ASSUME	W2/954	0.48	2.19	0.34	1.62	0.58	26.21
R2/954	VINGROOM_ASSUME	W3/954	0.17		0.16			
R2/954	VINGROOM_ASSUME	W4/954	1.69		1.28			
R2/954	VINGROOM_ASSUME	W5/954	0.71	2.56	0.54	1.98	0.58	22.66
R3/954	VINGROOM_ASSUME	W6/954	1.66		1.30			
R3/954	VINGROOM_ASSUME	W7/954	0.48	2.14	0.38	1.68	0.46	21.58
R4/954	VINGROOM_ASSUME	W8/954	0.18		0.15			
R4/954	VINGROOM_ASSUME	W9/954	1.71		1.37			
R4/954	VINGROOM_ASSUME	W10/954	0.77	2.65	0.63	2.15	0.51	19.04
R5/954	VINGROOM_ASSUME	W11/954	1.65		1.36			
R5/954	VINGROOM_ASSUME	W12/954	0.74	2.39	0.63	1.99	0.40	16.72
R6/954	VINGROOM_ASSUME	W13/954	1.06		0.91			
R6/954	VINGROOM_ASSUME	W14/954	0.72	1.78	0.64	1.55	0.23	13.03
R7/954	VINGROOM_ASSUME	W15/954	1.55		1.35			
R7/954	VINGROOM_ASSUME	W16/954	0.70	2.26	0.62	1.98	0.28	12.42
R8/954	VINGROOM_ASSUME	W17/954	1.00		0.90			
R8/954	VINGROOM_ASSUME	W18/954	0.63	1.63	0.57	1.47	0.16	9.60
R1/955	BEDROOM_ASSUMED	W1/955	2.17	2.17	1.69	1.69	0.47	21.87
R2/955	BEDROOM_ASSUMED	W2/955	1.06	1.06	0.87	0.87	0.19	18.14
R3/955	BEDROOM_ASSUMED	W3/955	0.29		0.28			
R3/955	BEDROOM_ASSUMED	W4/955	2.07	2.36	1.64	1.92	0.44	18.73
R4/955	BEDROOM_ASSUMED	W5/955	1.37	1.37	1.09	1.09	0.27	20.06
R5/955	BEDROOM_ASSUMED	W6/955	2.05	2.05	1.65	1.65	0.39	19.25
R6/955	BEDROOM_ASSUMED	W7/955	1.17	1.17	1.02	1.02	0.15	12.70
R7/955	BEDROOM_ASSUMED	W8/955	0.30		0.28			
R7/955	BEDROOM_ASSUMED	W9/955	2.17	2.47	1.79	2.07	0.40	16.21



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R8/955	BEDROOM_ASSUMEC	W10/955	1.43	1.43	1.20	1.20	0.23	15.94
R9/955	BEDROOM_ASSUMEC	W11/955	2.03	2.03	1.72	1.72	0.31	15.35
R10/955	BEDROOM_ASSUMEC	W12/955	1.39	1.39	1.20	1.20	0.19	13.55
R11/955	BEDROOM_ASSUMEC	W13/955	1.11	1.11	0.94	0.94	0.17	15.15
R12/955	BEDROOM_ASSUMEC	W14/955	1.00	1.00	0.85	0.85	0.15	14.66
R13/955	BEDROOM_ASSUMEC	W15/955	1.22	1.22	1.00	1.00	0.22	18.28
R14/955	BEDROOM_ASSUMEC	W16/955	0.98	0.98	0.85	0.85	0.14	14.04
R15/955	BEDROOM_ASSUMEC	W17/955	1.07	1.07	0.95	0.95	0.12	11.27
R16/955	BEDROOM_ASSUMEC	W18/955	0.86	0.86	0.75	0.75	0.11	12.84
R1/956	VINGROOM_ASSUME	W1/956	0.20		0.18			
R1/956	VINGROOM_ASSUME	W2/956	0.76		0.57			
R1/956	VINGROOM_ASSUME	W3/956	0.07		0.07			
R1/956	VINGROOM_ASSUME	W4/956	0.08		0.03			
R1/956	VINGROOM_ASSUME	W5/956	0.29		0.22			
R1/956	VINGROOM_ASSUME	W6/956	0.07	1.48	0.07	1.14	0.34	23.09
R2/956	VINGROOM_ASSUME	W7/956	0.08		0.03			
R2/956	VINGROOM_ASSUME	W8/956	0.71		0.55			
R2/956	VINGROOM_ASSUME	W9/956	0.07		0.06			
R2/956	VINGROOM_ASSUME	W10/956	0.08		0.03			
R2/956	VINGROOM_ASSUME	W11/956	0.27		0.21			
R2/956	VINGROOM_ASSUME	W12/956	0.07	1.27	0.06	0.95	0.33	25.55
R3/956	VINGROOM_ASSUME	W13/956	0.14		0.11			
R3/956	VINGROOM_ASSUME	W14/956	1.55		1.37			
R3/956	VINGROOM_ASSUME	W15/956	0.17		0.17			
R3/956	VINGROOM_ASSUME	W16/956	0.19		0.16			
R3/956	VINGROOM_ASSUME	W17/956	0.52		0.47			
R3/956	VINGROOM_ASSUME	W18/956	0.17	2.73	0.17	2.44	0.29	10.51
R4/956	VINGROOM_ASSUME	W19/956	0.21		0.19			
R4/956	VINGROOM_ASSUME	W20/956	1.32		1.19			
R4/956	VINGROOM_ASSUME	W21/956	0.16		0.16			



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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R4/956	VINGROOM_ASSUME	W22/956	0.20		0.17			
R4/956	VINGROOM_ASSUME	W23/956	0.52		0.47			
R4/956	VINGROOM_ASSUME	W24/956	0.17	2.58	0.17	2.35	0.22	8.69
R5/956	VINGROOM_ASSUME	W25/956	1.24		1.14			
R5/956	VINGROOM_ASSUME	W26/956	0.14		0.13			
R5/956	VINGROOM_ASSUME	W27/956	0.48		0.44			
R5/956	VINGROOM_ASSUME	W28/956	0.13	1.99	0.13	1.83	0.15	7.70
R1/957	BEDROOM_ASSUMED	W1/957	2.21	2.21	1.95	1.95	0.26	11.75
R2/957	BEDROOM_ASSUMED	W2/957	1.45	1.45	1.29	1.29	0.16	10.72
R3/957	BEDROOM_ASSUMED	W3/957	2.07	2.07	1.86	1.86	0.22	10.38
R4/957	BEDROOM_ASSUMED	W4/957	1.41	1.41	1.28	1.28	0.13	9.23
R5/957	BEDROOM_ASSUMED	W5/957	1.77	1.77	1.69	1.69	0.08	4.63
R6/957	BEDROOM_ASSUMED	W6/957	1.37	1.37	1.26	1.26	0.11	7.87
R7/957	BEDROOM_ASSUMED	W7/957	1.21	1.21	1.05	1.05	0.16	12.98
R8/957	BEDROOM_ASSUMED	W8/957	0.85	0.85	0.75	0.75	0.10	11.90
R9/957	BEDROOM_ASSUMED	W9/957	0.86	0.86	0.76	0.76	0.10	11.77
R10/957	BEDROOM_ASSUMED	W10/957	0.74	0.74	0.65	0.65	0.09	12.25
R1/958	VINGROOM_ASSUME	W1/958	1.72		1.61			
R1/958	VINGROOM_ASSUME	W2/958	0.77	2.49	0.73	2.34	0.15	6.11
R2/958	VINGROOM_ASSUME	W3/958	1.06		1.01			
R2/958	VINGROOM_ASSUME	W4/958	0.72	1.78	0.69	1.69	0.09	5.00
R1/959	BEDROOM_ASSUMED	W1/959	2.17	2.17	2.07	2.07	0.10	4.69
R2/959	BEDROOM_ASSUMED	W2/959	1.46	1.46	1.40	1.40	0.06	4.17
R3/959	BEDROOM_ASSUMED	W3/959	1.74	1.74	1.69	1.69	0.05	2.99
R4/959	BEDROOM_ASSUMED	W4/959	1.37	1.37	1.32	1.32	0.05	3.66



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HM HOLLOWAY PRISON, LONDON
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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

52 Penderyn Way

R3/380	KD_ASSUMED	W1/380	0.00		0.00			
R3/380	KD_ASSUMED	W4/380	2.12	2.12	2.12	2.12	0.00	0.00
R1/381	BEDROOM_ASSUMED	W1/381	1.21	1.21	1.18	1.18	0.03	2.07
R1/382	BEDROOM_ASSUMED	W1/382	1.24	1.24	1.18	1.18	0.06	5.07

54 Penderyn Way

R1/370	KD_ASSUMED	W1/370	0.00		0.00			
R1/370	KD_ASSUMED	W4/370	1.00	1.00	1.00	1.00	0.00	0.00
R1/371	BEDROOM_ASSUMED	W1/371	1.22	1.22	1.19	1.19	0.03	2.70
R1/372	BEDROOM_ASSUMED	W1/372	1.26	1.26	1.18	1.18	0.08	6.50

56 Penderyn Way

R1/360	KD	W1/360	0.00		0.00			
R1/360	KD	W4/360	1.97		1.97			
R1/360	KD	W5/360	1.46	3.43	1.46	3.43	0.00	0.00
R1/361	BEDROOM	W1/361	1.23	1.23	1.18	1.18	0.04	3.43
R1/362	BEDROOM_ASSUMED	W1/362	1.28	1.28	1.18	1.18	0.10	7.80

58 Penderyn Way

R1/350	KD_ASSUMED	W1/350	0.00		0.00			
R1/350	KD_ASSUMED	W4/350	0.25		0.25			
R1/350	KD_ASSUMED	W5/350	0.45		0.45			
R1/350	KD_ASSUMED	W6/350	0.25	0.94	0.25	0.94	0.00	0.00
R1/351	BEDROOM_ASSUMED	W1/351	1.21	1.21	1.16	1.16	0.05	4.13
R1/352	BEDROOM_ASSUMED	W1/352	1.28	1.28	1.16	1.16	0.12	9.09

60 Penderyn Way



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/340	KD_ASSUMED	W1/340	0.00		0.00			
R1/340	KD_ASSUMED	W4/340	1.93	1.93	1.93	1.93	0.00	0.00
R1/341	BEDROOM_ASSUMED	W1/341	1.29	1.29	1.23	1.23	0.06	4.96
R1/342	BEDROOM_ASSUMED	W1/342	1.27	1.27	1.14	1.14	0.13	10.48
62 Penderyn Way								
R3/330	KD_ASSUMED	W1/330	0.00		0.00			
R3/330	KD_ASSUMED	W4/330	2.14	2.14	2.14	2.14	0.00	0.00
R1/331	BEDROOM_ASSUMED	W1/331	1.41	1.41	1.33	1.33	0.08	5.48
R1/332	BEDROOM_ASSUMED	W1/332	1.42	1.42	1.26	1.26	0.16	11.40
64 Penderyn Way								
R3/320	KD_ASSUMED	W3/320	0.00		0.00			
R3/320	KD_ASSUMED	W4/320	1.84	1.84	1.84	1.84	0.00	0.00
R2/321	BEDROOM_ASSUMED	W2/321	1.13	1.13	1.08	1.08	0.06	5.11
R1/322	BEDROOM_ASSUMED	W1/322	1.01	1.01	0.89	0.89	0.12	11.66
R2/322	BEDROOM_ASSUMED	W2/322	1.44	1.44	1.28	1.28	0.16	10.94
44 Carleton Road								
R1/1180	LIVINGROOM	W4/1180	0.43		0.43			
R1/1180	LIVINGROOM	W5/1180	1.17		1.10			
R1/1180	LIVINGROOM	W6/1180	0.44	2.04	0.44	1.96	0.09	4.26
R2/1180	KITCHEN	W2/1180	0.06		0.06			
R2/1180	KITCHEN	W3/1180	0.43	0.49	0.40	0.46	0.03	6.95
R1/1181	LIVINGROOM	W4/1181	0.47		0.46			
R1/1181	LIVINGROOM	W5/1181	1.25		1.14			
R1/1181	LIVINGROOM	W6/1181	0.58	2.30	0.54	2.15	0.16	6.77
R2/1181	KITCHEN	W2/1181	0.19		0.19			
R2/1181	KITCHEN	W3/1181	1.37	1.56	1.25	1.44	0.12	7.39



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HM HOLLOWAY PRISON, LONDON
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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/1182	LIVINGROOM	W5/1182	0.93		0.85			
R1/1182	LIVINGROOM	W6/1182	0.93	1.87	0.85	1.70	0.17	8.95
R2/1182	KITCHEN	W3/1182	0.47		0.47			
R2/1182	KITCHEN	W4/1182	1.88	2.35	1.72	2.19	0.16	6.77
R1/1183	LIVINGROOM	W2/1183	0.87		0.80			
R1/1183	LIVINGROOM	W3/1183	0.86	1.73	0.79	1.60	0.14	7.80
R2/1183	KITCHEN	W1/1183	1.38	1.38	1.28	1.28	0.10	7.27
42 Carleton Road								
R1/1170	LD	W6/1170	0.66	0.66	0.61	0.61	0.06	8.30
R3/1170	KITCHEN	W4/1170	1.56	1.56	1.44	1.44	0.12	7.84
R4/1170	KITCHEN	W3/1170	1.54	1.54	1.42	1.42	0.12	7.84
R6/1170	LD	W1/1170	0.52	0.52	0.51	0.51	0.01	2.51
R1/1171	LD	W6/1171	0.76	0.76	0.68	0.68	0.09	11.29
R3/1171	KITCHEN	W4/1171	1.71	1.71	1.57	1.57	0.13	7.86
R4/1171	KITCHEN	W3/1171	1.69	1.69	1.56	1.56	0.13	7.69
R6/1171	LD	W1/1171	0.67	0.67	0.66	0.66	0.01	1.80
R1/1172	LD	W6/1172	0.79	0.79	0.70	0.70	0.08	10.57
R3/1172	KITCHEN	W4/1172	1.80	1.80	1.67	1.67	0.13	7.33
R4/1172	KITCHEN	W3/1172	1.79	1.79	1.66	1.66	0.13	7.20
R6/1172	LD	W1/1172	0.71	0.71	0.70	0.70	0.01	1.54
R1/1173	LD	W6/1173	0.71	0.71	0.62	0.62	0.08	11.63
R3/1173	KITCHEN	W4/1173	1.83	1.83	1.72	1.72	0.12	6.43



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R4/1173	KITCHEN	W3/1173	1.83	1.83	1.72	1.72	0.12	6.34
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R6/1173	LD	W1/1173	0.65	0.65	0.64	0.64	0.01	1.70
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27 Treastle Way

R3/110	KITCHEN	W3/110	0.10	0.10	0.07	0.07	0.02	23.96
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R1/111	LIVINGROOM	W1/111	1.13	1.13	1.08	1.08	0.04	3.82
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R2/112	STUDY	W2/112	1.16	1.16	1.11	1.11	0.05	4.14
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25 Treastle Way

R2/100	KITCHEN	W2/100	0.02	0.02	0.00	0.00	0.02	95.83
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R1/101	LIVINGROOM	W1/101	1.16	1.16	1.13	1.13	0.03	2.68
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R2/102	STUDY	W2/102	1.17	1.17	1.13	1.13	0.04	3.59
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23 Treastle Way

R3/790	KITCHEN	W3/790	0.00	0.00	0.00	0.00	0.00	-
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R1/791	LIVINGROOM	W1/791	1.23	1.23	1.20	1.20	0.02	1.88
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R2/792	STUDY	W2/792	1.11	1.11	1.08	1.08	0.03	3.07
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21 Treastle Way

R3/780	KITCHEN	W2/780	0.02	0.02	0.02	0.02	0.00	0.00
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R1/781	LIVINGROOM	W1/781	1.36	1.36	1.34	1.34	0.02	1.33
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R2/782	STUDY	W2/782	1.24	1.24	1.21	1.21	0.03	2.73
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19 Treastle Way

R2/770	KITCHEN	W2/770	0.04	0.04	0.04	0.04	0.00	0.00
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R1/771	LIVINGROOM	W1/771	1.19	1.19	1.18	1.18	0.01	1.09
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DAYLIGHT ANALYSIS

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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R2/772	STUDY	W2/772	1.13	1.13	1.10	1.10	0.03	2.40
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17 Trecastle Way

R3/760	KITCHEN	W3/760	0.09	0.09	0.09	0.09	0.00	0.00
R1/761	LIVINGROOM	W1/761	1.44	1.44	1.42	1.42	0.02	1.11
R2/762	STUDY	W2/762	1.38	1.38	1.35	1.35	0.04	2.54

15 Trecastle Way

R3/750	KITCHEN	W3/750	0.09	0.09	0.09	0.09	0.00	0.00
R1/751	LIVINGROOM	W1/751	1.37	1.37	1.34	1.34	0.03	1.83
R2/752	STUDY	W2/752	1.26	1.26	1.21	1.21	0.04	3.42

13 Trecastle Way

R3/740	KITCHEN	W2/740	0.10	0.10	0.10	0.10	0.00	0.99
R1/741	LIVINGROOM	W1/741	1.51	1.51	1.49	1.49	0.02	1.59
R2/742	STUDY	W2/742	1.37	1.37	1.32	1.32	0.05	3.50

11 Trecastle Way

R3/730	KITCHEN	W3/730	0.13	0.13	0.12	0.12	0.01	8.46
R1/731	LIVINGROOM	W1/731	1.53	1.53	1.50	1.50	0.03	1.76
R2/732	STUDY	W2/732	1.50	1.50	1.44	1.44	0.06	3.81

9 Trecastle Way

R3/720	KITCHEN	W3/720	0.13	0.13	0.11	0.11	0.02	15.20
R1/721	LIVINGROOM	W1/721	1.58	1.58	1.55	1.55	0.03	1.83
R2/722	STUDY	W2/722	1.28	1.28	1.23	1.23	0.05	3.89



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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

7 Trecastle Way

R3/710	KITCHEN	W3/710	0.17	0.17	0.15	0.15	0.02	10.91
R1/711	LIVINGROOM	W1/711	1.63	1.63	1.59	1.59	0.03	2.09
R2/712	STUDY	W2/712	1.40	1.40	1.35	1.35	0.05	3.78

5 Trecastle Way

R2/700	KITCHEN	W2/700	0.12	0.12	0.11	0.11	0.01	8.33
R1/701	LIVINGROOM	W1/701	1.58	1.58	1.54	1.54	0.03	2.10
R2/702	STUDY	W2/702	1.49	1.49	1.44	1.44	0.05	3.43

3 Trecastle Way

R3/690	KITCHEN	W4/690	0.14	0.14	0.13	0.13	0.01	5.00
R1/691	LIVINGROOM	W1/691	1.53	1.53	1.50	1.50	0.03	2.03
R2/692	STUDY	W2/692	1.26	1.26	1.23	1.23	0.03	2.62

1 Trecastle Way

R3/680	KITCHEN	W3/680	0.11	0.11	0.10	0.10	0.01	7.41
R1/681	LIVINGROOM	W1/681	1.46	1.46	1.42	1.42	0.04	2.40
R2/682	STUDY	W2/682	1.26	1.26	1.22	1.22	0.03	2.63

2 Trecastle Way

R1/170	ASSUMED	W1/170	2.71	2.71	2.65	2.65	0.07	2.54
R1/171	ASSUMED	W1/171	1.94	1.94	1.86	1.86	0.08	4.08
R1/172	ASSUMED	W1/172	1.31	1.31	1.26	1.26	0.05	3.90

4 Trecastle Way



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/160	ASSUMED	W1/160	3.46	3.46	3.22	3.22	0.25	7.13
R1/161	ASSUMED	W1/161	2.18	2.18	2.07	2.07	0.10	4.69
R1/162	ASSUMED	W1/162	1.47	1.47	1.40	1.40	0.06	4.36
6 Trecastle Way								
R1/150	ASSUMED	W1/150	3.69	3.69	3.38	3.38	0.31	8.27
R1/151	ASSUMED	W1/151	2.12	2.12	2.01	2.01	0.11	5.37
R1/152	ASSUMED	W1/152	1.43	1.43	1.36	1.36	0.07	5.02
8 Trecastle Way								
R1/140	ASSUMED	W1/140	3.82	3.82	3.48	3.48	0.34	8.86
R1/141	ASSUMED	W1/141	2.17	2.17	2.04	2.04	0.14	6.26
R1/142	ASSUMED	W1/142	1.45	1.45	1.36	1.36	0.09	5.87
10 Trecastle Way								
R1/130	ASSUMED	W1/130	3.75	3.75	3.39	3.39	0.36	9.50
R1/131	ASSUMED	W1/131	2.19	2.19	2.03	2.03	0.16	7.26
R1/132	ASSUMED	W1/132	1.47	1.47	1.37	1.37	0.10	6.79
12 Trecastle Way								
R1/120	ASSUMED	W1/120	3.76	3.76	3.24	3.24	0.53	13.95
R1/121	ASSUMED	W1/121	2.22	2.22	2.03	2.03	0.19	8.73
R1/122	ASSUMED	W1/122	1.60	1.60	1.47	1.47	0.13	8.01
85 Penderyn Way								
R1/200	KD_ASSUMED	W1/200	0.08		0.06			
R1/200	KD_ASSUMED	W2/200	0.31		0.12			



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/200	KD_ASSUMED	W3/200	0.06	0.46	0.06	0.24	0.22	47.69
R1/201	BEDROOM_ASSUMED	W1/201	1.76	1.76	1.18	1.18	0.59	33.31
R1/202	BEDROOM_ASSUMED	W1/202	1.71	1.71	1.19	1.19	0.53	30.63
83 Penderyn Way								
R1/210	ASSUMED	W1/210	1.83		0.32			
R1/210	ASSUMED	W2/210	9.70		8.63			
R1/210	ASSUMED	W3/210	2.01	13.55	0.59	9.54	4.00	29.54
R1/211	BEDROOM_ASSUMED	W1/211	1.78	1.78	1.17	1.17	0.61	34.10
R1/212	BEDROOM_ASSUMED	W1/212	1.71	1.71	1.17	1.17	0.54	31.44
81 Penderyn Way								
R1/220	KD_ASSUMED	W1/220	0.71		0.28			
R1/220	KD_ASSUMED	W2/220	0.05		0.05			
R1/220	KD_ASSUMED	W3/220	0.76	1.52	0.26	0.59	0.93	61.37
R1/221	BEDROOM_ASSUMED	W1/221	1.77	1.77	1.18	1.18	0.59	33.22
R1/222	BEDROOM_ASSUMED	W1/222	1.71	1.71	1.18	1.18	0.53	30.88
79 Penderyn Way								
R1/230	KD_ASSUMED	W1/230	2.88		1.91			
R1/230	KD_ASSUMED	W2/230	0.83		0.75			
R1/230	KD_ASSUMED	W3/230	0.83		0.75			
R1/230	KD_ASSUMED	W4/230	0.83		0.75			
R1/230	KD_ASSUMED	W5/230	0.03	5.40	0.03	4.18	1.22	22.67
R1/231	BEDROOM_ASSUMED	W1/231	1.77	1.77	1.22	1.22	0.55	31.13
R1/232	BEDROOM_ASSUMED	W1/232	1.71	1.71	1.21	1.21	0.51	29.53
77 Penderyn Way								
R1/240	KD_ASSUMED	W1/240	1.78		1.23			
R1/240	KD_ASSUMED	W2/240	0.70		0.67			



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/240	KD_ASSUMED	W3/240	0.02	2.50	0.02	1.92	0.57	22.99
R1/241	BEDROOM	W1/241	1.77	1.77	1.25	1.25	0.52	29.24
R1/242	BEDROOM	W1/242	1.71	1.71	1.23	1.23	0.48	28.17

75 Penderyn Way

R1/250	KD_ASSUMED	W1/250	1.06		0.54			
R1/250	KD_ASSUMED	W2/250	0.81		0.52			
R1/250	KD_ASSUMED	W3/250	0.01	1.88	0.01	1.07	0.81	43.06
R1/251	BEDROOM_ASSUMED	W1/251	1.77	1.77	1.26	1.26	0.51	28.71
R1/252	BEDROOM_ASSUMED	W1/252	1.71	1.71	1.24	1.24	0.48	27.85

73 Penderyn Way

R1/260	KD_ASSUMED	W1/260	1.05		0.53			
R1/260	KD_ASSUMED	W2/260	1.04		0.60			
R1/260	KD_ASSUMED	W3/260	0.01	2.10	0.01	1.14	0.96	45.90
R1/261	BEDROOM_ASSUMED	W1/261	1.78	1.78	1.27	1.27	0.51	28.39
R1/262	BEDROOM_ASSUMED	W1/262	1.72	1.72	1.24	1.24	0.48	27.70

71 Penderyn Way

R1/270	KD_ASSUMED	W1/270	1.02		0.54			
R1/270	KD_ASSUMED	W2/270	1.02		0.60			
R1/270	KD_ASSUMED	W3/270	0.00	2.03	0.00	1.13	0.90	44.19
R1/271	BEDROOM_ASSUMED	W1/271	1.78	1.78	1.30	1.30	0.48	26.94
R1/272	BEDROOM_ASSUMED	W1/272	1.71	1.71	1.27	1.27	0.45	26.14

69 Penderyn Way

R1/280	KD_ASSUMED	W1/280	0.53		0.39			
R1/280	KD_ASSUMED	W2/280	0.38		0.28			
R1/280	KD_ASSUMED	W3/280	0.53		0.37			
R1/280	KD_ASSUMED	W4/280	0.00	1.44	0.00	1.04	0.40	27.94



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R1/281	BEDROOM_ASSUMEC	W1/281	0.26		0.17			
R1/281	BEDROOM_ASSUMEC	W2/281	0.23		0.13			
R1/281	BEDROOM_ASSUMEC	W3/281	0.23		0.15			
R1/281	BEDROOM_ASSUMEC	W4/281	0.27	0.99	0.20	0.65	0.34	34.08
R1/282	BEDROOM_ASSUMEC	W1/282	1.71	1.71	1.30	1.30	0.41	24.02

67 Penderyn Way

R1/290	KD_ASSUMED	W1/290	0.96		0.66			
R1/290	KD_ASSUMED	W2/290	0.92		0.68			
R1/290	KD_ASSUMED	W3/290	0.00	1.88	0.00	1.34	0.54	28.78
R1/291	BEDROOM_ASSUMEC	W1/291	1.76	1.76	1.39	1.39	0.37	20.86
R1/292	BEDROOM_ASSUMEC	W1/292	1.70	1.70	1.35	1.35	0.35	20.53

65 Penderyn Way

R1/300	KD_ASSUMED	W1/300	0.91		0.66			
R1/300	KD_ASSUMED	W2/300	0.94		0.72			
R1/300	KD_ASSUMED	W3/300	0.00	1.85	0.00	1.38	0.46	25.08
R1/301	BEDROOM_ASSUMEC	W1/301	1.74	1.74	1.45	1.45	0.29	16.66
R1/302	BEDROOM_ASSUMEC	W1/302	1.68	1.68	1.40	1.40	0.28	16.60

63 Penderyn Way

R1/310	LKD	W1/310	0.42		0.37			
R1/310	LKD	W2/310	1.23		1.09			
R1/310	LKD	W3/310	1.32		1.24			
R1/310	LKD	W4/310	0.43		0.37			
R1/310	LKD	W5/310	0.00	3.40	0.00	3.07	0.33	9.83
R1/311	BEDROOM	W1/311	2.10	2.10	1.83	1.83	0.26	12.46
R1/312	BEDROOM	W1/312	1.50	1.50	1.31	1.31	0.19	12.77

Appendix 12.2b

Baseline vs Development NSL Results



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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

72-122 Dalmeny Avenue

R1/660	KITCHEN	81.8	51.1	51.1	0.0	0.0
R4/660	KITCHEN	81.8	61.4	61.4	0.0	0.0
R7/660	KITCHEN	81.8	63.3	63.3	0.0	0.0
R10/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R13/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R16/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R19/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R22/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R25/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R28/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R31/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R34/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R37/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R1/661	ASSUMED	112.8	74.3	55.7	18.6	25.0
R2/661	ASSUMED	129.0	126.8	126.8	0.0	0.0
R5/661	BEDROOM	110.9	107.4	107.4	0.0	0.0
R7/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R9/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R11/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R13/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R15/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R17/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R19/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R21/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R23/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R25/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R27/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R29/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R1/662	ASSUMED	112.8	85.5	71.4	14.1	16.5
R2/662	ASSUMED	129.0	126.9	126.9	0.0	0.0
R4/662	KITCHEN	81.8	63.3	63.3	0.0	0.0
R7/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R10/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R13/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R16/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R19/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R22/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R25/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R28/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R31/662	KITCHEN	81.8	63.8	63.8	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R34/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R37/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R40/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R1/663	ASSUMED	129.0	126.9	126.9	0.0	0.0
R2/663	ASSUMED	112.8	105.7	94.5	11.2	10.6
R4/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R6/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R8/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R10/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R12/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R14/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R16/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R18/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R20/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R22/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R24/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R26/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R28/663	BEDROOM	110.9	107.3	107.3	0.0	0.0

54-70 Dalmeny Avenue

R3/661	ASSUMED	100.2	95.1	95.1	0.0	0.0
R3/662	ASSUMED	100.2	95.1	95.1	0.0	0.0
R2/670	BEDROOM	117.2	115.7	115.7	0.0	0.0
R3/670	BEDROOM	106.0	103.5	103.5	0.0	0.0
R4/670	LD	201.5	200.8	200.8	0.0	0.0
R5/670	KITCHEN	63.7	47.7	47.4	0.3	0.6
R7/670	LD	134.9	131.7	131.7	0.0	0.0
R8/670	BEDROOM	99.9	99.6	99.6	0.0	0.0
R11/670	KITCHEN	61.5	44.5	44.5	0.0	0.0
R12/670	ASSUMED	123.5	108.9	108.8	0.2	0.2
R13/670	ASSUMED	166.8	166.2	166.2	0.0	0.0
R14/670	ASSUMED	84.0	72.2	66.8	5.5	7.6
R15/670	ASSUMED	103.1	79.0	78.9	0.1	0.1
R16/670	ASSUMED	35.7	18.2	18.2	0.0	0.0
R2/671	BEDROOM	117.2	115.7	115.7	0.0	0.0
R3/671	BEDROOM	106.0	103.5	103.5	0.0	0.0
R4/671	LD	201.5	200.6	200.6	0.0	0.0
R5/671	KITCHEN	63.7	46.2	46.2	0.0	0.0
R7/671	LD	133.8	131.6	131.6	0.0	0.0
R8/671	BEDROOM	70.7	64.9	64.9	0.0	0.0
R11/671	KITCHEN	61.5	47.8	47.8	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

Room	Room Use	Whole Room sq ft	NSL		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
R12/671	ASSUMED	123.5	116.7	116.7	0.0	0.0
R13/671	ASSUMED	166.8	166.2	166.2	0.0	0.0
R14/671	ASSUMED	84.0	71.3	66.4	4.9	6.9
R15/671	ASSUMED	103.1	80.2	80.2	0.0	0.0
R16/671	ASSUMED	35.7	16.4	16.4	0.0	0.0
R2/672	BEDROOM	117.2	115.7	115.7	0.0	0.0
R3/672	BEDROOM	106.0	103.5	103.5	0.0	0.0
R4/672	LD	201.5	200.6	200.6	0.0	0.0
R5/672	KITCHEN	63.7	46.3	46.3	0.0	0.0
R7/672	LD	133.3	132.3	132.3	0.0	0.0
R8/672	BEDROOM	70.7	65.3	65.3	0.0	0.0
R11/672	KITCHEN	61.5	47.0	47.0	0.0	0.0
R12/672	ASSUMED	123.5	114.9	114.9	0.0	0.0
R13/672	ASSUMED	166.8	166.2	166.2	0.0	0.0
R14/672	ASSUMED	84.0	71.3	67.4	3.9	5.5
R15/672	ASSUMED	103.1	81.7	81.7	0.0	0.0
R16/672	ASSUMED	35.7	16.4	16.4	0.0	0.0

30-52 Dalmeny Avenue

R1/640	BEDROOM	111.2	105.6	104.9	0.7	0.7
R2/640	BEDROOM	110.7	106.6	106.6	0.0	0.0
R3/640	BEDROOM	99.1	93.5	93.4	0.1	0.1
R4/640	BEDROOM	110.6	103.8	102.8	1.0	1.0
R5/640	BEDROOM	111.0	105.2	103.3	1.9	1.8
R6/640	BEDROOM	109.7	105.5	105.5	0.0	0.0
R7/640	BEDROOM	82.7	81.7	81.7	0.0	0.0
R8/640	BEDROOM	85.9	85.5	85.5	0.0	0.0
R9/640	BEDROOM	106.9	105.5	105.5	0.1	0.1
R1/641	BEDROOM	111.2	105.7	105.2	0.4	0.4
R2/641	BEDROOM	110.7	107.6	107.6	0.0	0.0
R3/641	BEDROOM	99.1	94.2	94.2	0.0	0.0
R4/641	BEDROOM	110.6	104.2	104.0	0.2	0.2
R5/641	BEDROOM	111.0	105.2	104.0	1.2	1.1
R6/641	BEDROOM	109.7	105.5	105.5	0.0	0.0
R7/641	BEDROOM	82.7	81.7	81.7	0.0	0.0
R8/641	BEDROOM	85.9	85.5	85.5	0.0	0.0
R9/641	BEDROOM	106.9	105.5	105.5	0.0	0.0
R1/642	BEDROOM	111.2	105.7	105.4	0.2	0.2
R2/642	BEDROOM	110.7	107.6	107.6	0.0	0.0
R3/642	BEDROOM	99.1	95.9	95.9	0.0	0.0
R4/642	BEDROOM	110.6	104.4	104.4	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R5/642	BEDROOM	111.0	105.2	105.2	0.0	0.0
R6/642	BEDROOM	109.7	105.5	105.5	0.0	0.0
R7/642	BEDROOM	82.7	81.7	81.7	0.0	0.0
R8/642	BEDROOM	85.9	85.5	85.5	0.0	0.0
R9/642	BEDROOM	106.9	105.5	105.5	0.0	0.0

6-28 Dalmeny Avenue

R1/600	BEDROOM	115.2	108.9	108.3	0.6	0.6
R2/600	BEDROOM	114.9	110.4	107.0	3.4	3.1
R3/600	BEDROOM	103.1	97.4	96.3	1.1	1.1
R4/600	BEDROOM	114.4	107.6	96.5	11.0	10.2
R5/600	BEDROOM	110.9	105.2	102.0	3.2	3.0
R6/600	BEDROOM	108.7	105.3	104.9	0.4	0.4
R7/600	BEDROOM	98.8	96.6	96.6	0.0	0.0
R8/600	BEDROOM	126.9	121.7	116.0	5.7	4.7
R1/601	BEDROOM	115.2	109.5	108.4	1.1	1.0
R2/601	BEDROOM	114.9	110.7	109.9	0.8	0.7
R3/601	BEDROOM	103.1	98.2	98.0	0.2	0.2
R4/601	BEDROOM	114.4	107.8	99.7	8.1	7.5
R5/601	BEDROOM	110.9	105.2	102.9	2.3	2.2
R6/601	BEDROOM	108.7	105.3	105.2	0.1	0.1
R7/601	BEDROOM	98.8	96.6	96.6	0.0	0.0
R8/601	BEDROOM	126.9	121.7	119.5	2.2	1.8
R1/602	BEDROOM	115.2	109.5	108.4	1.1	1.0
R2/602	BEDROOM	114.9	110.7	110.7	0.0	0.0
R3/602	BEDROOM	103.1	99.9	99.8	0.1	0.1
R4/602	BEDROOM	114.4	108.3	104.1	4.2	3.9
R5/602	BEDROOM	110.9	105.2	103.9	1.3	1.2
R6/602	BEDROOM	108.7	105.3	105.3	0.0	0.0
R7/602	BEDROOM	98.8	96.6	96.6	0.0	0.0
R8/602	BEDROOM	126.9	121.7	121.3	0.4	0.3

275 Camden Road

R1/551	LKD	258.4	257.3	255.6	1.7	0.7
R3/551	BEDROOM	148.7	146.2	67.0	79.2	54.2
R4/551	BEDROOM	128.0	119.0	47.0	72.0	60.5
R7/551	LKD	325.5	288.6	60.9	227.7	78.9
R1/552	LKD	259.6	249.9	249.9	0.0	0.0
R3/552	BEDROOM	145.6	141.6	63.9	77.7	54.9
R4/552	BEDROOM	86.2	80.2	31.2	49.0	61.1



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R6/552	BEDROOM	84.9	82.5	62.3	20.2	24.5
R1/553	LKD	259.6	249.9	249.9	0.0	0.0
R3/553	BEDROOM	145.6	141.6	66.3	75.3	53.2
R4/553	BEDROOM	86.2	80.2	33.1	47.1	58.7
R6/553	BEDROOM	84.9	82.5	65.3	17.2	20.8
R1/554	LKD	259.6	249.9	249.9	0.0	0.0
R3/554	BEDROOM	150.8	143.6	73.8	69.8	48.6
R1/555	BEDROOM	167.4	166.3	166.3	0.0	0.0
R3/555	BEDROOM	129.8	127.9	122.9	5.0	3.9
R2/560	BEDROOM	102.6	25.9	18.9	6.9	26.6
R4/560	BEDROOM	183.8	171.8	95.3	76.5	44.5
R5/560	LKD	334.5	330.2	328.5	1.7	0.5
R3/561	BEDROOM	88.5	30.5	23.4	7.0	23.0
R4/561	BEDROOM	160.4	152.4	93.0	59.4	39.0
R5/561	LKD	383.8	380.5	379.7	0.8	0.2
R3/562	BEDROOM	192.6	189.9	177.4	12.5	6.6
R4/562	LKD	327.8	324.4	323.7	0.8	0.2
R5/562	BEDROOM	144.5	143.3	142.8	0.5	0.3

1-30 Kimble House

R2/571	KITCHEN	53.1	36.7	31.9	4.8	13.1
R4/571	KITCHEN	53.1	34.2	30.5	3.7	10.8
R7/571	KITCHEN	53.1	34.4	32.4	2.0	5.8
R10/571	KITCHEN	53.1	38.5	37.5	1.0	2.6
R12/571	KITCHEN	53.1	37.7	37.4	0.3	0.8
R14/571	KITCHEN	53.1	39.3	38.6	0.7	1.8
R3/572	KITCHEN	53.1	36.9	33.1	3.7	10.0
R6/572	KITCHEN	53.1	34.7	33.6	1.0	2.9
R9/572	KITCHEN	53.1	35.8	34.9	0.8	2.2
R12/572	KITCHEN	53.1	38.6	38.1	0.5	1.3
R15/572	KITCHEN	53.1	40.0	39.9	0.1	0.3
R18/572	KITCHEN	53.1	40.3	39.7	0.6	1.5
R3/573	KITCHEN	53.1	37.4	35.4	2.0	5.3
R6/573	KITCHEN	53.1	38.0	37.2	0.8	2.1
R9/573	KITCHEN	53.1	40.0	39.3	0.7	1.8
R12/573	KITCHEN	53.1	40.3	40.3	0.0	0.0
R15/573	KITCHEN	53.1	40.3	40.3	0.0	0.0
R18/573	KITCHEN	53.1	40.3	40.3	0.0	0.0
R3/574	KITCHEN	53.1	40.3	39.8	0.5	1.2
R5/574	KITCHEN	53.1	40.3	39.9	0.4	1.0
R8/574	KITCHEN	53.1	40.3	40.2	0.1	0.2



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R11/574	KITCHEN	53.1	40.3	40.3	0.0	0.0
R14/574	KITCHEN	53.1	40.3	40.3	0.0	0.0
R17/574	KITCHEN	53.1	40.3	40.3	0.0	0.0
R3/575	KITCHEN	53.1	40.3	40.3	0.0	0.0
R5/575	KITCHEN	53.1	40.3	40.3	0.0	0.0
R8/575	KITCHEN	53.1	40.3	40.3	0.0	0.0
R11/575	KITCHEN	53.1	40.3	40.3	0.0	0.0
R14/575	KITCHEN	53.1	40.3	40.3	0.0	0.0
R17/575	KITCHEN	53.1	40.3	40.3	0.0	0.0

370 Camden Road

R1/70	ASSUMED_RESI	189.7	176.0	172.9	3.1	1.8
R1/71	ASSUMED_RESI	189.7	181.4	179.7	1.7	0.9
R5/72	ASSUMED_RESI	189.7	180.6	179.8	0.8	0.4
R2/73	ASSUMED_RESI	189.7	180.6	177.7	2.9	1.6

372 Camden Road

R2/70	ASSUMED_RESI_PCD	123.4	115.3	115.0	0.3	0.3
R3/70	ASSUMED_RESI_PCD	135.4	125.7	120.4	5.3	4.2
R2/71	ASSUMED_RESI_PCD	123.4	119.0	119.0	0.0	0.0
R4/71	ASSUMED_RESI_PCD	135.4	132.6	132.6	0.0	0.0
R2/72	ASSUMED_RESI_PCD	68.5	66.8	66.8	0.0	0.0
R3/72	ASSUMED_RESI_PCD	47.3	44.7	44.7	0.0	0.0
R4/72	ASSUMED_RESI_PCD	123.4	119.0	119.0	0.0	0.0
R1/73	ASSUMED_RESI_PCD	123.4	119.8	119.8	0.0	0.0
R3/73	ASSUMED_RESI_PCD	73.2	72.6	72.6	0.0	0.0
R4/73	ASSUMED_RESI_PCD	25.0	24.0	24.0	0.0	0.0
R5/73	ASSUMED_RESI_PCD	67.5	66.1	66.1	0.0	0.0

374 Camden Road

R3/61	ASSUMED_RESI	102.0	29.9	29.9	0.0	0.0
R4/70	ASSUMED_RESI	198.0	183.9	162.5	21.4	11.6
R5/71	ASSUMED_RESI	198.0	189.6	173.6	16.0	8.4
R1/72	ASSUMED_RESI	198.0	189.0	175.9	13.1	6.9
R6/73	ASSUMED_RESI	198.0	189.0	173.3	15.8	8.4

376 Camden Road

R1/40	BEDROOM	137.9	130.0	104.0	26.0	20.0
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NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R2/40	BEDROOM	150.7	135.5	117.3	18.2	13.4
R3/40	BEDROOM	152.4	141.8	118.4	23.5	16.6
R4/40	BEDROOM	140.0	134.2	114.7	19.6	14.6
R6/40	ASSUMED_KITCHEN	46.0	40.0	40.0	0.0	0.0
R1/41	BEDROOM	137.9	130.6	107.2	23.4	17.9
R2/41	BEDROOM	142.2	131.2	126.6	4.6	3.5
R3/41	BEDROOM	152.4	142.4	120.3	22.1	15.5
R4/41	BEDROOM	140.0	134.5	116.2	18.3	13.6
R6/41	ASSUMED_KITCHEN	46.0	41.4	41.4	0.0	0.0
R1/42	BEDROOM	137.9	130.6	110.8	19.7	15.1
R2/42	BEDROOM	145.4	136.1	131.7	4.4	3.2
R3/42	BEDROOM	152.4	142.5	121.1	21.4	15.0
R4/42	BEDROOM	140.0	134.5	117.5	17.0	12.6
R6/42	ASSUMED_KITCHEN	46.0	41.4	41.4	0.0	0.0
R1/43	BEDROOM	94.2	92.2	91.5	0.7	0.8
R2/43	BEDROOM	99.8	95.9	95.9	0.0	0.0
R4/43	BEDROOM	110.1	108.0	105.9	2.1	1.9
R5/43	BEDROOM	94.5	92.0	87.1	4.9	5.3
R6/43	ASSUMED_KITCHEN	46.0	41.4	41.4	0.0	0.0

Poynder Court, Camden Road

R2/20	BEDROOM	129.2	127.7	127.7	0.0	0.0
R3/20	BEDROOM	128.0	126.7	126.7	0.0	0.0
R4/20	BEDROOM	128.1	126.8	126.8	0.0	0.0
R5/20	BEDROOM	127.1	125.8	125.8	0.0	0.0
R6/20	BEDROOM	127.4	126.0	126.0	0.0	0.0
R1/21	BEDROOM	128.5	127.2	127.2	0.0	0.0
R2/21	BEDROOM	129.2	127.7	127.7	0.0	0.0
R3/21	BEDROOM	128.0	126.7	126.7	0.0	0.0
R4/21	BEDROOM	128.1	126.8	126.8	0.0	0.0
R5/21	BEDROOM	127.1	125.8	125.8	0.0	0.0
R6/21	BEDROOM	127.4	126.0	126.0	0.0	0.0
R1/22	BEDROOM	128.5	127.2	127.2	0.0	0.0
R2/22	BEDROOM	129.2	127.9	127.9	0.0	0.0
R3/22	BEDROOM	128.0	126.7	126.7	0.0	0.0
R4/22	BEDROOM	128.1	126.8	126.8	0.0	0.0
R5/22	BEDROOM	127.1	125.8	125.8	0.0	0.0
R6/22	BEDROOM	127.4	126.0	126.0	0.0	0.0
R1/23	BEDROOM	128.5	127.2	127.2	0.0	0.0
R2/23	BEDROOM	129.2	127.9	127.9	0.0	0.0
R3/23	BEDROOM	128.0	126.7	126.7	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21

P2104 - rel100

Room	Room Use	Whole Room sq ft	NSL		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
R4/23	BEDROOM	128.1	126.8	126.8	0.0	0.0
R5/23	BEDROOM	127.1	125.8	125.8	0.0	0.0
R6/23	BEDROOM	127.4	126.0	126.0	0.0	0.0

388 Camden Road

R2/10	KITCHEN	100.8	96.6	90.2	6.4	6.6
R3/10	LIVINGROOM	223.7	215.1	209.7	5.4	2.5
R1/11	KITCHEN	97.5	94.4	88.3	6.1	6.5
R2/11	LIVINGROOM	224.5	215.2	210.0	5.3	2.5
R1/12	KITCHEN	97.5	94.4	87.1	7.3	7.7
R2/12	LIVINGROOM	224.5	215.0	208.9	6.1	2.8
R1/13	ASSUMED_RESI	97.5	94.4	87.1	7.3	7.7
R2/1009	ASSUMED_LIVINGROOM	223.7	220.2	204.7	15.5	7.0

390 Camden Road

R4/10	LIVINGROOM	224.8	215.6	206.9	8.7	4.0
R5/10	ASSUMED_KITCHEN	108.2	104.9	98.9	6.0	5.7
R6/10	ASSUMED_RESI	70.4	68.8	68.8	0.0	0.0
R3/11	LIVINGROOM	226.3	216.7	208.5	8.2	3.8
R4/11	ASSUMED_KITCHEN	109.2	105.8	100.2	5.7	5.4
R3/12	LIVINGROOM	226.3	216.7	200.6	16.2	7.5
R4/12	KITCHEN	109.2	105.7	97.8	7.9	7.5
R6/12	ASSUMED	31.9	28.9	28.9	0.0	0.0
R4/13	ASSUMED_RESI	102.1	98.6	92.0	6.5	6.6

2 Parkhurst Road & 291 A & C Camden Road

R1/1100	DANCE_STUDIO	828.6	813.8	653.9	159.9	19.6
R1/1101	DANCE_STUDIO	878.5	872.0	864.5	7.5	0.9
R2/1101		183.8	180.1	175.9	4.3	2.4
R2/1110		123.3	114.0	44.0	70.1	61.5
R1/1111		126.3	121.3	51.9	69.4	57.2
R2/1111	STUDIO	143.5	137.6	61.9	75.7	55.0
R1/1112	ASSUMED	321.6	306.2	148.4	157.8	51.5
R1/1120		259.3	249.3	249.3	0.0	0.0
R2/1120		730.3	730.3	730.3	0.0	0.0
R1/1121		259.3	255.4	255.4	0.0	0.0
R2/1121		260.4	256.1	256.1	0.0	0.0
R3/1121		722.5	722.5	722.5	0.0	0.0
R4/1121		434.9	434.9	434.9	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss

R5/1121		179.1	179.1	179.1	0.0	0.0
R1/1122		179.1	144.0	141.8	2.1	1.5

2-5 Prospect Place

R1/1130	ASSUMED_LKD	113.5	113.5	87.4	26.1	23.0
R2/1130	ASSUMED_LKD	113.5	113.5	91.6	21.8	19.2
R3/1130	ASSUMED_LKD	109.5	109.5	66.8	42.7	39.0
R2/1131	ASSUMED_LKD	125.5	124.3	76.0	48.3	38.9
R3/1131	ASSUMED_LKD	125.5	124.3	69.6	54.7	44.0
R6/1131	ASSUMED_LKD	121.0	120.0	52.8	67.1	55.9
R2/1132	ASSUMED_LKD	125.5	124.3	79.0	45.3	36.4
R3/1132	ASSUMED_LKD	125.5	124.3	73.6	50.8	40.9
R6/1132	ASSUMED_LKD	121.0	120.0	59.2	60.7	50.6
R1/1140	ASSUMED_LKD	174.2	169.5	161.3	8.2	4.8
R2/1140	ASSUMED_LKD	156.5	149.0	129.8	19.3	13.0

Camhurst House

R1/1151	LKD	283.8	275.0	275.0	0.0	0.0
R3/1151	BEDROOM	146.9	146.3	146.3	0.0	0.0
R4/1151	BEDROOM	176.4	172.9	170.0	2.9	1.7
R5/1151	LKD	219.2	214.9	207.6	7.3	3.4
R6/1151	LKD	457.8	451.4	428.5	22.9	5.1
R1/1152	LKD	283.8	275.0	275.0	0.0	0.0
R3/1152	BEDROOM	146.9	146.3	146.3	0.0	0.0
R4/1152	BEDROOM	171.7	169.8	169.8	0.0	0.0
R5/1152	LKD	241.1	236.7	232.5	4.2	1.8
R1/1153	LKD	283.8	275.0	275.0	0.0	0.0
R3/1153	BEDROOM	146.9	146.3	146.3	0.0	0.0
R4/1153	BEDROOM	171.7	169.8	169.8	0.0	0.0
R5/1153	LKD	241.1	236.7	235.7	1.0	0.4

Whitby Court

R1/1160	KITCHEN	81.2	75.2	75.2	0.0	0.0
R4/1160	ASSUMED_BEDROOM	149.6	133.8	133.8	0.0	0.0
R1/1161	KITCHEN	81.2	77.3	76.6	0.7	0.9
R4/1161	ASSUMED_BEDROOM	149.6	135.6	135.6	0.0	0.0
R1/1162	KITCHEN	81.2	77.3	77.3	0.0	0.0
R4/1162	ASSUMED_BEDROOM	149.6	136.4	136.4	0.0	0.0
R1/1163	KITCHEN	81.2	77.3	77.3	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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

R4/1163	ASSUMED_BEDROOM	116.9	110.7	110.7	0.0	0.0
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1-12 Fairweather House

R1/440	LIVINGROOM	154.8	151.7	150.6	1.0	0.7
R2/440	RESIDENTIAL	156.1	154.4	153.7	0.7	0.5
R3/440	RESIDENTIAL	160.0	157.7	157.7	0.0	0.0
R4/440	LIVINGROOM	154.8	154.2	151.7	2.5	1.6
R5/440	KITCHEN	59.0	57.4	57.4	0.0	0.0
R6/440	BEDROOM	120.0	118.3	115.7	2.6	2.2
R9/440	RESIDENTIAL	68.5	67.3	67.3	0.0	0.0
R10/440	RESIDENTIAL	68.5	67.3	67.3	0.0	0.0
R13/440	BEDROOM	122.0	120.6	119.4	1.2	1.0
R1/441	LIVINGROOM	212.1	207.8	207.2	0.6	0.3
R2/441	RESIDENTIAL	194.8	192.5	192.4	0.1	0.1
R3/441	RESIDENTIAL	195.5	193.2	193.2	0.0	0.0
R4/441	LIVINGROOM	203.8	202.6	198.7	3.8	1.9
R5/441	KITCHEN	59.0	57.9	57.7	0.2	0.3
R6/441	BEDROOM	120.0	118.3	116.2	2.1	1.8
R9/441	RESIDENTIAL	72.4	71.7	71.7	0.0	0.0
R10/441	RESIDENTIAL	72.9	72.2	72.2	0.0	0.0
R13/441	BEDROOM	122.0	120.1	119.5	0.6	0.5
R1/442	RESIDENTIAL	205.9	204.4	204.2	0.2	0.1
R2/442	RESIDENTIAL	170.2	167.7	167.5	0.2	0.1
R3/442	RESIDENTIAL	163.3	160.8	160.8	0.0	0.0
R4/442	RESIDENTIAL	199.8	198.4	195.0	3.4	1.7
R5/442	RESIDENTIAL	120.0	118.3	116.2	2.1	1.8
R7/442	RESIDENTIAL	131.4	130.2	130.2	0.0	0.0
R8/442	RESIDENTIAL	130.0	128.9	128.7	0.3	0.2
R10/442	RESIDENTIAL	122.0	120.1	119.5	0.6	0.5
R1/443	RESIDENTIAL	127.2	126.0	125.8	0.1	0.1
R2/443	RESIDENTIAL	76.3	74.3	74.3	0.0	0.0
R3/443	RESIDENTIAL	155.0	153.5	153.2	0.4	0.3
R4/443	RESIDENTIAL	158.9	156.5	156.4	0.1	0.1
R5/443	RESIDENTIAL	80.0	78.5	77.1	1.3	1.7
R6/443	RESIDENTIAL	115.8	114.4	114.3	0.2	0.2
R7/443	RESIDENTIAL	164.8	163.0	161.4	1.6	1.0
R10/443	RESIDENTIAL	117.4	116.5	116.5	0.0	0.0
R11/443	RESIDENTIAL	117.4	116.5	116.5	0.0	0.0
R14/443	RESIDENTIAL	172.1	170.2	170.2	0.0	0.0

13-24 Fairweather House



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Whole Room sq ft	NSL		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
R1/470	BEDROOM	122.0	120.6	120.6	0.0	0.0
R4/470	RESIDENTIAL	68.5	67.3	67.3	0.0	0.0
R5/470	RESIDENTIAL	68.5	67.3	67.3	0.0	0.0
R8/470	BEDROOM	120.0	113.9	113.9	0.0	0.0
R9/470	KITCHEN	59.0	57.4	57.4	0.0	0.0
R10/470	LIVINGROOM	154.8	154.2	152.3	1.9	1.2
R1/471	BEDROOM	122.0	120.1	120.1	0.0	0.0
R4/471	RESIDENTIAL	72.9	72.2	72.2	0.0	0.0
R5/471	RESIDENTIAL	72.4	71.7	71.7	0.0	0.0
R8/471	BEDROOM	120.0	115.4	115.4	0.0	0.0
R9/471	KITCHEN	59.0	57.9	57.6	0.3	0.5
R10/471	LIVINGROOM	203.8	202.6	200.7	1.9	0.9
R1/472	RESIDENTIAL	122.0	120.1	120.1	0.0	0.0
R3/472	RESIDENTIAL	130.0	128.9	128.9	0.0	0.0
R4/472	RESIDENTIAL	131.4	130.2	130.2	0.0	0.0
R6/472	RESIDENTIAL	120.0	118.3	118.3	0.0	0.0
R7/472	RESIDENTIAL	199.8	198.4	196.3	2.1	1.1
R1/473	RESIDENTIAL	172.1	170.2	170.2	0.0	0.0
R4/473	RESIDENTIAL	117.4	116.5	116.5	0.0	0.0
R5/473	RESIDENTIAL	117.4	116.5	116.5	0.0	0.0
R8/473	RESIDENTIAL	164.8	163.0	163.0	0.0	0.0
R9/473	RESIDENTIAL	115.8	114.4	114.4	0.1	0.1
R10/473	RESIDENTIAL	80.0	78.5	78.5	0.0	0.0

25-40 Fairweather House

R1/500	RESIDENTIAL	68.5	67.3	67.3	0.0	0.0
R4/500	RESIDENTIAL	68.5	67.3	67.3	0.0	0.0
R5/500	RESIDENTIAL	68.5	67.3	67.3	0.0	0.0
R8/500	BEDROOM	120.0	113.9	113.9	0.0	0.0
R9/500	KITCHEN	59.0	57.4	57.4	0.0	0.0
R10/500	LIVINGROOM	154.8	154.2	154.1	0.1	0.1
R1/501	RESIDENTIAL	72.4	71.6	71.6	0.0	0.0
R4/501	RESIDENTIAL	72.9	72.2	72.2	0.0	0.0
R5/501	RESIDENTIAL	72.4	71.7	71.7	0.0	0.0
R8/501	BEDROOM	120.0	115.4	115.4	0.0	0.0
R9/501	KITCHEN	59.0	57.9	57.9	0.0	0.0
R10/501	LIVINGROOM	203.8	202.6	201.2	1.3	0.6
R1/502	RESIDENTIAL	131.4	129.9	129.9	0.0	0.0
R2/502	RESIDENTIAL	130.0	128.9	128.9	0.0	0.0
R3/502	RESIDENTIAL	131.4	130.2	130.2	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21

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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R5/502	RESIDENTIAL	120.0	118.3	118.3	0.0	0.0
R6/502	RESIDENTIAL	199.8	198.4	196.9	1.5	0.8
R1/503	RESIDENTIAL	117.4	116.1	116.1	0.0	0.0
R4/503	RESIDENTIAL	117.4	116.5	116.5	0.0	0.0
R5/503	RESIDENTIAL	117.4	116.5	116.5	0.0	0.0
R8/503	RESIDENTIAL	164.8	163.0	163.0	0.0	0.0
R9/503	RESIDENTIAL	115.8	114.4	114.4	0.0	0.0
R10/503	RESIDENTIAL	80.0	78.5	78.5	0.0	0.0

McMorran House

R1/410	BEDROOM_ASSUMED	89.3	88.7	88.7	0.1	0.1
R2/410	LIVINGROOM_ASSUMED	183.3	181.8	181.8	0.0	0.0
R3/410	LIVINGROOM_ASSUMED	183.2	181.8	181.8	0.0	0.0
R4/410	BEDROOM_ASSUMED	89.3	88.7	88.7	0.0	0.0
R5/410	BEDROOM_ASSUMED	89.3	88.6	88.6	0.0	0.0
R6/410	LIVINGROOM_ASSUMED	185.8	183.9	183.9	0.0	0.0
R1/411	LIVINGROOM_ASSUMED	183.9	180.4	176.2	4.2	2.3
R2/411	BEDROOM_ASSUMED	89.3	88.3	85.5	2.8	3.2
R3/411	BEDROOM_ASSUMED	84.9	84.2	82.3	1.9	2.3
R4/411	BEDROOM_ASSUMED	84.9	84.2	82.9	1.4	1.7
R5/411	BEDROOM_ASSUMED	89.3	88.7	87.3	1.5	1.7
R6/411	LIVINGROOM_ASSUMED	183.3	181.8	181.6	0.2	0.1
R7/411	LIVINGROOM_ASSUMED	183.2	181.8	181.8	0.0	0.0
R8/411	BEDROOM_ASSUMED	89.3	88.7	88.4	0.3	0.3
R9/411	BEDROOM_ASSUMED	84.9	84.2	84.1	0.1	0.1
R10/411	BEDROOM_ASSUMED	84.9	84.2	84.1	0.1	0.1
R11/411	BEDROOM_ASSUMED	89.3	88.6	88.6	0.0	0.0
R12/411	LIVINGROOM_ASSUMED	185.8	183.9	183.8	0.1	0.1
R1/412	LIVINGROOM_ASSUMED	183.9	180.4	180.2	0.2	0.1
R2/412	BEDROOM_ASSUMED	89.3	88.3	87.6	0.7	0.8
R3/412	BEDROOM_ASSUMED	84.9	84.2	83.9	0.3	0.4
R4/412	BEDROOM_ASSUMED	84.9	84.2	83.9	0.3	0.4
R5/412	BEDROOM_ASSUMED	89.3	88.7	88.6	0.2	0.2
R6/412	LIVINGROOM_ASSUMED	183.3	181.8	181.8	0.0	0.0
R7/412	LIVINGROOM_ASSUMED	183.2	181.8	181.8	0.0	0.0
R8/412	BEDROOM_ASSUMED	89.3	88.7	88.7	0.0	0.0
R9/412	BEDROOM_ASSUMED	84.9	84.2	84.2	0.0	0.0
R10/412	BEDROOM_ASSUMED	84.9	84.2	84.2	0.0	0.0
R11/412	BEDROOM_ASSUMED	89.3	88.6	88.6	0.0	0.0
R12/412	LIVINGROOM_ASSUMED	185.8	183.9	183.9	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss

Crayford House

R2/400	RECEPTION_ROOM_ASSUMEC	174.6	171.8	148.2	23.6	13.7
R3/400	BEDROOM_ASSUMED	82.7	82.1	70.5	11.5	14.0
R4/400	RECEPTION_ROOM_ASSUMEC	186.5	184.9	165.1	19.8	10.7
R5/400	RECEPTION_ROOM_ASSUMEC	185.9	183.7	162.6	21.2	11.5
R6/400	BEDROOM_ASSUMED	81.7	81.1	75.5	5.6	6.9
R7/400	BEDROOM_ASSUMED	82.2	81.6	67.6	13.9	17.0
R8/400	RECEPTION_ROOM_ASSUMEC	186.8	185.3	133.8	51.5	27.8
R9/400	RECEPTION_ROOM_ASSUMEC	179.3	177.5	107.8	69.7	39.3
R10/400	BEDROOM_ASSUMED	85.2	84.4	43.8	40.6	48.1
R11/400	RECEPTION_ROOM_ASSUMEC	176.3	172.4	127.7	44.7	25.9
R2/401	RECEPTION_ROOM_ASSUMEC	174.6	171.8	151.8	20.0	11.6
R3/401	BEDROOM_ASSUMED	90.8	89.8	74.5	15.3	17.0
R4/401	BEDROOM_ASSUMED	96.9	95.9	80.1	15.8	16.5
R5/401	BEDROOM_ASSUMED	82.7	82.1	71.0	11.1	13.5
R6/401	RECEPTION_ROOM_ASSUMEC	186.5	184.9	168.6	16.3	8.8
R7/401	RECEPTION_ROOM_ASSUMEC	185.9	183.7	167.6	16.2	8.8
R8/401	BEDROOM_ASSUMED	81.7	81.1	77.7	3.4	4.2
R9/401	BEDROOM_ASSUMED	89.1	88.5	78.1	10.4	11.8
R10/401	BEDROOM_ASSUMED	97.5	96.4	83.2	13.2	13.7
R11/401	BEDROOM_ASSUMED	82.2	81.6	68.5	13.1	16.1
R12/401	RECEPTION_ROOM_ASSUMEC	186.8	185.3	140.6	44.7	24.1
R13/401	RECEPTION_ROOM_ASSUMEC	179.3	177.5	114.3	63.2	35.6
R14/401	BEDROOM_ASSUMED	85.2	84.4	46.0	38.4	45.5
R15/401	BEDROOM_ASSUMED	84.6	84.0	46.1	37.8	45.0
R16/401	BEDROOM_ASSUMED	93.4	92.6	56.2	36.4	39.3
R17/401	RECEPTION_ROOM_ASSUMEC	176.3	172.4	131.2	41.3	24.0
R2/402	RECEPTION_ROOM_ASSUMEC	174.6	171.8	155.7	16.1	9.4
R3/402	BEDROOM_ASSUMED	90.8	89.8	74.7	15.0	16.7
R4/402	BEDROOM_ASSUMED	96.9	95.9	80.6	15.2	15.8
R5/402	BEDROOM_ASSUMED	82.7	82.1	71.5	10.6	12.9
R6/402	RECEPTION_ROOM_ASSUMEC	186.5	184.9	172.5	12.4	6.7
R7/402	RECEPTION_ROOM_ASSUMEC	185.9	183.7	172.6	11.1	6.0
R8/402	BEDROOM_ASSUMED	81.7	81.1	79.4	1.7	2.1
R9/402	BEDROOM_ASSUMED	89.1	88.5	79.8	8.7	9.8
R10/402	BEDROOM_ASSUMED	97.5	96.4	85.3	11.1	11.5
R11/402	BEDROOM_ASSUMED	82.2	81.6	69.5	12.0	14.7
R12/402	RECEPTION_ROOM_ASSUMEC	186.8	185.3	150.1	35.2	19.0
R13/402	RECEPTION_ROOM_ASSUMEC	179.3	177.5	132.8	44.7	25.2
R14/402	BEDROOM_ASSUMED	85.2	84.4	48.0	36.5	43.2
R15/402	BEDROOM_ASSUMED	84.6	84.0	48.3	35.7	42.5



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON

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Room	Room Use	Whole Room sq ft	NSL		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
R16/402	BEDROOM_ASSUMED	93.4	92.6	58.9	33.7	36.4
R17/402	RECEPTION_ROOM_ASSUMED	176.3	172.4	138.1	34.4	20.0

Bunning House

R1/420	RECEPTION_ROOM_ASSUMED	176.3	172.4	172.4	0.0	0.0
R2/420	BEDROOM_ASSUMED	85.2	84.4	84.4	0.0	0.0
R3/420	RECEPTION_ROOM_ASSUMED	179.3	177.5	177.5	0.0	0.0
R4/420	RECEPTION_ROOM_ASSUMED	186.8	185.3	185.3	0.0	0.0
R5/420	BEDROOM_ASSUMED	82.2	81.6	81.6	0.0	0.0
R6/420	BEDROOM_ASSUMED	81.7	59.0	59.0	0.0	0.0
R7/420	RECEPTION_ROOM_ASSUMED	185.9	183.7	171.8	11.9	6.5
R8/420	RECEPTION_ROOM_ASSUMED	186.5	184.9	184.3	0.6	0.3
R9/420	BEDROOM_ASSUMED	82.7	82.1	81.9	0.1	0.1
R10/420	RECEPTION_ROOM_ASSUMED	174.6	170.6	169.7	0.9	0.5
R12/420	BEDROOM_ASSUMED	136.3	135.1	134.3	0.8	0.6
R13/420	KITCHEN_ASSUMED	98.5	96.7	96.7	0.0	0.0
R14/420	KITCHEN_ASSUMED	94.1	92.1	92.1	0.0	0.0
R17/420	BEDROOM_ASSUMED	156.5	151.9	151.9	0.0	0.0
R18/420	BEDROOM_ASSUMED	156.5	151.3	151.3	0.0	0.0
R21/420	KITCHEN_ASSUMED	94.1	91.7	91.7	0.0	0.0
R22/420	KITCHEN_ASSUMED	94.1	92.1	92.1	0.0	0.0
R25/420	BEDROOM_ASSUMED	156.5	151.6	151.6	0.0	0.0
R1/421	RECEPTION_ROOM_ASSUMED	176.3	172.4	172.4	0.0	0.0
R2/421	BEDROOM_ASSUMED	93.4	92.6	92.6	0.0	0.0
R3/421	BEDROOM_ASSUMED	84.6	84.0	84.0	0.0	0.0
R4/421	BEDROOM_ASSUMED	85.2	84.4	84.4	0.0	0.0
R5/421	RECEPTION_ROOM_ASSUMED	179.3	177.5	177.5	0.0	0.0
R6/421	RECEPTION_ROOM_ASSUMED	186.8	185.3	185.3	0.0	0.0
R7/421	BEDROOM_ASSUMED	82.2	81.6	81.6	0.0	0.0
R8/421	BEDROOM_ASSUMED	97.5	96.0	96.0	0.0	0.0
R9/421	BEDROOM_ASSUMED	89.1	84.4	84.4	0.0	0.0
R10/421	BEDROOM_ASSUMED	81.7	72.8	72.8	0.0	0.0
R11/421	RECEPTION_ROOM_ASSUMED	185.9	183.7	180.9	2.9	1.6
R12/421	RECEPTION_ROOM_ASSUMED	186.5	184.9	184.6	0.2	0.1
R13/421	BEDROOM_ASSUMED	82.7	82.1	81.9	0.1	0.1
R14/421	BEDROOM_ASSUMED	96.9	95.9	95.6	0.2	0.2
R15/421	BEDROOM_ASSUMED	90.8	89.8	89.6	0.1	0.1
R16/421	RECEPTION_ROOM_ASSUMED	174.6	170.6	170.0	0.5	0.3
R18/421	BEDROOM_ASSUMED	136.3	135.2	134.8	0.4	0.3
R19/421	KITCHEN_ASSUMED	98.5	96.7	96.7	0.0	0.0
R20/421	KITCHEN_ASSUMED	94.1	92.1	92.1	0.0	0.0



NSL ANALYSIS

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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R23/421	BEDROOM_ASSUMED	156.5	151.9	151.9	0.0	0.0
R24/421	BEDROOM_ASSUMED	156.5	151.8	151.8	0.0	0.0
R27/421	KITCHEN_ASSUMED	94.1	91.7	91.7	0.0	0.0
R28/421	KITCHEN_ASSUMED	94.1	92.1	92.1	0.0	0.0
R31/421	BEDROOM_ASSUMED	156.5	151.9	151.9	0.0	0.0
R1/422	RECEPTION_ROOM_ASSUMED	176.3	172.4	172.4	0.0	0.0
R2/422	BEDROOM_ASSUMED	93.4	92.6	92.6	0.0	0.0
R3/422	BEDROOM_ASSUMED	84.6	84.0	84.0	0.0	0.0
R4/422	BEDROOM_ASSUMED	85.2	84.4	84.4	0.0	0.0
R5/422	RECEPTION_ROOM_ASSUMED	179.3	177.5	177.5	0.0	0.0
R6/422	RECEPTION_ROOM_ASSUMED	186.8	185.3	185.3	0.0	0.0
R7/422	BEDROOM_ASSUMED	82.2	81.6	81.6	0.0	0.0
R8/422	BEDROOM_ASSUMED	97.5	96.4	96.4	0.0	0.0
R9/422	BEDROOM_ASSUMED	89.1	88.5	88.5	0.0	0.0
R10/422	BEDROOM_ASSUMED	81.7	81.1	81.1	0.0	0.0
R11/422	RECEPTION_ROOM_ASSUMED	185.9	183.7	183.6	0.1	0.1
R12/422	RECEPTION_ROOM_ASSUMED	186.5	184.9	184.1	0.8	0.4
R13/422	BEDROOM_ASSUMED	82.7	82.1	81.9	0.1	0.1
R14/422	BEDROOM_ASSUMED	96.9	95.9	95.3	0.5	0.5
R15/422	BEDROOM_ASSUMED	90.8	89.8	89.3	0.4	0.4
R16/422	RECEPTION_ROOM_ASSUMED	174.6	170.6	169.5	1.1	0.6
R18/422	BEDROOM_ASSUMED	136.3	135.2	134.6	0.6	0.4
R19/422	KITCHEN_ASSUMED	98.5	96.7	96.6	0.1	0.1
R20/422	KITCHEN_ASSUMED	94.1	92.1	92.1	0.0	0.0
R23/422	BEDROOM_ASSUMED	156.5	151.9	151.9	0.0	0.0
R24/422	BEDROOM_ASSUMED	156.5	152.0	152.0	0.0	0.0
R27/422	KITCHEN_ASSUMED	94.1	91.7	91.7	0.0	0.0
R28/422	KITCHEN_ASSUMED	94.1	92.1	92.1	0.0	0.0
R31/422	BEDROOM_ASSUMED	156.5	151.9	151.9	0.0	0.0

41 Crayford Road

R1/800	ASSUMED_WINDOW_RESI	107.0	106.1	97.2	8.9	8.4
R2/800	ASSUMED_WINDOW_RESI	121.4	114.5	83.8	30.7	26.8
R1/801	ASSUMED_RESI	96.0	95.5	83.6	11.9	12.5
R1/802	ASSUMED_RESI_HALF	94.0	92.4	88.4	3.9	4.2
R1/803	ASSUMED_RESI	222.2	214.3	214.3	0.0	0.0
R1/811	ASSUMED_RESI	120.7	117.5	109.5	8.0	6.8
R1/812	ASSUMED_RESI_HALF	117.1	114.9	109.4	5.5	4.8

43 Crayford Road



NSL ANALYSIS

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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/820	SSUMED_WINDOW_RESI_HAI	107.1	87.1	87.1	0.0	0.0
R1/821	ASSUMED_RESI_HALF	107.1	104.4	104.4	0.0	0.0
R1/822	ASSUMED_RESI_HALF	107.1	104.3	104.3	0.0	0.0
R1/823	ASSUMED_RESI_HALF	193.5	120.9	85.6	35.3	29.2
R1/830	SSUMED_WINDOW_RESI_HAI	97.5	93.2	67.5	25.7	27.6
R2/830	UMED_WINDOW_RESI_ASSUM	73.5	71.1	65.3	5.8	8.2
R1/831	ASSUMED_RESI	97.5	88.7	65.9	22.8	25.7
R2/831	ASSUMED_RESI	73.5	71.8	68.0	3.8	5.3
R1/832	ASSUMED_RESI_HALF	108.5	104.6	104.6	0.0	0.0

45 Crayford Road

R1/840	ASSUMED_WINDOW_RESI	114.0	109.6	106.1	3.5	3.2
R2/840		105.8	69.8	69.8	0.0	0.0
R1/841	ASSUMED_RESI	123.7	115.9	109.6	6.2	5.3
R1/842	ASSUMED_RESI_HALF	106.7	103.7	97.2	6.5	6.3
R1/843	ASSUMED_RESI_HALF	270.6	241.5	237.9	3.6	1.5
R1/850	SSUMED_WINDOW_RESI_HAI	106.8	71.2	71.2	0.0	0.0
R1/851	SSUMED_WINDOW_RESI_HAI	106.8	104.6	103.9	0.7	0.7
R1/852	ASSUMED_RESI_HALF	106.8	104.6	104.2	0.5	0.5

47 Crayford Road

R1/860	SSUMED_WINDOW_RESI_HAI	104.6	81.0	81.0	0.0	0.0
R1/861	SSUMED_WINDOW_RESI_HAI	104.6	101.8	101.8	0.0	0.0
R1/862	ASSUMED_RESI_HALF	104.6	101.4	101.4	0.0	0.0
R1/863	ASSUMED_RESI_HALF	184.9	162.5	149.6	13.0	8.0
R1/870	SSUMED_WINDOW_RESI_HAI	102.1	85.1	67.4	17.7	20.8
R2/870	SSUMED_WINDOW_RESI_HAI	68.3	66.8	66.5	0.3	0.4
R1/871	SSUMED_WINDOW_RESI_HAI	102.1	97.2	97.2	0.0	0.0
R2/871	SSUMED_WINDOW_RESI_HAI	68.3	66.2	66.2	0.0	0.0
R1/872	ASSUMED_RESI_HALF	100.9	97.3	97.3	0.0	0.0

49 Crayford Road

R1/880	SSUMED_WINDOW_RESI_HAI	161.6	159.7	157.1	2.6	1.6
R1/881	SSUMED_WINDOW_RESI_HAI	161.6	157.1	156.8	0.4	0.3
R1/882	SSUMED_WINDOW_RESI_HAI	116.3	109.9	106.0	3.9	3.5
R1/883	ASSUMED_RESI_HALF	216.5	109.3	80.5	28.8	26.3
R1/890	SSUMED_WINDOW_RESI_HAI	118.1	107.6	107.6	0.0	0.0
R1/891	SSUMED_WINDOW_RESI_HAI	118.1	115.1	115.1	0.0	0.0
R1/892	ASSUMED_RESI_HALF	118.1	115.1	115.1	0.0	0.0



NSL ANALYSIS

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

51 Crayford Road

R1/900	ASSUMED_WINDOW_RESI	144.3	144.3	144.3	0.0	0.0
R1/901	SSUMED_WINDOW_RESI_HAI	102.1	100.3	100.3	0.0	0.0
R1/902	SSUMED_WINDOW_RESI_HAI	102.1	100.5	100.5	0.0	0.0
R1/903	ASSUMED_HALF_RESI	179.3	151.3	144.9	6.4	4.2
R1/911	ASSUMED_WINDOW_RESI_3M	48.2	46.8	46.8	0.0	0.0
R1/912	SSUMED_WINDOW_RESI_HAI	104.1	92.4	92.4	0.0	0.0

53 Crayford Road

R1/919	ASSUMED_WINDOW_RESI	136.6	83.2	83.2	0.0	0.0
R1/920	ASSUMED_WINDOW_RESI	136.6	101.1	101.0	0.1	0.1
R1/921	SSUMED_WINDOW_RESI_HAI	100.1	98.0	98.0	0.0	0.0
R1/922	ASSUMED_RESI_HALF	100.1	98.3	98.3	0.0	0.0
R1/930	ASSUMED_WINDOW_RESI_3M	52.8	50.6	50.6	0.0	0.0
R1/931	ASSUMED_WINDOW_RESI_3M	52.8	50.6	50.6	0.0	0.0
R1/932	ASSUMED_RESI_HALF	104.9	94.2	94.2	0.0	0.0

Bakersfield - Block 1, Crayford Road

R1/970	LIVINGROOM_ASSUMED	179.6	152.5	142.7	9.8	6.4
R2/970	LIVINGROOM_ASSUMED	179.6	162.0	150.7	11.2	6.9
R3/970	LIVINGROOM_ASSUMED	179.6	165.9	151.4	14.4	8.7
R4/970	LIVINGROOM_ASSUMED	180.0	169.9	153.5	16.3	9.6
R5/970	LIVINGROOM_ASSUMED	179.3	171.1	148.2	22.9	13.4
R6/970	LIVINGROOM_ASSUMED	179.0	171.5	144.8	26.7	15.6
R7/970	LIVINGROOM_ASSUMED	180.4	173.4	141.7	31.8	18.3
R8/970	LIVINGROOM_ASSUMED	179.2	173.5	135.5	38.1	22.0
R9/970	LIVINGROOM_ASSUMED	179.2	170.5	134.1	36.3	21.3
R10/970	LIVINGROOM_ASSUMED	179.3	153.2	144.9	8.3	5.4
R1/971	BEDROOM_ASSUMED	126.5	106.0	106.0	0.0	0.0
R2/971	BEDROOM_ASSUMED	64.2	47.9	47.9	0.0	0.0
R3/971	BEDROOM_ASSUMED	144.3	132.0	124.7	7.3	5.5
R4/971	BEDROOM_ASSUMED	71.9	62.6	59.2	3.5	5.6
R5/971	BEDROOM_ASSUMED	144.3	124.1	113.6	10.6	8.5
R6/971	BEDROOM_ASSUMED	71.9	64.0	54.2	9.8	15.3
R7/971	BEDROOM_ASSUMED	139.8	121.8	105.3	16.5	13.5
R8/971	BEDROOM_ASSUMED	71.9	65.9	52.1	13.8	20.9
R9/971	BEDROOM_ASSUMED	141.5	136.3	105.4	31.0	22.7
R10/971	BEDROOM_ASSUMED	71.9	67.4	46.8	20.6	30.6



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R11/971	BEDROOM_ASSUMED	141.4	137.3	95.2	42.2	30.7
R12/971	BEDROOM_ASSUMED	71.9	68.2	44.9	23.3	34.2
R13/971	BEDROOM_ASSUMED	141.4	136.3	84.7	51.7	37.9
R14/971	BEDROOM_ASSUMED	71.9	68.3	35.8	32.5	47.6
R15/971	BEDROOM_ASSUMED	141.4	137.0	77.7	59.2	43.2
R16/971	BEDROOM_ASSUMED	71.9	68.5	33.7	34.8	50.8
R17/971	BEDROOM_ASSUMED	141.4	119.4	54.8	64.6	54.1
R18/971	BEDROOM_ASSUMED	71.9	67.3	26.0	41.3	61.4
R19/971	BEDROOM_ASSUMED	141.4	139.6	73.8	65.8	47.1
R20/971	BEDROOM_ASSUMED	70.5	68.1	34.4	33.7	49.5
R1/972	BEDROOM_ASSUMED	126.5	113.2	113.2	0.0	0.0
R2/972	BEDROOM_ASSUMED	65.0	58.0	58.0	0.0	0.0
R3/972	BEDROOM_ASSUMED	144.3	136.0	133.0	3.1	2.3
R4/972	BEDROOM_ASSUMED	71.9	67.7	67.3	0.5	0.7
R5/972	BEDROOM_ASSUMED	144.3	139.8	130.8	9.1	6.5
R6/972	BEDROOM_ASSUMED	71.9	66.6	61.2	5.5	8.3
R7/972	BEDROOM_ASSUMED	139.8	137.4	121.1	16.3	11.9
R8/972	BEDROOM_ASSUMED	71.9	69.7	61.3	8.4	12.1
R9/972	BEDROOM_ASSUMED	141.5	138.7	115.2	23.6	17.0
R10/972	BEDROOM_ASSUMED	71.9	65.1	49.8	15.2	23.3
R11/972	BEDROOM_ASSUMED	141.4	138.8	104.2	34.7	25.0
R12/972	BEDROOM_ASSUMED	71.9	69.6	53.0	16.6	23.9
R13/972	BEDROOM_ASSUMED	141.4	139.8	97.3	42.6	30.5
R14/972	BEDROOM_ASSUMED	71.9	65.2	39.4	25.8	39.6
R15/972	BEDROOM_ASSUMED	141.4	139.0	90.5	48.5	34.9
R16/972	BEDROOM_ASSUMED	71.9	69.4	44.1	25.3	36.5
R17/972	BEDROOM_ASSUMED	141.4	138.3	68.6	69.7	50.4
R18/972	BEDROOM_ASSUMED	71.9	64.5	15.8	48.7	75.5
R19/972	BEDROOM_ASSUMED	141.4	137.2	82.5	54.7	39.9
R20/972	BEDROOM_ASSUMED	70.5	66.0	24.2	41.8	63.3
R1/973	LIVINGROOM_ASSUMED	163.0	157.2	157.2	0.0	0.0
R2/973	LIVINGROOM_ASSUMED	163.9	156.3	156.3	0.0	0.0
R3/973	LIVINGROOM_ASSUMED	163.9	156.3	156.1	0.2	0.1
R4/973	LIVINGROOM_ASSUMED	163.9	160.1	158.7	1.4	0.9
R5/973	LIVINGROOM_ASSUMED	163.9	155.6	153.6	2.0	1.3
R6/973	LIVINGROOM_ASSUMED	163.9	160.3	157.7	2.5	1.6
R7/973	LIVINGROOM_ASSUMED	165.0	163.8	158.4	5.4	3.3
R8/973	LIVINGROOM_ASSUMED	163.9	160.3	153.1	7.2	4.5
R9/973	LIVINGROOM_ASSUMED	163.9	160.2	154.9	5.2	3.2
R10/973	LIVINGROOM_ASSUMED	162.8	162.7	159.1	3.6	2.2
R1/974	LIVINGROOM_ASSUMED	163.0	157.9	157.9	0.0	0.0
R2/974	LIVINGROOM_ASSUMED	163.9	157.2	157.2	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R3/974	LIVINGROOM_ASSUMED	163.9	156.3	156.3	0.0	0.0
R4/974	LIVINGROOM_ASSUMED	163.9	160.3	160.3	0.0	0.0
R5/974	LIVINGROOM_ASSUMED	163.9	155.8	155.8	0.0	0.0
R6/974	LIVINGROOM_ASSUMED	163.9	160.3	160.3	0.0	0.0
R7/974	LIVINGROOM_ASSUMED	165.0	164.5	164.5	0.0	0.0
R8/974	LIVINGROOM_ASSUMED	163.9	159.1	159.1	0.0	0.0
R1/975	BEDROOM_ASSUMED	126.5	115.9	115.9	0.0	0.0
R2/975	BEDROOM_ASSUMED	65.0	61.1	61.1	0.0	0.0
R3/975	BEDROOM_ASSUMED	144.3	136.8	136.8	0.0	0.0
R4/975	BEDROOM_ASSUMED	71.9	67.3	67.3	0.0	0.0
R5/975	BEDROOM_ASSUMED	144.3	138.7	136.7	2.0	1.4
R6/975	BEDROOM_ASSUMED	71.9	67.6	67.5	0.1	0.1
R7/975	BEDROOM_ASSUMED	139.8	137.6	132.8	4.8	3.5
R8/975	BEDROOM_ASSUMED	71.9	69.6	69.6	0.0	0.0
R9/975	BEDROOM_ASSUMED	141.5	139.0	128.9	10.1	7.3
R10/975	BEDROOM_ASSUMED	71.9	67.5	65.9	1.6	2.4
R11/975	BEDROOM_ASSUMED	141.4	137.5	120.5	17.0	12.4
R12/975	BEDROOM_ASSUMED	71.9	69.6	66.0	3.6	5.2
R13/975	BEDROOM_ASSUMED	141.4	140.7	114.7	26.0	18.5
R14/975	BEDROOM_ASSUMED	71.9	69.3	64.4	4.9	7.1
R15/975	BEDROOM_ASSUMED	141.4	139.0	109.3	29.6	21.3
R16/975	BEDROOM_ASSUMED	70.6	67.3	61.8	5.5	8.2
R1/976	LIVINGROOM_ASSUMED	177.0	159.1	159.1	0.0	0.0
R2/976	LIVINGROOM_ASSUMED	196.5	182.7	182.7	0.0	0.0
R3/976	LIVINGROOM_ASSUMED	179.1	168.0	168.0	0.0	0.0
R4/976	LIVINGROOM_ASSUMED	183.6	161.2	161.2	0.0	0.0
R1/977	BEDROOM_ASSUMED	126.5	119.3	119.3	0.0	0.0
R2/977	BEDROOM_ASSUMED	64.2	56.8	56.8	0.0	0.0
R3/977	BEDROOM_ASSUMED	144.3	135.3	135.3	0.0	0.0
R4/977	BEDROOM_ASSUMED	71.9	65.6	65.6	0.0	0.0
R5/977	BEDROOM_ASSUMED	144.3	122.6	122.6	0.0	0.0
R6/977	BEDROOM_ASSUMED	71.9	69.2	69.2	0.0	0.0
R7/977	BEDROOM_ASSUMED	139.8	131.3	131.3	0.0	0.0
R8/977	BEDROOM_ASSUMED	71.9	69.7	69.7	0.0	0.0
R1/978	LIVINGROOM_ASSUMED	163.0	160.9	160.9	0.0	0.0
R2/978	LIVINGROOM_ASSUMED	163.9	157.9	157.9	0.0	0.0
R1/979	BEDROOM_ASSUMED	126.5	124.6	124.6	0.0	0.0
R2/979	BEDROOM_ASSUMED	65.0	64.8	64.8	0.0	0.0
R3/979	BEDROOM_ASSUMED	144.3	142.0	142.0	0.0	0.0
R4/979	BEDROOM_ASSUMED	71.9	69.8	69.8	0.0	0.0

Bakersfield - Block 2, Crayford Road



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/950	LIVINGROOM_ASSUMED	183.5	148.4	148.6	-0.3	-0.2
R2/950	LIVINGROOM_ASSUMED	179.0	132.5	139.0	-6.6	-5.0
R3/950	LIVINGROOM_ASSUMED	183.1	145.7	142.2	3.5	2.4
R4/950	LIVINGROOM_ASSUMED	183.0	139.7	140.4	-0.7	-0.5
R5/950	LIVINGROOM_ASSUMED	182.7	142.2	137.7	4.5	3.2
R6/950	LIVINGROOM_ASSUMED	180.1	160.5	145.8	14.8	9.2
R7/950	LIVINGROOM_ASSUMED	184.0	177.5	157.1	20.4	11.5
R8/950	LIVINGROOM_ASSUMED	183.5	177.5	158.0	19.5	11.0
R9/950	LIVINGROOM_ASSUMED	182.9	178.1	164.3	13.8	7.7
R10/950	LIVINGROOM_ASSUMED	183.5	175.2	163.5	11.7	6.7
R1/951	BEDROOM_ASSUMED	124.4	122.1	51.2	70.9	58.1
R2/951	BEDROOM_ASSUMED	80.5	71.9	12.1	59.8	83.2
R3/951	BEDROOM_ASSUMED	122.3	120.1	51.6	68.5	57.0
R4/951	BEDROOM_ASSUMED	73.2	69.7	21.9	47.8	68.6
R5/951	BEDROOM_ASSUMED	136.3	128.8	68.0	60.8	47.2
R6/951	BEDROOM_ASSUMED	80.5	76.6	27.2	49.4	64.5
R7/951	BEDROOM_ASSUMED	136.3	133.5	74.6	58.9	44.1
R8/951	BEDROOM_ASSUMED	73.2	69.9	25.9	44.0	62.9
R9/951	BEDROOM_ASSUMED	136.3	133.8	85.1	48.7	36.4
R10/951	BEDROOM_ASSUMED	73.2	62.9	30.4	32.5	51.7
R11/951	BEDROOM_ASSUMED	122.1	118.5	92.4	26.1	22.0
R12/951	BEDROOM_ASSUMED	73.2	69.2	44.2	25.0	36.1
R13/951	BEDROOM_ASSUMED	136.3	131.5	118.1	13.4	10.2
R14/951	BEDROOM_ASSUMED	73.2	69.3	52.6	16.7	24.1
R15/951	BEDROOM_ASSUMED	136.3	129.3	120.8	8.4	6.5
R16/951	BEDROOM_ASSUMED	73.2	68.8	59.1	9.7	14.1
R17/951	BEDROOM_ASSUMED	136.3	131.4	130.1	1.3	1.0
R18/951	BEDROOM_ASSUMED	72.3	68.4	65.5	3.0	4.4
R19/951	BEDROOM_ASSUMED	136.3	128.5	128.3	0.3	0.2
R20/951	BEDROOM_ASSUMED	77.2	72.4	70.5	1.9	2.6
R1/952	BEDROOM_ASSUMED	124.4	122.9	59.8	63.2	51.4
R2/952	BEDROOM_ASSUMED	80.5	72.9	21.2	51.7	70.9
R3/952	BEDROOM_ASSUMED	122.3	120.8	70.0	50.8	42.1
R4/952	BEDROOM_ASSUMED	73.2	70.8	34.1	36.7	51.8
R5/952	BEDROOM_ASSUMED	136.3	129.8	82.9	46.9	36.1
R6/952	BEDROOM_ASSUMED	80.5	73.6	31.7	41.9	56.9
R7/952	BEDROOM_ASSUMED	136.3	134.4	92.3	42.1	31.3
R8/952	BEDROOM_ASSUMED	73.2	70.8	41.5	29.3	41.4
R9/952	BEDROOM_ASSUMED	136.3	134.4	100.2	34.2	25.4
R10/952	BEDROOM_ASSUMED	73.2	60.8	39.4	21.5	35.4
R11/952	BEDROOM_ASSUMED	123.9	122.4	108.4	14.0	11.4



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R12/952	BEDROOM_ASSUMED	73.2	71.4	60.5	11.0	15.4
R13/952	BEDROOM_ASSUMED	136.3	134.7	131.0	3.7	2.7
R14/952	BEDROOM_ASSUMED	76.3	74.1	68.0	6.1	8.2
R15/952	BEDROOM_ASSUMED	132.6	127.7	127.3	0.4	0.3
R16/952	BEDROOM_ASSUMED	73.2	70.6	70.3	0.3	0.4
R17/952	BEDROOM_ASSUMED	136.3	134.5	134.5	0.0	0.0
R18/952	BEDROOM_ASSUMED	72.3	70.7	70.7	0.0	0.0
R19/952	BEDROOM_ASSUMED	136.3	131.1	131.1	0.0	0.0
R20/952	BEDROOM_ASSUMED	77.2	74.0	74.0	0.0	0.0
R1/953	LIVINGROOM_ASSUMED	168.1	163.1	157.1	5.9	3.6
R2/953	LIVINGROOM_ASSUMED	163.8	159.8	157.5	2.3	1.4
R3/953	LIVINGROOM_ASSUMED	167.7	160.8	150.5	10.3	6.4
R4/953	LIVINGROOM_ASSUMED	168.1	164.9	159.0	5.9	3.6
R5/953	LIVINGROOM_ASSUMED	166.6	157.5	151.0	6.6	4.2
R6/953	LIVINGROOM_ASSUMED	163.8	160.6	157.4	3.2	2.0
R7/953	LIVINGROOM_ASSUMED	170.1	166.7	166.3	0.4	0.2
R8/953	LIVINGROOM_ASSUMED	167.7	161.6	161.6	0.0	0.0
R9/953	LIVINGROOM_ASSUMED	170.5	166.9	166.9	0.0	0.0
R10/953	LIVINGROOM_ASSUMED	170.8	163.3	163.3	0.0	0.0
R1/954	LIVINGROOM_ASSUMED	161.0	155.7	155.0	0.7	0.4
R2/954	LIVINGROOM_ASSUMED	168.1	164.9	164.2	0.7	0.4
R3/954	LIVINGROOM_ASSUMED	166.6	157.5	155.7	1.9	1.2
R4/954	LIVINGROOM_ASSUMED	163.8	160.6	160.4	0.2	0.1
R5/954	LIVINGROOM_ASSUMED	170.1	166.7	166.5	0.1	0.1
R6/954	LIVINGROOM_ASSUMED	167.7	161.6	161.6	0.0	0.0
R7/954	LIVINGROOM_ASSUMED	170.5	166.9	166.9	0.0	0.0
R8/954	LIVINGROOM_ASSUMED	170.8	163.3	163.3	0.0	0.0
R1/955	BEDROOM_ASSUMED	122.3	120.8	95.0	25.9	21.4
R2/955	BEDROOM_ASSUMED	80.5	77.2	57.7	19.6	25.4
R3/955	BEDROOM_ASSUMED	136.3	136.1	120.5	15.6	11.5
R4/955	BEDROOM_ASSUMED	73.2	70.8	57.6	13.2	18.6
R5/955	BEDROOM_ASSUMED	136.3	134.4	123.2	11.2	8.3
R6/955	BEDROOM_ASSUMED	73.2	63.5	59.0	4.5	7.1
R7/955	BEDROOM_ASSUMED	123.9	123.7	123.2	0.5	0.4
R8/955	BEDROOM_ASSUMED	73.2	71.4	71.0	0.4	0.6
R9/955	BEDROOM_ASSUMED	136.3	134.7	134.7	0.0	0.0
R10/955	BEDROOM_ASSUMED	76.3	74.1	74.1	0.0	0.0
R11/955	BEDROOM_ASSUMED	132.6	128.5	128.5	0.0	0.0
R12/955	BEDROOM_ASSUMED	73.2	70.6	70.6	0.0	0.0
R13/955	BEDROOM_ASSUMED	136.3	134.1	134.1	0.0	0.0
R14/955	BEDROOM_ASSUMED	72.3	70.5	70.5	0.0	0.0
R15/955	BEDROOM_ASSUMED	136.3	131.1	131.1	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R16/955	BEDROOM_ASSUMED	77.2	74.0	74.0	0.0	0.0
R1/956	LIVINGROOM_ASSUMED	177.2	170.0	166.9	3.2	1.9
R2/956	LIVINGROOM_ASSUMED	181.8	170.2	167.8	2.4	1.4
R3/956	LIVINGROOM_ASSUMED	182.7	177.6	177.6	0.0	0.0
R4/956	LIVINGROOM_ASSUMED	180.6	175.4	175.4	0.0	0.0
R5/956	LIVINGROOM_ASSUMED	186.0	177.5	177.5	0.0	0.0
R1/957	BEDROOM_ASSUMED	123.9	117.7	117.7	0.0	0.0
R2/957	BEDROOM_ASSUMED	73.2	71.4	71.4	0.0	0.0
R3/957	BEDROOM_ASSUMED	136.3	134.7	134.7	0.0	0.0
R4/957	BEDROOM_ASSUMED	76.3	74.2	74.2	0.0	0.0
R5/957	BEDROOM_ASSUMED	132.6	130.0	130.0	0.0	0.0
R6/957	BEDROOM_ASSUMED	77.0	74.8	74.8	0.0	0.0
R7/957	BEDROOM_ASSUMED	128.5	125.8	125.8	0.0	0.0
R8/957	BEDROOM_ASSUMED	72.3	68.3	68.3	0.0	0.0
R9/957	BEDROOM_ASSUMED	132.6	124.1	124.1	0.0	0.0
R10/957	BEDROOM_ASSUMED	77.2	72.1	72.1	0.0	0.0
R1/958	LIVINGROOM_ASSUMED	170.5	159.3	159.3	0.0	0.0
R2/958	LIVINGROOM_ASSUMED	170.8	164.0	164.0	0.0	0.0
R1/959	BEDROOM_ASSUMED	128.5	127.0	127.0	0.0	0.0
R2/959	BEDROOM_ASSUMED	72.3	70.3	70.3	0.0	0.0
R3/959	BEDROOM_ASSUMED	132.6	130.7	130.7	0.0	0.0
R4/959	BEDROOM_ASSUMED	77.2	75.1	75.1	0.0	0.0

52 Penderyn Way

R3/380	KD_ASSUMED	200.3	199.8	199.8	0.0	0.0
R1/381	BEDROOM_ASSUMED	125.8	117.0	117.0	0.0	0.0
R1/382	BEDROOM_ASSUMED	89.0	87.4	87.4	0.0	0.0

54 Penderyn Way

R1/370	KD_ASSUMED	306.3	271.1	271.1	0.0	0.0
R1/371	BEDROOM_ASSUMED	124.3	114.6	114.6	0.0	0.0
R1/372	BEDROOM_ASSUMED	88.4	86.7	86.7	0.0	0.0

56 Penderyn Way

R1/360	KD	316.7	315.6	315.6	0.0	0.0
R1/361	BEDROOM	123.8	115.0	115.0	0.0	0.0
R1/362	BEDROOM_ASSUMED	87.7	86.1	86.1	0.0	0.0

58 Penderyn Way



NSL ANALYSIS

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

R1/350	KD_ASSUMED	319.9	254.6	254.6	0.0	0.0
R1/351	BEDROOM_ASSUMED	127.0	116.4	116.4	0.0	0.0
R1/352	BEDROOM_ASSUMED	89.2	87.5	87.2	0.4	0.5

60 Penderyn Way

R1/340	KD_ASSUMED	200.1	200.0	200.0	0.0	0.0
R1/341	BEDROOM_ASSUMED	127.6	119.5	119.5	0.0	0.0
R1/342	BEDROOM_ASSUMED	90.8	89.1	87.0	2.1	2.4

62 Penderyn Way

R3/330	KD_ASSUMED	348.3	346.9	346.9	0.0	0.0
R1/331	BEDROOM_ASSUMED	123.9	115.1	115.1	0.0	0.0
R1/332	BEDROOM_ASSUMED	88.0	84.9	84.7	0.2	0.2

64 Penderyn Way

R3/320	KD_ASSUMED	249.1	247.2	247.2	0.0	0.0
R2/321	BEDROOM_ASSUMED	137.6	125.1	123.7	1.3	1.0
R1/322	BEDROOM_ASSUMED	137.9	134.2	133.2	1.0	0.7
R2/322	BEDROOM_ASSUMED	121.4	116.9	116.9	0.0	0.0

44 Carleton Road

R1/1180	LIVINGROOM	219.0	217.9	216.5	1.3	0.6
R2/1180	KITCHEN	77.5	71.7	71.7	0.0	0.0
R1/1181	LIVINGROOM	219.0	217.9	217.9	0.0	0.0
R2/1181	KITCHEN	77.5	76.8	76.8	0.0	0.0
R1/1182	LIVINGROOM	207.0	202.6	202.6	0.0	0.0
R2/1182	KITCHEN	73.5	73.1	73.1	0.0	0.0
R1/1183	LIVINGROOM	199.7	196.1	196.1	0.0	0.0
R2/1183	KITCHEN	102.1	100.4	100.4	0.0	0.0

42 Carleton Road

R1/1170	LD	116.9	96.5	96.4	0.1	0.1
R3/1170	KITCHEN	37.0	35.1	35.1	0.0	0.0
R4/1170	KITCHEN	38.7	37.3	37.3	0.0	0.0
R6/1170	LD	120.5	69.1	69.1	0.0	0.0
R1/1171	LD	116.9	100.2	100.2	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R3/1171	KITCHEN	37.0	35.1	35.1	0.0	0.0
R4/1171	KITCHEN	38.7	37.3	37.3	0.0	0.0
R6/1171	LD	120.5	100.9	100.9	0.0	0.0
R1/1172	LD	116.9	100.3	100.3	0.0	0.0
R3/1172	KITCHEN	37.0	35.1	35.1	0.0	0.0
R4/1172	KITCHEN	38.7	37.3	37.3	0.0	0.0
R6/1172	LD	120.5	101.1	101.1	0.0	0.0
R1/1173	LD	116.9	100.4	100.4	0.0	0.0
R3/1173	KITCHEN	37.0	35.1	35.1	0.0	0.0
R4/1173	KITCHEN	38.7	37.3	37.3	0.0	0.0
R6/1173	LD	120.5	101.2	101.2	0.0	0.0
27 Trecastle Way						
R3/110	KITCHEN	79.8	38.2	31.1	7.1	18.6
R1/111	LIVINGROOM	141.5	130.8	128.5	2.4	1.8
R2/112	STUDY	99.3	96.3	96.3	0.0	0.0
25 Trecastle Way						
R2/100	KITCHEN	74.1	13.2	5.1	8.1	61.4
R1/101	LIVINGROOM	143.1	133.2	133.1	0.0	0.0
R2/102	STUDY	103.2	101.6	101.6	0.0	0.0
23 Trecastle Way						
R3/790	KITCHEN	74.2	10.0	5.3	4.8	48.0
R1/791	LIVINGROOM	144.5	134.5	134.5	0.0	0.0
R2/792	STUDY	104.5	101.4	101.4	0.0	0.0
21 Trecastle Way						
R3/780	KITCHEN	68.2	5.5	4.2	1.3	23.6
R1/781	LIVINGROOM	129.0	121.8	121.8	0.0	0.0
R2/782	STUDY	84.1	81.8	81.8	0.0	0.0
19 Trecastle Way						
R2/770	KITCHEN	84.4	16.1	15.5	0.6	3.7
R1/771	LIVINGROOM	148.6	139.8	139.8	0.0	0.0
R2/772	STUDY	106.6	103.2	103.2	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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

17 Trecastle Way

R3/760	KITCHEN	56.0	31.7	31.7	0.0	0.0
R1/761	LIVINGROOM	120.7	116.1	116.1	0.0	0.0
R2/762	STUDY	78.1	76.8	76.8	0.0	0.0

15 Trecastle Way

R3/750	KITCHEN	64.9	41.3	41.3	0.1	0.2
R1/751	LIVINGROOM	126.0	120.6	120.6	0.0	0.0
R2/752	STUDY	83.0	81.8	81.8	0.0	0.0

13 Trecastle Way

R3/740	KITCHEN	59.0	31.1	30.8	0.3	1.0
R1/741	LIVINGROOM	121.4	115.8	115.8	0.0	0.0
R2/742	STUDY	85.6	83.9	83.9	0.0	0.0

11 Trecastle Way

R3/730	KITCHEN	63.1	39.5	39.4	0.1	0.3
R1/731	LIVINGROOM	123.3	118.8	118.8	0.0	0.0
R2/732	STUDY	71.0	70.3	70.3	0.0	0.0

9 Trecastle Way

R3/720	KITCHEN	58.9	39.7	39.7	0.0	0.0
R1/721	LIVINGROOM	117.2	112.6	112.6	0.0	0.0
R2/722	STUDY	79.6	78.0	78.0	0.0	0.0

7 Trecastle Way

R3/710	KITCHEN	53.4	40.3	40.3	0.0	0.0
R1/711	LIVINGROOM	118.6	113.3	113.3	0.0	0.0
R2/712	STUDY	82.5	81.1	81.1	0.0	0.0

5 Trecastle Way

R2/700	KITCHEN	74.6	55.3	55.3	0.0	0.0
R1/701	LIVINGROOM	127.9	122.4	122.4	0.0	0.0
R2/702	STUDY	84.0	83.3	83.3	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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

3 Treacastle Way

R3/690	KITCHEN	52.1	43.9	43.9	0.0	0.0
R1/691	LIVINGROOM	120.2	114.8	114.8	0.0	0.0
R2/692	STUDY	90.5	89.7	89.7	0.0	0.0

1 Treacastle Way

R3/680	KITCHEN	71.0	51.8	51.8	0.0	0.0
R1/681	LIVINGROOM	138.8	129.4	129.4	0.0	0.0
R2/682	STUDY	91.6	90.5	90.5	0.0	0.0

2 Treacastle Way

R1/170	ASSUMED	154.7	154.1	154.1	0.0	0.0
R1/171	ASSUMED	197.8	196.3	196.3	0.0	0.0
R1/172	ASSUMED	197.8	195.2	195.2	0.0	0.0

4 Treacastle Way

R1/160	ASSUMED	132.3	132.3	132.3	0.0	0.0
R1/161	ASSUMED	172.9	171.4	171.4	0.0	0.0
R1/162	ASSUMED	172.9	170.3	170.3	0.0	0.0

6 Treacastle Way

R1/150	ASSUMED	138.4	138.4	138.4	0.0	0.0
R1/151	ASSUMED	180.9	179.2	179.2	0.0	0.0
R1/152	ASSUMED	180.9	178.2	178.2	0.0	0.0

8 Treacastle Way

R1/140	ASSUMED	134.9	134.9	134.9	0.0	0.0
R1/141	ASSUMED	176.6	175.0	175.0	0.0	0.0
R1/142	ASSUMED	176.6	174.0	174.0	0.0	0.0

10 Treacastle Way

R1/130	ASSUMED	135.1	135.1	135.1	0.0	0.0
R1/131	ASSUMED	176.1	174.5	174.5	0.0	0.0
R1/132	ASSUMED	176.1	173.5	173.5	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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

12 Trecastle Way

R1/120	ASSUMED	135.5	135.4	135.4	0.0	0.0
R1/121	ASSUMED	176.8	175.3	175.3	0.0	0.0
R1/122	ASSUMED	176.8	174.2	174.2	0.0	0.0

85 Penderyn Way

R1/200	KD_ASSUMED	204.1	196.7	142.0	54.7	27.8
R1/201	BEDROOM_ASSUMED	208.9	207.1	90.7	116.4	56.2
R1/202	BEDROOM_ASSUMED	166.1	163.5	102.1	61.4	37.6

83 Penderyn Way

R1/210	ASSUMED	103.4	102.6	102.6	0.0	0.0
R1/211	BEDROOM_ASSUMED	205.9	204.3	107.3	97.0	47.5
R1/212	BEDROOM_ASSUMED	166.1	163.6	115.1	48.5	29.6

81 Penderyn Way

R1/220	KD_ASSUMED	202.2	187.4	171.0	16.5	8.8
R1/221	BEDROOM_ASSUMED	205.9	204.3	122.6	81.7	40.0
R1/222	BEDROOM_ASSUMED	166.1	163.6	128.6	35.1	21.5

79 Penderyn Way

R1/230	KD_ASSUMED	317.6	305.4	306.6	-1.2	-0.4
R1/231	BEDROOM_ASSUMED	205.9	204.3	150.8	53.5	26.2
R1/232	BEDROOM_ASSUMED	166.1	163.6	141.4	22.2	13.6

77 Penderyn Way

R1/240	KD_ASSUMED	309.3	241.1	300.7	-59.6	-24.7
R1/241	BEDROOM	205.9	204.3	172.9	31.3	15.3
R1/242	BEDROOM	166.1	163.6	147.4	16.2	9.9

75 Penderyn Way

R1/250	KD_ASSUMED	202.2	189.3	185.5	3.7	2.0
R1/251	BEDROOM_ASSUMED	205.9	204.3	196.3	7.9	3.9
R1/252	BEDROOM_ASSUMED	166.1	163.6	159.7	3.9	2.4



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
73 Penderyn Way						
R1/260	KD_ASSUMED	202.2	194.9	178.0	16.9	8.7
R1/261	BEDROOM_ASSUMED	205.9	204.3	198.5	5.8	2.8
R1/262	BEDROOM_ASSUMED	166.1	163.6	162.4	1.2	0.7
71 Penderyn Way						
R1/270	KD_ASSUMED	200.2	192.3	175.9	16.4	8.5
R1/271	BEDROOM_ASSUMED	205.9	204.3	182.4	21.8	10.7
R1/272	BEDROOM_ASSUMED	166.1	163.6	161.8	1.8	1.1
69 Penderyn Way						
R1/280	KD_ASSUMED	296.0	278.8	193.2	85.6	30.7
R1/281	BEDROOM_ASSUMED	205.9	203.9	162.3	41.6	20.4
R1/282	BEDROOM_ASSUMED	166.1	163.6	162.2	1.5	0.9
67 Penderyn Way						
R1/290	KD_ASSUMED	202.2	195.0	172.6	22.4	11.5
R1/291	BEDROOM_ASSUMED	205.9	204.3	181.0	23.2	11.4
R1/292	BEDROOM_ASSUMED	166.1	163.6	159.6	4.0	2.4
65 Penderyn Way						
R1/300	KD_ASSUMED	202.2	191.1	165.6	25.5	13.3
R1/301	BEDROOM_ASSUMED	205.9	204.3	190.1	14.2	7.0
R1/302	BEDROOM_ASSUMED	166.1	163.6	162.9	0.7	0.4
63 Penderyn Way						
R1/310	LKD	329.1	283.4	280.1	3.3	1.2
R1/311	BEDROOM	166.8	158.9	158.6	0.2	0.1
R1/312	BEDROOM	167.6	159.1	159.1	0.0	0.0

Appendix 12.2c

Baseline vs Development APSH Results



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		

72-122 Dalmeny Avenue

R1/661	W2/661	ASSUMED	20	62	20	62	0.0	0.0	20	62	20	62	0.0	0.0
R2/661	W3/661	ASSUMED	19	65	19	65	0.0	0.0	19	65	19	65	0.0	0.0
R1/662	W2/662	ASSUMED	21	64	21	64	0.0	0.0	21	64	21	64	0.0	0.0
R2/662	W3/662	ASSUMED	22	68	22	68	0.0	0.0	22	68	22	68	0.0	0.0
R1/663	W1/663	ASSUMED	23	68	23	67	0.0	1.5	23	68	23	67	0.0	1.5
R2/663	W2/663	ASSUMED	22	66	22	66	0.0	0.0	22	66	22	66	0.0	0.0

54-70 Dalmeny Avenue

R3/661	W1/661	ASSUMED	19	49	19	49	0.0	0.0						
R3/661	W4/661	ASSUMED	0	0	0	0	-	-	19	49	19	49	0.0	0.0
R3/662	W1/662	ASSUMED	21	55	21	55	0.0	0.0						
R3/662	W4/662	ASSUMED	0	0	0	0	-	-	21	55	21	55	0.0	0.0
R2/670	W12/670	BEDROOM	21	65	19	57	9.5	12.3	21	65	19	57	9.5	12.3
R3/670	W13/670	BEDROOM	19	62	18	56	5.3	9.7	19	62	18	56	5.3	9.7



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		
R4/670	W7/670	LD	0	3	0	3	-	0.0						
R4/670	W14/670	LD	11	21	10	17	9.1	19.0	11	24	10	20	9.1	16.7
R7/670	W18/670	LD	13	57	13	54	0.0	5.3	13	57	13	54	0.0	5.3
R8/670	W19/670	BEDROOM	12	53	12	49	0.0	7.5	12	53	12	49	0.0	7.5
R12/670	W17/670	ASSUMED	6	10	6	8	0.0	20.0	6	10	6	8	0.0	20.0
R13/670	W15/670	ASSUMED	18	62	17	58	5.6	6.5						
R13/670	W16/670	ASSUMED	11	19	11	19	0.0	0.0	18	62	17	58	5.6	6.5
R2/671	W12/671	BEDROOM	23	67	22	62	4.3	7.5	23	67	22	62	4.3	7.5
R3/671	W13/671	BEDROOM	20	63	19	59	5.0	6.3	20	63	19	59	5.0	6.3
R4/671	W7/671	LD	0	4	0	4	-	0.0						
R4/671	W14/671	LD	12	21	11	17	8.3	19.0	12	25	11	21	8.3	16.0
R7/671	W18/671	LD	18	63	18	61	0.0	3.2						
R7/671	W19/671	LD	12	17	12	17	0.0	0.0	19	64	19	62	0.0	3.1
R8/671	W20/671	BEDROOM	4	6	4	6	0.0	0.0	4	6	4	6	0.0	0.0
R12/671	W17/671	ASSUMED	7	11	7	10	0.0	9.1	7	11	7	10	0.0	9.1



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		
R13/671	W15/671	ASSUMED	21	66	21	62	0.0	6.1						
R13/671	W16/671	ASSUMED	16	21	16	21	0.0	0.0	22	67	22	63	0.0	6.0
R2/672	W12/672	BEDROOM	21	55	20	53	4.8	3.6	21	55	20	53	4.8	3.6
R3/672	W13/672	BEDROOM	21	56	20	53	4.8	5.4	21	56	20	53	4.8	5.4
R4/672	W7/672	LD	0	4	0	4	-	0.0						
R4/672	W14/672	LD	11	20	10	18	9.1	10.0	11	24	10	22	9.1	8.3
R7/672	W18/672	LD	20	55	20	53	0.0	3.6						
R7/672	W19/672	LD	14	18	14	18	0.0	0.0	21	56	21	54	0.0	3.6
R8/672	W20/672	BEDROOM	7	9	7	9	0.0	0.0	7	9	7	9	0.0	0.0
R12/672	W17/672	ASSUMED	9	13	9	12	0.0	7.7	9	13	9	12	0.0	7.7
R13/672	W15/672	ASSUMED	21	56	21	54	0.0	3.6						
R13/672	W16/672	ASSUMED	14	18	14	18	0.0	0.0	21	56	21	54	0.0	3.6

275 Camden Road

R1/551	W1/551	LKD	11	34	11	34	0.0	0.0						
R1/551	W2/551	LKD	15	38	15	38	0.0	0.0						
R1/551	W3/551	LKD	2	23	2	23	0.0	0.0	16	40	16	40	0.0	0.0



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		
R7/551	W9/551	LKD	0	1	0	0	-	100.0						
R7/551	W10/551	LKD	3	9	3	9	0.0	0.0	3	10	3	9	0.0	10.0
R1/552	W1/552	LKD	8	30	8	30	0.0	0.0						
R1/552	W2/552	LKD	15	35	15	35	0.0	0.0	15	37	15	37	0.0	0.0
R1/553	W1/553	LKD	9	31	9	31	0.0	0.0						
R1/553	W2/553	LKD	16	36	16	36	0.0	0.0	16	38	16	38	0.0	0.0
R1/554	W1/554	LKD	9	31	9	31	0.0	0.0						
R1/554	W2/554	LKD	16	36	16	36	0.0	0.0	16	38	16	38	0.0	0.0
R1/555	W1/555	BEDROOM	24	70	24	70	0.0	0.0						
R1/555	W2/555	BEDROOM	24	70	24	70	0.0	0.0	24	70	24	70	0.0	0.0
R2/560	W2/560	BEDROOM	5	20	5	19	0.0	5.0	5	20	5	19	0.0	5.0
R3/561	W3/561	BEDROOM	5	32	5	27	0.0	15.6	5	32	5	27	0.0	15.6
R3/562	W3/562	BEDROOM	13	57	13	51	0.0	10.5						
R3/562	W4/562	BEDROOM	3	24	3	13	0.0	45.8	16	62	16	54	0.0	12.9

376 Camden Road

R1/40	W1/40	BEDROOM	1	16	1	16	0.0	0.0						
R1/40	W2/40	BEDROOM	3	21	3	21	0.0	0.0	3	21	3	21	0.0	0.0



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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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		
R3/40	W5/40	BEDROOM	2	19	2	19	0.0	0.0						
R3/40	W6/40	BEDROOM	4	24	4	23	0.0	4.2	5	25	5	25	0.0	0.0
R1/41	W1/41	BEDROOM	4	24	4	24	0.0	0.0						
R1/41	W2/41	BEDROOM	4	23	4	23	0.0	0.0	4	25	4	25	0.0	0.0
R3/41	W6/41	BEDROOM	2	23	2	23	0.0	0.0						
R3/41	W7/41	BEDROOM	5	26	5	25	0.0	3.8	5	27	5	27	0.0	0.0
R1/42	W1/42	BEDROOM	4	29	4	29	0.0	0.0						
R1/42	W2/42	BEDROOM	4	24	4	24	0.0	0.0	4	30	4	30	0.0	0.0
R3/42	W6/42	BEDROOM	3	26	3	26	0.0	0.0						
R3/42	W7/42	BEDROOM	5	26	5	25	0.0	3.8	5	28	5	28	0.0	0.0

2 Parkhurst Road & 291 A & C Camden Road

R1/1101	W1/1101	DANCE_STUDIO	7	34	5	19	28.6	44.1						
R1/1101	W2/1101	DANCE_STUDIO	8	35	5	19	37.5	45.7						
R1/1101	W3/1101	DANCE_STUDIO	6	31	4	17	33.3	45.2						
R1/1101	W4/1101	DANCE_STUDIO	7	34	5	20	28.6	41.2						
R1/1101	W6/1101	DANCE_STUDIO	3	24	3	24	0.0	0.0						
R1/1101	W7/1101	DANCE_STUDIO	2	21	2	21	0.0	0.0						
R1/1101	W8/1101	DANCE_STUDIO	1	17	1	17	0.0	0.0	12	68	9	53	25.0	22.1



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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	W5/1101		7	34	5	20	28.6	41.2						
R2/1101	W9/1101		2	15	2	15	0.0	0.0	9	49	7	35	22.2	28.6
R2/1120	W1/1120		2	18	0	11	100.0	38.9						
R2/1120	W2/1120		2	19	0	10	100.0	47.4						
R2/1120	W3/1120		1	15	0	10	100.0	33.3						
R2/1120	W4/1120		1	14	0	10	100.0	28.6						
R2/1120	W5/1120		9	37	9	37	0.0	0.0						
R2/1120	W6/1120		17	50	17	50	0.0	0.0						
R2/1120	W7/1120		17	47	17	47	0.0	0.0						
R2/1120	W8/1120		1	16	0	8	100.0	50.0						
R2/1120	W9/1120		7	40	7	40	0.0	0.0						
R2/1120	W13/1120		28	79	28	79	0.0	0.0						
R2/1120	W14/1120		5	30	5	30	0.0	0.0						
R2/1120	W15/1120		0	6	0	6	-	0.0	30	98	28	90	6.7	8.2
R2/1121	W12/1120		25	76	25	76	0.0	0.0						
R2/1121	W13/1120		28	79	28	79	0.0	0.0	28	79	28	79	0.0	0.0
R3/1121	W1/1120		2	18	0	11	100.0	38.9						
R3/1121	W2/1120		2	19	0	10	100.0	47.4						
R3/1121	W3/1120		1	15	0	10	100.0	33.3						
R3/1121	W4/1120		1	14	0	10	100.0	28.6						
R3/1121	W5/1120		9	37	9	37	0.0	0.0						
R3/1121	W6/1120		17	50	17	50	0.0	0.0						
R3/1121	W7/1120		17	47	17	47	0.0	0.0						



SUNLIGHT ANALYSIS

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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		
R3/1121	W8/1120		1	16	0	8	100.0	50.0						
R3/1121	W9/1120		7	40	7	40	0.0	0.0						
R3/1121	W13/1120		28	79	28	79	0.0	0.0						
R3/1121	W14/1120		5	30	5	30	0.0	0.0						
R3/1121	W15/1120		0	6	0	6	-	0.0	30	98	28	90	6.7	8.2
R4/1121	W1/1120		2	18	0	11	100.0	38.9						
R4/1121	W2/1120		2	19	0	10	100.0	47.4						
R4/1121	W3/1120		1	15	0	10	100.0	33.3						
R4/1121	W4/1120		1	14	0	10	100.0	28.6						
R4/1121	W5/1120		9	37	9	37	0.0	0.0						
R4/1121	W6/1120		17	50	17	50	0.0	0.0						
R4/1121	W7/1120		17	47	17	47	0.0	0.0						
R4/1121	W8/1120		1	16	0	8	100.0	50.0						
R4/1121	W9/1120		7	40	7	40	0.0	0.0						
R4/1121	W13/1120		28	79	28	79	0.0	0.0						
R4/1121	W14/1120		5	30	5	30	0.0	0.0						
R4/1121	W15/1120		0	6	0	6	-	0.0	30	98	28	90	6.7	8.2
R5/1121	W1/1121		3	25	3	25	0.0	0.0						
R5/1121	W2/1121		2	18	2	18	0.0	0.0						
R5/1121	W4/1121		23	64	21	56	8.7	12.5						
R5/1121	W5/1121		17	53	15	44	11.8	17.0	26	90	24	81	7.7	10.0
R1/1122	W1/1122		3	24	3	24	0.0	0.0						
R1/1122	W2/1122		22	63	19	53	13.6	15.9	25	87	22	77	12.0	11.5



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HM HOLLOWAY PRISON, LONDON
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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		

Camhurst House

R3/1151	W4/1151	BEDROOM	3	30	3	20	0.0	33.3						
R3/1151	W5/1151	BEDROOM	20	65	20	57	0.0	12.3	20	67	20	58	0.0	13.4
R4/1151	W6/1151	BEDROOM	22	66	22	59	0.0	10.6	22	66	22	59	0.0	10.6
R5/1151	W7/1151	LKD	21	62	21	55	0.0	11.3	21	62	21	55	0.0	11.3
R6/1151	W8/1151	LKD	20	58	19	50	5.0	13.8						
R6/1151	W9/1151	LKD	20	59	19	51	5.0	13.6	20	59	19	51	5.0	13.6
R3/1152	W4/1152	BEDROOM	7	34	6	24	14.3	29.4						
R3/1152	W5/1152	BEDROOM	24	70	23	60	4.2	14.3	24	70	23	60	4.2	14.3
R4/1152	W6/1152	BEDROOM	23	69	22	59	4.3	14.5	23	69	22	59	4.3	14.5
R5/1152	W7/1152	LKD	22	66	21	57	4.5	13.6	22	66	21	57	4.5	13.6
R3/1153	W4/1153	BEDROOM	9	33	6	22	33.3	33.3						
R3/1153	W5/1153	BEDROOM	25	64	22	53	12.0	17.2	25	64	22	53	12.0	17.2
R4/1153	W6/1153	BEDROOM	24	63	21	53	12.5	15.9	24	63	21	53	12.5	15.9
R5/1153	W7/1153	LKD	25	65	22	55	12.0	15.4	25	65	22	55	12.0	15.4



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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		

1-12 Fairweather House

R1/440	W1/440	LIVINGROOM	1	21	1	21	0.0	0.0						
R1/440	W2/440	LIVINGROOM	22	68	16	62	27.3	8.8	22	68	16	62	27.3	8.8
R2/440	W3/440	RESIDENTIAL	22	69	14	57	36.4	17.4	22	69	14	57	36.4	17.4
R3/440	W4/440	RESIDENTIAL	21	68	13	56	38.1	17.6	21	68	13	56	38.1	17.6
R4/440	W5/440	LIVINGROOM	21	67	11	48	47.6	28.4						
R4/440	W6/440	LIVINGROOM	24	73	7	27	70.8	63.0	27	96	11	55	59.3	42.7
R5/440	W7/440	KITCHEN	24	73	9	32	62.5	56.2	24	73	9	32	62.5	56.2
R6/440	W8/440	BEDROOM	24	72	7	30	70.8	58.3						
R6/440	W9/440	BEDROOM	4	26	1	9	75.0	65.4	24	72	8	31	66.7	56.9
R1/441	W1/441	LIVINGROOM	2	23	2	23	0.0	0.0						
R1/441	W2/441	LIVINGROOM	23	68	17	62	26.1	8.8						
R1/441	W3/441	LIVINGROOM	23	68	17	62	26.1	8.8	23	68	17	62	26.1	8.8
R2/441	W4/441	RESIDENTIAL	24	69	16	60	33.3	13.0						
R2/441	W5/441	RESIDENTIAL	24	69	15	59	37.5	14.5	24	69	16	60	33.3	13.0
R3/441	W6/441	RESIDENTIAL	23	68	14	56	39.1	17.6						



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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		
R3/441	W7/441	RESIDENTIAL	22	68	13	55	40.9	19.1	23	69	14	56	39.1	18.8
R4/441	W8/441	LIVINGROOM	23	70	13	53	43.5	24.3						
R4/441	W9/441	LIVINGROOM	22	69	10	48	54.5	30.4						
R4/441	W10/441	LIVINGROOM	25	74	7	29	72.0	60.8	27	97	13	61	51.9	37.1
R5/441	W11/441	KITCHEN	25	73	9	35	64.0	52.1	25	73	9	35	64.0	52.1
R6/441	W12/441	BEDROOM	25	72	9	35	64.0	51.4						
R6/441	W13/441	BEDROOM	4	26	2	12	50.0	53.8	25	72	9	35	64.0	51.4
R1/442	W1/442	RESIDENTIAL	3	24	3	24	0.0	0.0						
R1/442	W2/442	RESIDENTIAL	24	69	19	64	20.8	7.2						
R1/442	W3/442	RESIDENTIAL	24	69	18	63	25.0	8.7	24	69	19	64	20.8	7.2
R2/442	W4/442	RESIDENTIAL	24	69	17	62	29.2	10.1						
R2/442	W5/442	RESIDENTIAL	23	68	14	59	39.1	13.2	24	69	17	62	29.2	10.1
R3/442	W6/442	RESIDENTIAL	23	68	14	58	39.1	14.7						
R3/442	W7/442	RESIDENTIAL	23	68	14	58	39.1	14.7	23	68	14	58	39.1	14.7
R4/442	W8/442	RESIDENTIAL	23	69	13	55	43.5	20.3						
R4/442	W9/442	RESIDENTIAL	23	70	11	51	52.2	27.1						
R4/442	W10/442	RESIDENTIAL	26	75	7	32	73.1	57.3	28	98	13	64	53.6	34.7
R5/442	W11/442	RESIDENTIAL	25	72	8	36	68.0	50.0						



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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		
R5/442	W12/442	RESIDENTIAL	5	26	3	12	40.0	53.8	25	72	8	36	68.0	50.0
R1/443	W1/443	RESIDENTIAL	3	22	3	22	0.0	0.0						
R1/443	W2/443	RESIDENTIAL	24	64	19	59	20.8	7.8	24	64	19	59	20.8	7.8
R2/443	W3/443	RESIDENTIAL	24	64	19	59	20.8	7.8	24	64	19	59	20.8	7.8
R3/443	W4/443	RESIDENTIAL	24	64	18	58	25.0	9.4						
R3/443	W5/443	RESIDENTIAL	24	64	16	56	33.3	12.5	24	64	18	58	25.0	9.4
R4/443	W6/443	RESIDENTIAL	24	64	16	56	33.3	12.5						
R4/443	W7/443	RESIDENTIAL	24	64	15	55	37.5	14.1	24	64	16	56	33.3	12.5
R5/443	W8/443	RESIDENTIAL	24	64	14	53	41.7	17.2	24	64	14	53	41.7	17.2
R6/443	W9/443	RESIDENTIAL	24	64	12	51	50.0	20.3						
R6/443	W10/443	RESIDENTIAL	25	69	6	29	76.0	58.0	29	99	12	64	58.6	35.4
R7/443	W11/443	RESIDENTIAL	26	73	8	40	69.2	45.2						
R7/443	W12/443	RESIDENTIAL	6	22	3	8	50.0	63.6						
R7/443	W13/443	RESIDENTIAL	4	20	1	6	75.0	70.0	26	73	8	40	69.2	45.2

13-24 Fairweather House

R8/470	W9/470	BEDROOM	5	22	0	14	100.0	36.4						
R8/470	W10/470	BEDROOM	9	46	4	34	55.6	26.1	9	46	4	35	55.6	23.9



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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		
R9/470	W11/470	KITCHEN	5	35	2	26	60.0	25.7	5	35	2	26	60.0	25.7
R10/470	W12/470	LIVINGROOM	2	21	2	18	0.0	14.3						
R10/470	W13/470	LIVINGROOM	13	51	13	51	0.0	0.0	13	59	13	56	0.0	5.1
R8/471	W9/471	BEDROOM	6	23	2	17	66.7	26.1						
R8/471	W10/471	BEDROOM	12	54	9	47	25.0	13.0	12	54	9	47	25.0	13.0
R9/471	W11/471	KITCHEN	11	47	8	40	27.3	14.9	11	47	8	40	27.3	14.9
R10/471	W12/471	LIVINGROOM	7	34	6	29	14.3	14.7						
R10/471	W13/471	LIVINGROOM	14	55	14	55	0.0	0.0						
R10/471	W14/471	LIVINGROOM	15	59	15	59	0.0	0.0	16	74	15	69	6.3	6.8
R6/472	W9/472	RESIDENTIAL	6	27	3	22	50.0	18.5						
R6/472	W10/472	RESIDENTIAL	13	59	10	53	23.1	10.2	13	60	10	54	23.1	10.0
R7/472	W11/472	RESIDENTIAL	8	41	6	36	25.0	12.2						
R7/472	W12/472	RESIDENTIAL	16	61	16	61	0.0	0.0						
R7/472	W13/472	RESIDENTIAL	18	63	18	63	0.0	0.0	20	81	18	76	10.0	6.2
R8/473	W12/473	RESIDENTIAL	4	21	1	16	75.0	23.8						
R8/473	W13/473	RESIDENTIAL	6	23	3	18	50.0	21.7						
R8/473	W14/473	RESIDENTIAL	24	71	18	63	25.0	11.3	24	71	18	63	25.0	11.3



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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		

R9/473	W15/473	RESIDENTIAL	11	55	9	51	18.2	7.3						
R9/473	W16/473	RESIDENTIAL	20	60	20	60	0.0	0.0	22	92	20	88	9.1	4.3
R10/473	W17/473	RESIDENTIAL	22	62	21	61	4.5	1.6	22	62	21	61	4.5	1.6

25-40 Fairweather House

R8/500	W8/500	BEDROOM	3	25	1	23	66.7	8.0						
R8/500	W9/500	BEDROOM	7	46	5	44	28.6	4.3	7	46	5	44	28.6	4.3
R9/500	W10/500	KITCHEN	4	35	2	33	50.0	5.7	4	35	2	33	50.0	5.7
R10/500	W11/500	LIVINGROOM	2	21	2	21	0.0	0.0						
R10/500	W12/500	LIVINGROOM	13	50	13	50	0.0	0.0	13	58	13	58	0.0	0.0
R8/501	W8/501	BEDROOM	4	27	3	26	25.0	3.7						
R8/501	W9/501	BEDROOM	11	55	9	53	18.2	3.6	11	55	9	53	18.2	3.6
R9/501	W10/501	KITCHEN	10	48	8	45	20.0	6.3	10	48	8	45	20.0	6.3
R10/501	W11/501	LIVINGROOM	7	34	6	33	14.3	2.9						
R10/501	W12/501	LIVINGROOM	14	55	14	55	0.0	0.0						
R10/501	W13/501	LIVINGROOM	15	59	15	59	0.0	0.0	16	74	15	73	6.3	1.4
R5/502	W8/502	RESIDENTIAL	4	26	3	25	25.0	3.8						
R5/502	W9/502	RESIDENTIAL	12	59	11	58	8.3	1.7	12	59	11	58	8.3	1.7



SUNLIGHT ANALYSIS

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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		
R6/502	W10/502	RESIDENTIAL	7	40	6	39	14.3	2.5						
R6/502	W11/502	RESIDENTIAL	16	60	16	60	0.0	0.0						
R6/502	W12/502	RESIDENTIAL	18	63	18	63	0.0	0.0	19	80	18	79	5.3	1.3
R8/503	W11/503	RESIDENTIAL	4	21	2	19	50.0	9.5						
R8/503	W12/503	RESIDENTIAL	6	23	4	21	33.3	8.7						
R8/503	W13/503	RESIDENTIAL	24	71	22	69	8.3	2.8	24	71	22	69	8.3	2.8
R9/503	W14/503	RESIDENTIAL	11	54	9	53	18.2	1.9						
R9/503	W15/503	RESIDENTIAL	20	60	20	60	0.0	0.0	22	91	20	90	9.1	1.1
R10/503	W16/503	RESIDENTIAL	22	62	22	62	0.0	0.0	22	62	22	62	0.0	0.0

McMorran House

R1/410	W1/410	BEDROOM_ASSUMED	21	66	19	64	9.5	3.0	21	66	19	64	9.5	3.0
R2/410	W2/410	LIVINGROOM_ASSUMED	20	65	18	63	10.0	3.1						
R2/410	W3/410	LIVINGROOM_ASSUMED	20	65	17	62	15.0	4.6	20	65	18	63	10.0	3.1
R3/410	W4/410	LIVINGROOM_ASSUMED	20	64	17	61	15.0	4.7						
R3/410	W5/410	LIVINGROOM_ASSUMED	21	64	18	61	14.3	4.7	21	65	18	62	14.3	4.6
R4/410	W6/410	BEDROOM_ASSUMED	21	64	17	60	19.0	6.3	21	64	17	60	19.0	6.3



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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		
R5/410	W7/410	BEDROOM_ASSUMED	21	62	17	58	19.0	6.5	21	62	17	58	19.0	6.5
R6/410	W8/410	LIVINGROOM_ASSUMED	20	61	17	58	15.0	4.9						
R6/410	W9/410	LIVINGROOM_ASSUMED	21	62	18	59	14.3	4.8	21	62	18	59	14.3	4.8
R1/411	W1/411	LIVINGROOM_ASSUMED	24	73	19	68	20.8	6.8						
R1/411	W2/411	LIVINGROOM_ASSUMED	24	71	19	66	20.8	7.0	24	73	19	68	20.8	6.8
R2/411	W3/411	BEDROOM_ASSUMED	24	71	19	66	20.8	7.0	24	71	19	66	20.8	7.0
R3/411	W4/411	BEDROOM_ASSUMED	23	69	19	65	17.4	5.8	23	69	19	65	17.4	5.8
R4/411	W5/411	BEDROOM_ASSUMED	23	70	20	67	13.0	4.3	23	70	20	67	13.0	4.3
R5/411	W6/411	BEDROOM_ASSUMED	23	70	19	66	17.4	5.7	23	70	19	66	17.4	5.7
R6/411	W7/411	LIVINGROOM_ASSUMED	23	69	19	65	17.4	5.8						
R6/411	W8/411	LIVINGROOM_ASSUMED	23	69	20	66	13.0	4.3	23	69	20	66	13.0	4.3
R7/411	W9/411	LIVINGROOM_ASSUMED	24	69	20	65	16.7	5.8						
R7/411	W10/411	LIVINGROOM_ASSUMED	23	68	20	65	13.0	4.4	24	69	20	65	16.7	5.8
R8/411	W11/411	BEDROOM_ASSUMED	23	68	19	64	17.4	5.9	23	68	19	64	17.4	5.9
R9/411	W12/411	BEDROOM_ASSUMED	22	67	19	64	13.6	4.5	22	67	19	64	13.6	4.5



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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		
R10/411	W13/411	BEDROOM_ASSUMED	23	67	19	63	17.4	6.0	23	67	19	63	17.4	6.0
R11/411	W14/411	BEDROOM_ASSUMED	23	66	18	61	21.7	7.6	23	66	18	61	21.7	7.6
R12/411	W15/411	LIVINGROOM_ASSUMED	23	66	19	62	17.4	6.1	23	66	19	62	17.4	6.1
R12/411	W16/411	LIVINGROOM_ASSUMED	23	65	19	61	17.4	6.2						
R1/412	W1/412	LIVINGROOM_ASSUMED	25	68	21	64	16.0	5.9	25	68	21	64	16.0	5.9
R1/412	W2/412	LIVINGROOM_ASSUMED	23	65	19	61	17.4	6.2						
R2/412	W3/412	BEDROOM_ASSUMED	23	65	20	62	13.0	4.6	23	65	20	62	13.0	4.6
R3/412	W4/412	BEDROOM_ASSUMED	23	65	20	62	13.0	4.6	23	65	20	62	13.0	4.6
R4/412	W5/412	BEDROOM_ASSUMED	23	65	21	63	8.7	3.1	23	65	21	63	8.7	3.1
R5/412	W6/412	BEDROOM_ASSUMED	23	65	20	62	13.0	4.6	23	65	20	62	13.0	4.6
R6/412	W7/412	LIVINGROOM_ASSUMED	23	65	19	61	17.4	6.2	23	65	19	61	17.4	6.2
R6/412	W8/412	LIVINGROOM_ASSUMED	23	65	19	61	17.4	6.2						
R7/412	W9/412	LIVINGROOM_ASSUMED	24	66	20	62	16.7	6.1	24	66	20	62	16.7	6.1
R7/412	W10/412	LIVINGROOM_ASSUMED	23	65	20	62	13.0	4.6						
R8/412	W11/412	BEDROOM_ASSUMED	24	66	20	62	16.7	6.1	24	66	20	62	16.7	6.1



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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		
R9/412	W12/412	BEDROOM_ASSUMED	23	65	20	62	13.0	4.6	23	65	20	62	13.0	4.6
R10/412	W13/412	BEDROOM_ASSUMED	24	65	19	60	20.8	7.7	24	65	19	60	20.8	7.7
R11/412	W14/412	BEDROOM_ASSUMED	24	65	19	60	20.8	7.7	24	65	19	60	20.8	7.7
R12/412	W15/412	LIVINGROOM_ASSUMED	23	63	19	59	17.4	6.3						
R12/412	W16/412	LIVINGROOM_ASSUMED	24	64	19	59	20.8	7.8	24	64	19	59	20.8	7.8

Crayford House

R2/400	W15/400	CEPTION_ROOM_ASSUM	24	66	9	46	62.5	30.3						
R2/400	W16/400	CEPTION_ROOM_ASSUM	24	65	10	45	58.3	30.8	24	66	11	48	54.2	27.3
R3/400	W14/400	BEDROOM_ASSUMED	24	68	7	45	70.8	33.8	24	68	7	45	70.8	33.8
R4/400	W12/400	CEPTION_ROOM_ASSUM	24	69	8	46	66.7	33.3						
R4/400	W13/400	CEPTION_ROOM_ASSUM	24	68	7	44	70.8	35.3	24	69	9	48	62.5	30.4
R5/400	W10/400	CEPTION_ROOM_ASSUM	24	69	8	45	66.7	34.8						
R5/400	W11/400	CEPTION_ROOM_ASSUM	24	70	7	45	70.8	35.7	24	70	8	46	66.7	34.3
R6/400	W9/400	BEDROOM_ASSUMED	24	69	10	49	58.3	29.0	24	69	10	49	58.3	29.0
R7/400	W8/400	BEDROOM_ASSUMED	23	68	10	47	56.5	30.9	23	68	10	47	56.5	30.9



SUNLIGHT ANALYSIS

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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		
R8/400	W6/400	CEPTION_ROOM_ASSUM	24	70	7	43	70.8	38.6						
R8/400	W7/400	CEPTION_ROOM_ASSUM	23	69	9	46	60.9	33.3	24	70	9	46	62.5	34.3
R9/400	W4/400	CEPTION_ROOM_ASSUM	23	70	7	43	69.6	38.6						
R9/400	W5/400	CEPTION_ROOM_ASSUM	24	71	7	43	70.8	39.4	24	71	8	45	66.7	36.6
R10/400	W3/400	BEDROOM_ASSUMED	23	70	8	43	65.2	38.6	23	70	8	43	65.2	38.6
R11/400	W1/400	CEPTION_ROOM_ASSUM	19	68	6	44	68.4	35.3						
R11/400	W2/400	CEPTION_ROOM_ASSUM	21	70	8	45	61.9	35.7	21	70	8	47	61.9	32.9
R2/401	W21/401	CEPTION_ROOM_ASSUM	25	69	13	52	48.0	24.6						
R2/401	W22/401	CEPTION_ROOM_ASSUM	25	68	13	51	48.0	25.0	25	69	15	54	40.0	21.7
R3/401	W20/401	BEDROOM_ASSUMED	24	69	11	50	54.2	27.5	24	69	11	50	54.2	27.5
R4/401	W19/401	BEDROOM_ASSUMED	24	69	10	48	58.3	30.4	24	69	10	48	58.3	30.4
R5/401	W18/401	BEDROOM_ASSUMED	24	70	10	49	58.3	30.0	24	70	10	49	58.3	30.0
R6/401	W16/401	CEPTION_ROOM_ASSUM	24	70	11	49	54.2	30.0						
R6/401	W17/401	CEPTION_ROOM_ASSUM	24	70	10	48	58.3	31.4	24	70	12	51	50.0	27.1
R7/401	W14/401	CEPTION_ROOM_ASSUM	24	70	12	52	50.0	25.7						
R7/401	W15/401	CEPTION_ROOM_ASSUM	24	70	10	48	58.3	31.4	24	71	12	52	50.0	26.8



SUNLIGHT ANALYSIS

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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		
R8/401	W13/401	BEDROOM_ASSUMED	24	70	12	53	50.0	24.3	24	70	12	53	50.0	24.3
R9/401	W12/401	BEDROOM_ASSUMED	25	72	12	53	52.0	26.4	25	72	12	53	52.0	26.4
R10/401	W11/401	BEDROOM_ASSUMED	25	70	12	52	52.0	25.7	25	70	12	52	52.0	25.7
R11/401	W10/401	BEDROOM_ASSUMED	25	71	10	50	60.0	29.6	25	71	10	50	60.0	29.6
R12/401	W8/401	CEPTION_ROOM_ASSUMED	25	72	9	48	64.0	33.3						
R12/401	W9/401	CEPTION_ROOM_ASSUMED	25	72	9	49	64.0	31.9	25	72	9	50	64.0	30.6
R13/401	W6/401	CEPTION_ROOM_ASSUMED	24	71	9	48	62.5	32.4						
R13/401	W7/401	CEPTION_ROOM_ASSUMED	24	71	9	48	62.5	32.4	24	71	10	49	58.3	31.0
R14/401	W5/401	BEDROOM_ASSUMED	25	72	9	49	64.0	31.9	25	72	9	49	64.0	31.9
R15/401	W4/401	BEDROOM_ASSUMED	25	72	10	48	60.0	33.3	25	72	10	48	60.0	33.3
R16/401	W3/401	BEDROOM_ASSUMED	24	71	11	49	54.2	31.0	24	71	11	49	54.2	31.0
R17/401	W1/401	CEPTION_ROOM_ASSUMED	21	70	12	52	42.9	25.7						
R17/401	W2/401	CEPTION_ROOM_ASSUMED	22	69	10	48	54.5	30.4	22	71	12	52	45.5	26.8
R2/402	W21/402	CEPTION_ROOM_ASSUMED	25	67	13	52	48.0	22.4						
R2/402	W22/402	CEPTION_ROOM_ASSUMED	25	66	12	50	52.0	24.2	25	67	14	53	44.0	20.9



SUNLIGHT ANALYSIS

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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		
R3/402	W20/402	BEDROOM_ASSUMED	24	66	12	51	50.0	22.7	24	66	12	51	50.0	22.7
R4/402	W19/402	BEDROOM_ASSUMED	24	66	13	51	45.8	22.7	24	66	13	51	45.8	22.7
R5/402	W18/402	BEDROOM_ASSUMED	24	66	12	50	50.0	24.2	24	66	12	50	50.0	24.2
R6/402	W16/402	CEPTION_ROOM_ASSUMED	24	66	12	49	50.0	25.8	24	66	13	50	45.8	24.2
R6/402	W17/402	CEPTION_ROOM_ASSUMED	24	66	13	50	45.8	24.2						
R7/402	W14/402	CEPTION_ROOM_ASSUMED	25	66	11	48	56.0	27.3	25	67	12	49	52.0	26.9
R7/402	W15/402	CEPTION_ROOM_ASSUMED	25	67	11	48	56.0	28.4						
R8/402	W13/402	BEDROOM_ASSUMED	25	66	11	49	56.0	25.8	25	66	11	49	56.0	25.8
R9/402	W12/402	BEDROOM_ASSUMED	25	67	11	48	56.0	28.4	25	67	11	48	56.0	28.4
R10/402	W11/402	BEDROOM_ASSUMED	24	64	11	48	54.2	25.0	24	64	11	48	54.2	25.0
R11/402	W10/402	BEDROOM_ASSUMED	24	66	9	46	62.5	30.3	24	66	9	46	62.5	30.3
R12/402	W8/402	CEPTION_ROOM_ASSUMED	24	66	8	46	66.7	30.3	24	66	8	47	66.7	28.8
R12/402	W9/402	CEPTION_ROOM_ASSUMED	24	66	8	45	66.7	31.8						
R13/402	W6/402	CEPTION_ROOM_ASSUMED	23	65	9	46	60.9	29.2	24	66	9	46	62.5	30.3
R13/402	W7/402	CEPTION_ROOM_ASSUMED	24	66	8	45	66.7	31.8						



SUNLIGHT ANALYSIS

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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		
R14/402	W5/402	BEDROOM_ASSUMED	24	66	9	46	62.5	30.3	24	66	9	46	62.5	30.3
R15/402	W4/402	BEDROOM_ASSUMED	24	66	10	46	58.3	30.3	24	66	10	46	58.3	30.3
R16/402	W3/402	BEDROOM_ASSUMED	24	66	10	46	58.3	30.3	24	66	10	46	58.3	30.3
R17/402	W1/402	CEPTION_ROOM_ASSUM	26	68	16	51	38.5	25.0						
R17/402	W2/402	CEPTION_ROOM_ASSUM	24	66	12	47	50.0	28.8	26	68	16	51	38.5	25.0

Bunning House

R1/420	W31/420	CEPTION_ROOM_ASSUM	20	53	17	50	15.0	5.7						
R1/420	W32/420	CEPTION_ROOM_ASSUM	20	50	17	47	15.0	6.0	20	55	17	52	15.0	5.5
R2/420	W30/420	BEDROOM_ASSUMED	20	60	18	58	10.0	3.3	20	60	18	58	10.0	3.3
R3/420	W28/420	CEPTION_ROOM_ASSUM	19	59	16	56	15.8	5.1						
R3/420	W29/420	CEPTION_ROOM_ASSUM	19	59	16	56	15.8	5.1	19	59	16	56	15.8	5.1
R4/420	W26/420	CEPTION_ROOM_ASSUM	17	60	12	55	29.4	8.3						
R4/420	W27/420	CEPTION_ROOM_ASSUM	18	60	14	56	22.2	6.7	18	61	14	57	22.2	6.6
R5/420	W25/420	BEDROOM_ASSUMED	16	59	10	53	37.5	10.2	16	59	10	53	37.5	10.2
R6/420	W24/420	BEDROOM_ASSUMED	19	60	9	50	52.6	16.7	19	60	9	50	52.6	16.7



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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		
R7/420	W22/420	CEPTION_ROOM_ASSUM	19	57	6	44	68.4	22.8						
R7/420	W23/420	CEPTION_ROOM_ASSUM	18	58	8	48	55.6	17.2	19	60	9	50	52.6	16.7
R8/420	W20/420	CEPTION_ROOM_ASSUM	21	60	7	45	66.7	25.0						
R8/420	W21/420	CEPTION_ROOM_ASSUM	21	58	8	44	61.9	24.1	21	62	8	48	61.9	22.6
R9/420	W19/420	BEDROOM_ASSUMED	21	58	7	41	66.7	29.3	21	58	7	41	66.7	29.3
R10/420	W17/420	CEPTION_ROOM_ASSUM	19	61	6	39	68.4	36.1						
R10/420	W18/420	CEPTION_ROOM_ASSUM	20	62	5	40	75.0	35.5	21	63	6	41	71.4	34.9
R1/421	W37/421	CEPTION_ROOM_ASSUM	21	60	17	56	19.0	6.7						
R1/421	W38/421	CEPTION_ROOM_ASSUM	21	59	17	55	19.0	6.8	21	61	17	57	19.0	6.6
R2/421	W36/421	BEDROOM_ASSUMED	22	62	18	58	18.2	6.5	22	62	18	58	18.2	6.5
R3/421	W35/421	BEDROOM_ASSUMED	23	63	19	59	17.4	6.3	23	63	19	59	17.4	6.3
R4/421	W34/421	BEDROOM_ASSUMED	24	66	21	63	12.5	4.5	24	66	21	63	12.5	4.5
R5/421	W32/421	CEPTION_ROOM_ASSUM	22	66	18	62	18.2	6.1						
R5/421	W33/421	CEPTION_ROOM_ASSUM	22	65	18	61	18.2	6.2	23	67	18	62	21.7	7.5
R6/421	W30/421	CEPTION_ROOM_ASSUM	21	65	17	61	19.0	6.2						
R6/421	W31/421	CEPTION_ROOM_ASSUM	22	66	18	62	18.2	6.1	22	66	18	62	18.2	6.1



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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		
R7/421	W29/421	BEDROOM_ASSUMED	20	64	14	58	30.0	9.4	20	64	14	58	30.0	9.4
R8/421	W28/421	BEDROOM_ASSUMED	19	63	12	56	36.8	11.1	19	63	12	56	36.8	11.1
R9/421	W27/421	BEDROOM_ASSUMED	19	63	12	56	36.8	11.1	19	63	12	56	36.8	11.1
R10/421	W26/421	BEDROOM_ASSUMED	19	63	10	54	47.4	14.3	19	63	10	54	47.4	14.3
R11/421	W24/421	CEPTION_ROOM_ASSUMED	21	64	10	53	52.4	17.2						
R11/421	W25/421	CEPTION_ROOM_ASSUMED	18	61	8	51	55.6	16.4	21	64	11	54	47.6	15.6
R12/421	W22/421	CEPTION_ROOM_ASSUMED	21	62	7	47	66.7	24.2						
R12/421	W23/421	CEPTION_ROOM_ASSUMED	21	63	9	51	57.1	19.0	21	63	9	51	57.1	19.0
R13/421	W21/421	BEDROOM_ASSUMED	22	63	8	48	63.6	23.8	22	63	8	48	63.6	23.8
R14/421	W20/421	BEDROOM_ASSUMED	22	64	8	47	63.6	26.6	22	64	8	47	63.6	26.6
R15/421	W19/421	BEDROOM_ASSUMED	23	65	9	48	60.9	26.2	23	65	9	48	60.9	26.2
R16/421	W17/421	CEPTION_ROOM_ASSUMED	23	68	7	44	69.6	35.3						
R16/421	W18/421	CEPTION_ROOM_ASSUMED	23	66	7	45	69.6	31.8	23	68	7	47	69.6	30.9
R1/422	W37/422	CEPTION_ROOM_ASSUMED	24	62	22	60	8.3	3.2						
R1/422	W38/422	CEPTION_ROOM_ASSUMED	23	62	21	60	8.7	3.2	24	63	22	61	8.3	3.2



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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		
R2/422	W36/422	BEDROOM_ASSUMED	24	62	21	59	12.5	4.8	24	62	21	59	12.5	4.8
R3/422	W35/422	BEDROOM_ASSUMED	24	63	21	60	12.5	4.8	24	63	21	60	12.5	4.8
R4/422	W34/422	BEDROOM_ASSUMED	24	63	21	60	12.5	4.8	24	63	21	60	12.5	4.8
R5/422	W32/422	CEPTION_ROOM_ASSUMED	24	64	21	61	12.5	4.7	24	64	21	61	12.5	4.7
R5/422	W33/422	CEPTION_ROOM_ASSUMED	24	63	21	60	12.5	4.8						
R6/422	W30/422	CEPTION_ROOM_ASSUMED	24	63	20	59	16.7	6.3	24	64	20	60	16.7	6.3
R6/422	W31/422	CEPTION_ROOM_ASSUMED	24	64	20	60	16.7	6.3						
R7/422	W29/422	BEDROOM_ASSUMED	24	63	19	58	20.8	7.9	24	63	19	58	20.8	7.9
R8/422	W28/422	BEDROOM_ASSUMED	24	63	18	57	25.0	9.5	24	63	18	57	25.0	9.5
R9/422	W27/422	BEDROOM_ASSUMED	23	62	18	57	21.7	8.1	23	62	18	57	21.7	8.1
R10/422	W26/422	BEDROOM_ASSUMED	23	62	16	55	30.4	11.3	23	62	16	55	30.4	11.3
R11/422	W24/422	CEPTION_ROOM_ASSUMED	21	61	13	53	38.1	13.1	22	62	14	54	36.4	12.9
R11/422	W25/422	CEPTION_ROOM_ASSUMED	22	62	14	54	36.4	12.9						
R12/422	W22/422	CEPTION_ROOM_ASSUMED	23	63	12	52	47.8	17.5	23	63	12	52	47.8	17.5
R12/422	W23/422	CEPTION_ROOM_ASSUMED	22	61	11	50	50.0	18.0						



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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		
R13/422	W21/422	BEDROOM_ASSUMED	24	64	11	51	54.2	20.3	24	64	11	51	54.2	20.3
R14/422	W20/422	BEDROOM_ASSUMED	24	64	12	52	50.0	18.8	24	64	12	52	50.0	18.8
R15/422	W19/422	BEDROOM_ASSUMED	24	64	9	48	62.5	25.0	24	64	9	48	62.5	25.0
R16/422	W17/422	CEPTION_ROOM_ASSUMED	24	64	8	46	66.7	28.1						
R16/422	W18/422	CEPTION_ROOM_ASSUMED	24	64	8	47	66.7	26.6	24	64	8	47	66.7	26.6

41 Crayford Road

R1/800	W1/800	ASSUMED_WINDOW_RESI	2	31	2	31	0.0	0.0						
R1/800	W2/800	ASSUMED_WINDOW_RESI	5	36	2	33	60.0	8.3	5	42	2	39	60.0	7.1
R2/800	W3/800	ASSUMED_WINDOW_RESI	6	12	3	9	50.0	25.0	6	12	3	9	50.0	25.0
R1/801	W1/801	ASSUMED_RESI	25	68	13	56	48.0	17.6	25	68	13	56	48.0	17.6
R1/802	W1/802	ASSUMED_RESI_HALF	23	69	15	61	34.8	11.6	23	69	15	61	34.8	11.6
R1/803	W1/803	ASSUMED_RESI	25	72	18	65	28.0	9.7						
R1/803	W2/803	ASSUMED_RESI	25	73	21	69	16.0	5.5	29	98	24	93	17.2	5.1
R1/811	W1/811	ASSUMED_RESI	23	60	14	51	39.1	15.0	23	60	14	51	39.1	15.0
R1/812	W1/812	ASSUMED_RESI_HALF	25	71	18	64	28.0	9.9	25	71	18	64	28.0	9.9



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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		

43 Crayford Road

R1/820	W1/820	JMED_WINDOW_RESI_1	10	25	4	19	60.0	24.0	10	25	4	19	60.0	24.0
R1/821	W1/821	ASSUMED_RESI_HALF	11	47	6	42	45.5	10.6	11	47	6	42	45.5	10.6
R1/822	W1/822	ASSUMED_RESI_HALF	24	70	18	64	25.0	8.6	24	70	18	64	25.0	8.6
R1/823	W1/823	ASSUMED_RESI_HALF	25	73	21	69	16.0	5.5	25	73	21	69	16.0	5.5
R1/830	W1/830	JMED_WINDOW_RESI_1	15	41	6	32	60.0	22.0						
R1/830	W3/830	JMED_WINDOW_RESI_1	11	24	4	17	63.6	29.2	15	41	7	33	53.3	19.5
R2/830	W2/830	1ED_WINDOW_RESI_ASS	21	62	9	50	57.1	19.4	21	62	9	50	57.1	19.4
R1/831	W1/831	ASSUMED_RESI	21	49	9	37	57.1	24.5	21	49	9	37	57.1	24.5
R2/831	W2/831	ASSUMED_RESI	24	66	11	53	54.2	19.7	24	66	11	53	54.2	19.7
R1/832	W1/832	ASSUMED_RESI_HALF	24	70	16	62	33.3	11.4	24	70	16	62	33.3	11.4

45 Crayford Road

R1/840	W1/840	ASSUMED_WINDOW_RE:	9	48	3	42	66.7	12.5						
R1/840	W2/840	ASSUMED_WINDOW_RE:	19	58	7	46	63.2	20.7						



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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		
R1/840	W3/840	ASSUMED_WINDOW_RESI	0	16	0	16	-	0.0	21	62	8	49	61.9	21.0
R1/841	W1/841	ASSUMED_RESI	22	64	12	54	45.5	15.6	22	64	12	54	45.5	15.6
R1/842	W1/842	ASSUMED_RESI_HALF	24	70	16	62	33.3	11.4	24	70	16	62	33.3	11.4
R1/843	W1/843	ASSUMED_RESI_HALF	24	62	20	58	16.7	6.5						
R1/843	W2/843	ASSUMED_RESI_HALF	0	58	0	58	-	0.0						
R1/843	W3/843	ASSUMED_RESI_HALF	11	65	11	65	0.0	0.0	27	94	23	90	14.8	4.3
R1/850	W1/850	JMED_WINDOW_RESI_H	2	19	1	18	50.0	5.3	2	19	1	18	50.0	5.3
R1/851	W1/851	JMED_WINDOW_RESI_H	21	66	14	59	33.3	10.6	21	66	14	59	33.3	10.6
R1/852	W1/852	ASSUMED_RESI_HALF	24	70	17	63	29.2	10.0	24	70	17	63	29.2	10.0

47 Crayford Road

R1/860	W1/860	JMED_WINDOW_RESI_H	8	36	5	33	37.5	8.3	8	36	5	33	37.5	8.3
R1/861	W1/861	JMED_WINDOW_RESI_H	21	63	14	56	33.3	11.1	21	63	14	56	33.3	11.1
R1/862	W1/862	ASSUMED_RESI_HALF	23	68	17	62	26.1	8.8	23	68	17	62	26.1	8.8
R1/863	W1/863	ASSUMED_RESI_HALF	23	68	20	65	13.0	4.4	23	68	20	65	13.0	4.4



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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		
R1/870	W3/870	JMED_WINDOW_RESI_1	10	38	5	33	50.0	13.2						
R1/870	W4/870	JMED_WINDOW_RESI_1	7	30	5	28	28.6	6.7	10	38	6	34	40.0	10.5
R2/870	W1/870	JMED_WINDOW_RESI_1	15	54	7	46	53.3	14.8						
R2/870	W2/870	JMED_WINDOW_RESI_1	15	46	7	38	53.3	17.4	18	65	9	56	50.0	13.8
R1/871	W2/871	JMED_WINDOW_RESI_1	17	51	11	45	35.3	11.8						
R1/871	W3/871	JMED_WINDOW_RESI_1	20	48	12	40	40.0	16.7	20	54	12	46	40.0	14.8
R2/871	W1/871	JMED_WINDOW_RESI_1	18	59	10	51	44.4	13.6	18	59	10	51	44.4	13.6
R1/872	W1/872	ASSUMED RESI HALF	23	67	15	59	34.8	11.9	23	67	15	59	34.8	11.9

49 Crayford Road

R1/880	W1/880	JMED_WINDOW_RESI_1	0	13	0	13	-	0.0						
R1/880	W2/880	JMED_WINDOW_RESI_1	9	45	6	42	33.3	6.7	9	47	6	44	33.3	6.4
R1/881	W1/881	JMED_WINDOW_RESI_1	17	57	10	50	41.2	12.3						
R1/881	W2/881	JMED_WINDOW_RESI_1	1	17	1	17	0.0	0.0	17	58	10	51	41.2	12.1
R1/882	W1/882	JMED_WINDOW_RESI_1	21	63	14	56	33.3	11.1	21	63	14	56	33.3	11.1
R1/883	W1/883	ASSUMED_RESI_HALF	23	68	20	65	13.0	4.4	23	68	20	65	13.0	4.4
R1/890	W1/890	JMED_WINDOW_RESI_1	1	18	1	18	0.0	0.0	1	18	1	18	0.0	0.0



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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		

R1/891	W1/891	JMED_WINDOW_RESI_H	17	60	13	56	23.5	6.7	17	60	13	56	23.5	6.7
R1/892	W1/892	ASSUMED_RESI_HALF	22	65	18	61	18.2	6.2	22	65	18	61	18.2	6.2

51 Crayford Road

R1/900	W1/900	ASSUMED_WINDOW_RESI_H	9	42	8	41	11.1	2.4						
R1/900	W2/900	ASSUMED_WINDOW_RESI_H	6	46	6	46	0.0	0.0						
R1/900	W3/900	ASSUMED_WINDOW_RESI_H	14	53	12	51	14.3	3.8	14	57	12	55	14.3	3.5
R1/901	W1/901	JMED_WINDOW_RESI_H	19	59	15	55	21.1	6.8	19	59	15	55	21.1	6.8
R1/902	W1/902	JMED_WINDOW_RESI_H	20	62	17	59	15.0	4.8	20	62	17	59	15.0	4.8
R1/903	W1/903	ASSUMED_HALF_RESI_H	23	68	21	66	8.7	2.9						
R1/903	W2/903	ASSUMED_HALF_RESI_H	23	61	21	59	8.7	3.3	23	68	21	66	8.7	2.9
R1/911	W1/911	JMED_WINDOW_RESI_H	17	56	13	52	23.5	7.1	17	56	13	52	23.5	7.1
R1/912	W1/912	JMED_WINDOW_RESI_H	21	64	17	60	19.0	6.3	21	64	17	60	19.0	6.3

53 Crayford Road

R1/919	W1/919	ASSUMED_WINDOW_RESI_H	6	38	6	38	0.0	0.0	6	38	6	38	0.0	0.0
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SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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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		
R1/920	W1/920	ASSUMED_WINDOW_RESI_HALF	17	54	12	49	29.4	9.3	17	54	12	49	29.4	9.3
R1/921	W1/921	ASSUMED_WINDOW_RESI_HALF	21	64	17	60	19.0	6.3	21	64	17	60	19.0	6.3
R1/922	W1/922	ASSUMED_RESI_HALF	21	64	18	61	14.3	4.7	21	64	18	61	14.3	4.7
R1/930	W1/930	ASSUMED_WINDOW_RESI_HALF	17	54	13	50	23.5	7.4	17	54	13	50	23.5	7.4
R1/931	W1/931	ASSUMED_WINDOW_RESI_HALF	19	59	14	54	26.3	8.5	19	59	14	54	26.3	8.5
R1/932	W1/932	ASSUMED_RESI_HALF	21	64	18	61	14.3	4.7	21	64	18	61	14.3	4.7

Bakersfield - Block 1, Crayford Road

R1/970	W1/970	LIVINGROOM_ASSUMED	0	2	0	2	-	0.0						
R1/970	W2/970	LIVINGROOM_ASSUMED	13	45	8	37	38.5	17.8						
R1/970	W3/970	LIVINGROOM_ASSUMED	12	40	7	32	41.7	20.0						
R1/970	W4/970	LIVINGROOM_ASSUMED	0	4	0	4	-	0.0						
R1/970	W5/970	LIVINGROOM_ASSUMED	8	42	5	36	37.5	14.3						
R1/970	W6/970	LIVINGROOM_ASSUMED	1	30	0	27	100.0	10.0	13	47	8	39	38.5	17.0
R2/970	W7/970	LIVINGROOM_ASSUMED	0	0	0	0	-	-						
R2/970	W8/970	LIVINGROOM_ASSUMED	13	47	8	38	38.5	19.1						
R2/970	W9/970	LIVINGROOM_ASSUMED	12	40	7	30	41.7	25.0						
R2/970	W10/970	LIVINGROOM_ASSUMED	0	6	0	6	-	0.0						
R2/970	W11/970	LIVINGROOM_ASSUMED	10	44	5	34	50.0	22.7						



SUNLIGHT ANALYSIS

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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		
R2/970	W12/970	LIVINGROOM_ASSUMEC	7	35	4	27	42.9	22.9	13	47	8	38	38.5	19.1
R3/970	W13/970	LIVINGROOM_ASSUMEC	0	2	0	2	-	0.0						
R3/970	W14/970	LIVINGROOM_ASSUMEC	12	45	7	35	41.7	22.2						
R3/970	W15/970	LIVINGROOM_ASSUMEC	9	36	5	27	44.4	25.0						
R3/970	W16/970	LIVINGROOM_ASSUMEC	0	6	0	5	-	16.7						
R3/970	W17/970	LIVINGROOM_ASSUMEC	6	38	2	28	66.7	26.3						
R3/970	W18/970	LIVINGROOM_ASSUMEC	2	22	0	15	100.0	31.8	12	45	8	36	33.3	20.0
R4/970	W19/970	LIVINGROOM_ASSUMEC	0	4	0	3	-	25.0						
R4/970	W20/970	LIVINGROOM_ASSUMEC	11	44	8	33	27.3	25.0						
R4/970	W21/970	LIVINGROOM_ASSUMEC	8	33	5	24	37.5	27.3						
R4/970	W22/970	LIVINGROOM_ASSUMEC	0	6	0	3	-	50.0						
R4/970	W23/970	LIVINGROOM_ASSUMEC	5	36	2	24	60.0	33.3						
R4/970	W24/970	LIVINGROOM_ASSUMEC	3	23	0	14	100.0	39.1	11	44	8	33	27.3	25.0
R5/970	W25/970	LIVINGROOM_ASSUMEC	0	2	0	1	-	50.0						
R5/970	W26/970	LIVINGROOM_ASSUMEC	11	44	8	31	27.3	29.5						
R5/970	W27/970	LIVINGROOM_ASSUMEC	7	33	5	24	28.6	27.3						
R5/970	W28/970	LIVINGROOM_ASSUMEC	0	6	0	1	-	83.3						
R5/970	W29/970	LIVINGROOM_ASSUMEC	5	37	3	22	40.0	40.5						
R5/970	W30/970	LIVINGROOM_ASSUMEC	2	22	0	13	100.0	40.9	11	44	8	31	27.3	29.5
R6/970	W31/970	LIVINGROOM_ASSUMEC	0	2	0	0	-	100.0						
R6/970	W32/970	LIVINGROOM_ASSUMEC	8	39	7	25	12.5	35.9						
R6/970	W33/970	LIVINGROOM_ASSUMEC	7	33	5	22	28.6	33.3						



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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		
R6/970	W34/970	LIVINGROOM_ASSUMEC	0	5	0	1	-	80.0						
R6/970	W35/970	LIVINGROOM_ASSUMEC	5	36	3	21	40.0	41.7						
R6/970	W36/970	LIVINGROOM_ASSUMEC	2	22	0	11	100.0	50.0	9	41	7	26	22.2	36.6
R7/970	W37/970	LIVINGROOM_ASSUMEC	0	2	0	0	-	100.0						
R7/970	W38/970	LIVINGROOM_ASSUMEC	7	39	5	22	28.6	43.6						
R7/970	W39/970	LIVINGROOM_ASSUMEC	6	30	5	21	16.7	30.0						
R7/970	W40/970	LIVINGROOM_ASSUMEC	0	4	0	1	-	75.0						
R7/970	W41/970	LIVINGROOM_ASSUMEC	3	31	2	18	33.3	41.9						
R7/970	W42/970	LIVINGROOM_ASSUMEC	1	21	0	11	100.0	47.6	7	39	5	24	28.6	38.5
R8/970	W43/970	LIVINGROOM_ASSUMEC	0	2	0	0	-	100.0						
R8/970	W44/970	LIVINGROOM_ASSUMEC	5	36	4	22	20.0	38.9						
R8/970	W45/970	LIVINGROOM_ASSUMEC	3	26	3	18	0.0	30.8						
R8/970	W46/970	LIVINGROOM_ASSUMEC	0	5	0	0	-	100.0						
R8/970	W47/970	LIVINGROOM_ASSUMEC	0	26	1	13	-	50.0						
R8/970	W48/970	LIVINGROOM_ASSUMEC	0	14	0	6	-	57.1	5	36	5	23	0.0	36.1
R9/970	W49/970	LIVINGROOM_ASSUMEC	0	3	0	0	-	100.0						
R9/970	W50/970	LIVINGROOM_ASSUMEC	6	38	7	26	-16.7	31.6						
R9/970	W51/970	LIVINGROOM_ASSUMEC	4	30	4	22	0.0	26.7						
R9/970	W52/970	LIVINGROOM_ASSUMEC	0	3	0	0	-	100.0						
R9/970	W53/970	LIVINGROOM_ASSUMEC	0	27	0	17	-	37.0						
R9/970	W54/970	LIVINGROOM_ASSUMEC	0	18	0	11	-	38.9	6	38	7	27	-16.7	28.9
R10/970	W55/970	LIVINGROOM_ASSUMEC	0	2	0	0	-	100.0						



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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		
R10/970	W56/970	LIVINGROOM_ASSUMEC	6	32	7	27	-16.7	15.6						
R10/970	W57/970	LIVINGROOM_ASSUMEC	5	30	6	27	-20.0	10.0						
R10/970	W58/970	LIVINGROOM_ASSUMEC	0	1	0	0	-	100.0						
R10/970	W59/970	LIVINGROOM_ASSUMEC	6	29	6	25	0.0	13.8						
R10/970	W60/970	LIVINGROOM_ASSUMEC	8	34	6	26	25.0	23.5	9	39	7	28	22.2	28.2
R1/971	W1/971	BEDROOM_ASSUMED	11	30	4	22	63.6	26.7	11	30	4	22	63.6	26.7
R2/971	W2/971	BEDROOM_ASSUMED	10	31	6	26	40.0	16.1	10	31	6	26	40.0	16.1
R3/971	W3/971	BEDROOM_ASSUMED	8	25	3	18	62.5	28.0	8	25	3	18	62.5	28.0
R4/971	W4/971	BEDROOM_ASSUMED	10	33	5	25	50.0	24.2	10	33	5	25	50.0	24.2
R5/971	W5/971	BEDROOM_ASSUMED	8	31	3	23	62.5	25.8	8	31	3	23	62.5	25.8
R6/971	W6/971	BEDROOM_ASSUMED	3	19	0	13	100.0	31.6	3	19	0	13	100.0	31.6
R7/971	W7/971	BEDROOM_ASSUMED	8	31	4	24	50.0	22.6	8	31	4	24	50.0	22.6
R8/971	W8/971	BEDROOM_ASSUMED	3	26	0	18	100.0	30.8	3	26	0	18	100.0	30.8
R9/971	W9/971	BEDROOM_ASSUMED	7	30	3	19	57.1	36.7	7	30	3	19	57.1	36.7
R10/971	W10/971	BEDROOM_ASSUMED	3	18	0	8	100.0	55.6	3	18	0	8	100.0	55.6



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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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		
R11/971	W11/971	BEDROOM_ASSUMED	8	31	5	18	37.5	41.9	8	31	5	18	37.5	41.9
R12/971	W12/971	BEDROOM_ASSUMED	3	26	1	13	66.7	50.0	3	26	1	13	66.7	50.0
R13/971	W13/971	BEDROOM_ASSUMED	6	30	3	15	50.0	50.0	6	30	3	15	50.0	50.0
R14/971	W14/971	BEDROOM_ASSUMED	3	20	1	6	66.7	70.0	3	20	1	6	66.7	70.0
R15/971	W15/971	BEDROOM_ASSUMED	8	31	5	15	37.5	51.6	8	31	5	15	37.5	51.6
R16/971	W16/971	BEDROOM_ASSUMED	3	26	3	13	0.0	50.0	3	26	3	13	0.0	50.0
R17/971	W17/971	BEDROOM_ASSUMED	3	18	2	4	33.3	77.8	3	18	2	4	33.3	77.8
R18/971	W18/971	BEDROOM_ASSUMED	1	12	1	3	0.0	75.0	1	12	1	3	0.0	75.0
R19/971	W19/971	BEDROOM_ASSUMED	11	45	8	32	27.3	28.9	11	45	8	32	27.3	28.9
R20/971	W20/971	BEDROOM_ASSUMED	9	42	8	32	11.1	23.8	9	42	8	32	11.1	23.8
R1/972	W1/972	BEDROOM_ASSUMED	15	47	9	40	40.0	14.9	15	47	9	40	40.0	14.9
R2/972	W2/972	BEDROOM_ASSUMED	14	48	10	43	28.6	10.4	14	48	10	43	28.6	10.4
R2/972	W3/972	BEDROOM_ASSUMED	14	40	10	34	28.6	15.0						
R3/972	W4/972	BEDROOM_ASSUMED	8	35	4	29	50.0	17.1	8	35	4	29	50.0	17.1



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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		
R4/972	W5/972	BEDROOM_ASSUMED	13	47	9	41	30.8	12.8	13	47	9	41	30.8	12.8
R5/972	W6/972	BEDROOM_ASSUMED	10	42	5	35	50.0	16.7	10	42	5	35	50.0	16.7
R6/972	W7/972	BEDROOM_ASSUMED	6	31	2	25	66.7	19.4	6	31	2	25	66.7	19.4
R7/972	W8/972	BEDROOM_ASSUMED	12	45	8	38	33.3	15.6	12	45	8	38	33.3	15.6
R8/972	W9/972	BEDROOM_ASSUMED	6	34	3	28	50.0	17.6	6	34	3	28	50.0	17.6
R9/972	W10/972	BEDROOM_ASSUMED	9	41	7	34	22.2	17.1	9	41	7	34	22.2	17.1
R10/972	W11/972	BEDROOM_ASSUMED	4	29	1	21	75.0	27.6	4	29	1	21	75.0	27.6
R11/972	W12/972	BEDROOM_ASSUMED	11	44	8	36	27.3	18.2	11	44	8	36	27.3	18.2
R12/972	W13/972	BEDROOM_ASSUMED	5	33	4	25	20.0	24.2	5	33	4	25	20.0	24.2
R13/972	W14/972	BEDROOM_ASSUMED	0	7	0	2	-	71.4						
R13/972	W15/972	BEDROOM_ASSUMED	9	42	8	31	11.1	26.2	9	42	8	32	11.1	23.8
R14/972	W16/972	BEDROOM_ASSUMED	4	30	2	18	50.0	40.0	4	30	2	18	50.0	40.0
R15/972	W17/972	BEDROOM_ASSUMED	8	43	6	30	25.0	30.2	8	43	6	30	25.0	30.2



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HM HOLLOWAY PRISON, LONDON
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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		
R16/972	W18/972	BEDROOM_ASSUMED	2	25	1	11	50.0	56.0	2	25	1	11	50.0	56.0
R17/972	W19/972	BEDROOM_ASSUMED	2	11	2	2	0.0	81.8	2	11	2	2	0.0	81.8
R18/972	W20/972	BEDROOM_ASSUMED	0	7	0	0	-	100.0	0	7	0	0	-	100.0
R19/972	W21/972	BEDROOM_ASSUMED	0	6	0	0	-	100.0						
R19/972	W22/972	BEDROOM_ASSUMED	4	12	4	4	0.0	66.7	4	12	4	4	0.0	66.7
R20/972	W23/972	BEDROOM_ASSUMED	5	13	4	4	20.0	69.2	5	13	4	4	20.0	69.2
R1/973	W1/973	LIVINGROOM_ASSUMED	15	47	11	42	26.7	10.6						
R1/973	W2/973	LIVINGROOM_ASSUMED	15	49	11	44	26.7	10.2						
R1/973	W3/973	LIVINGROOM_ASSUMED	15	41	11	35	26.7	14.6	15	49	11	44	26.7	10.2
R2/973	W4/973	LIVINGROOM_ASSUMED	9	36	6	31	33.3	13.9						
R2/973	W5/973	LIVINGROOM_ASSUMED	14	48	10	42	28.6	12.5	14	48	11	43	21.4	10.4
R3/973	W6/973	LIVINGROOM_ASSUMED	11	43	7	37	36.4	14.0						
R3/973	W7/973	LIVINGROOM_ASSUMED	6	32	3	27	50.0	15.6	11	43	7	37	36.4	14.0
R4/973	W8/973	LIVINGROOM_ASSUMED	12	46	9	41	25.0	10.9						
R4/973	W9/973	LIVINGROOM_ASSUMED	5	33	3	29	40.0	12.1	12	46	10	42	16.7	8.7
R5/973	W10/973	LIVINGROOM_ASSUMED	10	42	7	35	30.0	16.7						
R5/973	W11/973	LIVINGROOM_ASSUMED	5	30	3	23	40.0	23.3	10	43	8	37	20.0	14.0



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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		
R6/973	W12/973	LIVINGROOM_ASSUMEC	12	47	10	40	16.7	14.9						
R6/973	W13/973	LIVINGROOM_ASSUMEC	6	34	4	26	33.3	23.5	12	47	10	40	16.7	14.9
R7/973	W14/973	LIVINGROOM_ASSUMEC	0	7	0	3	-	57.1						
R7/973	W15/973	LIVINGROOM_ASSUMEC	10	43	8	34	20.0	20.9						
R7/973	W16/973	LIVINGROOM_ASSUMEC	5	31	3	22	40.0	29.0	10	43	8	34	20.0	20.9
R8/973	W17/973	LIVINGROOM_ASSUMEC	13	50	10	39	23.1	22.0						
R8/973	W18/973	LIVINGROOM_ASSUMEC	3	37	1	26	66.7	29.7	13	50	10	39	23.1	22.0
R9/973	W19/973	LIVINGROOM_ASSUMEC	11	46	10	35	9.1	23.9						
R9/973	W20/973	LIVINGROOM_ASSUMEC	4	38	3	28	25.0	26.3	11	46	10	36	9.1	21.7
R10/973	W21/973	LIVINGROOM_ASSUMEC	0	7	0	1	-	85.7						
R10/973	W22/973	LIVINGROOM_ASSUMEC	12	47	11	35	8.3	25.5						
R10/973	W23/973	LIVINGROOM_ASSUMEC	12	47	10	35	16.7	25.5	12	47	11	37	8.3	21.3
R1/974	W1/974	LIVINGROOM_ASSUMEC	15	45	12	41	20.0	8.9						
R1/974	W2/974	LIVINGROOM_ASSUMEC	15	50	12	46	20.0	8.0						
R1/974	W3/974	LIVINGROOM_ASSUMEC	15	41	12	37	20.0	9.8	15	50	12	46	20.0	8.0
R2/974	W4/974	LIVINGROOM_ASSUMEC	9	36	6	32	33.3	11.1						
R2/974	W5/974	LIVINGROOM_ASSUMEC	15	48	12	44	20.0	8.3	15	48	12	44	20.0	8.3
R3/974	W6/974	LIVINGROOM_ASSUMEC	11	43	8	38	27.3	11.6						



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HM HOLLOWAY PRISON, LONDON
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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		
R3/974	W7/974	LIVINGROOM_ASSUMED	7	33	4	28	42.9	15.2	11	43	8	38	27.3	11.6
R4/974	W8/974	LIVINGROOM_ASSUMED	13	49	10	44	23.1	10.2						
R4/974	W9/974	LIVINGROOM_ASSUMED	6	35	3	30	50.0	14.3	13	49	10	44	23.1	10.2
R5/974	W10/974	LIVINGROOM_ASSUMED	11	44	8	39	27.3	11.4						
R5/974	W11/974	LIVINGROOM_ASSUMED	6	32	3	25	50.0	21.9	11	44	8	39	27.3	11.4
R6/974	W12/974	LIVINGROOM_ASSUMED	13	49	10	41	23.1	16.3						
R6/974	W13/974	LIVINGROOM_ASSUMED	7	35	4	27	42.9	22.9	13	49	10	41	23.1	16.3
R7/974	W14/974	LIVINGROOM_ASSUMED	0	7	0	3	-	57.1						
R7/974	W15/974	LIVINGROOM_ASSUMED	11	44	8	35	27.3	20.5						
R7/974	W16/974	LIVINGROOM_ASSUMED	5	31	3	23	40.0	25.8	11	44	8	35	27.3	20.5
R8/974	W17/974	LIVINGROOM_ASSUMED	14	51	11	41	21.4	19.6						
R8/974	W18/974	LIVINGROOM_ASSUMED	14	51	11	41	21.4	19.6	14	51	11	41	21.4	19.6
R1/975	W1/975	BEDROOM_ASSUMED	12	31	9	28	25.0	9.7	12	31	9	28	25.0	9.7
R2/975	W2/975	BEDROOM_ASSUMED	15	41	12	38	20.0	7.3						
R2/975	W3/975	BEDROOM_ASSUMED	15	31	12	28	20.0	9.7	15	47	12	44	20.0	6.4
R3/975	W4/975	BEDROOM_ASSUMED	9	32	6	28	33.3	12.5	9	32	6	28	33.3	12.5
R4/975	W5/975	BEDROOM_ASSUMED	12	39	9	35	25.0	10.3	12	39	9	35	25.0	10.3



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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		
R5/975	W6/975	BEDROOM_ASSUMED	8	29	5	25	37.5	13.8	8	29	5	25	37.5	13.8
R6/975	W7/975	BEDROOM_ASSUMED	8	33	5	29	37.5	12.1	8	33	5	29	37.5	12.1
R7/975	W8/975	BEDROOM_ASSUMED	15	51	12	47	20.0	7.8	15	51	12	47	20.0	7.8
R8/975	W9/975	BEDROOM_ASSUMED	6	41	3	37	50.0	9.8	6	41	3	37	50.0	9.8
R9/975	W10/975	BEDROOM_ASSUMED	12	49	9	44	25.0	10.2	12	49	9	44	25.0	10.2
R10/975	W11/975	BEDROOM_ASSUMED	6	40	3	34	50.0	15.0	6	40	3	34	50.0	15.0
R11/975	W12/975	BEDROOM_ASSUMED	15	52	12	45	20.0	13.5	15	52	12	45	20.0	13.5
R12/975	W13/975	BEDROOM_ASSUMED	6	40	3	33	50.0	17.5	6	40	3	33	50.0	17.5
R13/975	W14/975	BEDROOM_ASSUMED	0	7	0	5	-	28.6						
R13/975	W15/975	BEDROOM_ASSUMED	13	48	10	40	23.1	16.7	13	48	10	41	23.1	14.6
R14/975	W16/975	BEDROOM_ASSUMED	5	39	3	32	40.0	17.9	5	39	3	32	40.0	17.9
R15/975	W17/975	BEDROOM_ASSUMED	14	51	12	43	14.3	15.7	14	51	12	43	14.3	15.7
R16/975	W18/975	BEDROOM_ASSUMED	14	51	11	42	21.4	17.6	14	51	11	42	21.4	17.6



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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		
R1/976	W1/976	LIVINGROOM_ASSUMEC	0	4	0	4	-	0.0						
R1/976	W2/976	LIVINGROOM_ASSUMEC	15	50	13	48	13.3	4.0						
R1/976	W3/976	LIVINGROOM_ASSUMEC	12	44	10	42	16.7	4.5						
R1/976	W4/976	LIVINGROOM_ASSUMEC	0	6	0	6	-	0.0						
R1/976	W5/976	LIVINGROOM_ASSUMEC	15	51	13	49	13.3	3.9						
R1/976	W6/976	LIVINGROOM_ASSUMEC	19	52	17	50	10.5	3.8	19	58	17	56	10.5	3.4
R2/976	W7/976	LIVINGROOM_ASSUMEC	15	48	13	46	13.3	4.2						
R2/976	W8/976	LIVINGROOM_ASSUMEC	0	6	0	6	-	0.0						
R2/976	W9/976	LIVINGROOM_ASSUMEC	15	51	12	48	20.0	5.9						
R2/976	W10/976	LIVINGROOM_ASSUMEC	14	49	11	46	21.4	6.1	16	57	14	55	12.5	3.5
R3/976	W11/976	LIVINGROOM_ASSUMEC	0	6	0	6	-	0.0						
R3/976	W12/976	LIVINGROOM_ASSUMEC	15	51	12	48	20.0	5.9						
R3/976	W13/976	LIVINGROOM_ASSUMEC	5	24	2	21	60.0	12.5						
R3/976	W14/976	LIVINGROOM_ASSUMEC	0	2	0	2	-	0.0						
R3/976	W15/976	LIVINGROOM_ASSUMEC	15	49	12	46	20.0	6.1						
R3/976	W16/976	LIVINGROOM_ASSUMEC	11	35	8	32	27.3	8.6	15	51	12	48	20.0	5.9
R4/976	W17/976	LIVINGROOM_ASSUMEC	0	4	0	4	-	0.0						
R4/976	W18/976	LIVINGROOM_ASSUMEC	8	21	5	18	37.5	14.3						
R4/976	W19/976	LIVINGROOM_ASSUMEC	5	8	2	5	60.0	37.5						
R4/976	W20/976	LIVINGROOM_ASSUMEC	0	5	0	5	-	0.0						
R4/976	W21/976	LIVINGROOM_ASSUMEC	9	23	6	20	33.3	13.0						
R4/976	W22/976	LIVINGROOM_ASSUMEC	7	10	4	7	42.9	30.0	9	23	6	20	33.3	13.0



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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		
R1/977	W1/977	BEDROOM_ASSUMED	9	24	7	22	22.2	8.3	9	24	7	22	22.2	8.3
R2/977	W2/977	BEDROOM_ASSUMED	9	26	7	24	22.2	7.7	9	26	7	24	22.2	7.7
R3/977	W3/977	BEDROOM_ASSUMED	8	18	6	16	25.0	11.1	8	18	6	16	25.0	11.1
R4/977	W4/977	BEDROOM_ASSUMED	9	27	7	25	22.2	7.4	9	27	7	25	22.2	7.4
R5/977	W5/977	BEDROOM_ASSUMED	13	49	11	47	15.4	4.1	13	49	11	47	15.4	4.1
R6/977	W6/977	BEDROOM_ASSUMED	5	38	3	36	40.0	5.3	5	38	3	36	40.0	5.3
R7/977	W7/977	BEDROOM_ASSUMED	15	50	13	48	13.3	4.0	15	50	13	48	13.3	4.0
R8/977	W8/977	BEDROOM_ASSUMED	15	50	13	48	13.3	4.0	15	50	13	48	13.3	4.0
R1/978	W1/978	LIVINGROOM_ASSUMED	15	51	14	50	6.7	2.0	15	51	14	50	6.7	2.0
R1/978	W2/978	LIVINGROOM_ASSUMED	15	51	14	50	6.7	2.0						
R1/978	W3/978	LIVINGROOM_ASSUMED	15	42	13	40	13.3	4.8						
R2/978	W4/978	LIVINGROOM_ASSUMED	9	33	7	31	22.2	6.1	15	52	13	50	13.3	3.8
R2/978	W5/978	LIVINGROOM_ASSUMED	15	52	13	50	13.3	3.8						
R1/979	W1/979	BEDROOM_ASSUMED	15	50	14	49	6.7	2.0	15	50	14	49	6.7	2.0
R2/979	W2/979	BEDROOM_ASSUMED	15	50	14	49	6.7	2.0						



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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		

R2/979	W3/979	BEDROOM_ASSUMED	17	52	16	51	5.9	1.9	17	58	16	57	5.9	1.7
R3/979	W4/979	BEDROOM_ASSUMED	9	44	8	43	11.1	2.3	9	44	8	43	11.1	2.3
R4/979	W5/979	BEDROOM_ASSUMED	15	50	14	49	6.7	2.0	15	50	14	49	6.7	2.0

Bakersfield - Block 2, Crayford Road

R1/950	W1/950	LIVINGROOM_ASSUMED	0	10	0	5	-	50.0						
R1/950	W2/950	LIVINGROOM_ASSUMED	5	56	5	46	0.0	17.9						
R1/950	W3/950	LIVINGROOM_ASSUMED	6	26	5	23	16.7	11.5						
R1/950	W4/950	LIVINGROOM_ASSUMED	10	57	7	45	30.0	21.1						
R1/950	W5/950	LIVINGROOM_ASSUMED	4	19	2	15	50.0	21.1	10	64	7	51	30.0	20.3
R2/950	W6/950	LIVINGROOM_ASSUMED	2	9	0	4	100.0	55.6						
R2/950	W7/950	LIVINGROOM_ASSUMED	9	61	5	41	44.4	32.8						
R2/950	W8/950	LIVINGROOM_ASSUMED	6	30	4	27	33.3	10.0						
R2/950	W9/950	LIVINGROOM_ASSUMED	4	28	0	14	100.0	50.0						
R2/950	W10/950	LIVINGROOM_ASSUMED	10	64	4	47	60.0	26.6						
R2/950	W11/950	LIVINGROOM_ASSUMED	4	25	2	22	50.0	12.0	10	64	5	48	50.0	25.0
R3/950	W12/950	LIVINGROOM_ASSUMED	4	22	0	10	100.0	54.5						
R3/950	W13/950	LIVINGROOM_ASSUMED	11	64	6	49	45.5	23.4						
R3/950	W14/950	LIVINGROOM_ASSUMED	6	28	6	28	0.0	0.0						
R3/950	W15/950	LIVINGROOM_ASSUMED	5	31	0	16	100.0	48.4						
R3/950	W16/950	LIVINGROOM_ASSUMED	11	62	8	48	27.3	22.6						



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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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		
R3/950	W17/950	LIVINGROOM_ASSUMEC	4	19	5	20	-25.0	-5.3	11	65	8	52	27.3	20.0
R4/950	W18/950	LIVINGROOM_ASSUMEC	2	11	0	6	100.0	45.5						
R4/950	W19/950	LIVINGROOM_ASSUMEC	11	62	8	49	27.3	21.0						
R4/950	W20/950	LIVINGROOM_ASSUMEC	6	28	8	30	-33.3	-7.1						
R4/950	W21/950	LIVINGROOM_ASSUMEC	5	32	0	17	100.0	46.9						
R4/950	W22/950	LIVINGROOM_ASSUMEC	10	61	7	48	30.0	21.3						
R4/950	W23/950	LIVINGROOM_ASSUMEC	4	19	5	20	-25.0	-5.3	11	65	9	53	18.2	18.5
R5/950	W24/950	LIVINGROOM_ASSUMEC	4	23	0	13	100.0	43.5						
R5/950	W25/950	LIVINGROOM_ASSUMEC	12	65	9	53	25.0	18.5						
R5/950	W26/950	LIVINGROOM_ASSUMEC	7	28	9	30	-28.6	-7.1						
R5/950	W27/950	LIVINGROOM_ASSUMEC	5	29	0	15	100.0	48.3						
R5/950	W28/950	LIVINGROOM_ASSUMEC	11	61	9	49	18.2	19.7						
R5/950	W29/950	LIVINGROOM_ASSUMEC	4	18	6	20	-50.0	-11.1	12	65	11	56	8.3	13.8
R6/950	W30/950	LIVINGROOM_ASSUMEC	1	8	1	8	0.0	0.0						
R6/950	W31/950	LIVINGROOM_ASSUMEC	10	60	10	51	0.0	15.0						
R6/950	W32/950	LIVINGROOM_ASSUMEC	8	29	9	30	-12.5	-3.4						
R6/950	W33/950	LIVINGROOM_ASSUMEC	5	30	1	17	80.0	43.3						
R6/950	W34/950	LIVINGROOM_ASSUMEC	13	64	9	51	30.8	20.3						
R6/950	W35/950	LIVINGROOM_ASSUMEC	8	29	7	28	12.5	3.4	15	67	10	53	33.3	20.9
R7/950	W36/950	LIVINGROOM_ASSUMEC	4	20	2	15	50.0	25.0						
R7/950	W37/950	LIVINGROOM_ASSUMEC	15	65	9	51	40.0	21.5						
R7/950	W38/950	LIVINGROOM_ASSUMEC	9	28	7	26	22.2	7.1						



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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		
R7/950	W39/950	LIVINGROOM_ASSUMED	7	32	2	19	71.4	40.6						
R7/950	W40/950	LIVINGROOM_ASSUMED	15	64	8	51	46.7	20.3						
R7/950	W41/950	LIVINGROOM_ASSUMED	8	27	6	25	25.0	7.4	16	67	9	54	43.8	19.4
R8/950	W42/950	LIVINGROOM_ASSUMED	2	3	2	3	0.0	0.0						
R8/950	W43/950	LIVINGROOM_ASSUMED	15	51	9	41	40.0	19.6						
R8/950	W44/950	LIVINGROOM_ASSUMED	8	25	6	23	25.0	8.0						
R8/950	W45/950	LIVINGROOM_ASSUMED	12	36	3	23	75.0	36.1						
R8/950	W46/950	LIVINGROOM_ASSUMED	18	62	10	49	44.4	21.0						
R8/950	W47/950	LIVINGROOM_ASSUMED	7	21	6	20	14.3	4.8	20	64	10	49	50.0	23.4
R9/950	W48/950	LIVINGROOM_ASSUMED	7	25	5	22	28.6	12.0						
R9/950	W49/950	LIVINGROOM_ASSUMED	18	59	10	48	44.4	18.6						
R9/950	W50/950	LIVINGROOM_ASSUMED	7	21	5	19	28.6	9.5						
R9/950	W51/950	LIVINGROOM_ASSUMED	13	38	6	27	53.8	28.9						
R9/950	W52/950	LIVINGROOM_ASSUMED	20	62	11	49	45.0	21.0						
R9/950	W53/950	LIVINGROOM_ASSUMED	7	21	5	19	28.6	9.5	20	65	11	52	45.0	20.0
R10/950	W54/950	LIVINGROOM_ASSUMED	0	0	0	0	-	-						
R10/950	W55/950	LIVINGROOM_ASSUMED	16	46	10	38	37.5	17.4						
R10/950	W56/950	LIVINGROOM_ASSUMED	4	13	3	12	25.0	7.7						
R10/950	W57/950	LIVINGROOM_ASSUMED	13	37	7	28	46.2	24.3						
R10/950	W58/950	LIVINGROOM_ASSUMED	16	52	9	42	43.8	19.2						
R10/950	W59/950	LIVINGROOM_ASSUMED	3	11	2	10	33.3	9.1	17	55	10	45	41.2	18.2
R1/951	W1/951	BEDROOM_ASSUMED	25	45	7	20	72.0	55.6	25	45	7	20	72.0	55.6



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
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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		
R2/951	W2/951	BEDROOM_ASSUMED	19	19	3	3	84.2	84.2	19	19	3	3	84.2	84.2
R3/951	W3/951	BEDROOM_ASSUMED	26	47	5	18	80.8	61.7	26	47	5	18	80.8	61.7
R4/951	W4/951	BEDROOM_ASSUMED	25	45	5	19	80.0	57.8	25	45	5	19	80.0	57.8
R5/951	W5/951	BEDROOM_ASSUMED	26	44	7	18	73.1	59.1	26	44	7	18	73.1	59.1
R6/951	W6/951	BEDROOM_ASSUMED	23	26	7	8	69.6	69.2	23	26	7	8	69.6	69.2
R7/951	W7/951	BEDROOM_ASSUMED	25	45	9	22	64.0	51.1	25	45	9	22	64.0	51.1
R8/951	W8/951	BEDROOM_ASSUMED	24	42	8	20	66.7	52.4	24	42	8	20	66.7	52.4
R9/951	W9/951	BEDROOM_ASSUMED	26	46	10	25	61.5	45.7	26	46	10	25	61.5	45.7
R10/951	W10/951	BEDROOM_ASSUMED	22	25	10	10	54.5	60.0	22	25	10	10	54.5	60.0
R11/951	W11/951	BEDROOM_ASSUMED	23	43	13	26	43.5	39.5	23	43	13	26	43.5	39.5
R12/951	W12/951	BEDROOM_ASSUMED	24	43	13	26	45.8	39.5	24	43	13	26	45.8	39.5
R13/951	W13/951	BEDROOM_ASSUMED	24	43	12	27	50.0	37.2	24	43	12	27	50.0	37.2
R14/951	W14/951	BEDROOM_ASSUMED	23	41	9	23	60.9	43.9	23	41	9	23	60.9	43.9



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HM HOLLOWAY PRISON, LONDON
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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		
R15/951	W15/951	BEDROOM_ASSUMED	17	17	11	11	35.3	35.3	17	17	11	11	35.3	35.3
R16/951	W16/951	BEDROOM_ASSUMED	22	37	12	27	45.5	27.0	22	37	12	27	45.5	27.0
R17/951	W17/951	BEDROOM_ASSUMED	22	38	12	25	45.5	34.2	22	38	12	25	45.5	34.2
R18/951	W18/951	BEDROOM_ASSUMED	21	37	12	26	42.9	29.7	21	37	12	26	42.9	29.7
R19/951	W19/951	BEDROOM_ASSUMED	14	15	10	11	28.6	26.7	14	15	10	11	28.6	26.7
R20/951	W20/951	BEDROOM_ASSUMED	18	30	10	22	44.4	26.7	18	30	10	22	44.4	26.7
R1/952	W1/952	BEDROOM_ASSUMED	26	78	7	54	73.1	30.8	26	78	7	54	73.1	30.8
R2/952	W2/952	BEDROOM_ASSUMED	22	37	5	17	77.3	54.1	22	37	5	17	77.3	54.1
R3/952	W3/952	BEDROOM_ASSUMED	14	39	2	23	85.7	41.0						
R3/952	W4/952	BEDROOM_ASSUMED	27	83	7	58	74.1	30.1	27	83	8	60	70.4	27.7
R4/952	W5/952	BEDROOM_ASSUMED	26	82	6	57	76.9	30.5	26	82	6	57	76.9	30.5
R5/952	W6/952	BEDROOM_ASSUMED	27	79	8	55	70.4	30.4	27	79	8	55	70.4	30.4
R6/952	W7/952	BEDROOM_ASSUMED	22	38	9	24	59.1	36.8	22	38	9	24	59.1	36.8



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HM HOLLOWAY PRISON, LONDON
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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		
R7/952	W8/952	BEDROOM_ASSUMED	14	39	0	24	100.0	38.5						
R7/952	W9/952	BEDROOM_ASSUMED	27	81	9	59	66.7	27.2	27	81	9	62	66.7	23.5
R8/952	W10/952	BEDROOM_ASSUMED	27	73	9	50	66.7	31.5	27	73	9	50	66.7	31.5
R9/952	W11/952	BEDROOM_ASSUMED	27	79	11	57	59.3	27.8	27	79	11	57	59.3	27.8
R10/952	W23/952	BEDROOM_ASSUMED	23	43	13	31	43.5	27.9	23	43	13	31	43.5	27.9
R11/952	W12/952	BEDROOM_ASSUMED	14	40	2	24	85.7	40.0						
R11/952	W13/952	BEDROOM_ASSUMED	24	78	13	63	45.8	19.2	25	79	13	64	48.0	19.0
R12/952	W14/952	BEDROOM_ASSUMED	26	80	14	65	46.2	18.8	26	80	14	65	46.2	18.8
R13/952	W15/952	BEDROOM_ASSUMED	26	79	14	64	46.2	19.0	26	79	14	64	46.2	19.0
R14/952	W16/952	BEDROOM_ASSUMED	26	78	14	64	46.2	17.9	26	78	14	64	46.2	17.9
R15/952	W17/952	BEDROOM_ASSUMED	19	38	13	32	31.6	15.8	19	38	13	32	31.6	15.8
R16/952	W18/952	BEDROOM_ASSUMED	22	59	13	49	40.9	16.9	22	59	13	49	40.9	16.9
R17/952	W19/952	BEDROOM_ASSUMED	23	67	13	55	43.5	17.9	23	67	13	55	43.5	17.9
R18/952	W20/952	BEDROOM_ASSUMED	23	67	14	57	39.1	14.9	23	67	14	57	39.1	14.9



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HM HOLLOWAY PRISON, LONDON
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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		
R19/952	W21/952	BEDROOM_ASSUMED	17	35	12	30	29.4	14.3	17	35	12	30	29.4	14.3
R20/952	W22/952	BEDROOM_ASSUMED	19	50	11	42	42.1	16.0	19	50	11	42	42.1	16.0
R1/953	W1/953	LIVINGROOM_ASSUMED	28	82	9	61	67.9	25.6	29	83	9	61	69.0	26.5
R1/953	W2/953	LIVINGROOM_ASSUMED	23	50	6	32	73.9	36.0						
R2/953	W3/953	LIVINGROOM_ASSUMED	14	41	2	28	85.7	31.7						
R2/953	W4/953	LIVINGROOM_ASSUMED	28	84	9	62	67.9	26.2	28	84	12	68	57.1	19.0
R2/953	W5/953	LIVINGROOM_ASSUMED	27	83	10	65	63.0	21.7						
R3/953	W6/953	LIVINGROOM_ASSUMED	27	79	10	60	63.0	24.1						
R3/953	W7/953	LIVINGROOM_ASSUMED	22	38	9	24	59.1	36.8	27	79	10	60	63.0	24.1
R4/953	W8/953	LIVINGROOM_ASSUMED	14	40	1	25	92.9	37.5	27	82	10	63	63.0	23.2
R4/953	W9/953	LIVINGROOM_ASSUMED	27	82	10	62	63.0	24.4						
R4/953	W10/953	LIVINGROOM_ASSUMED	27	73	10	51	63.0	30.1						
R5/953	W11/953	LIVINGROOM_ASSUMED	27	79	11	60	59.3	24.1	27	79	13	62	51.9	21.5
R5/953	W12/953	LIVINGROOM_ASSUMED	23	45	13	34	43.5	24.4						
R6/953	W13/953	LIVINGROOM_ASSUMED	14	40	2	26	85.7	35.0						
R6/953	W14/953	LIVINGROOM_ASSUMED	25	80	14	68	44.0	15.0	27	82	15	69	44.4	15.9
R6/953	W15/953	LIVINGROOM_ASSUMED	27	81	15	67	44.4	17.3						
R7/953	W16/953	LIVINGROOM_ASSUMED	27	80	18	70	33.3	12.5						



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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		
R7/953	W17/953	LIVINGROOM_ASSUMEC	27	80	18	70	33.3	12.5	27	80	18	70	33.3	12.5
R8/953	W18/953	LIVINGROOM_ASSUMEC	21	41	16	36	23.8	12.2	24	63	16	55	33.3	12.7
R8/953	W19/953	LIVINGROOM_ASSUMEC	23	62	15	54	34.8	12.9						
R9/953	W20/953	LIVINGROOM_ASSUMEC	23	68	13	57	43.5	16.2						
R9/953	W21/953	LIVINGROOM_ASSUMEC	23	68	14	58	39.1	14.7	23	70	14	60	39.1	14.3
R10/953	W22/953	LIVINGROOM_ASSUMEC	19	39	14	34	26.3	12.8	23	55	17	49	26.1	10.9
R10/953	W23/953	LIVINGROOM_ASSUMEC	21	52	15	46	28.6	11.5						
R1/954	W1/954	LIVINGROOM_ASSUMEC	29	81	12	63	58.6	22.2						
R1/954	W2/954	LIVINGROOM_ASSUMEC	23	40	11	27	52.2	32.5	29	81	13	64	55.2	21.0
R2/954	W3/954	LIVINGROOM_ASSUMEC	14	40	2	28	85.7	30.0	29	83	15	69	48.3	16.9
R2/954	W4/954	LIVINGROOM_ASSUMEC	29	83	13	67	55.2	19.3						
R2/954	W5/954	LIVINGROOM_ASSUMEC	28	74	14	59	50.0	20.3						
R3/954	W6/954	LIVINGROOM_ASSUMEC	28	80	15	66	46.4	17.5	28	80	18	70	35.7	12.5
R3/954	W7/954	LIVINGROOM_ASSUMEC	24	46	17	39	29.2	15.2						
R4/954	W8/954	LIVINGROOM_ASSUMEC	14	40	5	31	64.3	22.5						
R4/954	W9/954	LIVINGROOM_ASSUMEC	25	81	16	72	36.0	11.1	27	83	18	74	33.3	10.8
R4/954	W10/954	LIVINGROOM_ASSUMEC	27	83	18	73	33.3	12.0						
R5/954	W11/954	LIVINGROOM_ASSUMEC	27	80	18	71	33.3	11.3						



SUNLIGHT ANALYSIS

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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		
R5/954	W12/954	LIVINGROOM_ASSUMED	27	80	18	71	33.3	11.3	27	80	18	71	33.3	11.3
R6/954	W13/954	LIVINGROOM_ASSUMED	23	44	19	40	17.4	9.1	26	67	20	61	23.1	9.0
R6/954	W14/954	LIVINGROOM_ASSUMED	25	66	19	60	24.0	9.1						
R7/954	W15/954	LIVINGROOM_ASSUMED	25	71	19	65	24.0	8.5						
R7/954	W16/954	LIVINGROOM_ASSUMED	23	69	17	63	26.1	8.7	25	72	19	66	24.0	8.3
R8/954	W17/954	LIVINGROOM_ASSUMED	19	40	17	38	10.5	5.0	23	56	20	53	13.0	5.4
R8/954	W18/954	LIVINGROOM_ASSUMED	22	54	19	51	13.6	5.6						
R1/955	W1/955	BEDROOM_ASSUMED	29	83	16	70	44.8	15.7	29	83	16	70	44.8	15.7
R2/955	W2/955	BEDROOM_ASSUMED	23	50	12	39	47.8	22.0	23	50	12	39	47.8	22.0
R3/955	W3/955	BEDROOM_ASSUMED	14	42	5	33	64.3	21.4	29	84	19	74	34.5	11.9
R3/955	W4/955	BEDROOM_ASSUMED	29	84	19	74	34.5	11.9						
R4/955	W5/955	BEDROOM_ASSUMED	28	76	18	66	35.7	13.2	28	76	18	66	35.7	13.2
R5/955	W6/955	BEDROOM_ASSUMED	29	83	20	74	31.0	10.8	29	83	20	74	31.0	10.8
R6/955	W7/955	BEDROOM_ASSUMED	24	58	19	53	20.8	8.6	24	58	19	53	20.8	8.6
R7/955	W8/955	BEDROOM_ASSUMED	14	43	7	36	50.0	16.3	28	84	21	77	25.0	8.3
R7/955	W9/955	BEDROOM_ASSUMED	27	83	20	76	25.9	8.4						



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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		
R8/955	W10/955	BEDROOM_ASSUMED	28	84	19	75	32.1	10.7	28	84	19	75	32.1	10.7
R9/955	W11/955	BEDROOM_ASSUMED	27	83	18	74	33.3	10.8	27	83	18	74	33.3	10.8
R10/955	W12/955	BEDROOM_ASSUMED	27	82	20	75	25.9	8.5	27	82	20	75	25.9	8.5
R11/955	W13/955	BEDROOM_ASSUMED	23	33	19	29	17.4	12.1	23	33	19	29	17.4	12.1
R12/955	W14/955	BEDROOM_ASSUMED	26	48	21	43	19.2	10.4	26	48	21	43	19.2	10.4
R13/955	W15/955	BEDROOM_ASSUMED	26	37	21	32	19.2	13.5	26	37	21	32	19.2	13.5
R14/955	W16/955	BEDROOM_ASSUMED	24	46	20	42	16.7	8.7	24	46	20	42	16.7	8.7
R15/955	W17/955	BEDROOM_ASSUMED	19	30	18	29	5.3	3.3	19	30	18	29	5.3	3.3
R16/955	W18/955	BEDROOM_ASSUMED	23	43	20	40	13.0	7.0	23	43	20	40	13.0	7.0
R1/956	W1/956	LIVINGROOM_ASSUMED	13	37	7	31	46.2	16.2						
R1/956	W2/956	LIVINGROOM_ASSUMED	23	25	19	21	17.4	16.0						
R1/956	W3/956	LIVINGROOM_ASSUMED	7	7	7	7	0.0	0.0						
R1/956	W4/956	LIVINGROOM_ASSUMED	8	8	3	3	62.5	62.5						
R1/956	W5/956	LIVINGROOM_ASSUMED	24	24	19	19	20.8	20.8						
R1/956	W6/956	LIVINGROOM_ASSUMED	6	6	6	6	0.0	0.0	26	50	21	45	19.2	10.0



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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		
R2/956	W7/956	LIVINGROOM_ASSUMEC	9	9	3	3	66.7	66.7						
R2/956	W8/956	LIVINGROOM_ASSUMEC	24	24	20	20	16.7	16.7						
R2/956	W9/956	LIVINGROOM_ASSUMEC	6	6	6	6	0.0	0.0						
R2/956	W10/956	LIVINGROOM_ASSUMEC	9	9	5	5	44.4	44.4						
R2/956	W11/956	LIVINGROOM_ASSUMEC	24	24	20	20	16.7	16.7						
R2/956	W12/956	LIVINGROOM_ASSUMEC	6	6	6	6	0.0	0.0	24	24	20	20	16.7	16.7
R3/956	W13/956	LIVINGROOM_ASSUMEC	15	23	11	19	26.7	17.4						
R3/956	W14/956	LIVINGROOM_ASSUMEC	27	80	24	77	11.1	3.8						
R3/956	W15/956	LIVINGROOM_ASSUMEC	12	34	12	34	0.0	0.0						
R3/956	W16/956	LIVINGROOM_ASSUMEC	15	36	12	33	20.0	8.3						
R3/956	W17/956	LIVINGROOM_ASSUMEC	27	82	23	78	14.8	4.9						
R3/956	W18/956	LIVINGROOM_ASSUMEC	12	35	12	35	0.0	0.0	27	83	24	80	11.1	3.6
R4/956	W19/956	LIVINGROOM_ASSUMEC	15	41	12	38	20.0	7.3						
R4/956	W20/956	LIVINGROOM_ASSUMEC	27	80	24	77	11.1	3.8						
R4/956	W21/956	LIVINGROOM_ASSUMEC	12	34	12	34	0.0	0.0						
R4/956	W22/956	LIVINGROOM_ASSUMEC	15	40	12	37	20.0	7.5						
R4/956	W23/956	LIVINGROOM_ASSUMEC	25	76	22	73	12.0	3.9						
R4/956	W24/956	LIVINGROOM_ASSUMEC	10	35	10	35	0.0	0.0	27	84	24	81	11.1	3.6
R5/956	W25/956	LIVINGROOM_ASSUMEC	21	57	20	56	4.8	1.8						
R5/956	W26/956	LIVINGROOM_ASSUMEC	13	32	12	31	7.7	3.1						
R5/956	W27/956	LIVINGROOM_ASSUMEC	23	65	21	63	8.7	3.1						
R5/956	W28/956	LIVINGROOM_ASSUMEC	8	23	8	23	0.0	0.0	23	72	21	70	8.7	2.8



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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		
R1/957	W1/957	BEDROOM_ASSUMED	28	85	24	81	14.3	4.7	28	85	24	81	14.3	4.7
R2/957	W2/957	BEDROOM_ASSUMED	29	86	24	81	17.2	5.8	29	86	24	81	17.2	5.8
R3/957	W3/957	BEDROOM_ASSUMED	28	85	26	83	7.1	2.4	28	85	26	83	7.1	2.4
R4/957	W4/957	BEDROOM_ASSUMED	28	85	26	83	7.1	2.4	28	85	26	83	7.1	2.4
R5/957	W5/957	BEDROOM_ASSUMED	22	58	22	58	0.0	0.0	22	58	22	58	0.0	0.0
R6/957	W6/957	BEDROOM_ASSUMED	28	75	26	73	7.1	2.7	28	75	26	73	7.1	2.7
R7/957	W7/957	BEDROOM_ASSUMED	27	33	25	31	7.4	6.1	27	33	25	31	7.4	6.1
R8/957	W8/957	BEDROOM_ASSUMED	27	31	25	29	7.4	6.5	27	31	25	29	7.4	6.5
R9/957	W9/957	BEDROOM_ASSUMED	12	12	12	12	0.0	0.0	12	12	12	12	0.0	0.0
R10/957	W10/957	BEDROOM_ASSUMED	19	22	18	21	5.3	4.5	19	22	18	21	5.3	4.5
R1/958	W1/958	LIVINGROOM_ASSUMED	28	85	26	83	7.1	2.4	28	85	26	83	7.1	2.4
R1/958	W2/958	LIVINGROOM_ASSUMED	27	84	25	82	7.4	2.4						
R2/958	W3/958	LIVINGROOM_ASSUMED	23	42	23	42	0.0	0.0	27	71	25	69	7.4	2.8
R2/958	W4/958	LIVINGROOM_ASSUMED	23	67	21	65	8.7	3.0						



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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		
R1/959	W1/959	BEDROOM_ASSUMED	30	87	29	86	3.3	1.1	30	87	29	86	3.3	1.1
R2/959	W2/959	BEDROOM_ASSUMED	29	86	28	85	3.4	1.2	29	86	28	85	3.4	1.2
R3/959	W3/959	BEDROOM_ASSUMED	23	57	23	57	0.0	0.0	23	57	23	57	0.0	0.0
R4/959	W4/959	BEDROOM_ASSUMED	28	75	27	74	3.6	1.3	28	75	27	74	3.6	1.3

52 Penderyn Way

R3/380	W1/380	KD_ASSUMED	0	0	0	0	-	-						
R3/380	W4/380	KD_ASSUMED	1	21	1	21	0.0	0.0	1	21	1	21	0.0	0.0

54 Penderyn Way

R1/370	W1/370	KD_ASSUMED	0	0	0	0	-	-						
R1/370	W4/370	KD_ASSUMED	5	34	5	34	0.0	0.0	5	34	5	34	0.0	0.0
R1/371	W1/371	BEDROOM_ASSUMED	12	47	8	43	33.3	8.5	12	47	8	43	33.3	8.5
R1/372	W1/372	BEDROOM_ASSUMED	14	50	12	48	14.3	4.0	14	50	12	48	14.3	4.0

56 Penderyn Way

R1/360	W1/360	KD	0	0	0	0	-	-						
R1/360	W4/360	KD	7	36	7	36	0.0	0.0						



SUNLIGHT ANALYSIS

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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		

R1/360	W5/360	KD	6	35	6	35	0.0	0.0	8	38	8	38	0.0	0.0
R1/361	W1/361	BEDROOM	13	48	10	45	23.1	6.3	13	48	10	45	23.1	6.3
R1/362	W1/362	BEDROOM_ASSUMED	15	51	12	48	20.0	5.9	15	51	12	48	20.0	5.9

58 Penderyn Way

R1/350	W1/350	KD_ASSUMED	0	0	0	0	-	-						
R1/350	W4/350	KD_ASSUMED	5	32	5	32	0.0	0.0						
R1/350	W5/350	KD_ASSUMED	8	34	8	34	0.0	0.0						
R1/350	W6/350	KD_ASSUMED	5	33	5	33	0.0	0.0	8	37	8	37	0.0	0.0
R1/351	W1/351	BEDROOM_ASSUMED	15	53	12	50	20.0	5.7	15	53	12	50	20.0	5.7
R1/352	W1/352	BEDROOM_ASSUMED	17	56	14	53	17.6	5.4	17	56	14	53	17.6	5.4

60 Penderyn Way

R1/340	W1/340	KD_ASSUMED	0	0	0	0	-	-						
R1/340	W4/340	KD_ASSUMED	0	15	0	15	-	0.0	0	15	0	15	-	0.0
R1/341	W1/341	BEDROOM_ASSUMED	17	55	13	50	23.5	9.1	17	55	13	50	23.5	9.1
R1/342	W1/342	BEDROOM_ASSUMED	19	58	15	53	21.1	8.6	19	58	15	53	21.1	8.6



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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		

62 Penderyn Way

R3/330	W1/330	KD_ASSUMED	0	0	0	0	-	-						
R3/330	W4/330	KD_ASSUMED	4	26	4	26	0.0	0.0	4	26	4	26	0.0	0.0
R1/331	W1/331	BEDROOM_ASSUMED	17	58	13	52	23.5	10.3	17	58	13	52	23.5	10.3
R1/332	W1/332	BEDROOM_ASSUMED	19	60	14	53	26.3	11.7	19	60	14	53	26.3	11.7

64 Penderyn Way

R3/320	W3/320	KD_ASSUMED	1	1	1	1	0.0	0.0						
R3/320	W4/320	KD_ASSUMED	1	13	1	13	0.0	0.0	2	14	2	14	0.0	0.0
R2/321	W2/321	BEDROOM_ASSUMED	15	57	13	53	13.3	7.0	15	57	13	53	13.3	7.0
R1/322	W1/322	BEDROOM_ASSUMED	20	63	15	56	25.0	11.1	20	63	15	56	25.0	11.1
R2/322	W2/322	BEDROOM_ASSUMED	20	63	15	56	25.0	11.1	20	63	15	56	25.0	11.1

44 Carleton Road

R1/1180	W4/1180	LIVINGROOM	13	45	11	43	15.4	4.4						
R1/1180	W5/1180	LIVINGROOM	17	57	15	55	11.8	3.5						
R1/1180	W6/1180	LIVINGROOM	11	36	8	33	27.3	8.3	17	57	15	55	11.8	3.5



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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		
R2/1180	W2/1180	KITCHEN	4	12	4	12	0.0	0.0						
R2/1180	W3/1180	KITCHEN	12	49	10	45	16.7	8.2	12	49	10	45	16.7	8.2
R1/1181	W4/1181	LIVINGROOM	21	58	19	56	9.5	3.4						
R1/1181	W5/1181	LIVINGROOM	21	70	19	67	9.5	4.3						
R1/1181	W6/1181	LIVINGROOM	12	47	10	44	16.7	6.4	21	70	19	67	9.5	4.3
R2/1181	W2/1181	KITCHEN	8	16	8	16	0.0	0.0						
R2/1181	W3/1181	KITCHEN	18	59	16	56	11.1	5.1	18	59	16	56	11.1	5.1
R1/1182	W5/1182	LIVINGROOM	23	72	21	70	8.7	2.8						
R1/1182	W6/1182	LIVINGROOM	23	72	21	70	8.7	2.8	23	72	21	70	8.7	2.8
R2/1182	W3/1182	KITCHEN	8	25	8	25	0.0	0.0						
R2/1182	W4/1182	KITCHEN	20	70	18	68	10.0	2.9	20	73	18	71	10.0	2.7
R1/1183	W2/1183	LIVINGROOM	25	74	24	73	4.0	1.4						
R1/1183	W3/1183	LIVINGROOM	25	74	24	73	4.0	1.4	25	74	24	73	4.0	1.4
R2/1183	W1/1183	KITCHEN	26	76	25	75	3.8	1.3	26	76	25	75	3.8	1.3

42 Carleton Road

R1/1170	W6/1170	LD	3	24	2	23	33.3	4.2	3	24	2	23	33.3	4.2
R3/1170	W4/1170	KITCHEN	19	67	17	63	10.5	6.0	19	67	17	63	10.5	6.0



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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		
R4/1170	W3/1170	KITCHEN	16	65	14	61	12.5	6.2	16	65	14	61	12.5	6.2
R6/1170	W1/1170	LD	5	24	5	24	0.0	0.0	5	24	5	24	0.0	0.0
R1/1171	W6/1171	LD	6	34	3	30	50.0	11.8	6	34	3	30	50.0	11.8
R3/1171	W4/1171	KITCHEN	23	73	21	70	8.7	4.1	23	73	21	70	8.7	4.1
R4/1171	W3/1171	KITCHEN	22	72	20	68	9.1	5.6	22	72	20	68	9.1	5.6
R6/1171	W1/1171	LD	18	47	18	47	0.0	0.0	18	47	18	47	0.0	0.0
R1/1172	W6/1172	LD	6	34	3	30	50.0	11.8	6	34	3	30	50.0	11.8
R3/1172	W4/1172	KITCHEN	25	75	23	72	8.0	4.0	25	75	23	72	8.0	4.0
R4/1172	W3/1172	KITCHEN	25	75	23	72	8.0	4.0	25	75	23	72	8.0	4.0
R6/1172	W1/1172	LD	22	51	22	51	0.0	0.0	22	51	22	51	0.0	0.0
R1/1173	W6/1173	LD	6	37	4	35	33.3	5.4	6	37	4	35	33.3	5.4
R3/1173	W4/1173	KITCHEN	26	74	24	72	7.7	2.7	26	74	24	72	7.7	2.7
R4/1173	W3/1173	KITCHEN	26	74	24	72	7.7	2.7	26	74	24	72	7.7	2.7



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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		

R6/1173	W1/1173	LD	23	43	23	43	0.0	0.0	23	43	23	43	0.0	0.0
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27 Trecastle Way

R3/110	W3/110	KITCHEN	4	16	2	12	50.0	25.0	4	16	2	12	50.0	25.0
R1/111	W1/111	LIVINGROOM	21	75	19	73	9.5	2.7	21	75	19	73	9.5	2.7
R2/112	W2/112	STUDY	26	80	25	79	3.8	1.3	26	80	25	79	3.8	1.3

25 Trecastle Way

R2/100	W2/100	KITCHEN	1	1	1	1	0.0	0.0	1	1	1	1	0.0	0.0
R1/101	W1/101	LIVINGROOM	20	74	19	73	5.0	1.4	20	74	19	73	5.0	1.4
R2/102	W2/102	STUDY	26	80	25	79	3.8	1.3	26	80	25	79	3.8	1.3

23 Trecastle Way

R3/790	W3/790	KITCHEN	2	2	2	2	0.0	0.0	2	2	2	2	0.0	0.0
R1/791	W1/791	LIVINGROOM	21	75	21	75	0.0	0.0	21	75	21	75	0.0	0.0
R2/792	W2/792	STUDY	27	81	25	79	7.4	2.5	27	81	25	79	7.4	2.5



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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		

21 Trecastle Way

R3/780	W2/780	KITCHEN	1	1	1	1	0.0	0.0	1	1	1	1	0.0	0.0
R1/781	W1/781	LIVINGROOM	21	75	21	75	0.0	0.0	21	75	21	75	0.0	0.0
R2/782	W2/782	STUDY	27	81	25	79	7.4	2.5	27	81	25	79	7.4	2.5

19 Trecastle Way

R2/770	W2/770	KITCHEN	0	0	0	0	-	-	0	0	0	0	-	-
R1/771	W1/771	LIVINGROOM	20	73	20	73	0.0	0.0	20	73	20	73	0.0	0.0
R2/772	W2/772	STUDY	27	81	27	81	0.0	0.0	27	81	27	81	0.0	0.0

17 Trecastle Way

R3/760	W3/760	KITCHEN	3	3	3	3	0.0	0.0	3	3	3	3	0.0	0.0
R1/761	W1/761	LIVINGROOM	18	65	18	65	0.0	0.0	18	65	18	65	0.0	0.0
R2/762	W2/762	STUDY	22	72	22	72	0.0	0.0	22	72	22	72	0.0	0.0

15 Trecastle Way



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HM HOLLOWAY PRISON, LONDON
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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		

R3/750	W3/750	KITCHEN	3	4	3	4	0.0	0.0	3	4	3	4	0.0	0.0
R1/751	W1/751	LIVINGROOM	16	61	16	61	0.0	0.0	16	61	16	61	0.0	0.0
R2/752	W2/752	STUDY	22	67	22	67	0.0	0.0	22	67	22	67	0.0	0.0

13 Treacastle Way

R3/740	W2/740	KITCHEN	4	6	4	6	0.0	0.0	4	6	4	6	0.0	0.0
R1/741	W1/741	LIVINGROOM	14	56	14	56	0.0	0.0	14	56	14	56	0.0	0.0
R2/742	W2/742	STUDY	19	62	19	62	0.0	0.0	19	62	19	62	0.0	0.0

11 Treacastle Way

R3/730	W3/730	KITCHEN	1	6	1	6	0.0	0.0	1	6	1	6	0.0	0.0
R1/731	W1/731	LIVINGROOM	11	48	11	48	0.0	0.0	11	48	11	48	0.0	0.0
R2/732	W2/732	STUDY	16	56	16	56	0.0	0.0	16	56	16	56	0.0	0.0

2 Treacastle Way

R1/170	W1/170	ASSUMED	14	39	14	39	0.0	0.0	14	39	14	39	0.0	0.0
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SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		

R1/171	W1/171	ASSUMED	22	76	21	73	4.5	3.9	22	76	21	73	4.5	3.9
R1/172	W1/172	ASSUMED	23	77	22	74	4.3	3.9	23	77	22	74	4.3	3.9

4 Trecastle Way

R1/160	W1/160	ASSUMED	17	46	16	42	5.9	8.7	17	46	16	42	5.9	8.7
R1/161	W1/161	ASSUMED	23	77	22	74	4.3	3.9	23	77	22	74	4.3	3.9
R1/162	W1/162	ASSUMED	27	81	26	78	3.7	3.7	27	81	26	78	3.7	3.7

6 Trecastle Way

R1/150	W1/150	ASSUMED	18	48	16	42	11.1	12.5	18	48	16	42	11.1	12.5
R1/151	W1/151	ASSUMED	24	78	22	71	8.3	9.0	24	78	22	71	8.3	9.0
R1/152	W1/152	ASSUMED	27	81	25	77	7.4	4.9	27	81	25	77	7.4	4.9

8 Trecastle Way

R1/140	W1/140	ASSUMED	19	48	16	41	15.8	14.6	19	48	16	41	15.8	14.6
R1/141	W1/141	ASSUMED	25	79	23	72	8.0	8.9	25	79	23	72	8.0	8.9



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		

R1/142	W1/142	ASSUMED	27	81	25	76	7.4	6.2	27	81	25	76	7.4	6.2
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10 Trecastle Way

R1/130	W1/130	ASSUMED	18	45	17	41	5.6	8.9	18	45	17	41	5.6	8.9
R1/131	W1/131	ASSUMED	26	80	23	72	11.5	10.0	26	80	23	72	11.5	10.0
R1/132	W1/132	ASSUMED	27	81	24	74	11.1	8.6	27	81	24	74	11.1	8.6

12 Trecastle Way

R1/120	W1/120	ASSUMED	18	49	17	42	5.6	14.3	18	49	17	42	5.6	14.3
R1/121	W1/121	ASSUMED	27	81	24	72	11.1	11.1	27	81	24	72	11.1	11.1
R1/122	W1/122	ASSUMED	27	81	24	74	11.1	8.6	27	81	24	74	11.1	8.6

85 Penderyn Way

R1/200	W1/200	KD_ASSUMED	0	0	0	0	-	-						
R1/200	W2/200	KD_ASSUMED	5	7	0	0	100.0	100.0						
R1/200	W3/200	KD_ASSUMED	0	0	0	0	-	-	5	7	0	0	100.0	100.0
R1/201	W1/201	BEDROOM_ASSUMED	22	69	10	44	54.5	36.2	22	69	10	44	54.5	36.2



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		

R1/202	W1/202	BEDROOM_ASSUMED	24	71	13	49	45.8	31.0	24	71	13	49	45.8	31.0
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83 Penderyn Way

R1/210	W1/210	ASSUMED	18	48	5	16	72.2	66.7						
R1/210	W2/210	ASSUMED	23	72	9	42	60.9	41.7						
R1/210	W3/210	ASSUMED	11	46	1	17	90.9	63.0	23	73	9	42	60.9	42.5
R1/211	W1/211	BEDROOM_ASSUMED	21	67	8	42	61.9	37.3	21	67	8	42	61.9	37.3
R1/212	W1/212	BEDROOM_ASSUMED	23	69	11	48	52.2	30.4	23	69	11	48	52.2	30.4

81 Penderyn Way

R1/220	W1/220	KD_ASSUMED	3	28	0	10	100.0	64.3						
R1/220	W2/220	KD_ASSUMED	1	2	1	2	0.0	0.0						
R1/220	W3/220	KD_ASSUMED	12	30	1	7	91.7	76.7	13	40	2	14	84.6	65.0
R1/221	W1/221	BEDROOM_ASSUMED	21	66	8	43	61.9	34.8	21	66	8	43	61.9	34.8
R1/222	W1/222	BEDROOM_ASSUMED	23	68	10	48	56.5	29.4	23	68	10	48	56.5	29.4

79 Penderyn Way

R1/230	W1/230	KD_ASSUMED	19	62	6	33	68.4	46.8						
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SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		
R1/230	W2/230	KD_ASSUMED	20	66	9	41	55.0	37.9						
R1/230	W3/230	KD_ASSUMED	20	68	9	43	55.0	36.8						
R1/230	W4/230	KD_ASSUMED	21	68	8	40	61.9	41.2						
R1/230	W5/230	KD_ASSUMED	0	3	0	3	-	0.0	21	72	10	48	52.4	33.3
R1/231	W1/231	BEDROOM_ASSUMED	20	65	10	42	50.0	35.4	20	65	10	42	50.0	35.4
R1/232	W1/232	BEDROOM_ASSUMED	21	66	11	45	47.6	31.8	21	66	11	45	47.6	31.8

77 Penderyn Way

R1/240	W1/240	KD_ASSUMED	17	60	4	32	76.5	46.7						
R1/240	W2/240	KD_ASSUMED	20	65	7	39	65.0	40.0						
R1/240	W3/240	KD_ASSUMED	0	2	0	2	-	0.0	20	67	7	41	65.0	38.8
R1/241	W1/241	BEDROOM	20	65	8	40	60.0	38.5	20	65	8	40	60.0	38.5
R1/242	W1/242	BEDROOM	21	66	10	44	52.4	33.3	21	66	10	44	52.4	33.3

75 Penderyn Way

R1/250	W1/250	KD_ASSUMED	9	31	2	8	77.8	74.2						
R1/250	W2/250	KD_ASSUMED	2	27	2	12	0.0	55.6						
R1/250	W3/250	KD_ASSUMED	0	1	0	1	-	0.0	9	37	2	15	77.8	59.5
R1/251	W1/251	BEDROOM_ASSUMED	19	62	8	35	57.9	43.5	19	62	8	35	57.9	43.5



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		

R1/252	W1/252	BEDROOM_ASSUMED	20	63	10	37	50.0	41.3	20	63	10	37	50.0	41.3
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73 Penderyn Way

R1/260	W1/260	KD_ASSUMED	11	32	2	7	81.8	78.1						
R1/260	W2/260	KD_ASSUMED	12	41	3	17	75.0	58.5						
R1/260	W3/260	KD_ASSUMED	0	0	0	0	-	-	13	42	3	18	76.9	57.1
R1/261	W1/261	BEDROOM_ASSUMED	19	60	8	33	57.9	45.0	19	60	8	33	57.9	45.0
R1/262	W1/262	BEDROOM_ASSUMED	19	60	9	38	52.6	36.7	19	60	9	38	52.6	36.7

71 Penderyn Way

R1/270	W1/270	KD_ASSUMED	11	32	3	8	72.7	75.0						
R1/270	W2/270	KD_ASSUMED	6	34	3	15	50.0	55.9						
R1/270	W3/270	KD_ASSUMED	0	0	0	0	-	-	12	40	4	17	66.7	57.5
R1/271	W1/271	BEDROOM_ASSUMED	19	58	9	33	52.6	43.1	19	58	9	33	52.6	43.1
R1/272	W1/272	BEDROOM_ASSUMED	19	58	9	36	52.6	37.9	19	58	9	36	52.6	37.9

69 Penderyn Way

R1/280	W1/280	KD_ASSUMED	16	51	6	26	62.5	49.0						
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SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		
R1/280	W2/280	KD_ASSUMED	17	54	7	29	58.8	46.3						
R1/280	W3/280	KD_ASSUMED	18	53	7	23	61.1	56.6						
R1/280	W4/280	KD_ASSUMED	0	1	0	1	-	0.0	19	57	7	30	63.2	47.4
R1/281	W1/281	BEDROOM_ASSUMED	19	58	8	36	57.9	37.9						
R1/281	W2/281	BEDROOM_ASSUMED	19	58	7	36	63.2	37.9						
R1/281	W3/281	BEDROOM_ASSUMED	17	53	6	32	64.7	39.6						
R1/281	W4/281	BEDROOM_ASSUMED	14	47	4	28	71.4	40.4	19	58	8	38	57.9	34.5
R1/282	W1/282	BEDROOM_ASSUMED	19	58	11	43	42.1	25.9	19	58	11	43	42.1	25.9

67 Penderyn Way

R1/290	W1/290	KD_ASSUMED	6	27	2	15	66.7	44.4						
R1/290	W2/290	KD_ASSUMED	3	26	0	14	100.0	46.2						
R1/290	W3/290	KD_ASSUMED	1	1	1	1	0.0	0.0	8	33	3	20	62.5	39.4
R1/291	W1/291	BEDROOM_ASSUMED	17	56	8	41	52.9	26.8	17	56	8	41	52.9	26.8
R1/292	W1/292	BEDROOM_ASSUMED	17	56	9	43	47.1	23.2	17	56	9	43	47.1	23.2

65 Penderyn Way

R1/300	W1/300	KD_ASSUMED	8	23	0	12	100.0	47.8						
R1/300	W2/300	KD_ASSUMED	6	28	1	16	83.3	42.9						
R1/300	W3/300	KD_ASSUMED	1	1	1	1	0.0	0.0	11	33	2	18	81.8	45.5



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		

R1/301	W1/301	BEDROOM_ASSUMED	17	56	5	41	70.6	26.8	17	56	5	41	70.6	26.8
R1/302	W1/302	BEDROOM_ASSUMED	18	57	10	47	44.4	17.5	18	57	10	47	44.4	17.5

63 Penderyn Way

R1/310	W1/310	LKD	13	43	3	31	76.9	27.9						
R1/310	W2/310	LKD	13	43	3	29	76.9	32.6						
R1/310	W3/310	LKD	17	53	6	41	64.7	22.6						
R1/310	W4/310	LKD	14	46	3	32	78.6	30.4						
R1/310	W5/310	LKD	1	1	1	1	0.0	0.0	18	54	7	42	61.1	22.2
R1/311	W1/311	BEDROOM	14	49	5	39	64.3	20.4	14	49	5	39	64.3	20.4
R1/312	W1/312	BEDROOM	15	51	8	43	46.7	15.7	15	51	8	43	46.7	15.7

Appendix 12.2d

Baseline vs Development VSC Results Without Overhangs



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
72-122 Dalmeny Avenue						
R1/660	KITCHEN	W1/660	24.99	23.09	1.90	7.60
R4/660	KITCHEN	W4/660	32.09	29.52	2.57	8.01
R7/660	KITCHEN	W7/660	34.73	31.77	2.96	8.52
R10/660	KITCHEN	W10/660	35.91	32.72	3.19	8.88
R13/660	KITCHEN	W13/660	36.64	33.35	3.29	8.98
R16/660	KITCHEN	W16/660	37.07	33.73	3.34	9.01
R19/660	KITCHEN	W19/660	37.28	34.03	3.25	8.72
R22/660	KITCHEN	W22/660	37.41	34.32	3.09	8.26
R25/660	KITCHEN	W25/660	37.41	34.58	2.83	7.56
R28/660	KITCHEN	W28/660	37.20	34.50	2.70	7.26
R31/660	KITCHEN	W31/660	36.20	33.72	2.48	6.85
R34/660	KITCHEN	W38/660	35.58	34.19	1.39	3.91
R37/660	KITCHEN	W41/660	36.14	34.36	1.78	4.93
R1/661	ASSUMED	W2/661	30.21	29.13	1.08	3.57
R2/661	ASSUMED	W3/661	33.13	32.08	1.05	3.17
R5/661	BEDROOM	W6/661	31.21	29.05	2.16	6.92
R7/661	BEDROOM	W8/661	35.39	32.66	2.73	7.71
R9/661	BEDROOM	W10/661	36.66	33.68	2.98	8.13
R11/661	BEDROOM	W12/661	37.33	34.32	3.01	8.06
R13/661	BEDROOM	W14/661	37.74	34.67	3.07	8.13



DAYLIGHT ANALYSIS
HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R15/661	BEDROOM	W16/661	38.02	34.94	3.08	8.10
R17/661	BEDROOM	W18/661	38.15	35.20	2.95	7.73
R19/661	BEDROOM	W20/661	38.23	35.48	2.75	7.19
R21/661	BEDROOM	W22/661	38.28	35.70	2.58	6.74
R23/661	BEDROOM	W24/661	38.30	35.85	2.45	6.40
R25/661	BEDROOM	W26/661	38.24	35.96	2.28	5.96
R27/661	BEDROOM	W28/661	38.07	36.02	2.05	5.38
R29/661	BEDROOM	W30/661	37.61	35.72	1.89	5.03
R1/662	ASSUMED	W2/662	33.58	32.55	1.03	3.07
R2/662	ASSUMED	W3/662	35.72	34.60	1.12	3.14
R4/662	KITCHEN	W5/662	34.40	32.34	2.06	5.99
R7/662	KITCHEN	W8/662	36.68	34.21	2.47	6.73
R10/662	KITCHEN	W11/662	37.51	34.77	2.74	7.30
R13/662	KITCHEN	W14/662	37.93	35.13	2.80	7.38
R16/662	KITCHEN	W17/662	38.21	35.36	2.85	7.46
R19/662	KITCHEN	W20/662	38.35	35.56	2.79	7.28
R22/662	KITCHEN	W23/662	38.44	35.76	2.68	6.97
R25/662	KITCHEN	W26/662	38.52	36.00	2.52	6.54
R28/662	KITCHEN	W29/662	38.58	36.27	2.31	5.99
R31/662	KITCHEN	W32/662	38.60	36.41	2.19	5.67
R34/662	KITCHEN	W35/662	38.62	36.58	2.04	5.28



DAYLIGHT ANALYSIS
HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R37/662	KITCHEN	W38/662	38.65	36.76	1.89	4.89
R40/662	KITCHEN	W41/662	38.57	36.86	1.71	4.43
R1/663	ASSUMED	W1/663	37.51	36.02	1.49	3.97
R2/663	ASSUMED	W2/663	37.00	35.73	1.27	3.43
R4/663	BEDROOM	W4/663	31.77	29.18	2.59	8.15
R6/663	BEDROOM	W6/663	32.12	29.40	2.72	8.47
R8/663	BEDROOM	W8/663	32.30	29.60	2.70	8.36
R10/663	BEDROOM	W10/663	32.39	29.82	2.57	7.93
R12/663	BEDROOM	W12/663	32.44	30.00	2.44	7.52
R14/663	BEDROOM	W14/663	32.48	30.13	2.35	7.24
R16/663	BEDROOM	W16/663	32.50	30.27	2.23	6.86
R18/663	BEDROOM	W18/663	32.51	30.45	2.06	6.34
R20/663	BEDROOM	W20/663	32.52	30.61	1.91	5.87
R22/663	BEDROOM	W22/663	32.53	30.74	1.79	5.50
R24/663	BEDROOM	W24/663	32.54	30.87	1.67	5.13
R26/663	BEDROOM	W26/663	32.52	31.01	1.51	4.64
R28/663	BEDROOM	W28/663	32.57	31.19	1.38	4.24

54-70 Dalmeny Avenue

R3/661	ASSUMED	W1/661	21.82	21.82	0.00	0.00
R3/661	ASSUMED	W4/661	22.03	21.41	0.62	2.81
R3/662	ASSUMED	W1/662	26.10	26.10	0.00	0.00
R3/662	ASSUMED	W4/662	24.08	23.60	0.48	1.99



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/670	BEDROOM	W12/670	35.52	30.64	4.88	13.74
R3/670	BEDROOM	W13/670	35.33	30.93	4.40	12.45
R4/670	LD	W7/670	34.52	32.77	1.75	5.07
R4/670	LD	W14/670	34.78	30.92	3.86	11.10
R5/670	KITCHEN	W8/670	35.00	33.02	1.98	5.66
R7/670	LD	W18/670	31.57	28.78	2.79	8.84
R8/670	BEDROOM	W19/670	29.20	26.70	2.50	8.56
R11/670	KITCHEN	W3/670	29.16	28.16	1.00	3.43
R12/670	ASSUMED	W17/670	33.15	30.09	3.06	9.23
R13/670	ASSUMED	W15/670	34.31	30.87	3.44	10.03
R13/670	ASSUMED	W16/670	5.21	5.21	0.00	0.00
R14/670	ASSUMED	W4/670	31.30	30.14	1.16	3.71
R14/670	ASSUMED	W5/670	31.24	29.98	1.26	4.03
R15/670	ASSUMED	W6/670	33.53	32.08	1.45	4.32
R16/670	ASSUMED	W10/670	35.64	33.17	2.47	6.93
R2/671	BEDROOM	W12/671	36.97	32.37	4.60	12.44
R3/671	BEDROOM	W13/671	36.82	32.69	4.13	11.22
R4/671	LD	W7/671	35.97	34.50	1.47	4.09
R4/671	LD	W14/671	36.43	32.78	3.65	10.02
R5/671	KITCHEN	W8/671	36.36	34.69	1.67	4.59
R7/671	LD	W18/671	34.29	31.65	2.64	7.70
R7/671	LD	W19/671	4.88	4.88	0.00	0.00
R8/671	BEDROOM	W20/671	33.21	30.75	2.46	7.41
R11/671	KITCHEN	W3/671	32.02	31.18	0.84	2.62



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R12/671	ASSUMED	W17/671	35.55	32.66	2.89	8.13
R13/671	ASSUMED	W15/671	36.09	32.85	3.24	8.98
R13/671	ASSUMED	W16/671	6.09	6.09	0.00	0.00
R14/671	ASSUMED	W4/671	33.88	32.92	0.96	2.83
R14/671	ASSUMED	W5/671	33.45	32.41	1.04	3.11
R15/671	ASSUMED	W6/671	35.31	34.10	1.21	3.43
R16/671	ASSUMED	W10/671	36.90	34.79	2.11	5.72
R2/672	BEDROOM	W12/672	38.08	33.97	4.11	10.79
R3/672	BEDROOM	W13/672	38.02	34.34	3.68	9.68
R4/672	LD	W7/672	37.24	36.08	1.16	3.11
R4/672	LD	W14/672	37.80	34.51	3.29	8.70
R5/672	KITCHEN	W8/672	37.52	36.20	1.32	3.52
R7/672	LD	W18/672	36.76	34.35	2.41	6.56
R7/672	LD	W19/672	6.07	6.07	0.00	0.00
R8/672	BEDROOM	W20/672	36.26	34.02	2.24	6.18
R11/672	KITCHEN	W3/672	35.03	34.38	0.65	1.86
R12/672	ASSUMED	W17/672	37.25	34.64	2.61	7.01
R13/672	ASSUMED	W15/672	37.59	34.69	2.90	7.71
R13/672	ASSUMED	W16/672	7.12	7.12	0.00	0.00
R14/672	ASSUMED	W4/672	35.88	35.13	0.75	2.09
R14/672	ASSUMED	W5/672	35.01	34.20	0.81	2.31
R15/672	ASSUMED	W6/672	36.76	35.81	0.95	2.58
R16/672	ASSUMED	W10/672	37.92	36.23	1.69	4.46

30-52 Dalmeny Avenue



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/640	BEDROOM	W1/640	36.00	28.81	7.19	19.97
R2/640	BEDROOM	W2/640	36.52	29.49	7.03	19.25
R3/640	BEDROOM	W3/640	34.76	27.82	6.94	19.97
R4/640	BEDROOM	W4/640	28.85	22.85	6.00	20.80
R5/640	BEDROOM	W5/640	36.69	29.50	7.19	19.60
R6/640	BEDROOM	W6/640	36.41	29.48	6.93	19.03
R7/640	BEDROOM	W7/640	35.58	29.25	6.33	17.79
R8/640	BEDROOM	W8/640	35.11	28.95	6.16	17.54
R9/640	BEDROOM	W9/640	34.49	28.63	5.86	16.99
R1/641	BEDROOM	W1/641	37.07	30.35	6.72	18.13
R2/641	BEDROOM	W2/641	37.43	30.86	6.57	17.55
R3/641	BEDROOM	W3/641	35.85	29.35	6.50	18.13
R4/641	BEDROOM	W4/641	29.75	24.10	5.65	18.99
R5/641	BEDROOM	W5/641	37.57	30.80	6.77	18.02
R6/641	BEDROOM	W6/641	37.34	30.78	6.56	17.57
R7/641	BEDROOM	W7/641	36.77	30.71	6.06	16.48
R8/641	BEDROOM	W8/641	36.46	30.54	5.92	16.24
R9/641	BEDROOM	W9/641	36.07	30.46	5.61	15.55
R1/642	BEDROOM	W1/642	31.83	25.84	5.99	18.82
R2/642	BEDROOM	W2/642	31.89	26.04	5.85	18.34
R3/642	BEDROOM	W3/642	31.15	25.36	5.79	18.59



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/642	BEDROOM	W4/642	26.80	21.76	5.04	18.81
R5/642	BEDROOM	W5/642	31.64	25.58	6.06	19.15
R6/642	BEDROOM	W6/642	31.51	25.62	5.89	18.69
R7/642	BEDROOM	W7/642	31.21	25.69	5.52	17.69
R8/642	BEDROOM	W8/642	31.04	25.61	5.43	17.49
R9/642	BEDROOM	W9/642	30.84	25.62	5.22	16.93
6-28 Dalmeny Avenue						
R1/600	BEDROOM	W1/600	33.84	28.26	5.58	16.49
R2/600	BEDROOM	W2/600	34.59	28.21	6.38	18.44
R3/600	BEDROOM	W3/600	33.65	26.48	7.17	21.31
R4/600	BEDROOM	W4/600	28.10	21.79	6.31	22.46
R5/600	BEDROOM	W5/600	36.82	28.64	8.18	22.22
R6/600	BEDROOM	W6/600	36.94	28.71	8.23	22.28
R7/600	BEDROOM	W7/600	37.02	28.93	8.09	21.85
R8/600	BEDROOM	W8/600	37.02	29.01	8.01	21.64
R1/601	BEDROOM	W1/601	36.21	29.57	6.64	18.34
R2/601	BEDROOM	W2/601	36.42	29.51	6.91	18.97
R3/601	BEDROOM	W3/601	35.19	28.09	7.10	20.18
R4/601	BEDROOM	W4/601	29.41	23.21	6.20	21.08
R5/601	BEDROOM	W5/601	37.68	29.88	7.80	20.70
R6/601	BEDROOM	W6/601	37.71	29.92	7.79	20.66



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R7/601	BEDROOM	W7/601	37.76	30.11	7.65	20.26
R8/601	BEDROOM	W8/601	37.81	30.22	7.59	20.07
R1/602	BEDROOM	W1/602	31.80	24.78	7.02	22.08
R2/602	BEDROOM	W2/602	31.84	24.80	7.04	22.11
R3/602	BEDROOM	W3/602	30.69	23.90	6.79	22.12
R4/602	BEDROOM	W4/602	26.77	20.91	5.86	21.89
R5/602	BEDROOM	W5/602	31.94	24.76	7.18	22.48
R6/602	BEDROOM	W6/602	31.96	24.84	7.12	22.28
R7/602	BEDROOM	W7/602	31.40	24.46	6.94	22.10
R8/602	BEDROOM	W8/602	31.43	24.57	6.86	21.83
275 Camden Road						
R1/551	LKD	W1/551	34.35	34.32	0.03	0.09
R1/551	LKD	W2/551	34.45	34.41	0.04	0.12
R1/551	LKD	W3/551	37.70	21.49	16.21	43.00
R3/551	BEDROOM	W5/551	37.12	16.60	20.52	55.28
R4/551	BEDROOM	W6/551	33.73	12.11	21.62	64.10
R7/551	LKD	W9/551	37.89	13.62	24.27	64.05
R7/551	LKD	W10/551	19.51	19.51	0.00	0.00
R1/552	LKD	W1/552	36.25	36.22	0.03	0.08
R1/552	LKD	W2/552	36.32	36.29	0.03	0.08
R3/552	BEDROOM	W4/552	38.95	18.09	20.86	53.56
R4/552	BEDROOM	W5/552	34.98	13.49	21.49	61.44
R6/552	BEDROOM	W7/552	38.78	17.87	20.91	53.92



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/553	LKD	W1/553	37.94	37.92	0.02	0.05
R1/553	LKD	W2/553	37.99	37.97	0.02	0.05
R3/553	BEDROOM	W4/553	39.40	19.77	19.63	49.82
R4/553	BEDROOM	W5/553	35.30	15.11	20.19	57.20
R6/553	BEDROOM	W7/553	39.34	19.79	19.55	49.69
R1/554	LKD	W1/554	39.15	39.13	0.02	0.05
R1/554	LKD	W2/554	39.16	39.14	0.02	0.05
R3/554	BEDROOM	W4/554	39.54	21.61	17.93	45.35
R1/555	BEDROOM	W1/555	39.60	39.59	0.01	0.03
R1/555	BEDROOM	W2/555	39.60	39.59	0.01	0.03
R3/555	BEDROOM	W4/555	39.58	23.76	15.82	39.97
R3/555	BEDROOM	W5/555	38.81	32.90	5.91	15.23
R2/560	BEDROOM	W2/560	12.11	9.38	2.73	22.54
R4/560	BEDROOM	W4/560	26.23	13.75	12.48	47.58
R5/560	LKD	W5/560	31.37	24.84	6.53	20.82
R5/560	LKD	W6/560	31.68	25.91	5.77	18.21
R3/561	BEDROOM	W3/561	18.71	13.61	5.10	27.26
R4/561	BEDROOM	W4/561	38.35	17.15	21.20	55.28
R5/561	LKD	W5/561	35.98	28.06	7.92	22.01
R5/561	LKD	W6/561	35.96	29.21	6.75	18.77
R3/562	BEDROOM	W3/562	27.94	22.99	4.95	17.72
R3/562	BEDROOM	W4/562	39.17	19.14	20.03	51.14
R4/562	LKD	W5/562	37.38	29.52	7.86	21.03
R4/562	LKD	W6/562	37.29	30.57	6.72	18.02
R5/562	BEDROOM	W7/562	36.69	31.20	5.49	14.96



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
1-30 Kimble House						
R2/571	KITCHEN	W2/571	23.04	21.38	1.66	7.20
R4/571	KITCHEN	W4/571	26.66	24.04	2.62	9.83
R7/571	KITCHEN	W7/571	28.98	26.05	2.93	10.11
R10/571	KITCHEN	W10/571	31.18	28.25	2.93	9.40
R12/571	KITCHEN	W12/571	31.50	28.31	3.19	10.13
R14/571	KITCHEN	W14/571	31.03	28.19	2.84	9.15
R3/572	KITCHEN	W3/572	26.84	24.56	2.28	8.49
R6/572	KITCHEN	W6/572	30.32	26.75	3.57	11.77
R9/572	KITCHEN	W9/572	32.42	28.40	4.02	12.40
R12/572	KITCHEN	W12/572	34.44	29.98	4.46	12.95
R15/572	KITCHEN	W15/572	34.87	30.19	4.68	13.42
R18/572	KITCHEN	W18/572	34.85	30.06	4.79	13.74
R3/573	KITCHEN	W3/573	31.67	28.85	2.82	8.90
R6/573	KITCHEN	W5/573	34.14	29.72	4.42	12.95
R9/573	KITCHEN	W8/573	35.67	30.69	4.98	13.96
R12/573	KITCHEN	W10/573	37.30	31.61	5.69	15.25
R15/573	KITCHEN	W13/573	37.70	31.86	5.84	15.49
R18/573	KITCHEN	W16/573	37.83	31.82	6.01	15.89
R3/574	KITCHEN	W3/574	35.40	32.44	2.96	8.36
R5/574	KITCHEN	W5/574	36.78	32.35	4.43	12.04



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R8/574	KITCHEN	W8/574	37.72	32.77	4.95	13.12
R11/574	KITCHEN	W11/574	38.77	33.14	5.63	14.52
R14/574	KITCHEN	W14/574	39.02	33.28	5.74	14.71
R17/574	KITCHEN	W17/574	39.17	33.29	5.88	15.01
R3/575	KITCHEN	W3/575	38.19	35.07	3.12	8.17
R5/575	KITCHEN	W5/575	38.55	34.68	3.87	10.04
R8/575	KITCHEN	W8/575	38.88	34.66	4.22	10.85
R11/575	KITCHEN	W11/575	39.28	34.55	4.73	12.04
R14/575	KITCHEN	W14/575	39.38	34.57	4.81	12.21
R17/575	KITCHEN	W17/575	39.44	34.55	4.89	12.40
370 Camden Road						
R1/70	ASSUMED_RESI	W1/70	31.61	27.13	4.48	14.17
R1/71	ASSUMED_RESI	W1/71	33.74	29.50	4.24	12.57
R5/72	ASSUMED_RESI	W5/72	35.39	31.44	3.95	11.16
R2/73	ASSUMED_RESI	W6/73	36.64	33.04	3.60	9.83
372 Camden Road						
R2/70	ASSUMED_RESI_PCD	W2/70	24.15	21.75	2.40	9.94
R3/70	ASSUMED_RESI_PCD	W3/70	26.30	21.07	5.23	19.89
R2/71	ASSUMED_RESI_PCD	W2/71	30.77	26.00	4.77	15.50
R4/71	ASSUMED_RESI_PCD	W4/71	33.21	28.04	5.17	15.57
R4/71	ASSUMED_RESI_PCD	W5/71	31.17	26.26	4.91	15.75



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/72	ASSUMED_RESI_PCD	W2/72	32.54	27.99	4.55	13.98
R3/72	ASSUMED_RESI_PCD	W3/72	34.90	30.20	4.70	13.47
R4/72	ASSUMED_RESI_PCD	W4/72	32.21	27.82	4.39	13.63
R1/73	ASSUMED_RESI_PCD	W5/73	33.83	29.82	4.01	11.85
R3/73	ASSUMED_RESI_PCD	W4/73	36.43	32.14	4.29	11.78
R4/73	ASSUMED_RESI_PCD	W3/73	34.98	30.69	4.29	12.26
R5/73	ASSUMED_RESI_PCD	W2/73	32.80	28.97	3.83	11.68

374 Camden Road

R3/61	ASSUMED_RESI	W6/61	11.68	10.61	1.07	9.16
R4/70	ASSUMED_RESI	W4/70	33.20	27.28	5.92	17.83
R5/71	ASSUMED_RESI	W6/71	35.21	29.30	5.91	16.79
R1/72	ASSUMED_RESI	W1/72	36.46	31.03	5.43	14.89
R6/73	ASSUMED_RESI	W1/73	37.47	32.51	4.96	13.24

376 Camden Road

R1/40	BEDROOM	W1/40	13.53	13.53	0.00	0.00
R1/40	BEDROOM	W2/40	34.54	26.66	7.88	22.81
R2/40	BEDROOM	W3/40	34.73	26.66	8.07	23.24
R2/40	BEDROOM	W4/40	16.29	12.74	3.55	21.79
R3/40	BEDROOM	W5/40	13.87	13.72	0.15	1.08
R3/40	BEDROOM	W6/40	35.50	26.37	9.13	25.72
R4/40	BEDROOM	W7/40	35.61	26.38	9.23	25.92
R4/40	BEDROOM	W8/40	26.15	22.70	3.45	13.19
R6/40	ASSUMED_KITCHEN	W10/40	26.30	23.33	2.97	11.29



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/41	BEDROOM	W1/41	16.83	16.83	0.00	0.00
R1/41	BEDROOM	W2/41	35.62	27.96	7.66	21.50
R2/41	BEDROOM	W3/41	35.75	27.89	7.86	21.99
R2/41	BEDROOM	W4/41	17.64	14.22	3.42	19.39
R3/41	BEDROOM	W6/41	15.51	15.36	0.15	0.97
R3/41	BEDROOM	W7/41	36.43	27.57	8.86	24.32
R4/41	BEDROOM	W8/41	36.52	27.56	8.96	24.53
R4/41	BEDROOM	W9/41	28.35	25.02	3.33	11.75
R6/41	ASSUMED_KITCHEN	W10/41	30.37	27.50	2.87	9.45
R1/42	BEDROOM	W1/42	19.17	19.17	0.00	0.00
R1/42	BEDROOM	W2/42	36.61	29.42	7.19	19.64
R2/42	BEDROOM	W3/42	36.73	29.35	7.38	20.09
R2/42	BEDROOM	W4/42	20.51	17.29	3.22	15.70
R3/42	BEDROOM	W6/42	18.74	18.61	0.13	0.69
R3/42	BEDROOM	W7/42	37.28	28.98	8.30	22.26
R4/42	BEDROOM	W8/42	37.36	28.95	8.41	22.51
R4/42	BEDROOM	W9/42	30.80	27.66	3.14	10.19
R6/42	ASSUMED_KITCHEN	W10/42	35.50	32.81	2.69	7.58
R1/43	BEDROOM	W1/43	35.74	30.60	5.14	14.38
R2/43	BEDROOM	W2/43	35.69	30.50	5.19	14.54
R4/43	BEDROOM	W5/43	36.10	30.24	5.86	16.23
R5/43	BEDROOM	W6/43	36.05	30.23	5.82	16.14
R6/43	ASSUMED_KITCHEN	W7/43	39.24	36.78	2.46	6.27
Poynder Court, Camden Road						
R2/20	BEDROOM	W1/20	31.59	22.27	9.32	29.50



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/20	BEDROOM	W2/20	25.96	17.73	8.23	31.70
R4/20	BEDROOM	W3/20	31.82	22.61	9.21	28.94
R5/20	BEDROOM	W4/20	26.18	17.86	8.32	31.78
R6/20	BEDROOM	W5/20	31.46	22.61	8.85	28.13
R1/21	BEDROOM	W1/21	31.20	22.94	8.26	26.47
R2/21	BEDROOM	W2/21	32.32	23.31	9.01	27.88
R3/21	BEDROOM	W3/21	26.62	18.68	7.94	29.83
R4/21	BEDROOM	W4/21	32.46	23.60	8.86	27.30
R5/21	BEDROOM	W5/21	26.78	18.77	8.01	29.91
R6/21	BEDROOM	W6/21	32.13	23.58	8.55	26.61
R1/22	BEDROOM	W1/22	32.31	24.45	7.86	24.33
R2/22	BEDROOM	W2/22	33.09	24.54	8.55	25.84
R3/22	BEDROOM	W3/22	27.57	20.02	7.55	27.38
R4/22	BEDROOM	W4/22	33.18	24.77	8.41	25.35
R5/22	BEDROOM	W5/22	27.67	20.06	7.61	27.50
R6/22	BEDROOM	W6/22	32.92	24.82	8.10	24.61
R1/23	BEDROOM	W1/23	35.16	27.79	7.37	20.96
R2/23	BEDROOM	W2/23	35.82	27.85	7.97	22.25
R3/23	BEDROOM	W3/23	32.70	25.62	7.08	21.65
R4/23	BEDROOM	W4/23	35.75	27.90	7.85	21.96
R5/23	BEDROOM	W5/23	32.55	25.43	7.12	21.87



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R6/23	BEDROOM	W6/23	35.66	28.12	7.54	21.14
388 Camden Road						
R2/10	KITCHEN	W5/10	37.14	28.26	8.88	23.91
R3/10	LIVINGROOM	W4/10	36.53	27.82	8.71	23.84
R1/11	KITCHEN	W4/11	37.96	29.57	8.39	22.10
R2/11	LIVINGROOM	W3/11	37.38	29.16	8.22	21.99
R1/12	KITCHEN	W4/12	38.48	30.67	7.81	20.30
R2/12	LIVINGROOM	W3/12	37.93	30.28	7.65	20.17
R1/13	ASSUMED_RESI	W2/13	38.81	31.61	7.20	18.55
R2/1009	SSUMED_LIVINGROO	W4/1009	35.05	26.18	8.87	25.31
390 Camden Road						
R4/10	LIVINGROOM	W3/10	36.59	28.05	8.54	23.34
R5/10	ASSUMED_KITCHEN	W2/10	37.21	28.62	8.59	23.09
R6/10	ASSUMED_RESI	W1/10	27.50	21.18	6.32	22.98
R3/11	LIVINGROOM	W2/11	37.43	29.37	8.06	21.53
R4/11	ASSUMED_KITCHEN	W1/11	38.07	29.95	8.12	21.33
R3/12	LIVINGROOM	W2/12	37.96	30.47	7.49	19.73
R4/12	KITCHEN	W1/12	38.55	31.02	7.53	19.53
R6/12	ASSUMED	W6/12	23.62	20.48	3.14	13.29
R4/13	ASSUMED_RESI	W1/13	38.87	31.96	6.91	17.78

2 Parkhurst Road & 291 A & C Camden Road



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/1100	DANCE_STUDIO	W1/1100	35.38	16.20	19.18	54.21
R1/1100	DANCE_STUDIO	W3/1100	35.37	15.95	19.42	54.91
R1/1100	DANCE_STUDIO	W5/1100	35.35	15.51	19.84	56.12
R1/1100	DANCE_STUDIO	W7/1100	35.35	15.13	20.22	57.20
R1/1100	DANCE_STUDIO	W10/1100	35.07	14.50	20.57	58.65
R1/1101	DANCE_STUDIO	W1/1101	37.22	18.60	18.62	50.03
R1/1101	DANCE_STUDIO	W2/1101	37.42	18.56	18.86	50.40
R1/1101	DANCE_STUDIO	W3/1101	37.13	17.44	19.69	53.03
R1/1101	DANCE_STUDIO	W4/1101	37.10	16.83	20.27	54.64
R1/1101	DANCE_STUDIO	W6/1101	18.04	18.04	0.00	0.00
R1/1101	DANCE_STUDIO	W7/1101	15.31	15.31	0.00	0.00
R1/1101	DANCE_STUDIO	W8/1101	14.41	14.41	0.00	0.00
R2/1101		W5/1101	37.16	16.41	20.75	55.84
R2/1101		W9/1101	13.54	13.54	0.00	0.00
R2/1110		W2/1110	34.78	13.51	21.27	61.16
R2/1110		W3/1110	34.87	13.50	21.37	61.28
R1/1111		W1/1111	35.95	14.57	21.38	59.47
R2/1111	STUDIO	W2/1111	35.90	14.29	21.61	60.19
R1/1112	ASSUMED	W1/1112	34.33	13.12	21.21	61.78
R1/1112	ASSUMED	W2/1112	34.25	12.97	21.28	62.13
R1/1120		W11/1120	18.97	18.97	0.00	0.00
R1/1120		W16/1120	32.46	32.35	0.11	0.34
R2/1120		W1/1120	28.69	21.17	7.52	26.21
R2/1120		W2/1120	26.96	21.57	5.39	19.99
R2/1120		W3/1120	25.92	21.88	4.04	15.59
R2/1120		W4/1120	23.01	19.49	3.52	15.30
R2/1120		W5/1120	23.26	23.26	0.00	0.00
R2/1120		W6/1120	29.57	29.57	0.00	0.00
R2/1120		W7/1120	27.55	27.55	0.00	0.00
R2/1120		W8/1120	34.51	29.13	5.38	15.59
R2/1120		W9/1120	33.47	33.47	0.00	0.00
R2/1120		W13/1120	38.12	38.12	0.00	0.00
R2/1120		W14/1120	36.50	36.48	0.02	0.05
R2/1120		W15/1120	34.57	33.15	1.42	4.11



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/1121		W8/1120	34.51	29.13	5.38	15.59
R1/1121		W10/1120	37.69	37.60	0.09	0.24
R1/1121		W11/1120	18.97	18.97	0.00	0.00
R2/1121		W12/1120	34.56	34.56	0.00	0.00
R2/1121		W13/1120	38.12	38.12	0.00	0.00
R3/1121		W1/1120	28.69	21.17	7.52	26.21
R3/1121		W2/1120	26.96	21.57	5.39	19.99
R3/1121		W3/1120	25.92	21.88	4.04	15.59
R3/1121		W4/1120	23.01	19.49	3.52	15.30
R3/1121		W5/1120	23.26	23.26	0.00	0.00
R3/1121		W6/1120	29.57	29.57	0.00	0.00
R3/1121		W7/1120	27.55	27.55	0.00	0.00
R3/1121		W9/1120	33.47	33.47	0.00	0.00
R3/1121		W14/1120	36.50	36.48	0.02	0.05
R3/1121		W15/1120	34.57	33.15	1.42	4.11
R5/1121		W1/1121	20.21	20.21	0.00	0.00
R5/1121		W2/1121	26.78	26.78	0.00	0.00
R5/1121		W4/1121	34.78	29.25	5.53	15.90
R5/1121		W5/1121	35.26	28.96	6.30	17.87
R1/1122		W1/1122	35.17	35.17	0.00	0.00
R1/1122		W2/1122	37.47	31.69	5.78	15.43

2-5 Prospect Place

R1/1130	ASSUMED_LKD	W1/1130	33.73	20.81	12.92	38.30
R2/1130	ASSUMED_LKD	W2/1130	33.95	19.89	14.06	41.41
R3/1130	ASSUMED_LKD	W3/1130	33.74	17.25	16.49	48.87
R2/1131	ASSUMED_LKD	W2/1131	35.67	22.58	13.09	36.70
R3/1131	ASSUMED_LKD	W3/1131	35.73	21.44	14.29	39.99
R6/1131	ASSUMED_LKD	W6/1131	35.66	18.76	16.90	47.39
R2/1132	ASSUMED_LKD	W2/1132	36.94	24.28	12.66	34.27



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R3/1132	ASSUMED_LKD	W3/1132	37.01	23.15	13.86	37.45
R6/1132	ASSUMED_LKD	W6/1132	37.05	20.51	16.54	44.64
R1/1140	ASSUMED_LKD	W1/1140	16.31	16.29	0.02	0.12
R1/1140	ASSUMED_LKD	W2/1140	33.86	22.94	10.92	32.25
R2/1140	ASSUMED_LKD	W3/1140	33.90	22.57	11.33	33.42
Camhurst House						
R1/1151	LKD	W1/1151	35.64	29.79	5.85	16.41
R1/1151	LKD	W2/1151	35.68	29.60	6.08	17.04
R3/1151	BEDROOM	W4/1151	34.07	28.19	5.88	17.26
R3/1151	BEDROOM	W5/1151	31.07	28.19	2.88	9.27
R4/1151	BEDROOM	W6/1151	31.32	28.37	2.95	9.42
R5/1151	LKD	W7/1151	30.93	28.08	2.85	9.21
R6/1151	LKD	W8/1151	29.16	26.04	3.12	10.70
R6/1151	LKD	W9/1151	28.25	25.22	3.03	10.73
R1/1152	LKD	W1/1152	36.83	31.23	5.60	15.20
R1/1152	LKD	W2/1152	36.89	30.97	5.92	16.05
R3/1152	BEDROOM	W4/1152	36.43	29.98	6.45	17.71
R3/1152	BEDROOM	W5/1152	35.12	30.06	5.06	14.41
R4/1152	BEDROOM	W6/1152	34.86	30.24	4.62	13.25
R5/1152	LKD	W7/1152	34.28	30.07	4.21	12.28
R1/1153	LKD	W1/1153	36.26	31.21	5.05	13.93
R1/1153	LKD	W2/1153	34.84	29.54	5.30	15.21
R3/1153	BEDROOM	W4/1153	36.34	30.17	6.17	16.98
R3/1153	BEDROOM	W5/1153	33.45	28.14	5.31	15.87
R4/1153	BEDROOM	W6/1153	33.52	28.56	4.96	14.80



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R5/1153	LKD	W7/1153	33.93	29.33	4.60	13.56
Whitby Court						
R1/1160	KITCHEN	W1/1160	34.00	30.09	3.91	11.50
R4/1160	ASSUMED_BEDROOM	W5/1160	30.58	25.95	4.63	15.14
R1/1161	KITCHEN	W1/1161	35.31	31.51	3.80	10.76
R4/1161	ASSUMED_BEDROOM	W4/1161	31.95	27.42	4.53	14.18
R1/1162	KITCHEN	W1/1162	36.47	32.83	3.64	9.98
R4/1162	ASSUMED_BEDROOM	W4/1162	33.55	29.20	4.35	12.97
R1/1163	KITCHEN	W1/1163	37.51	34.09	3.42	9.12
R4/1163	ASSUMED_BEDROOM	W4/1163	36.07	32.02	4.05	11.23
1-12 Fairweather House						
R1/440	LIVINGROOM	W1/440	25.88	25.88	0.00	0.00
R1/440	LIVINGROOM	W2/440	34.84	33.47	1.37	3.93
R2/440	RESIDENTIAL	W3/440	34.85	32.60	2.25	6.46
R3/440	RESIDENTIAL	W4/440	34.81	31.91	2.90	8.33
R4/440	LIVINGROOM	W5/440	34.54	29.65	4.89	14.16
R4/440	LIVINGROOM	W6/440	33.69	12.27	21.42	63.58
R5/440	KITCHEN	W7/440	33.98	13.61	20.37	59.95
R6/440	BEDROOM	W8/440	34.23	14.33	19.90	58.14
R6/440	BEDROOM	W9/440	34.69	26.90	7.79	22.46
R9/440	RESIDENTIAL	W12/440	33.71	27.81	5.90	17.50
R10/440	RESIDENTIAL	W13/440	33.18	27.79	5.39	16.24



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R13/440	BEDROOM	W16/440	29.96	25.81	4.15	13.85
R13/440	BEDROOM	W17/440	13.04	13.04	0.00	0.00
R1/441	LIVINGROOM	W1/441	28.58	28.58	0.00	0.00
R1/441	LIVINGROOM	W2/441	36.22	34.92	1.30	3.59
R1/441	LIVINGROOM	W3/441	36.22	34.76	1.46	4.03
R2/441	RESIDENTIAL	W4/441	36.21	34.20	2.01	5.55
R2/441	RESIDENTIAL	W5/441	36.22	33.87	2.35	6.49
R3/441	RESIDENTIAL	W6/441	36.20	33.47	2.73	7.54
R3/441	RESIDENTIAL	W7/441	36.19	32.89	3.30	9.12
R4/441	LIVINGROOM	W8/441	36.15	31.75	4.40	12.17
R4/441	LIVINGROOM	W9/441	36.13	30.81	5.32	14.72
R4/441	LIVINGROOM	W10/441	35.91	13.63	22.28	62.04
R5/441	KITCHEN	W11/441	36.01	15.16	20.85	57.90
R6/441	BEDROOM	W12/441	36.09	16.10	19.99	55.39
R6/441	BEDROOM	W13/441	36.01	28.61	7.40	20.55
R9/441	RESIDENTIAL	W16/441	35.52	30.01	5.51	15.51
R10/441	RESIDENTIAL	W17/441	35.11	30.10	5.01	14.27
R13/441	BEDROOM	W20/441	32.27	28.45	3.82	11.84
R13/441	BEDROOM	W21/441	17.19	17.19	0.00	0.00
R1/442	RESIDENTIAL	W1/442	32.43	32.43	0.00	0.00
R1/442	RESIDENTIAL	W2/442	37.28	36.10	1.18	3.17
R1/442	RESIDENTIAL	W3/442	37.26	35.93	1.33	3.57
R2/442	RESIDENTIAL	W4/442	37.23	35.38	1.85	4.97
R2/442	RESIDENTIAL	W5/442	37.24	35.07	2.17	5.83
R3/442	RESIDENTIAL	W6/442	37.23	34.67	2.56	6.88
R3/442	RESIDENTIAL	W7/442	37.23	34.10	3.13	8.41
R4/442	RESIDENTIAL	W8/442	37.23	32.97	4.26	11.44
R4/442	RESIDENTIAL	W9/442	37.25	32.02	5.23	14.04
R4/442	RESIDENTIAL	W10/442	37.08	15.20	21.88	59.01



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R5/442	RESIDENTIAL	W11/442	37.09	17.79	19.30	52.04
R5/442	RESIDENTIAL	W12/442	37.09	30.20	6.89	18.58
R7/442	RESIDENTIAL	W14/442	36.87	31.58	5.29	14.35
R7/442	RESIDENTIAL	W15/442	36.83	31.78	5.05	13.71
R8/442	RESIDENTIAL	W16/442	36.67	32.08	4.59	12.52
R8/442	RESIDENTIAL	W17/442	36.58	32.19	4.39	12.00
R10/442	RESIDENTIAL	W19/442	34.73	31.25	3.48	10.02
R10/442	RESIDENTIAL	W20/442	21.03	21.03	0.00	0.00
R1/443	RESIDENTIAL	W1/443	36.32	36.32	0.00	0.00
R1/443	RESIDENTIAL	W2/443	36.05	35.04	1.01	2.80
R2/443	RESIDENTIAL	W3/443	36.02	34.88	1.14	3.16
R3/443	RESIDENTIAL	W4/443	35.98	34.38	1.60	4.45
R3/443	RESIDENTIAL	W5/443	35.98	34.09	1.89	5.25
R4/443	RESIDENTIAL	W6/443	35.96	33.73	2.23	6.20
R4/443	RESIDENTIAL	W7/443	35.94	33.20	2.74	7.62
R5/443	RESIDENTIAL	W8/443	35.93	32.15	3.78	10.52
R6/443	RESIDENTIAL	W9/443	35.93	31.26	4.67	13.00
R6/443	RESIDENTIAL	W10/443	37.40	16.84	20.56	54.97
R7/443	RESIDENTIAL	W11/443	37.40	19.50	17.90	47.86
R7/443	RESIDENTIAL	W12/443	35.89	29.62	6.27	17.47
R7/443	RESIDENTIAL	W13/443	35.87	29.93	5.94	16.56
R10/443	RESIDENTIAL	W16/443	35.82	31.06	4.76	13.29
R10/443	RESIDENTIAL	W17/443	35.82	31.28	4.54	12.67
R11/443	RESIDENTIAL	W18/443	35.76	31.65	4.11	11.49
R11/443	RESIDENTIAL	W19/443	35.74	31.82	3.92	10.97
R14/443	RESIDENTIAL	W22/443	35.28	32.01	3.27	9.27
R14/443	RESIDENTIAL	W23/443	34.96	31.84	3.12	8.92
R14/443	RESIDENTIAL	W24/443	29.31	29.31	0.00	0.00



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
13-24 Fairweather House						
R1/470	BEDROOM	W1/470	13.20	13.20	0.00	0.00
R1/470	BEDROOM	W2/470	30.96	30.33	0.63	2.03
R4/470	RESIDENTIAL	W5/470	32.96	32.04	0.92	2.79
R5/470	RESIDENTIAL	W6/470	32.72	31.65	1.07	3.27
R8/470	BEDROOM	W9/470	31.04	29.06	1.98	6.38
R8/470	BEDROOM	W10/470	23.95	18.28	5.67	23.67
R9/470	KITCHEN	W11/470	20.27	14.94	5.33	26.30
R10/470	LIVINGROOM	W12/470	10.60	9.47	1.13	10.66
R10/470	LIVINGROOM	W13/470	31.76	31.76	0.00	0.00
R1/471	BEDROOM	W1/471	17.31	17.31	0.00	0.00
R1/471	BEDROOM	W2/471	33.04	32.15	0.89	2.69
R4/471	RESIDENTIAL	W5/471	35.03	34.01	1.02	2.91
R5/471	RESIDENTIAL	W6/471	35.05	33.97	1.08	3.08
R8/471	BEDROOM	W9/471	33.91	32.01	1.90	5.60
R8/471	BEDROOM	W10/471	26.73	21.40	5.33	19.94
R9/471	KITCHEN	W11/471	22.98	18.00	4.98	21.67
R10/471	LIVINGROOM	W12/471	16.41	13.18	3.23	19.68
R10/471	LIVINGROOM	W13/471	32.99	32.99	0.00	0.00
R10/471	LIVINGROOM	W14/471	34.30	34.30	0.00	0.00
R1/472	RESIDENTIAL	W1/472	21.15	21.15	0.00	0.00
R1/472	RESIDENTIAL	W2/472	35.08	33.89	1.19	3.39
R3/472	RESIDENTIAL	W4/472	36.65	35.31	1.34	3.66
R3/472	RESIDENTIAL	W5/472	36.72	35.35	1.37	3.73
R4/472	RESIDENTIAL	W6/472	36.78	35.34	1.44	3.92
R4/472	RESIDENTIAL	W7/472	36.77	35.30	1.47	4.00



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R6/472	RESIDENTIAL	W9/472	36.64	34.61	2.03	5.54
R6/472	RESIDENTIAL	W10/472	30.52	25.08	5.44	17.82
R7/472	RESIDENTIAL	W11/472	19.56	16.59	2.97	15.18
R7/472	RESIDENTIAL	W12/472	34.74	34.74	0.00	0.00
R7/472	RESIDENTIAL	W13/472	35.86	35.86	0.00	0.00
R1/473	RESIDENTIAL	W1/473	29.39	29.39	0.00	0.00
R1/473	RESIDENTIAL	W2/473	35.02	33.70	1.32	3.77
R1/473	RESIDENTIAL	W3/473	35.34	33.97	1.37	3.88
R4/473	RESIDENTIAL	W6/473	35.82	34.27	1.55	4.33
R4/473	RESIDENTIAL	W7/473	35.88	34.26	1.62	4.52
R5/473	RESIDENTIAL	W8/473	35.90	34.19	1.71	4.76
R5/473	RESIDENTIAL	W9/473	35.89	34.15	1.74	4.85
R8/473	RESIDENTIAL	W12/473	35.96	33.88	2.08	5.78
R8/473	RESIDENTIAL	W13/473	35.97	33.77	2.20	6.12
R8/473	RESIDENTIAL	W14/473	34.81	28.59	6.22	17.87
R9/473	RESIDENTIAL	W15/473	26.39	23.78	2.61	9.89
R9/473	RESIDENTIAL	W16/473	34.71	34.71	0.00	0.00
R10/473	RESIDENTIAL	W17/473	35.37	35.25	0.12	0.34

25-40 Fairweather House

R1/500	RESIDENTIAL	W1/500	33.85	33.36	0.49	1.45
R4/500	RESIDENTIAL	W4/500	33.65	33.16	0.49	1.46
R5/500	RESIDENTIAL	W5/500	33.58	33.08	0.50	1.49
R8/500	BEDROOM	W8/500	33.47	33.02	0.45	1.34
R8/500	BEDROOM	W9/500	23.73	21.75	1.98	8.34
R9/500	KITCHEN	W10/500	19.83	17.81	2.02	10.19
R10/500	LIVINGROOM	W11/500	10.59	10.39	0.20	1.89
R10/500	LIVINGROOM	W12/500	32.05	32.05	0.00	0.00



DAYLIGHT ANALYSIS
HM HOLLOWAY PRISON, LONDON
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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/501	RESIDENTIAL	W1/501	35.66	35.06	0.60	1.68
R4/501	RESIDENTIAL	W4/501	35.45	34.82	0.63	1.78
R5/501	RESIDENTIAL	W5/501	35.39	34.73	0.66	1.86
R8/501	BEDROOM	W8/501	35.35	34.67	0.68	1.92
R8/501	BEDROOM	W9/501	26.61	24.30	2.31	8.68
R9/501	KITCHEN	W10/501	22.74	20.46	2.28	10.03
R10/501	LIVINGROOM	W11/501	16.04	15.17	0.87	5.42
R10/501	LIVINGROOM	W12/501	33.29	33.29	0.00	0.00
R10/501	LIVINGROOM	W13/501	34.56	34.56	0.00	0.00
R1/502	RESIDENTIAL	W1/502	37.07	36.38	0.69	1.86
R1/502	RESIDENTIAL	W2/502	37.04	36.36	0.68	1.84
R2/502	RESIDENTIAL	W3/502	36.99	36.25	0.74	2.00
R2/502	RESIDENTIAL	W4/502	36.96	36.21	0.75	2.03
R3/502	RESIDENTIAL	W5/502	36.92	36.12	0.80	2.17
R3/502	RESIDENTIAL	W6/502	36.89	36.09	0.80	2.17
R5/502	RESIDENTIAL	W8/502	36.93	36.05	0.88	2.38
R5/502	RESIDENTIAL	W9/502	30.45	27.83	2.62	8.60
R6/502	RESIDENTIAL	W10/502	19.38	18.25	1.13	5.83
R6/502	RESIDENTIAL	W11/502	35.01	35.01	0.00	0.00
R6/502	RESIDENTIAL	W12/502	36.08	36.08	0.00	0.00
R1/503	RESIDENTIAL	W1/503	35.99	35.32	0.67	1.86
R1/503	RESIDENTIAL	W2/503	35.96	35.29	0.67	1.86
R4/503	RESIDENTIAL	W5/503	35.92	35.18	0.74	2.06
R4/503	RESIDENTIAL	W6/503	35.94	35.16	0.78	2.17
R5/503	RESIDENTIAL	W7/503	35.95	35.13	0.82	2.28
R5/503	RESIDENTIAL	W8/503	35.94	35.10	0.84	2.34
R8/503	RESIDENTIAL	W11/503	35.93	35.00	0.93	2.59



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HM HOLLOWAY PRISON, LONDON
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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R8/503	RESIDENTIAL	W12/503	35.95	34.97	0.98	2.73
R8/503	RESIDENTIAL	W13/503	34.89	31.47	3.42	9.80
R9/503	RESIDENTIAL	W14/503	26.35	25.09	1.26	4.78
R9/503	RESIDENTIAL	W15/503	34.90	34.90	0.00	0.00
R10/503	RESIDENTIAL	W16/503	35.52	35.52	0.00	0.00

McMorran House

R1/410	BEDROOM_ASSUME	W1/410	30.79	29.41	1.38	4.48
R2/410	VINGROOM_ASSUME	W2/410	30.81	29.43	1.38	4.48
R2/410	VINGROOM_ASSUME	W3/410	30.79	29.40	1.39	4.51
R3/410	VINGROOM_ASSUME	W4/410	31.18	29.58	1.60	5.13
R3/410	VINGROOM_ASSUME	W5/410	31.19	29.51	1.68	5.39
R4/410	BEDROOM_ASSUME	W6/410	31.17	29.43	1.74	5.58
R5/410	BEDROOM_ASSUME	W7/410	31.00	29.09	1.91	6.16
R6/410	VINGROOM_ASSUME	W8/410	30.87	28.80	2.07	6.71
R6/410	VINGROOM_ASSUME	W9/410	30.14	28.16	1.98	6.57
R1/411	VINGROOM_ASSUME	W1/411	33.40	30.73	2.67	7.99
R1/411	VINGROOM_ASSUME	W2/411	33.40	30.76	2.64	7.90
R2/411	BEDROOM_ASSUME	W3/411	33.42	30.82	2.60	7.78
R3/411	BEDROOM_ASSUME	W4/411	33.46	30.87	2.59	7.74
R4/411	BEDROOM_ASSUME	W5/411	33.49	30.92	2.57	7.67
R5/411	BEDROOM_ASSUME	W6/411	33.53	30.93	2.60	7.75
R6/411	VINGROOM_ASSUME	W7/411	33.55	30.99	2.56	7.63
R6/411	VINGROOM_ASSUME	W8/411	33.53	31.00	2.53	7.55
R7/411	VINGROOM_ASSUME	W9/411	33.59	31.02	2.57	7.65
R7/411	VINGROOM_ASSUME	W10/411	33.61	30.99	2.62	7.80



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R8/411	BEDROOM_ASSUMEC	W11/411	33.57	30.97	2.60	7.75
R9/411	BEDROOM_ASSUMEC	W12/411	33.60	30.93	2.67	7.95
R10/411	BEDROOM_ASSUMEC	W13/411	33.54	30.90	2.64	7.87
R11/411	BEDROOM_ASSUMEC	W14/411	33.41	30.77	2.64	7.90
R12/411	VINGROOM_ASSUME	W15/411	33.33	30.61	2.72	8.16
R12/411	VINGROOM_ASSUME	W16/411	33.03	30.41	2.62	7.93
R1/412	VINGROOM_ASSUME	W1/412	33.42	29.72	3.70	11.07
R1/412	VINGROOM_ASSUME	W2/412	33.39	29.73	3.66	10.96
R2/412	BEDROOM_ASSUMEC	W3/412	33.41	29.80	3.61	10.81
R3/412	BEDROOM_ASSUMEC	W4/412	33.44	29.85	3.59	10.74
R4/412	BEDROOM_ASSUMEC	W5/412	33.46	29.91	3.55	10.61
R5/412	BEDROOM_ASSUMEC	W6/412	33.49	29.95	3.54	10.57
R6/412	VINGROOM_ASSUME	W7/412	33.51	30.00	3.51	10.47
R6/412	VINGROOM_ASSUME	W8/412	33.49	30.04	3.45	10.30
R7/412	VINGROOM_ASSUME	W9/412	33.58	30.08	3.50	10.42
R7/412	VINGROOM_ASSUME	W10/412	33.60	30.07	3.53	10.51
R8/412	BEDROOM_ASSUMEC	W11/412	33.57	30.11	3.46	10.31
R9/412	BEDROOM_ASSUMEC	W12/412	33.63	30.16	3.47	10.32
R10/412	BEDROOM_ASSUMEC	W13/412	33.60	30.22	3.38	10.06
R11/412	BEDROOM_ASSUMEC	W14/412	33.49	30.17	3.32	9.91
R12/412	VINGROOM_ASSUME	W15/412	33.47	30.14	3.33	9.95
R12/412	VINGROOM_ASSUME	W16/412	33.32	30.13	3.19	9.57

Crayford House

R2/400	OPTION_ROOM_ASSU	W15/400	33.90	21.72	12.18	35.93
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DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/400	PTION_ROOM_ASSU	W16/400	33.46	21.56	11.90	35.56
R3/400	BEDROOM_ASSUMEC	W14/400	34.66	21.92	12.74	36.76
R4/400	PTION_ROOM_ASSU	W12/400	34.92	21.96	12.96	37.11
R4/400	PTION_ROOM_ASSU	W13/400	34.80	21.96	12.84	36.90
R5/400	PTION_ROOM_ASSU	W10/400	35.05	21.85	13.20	37.66
R5/400	PTION_ROOM_ASSU	W11/400	34.99	21.93	13.06	37.32
R6/400	BEDROOM_ASSUMEC	W9/400	35.15	21.69	13.46	38.29
R7/400	BEDROOM_ASSUMEC	W8/400	35.27	20.80	14.47	41.03
R8/400	PTION_ROOM_ASSU	W6/400	35.26	20.23	15.03	42.63
R8/400	PTION_ROOM_ASSU	W7/400	35.27	20.49	14.78	41.91
R9/400	PTION_ROOM_ASSU	W4/400	35.16	19.90	15.26	43.40
R9/400	PTION_ROOM_ASSU	W5/400	35.23	20.07	15.16	43.03
R10/400	BEDROOM_ASSUMEC	W3/400	35.08	19.86	15.22	43.39
R11/400	PTION_ROOM_ASSU	W1/400	34.45	20.16	14.29	41.48
R11/400	PTION_ROOM_ASSU	W2/400	34.68	20.09	14.59	42.07
R2/401	PTION_ROOM_ASSU	W21/401	35.40	23.52	11.88	33.56
R2/401	PTION_ROOM_ASSU	W22/401	35.17	23.43	11.74	33.38
R3/401	BEDROOM_ASSUMEC	W20/401	35.60	23.53	12.07	33.90
R4/401	BEDROOM_ASSUMEC	W19/401	35.72	23.55	12.17	34.07
R5/401	BEDROOM_ASSUMEC	W18/401	35.81	23.58	12.23	34.15
R6/401	PTION_ROOM_ASSU	W16/401	35.94	23.56	12.38	34.45
R6/401	PTION_ROOM_ASSU	W17/401	35.88	23.58	12.30	34.28
R7/401	PTION_ROOM_ASSU	W14/401	36.00	23.43	12.57	34.92
R7/401	PTION_ROOM_ASSU	W15/401	35.98	23.52	12.46	34.63
R8/401	BEDROOM_ASSUMEC	W13/401	36.05	23.25	12.80	35.51



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HM HOLLOWAY PRISON, LONDON
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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R9/401	BEDROOM_ASSUMEC	W12/401	36.09	23.13	12.96	35.91
R10/401	BEDROOM_ASSUMEC	W11/401	36.07	22.80	13.27	36.79
R11/401	BEDROOM_ASSUMEC	W10/401	36.08	22.40	13.68	37.92
R12/401	OPTION_ROOM_ASSU	W8/401	36.06	21.86	14.20	39.38
R12/401	OPTION_ROOM_ASSU	W9/401	36.07	22.10	13.97	38.73
R13/401	OPTION_ROOM_ASSU	W6/401	35.97	21.55	14.42	40.09
R13/401	OPTION_ROOM_ASSU	W7/401	36.02	21.70	14.32	39.76
R14/401	BEDROOM_ASSUMEC	W5/401	35.91	21.51	14.40	40.10
R15/401	BEDROOM_ASSUMEC	W4/401	35.91	21.44	14.47	40.30
R16/401	BEDROOM_ASSUMEC	W3/401	35.82	21.61	14.21	39.67
R17/401	OPTION_ROOM_ASSU	W1/401	35.50	21.87	13.63	38.39
R17/401	OPTION_ROOM_ASSU	W2/401	35.65	21.76	13.89	38.96
R2/402	OPTION_ROOM_ASSU	W21/402	34.30	23.18	11.12	32.42
R2/402	OPTION_ROOM_ASSU	W22/402	34.27	23.16	11.11	32.42
R3/402	BEDROOM_ASSUMEC	W20/402	34.34	23.14	11.20	32.62
R4/402	BEDROOM_ASSUMEC	W19/402	34.39	23.10	11.29	32.83
R5/402	BEDROOM_ASSUMEC	W18/402	34.42	23.10	11.32	32.89
R6/402	OPTION_ROOM_ASSU	W16/402	34.48	23.03	11.45	33.21
R6/402	OPTION_ROOM_ASSU	W17/402	34.46	23.08	11.38	33.02
R7/402	OPTION_ROOM_ASSU	W14/402	34.53	22.91	11.62	33.65
R7/402	OPTION_ROOM_ASSU	W15/402	34.50	22.98	11.52	33.39
R8/402	BEDROOM_ASSUMEC	W13/402	34.56	22.74	11.82	34.20
R9/402	BEDROOM_ASSUMEC	W12/402	34.59	22.61	11.98	34.63
R10/402	BEDROOM_ASSUMEC	W11/402	34.59	22.33	12.26	35.44



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R11/402	BEDROOM_ASSUMEC	W10/402	34.59	21.96	12.63	36.51
R12/402	PTION_ROOM_ASSU	W8/402	34.58	21.46	13.12	37.94
R12/402	PTION_ROOM_ASSU	W9/402	34.59	21.70	12.89	37.27
R13/402	PTION_ROOM_ASSU	W6/402	34.51	21.17	13.34	38.66
R13/402	PTION_ROOM_ASSU	W7/402	34.55	21.31	13.24	38.32
R14/402	BEDROOM_ASSUMEC	W5/402	34.47	21.12	13.35	38.73
R15/402	BEDROOM_ASSUMEC	W4/402	34.49	21.08	13.41	38.88
R16/402	BEDROOM_ASSUMEC	W3/402	34.44	21.24	13.20	38.33
R17/402	PTION_ROOM_ASSU	W1/402	34.24	21.51	12.73	37.18
R17/402	PTION_ROOM_ASSU	W2/402	34.31	21.38	12.93	37.69

Bunning House

R1/420	PTION_ROOM_ASSU	W31/420	28.12	27.43	0.69	2.45
R1/420	PTION_ROOM_ASSU	W32/420	26.51	25.82	0.69	2.60
R2/420	BEDROOM_ASSUMEC	W30/420	31.07	30.52	0.55	1.77
R3/420	PTION_ROOM_ASSU	W28/420	31.29	30.51	0.78	2.49
R3/420	PTION_ROOM_ASSU	W29/420	31.40	30.77	0.63	2.01
R4/420	PTION_ROOM_ASSU	W26/420	30.60	29.36	1.24	4.05
R4/420	PTION_ROOM_ASSU	W27/420	31.03	30.07	0.96	3.09
R5/420	BEDROOM_ASSUMEC	W25/420	30.10	28.45	1.65	5.48
R6/420	BEDROOM_ASSUMEC	W24/420	28.63	25.08	3.55	12.40
R7/420	PTION_ROOM_ASSU	W22/420	29.43	24.78	4.65	15.80
R7/420	PTION_ROOM_ASSU	W23/420	28.71	24.50	4.21	14.66
R8/420	PTION_ROOM_ASSU	W20/420	30.95	25.50	5.45	17.61
R8/420	PTION_ROOM_ASSU	W21/420	30.23	25.19	5.04	16.67
R9/420	BEDROOM_ASSUMEC	W19/420	31.71	25.74	5.97	18.83



DAYLIGHT ANALYSIS

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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R10/420	OPTION_ROOM_ASSU	W17/420	33.06	25.01	8.05	24.35
R10/420	OPTION_ROOM_ASSU	W18/420	33.08	25.56	7.52	22.73
R12/420	BEDROOM_ASSUMED	W14/420	32.16	30.10	2.06	6.41
R13/420	KITCHEN_ASSUMED	W13/420	32.67	30.79	1.88	5.75
R14/420	KITCHEN_ASSUMED	W12/420	32.97	31.45	1.52	4.61
R17/420	BEDROOM_ASSUMED	W9/420	33.12	31.97	1.15	3.47
R18/420	BEDROOM_ASSUMED	W8/420	33.36	32.35	1.01	3.03
R21/420	KITCHEN_ASSUMED	W5/420	33.53	32.77	0.76	2.27
R22/420	KITCHEN_ASSUMED	W4/420	33.65	33.00	0.65	1.93
R25/420	BEDROOM_ASSUMED	W1/420	33.68	33.16	0.52	1.54
R1/421	OPTION_ROOM_ASSU	W37/421	31.73	30.74	0.99	3.12
R1/421	OPTION_ROOM_ASSU	W38/421	30.38	29.41	0.97	3.19
R2/421	BEDROOM_ASSUMED	W36/421	32.76	31.79	0.97	2.96
R3/421	BEDROOM_ASSUMED	W35/421	33.35	32.38	0.97	2.91
R4/421	BEDROOM_ASSUMED	W34/421	33.58	32.63	0.95	2.83
R5/421	OPTION_ROOM_ASSU	W32/421	33.78	32.87	0.91	2.69
R5/421	OPTION_ROOM_ASSU	W33/421	33.73	32.81	0.92	2.73
R6/421	OPTION_ROOM_ASSU	W30/421	33.42	32.14	1.28	3.83
R6/421	OPTION_ROOM_ASSU	W31/421	33.74	32.73	1.01	2.99
R7/421	BEDROOM_ASSUMED	W29/421	33.01	31.37	1.64	4.97
R8/421	BEDROOM_ASSUMED	W28/421	32.51	30.45	2.06	6.34
R9/421	BEDROOM_ASSUMED	W27/421	32.06	29.39	2.67	8.33
R10/421	BEDROOM_ASSUMED	W26/421	31.79	28.45	3.34	10.51



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R11/421	PTION_ROOM_ASSU	W24/421	32.37	27.96	4.41	13.62
R11/421	PTION_ROOM_ASSU	W25/421	31.83	27.86	3.97	12.47
R12/421	PTION_ROOM_ASSU	W22/421	33.65	28.38	5.27	15.66
R12/421	PTION_ROOM_ASSU	W23/421	33.01	28.20	4.81	14.57
R13/421	BEDROOM_ASSUMED	W21/421	34.31	28.45	5.86	17.08
R14/421	BEDROOM_ASSUMED	W20/421	34.84	28.40	6.44	18.48
R15/421	BEDROOM_ASSUMED	W19/421	35.13	28.02	7.11	20.24
R16/421	PTION_ROOM_ASSU	W17/421	35.43	26.71	8.72	24.61
R16/421	PTION_ROOM_ASSU	W18/421	35.31	27.43	7.88	22.32
R18/421	BEDROOM_ASSUMED	W14/421	34.01	31.73	2.28	6.70
R19/421	KITCHEN_ASSUMED	W13/421	34.33	32.44	1.89	5.51
R20/421	KITCHEN_ASSUMED	W12/421	34.56	33.10	1.46	4.22
R23/421	BEDROOM_ASSUMED	W9/421	34.71	33.60	1.11	3.20
R24/421	BEDROOM_ASSUMED	W8/421	34.86	33.90	0.96	2.75
R27/421	KITCHEN_ASSUMED	W5/421	34.97	34.25	0.72	2.06
R28/421	KITCHEN_ASSUMED	W4/421	35.11	34.51	0.60	1.71
R31/421	BEDROOM_ASSUMED	W1/421	35.19	34.71	0.48	1.36
R1/422	PTION_ROOM_ASSU	W37/422	33.00	31.74	1.26	3.82
R1/422	PTION_ROOM_ASSU	W38/422	32.42	31.22	1.20	3.70
R2/422	BEDROOM_ASSUMED	W36/422	33.30	32.02	1.28	3.84
R3/422	BEDROOM_ASSUMED	W35/422	33.52	32.20	1.32	3.94
R4/422	BEDROOM_ASSUMED	W34/422	33.65	32.29	1.36	4.04
R5/422	PTION_ROOM_ASSU	W32/422	33.76	32.34	1.42	4.21
R5/422	PTION_ROOM_ASSU	W33/422	33.73	32.35	1.38	4.09



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R6/422	OPTION_ROOM_ASSUMED	W30/422	33.70	32.18	1.52	4.51
R6/422	OPTION_ROOM_ASSUMED	W31/422	33.74	32.29	1.45	4.30
R7/422	BEDROOM_ASSUMED	W29/422	33.68	31.94	1.74	5.17
R8/422	BEDROOM_ASSUMED	W28/422	33.36	31.23	2.13	6.38
R9/422	BEDROOM_ASSUMED	W27/422	33.09	30.50	2.59	7.83
R10/422	BEDROOM_ASSUMED	W26/422	32.95	29.87	3.08	9.35
R11/422	OPTION_ROOM_ASSUMED	W24/422	33.24	29.25	3.99	12.00
R11/422	OPTION_ROOM_ASSUMED	W25/422	32.94	29.34	3.60	10.93
R12/422	OPTION_ROOM_ASSUMED	W22/422	34.01	29.23	4.78	14.05
R12/422	OPTION_ROOM_ASSUMED	W23/422	33.61	29.25	4.36	12.97
R13/422	BEDROOM_ASSUMED	W21/422	34.19	28.88	5.31	15.53
R14/422	BEDROOM_ASSUMED	W20/422	34.33	28.46	5.87	17.10
R15/422	BEDROOM_ASSUMED	W19/422	34.47	27.95	6.52	18.91
R16/422	OPTION_ROOM_ASSUMED	W17/422	34.73	26.49	8.24	23.73
R16/422	OPTION_ROOM_ASSUMED	W18/422	34.60	27.30	7.30	21.10
R18/422	BEDROOM_ASSUMED	W14/422	34.05	31.75	2.30	6.75
R19/422	KITCHEN_ASSUMED	W13/422	34.20	32.40	1.80	5.26
R20/422	KITCHEN_ASSUMED	W12/422	34.41	33.06	1.35	3.92
R23/422	BEDROOM_ASSUMED	W9/422	34.54	33.53	1.01	2.92
R24/422	BEDROOM_ASSUMED	W8/422	34.67	33.81	0.86	2.48
R27/422	KITCHEN_ASSUMED	W5/422	34.73	34.09	0.64	1.84
R28/422	KITCHEN_ASSUMED	W4/422	34.89	34.34	0.55	1.58
R31/422	BEDROOM_ASSUMED	W1/422	35.01	34.58	0.43	1.23



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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41 Crayford Road

R1/800	SUMED_WINDOW_R	W1/800	20.15	19.75	0.40	1.99
R1/800	SUMED_WINDOW_R	W2/800	23.50	22.14	1.36	5.79
R2/800	SUMED_WINDOW_R	W3/800	24.63	22.03	2.60	10.56
R1/801	ASSUMED_RESI	W1/801	33.07	26.53	6.54	19.78
R1/802	ASSUMED_RESI_HALF	W1/802	35.08	29.13	5.95	16.96
R1/803	ASSUMED_RESI	W1/803	38.69	35.53	3.16	8.17
R1/803	ASSUMED_RESI	W2/803	36.29	31.69	4.60	12.68
R1/811	ASSUMED_RESI	W1/811	33.42	27.29	6.13	18.34
R1/812	ASSUMED_RESI_HALF	W1/812	35.22	29.79	5.43	15.42

43 Crayford Road

R1/820	MED_WINDOW_RESI	W1/820	14.16	10.55	3.61	25.49
R1/821	ASSUMED_RESI_HALF	W1/821	28.78	25.16	3.62	12.58
R1/822	ASSUMED_RESI_HALF	W1/822	35.01	29.83	5.18	14.80
R1/823	ASSUMED_RESI_HALF	W1/823	35.96	31.82	4.14	11.51
R1/830	MED_WINDOW_RESI	W1/830	17.42	14.79	2.63	15.10
R1/830	MED_WINDOW_RESI	W3/830	6.97	5.06	1.91	27.40
R2/830	MED_WINDOW_RESI_A	W2/830	27.94	22.50	5.44	19.47
R1/831	ASSUMED_RESI	W1/831	23.30	18.98	4.32	18.54
R2/831	ASSUMED_RESI	W2/831	31.47	25.21	6.26	19.89
R1/832	ASSUMED_RESI_HALF	W1/832	34.23	29.14	5.09	14.87

45 Crayford Road



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/840	SUMED_WINDOW_R	W1/840	24.12	21.44	2.68	11.11
R1/840	SUMED_WINDOW_R	W2/840	26.92	21.78	5.14	19.09
R1/840	SUMED_WINDOW_R	W3/840	18.27	18.27	0.00	0.00
R2/840		W4/840	14.44	14.44	0.00	0.00
R2/840		W5/840	11.42	11.42	0.00	0.00
R1/841	ASSUMED_RESI	W1/841	30.76	24.86	5.90	19.18
R1/842	ASSUMED_RESI_HALF	W1/842	33.95	29.13	4.82	14.20
R1/843	ASSUMED_RESI_HALF	W1/843	32.56	28.62	3.94	12.10
R1/843	ASSUMED_RESI_HALF	W2/843	83.92	83.92	0.00	0.00
R1/843	ASSUMED_RESI_HALF	W3/843	83.86	83.86	0.00	0.00
R1/850	MED_WINDOW_RESI	W1/850	14.54	14.46	0.08	0.55
R1/851	MED_WINDOW_RESI	W1/851	30.89	27.48	3.41	11.04
R1/852	ASSUMED_RESI_HALF	W1/852	34.06	29.74	4.32	12.68
47 Crayford Road						
R1/860	MED_WINDOW_RESI	W1/860	16.24	14.10	2.14	13.18
R1/861	MED_WINDOW_RESI	W1/861	30.44	26.82	3.62	11.89
R1/862	ASSUMED_RESI_HALF	W1/862	33.37	29.57	3.80	11.39
R1/863	ASSUMED_RESI_HALF	W1/863	34.78	31.42	3.36	9.66
R1/870	MED_WINDOW_RESI	W3/870	15.36	13.45	1.91	12.43
R1/870	MED_WINDOW_RESI	W4/870	10.54	9.48	1.06	10.06
R2/870	MED_WINDOW_RESI	W1/870	25.44	21.80	3.64	14.31
R2/870	MED_WINDOW_RESI	W2/870	20.64	17.61	3.03	14.68
R1/871	MED_WINDOW_RESI	W2/871	23.20	20.17	3.03	13.06
R1/871	MED_WINDOW_RESI	W3/871	19.00	16.35	2.65	13.95
R2/871	MED_WINDOW_RESI	W1/871	27.71	23.94	3.77	13.61



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/872	ASSUMED_RESI_HALF	W1/872	32.27	28.62	3.65	11.31
49 Crayford Road						
R1/880	MED_WINDOW_RESI	W1/880	16.84	16.84	0.00	0.00
R1/880	MED_WINDOW_RESI	W2/880	22.92	21.06	1.86	8.12
R1/881	MED_WINDOW_RESI	W1/881	27.01	24.05	2.96	10.96
R1/881	MED_WINDOW_RESI	W2/881	22.59	22.59	0.00	0.00
R1/882	MED_WINDOW_RESI	W1/882	31.59	28.62	2.97	9.40
R1/883	ASSUMED_RESI_HALF	W1/883	34.17	31.62	2.55	7.46
R1/890	MED_WINDOW_RESI	W1/890	15.03	15.03	0.00	0.00
R1/891	MED_WINDOW_RESI	W1/891	28.48	27.10	1.38	4.85
R1/892	ASSUMED_RESI_HALF	W1/892	31.87	29.29	2.58	8.10
51 Crayford Road						
R1/900	SUMED_WINDOW_R	W1/900	23.14	22.33	0.81	3.50
R1/900	SUMED_WINDOW_R	W2/900	23.53	23.06	0.47	2.00
R1/900	SUMED_WINDOW_R	W3/900	54.21	53.34	0.87	1.60
R1/901	MED_WINDOW_RESI	W1/901	28.49	26.62	1.87	6.56
R1/902	MED_WINDOW_RESI	W1/902	31.56	29.25	2.31	7.32
R1/903	ASSUMED_HALF_RES	W1/903	32.99	30.84	2.15	6.52
R1/903	ASSUMED_HALF_RES	W2/903	70.57	68.92	1.65	2.34
R1/911	IMED_WINDOW_RES	W1/911	27.00	25.51	1.49	5.52
R1/912	MED_WINDOW_RESI	W1/912	30.61	28.53	2.08	6.80
53 Crayford Road						
R1/919	SUMED_WINDOW_R	W1/919	21.91	21.91	0.00	0.00
R1/920	SUMED_WINDOW_R	W1/920	26.99	25.59	1.40	5.19



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/921	MED_WINDOW_RESI	W1/921	29.99	28.14	1.85	6.17
R1/922	ASSUMED_RESI_HALF	W1/922	31.97	30.03	1.94	6.07
R1/930	IMED_WINDOW_RES	W1/930	25.59	24.40	1.19	4.65
R1/931	IMED_WINDOW_RES	W1/931	27.95	26.46	1.49	5.33
R1/932	ASSUMED_RESI_HALF	W1/932	31.21	29.47	1.74	5.58
Bakersfield - Block 1, Crayford Road						
R1/970	VINGROOM_ASSUME	W1/970	0.65	0.65	0.00	0.00
R1/970	VINGROOM_ASSUME	W2/970	21.24	16.58	4.66	21.94
R1/970	VINGROOM_ASSUME	W3/970	12.85	10.46	2.39	18.60
R1/970	VINGROOM_ASSUME	W4/970	1.68	1.66	0.02	1.19
R1/970	VINGROOM_ASSUME	W5/970	21.93	17.78	4.15	18.92
R1/970	VINGROOM_ASSUME	W6/970	8.78	8.11	0.67	7.63
R2/970	VINGROOM_ASSUME	W7/970	0.00	0.00	0.00	0.00
R2/970	VINGROOM_ASSUME	W8/970	24.16	19.31	4.85	20.07
R2/970	VINGROOM_ASSUME	W9/970	12.77	10.47	2.30	18.01
R2/970	VINGROOM_ASSUME	W10/970	3.13	3.09	0.04	1.28
R2/970	VINGROOM_ASSUME	W11/970	25.26	20.34	4.92	19.48
R2/970	VINGROOM_ASSUME	W12/970	10.75	9.16	1.59	14.79
R3/970	VINGROOM_ASSUME	W13/970	1.31	1.29	0.02	1.53
R3/970	VINGROOM_ASSUME	W14/970	26.38	21.20	5.18	19.64
R3/970	VINGROOM_ASSUME	W15/970	10.65	8.67	1.98	18.59
R3/970	VINGROOM_ASSUME	W16/970	5.66	5.60	0.06	1.06
R3/970	VINGROOM_ASSUME	W17/970	26.06	20.86	5.20	19.95
R3/970	VINGROOM_ASSUME	W18/970	4.64	3.46	1.18	25.43
R4/970	VINGROOM_ASSUME	W19/970	6.29	6.20	0.09	1.43
R4/970	VINGROOM_ASSUME	W20/970	27.90	22.36	5.54	19.86
R4/970	VINGROOM_ASSUME	W21/970	10.14	8.31	1.83	18.05
R4/970	VINGROOM_ASSUME	W22/970	7.51	7.43	0.08	1.07
R4/970	VINGROOM_ASSUME	W23/970	27.10	21.50	5.60	20.66
R4/970	VINGROOM_ASSUME	W24/970	4.34	2.92	1.42	32.72
R5/970	VINGROOM_ASSUME	W25/970	4.05	3.92	0.13	3.21



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R5/970	VINGROOM_ASSUME	W26/970	28.69	22.63	6.06	21.12
R5/970	VINGROOM_ASSUME	W27/970	10.04	8.40	1.64	16.33
R5/970	VINGROOM_ASSUME	W28/970	9.08	8.97	0.11	1.21
R5/970	VINGROOM_ASSUME	W29/970	27.80	21.82	5.98	21.51
R5/970	VINGROOM_ASSUME	W30/970	4.83	3.29	1.54	31.88
R6/970	VINGROOM_ASSUME	W31/970	8.03	7.90	0.13	1.62
R6/970	VINGROOM_ASSUME	W32/970	29.02	22.46	6.56	22.61
R6/970	VINGROOM_ASSUME	W33/970	9.79	8.42	1.37	13.99
R6/970	VINGROOM_ASSUME	W34/970	10.21	9.93	0.28	2.74
R6/970	VINGROOM_ASSUME	W35/970	28.11	21.78	6.33	22.52
R6/970	VINGROOM_ASSUME	W36/970	4.74	3.40	1.34	28.27
R7/970	VINGROOM_ASSUME	W37/970	2.84	2.74	0.10	3.52
R7/970	VINGROOM_ASSUME	W38/970	28.72	21.85	6.87	23.92
R7/970	VINGROOM_ASSUME	W39/970	8.96	7.92	1.04	11.61
R7/970	VINGROOM_ASSUME	W40/970	11.02	10.51	0.51	4.63
R7/970	VINGROOM_ASSUME	W41/970	27.60	20.97	6.63	24.02
R7/970	VINGROOM_ASSUME	W42/970	3.98	2.93	1.05	26.38
R8/970	VINGROOM_ASSUME	W43/970	2.85	2.58	0.27	9.47
R8/970	VINGROOM_ASSUME	W44/970	27.97	21.09	6.88	24.60
R8/970	VINGROOM_ASSUME	W45/970	7.70	6.98	0.72	9.35
R8/970	VINGROOM_ASSUME	W46/970	11.41	10.63	0.78	6.84
R8/970	VINGROOM_ASSUME	W47/970	25.10	18.65	6.45	25.70
R8/970	VINGROOM_ASSUME	W48/970	2.19	1.74	0.45	20.55
R9/970	VINGROOM_ASSUME	W49/970	5.43	4.83	0.60	11.05
R9/970	VINGROOM_ASSUME	W50/970	27.02	20.60	6.42	23.76
R9/970	VINGROOM_ASSUME	W51/970	9.88	9.52	0.36	3.64
R9/970	VINGROOM_ASSUME	W52/970	13.20	12.10	1.10	8.33
R9/970	VINGROOM_ASSUME	W53/970	24.93	19.26	5.67	22.74
R9/970	VINGROOM_ASSUME	W54/970	3.84	3.53	0.31	8.07
R10/970	VINGROOM_ASSUME	W55/970	7.67	7.06	0.61	7.95
R10/970	VINGROOM_ASSUME	W56/970	24.02	19.56	4.46	18.57
R10/970	VINGROOM_ASSUME	W57/970	11.00	11.70	-0.70	-6.36
R10/970	VINGROOM_ASSUME	W58/970	13.41	12.02	1.39	10.37
R10/970	VINGROOM_ASSUME	W59/970	23.86	20.30	3.56	14.92
R10/970	VINGROOM_ASSUME	W60/970	14.55	12.28	2.27	15.60
R1/971	3EDROOM_ASSUMED	W1/971	22.99	18.00	4.99	21.71



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/971	BEDROOM_ASSUMEC	W2/971	24.96	19.86	5.10	20.43
R3/971	BEDROOM_ASSUMEC	W3/971	24.91	19.72	5.19	20.84
R4/971	BEDROOM_ASSUMEC	W4/971	27.57	22.18	5.39	19.55
R5/971	BEDROOM_ASSUMEC	W5/971	28.35	22.77	5.58	19.68
R6/971	BEDROOM_ASSUMEC	W6/971	25.42	19.70	5.72	22.50
R7/971	BEDROOM_ASSUMEC	W7/971	30.34	24.28	6.06	19.97
R8/971	BEDROOM_ASSUMEC	W8/971	28.38	22.19	6.19	21.81
R9/971	BEDROOM_ASSUMEC	W9/971	31.01	24.49	6.52	21.03
R10/971	BEDROOM_ASSUMEC	W10/971	25.87	19.20	6.67	25.78
R11/971	BEDROOM_ASSUMEC	W11/971	31.77	24.82	6.95	21.88
R12/971	BEDROOM_ASSUMEC	W12/971	29.45	22.46	6.99	23.74
R13/971	BEDROOM_ASSUMEC	W13/971	31.56	24.25	7.31	23.16
R14/971	BEDROOM_ASSUMEC	W14/971	26.24	18.95	7.29	27.78
R15/971	BEDROOM_ASSUMEC	W15/971	31.11	23.63	7.48	24.04
R16/971	BEDROOM_ASSUMEC	W16/971	29.05	21.79	7.26	24.99
R17/971	BEDROOM_ASSUMEC	W17/971	24.44	17.29	7.15	29.26
R18/971	BEDROOM_ASSUMEC	W18/971	18.56	11.77	6.79	36.58
R19/971	BEDROOM_ASSUMEC	W19/971	30.14	23.25	6.89	22.86
R20/971	BEDROOM_ASSUMEC	W20/971	29.64	23.35	6.29	21.22
R1/972	BEDROOM_ASSUMEC	W1/972	24.24	19.23	5.01	20.67
R2/972	BEDROOM_ASSUMEC	W2/972	26.41	21.26	5.15	19.50



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R2/972	BEDROOM_ASSUMEC	W3/972	15.44	12.80	2.64	17.10
R3/972	BEDROOM_ASSUMEC	W4/972	25.75	20.61	5.14	19.96
R4/972	BEDROOM_ASSUMEC	W5/972	29.20	23.71	5.49	18.80
R5/972	BEDROOM_ASSUMEC	W6/972	30.00	24.33	5.67	18.90
R6/972	BEDROOM_ASSUMEC	W7/972	26.42	20.64	5.78	21.88
R7/972	BEDROOM_ASSUMEC	W8/972	32.33	26.03	6.30	19.49
R8/972	BEDROOM_ASSUMEC	W9/972	30.31	23.92	6.39	21.08
R9/972	BEDROOM_ASSUMEC	W10/972	32.98	26.13	6.85	20.77
R10/972	BEDROOM_ASSUMEC	W11/972	26.07	19.11	6.96	26.70
R11/972	BEDROOM_ASSUMEC	W12/972	33.83	26.49	7.34	21.70
R12/972	BEDROOM_ASSUMEC	W13/972	31.27	23.97	7.30	23.35
R13/972	BEDROOM_ASSUMEC	W14/972	15.73	14.99	0.74	4.70
R13/972	BEDROOM_ASSUMEC	W15/972	33.64	25.89	7.75	23.04
R14/972	BEDROOM_ASSUMEC	W16/972	25.41	17.78	7.63	30.03
R15/972	BEDROOM_ASSUMEC	W17/972	33.20	25.28	7.92	23.86
R16/972	BEDROOM_ASSUMEC	W18/972	28.19	20.63	7.56	26.82
R17/972	BEDROOM_ASSUMEC	W19/972	32.89	24.74	8.15	24.78
R18/972	BEDROOM_ASSUMEC	W20/972	27.28	19.57	7.71	28.26
R19/972	BEDROOM_ASSUMEC	W21/972	3.72	2.08	1.64	44.09
R19/972	BEDROOM_ASSUMEC	W22/972	32.84	24.94	7.90	24.06
R20/972	BEDROOM_ASSUMEC	W23/972	32.49	24.98	7.51	23.11
R1/973	VINGROOM_ASSUME	W1/973	25.16	20.53	4.63	18.40
R1/973	VINGROOM_ASSUME	W2/973	27.54	22.76	4.78	17.36



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R1/973	VINGROOM_ASSUME	W3/973	15.91	13.30	2.61	16.40
R2/973	VINGROOM_ASSUME	W4/973	26.90	22.12	4.78	17.77
R2/973	VINGROOM_ASSUME	W5/973	30.45	25.33	5.12	16.81
R3/973	VINGROOM_ASSUME	W6/973	31.30	25.99	5.31	16.96
R3/973	VINGROOM_ASSUME	W7/973	27.24	21.87	5.37	19.71
R4/973	VINGROOM_ASSUME	W8/973	33.71	27.77	5.94	17.62
R4/973	VINGROOM_ASSUME	W9/973	31.54	25.54	6.00	19.02
R5/973	VINGROOM_ASSUME	W10/973	34.31	27.81	6.50	18.94
R5/973	VINGROOM_ASSUME	W11/973	26.59	20.04	6.55	24.63
R6/973	VINGROOM_ASSUME	W12/973	35.21	28.17	7.04	19.99
R6/973	VINGROOM_ASSUME	W13/973	32.55	25.58	6.97	21.41
R7/973	VINGROOM_ASSUME	W14/973	16.69	16.00	0.69	4.13
R7/973	VINGROOM_ASSUME	W15/973	35.06	27.53	7.53	21.48
R7/973	VINGROOM_ASSUME	W16/973	26.49	19.10	7.39	27.90
R8/973	VINGROOM_ASSUME	W17/973	35.48	27.65	7.83	22.07
R8/973	VINGROOM_ASSUME	W18/973	31.71	24.48	7.23	22.80
R9/973	VINGROOM_ASSUME	W19/973	35.06	26.89	8.17	23.30
R9/973	VINGROOM_ASSUME	W20/973	26.97	19.31	7.66	28.40
R10/973	VINGROOM_ASSUME	W21/973	20.22	18.56	1.66	8.21
R10/973	VINGROOM_ASSUME	W22/973	34.84	26.62	8.22	23.59
R10/973	VINGROOM_ASSUME	W23/973	34.60	26.62	7.98	23.06
R1/974	VINGROOM_ASSUME	W1/974	25.92	21.72	4.20	16.20
R1/974	VINGROOM_ASSUME	W2/974	28.56	24.22	4.34	15.20
R1/974	VINGROOM_ASSUME	W3/974	16.24	13.68	2.56	15.76
R2/974	VINGROOM_ASSUME	W4/974	27.79	23.46	4.33	15.58
R2/974	VINGROOM_ASSUME	W5/974	31.59	26.90	4.69	14.85
R3/974	VINGROOM_ASSUME	W6/974	32.35	27.48	4.87	15.05
R3/974	VINGROOM_ASSUME	W7/974	27.95	23.07	4.88	17.46
R4/974	VINGROOM_ASSUME	W8/974	35.12	29.63	5.49	15.63



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/974	VINGROOM_ASSUME	W9/974	32.74	27.26	5.48	16.74
R5/974	VINGROOM_ASSUME	W10/974	35.58	29.55	6.03	16.95
R5/974	VINGROOM_ASSUME	W11/974	27.37	21.34	6.03	22.03
R6/974	VINGROOM_ASSUME	W12/974	36.54	29.93	6.61	18.09
R6/974	VINGROOM_ASSUME	W13/974	33.79	27.29	6.50	19.24
R7/974	VINGROOM_ASSUME	W14/974	17.80	17.20	0.60	3.37
R7/974	VINGROOM_ASSUME	W15/974	36.33	29.23	7.10	19.54
R7/974	VINGROOM_ASSUME	W16/974	27.49	20.55	6.94	25.25
R8/974	VINGROOM_ASSUME	W17/974	37.21	29.52	7.69	20.67
R8/974	VINGROOM_ASSUME	W18/974	37.16	29.51	7.65	20.59
R1/975	BEDROOM_ASSUMEEL	W1/975	27.57	23.90	3.67	13.31
R2/975	BEDROOM_ASSUMEEL	W2/975	30.29	26.40	3.89	12.84
R2/975	BEDROOM_ASSUMEEL	W3/975	12.83	10.53	2.30	17.93
R3/975	BEDROOM_ASSUMEEL	W4/975	32.05	28.02	4.03	12.57
R4/975	BEDROOM_ASSUMEEL	W5/975	33.96	29.70	4.26	12.54
R5/975	BEDROOM_ASSUMEEL	W6/975	35.19	30.74	4.45	12.65
R6/975	BEDROOM_ASSUMEEL	W7/975	35.61	31.00	4.61	12.95
R7/975	BEDROOM_ASSUMEEL	W8/975	36.58	31.64	4.94	13.50
R8/975	BEDROOM_ASSUMEEL	W9/975	34.75	29.88	4.87	14.01
R9/975	BEDROOM_ASSUMEEL	W10/975	37.06	31.59	5.47	14.76
R10/975	BEDROOM_ASSUMEEL	W11/975	29.61	24.18	5.43	18.34
R11/975	BEDROOM_ASSUMEEL	W12/975	37.81	31.76	6.05	16.00
R12/975	BEDROOM_ASSUMEEL	W13/975	35.68	29.75	5.93	16.62
R13/975	BEDROOM_ASSUMEEL	W14/975	20.62	20.14	0.48	2.33
R13/975	BEDROOM_ASSUMEEL	W15/975	37.67	31.10	6.57	17.44



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R14/975	BEDROOM_ASSUMED	W16/975	29.79	23.38	6.41	21.52
R15/975	BEDROOM_ASSUMED	W17/975	38.35	31.15	7.20	18.77
R16/975	BEDROOM_ASSUMED	W18/975	38.37	31.16	7.21	18.79
R1/976	VINGROOM_ASSUME	W1/976	9.35	9.35	0.00	0.00
R1/976	VINGROOM_ASSUME	W2/976	29.05	26.02	3.03	10.43
R1/976	VINGROOM_ASSUME	W3/976	16.62	14.61	2.01	12.09
R1/976	VINGROOM_ASSUME	W4/976	7.47	7.47	0.00	0.00
R1/976	VINGROOM_ASSUME	W5/976	31.88	28.66	3.22	10.10
R1/976	VINGROOM_ASSUME	W6/976	22.11	19.64	2.47	11.17
R2/976	VINGROOM_ASSUME	W7/976	33.00	29.66	3.34	10.12
R2/976	VINGROOM_ASSUME	W8/976	7.94	7.93	0.01	0.13
R2/976	VINGROOM_ASSUME	W9/976	35.29	31.74	3.55	10.06
R2/976	VINGROOM_ASSUME	W10/976	19.46	17.45	2.01	10.33
R3/976	VINGROOM_ASSUME	W11/976	11.41	11.40	0.01	0.09
R3/976	VINGROOM_ASSUME	W12/976	36.51	32.75	3.76	10.30
R3/976	VINGROOM_ASSUME	W13/976	7.11	6.00	1.11	15.61
R3/976	VINGROOM_ASSUME	W14/976	0.31	0.28	0.03	9.68
R3/976	VINGROOM_ASSUME	W15/976	36.95	33.04	3.91	10.58
R3/976	VINGROOM_ASSUME	W16/976	13.00	10.70	2.30	17.69
R4/976	VINGROOM_ASSUME	W17/976	3.06	3.00	0.06	1.96
R4/976	VINGROOM_ASSUME	W18/976	37.65	33.49	4.16	11.05
R4/976	VINGROOM_ASSUME	W19/976	3.94	1.91	2.03	51.52
R4/976	VINGROOM_ASSUME	W20/976	2.47	2.38	0.09	3.64
R4/976	VINGROOM_ASSUME	W21/976	38.02	33.66	4.36	11.47
R4/976	VINGROOM_ASSUME	W22/976	4.23	2.50	1.73	40.90
R1/977	BEDROOM_ASSUMED	W1/977	31.35	28.90	2.45	7.81
R2/977	BEDROOM_ASSUMED	W2/977	33.96	31.41	2.55	7.51
R3/977	BEDROOM_ASSUMED	W3/977	31.11	28.45	2.66	8.55
R4/977	BEDROOM_ASSUMED	W4/977	35.51	32.72	2.79	7.86
R5/977	BEDROOM_ASSUMED	W5/977	34.62	31.78	2.84	8.20



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R6/977	BEDROOM_ASSUMEC	W6/977	33.34	30.85	2.49	7.47
R7/977	BEDROOM_ASSUMEC	W7/977	38.30	34.94	3.36	8.77
R8/977	BEDROOM_ASSUMEC	W8/977	38.55	35.03	3.52	9.13
R1/978	VINGROOM_ASSUME	W1/978	34.31	32.46	1.85	5.39
R1/978	VINGROOM_ASSUME	W2/978	36.24	34.31	1.93	5.33
R1/978	VINGROOM_ASSUME	W3/978	18.01	16.49	1.52	8.44
R2/978	VINGROOM_ASSUME	W4/978	31.11	29.23	1.88	6.04
R2/978	VINGROOM_ASSUME	W5/978	36.58	34.44	2.14	5.85
R1/979	BEDROOM_ASSUMEC	W1/979	37.72	36.42	1.30	3.45
R2/979	BEDROOM_ASSUMEC	W2/979	38.38	37.04	1.34	3.49
R2/979	BEDROOM_ASSUMEC	W3/979	21.67	20.48	1.19	5.49
R3/979	BEDROOM_ASSUMEC	W4/979	33.20	31.91	1.29	3.89
R4/979	BEDROOM_ASSUMEC	W5/979	37.90	36.40	1.50	3.96
Bakersfield - Block 2, Crayford Road						
R1/950	VINGROOM_ASSUME	W1/950	3.39	2.58	0.81	23.89
R1/950	VINGROOM_ASSUME	W2/950	21.35	16.27	5.08	23.79
R1/950	VINGROOM_ASSUME	W3/950	7.74	7.70	0.04	0.52
R1/950	VINGROOM_ASSUME	W4/950	21.75	15.60	6.15	28.28
R1/950	VINGROOM_ASSUME	W5/950	4.26	4.00	0.26	6.10
R2/950	VINGROOM_ASSUME	W6/950	2.46	1.95	0.51	20.73
R2/950	VINGROOM_ASSUME	W7/950	22.76	16.62	6.14	26.98
R2/950	VINGROOM_ASSUME	W8/950	10.92	11.27	-0.35	-3.21
R2/950	VINGROOM_ASSUME	W9/950	9.76	6.76	3.00	30.74
R2/950	VINGROOM_ASSUME	W10/950	23.39	16.96	6.43	27.49
R2/950	VINGROOM_ASSUME	W11/950	7.53	7.40	0.13	1.73
R3/950	VINGROOM_ASSUME	W12/950	6.76	4.88	1.88	27.81
R3/950	VINGROOM_ASSUME	W13/950	24.27	17.96	6.31	26.00
R3/950	VINGROOM_ASSUME	W14/950	9.25	9.69	-0.44	-4.76
R3/950	VINGROOM_ASSUME	W15/950	10.62	6.69	3.93	37.01



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R3/950	VINGROOM_ASSUME	W16/950	23.84	17.62	6.22	26.09
R3/950	VINGROOM_ASSUME	W17/950	4.06	4.24	-0.18	-4.43
R4/950	VINGROOM_ASSUME	W18/950	3.57	2.88	0.69	19.33
R4/950	VINGROOM_ASSUME	W19/950	23.85	18.81	5.04	21.13
R4/950	VINGROOM_ASSUME	W20/950	8.95	9.48	-0.53	-5.92
R4/950	VINGROOM_ASSUME	W21/950	10.70	6.13	4.57	42.71
R4/950	VINGROOM_ASSUME	W22/950	23.19	18.14	5.05	21.78
R4/950	VINGROOM_ASSUME	W23/950	3.37	3.46	-0.09	-2.67
R5/950	VINGROOM_ASSUME	W24/950	10.25	7.75	2.50	24.39
R5/950	VINGROOM_ASSUME	W25/950	23.59	19.74	3.85	16.32
R5/950	VINGROOM_ASSUME	W26/950	8.61	8.93	-0.32	-3.72
R5/950	VINGROOM_ASSUME	W27/950	10.78	6.15	4.63	42.95
R5/950	VINGROOM_ASSUME	W28/950	23.31	19.47	3.84	16.47
R5/950	VINGROOM_ASSUME	W29/950	3.95	4.24	-0.29	-7.34
R6/950	VINGROOM_ASSUME	W30/950	2.64	2.40	0.24	9.09
R6/950	VINGROOM_ASSUME	W31/950	24.12	20.70	3.42	14.18
R6/950	VINGROOM_ASSUME	W32/950	9.68	9.41	0.27	2.79
R6/950	VINGROOM_ASSUME	W33/950	10.43	6.23	4.20	40.27
R6/950	VINGROOM_ASSUME	W34/950	25.27	21.12	4.15	16.42
R6/950	VINGROOM_ASSUME	W35/950	8.62	8.53	0.09	1.04
R7/950	VINGROOM_ASSUME	W36/950	6.47	5.49	0.98	15.15
R7/950	VINGROOM_ASSUME	W37/950	26.29	21.48	4.81	18.30
R7/950	VINGROOM_ASSUME	W38/950	8.64	8.26	0.38	4.40
R7/950	VINGROOM_ASSUME	W39/950	10.82	6.79	4.03	37.25
R7/950	VINGROOM_ASSUME	W40/950	26.95	21.65	5.30	19.67
R7/950	VINGROOM_ASSUME	W41/950	9.17	8.83	0.34	3.71
R8/950	VINGROOM_ASSUME	W42/950	0.09	0.08	0.01	11.11
R8/950	VINGROOM_ASSUME	W43/950	25.38	20.38	5.00	19.70
R8/950	VINGROOM_ASSUME	W44/950	6.96	6.70	0.26	3.74
R8/950	VINGROOM_ASSUME	W45/950	10.05	6.14	3.91	38.91
R8/950	VINGROOM_ASSUME	W46/950	26.63	21.27	5.36	20.13
R8/950	VINGROOM_ASSUME	W47/950	6.10	5.91	0.19	3.11
R9/950	VINGROOM_ASSUME	W48/950	6.54	5.98	0.56	8.56
R9/950	VINGROOM_ASSUME	W49/950	26.06	21.12	4.94	18.96
R9/950	VINGROOM_ASSUME	W50/950	4.68	4.53	0.15	3.21
R9/950	VINGROOM_ASSUME	W51/950	12.32	8.09	4.23	34.33



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R9/950	VINGROOM_ASSUME	W52/950	25.55	20.63	4.92	19.26
R9/950	VINGROOM_ASSUME	W53/950	4.71	4.59	0.12	2.55
R10/950	VINGROOM_ASSUME	W54/950	0.00	0.00	0.00	0.00
R10/950	VINGROOM_ASSUME	W55/950	22.11	18.46	3.65	16.51
R10/950	VINGROOM_ASSUME	W56/950	2.30	2.23	0.07	3.04
R10/950	VINGROOM_ASSUME	W57/950	11.19	7.51	3.68	32.89
R10/950	VINGROOM_ASSUME	W58/950	22.63	18.45	4.18	18.47
R10/950	VINGROOM_ASSUME	W59/950	2.11	2.07	0.04	1.90
R1/951	BEDROOM_ASSUME	W1/951	31.80	18.52	13.28	41.76
R2/951	BEDROOM_ASSUME	W2/951	26.54	13.71	12.83	48.34
R3/951	BEDROOM_ASSUME	W3/951	32.44	19.12	13.32	41.06
R4/951	BEDROOM_ASSUME	W4/951	32.45	19.64	12.81	39.48
R5/951	BEDROOM_ASSUME	W5/951	32.15	19.88	12.27	38.16
R6/951	BEDROOM_ASSUME	W6/951	26.98	15.34	11.64	43.14
R7/951	BEDROOM_ASSUME	W7/951	31.99	20.87	11.12	34.76
R8/951	BEDROOM_ASSUME	W8/951	29.95	19.36	10.59	35.36
R9/951	BEDROOM_ASSUME	W9/951	31.37	21.58	9.79	31.21
R10/951	BEDROOM_ASSUME	W10/951	26.63	17.60	9.03	33.91
R11/951	BEDROOM_ASSUME	W11/951	31.48	22.77	8.71	27.67
R12/951	BEDROOM_ASSUME	W12/951	31.62	23.19	8.43	26.66
R13/951	BEDROOM_ASSUME	W13/951	31.60	23.56	8.04	25.44
R14/951	BEDROOM_ASSUME	W14/951	31.30	23.72	7.58	24.22
R15/951	BEDROOM_ASSUME	W15/951	25.61	20.18	5.43	21.20
R16/951	BEDROOM_ASSUME	W16/951	28.55	22.28	6.27	21.96



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R17/951	BEDROOM_ASSUMEC	W17/951	28.89	23.05	5.84	20.21
R18/951	BEDROOM_ASSUMEC	W18/951	27.96	22.55	5.41	19.35
R19/951	BEDROOM_ASSUMEC	W19/951	22.09	18.32	3.77	17.07
R20/951	BEDROOM_ASSUMEC	W20/951	23.63	19.28	4.35	18.41
R1/952	BEDROOM_ASSUMEC	W1/952	35.06	20.51	14.55	41.50
R2/952	BEDROOM_ASSUMEC	W2/952	26.17	13.79	12.38	47.31
R3/952	BEDROOM_ASSUMEC	W3/952	16.30	11.04	5.26	32.27
R3/952	BEDROOM_ASSUMEC	W4/952	35.63	21.04	14.59	40.95
R4/952	BEDROOM_ASSUMEC	W5/952	35.34	21.53	13.81	39.08
R5/952	BEDROOM_ASSUMEC	W6/952	34.84	21.70	13.14	37.72
R6/952	BEDROOM_ASSUMEC	W7/952	25.75	15.71	10.04	38.99
R7/952	BEDROOM_ASSUMEC	W8/952	15.82	9.45	6.37	40.27
R7/952	BEDROOM_ASSUMEC	W9/952	34.91	22.66	12.25	35.09
R8/952	BEDROOM_ASSUMEC	W10/952	32.53	20.90	11.63	35.75
R9/952	BEDROOM_ASSUMEC	W11/952	34.51	23.32	11.19	32.43
R10/952	BEDROOM_ASSUMEC	W23/952	26.09	18.28	7.81	29.93
R11/952	BEDROOM_ASSUMEC	W12/952	15.76	8.87	6.89	43.72
R11/952	BEDROOM_ASSUMEC	W13/952	34.56	24.55	10.01	28.96
R12/952	BEDROOM_ASSUMEC	W14/952	34.28	24.97	9.31	27.16
R13/952	BEDROOM_ASSUMEC	W15/952	33.91	25.34	8.57	25.27
R14/952	BEDROOM_ASSUMEC	W16/952	33.48	25.50	7.98	23.84
R15/952	BEDROOM_ASSUMEC	W17/952	26.41	21.55	4.86	18.40
R16/952	BEDROOM_ASSUMEC	W18/952	30.07	23.92	6.15	20.45



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R17/952	BEDROOM_ASSUMED	W19/952	30.75	24.76	5.99	19.48
R18/952	BEDROOM_ASSUMED	W20/952	29.77	24.23	5.54	18.61
R19/952	BEDROOM_ASSUMED	W21/952	22.75	19.62	3.13	13.76
R20/952	BEDROOM_ASSUMED	W22/952	24.69	20.57	4.12	16.69
R1/953	VINGROOM_ASSUME	W1/953	36.30	22.99	13.31	36.67
R1/953	VINGROOM_ASSUME	W2/953	28.28	16.66	11.62	41.09
R2/953	VINGROOM_ASSUME	W3/953	20.45	15.98	4.47	21.86
R2/953	VINGROOM_ASSUME	W4/953	36.53	23.07	13.46	36.85
R2/953	VINGROOM_ASSUME	W5/953	36.26	23.50	12.76	35.19
R3/953	VINGROOM_ASSUME	W6/953	35.82	23.65	12.17	33.98
R3/953	VINGROOM_ASSUME	W7/953	26.68	17.14	9.54	35.76
R4/953	VINGROOM_ASSUME	W8/953	16.23	10.63	5.60	34.50
R4/953	VINGROOM_ASSUME	W9/953	36.00	24.56	11.44	31.78
R4/953	VINGROOM_ASSUME	W10/953	33.47	22.59	10.88	32.51
R5/953	VINGROOM_ASSUME	W11/953	35.62	25.12	10.50	29.48
R5/953	VINGROOM_ASSUME	W12/953	26.97	19.55	7.42	27.51
R6/953	VINGROOM_ASSUME	W13/953	16.18	9.92	6.26	38.69
R6/953	VINGROOM_ASSUME	W14/953	35.80	26.41	9.39	26.23
R6/953	VINGROOM_ASSUME	W15/953	35.56	26.83	8.73	24.55
R7/953	VINGROOM_ASSUME	W16/953	35.24	27.19	8.05	22.84
R7/953	VINGROOM_ASSUME	W17/953	34.85	27.35	7.50	21.52
R8/953	VINGROOM_ASSUME	W18/953	27.61	22.92	4.69	16.99
R8/953	VINGROOM_ASSUME	W19/953	31.47	25.62	5.85	18.59
R9/953	VINGROOM_ASSUME	W20/953	32.21	26.50	5.71	17.73
R9/953	VINGROOM_ASSUME	W21/953	31.28	25.97	5.31	16.98
R10/953	VINGROOM_ASSUME	W22/953	24.11	20.96	3.15	13.07
R10/953	VINGROOM_ASSUME	W23/953	26.03	22.00	4.03	15.48



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/954	VINGROOM_ASSUME	W1/954	36.70	25.74	10.96	29.86
R1/954	VINGROOM_ASSUME	W2/954	27.45	18.61	8.84	32.20
R2/954	VINGROOM_ASSUME	W3/954	16.83	12.08	4.75	28.22
R2/954	VINGROOM_ASSUME	W4/954	37.02	26.64	10.38	28.04
R2/954	VINGROOM_ASSUME	W5/954	34.37	24.48	9.89	28.78
R3/954	VINGROOM_ASSUME	W6/954	36.64	27.07	9.57	26.12
R3/954	VINGROOM_ASSUME	W7/954	27.87	20.96	6.91	24.79
R4/954	VINGROOM_ASSUME	W8/954	16.81	11.33	5.48	32.60
R4/954	VINGROOM_ASSUME	W9/954	36.95	28.35	8.60	23.27
R4/954	VINGROOM_ASSUME	W10/954	36.75	28.75	8.00	21.77
R5/954	VINGROOM_ASSUME	W11/954	36.50	29.08	7.42	20.33
R5/954	VINGROOM_ASSUME	W12/954	36.17	29.25	6.92	19.13
R6/954	VINGROOM_ASSUME	W13/954	28.65	24.20	4.45	15.53
R6/954	VINGROOM_ASSUME	W14/954	32.68	27.20	5.48	16.77
R7/954	VINGROOM_ASSUME	W15/954	33.37	28.01	5.36	16.06
R7/954	VINGROOM_ASSUME	W16/954	32.64	27.61	5.03	15.41
R8/954	VINGROOM_ASSUME	W17/954	25.43	22.28	3.15	12.39
R8/954	VINGROOM_ASSUME	W18/954	27.41	23.44	3.97	14.48
R1/955	BEDROOM_ASSUMEEL	W1/955	37.73	28.20	9.53	25.26
R2/955	BEDROOM_ASSUMEEL	W2/955	29.40	21.48	7.92	26.94
R3/955	BEDROOM_ASSUMEEL	W3/955	20.85	17.03	3.82	18.32
R3/955	BEDROOM_ASSUMEEL	W4/955	37.87	28.79	9.08	23.98
R4/955	BEDROOM_ASSUMEEL	W5/955	35.85	27.20	8.65	24.13
R5/955	BEDROOM_ASSUMEEL	W6/955	37.62	29.22	8.40	22.33
R6/955	BEDROOM_ASSUMEEL	W7/955	30.26	24.07	6.19	20.46
R7/955	BEDROOM_ASSUMEEL	W8/955	20.86	16.26	4.60	22.05
R7/955	BEDROOM_ASSUMEEL	W9/955	37.84	30.25	7.59	20.06



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R8/955	BEDROOM_ASSUMED	W10/955	37.68	30.63	7.05	18.71
R9/955	BEDROOM_ASSUMED	W11/955	37.50	30.94	6.56	17.49
R10/955	BEDROOM_ASSUMED	W12/955	37.23	31.11	6.12	16.44
R11/955	BEDROOM_ASSUMED	W13/955	35.65	30.19	5.46	15.32
R12/955	BEDROOM_ASSUMED	W14/955	36.32	31.07	5.25	14.45
R13/955	BEDROOM_ASSUMED	W15/955	35.65	30.73	4.92	13.80
R14/955	BEDROOM_ASSUMED	W16/955	34.67	30.05	4.62	13.33
R15/955	BEDROOM_ASSUMED	W17/955	31.52	27.37	4.15	13.17
R16/955	BEDROOM_ASSUMED	W18/955	30.68	26.68	4.00	13.04
R1/956	VINGROOM_ASSUME	W1/956	23.80	20.25	3.55	14.92
R1/956	VINGROOM_ASSUME	W2/956	38.37	32.14	6.23	16.24
R1/956	VINGROOM_ASSUME	W3/956	3.09	2.82	0.27	8.74
R1/956	VINGROOM_ASSUME	W4/956	3.94	0.73	3.21	81.47
R1/956	VINGROOM_ASSUME	W5/956	38.27	32.44	5.83	15.23
R1/956	VINGROOM_ASSUME	W6/956	2.98	2.73	0.25	8.39
R2/956	VINGROOM_ASSUME	W7/956	3.94	0.78	3.16	80.20
R2/956	VINGROOM_ASSUME	W8/956	38.12	32.70	5.42	14.22
R2/956	VINGROOM_ASSUME	W9/956	2.85	2.59	0.26	9.12
R2/956	VINGROOM_ASSUME	W10/956	3.95	0.82	3.13	79.24
R2/956	VINGROOM_ASSUME	W11/956	37.94	32.90	5.04	13.28
R2/956	VINGROOM_ASSUME	W12/956	2.76	2.52	0.24	8.70
R3/956	VINGROOM_ASSUME	W13/956	8.76	5.42	3.34	38.13
R3/956	VINGROOM_ASSUME	W14/956	37.44	32.78	4.66	12.45
R3/956	VINGROOM_ASSUME	W15/956	12.62	12.39	0.23	1.82
R3/956	VINGROOM_ASSUME	W16/956	15.84	12.74	3.10	19.57
R3/956	VINGROOM_ASSUME	W17/956	37.26	32.88	4.38	11.76
R3/956	VINGROOM_ASSUME	W18/956	14.34	14.12	0.22	1.53
R4/956	VINGROOM_ASSUME	W19/956	20.02	16.94	3.08	15.38
R4/956	VINGROOM_ASSUME	W20/956	36.72	32.59	4.13	11.25
R4/956	VINGROOM_ASSUME	W21/956	12.54	12.33	0.21	1.67



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/956	VINGROOM_ASSUME	W22/956	16.70	13.78	2.92	17.49
R4/956	VINGROOM_ASSUME	W23/956	35.89	32.01	3.88	10.81
R4/956	VINGROOM_ASSUME	W24/956	14.68	14.50	0.18	1.23
R5/956	VINGROOM_ASSUME	W25/956	31.83	28.56	3.27	10.27
R5/956	VINGROOM_ASSUME	W26/956	11.47	9.40	2.07	18.05
R5/956	VINGROOM_ASSUME	W27/956	32.08	28.70	3.38	10.54
R5/956	VINGROOM_ASSUME	W28/956	11.02	10.89	0.13	1.18
R1/957	BEDROOM_ASSUME	W1/957	38.71	33.78	4.93	12.74
R2/957	BEDROOM_ASSUME	W2/957	38.65	34.04	4.61	11.93
R3/957	BEDROOM_ASSUME	W3/957	38.56	34.27	4.29	11.13
R4/957	BEDROOM_ASSUME	W4/957	38.45	34.43	4.02	10.46
R5/957	BEDROOM_ASSUME	W5/957	31.35	29.27	2.08	6.63
R6/957	BEDROOM_ASSUME	W6/957	35.66	32.25	3.41	9.56
R7/957	BEDROOM_ASSUME	W7/957	37.61	34.32	3.29	8.75
R8/957	BEDROOM_ASSUME	W8/957	37.06	33.92	3.14	8.47
R9/957	BEDROOM_ASSUME	W9/957	30.56	27.62	2.94	9.62
R10/957	BEDROOM_ASSUME	W10/957	32.55	29.72	2.83	8.69
R1/958	VINGROOM_ASSUME	W1/958	38.49	35.93	2.56	6.65
R1/958	VINGROOM_ASSUME	W2/958	38.13	35.68	2.45	6.43
R2/958	VINGROOM_ASSUME	W3/958	30.29	28.55	1.74	5.74
R2/958	VINGROOM_ASSUME	W4/958	34.14	31.99	2.15	6.30
R1/959	BEDROOM_ASSUME	W1/959	39.04	37.19	1.85	4.74
R2/959	BEDROOM_ASSUME	W2/959	38.91	37.12	1.79	4.60
R3/959	BEDROOM_ASSUME	W3/959	32.76	31.43	1.33	4.06
R4/959	BEDROOM_ASSUME	W4/959	36.92	35.30	1.62	4.39



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HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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52 Penderyn Way

R3/380	KD_ASSUMED	W1/380	27.21	26.83	0.38	1.40
R3/380	KD_ASSUMED	W4/380	20.80	20.80	0.00	0.00
R1/381	BEDROOM_ASSUMED	W1/381	31.12	30.22	0.90	2.89
R1/382	BEDROOM_ASSUMED	W1/382	34.58	32.42	2.16	6.25

54 Penderyn Way

R1/370	KD_ASSUMED	W1/370	26.97	26.57	0.40	1.48
R1/370	KD_ASSUMED	W4/370	31.46	31.46	0.00	0.00
R1/371	BEDROOM_ASSUMED	W1/371	31.12	29.98	1.14	3.66
R1/372	BEDROOM_ASSUMED	W1/372	34.90	32.20	2.70	7.74

56 Penderyn Way

R1/360	KD	W1/360	26.94	26.50	0.44	1.63
R1/360	KD	W4/360	31.93	31.93	0.00	0.00
R1/360	KD	W5/360	56.82	56.82	0.00	0.00
R1/361	BEDROOM	W1/361	31.19	29.85	1.34	4.30
R1/362	BEDROOM_ASSUMED	W1/362	35.28	32.10	3.18	9.01

58 Penderyn Way

R1/350	KD_ASSUMED	W1/350	26.86	26.45	0.41	1.53
R1/350	KD_ASSUMED	W4/350	54.97	54.97	0.00	0.00
R1/350	KD_ASSUMED	W5/350	32.50	32.50	0.00	0.00
R1/350	KD_ASSUMED	W6/350	55.18	55.18	0.00	0.00
R1/351	BEDROOM_ASSUMED	W1/351	31.34	29.78	1.56	4.98
R1/352	BEDROOM_ASSUMED	W1/352	35.54	31.89	3.65	10.27

60 Penderyn Way



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/340	KD_ASSUMED	W1/340	26.86	26.49	0.37	1.38
R1/340	KD_ASSUMED	W4/340	18.59	18.59	0.00	0.00
R1/341	BEDROOM_ASSUMED	W1/341	31.54	29.73	1.81	5.74
R1/342	BEDROOM_ASSUMED	W1/342	35.76	31.67	4.09	11.44
62 Penderyn Way						
R3/330	KD_ASSUMED	W1/330	26.84	26.50	0.34	1.27
R3/330	KD_ASSUMED	W4/330	32.48	32.48	0.00	0.00
R1/331	BEDROOM_ASSUMED	W1/331	31.64	29.66	1.98	6.26
R1/332	BEDROOM_ASSUMED	W1/332	36.00	31.56	4.44	12.33
64 Penderyn Way						
R3/320	KD_ASSUMED	W3/320	26.69	26.44	0.25	0.94
R3/320	KD_ASSUMED	W4/320	21.68	21.68	0.00	0.00
R2/321	BEDROOM_ASSUMED	W2/321	31.15	29.38	1.77	5.68
R1/322	BEDROOM_ASSUMED	W1/322	35.98	31.47	4.51	12.53
R2/322	BEDROOM_ASSUMED	W2/322	35.60	31.30	4.30	12.08
44 Carleton Road						
R1/1180	LIVINGROOM	W4/1180	19.52	18.15	1.37	7.02
R1/1180	LIVINGROOM	W5/1180	29.29	27.04	2.25	7.68
R1/1180	LIVINGROOM	W6/1180	19.93	18.77	1.16	5.82
R2/1180	KITCHEN	W2/1180	3.44	3.41	0.03	0.87
R2/1180	KITCHEN	W3/1180	26.92	24.16	2.76	10.25
R1/1181	LIVINGROOM	W4/1181	24.84	23.41	1.43	5.76
R1/1181	LIVINGROOM	W5/1181	34.75	31.16	3.59	10.33
R1/1181	LIVINGROOM	W6/1181	33.46	30.28	3.18	9.50
R2/1181	KITCHEN	W2/1181	7.34	7.31	0.03	0.41
R2/1181	KITCHEN	W3/1181	32.14	28.68	3.46	10.77



DAYLIGHT ANALYSIS

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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/1182	LIVINGROOM	W5/1182	36.90	33.09	3.81	10.33
R1/1182	LIVINGROOM	W6/1182	37.09	33.18	3.91	10.54
R2/1182	KITCHEN	W3/1182	13.61	13.58	0.03	0.22
R2/1182	KITCHEN	W4/1182	36.29	32.62	3.67	10.11
R1/1183	LIVINGROOM	W2/1183	38.16	34.86	3.30	8.65
R1/1183	LIVINGROOM	W3/1183	38.19	34.80	3.39	8.88
R2/1183	KITCHEN	W1/1183	38.10	34.93	3.17	8.32
42 Carleton Road						
R1/1170	LD	W6/1170	17.39	15.45	1.94	11.16
R3/1170	KITCHEN	W4/1170	31.89	28.99	2.90	9.09
R4/1170	KITCHEN	W3/1170	31.66	28.71	2.95	9.32
R6/1170	LD	W1/1170	12.35	11.81	0.54	4.37
R1/1171	LD	W6/1171	21.74	18.45	3.29	15.13
R3/1171	KITCHEN	W4/1171	34.73	31.46	3.27	9.42
R4/1171	KITCHEN	W3/1171	34.48	31.29	3.19	9.25
R6/1171	LD	W1/1171	19.29	18.76	0.53	2.75
R1/1172	LD	W6/1172	22.56	19.32	3.24	14.36
R3/1172	KITCHEN	W4/1172	36.77	33.54	3.23	8.78
R4/1172	KITCHEN	W3/1172	36.64	33.50	3.14	8.57
R6/1172	LD	W1/1172	21.11	20.63	0.48	2.27
R1/1173	LD	W6/1173	20.59	17.68	2.91	14.13
R3/1173	KITCHEN	W4/1173	37.47	34.57	2.90	7.74



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/1173	KITCHEN	W3/1173	37.51	34.68	2.83	7.54
R6/1173	LD	W1/1173	19.74	19.33	0.41	2.08
27 Trecastle Way						
R3/110	KITCHEN	W3/110	28.54	26.88	1.66	5.82
R1/111	LIVINGROOM	W1/111	32.21	30.62	1.59	4.94
R2/112	STUDY	W2/112	36.09	34.31	1.78	4.93
25 Trecastle Way						
R2/100	KITCHEN	W2/100	27.73	26.70	1.03	3.71
R1/101	LIVINGROOM	W1/101	31.94	30.81	1.13	3.54
R2/102	STUDY	W2/102	36.04	34.48	1.56	4.33
23 Trecastle Way						
R3/790	KITCHEN	W3/790	27.65	27.02	0.63	2.28
R1/791	LIVINGROOM	W1/791	31.96	31.11	0.85	2.66
R2/792	STUDY	W2/792	36.09	34.74	1.35	3.74
21 Trecastle Way						
R3/780	KITCHEN	W2/780	27.69	27.28	0.41	1.48
R1/781	LIVINGROOM	W1/781	31.86	31.19	0.67	2.10
R2/782	STUDY	W2/782	36.01	34.82	1.19	3.30
19 Trecastle Way						
R2/770	KITCHEN	W2/770	27.78	27.48	0.30	1.08
R1/771	LIVINGROOM	W1/771	31.91	31.35	0.56	1.75



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/772	STUDY	W2/772	36.01	34.94	1.07	2.97
17 Trecastle Way						
R3/760	KITCHEN	W3/760	28.59	28.29	0.30	1.05
R1/761	LIVINGROOM	W1/761	32.22	31.66	0.56	1.74
R2/762	STUDY	W2/762	36.06	34.96	1.10	3.05
15 Trecastle Way						
R3/750	KITCHEN	W3/750	29.71	29.32	0.39	1.31
R1/751	LIVINGROOM	W1/751	33.13	32.46	0.67	2.02
R2/752	STUDY	W2/752	36.61	35.31	1.30	3.55
13 Trecastle Way						
R3/740	KITCHEN	W2/740	30.27	29.92	0.35	1.16
R1/741	LIVINGROOM	W1/741	33.66	33.06	0.60	1.78
R2/742	STUDY	W2/742	37.07	35.74	1.33	3.59
11 Trecastle Way						
R3/730	KITCHEN	W3/730	30.93	30.49	0.44	1.42
R1/731	LIVINGROOM	W1/731	34.17	33.52	0.65	1.90
R2/732	STUDY	W2/732	37.41	35.94	1.47	3.93
9 Trecastle Way						
R3/720	KITCHEN	W3/720	31.31	30.71	0.60	1.92
R1/721	LIVINGROOM	W1/721	34.66	33.93	0.73	2.11
R2/722	STUDY	W2/722	37.78	36.26	1.52	4.02



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
7 Treacastle Way						
R3/710	KITCHEN	W3/710	31.83	31.19	0.64	2.01
R1/711	LIVINGROOM	W1/711	35.08	34.27	0.81	2.31
R2/712	STUDY	W2/712	38.18	36.68	1.50	3.93
5 Treacastle Way						
R2/700	KITCHEN	W2/700	32.13	31.38	0.75	2.33
R1/701	LIVINGROOM	W1/701	35.28	34.45	0.83	2.35
R2/702	STUDY	W2/702	38.34	36.99	1.35	3.52
3 Treacastle Way						
R3/690	KITCHEN	W4/690	31.89	31.05	0.84	2.63
R1/691	LIVINGROOM	W1/691	35.00	34.14	0.86	2.46
R2/692	STUDY	W2/692	38.32	37.16	1.16	3.03
1 Treacastle Way						
R3/680	KITCHEN	W3/680	32.21	31.19	1.02	3.17
R1/681	LIVINGROOM	W1/681	35.62	34.54	1.08	3.03
R2/682	STUDY	W2/682	38.76	37.58	1.18	3.04
2 Treacastle Way						
R1/170	ASSUMED	W1/170	28.06	28.06	0.00	0.00
R1/171	ASSUMED	W1/171	33.74	32.07	1.67	4.95
R1/172	ASSUMED	W1/172	35.43	33.88	1.55	4.37

4 Treacastle Way



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/160	ASSUMED	W1/160	29.89	28.39	1.50	5.02
R1/161	ASSUMED	W1/161	34.19	32.28	1.91	5.59
R1/162	ASSUMED	W1/162	35.73	33.97	1.76	4.93
6 Trecastle Way						
R1/150	ASSUMED	W1/150	31.40	29.29	2.11	6.72
R1/151	ASSUMED	W1/151	34.52	32.32	2.20	6.37
R1/152	ASSUMED	W1/152	35.94	33.93	2.01	5.59
8 Trecastle Way						
R1/140	ASSUMED	W1/140	32.24	29.94	2.30	7.13
R1/141	ASSUMED	W1/141	34.74	32.15	2.59	7.46
R1/142	ASSUMED	W1/142	36.08	33.72	2.36	6.54
10 Trecastle Way						
R1/130	ASSUMED	W1/130	31.29	29.67	1.62	5.18
R1/131	ASSUMED	W1/131	34.93	31.93	3.00	8.59
R1/132	ASSUMED	W1/132	36.21	33.47	2.74	7.57
12 Trecastle Way						
R1/120	ASSUMED	W1/120	31.22	27.69	3.53	11.31
R1/121	ASSUMED	W1/121	35.07	31.50	3.57	10.18
R1/122	ASSUMED	W1/122	36.30	33.05	3.25	8.95
85 Penderyn Way						
R1/200	KD_ASSUMED	W1/200	26.88	16.18	10.70	39.81
R1/200	KD_ASSUMED	W2/200	22.11	12.72	9.39	42.47



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/200	KD_ASSUMED	W3/200	4.11	4.11	0.00	0.00
R1/201	BEDROOM_ASSUMED	W1/201	34.36	20.79	13.57	39.49
R1/202	BEDROOM_ASSUMED	W1/202	35.98	23.54	12.44	34.57
83 Penderyn Way						
R1/210	ASSUMED	W1/210	31.19	16.30	14.89	47.74
R1/210	ASSUMED	W2/210	62.54	51.85	10.69	17.09
R1/210	ASSUMED	W3/210	28.50	15.10	13.40	47.02
R1/211	BEDROOM_ASSUMED	W1/211	34.26	20.44	13.82	40.34
R1/212	BEDROOM_ASSUMED	W1/212	35.92	23.18	12.74	35.47
81 Penderyn Way						
R1/220	KD_ASSUMED	W1/220	23.63	13.35	10.28	43.50
R1/220	KD_ASSUMED	W2/220	3.33	3.33	0.00	0.00
R1/220	KD_ASSUMED	W3/220	27.74	16.58	11.16	40.23
R1/221	BEDROOM_ASSUMED	W1/221	34.10	20.70	13.40	39.30
R1/222	BEDROOM_ASSUMED	W1/222	35.83	23.34	12.49	34.86
79 Penderyn Way						
R1/230	KD_ASSUMED	W1/230	31.02	17.80	13.22	42.62
R1/230	KD_ASSUMED	W2/230	64.15	54.47	9.68	15.09
R1/230	KD_ASSUMED	W3/230	64.13	54.21	9.92	15.47
R1/230	KD_ASSUMED	W4/230	64.28	54.08	10.20	15.87
R1/230	KD_ASSUMED	W5/230	2.79	2.79	0.00	0.00
R1/231	BEDROOM_ASSUMED	W1/231	34.00	21.44	12.56	36.94
R1/232	BEDROOM_ASSUMED	W1/232	35.86	23.88	11.98	33.41
77 Penderyn Way						
R1/240	KD_ASSUMED	W1/240	30.06	18.68	11.38	37.86
R1/240	KD_ASSUMED	W2/240	53.89	47.14	6.75	12.53



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/240	KD_ASSUMED	W3/240	2.56	2.56	0.00	0.00
R1/241	BEDROOM	W1/241	34.04	22.23	11.81	34.69
R1/242	BEDROOM	W1/242	35.88	24.48	11.40	31.77
75 Penderyn Way						
R1/250	KD_ASSUMED	W1/250	31.54	20.40	11.14	35.32
R1/250	KD_ASSUMED	W2/250	24.95	16.93	8.02	32.14
R1/250	KD_ASSUMED	W3/250	2.68	2.68	0.00	0.00
R1/251	BEDROOM_ASSUMED	W1/251	34.12	22.40	11.72	34.35
R1/252	BEDROOM_ASSUMED	W1/252	35.90	24.52	11.38	31.70
73 Penderyn Way						
R1/260	KD_ASSUMED	W1/260	32.47	20.95	11.52	35.48
R1/260	KD_ASSUMED	W2/260	31.77	20.42	11.35	35.73
R1/260	KD_ASSUMED	W3/260	2.17	2.17	0.00	0.00
R1/261	BEDROOM_ASSUMED	W1/261	34.24	22.59	11.65	34.02
R1/262	BEDROOM_ASSUMED	W1/262	35.93	24.60	11.33	31.53
71 Penderyn Way						
R1/270	KD_ASSUMED	W1/270	31.96	20.94	11.02	34.48
R1/270	KD_ASSUMED	W2/270	30.11	20.58	9.53	31.65
R1/270	KD_ASSUMED	W3/270	1.01	1.01	0.00	0.00
R1/271	BEDROOM_ASSUMED	W1/271	34.30	23.24	11.06	32.24
R1/272	BEDROOM_ASSUMED	W1/272	35.91	25.22	10.69	29.77
69 Penderyn Way						
R1/280	KD_ASSUMED	W1/280	31.18	20.86	10.32	33.10
R1/280	KD_ASSUMED	W2/280	31.43	20.72	10.71	34.08
R1/280	KD_ASSUMED	W3/280	31.22	20.16	11.06	35.43
R1/280	KD_ASSUMED	W4/280	2.03	2.03	0.00	0.00



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/281	BEDROOM_ASSUMED	W1/281	33.33	21.93	11.40	34.20
R1/281	BEDROOM_ASSUMED	W2/281	33.64	22.81	10.83	32.19
R1/281	BEDROOM_ASSUMED	W3/281	33.47	23.81	9.66	28.86
R1/281	BEDROOM_ASSUMED	W4/281	32.90	24.73	8.17	24.83
R1/282	BEDROOM_ASSUMED	W1/282	35.76	25.95	9.81	27.43
67 Penderyn Way						
R1/290	KD_ASSUMED	W1/290	31.87	23.87	8.00	25.10
R1/290	KD_ASSUMED	W2/290	28.09	20.88	7.21	25.67
R1/290	KD_ASSUMED	W3/290	1.49	1.49	0.00	0.00
R1/291	BEDROOM_ASSUMED	W1/291	33.86	25.32	8.54	25.22
R1/292	BEDROOM_ASSUMED	W1/292	35.53	27.16	8.37	23.56
65 Penderyn Way						
R1/300	KD_ASSUMED	W1/300	30.23	23.95	6.28	20.77
R1/300	KD_ASSUMED	W2/300	29.68	24.08	5.60	18.87
R1/300	KD_ASSUMED	W3/300	0.53	0.53	0.00	0.00
R1/301	BEDROOM_ASSUMED	W1/301	33.29	26.69	6.60	19.83
R1/302	BEDROOM_ASSUMED	W1/302	35.07	28.46	6.61	18.85
63 Penderyn Way						
R1/310	LKD	W1/310	29.86	25.61	4.25	14.23
R1/310	LKD	W2/310	29.78	25.17	4.61	15.48
R1/310	LKD	W3/310	63.38	58.16	5.22	8.24
R1/310	LKD	W4/310	30.31	25.14	5.17	17.06
R1/310	LKD	W5/310	0.37	0.37	0.00	0.00
R1/311	BEDROOM	W1/311	32.50	27.59	4.91	15.11
R1/312	BEDROOM	W1/312	34.41	29.33	5.08	14.76



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

72-122 Dalmeny Avenue

R1/660	KITCHEN	W1/660	0.65	0.65	0.52	0.52	0.12	19.04
R4/660	KITCHEN	W4/660	0.71	0.71	0.56	0.56	0.15	21.52
R7/660	KITCHEN	W7/660	0.76	0.76	0.59	0.59	0.17	22.43
R10/660	KITCHEN	W10/660	0.78	0.78	0.61	0.61	0.18	22.38
R13/660	KITCHEN	W13/660	0.79	0.79	0.63	0.63	0.16	20.38
R16/660	KITCHEN	W16/660	0.79	0.79	0.64	0.64	0.15	19.16
R19/660	KITCHEN	W19/660	0.79	0.79	0.65	0.65	0.14	17.28
R22/660	KITCHEN	W22/660	0.79	0.79	0.66	0.66	0.13	16.52
R25/660	KITCHEN	W25/660	0.79	0.79	0.67	0.67	0.12	14.97
R28/660	KITCHEN	W28/660	0.78	0.78	0.66	0.66	0.12	15.22
R31/660	KITCHEN	W31/660	0.75	0.75	0.63	0.63	0.11	15.28
R34/660	KITCHEN	W38/660	0.72	0.72	0.65	0.65	0.07	9.72
R37/660	KITCHEN	W41/660	0.74	0.74	0.66	0.66	0.08	11.16
R1/661	ASSUMED	W2/661	0.18	0.18	0.17	0.17	0.01	5.65
R2/661	ASSUMED	W3/661	1.68	1.68	1.64	1.64	0.05	2.79
R5/661	BEDROOM	W6/661	2.01	2.01	1.89	1.89	0.11	5.58
R7/661	BEDROOM	W8/661	2.21	2.21	2.06	2.06	0.15	6.82
R9/661	BEDROOM	W10/661	2.28	2.28	2.11	2.11	0.17	7.37
R11/661	BEDROOM	W12/661	2.31	2.31	2.14	2.14	0.17	7.35
R13/661	BEDROOM	W14/661	2.34	2.34	2.16	2.16	0.18	7.57



DAYLIGHT ANALYSIS
HM HOLLOWAY PRISON, LONDON
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R15/661	BEDROOM	W16/661	2.35	2.35	2.18	2.18	0.18	7.56
R17/661	BEDROOM	W18/661	2.36	2.36	2.19	2.19	0.17	7.29
R19/661	BEDROOM	W20/661	2.36	2.36	2.20	2.20	0.16	6.77
R21/661	BEDROOM	W22/661	2.37	2.37	2.22	2.22	0.15	6.38
R23/661	BEDROOM	W24/661	2.37	2.37	2.22	2.22	0.14	6.04
R25/661	BEDROOM	W26/661	2.36	2.36	2.23	2.23	0.13	5.59
R27/661	BEDROOM	W28/661	2.36	2.36	2.24	2.24	0.12	5.10
R29/661	BEDROOM	W30/661	2.35	2.35	2.24	2.24	0.11	4.64
R1/662	ASSUMED	W2/662	0.20	0.20	0.19	0.19	0.01	4.50
R2/662	ASSUMED	W3/662	1.77	1.77	1.72	1.72	0.05	2.83
R4/662	KITCHEN	W5/662	0.77	0.77	0.65	0.65	0.11	14.86
R7/662	KITCHEN	W8/662	0.81	0.81	0.68	0.68	0.13	16.30
R10/662	KITCHEN	W11/662	0.83	0.83	0.70	0.70	0.13	16.13
R13/662	KITCHEN	W14/662	0.84	0.84	0.71	0.71	0.13	15.42
R16/662	KITCHEN	W17/662	0.85	0.85	0.73	0.73	0.12	14.61
R19/662	KITCHEN	W20/662	0.85	0.85	0.73	0.73	0.12	13.55
R22/662	KITCHEN	W23/662	0.85	0.85	0.75	0.75	0.11	12.35
R25/662	KITCHEN	W26/662	0.86	0.86	0.76	0.76	0.10	11.67
R28/662	KITCHEN	W29/662	0.85	0.85	0.77	0.77	0.09	10.32
R31/662	KITCHEN	W32/662	0.86	0.86	0.77	0.77	0.09	10.00
R34/662	KITCHEN	W35/662	0.86	0.86	0.78	0.78	0.08	9.08



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R37/662	KITCHEN	W38/662	0.86	0.86	0.79	0.79	0.07	8.47
R40/662	KITCHEN	W41/662	0.86	0.86	0.79	0.79	0.07	7.58
R1/663	ASSUMED	W1/663	1.75	1.75	1.68	1.68	0.06	3.50
R2/663	ASSUMED	W2/663	0.20	0.20	0.20	0.20	0.01	4.41
R4/663	BEDROOM	W4/663	1.82	1.82	1.70	1.70	0.13	6.97
R6/663	BEDROOM	W6/663	1.84	1.84	1.71	1.71	0.13	7.28
R8/663	BEDROOM	W8/663	1.85	1.85	1.72	1.72	0.13	7.24
R10/663	BEDROOM	W10/663	1.86	1.86	1.73	1.73	0.13	6.90
R12/663	BEDROOM	W12/663	1.86	1.86	1.74	1.74	0.12	6.52
R14/663	BEDROOM	W14/663	1.86	1.86	1.74	1.74	0.12	6.29
R16/663	BEDROOM	W16/663	1.86	1.86	1.75	1.75	0.11	5.97
R18/663	BEDROOM	W18/663	1.86	1.86	1.76	1.76	0.10	5.48
R20/663	BEDROOM	W20/663	1.86	1.86	1.77	1.77	0.09	5.05
R22/663	BEDROOM	W22/663	1.86	1.86	1.77	1.77	0.09	4.73
R24/663	BEDROOM	W24/663	1.86	1.86	1.78	1.78	0.08	4.40
R26/663	BEDROOM	W26/663	1.86	1.86	1.79	1.79	0.08	4.03
R28/663	BEDROOM	W28/663	1.86	1.86	1.79	1.79	0.07	3.65

54-70 Dalmeny Avenue

R3/661	ASSUMED	W1/661	2.35		2.35			
R3/661	ASSUMED	W4/661	2.41	4.76	2.36	4.71	0.05	1.03
R3/662	ASSUMED	W1/662	2.60		2.60			
R3/662	ASSUMED	W4/662	2.50	5.10	2.46	5.07	0.04	0.73



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/670	BEDROOM	W12/670	1.70	1.70	1.52	1.52	0.18	10.72
R3/670	BEDROOM	W13/670	1.73	1.73	1.56	1.56	0.17	9.77
R4/670	LD	W7/670	0.83		0.80			
R4/670	LD	W14/670	2.17	3.00	1.97	2.77	0.23	7.79
R5/670	KITCHEN	W8/670	1.51	1.51	1.44	1.44	0.07	4.57
R7/670	LD	W18/670	1.70	1.70	1.58	1.58	0.11	6.66
R8/670	BEDROOM	W19/670	2.23	2.23	2.09	2.09	0.13	5.93
R11/670	KITCHEN	W3/670	1.35	1.35	1.32	1.32	0.03	2.37
R12/670	ASSUMED	W17/670	1.81	1.81	1.67	1.67	0.14	7.57
R13/670	ASSUMED	W15/670	2.17		1.99			
R13/670	ASSUMED	W16/670	0.25	2.42	0.25	2.24	0.18	7.28
R14/670	ASSUMED	W4/670	0.60		0.59			
R14/670	ASSUMED	W5/670	0.59	1.19	0.57	1.16	0.03	2.10
R15/670	ASSUMED	W6/670	1.38	1.38	1.33	1.33	0.05	3.56
R16/670	ASSUMED	W10/670	1.22	1.22	1.16	1.16	0.07	5.31
R2/671	BEDROOM	W12/671	1.76	1.76	1.58	1.58	0.17	9.90
R3/671	BEDROOM	W13/671	1.79	1.79	1.63	1.63	0.16	8.98
R4/671	LD	W7/671	0.86		0.83			
R4/671	LD	W14/671	2.25	3.11	2.05	2.88	0.22	7.21
R5/671	KITCHEN	W8/671	1.56	1.56	1.50	1.50	0.06	3.67
R7/671	LD	W18/671	1.80		1.69			
R7/671	LD	W19/671	0.32	2.11	0.32	2.01	0.11	5.16
R8/671	BEDROOM	W20/671	1.69	1.69	1.59	1.59	0.10	5.86
R11/671	KITCHEN	W3/671	1.44	1.44	1.41	1.41	0.03	1.74



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R12/671	ASSUMED	W17/671	1.90	1.90	1.77	1.77	0.13	6.93
R13/671	ASSUMED	W15/671	2.23		2.06			
R13/671	ASSUMED	W16/671	0.29	2.52	0.29	2.36	0.17	6.62
R14/671	ASSUMED	W4/671	0.64		0.63			
R14/671	ASSUMED	W5/671	0.62	1.26	0.61	1.23	0.02	1.75
R15/671	ASSUMED	W6/671	1.43	1.43	1.39	1.39	0.04	2.79
R16/671	ASSUMED	W10/671	1.25	1.25	1.20	1.20	0.05	4.16
R2/672	BEDROOM	W12/672	1.74	1.74	1.59	1.59	0.15	8.80
R3/672	BEDROOM	W13/672	1.77	1.77	1.63	1.63	0.14	7.95
R4/672	LD	W7/672	0.86		0.83			
R4/672	LD	W14/672	2.27	3.12	2.09	2.92	0.20	6.31
R5/672	KITCHEN	W8/672	1.53	1.53	1.49	1.49	0.04	2.75
R7/672	LD	W18/672	1.90		1.80			
R7/672	LD	W19/672	0.35	2.26	0.35	2.15	0.10	4.56
R8/672	BEDROOM	W20/672	1.75	1.75	1.66	1.66	0.09	5.14
R11/672	KITCHEN	W3/672	1.48	1.48	1.46	1.46	0.02	1.22
R12/672	ASSUMED	W17/672	1.92	1.92	1.80	1.80	0.12	6.21
R13/672	ASSUMED	W15/672	2.31		2.15			
R13/672	ASSUMED	W16/672	0.34	2.64	0.34	2.49	0.16	5.86
R14/672	ASSUMED	W4/672	0.64		0.63			
R14/672	ASSUMED	W5/672	0.62	1.25	0.61	1.24	0.01	1.12
R15/672	ASSUMED	W6/672	1.43	1.43	1.40	1.40	0.03	2.10
R16/672	ASSUMED	W10/672	1.22	1.22	1.18	1.18	0.04	3.20

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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/640	BEDROOM	W1/640	1.72	1.72	1.42	1.42	0.30	17.38
R2/640	BEDROOM	W2/640	1.74	1.74	1.44	1.44	0.30	17.11
R3/640	BEDROOM	W3/640	1.83	1.83	1.52	1.52	0.31	17.07
R4/640	BEDROOM	W4/640	1.46	1.46	1.22	1.22	0.24	16.12
R5/640	BEDROOM	W5/640	1.73	1.73	1.43	1.43	0.30	17.53
R6/640	BEDROOM	W6/640	1.73	1.73	1.44	1.44	0.29	16.90
R7/640	BEDROOM	W7/640	2.09	2.09	1.76	1.76	0.33	15.68
R8/640	BEDROOM	W8/640	2.07	2.07	1.75	1.75	0.32	15.39
R9/640	BEDROOM	W9/640	1.77	1.77	1.51	1.51	0.26	14.76
R1/641	BEDROOM	W1/641	1.77	1.77	1.49	1.49	0.29	16.12
R2/641	BEDROOM	W2/641	1.79	1.79	1.51	1.51	0.28	15.80
R3/641	BEDROOM	W3/641	1.88	1.88	1.59	1.59	0.30	15.78
R4/641	BEDROOM	W4/641	1.50	1.50	1.28	1.28	0.22	14.94
R5/641	BEDROOM	W5/641	1.78	1.78	1.49	1.49	0.29	16.31
R6/641	BEDROOM	W6/641	1.79	1.79	1.51	1.51	0.28	15.72
R7/641	BEDROOM	W7/641	2.17	2.17	1.85	1.85	0.32	14.75
R8/641	BEDROOM	W8/641	2.16	2.16	1.85	1.85	0.31	14.41
R9/641	BEDROOM	W9/641	1.85	1.85	1.59	1.59	0.26	13.79
R1/642	BEDROOM	W1/642	1.50	1.50	1.26	1.26	0.24	16.14
R2/642	BEDROOM	W2/642	1.50	1.50	1.27	1.27	0.24	15.83
R3/642	BEDROOM	W3/642	1.61	1.61	1.35	1.35	0.26	15.86



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EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R4/642	BEDROOM	W4/642	1.33	1.33	1.13	1.13	0.20	15.09
R5/642	BEDROOM	W5/642	1.50	1.50	1.25	1.25	0.25	16.53
R6/642	BEDROOM	W6/642	1.50	1.50	1.26	1.26	0.24	16.02
R7/642	BEDROOM	W7/642	1.84	1.84	1.56	1.56	0.28	15.20
R8/642	BEDROOM	W8/642	1.83	1.83	1.56	1.56	0.27	14.96
R9/642	BEDROOM	W9/642	1.58	1.58	1.35	1.35	0.23	14.47
6-28 Dalmeny Avenue								
R1/600	BEDROOM	W1/600	1.51	1.51	1.29	1.29	0.22	14.64
R2/600	BEDROOM	W2/600	1.55	1.55	1.30	1.30	0.25	16.21
R3/600	BEDROOM	W3/600	1.67	1.67	1.37	1.37	0.30	18.02
R4/600	BEDROOM	W4/600	1.39	1.39	1.14	1.14	0.24	17.55
R5/600	BEDROOM	W5/600	1.71	1.71	1.37	1.37	0.34	19.85
R6/600	BEDROOM	W6/600	1.74	1.74	1.39	1.39	0.35	19.85
R7/600	BEDROOM	W7/600	1.88	1.88	1.51	1.51	0.37	19.49
R8/600	BEDROOM	W8/600	1.62	1.62	1.31	1.31	0.31	19.25
R1/601	BEDROOM	W1/601	1.61	1.61	1.35	1.35	0.26	16.39
R2/601	BEDROOM	W2/601	1.63	1.63	1.36	1.36	0.28	16.87
R3/601	BEDROOM	W3/601	1.74	1.74	1.43	1.43	0.30	17.40
R4/601	BEDROOM	W4/601	1.43	1.43	1.20	1.20	0.24	16.61
R5/601	BEDROOM	W5/601	1.76	1.76	1.43	1.43	0.33	18.62
R6/601	BEDROOM	W6/601	1.79	1.79	1.46	1.46	0.33	18.58



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R7/601	BEDROOM	W7/601	1.93	1.93	1.58	1.58	0.35	18.26
R8/601	BEDROOM	W8/601	1.66	1.66	1.36	1.36	0.30	18.07
R1/602	BEDROOM	W1/602	1.43	1.43	1.15	1.15	0.28	19.27
R2/602	BEDROOM	W2/602	1.44	1.44	1.16	1.16	0.28	19.29
R3/602	BEDROOM	W3/602	1.51	1.51	1.22	1.22	0.29	18.95
R4/602	BEDROOM	W4/602	1.29	1.29	1.06	1.06	0.23	17.98
R5/602	BEDROOM	W5/602	1.49	1.49	1.20	1.20	0.29	19.61
R6/602	BEDROOM	W6/602	1.51	1.51	1.22	1.22	0.29	19.43
R7/602	BEDROOM	W7/602	1.60	1.60	1.29	1.29	0.31	19.27
R8/602	BEDROOM	W8/602	1.37	1.37	1.11	1.11	0.26	19.01

275 Camden Road

R1/551	LKD	W1/551	1.10		1.10			
R1/551	LKD	W2/551	1.06		1.06			
R1/551	LKD	W3/551	0.74	2.90	0.48	2.64	0.26	9.04
R3/551	BEDROOM	W5/551	2.04	2.04	1.09	1.09	0.94	46.32
R4/551	BEDROOM	W6/551	0.96	0.96	0.48	0.48	0.48	49.69
R7/551	LKD	W9/551	0.30		0.15			
R7/551	LKD	W10/551	0.62	0.92	0.62	0.77	0.15	16.56
R1/552	LKD	W1/552	1.10		1.10			
R1/552	LKD	W2/552	1.11	2.21	1.11	2.21	0.00	0.00
R3/552	BEDROOM	W4/552	2.13	2.13	1.17	1.17	0.97	45.22
R4/552	BEDROOM	W5/552	1.29	1.29	0.67	0.67	0.62	47.91
R6/552	BEDROOM	W7/552	1.54	1.54	0.81	0.81	0.73	47.59



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/553	LKD	W1/553	1.15		1.15			
R1/553	LKD	W2/553	1.15	2.29	1.15	2.29	0.00	0.00
R3/553	BEDROOM	W4/553	2.15	2.15	1.24	1.24	0.91	42.19
R4/553	BEDROOM	W5/553	1.30	1.30	0.72	0.72	0.58	44.70
R6/553	BEDROOM	W7/553	1.56	1.56	0.87	0.87	0.68	43.86
R1/554	LKD	W1/554	1.19		1.19			
R1/554	LKD	W2/554	1.19	2.38	1.19	2.38	0.00	0.00
R3/554	BEDROOM	W4/554	2.11	2.11	1.30	1.30	0.81	38.52
R1/555	BEDROOM	W1/555	2.50		2.50			
R1/555	BEDROOM	W2/555	0.72	3.21	0.72	3.21	0.00	0.00
R3/555	BEDROOM	W4/555	2.00		1.32			
R3/555	BEDROOM	W5/555	1.08	3.08	0.98	2.29	0.79	25.54
R2/560	BEDROOM	W2/560	0.38	0.38	0.34	0.34	0.03	9.02
R4/560	BEDROOM	W4/560	0.98	0.98	0.54	0.54	0.43	44.32
R5/560	LKD	W5/560	0.95		0.81			
R5/560	LKD	W6/560	0.96	1.91	0.83	1.64	0.27	14.08
R3/561	BEDROOM	W3/561	0.64	0.64	0.54	0.54	0.10	15.86
R4/561	BEDROOM	W4/561	1.41	1.41	0.72	0.72	0.69	48.97
R5/561	LKD	W5/561	0.94		0.79			
R5/561	LKD	W6/561	0.94	1.88	0.81	1.59	0.29	15.27
R3/562	BEDROOM	W3/562	0.49		0.44			
R3/562	BEDROOM	W4/562	1.19	1.68	0.65	1.09	0.58	34.87
R4/562	LKD	W5/562	1.01		0.85			
R4/562	LKD	W6/562	1.01	2.01	0.87	1.73	0.28	14.12
R5/562	BEDROOM	W7/562	1.86	1.86	1.65	1.65	0.20	11.00



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
1-30 Kimble House								
R2/571	KITCHEN	W2/571	1.39	1.39	1.29	1.29	0.09	6.64
R4/571	KITCHEN	W4/571	1.55	1.55	1.41	1.41	0.13	8.61
R7/571	KITCHEN	W7/571	1.66	1.66	1.51	1.51	0.15	8.92
R10/571	KITCHEN	W10/571	1.78	1.78	1.63	1.63	0.15	8.39
R12/571	KITCHEN	W12/571	1.80	1.80	1.63	1.63	0.16	9.08
R14/571	KITCHEN	W14/571	1.79	1.79	1.64	1.64	0.15	8.33
R3/572	KITCHEN	W3/572	1.57	1.57	1.45	1.45	0.12	7.57
R6/572	KITCHEN	W6/572	1.72	1.72	1.55	1.55	0.18	10.33
R9/572	KITCHEN	W9/572	1.83	1.83	1.63	1.63	0.20	11.01
R12/572	KITCHEN	W12/572	1.93	1.93	1.71	1.71	0.23	11.69
R15/572	KITCHEN	W15/572	1.96	1.96	1.72	1.72	0.24	12.16
R18/572	KITCHEN	W18/572	1.97	1.97	1.72	1.72	0.24	12.41
R3/573	KITCHEN	W3/573	1.80	1.80	1.66	1.66	0.15	8.09
R6/573	KITCHEN	W5/573	1.91	1.91	1.69	1.69	0.22	11.56
R9/573	KITCHEN	W8/573	1.99	1.99	1.74	1.74	0.25	12.68
R12/573	KITCHEN	W10/573	2.08	2.08	1.78	1.78	0.29	14.07
R15/573	KITCHEN	W13/573	2.10	2.10	1.80	1.80	0.30	14.35
R18/573	KITCHEN	W16/573	2.11	2.11	1.80	1.80	0.31	14.74
R3/574	KITCHEN	W3/574	1.98	1.98	1.82	1.82	0.15	7.79
R5/574	KITCHEN	W5/574	2.04	2.04	1.82	1.82	0.23	11.11



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R8/574	KITCHEN	W8/574	2.09	2.09	1.84	1.84	0.25	12.14
R11/574	KITCHEN	W11/574	2.15	2.15	1.86	1.86	0.29	13.67
R14/574	KITCHEN	W14/574	2.16	2.16	1.86	1.86	0.30	13.86
R17/574	KITCHEN	W17/574	2.17	2.17	1.87	1.87	0.31	14.17
R3/575	KITCHEN	W3/575	2.12	2.12	1.95	1.95	0.16	7.75
R5/575	KITCHEN	W5/575	2.14	2.14	1.93	1.93	0.20	9.55
R8/575	KITCHEN	W8/575	2.15	2.15	1.93	1.93	0.22	10.26
R11/575	KITCHEN	W11/575	2.18	2.18	1.93	1.93	0.25	11.53
R14/575	KITCHEN	W14/575	2.18	2.18	1.93	1.93	0.26	11.69
R17/575	KITCHEN	W17/575	2.19	2.19	1.93	1.93	0.26	11.89

370 Camden Road

R1/70	ASSUMED_RESI	W1/70	1.32	1.32	1.16	1.16	0.15	11.56
R1/71	ASSUMED_RESI	W1/71	1.24	1.24	1.11	1.11	0.13	10.49
R5/72	ASSUMED_RESI	W5/72	1.20	1.20	1.08	1.08	0.11	9.45
R2/73	ASSUMED_RESI	W6/73	1.07	1.07	0.98	0.98	0.09	8.58

372 Camden Road

R2/70	ASSUMED_RESI_PCD	W2/70	1.24	1.24	1.16	1.16	0.08	6.69
R3/70	ASSUMED_RESI_PCD	W3/70	1.27	1.27	1.09	1.09	0.18	13.81
R2/71	ASSUMED_RESI_PCD	W2/71	1.72	1.72	1.51	1.51	0.21	12.16
R4/71	ASSUMED_RESI_PCD	W4/71	0.11		0.10			
R4/71	ASSUMED_RESI_PCD	W5/71	1.63	1.74	1.44	1.54	0.20	11.49



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/72	ASSUMED_RESI_PCD	W2/72	2.67	2.67	2.39	2.39	0.28	10.62
R3/72	ASSUMED_RESI_PCD	W3/72	3.53	3.53	3.14	3.14	0.40	11.26
R4/72	ASSUMED_RESI_PCD	W4/72	1.78	1.78	1.59	1.59	0.20	11.01
R1/73	ASSUMED_RESI_PCD	W5/73	1.64	1.64	1.48	1.48	0.16	9.99
R3/73	ASSUMED_RESI_PCD	W4/73	2.33	2.33	2.09	2.09	0.24	10.32
R4/73	ASSUMED_RESI_PCD	W3/73	1.69	1.69	1.50	1.50	0.19	11.07
R5/73	ASSUMED_RESI_PCD	W2/73	1.18	1.18	1.08	1.08	0.10	8.74

374 Camden Road

R3/61	ASSUMED_RESI	W6/61	0.38	0.38	0.38	0.38	0.00	0.00
R4/70	ASSUMED_RESI	W4/70	1.36	1.36	1.16	1.16	0.20	14.65
R5/71	ASSUMED_RESI	W6/71	1.30	1.30	1.12	1.12	0.19	14.29
R1/72	ASSUMED_RESI	W1/72	1.20	1.20	1.05	1.05	0.16	12.97
R6/73	ASSUMED_RESI	W1/73	1.05	1.05	0.93	0.93	0.13	11.86

376 Camden Road

R1/40	BEDROOM	W1/40	0.52		0.52			
R1/40	BEDROOM	W2/40	1.18	1.70	0.95	1.47	0.23	13.52
R2/40	BEDROOM	W3/40	1.15		0.92			
R2/40	BEDROOM	W4/40	0.55	1.70	0.48	1.40	0.29	17.35
R3/40	BEDROOM	W5/40	0.49		0.49			
R3/40	BEDROOM	W6/40	1.16	1.65	0.91	1.40	0.26	15.50
R4/40	BEDROOM	W7/40	1.21		0.94			
R4/40	BEDROOM	W8/40	0.77	1.98	0.71	1.65	0.33	16.84
R6/40	ASSUMED_KITCHEN	W10/40	0.67	0.67	0.64	0.64	0.03	4.93



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/41	BEDROOM	W1/41	0.59		0.59			
R1/41	BEDROOM	W2/41	1.65	2.24	1.35	1.93	0.30	13.54
R2/41	BEDROOM	W3/41	1.75		1.42			
R2/41	BEDROOM	W4/41	0.62	2.36	0.55	1.97	0.39	16.64
R3/41	BEDROOM	W6/41	0.52		0.52			
R3/41	BEDROOM	W7/41	1.65	2.17	1.30	1.82	0.34	15.80
R4/41	BEDROOM	W8/41	1.71		1.35			
R4/41	BEDROOM	W9/41	0.80	2.51	0.74	2.09	0.42	16.75
R6/41	ASSUMED_KITCHEN	W10/41	0.72	0.72	0.69	0.69	0.03	4.02
R1/42	BEDROOM	W1/42	0.64		0.64			
R1/42	BEDROOM	W2/42	1.69	2.33	1.40	2.04	0.29	12.45
R2/42	BEDROOM	W3/42	1.76		1.46			
R2/42	BEDROOM	W4/42	0.67	2.44	0.62	2.07	0.37	15.02
R3/42	BEDROOM	W6/42	0.60		0.60			
R3/42	BEDROOM	W7/42	1.67	2.27	1.35	1.95	0.32	14.22
R4/42	BEDROOM	W8/42	1.74		1.40			
R4/42	BEDROOM	W9/42	0.84	2.58	0.79	2.19	0.40	15.34
R6/42	ASSUMED_KITCHEN	W10/42	0.83	0.83	0.81	0.81	0.03	3.13
R1/43	BEDROOM	W1/43	3.24	3.24	2.84	2.84	0.40	12.30
R2/43	BEDROOM	W2/43	2.98	2.98	2.60	2.60	0.38	12.67
R4/43	BEDROOM	W5/43	3.13	3.13	2.69	2.69	0.44	13.91
R5/43	BEDROOM	W6/43	2.78	2.78	2.39	2.39	0.39	14.08
R6/43	ASSUMED_KITCHEN	W7/43	0.91	0.91	0.89	0.89	0.02	2.64
Poynder Court, Camden Road								
R2/20	BEDROOM	W1/20	3.03	3.03	2.30	2.30	0.72	23.93



DAYLIGHT ANALYSIS
HM HOLLOWAY PRISON, LONDON
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EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R3/20	BEDROOM	W2/20	2.75	2.75	2.10	2.10	0.65	23.53
R4/20	BEDROOM	W3/20	3.02	3.02	2.31	2.31	0.71	23.48
R5/20	BEDROOM	W4/20	2.68	2.68	2.06	2.06	0.62	23.08
R6/20	BEDROOM	W5/20	3.06	3.06	2.40	2.40	0.67	21.71
R1/21	BEDROOM	W1/21	3.02	3.02	2.41	2.41	0.61	20.20
R2/21	BEDROOM	W2/21	3.21	3.21	2.48	2.48	0.73	22.69
R3/21	BEDROOM	W3/21	2.79	2.79	2.17	2.17	0.62	22.29
R4/21	BEDROOM	W4/21	3.07	3.07	2.38	2.38	0.69	22.32
R5/21	BEDROOM	W5/21	2.72	2.72	2.12	2.12	0.59	21.83
R6/21	BEDROOM	W6/21	3.11	3.11	2.46	2.46	0.64	20.70
R1/22	BEDROOM	W1/22	3.08	3.08	2.50	2.50	0.58	18.86
R2/22	BEDROOM	W2/22	3.25	3.25	2.56	2.56	0.69	21.32
R3/22	BEDROOM	W3/22	2.82	2.82	2.23	2.23	0.59	20.84
R4/22	BEDROOM	W4/22	3.11	3.11	2.45	2.45	0.65	21.00
R5/22	BEDROOM	W5/22	2.75	2.75	2.18	2.18	0.56	20.47
R6/22	BEDROOM	W6/22	3.10	3.10	2.49	2.49	0.61	19.54
R1/23	BEDROOM	W1/23	3.16	3.16	2.63	2.63	0.54	17.00
R2/23	BEDROOM	W2/23	3.33	3.33	2.69	2.69	0.64	19.18
R3/23	BEDROOM	W3/23	3.06	3.06	2.53	2.53	0.53	17.46
R4/23	BEDROOM	W4/23	3.16	3.16	2.56	2.56	0.60	18.96
R5/23	BEDROOM	W5/23	2.95	2.95	2.44	2.44	0.51	17.24



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R6/23	BEDROOM	W6/23	3.10	3.10	2.56	2.56	0.55	17.61
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388 Camden Road

R2/10	KITCHEN	W5/10	1.07	1.07	0.83	0.83	0.24	22.42
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R3/10	LIVINGROOM	W4/10	1.36	1.36	1.08	1.08	0.29	21.13
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R1/11	KITCHEN	W4/11	1.34	1.34	1.06	1.06	0.27	20.51
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R2/11	LIVINGROOM	W3/11	1.29	1.29	1.04	1.04	0.26	19.94
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R1/12	KITCHEN	W4/12	1.17	1.17	0.93	0.93	0.24	20.34
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R2/12	LIVINGROOM	W3/12	1.13	1.13	0.91	0.91	0.22	19.33
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R1/13	ASSUMED_RESI	W2/13	1.01	1.01	0.82	0.82	0.19	18.61
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R2/1009	SSUMED_LIVINGROOI	W4/1009	1.37	1.37	1.05	1.05	0.32	23.62
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390 Camden Road

R4/10	LIVINGROOM	W3/10	1.35	1.35	1.07	1.07	0.28	20.89
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R5/10	ASSUMED_KITCHEN	W2/10	1.26	1.26	0.99	0.99	0.27	21.18
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R6/10	ASSUMED_RESI	W1/10	1.51	1.51	1.25	1.25	0.25	16.85
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R3/11	LIVINGROOM	W2/11	1.28	1.28	1.02	1.02	0.25	19.81
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R4/11	ASSUMED_KITCHEN	W1/11	1.25	1.25	1.00	1.00	0.25	19.76
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R3/12	LIVINGROOM	W2/12	0.96	0.96	0.77	0.77	0.19	19.79
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R4/12	KITCHEN	W1/12	1.04	1.04	0.83	0.83	0.20	19.71
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R6/12	ASSUMED	W6/12	0.99	0.99	0.88	0.88	0.11	11.38
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R4/13	ASSUMED_RESI	W1/13	0.93	0.93	0.76	0.76	0.17	18.08
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2 Parkhurst Road & 291 A & C Camden Road



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/1100	DANCE_STUDIO	W1/1100	0.48		0.26			
R1/1100	DANCE_STUDIO	W3/1100	0.48		0.25			
R1/1100	DANCE_STUDIO	W5/1100	0.43		0.22			
R1/1100	DANCE_STUDIO	W7/1100	0.43		0.22			
R1/1100	DANCE_STUDIO	W10/1100	0.04	1.85	0.01	0.95	0.90	48.62
R1/1101	DANCE_STUDIO	W1/1101	0.11		0.06			
R1/1101	DANCE_STUDIO	W2/1101	0.97		0.57			
R1/1101	DANCE_STUDIO	W3/1101	0.45		0.24			
R1/1101	DANCE_STUDIO	W4/1101	0.45		0.23			
R1/1101	DANCE_STUDIO	W6/1101	0.59		0.59			
R1/1101	DANCE_STUDIO	W7/1101	0.23		0.23			
R1/1101	DANCE_STUDIO	W8/1101	0.22	3.01	0.22	2.14	0.87	29.00
R2/1101		W5/1101	1.37		0.71			
R2/1101		W9/1101	0.74	2.11	0.74	1.45	0.66	31.41
R2/1110		W2/1110	1.16		0.51			
R2/1110		W3/1110	0.74	1.91	0.25	0.77	1.14	59.81
R1/1111		W1/1111	1.50	1.50	0.72	0.72	0.78	52.27
R2/1111	STUDIO	W2/1111	1.33	1.33	0.63	0.63	0.70	52.55
R1/1112	ASSUMED	W1/1112	0.74		0.34			
R1/1112	ASSUMED	W2/1112	0.74	1.48	0.33	0.67	0.81	54.57
R1/1120		W11/1120	3.67		3.67			
R1/1120		W16/1120	1.20	4.88	1.20	4.88	0.00	0.00
R2/1120		W1/1120	0.27		0.21			
R2/1120		W2/1120	0.25		0.21			
R2/1120		W3/1120	0.25		0.23			
R2/1120		W4/1120	0.25		0.23			
R2/1120		W5/1120	0.28		0.28			
R2/1120		W6/1120	0.33		0.33			
R2/1120		W7/1120	0.31		0.31			
R2/1120		W8/1120	0.30		0.27			
R2/1120		W9/1120	0.36		0.36			
R2/1120		W13/1120	0.32		0.32			
R2/1120		W14/1120	0.37		0.37			
R2/1120		W15/1120	0.37	3.64	0.36	3.46	0.18	4.94



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/1121		W8/1120	0.52		0.47			
R1/1121		W10/1120	0.94		0.94			
R1/1121		W11/1120	1.62	3.08	1.62	3.03	0.05	1.53
R2/1121		W12/1120	2.37		2.37			
R2/1121		W13/1120	0.56	2.93	0.56	2.93	0.00	0.00
R3/1121		W1/1120	0.47		0.36			
R3/1121		W2/1120	0.44		0.37			
R3/1121		W3/1120	0.44		0.40			
R3/1121		W4/1120	0.43		0.40			
R3/1121		W5/1120	0.49		0.49			
R3/1121		W6/1120	0.58		0.58			
R3/1121		W7/1120	0.54		0.54			
R3/1121		W9/1120	0.61		0.61			
R3/1121		W14/1120	0.63		0.63			
R3/1121		W15/1120	0.63	5.24	0.61	4.97	0.27	5.14
R5/1121		W1/1121	0.11		0.11			
R5/1121		W2/1121	0.14		0.14			
R5/1121		W4/1121	0.16		0.14			
R5/1121		W5/1121	0.16	0.56	0.15	0.54	0.02	4.26
R1/1122		W1/1122	0.07		0.07			
R1/1122		W2/1122	0.07	0.13	0.06	0.13	0.00	2.99

2-5 Prospect Place

R1/1130	ASSUMED_LKD	W1/1130	3.13	3.13	2.21	2.21	0.92	29.43
R2/1130	ASSUMED_LKD	W2/1130	3.14	3.14	2.14	2.14	1.00	31.82
R3/1130	ASSUMED_LKD	W3/1130	3.19	3.19	2.01	2.01	1.19	37.19
R2/1131	ASSUMED_LKD	W2/1131	1.30	1.30	0.89	0.89	0.41	31.67
R3/1131	ASSUMED_LKD	W3/1131	1.33	1.33	0.87	0.87	0.46	34.72
R6/1131	ASSUMED_LKD	W6/1131	1.34	1.34	0.78	0.78	0.56	41.48
R2/1132	ASSUMED_LKD	W2/1132	1.53	1.53	1.08	1.08	0.45	29.39



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R3/1132	ASSUMED_LKD	W3/1132	1.56	1.56	1.05	1.05	0.50	32.28
R6/1132	ASSUMED_LKD	W6/1132	1.58	1.58	0.97	0.97	0.61	38.63
R1/1140	ASSUMED_LKD	W1/1140	0.65		0.65			
R1/1140	ASSUMED_LKD	W2/1140	1.06	1.71	0.78	1.42	0.29	16.77
R2/1140	ASSUMED_LKD	W3/1140	1.15	1.15	0.83	0.83	0.32	28.02
Camhurst House								
R1/1151	LKD	W1/1151	1.86		1.60			
R1/1151	LKD	W2/1151	0.43	2.29	0.36	1.96	0.33	14.30
R3/1151	BEDROOM	W4/1151	2.94		2.53			
R3/1151	BEDROOM	W5/1151	0.63	3.57	0.59	3.12	0.46	12.77
R4/1151	BEDROOM	W6/1151	1.40	1.40	1.30	1.30	0.10	7.30
R5/1151	LKD	W7/1151	1.99	1.99	1.84	1.84	0.15	7.34
R6/1151	LKD	W8/1151	0.66		0.61			
R6/1151	LKD	W9/1151	0.65	1.31	0.60	1.21	0.10	7.77
R1/1152	LKD	W1/1152	1.90		1.64			
R1/1152	LKD	W2/1152	0.44	2.34	0.38	2.02	0.32	13.52
R3/1152	BEDROOM	W4/1152	3.09		2.62			
R3/1152	BEDROOM	W5/1152	0.70	3.79	0.62	3.24	0.55	14.55
R4/1152	BEDROOM	W6/1152	1.59	1.59	1.42	1.42	0.17	10.83
R5/1152	LKD	W7/1152	2.08	2.08	1.87	1.87	0.21	10.19
R1/1153	LKD	W1/1153	1.64		1.44			
R1/1153	LKD	W2/1153	0.41	2.04	0.36	1.79	0.25	12.20
R3/1153	BEDROOM	W4/1153	2.68		2.29			
R3/1153	BEDROOM	W5/1153	0.64	3.32	0.56	2.85	0.47	14.14
R4/1153	BEDROOM	W6/1153	1.37	1.37	1.20	1.20	0.16	11.92



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R5/1153	LKD	W7/1153	1.75	1.75	1.55	1.55	0.20	11.40
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Whitby Court

R1/1160	KITCHEN	W1/1160	1.54	1.54	1.39	1.39	0.15	9.73
R4/1160	ASSUMED_BEDROOM	W5/1160	1.05	1.05	0.93	0.93	0.13	11.99
R1/1161	KITCHEN	W1/1161	1.75	1.75	1.59	1.59	0.16	9.27
R4/1161	ASSUMED_BEDROOM	W4/1161	1.17	1.17	1.04	1.04	0.13	11.37
R1/1162	KITCHEN	W1/1162	1.80	1.80	1.64	1.64	0.16	8.72
R4/1162	ASSUMED_BEDROOM	W4/1162	1.19	1.19	1.06	1.06	0.13	10.71
R1/1163	KITCHEN	W1/1163	2.06	2.06	1.89	1.89	0.17	8.11
R4/1163	ASSUMED_BEDROOM	W4/1163	1.63	1.63	1.47	1.47	0.16	9.69

1-12 Fairweather House

R1/440	LIVINGROOM	W1/440	0.96		0.96			
R1/440	LIVINGROOM	W2/440	2.23	3.19	2.17	3.14	0.06	1.72
R2/440	RESIDENTIAL	W3/440	2.04	2.04	1.95	1.95	0.09	4.50
R3/440	RESIDENTIAL	W4/440	2.02	2.02	1.90	1.90	0.12	5.71
R4/440	LIVINGROOM	W5/440	2.22		1.99			
R4/440	LIVINGROOM	W6/440	1.17	3.39	0.53	2.52	0.87	25.55
R5/440	KITCHEN	W7/440	2.34	2.34	1.15	1.15	1.19	50.75
R6/440	BEDROOM	W8/440	1.47		0.75			
R6/440	BEDROOM	W9/440	1.22	2.69	1.03	1.78	0.91	33.84
R9/440	RESIDENTIAL	W12/440	1.67	1.67	1.47	1.47	0.19	11.53
R10/440	RESIDENTIAL	W13/440	1.66	1.66	1.48	1.48	0.17	10.45



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R13/440	BEDROOM	W16/440	1.13		1.04			
R13/440	BEDROOM	W17/440	0.71	1.84	0.71	1.75	0.09	4.80
R1/441	LIVINGROOM	W1/441	0.86		0.86			
R1/441	LIVINGROOM	W2/441	1.04		1.03			
R1/441	LIVINGROOM	W3/441	1.04	2.94	1.03	2.92	0.01	0.48
R2/441	RESIDENTIAL	W4/441	1.10		1.08			
R2/441	RESIDENTIAL	W5/441	1.10	2.19	1.07	2.15	0.05	2.10
R3/441	RESIDENTIAL	W6/441	1.10		1.06			
R3/441	RESIDENTIAL	W7/441	1.10	2.20	1.05	2.11	0.09	4.01
R4/441	LIVINGROOM	W8/441	1.07		0.99			
R4/441	LIVINGROOM	W9/441	1.07		0.97			
R4/441	LIVINGROOM	W10/441	1.06	3.20	0.49	2.46	0.75	23.28
R5/441	KITCHEN	W11/441	2.62	2.62	1.32	1.32	1.29	49.43
R6/441	BEDROOM	W12/441	1.62		0.86			
R6/441	BEDROOM	W13/441	1.28	2.89	1.09	1.95	0.95	32.67
R9/441	RESIDENTIAL	W16/441	1.70	1.70	1.52	1.52	0.18	10.47
R10/441	RESIDENTIAL	W17/441	1.68	1.68	1.53	1.53	0.16	9.38
R13/441	BEDROOM	W20/441	1.13		1.06			
R13/441	BEDROOM	W21/441	0.89	2.02	0.89	1.95	0.07	3.66
R1/442	RESIDENTIAL	W1/442	0.94		0.94			
R1/442	RESIDENTIAL	W2/442	1.05		1.05			
R1/442	RESIDENTIAL	W3/442	1.05	3.04	1.04	3.02	0.01	0.43
R2/442	RESIDENTIAL	W4/442	1.22		1.20			
R2/442	RESIDENTIAL	W5/442	1.22	2.44	1.19	2.40	0.05	1.96
R3/442	RESIDENTIAL	W6/442	1.26		1.22			
R3/442	RESIDENTIAL	W7/442	1.26	2.52	1.21	2.43	0.09	3.73
R4/442	RESIDENTIAL	W8/442	1.07		1.00			
R4/442	RESIDENTIAL	W9/442	1.07		0.98			
R4/442	RESIDENTIAL	W10/442	1.07	3.21	0.52	2.50	0.71	22.19



DAYLIGHT ANALYSIS
HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R5/442	RESIDENTIAL	W11/442	1.61		0.90			
R5/442	RESIDENTIAL	W12/442	1.27	2.88	1.10	2.00	0.88	30.68
R7/442	RESIDENTIAL	W14/442	1.19		1.07			
R7/442	RESIDENTIAL	W15/442	1.19	2.38	1.08	2.15	0.23	9.72
R8/442	RESIDENTIAL	W16/442	1.19		1.09			
R8/442	RESIDENTIAL	W17/442	1.19	2.39	1.10	2.19	0.20	8.21
R10/442	RESIDENTIAL	W19/442	1.15		1.09			
R10/442	RESIDENTIAL	W20/442	1.02	2.17	1.02	2.10	0.07	3.04
R1/443	RESIDENTIAL	W1/443	1.47		1.47			
R1/443	RESIDENTIAL	W2/443	1.43	2.89	1.42	2.89	0.01	0.17
R2/443	RESIDENTIAL	W3/443	2.00	2.00	1.98	1.98	0.02	0.75
R3/443	RESIDENTIAL	W4/443	1.23		1.22			
R3/443	RESIDENTIAL	W5/443	1.23	2.47	1.21	2.42	0.04	1.78
R4/443	RESIDENTIAL	W6/443	1.21		1.17			
R4/443	RESIDENTIAL	W7/443	1.21	2.42	1.16	2.34	0.08	3.43
R5/443	RESIDENTIAL	W8/443	1.94	1.94	1.81	1.81	0.13	6.51
R6/443	RESIDENTIAL	W9/443	1.52		1.40			
R6/443	RESIDENTIAL	W10/443	1.61	3.13	0.85	2.25	0.88	28.10
R7/443	RESIDENTIAL	W11/443	1.25		0.75			
R7/443	RESIDENTIAL	W12/443	0.94		0.82			
R7/443	RESIDENTIAL	W13/443	0.94	3.12	0.82	2.39	0.74	23.53
R10/443	RESIDENTIAL	W16/443	1.18		1.07			
R10/443	RESIDENTIAL	W17/443	1.18	2.36	1.08	2.15	0.21	8.89
R11/443	RESIDENTIAL	W18/443	1.18		1.09			
R11/443	RESIDENTIAL	W19/443	1.18	2.37	1.10	2.19	0.18	7.44
R14/443	RESIDENTIAL	W22/443	0.85		0.80			
R14/443	RESIDENTIAL	W23/443	0.85		0.80			
R14/443	RESIDENTIAL	W24/443	1.00	2.69	1.00	2.60	0.09	3.38



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/470	BEDROOM	W1/470	0.71		0.71			
R1/470	BEDROOM	W2/470	1.16	1.88	1.16	1.87	0.00	0.16
R4/470	RESIDENTIAL	W5/470	1.64	1.64	1.64	1.64	0.00	0.06
R5/470	RESIDENTIAL	W6/470	1.62	1.62	1.62	1.62	0.00	0.25
R8/470	BEDROOM	W9/470	1.11		1.09			
R8/470	BEDROOM	W10/470	1.15	2.26	0.94	2.03	0.24	10.40
R9/470	KITCHEN	W11/470	1.65	1.65	1.32	1.32	0.33	20.05
R10/470	LIVINGROOM	W12/470	0.51		0.46			
R10/470	LIVINGROOM	W13/470	2.09	2.60	2.09	2.55	0.05	1.92
R1/471	BEDROOM	W1/471	0.90		0.90			
R1/471	BEDROOM	W2/471	1.16	2.06	1.15	2.05	0.01	0.44
R4/471	RESIDENTIAL	W5/471	1.68	1.68	1.67	1.67	0.01	0.42
R5/471	RESIDENTIAL	W6/471	1.68	1.68	1.67	1.67	0.01	0.42
R8/471	BEDROOM	W9/471	1.21		1.19			
R8/471	BEDROOM	W10/471	1.30	2.51	1.09	2.28	0.23	9.25
R9/471	KITCHEN	W11/471	1.85	1.85	1.53	1.53	0.32	17.28
R10/471	LIVINGROOM	W12/471	0.58		0.48			
R10/471	LIVINGROOM	W13/471	1.02		1.02			
R10/471	LIVINGROOM	W14/471	1.05	2.65	1.05	2.55	0.10	3.73
R1/472	RESIDENTIAL	W1/472	1.02		1.02			
R1/472	RESIDENTIAL	W2/472	1.17	2.19	1.15	2.17	0.02	0.69
R3/472	RESIDENTIAL	W4/472	1.20		1.18			
R3/472	RESIDENTIAL	W5/472	1.19	2.39	1.18	2.36	0.03	1.42
R4/472	RESIDENTIAL	W6/472	1.19		1.17			
R4/472	RESIDENTIAL	W7/472	1.19	2.37	1.17	2.34	0.04	1.56



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R6/472	RESIDENTIAL	W9/472	1.26		1.22			
R6/472	RESIDENTIAL	W10/472	1.38	2.64	1.18	2.40	0.24	8.98
R7/472	RESIDENTIAL	W11/472	0.65		0.56			
R7/472	RESIDENTIAL	W12/472	1.04		1.04			
R7/472	RESIDENTIAL	W13/472	1.06	2.75	1.06	2.67	0.08	3.02
R1/473	RESIDENTIAL	W1/473	1.00		1.00			
R1/473	RESIDENTIAL	W2/473	0.85		0.83			
R1/473	RESIDENTIAL	W3/473	0.85	2.70	0.84	2.67	0.03	1.11
R4/473	RESIDENTIAL	W6/473	1.19		1.16			
R4/473	RESIDENTIAL	W7/473	1.19	2.37	1.16	2.32	0.05	2.24
R5/473	RESIDENTIAL	W8/473	1.18		1.16			
R5/473	RESIDENTIAL	W9/473	1.18	2.37	1.15	2.31	0.06	2.49
R8/473	RESIDENTIAL	W12/473	0.94		0.91			
R8/473	RESIDENTIAL	W13/473	0.94		0.91			
R8/473	RESIDENTIAL	W14/473	1.18	3.06	1.00	2.82	0.24	7.92
R9/473	RESIDENTIAL	W15/473	1.22		1.12			
R9/473	RESIDENTIAL	W16/473	1.50	2.72	1.50	2.62	0.10	3.71
R10/473	RESIDENTIAL	W17/473	1.93	1.93	1.93	1.93	0.00	0.05

25-40 Fairweather House

R1/500	RESIDENTIAL	W1/500	1.67	1.67	1.66	1.66	0.01	0.54
R4/500	RESIDENTIAL	W4/500	1.66	1.66	1.65	1.65	0.01	0.54
R5/500	RESIDENTIAL	W5/500	1.66	1.66	1.65	1.65	0.01	0.60
R8/500	BEDROOM	W8/500	1.19		1.19			
R8/500	BEDROOM	W9/500	1.11	2.31	1.04	2.23	0.08	3.43
R9/500	KITCHEN	W10/500	1.58	1.58	1.46	1.46	0.13	7.89
R10/500	LIVINGROOM	W11/500	0.51		0.50			
R10/500	LIVINGROOM	W12/500	2.11	2.62	2.11	2.61	0.01	0.38



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/501	RESIDENTIAL	W1/501	1.59	1.59	1.58	1.58	0.01	0.50
R4/501	RESIDENTIAL	W4/501	1.68	1.68	1.67	1.67	0.01	0.71
R5/501	RESIDENTIAL	W5/501	1.69	1.69	1.68	1.68	0.01	0.83
R8/501	BEDROOM	W8/501	1.26		1.25			
R8/501	BEDROOM	W9/501	1.27	2.53	1.18	2.43	0.10	3.91
R9/501	KITCHEN	W10/501	1.81	1.81	1.67	1.67	0.15	8.05
R10/501	LIVINGROOM	W11/501	0.56		0.53			
R10/501	LIVINGROOM	W12/501	1.03		1.03			
R10/501	LIVINGROOM	W13/501	1.06	2.65	1.06	2.62	0.03	1.02
R1/502	RESIDENTIAL	W1/502	1.11		1.11			
R1/502	RESIDENTIAL	W2/502	1.11	2.22	1.11	2.21	0.01	0.58
R2/502	RESIDENTIAL	W3/502	1.19		1.18			
R2/502	RESIDENTIAL	W4/502	1.19	2.39	1.18	2.37	0.02	0.84
R3/502	RESIDENTIAL	W5/502	1.19		1.18			
R3/502	RESIDENTIAL	W6/502	1.19	2.37	1.18	2.35	0.02	0.97
R5/502	RESIDENTIAL	W8/502	1.27		1.25			
R5/502	RESIDENTIAL	W9/502	1.37	2.64	1.27	2.52	0.11	4.29
R6/502	RESIDENTIAL	W10/502	0.64		0.61			
R6/502	RESIDENTIAL	W11/502	1.05		1.05			
R6/502	RESIDENTIAL	W12/502	1.07	2.75	1.07	2.72	0.03	1.16
R1/503	RESIDENTIAL	W1/503	1.11		1.10			
R1/503	RESIDENTIAL	W2/503	1.11	2.21	1.10	2.20	0.01	0.59
R4/503	RESIDENTIAL	W5/503	1.18		1.17			
R4/503	RESIDENTIAL	W6/503	1.18	2.36	1.17	2.34	0.02	0.89
R5/503	RESIDENTIAL	W7/503	1.18		1.17			
R5/503	RESIDENTIAL	W8/503	1.18	2.37	1.17	2.34	0.03	1.10
R8/503	RESIDENTIAL	W11/503	0.94		0.93			



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R8/503	RESIDENTIAL	W12/503	0.94		0.93			
R8/503	RESIDENTIAL	W13/503	1.18	3.06	1.08	2.93	0.12	4.06
R9/503	RESIDENTIAL	W14/503	1.22		1.17			
R9/503	RESIDENTIAL	W15/503	1.51	2.73	1.51	2.68	0.05	1.76
R10/503	RESIDENTIAL	W16/503	1.94	1.94	1.94	1.94	0.00	0.00

McMorran House

R1/410	BEDROOM_ASSUMED	W1/410	2.04	2.04	1.96	1.96	0.08	3.88
R2/410	VINGROOM_ASSUME	W2/410	1.26		1.21			
R2/410	VINGROOM_ASSUME	W3/410	1.26	2.53	1.21	2.43	0.10	4.00
R3/410	VINGROOM_ASSUME	W4/410	1.01		0.96			
R3/410	VINGROOM_ASSUME	W5/410	1.01	2.01	0.96	1.92	0.09	4.47
R4/410	BEDROOM_ASSUMED	W6/410	1.63	1.63	1.55	1.55	0.08	4.74
R5/410	BEDROOM_ASSUMED	W7/410	1.63	1.63	1.54	1.54	0.09	5.23
R6/410	VINGROOM_ASSUME	W8/410	1.00		0.94			
R6/410	VINGROOM_ASSUME	W9/410	0.98	1.98	0.93	1.87	0.11	5.51
R1/411	VINGROOM_ASSUME	W1/411	1.01		0.94			
R1/411	VINGROOM_ASSUME	W2/411	1.01	2.02	0.94	1.88	0.14	7.13
R2/411	BEDROOM_ASSUMED	W3/411	1.66	1.66	1.55	1.55	0.12	6.98
R3/411	BEDROOM_ASSUMED	W4/411	1.71	1.71	1.60	1.60	0.12	6.88
R4/411	BEDROOM_ASSUMED	W5/411	1.72	1.72	1.60	1.60	0.12	6.93
R5/411	BEDROOM_ASSUMED	W6/411	1.67	1.67	1.55	1.55	0.11	6.84
R6/411	VINGROOM_ASSUME	W7/411	1.02		0.95			
R6/411	VINGROOM_ASSUME	W8/411	1.02	2.03	0.95	1.90	0.14	6.79
R7/411	VINGROOM_ASSUME	W9/411	1.02		0.95			
R7/411	VINGROOM_ASSUME	W10/411	1.02	2.04	0.95	1.90	0.14	6.88



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R8/411	BEDROOM_ASSUMEC	W11/411	1.67	1.67	1.56	1.56	0.12	6.89
R9/411	BEDROOM_ASSUMEC	W12/411	1.73	1.73	1.60	1.60	0.12	7.07
R10/411	BEDROOM_ASSUMEC	W13/411	1.72	1.72	1.60	1.60	0.12	7.02
R11/411	BEDROOM_ASSUMEC	W14/411	1.67	1.67	1.55	1.55	0.12	6.95
R12/411	VINGROOM_ASSUME	W15/411	1.01		0.93			
R12/411	VINGROOM_ASSUME	W16/411	1.00	2.01	0.93	1.87	0.14	7.03
R1/412	VINGROOM_ASSUME	W1/412	0.92		0.83			
R1/412	VINGROOM_ASSUME	W2/412	0.92	1.85	0.83	1.66	0.18	9.86
R2/412	BEDROOM_ASSUMEC	W3/412	1.50	1.50	1.36	1.36	0.15	9.65
R3/412	BEDROOM_ASSUMEC	W4/412	1.55	1.55	1.40	1.40	0.15	9.63
R4/412	BEDROOM_ASSUMEC	W5/412	1.55	1.55	1.40	1.40	0.15	9.55
R5/412	BEDROOM_ASSUMEC	W6/412	1.50	1.50	1.36	1.36	0.14	9.38
R6/412	VINGROOM_ASSUME	W7/412	0.93		0.84			
R6/412	VINGROOM_ASSUME	W8/412	0.93	1.86	0.84	1.68	0.17	9.33
R7/412	VINGROOM_ASSUME	W9/412	0.93		0.84			
R7/412	VINGROOM_ASSUME	W10/412	0.93	1.86	0.84	1.68	0.17	9.36
R8/412	BEDROOM_ASSUMEC	W11/412	1.51	1.51	1.37	1.37	0.14	9.22
R9/412	BEDROOM_ASSUMEC	W12/412	1.56	1.56	1.41	1.41	0.14	9.19
R10/412	BEDROOM_ASSUMEC	W13/412	1.56	1.56	1.42	1.42	0.14	9.00
R11/412	BEDROOM_ASSUMEC	W14/412	1.51	1.51	1.37	1.37	0.13	8.89
R12/412	VINGROOM_ASSUME	W15/412	0.92		0.84			
R12/412	VINGROOM_ASSUME	W16/412	0.92	1.84	0.84	1.68	0.16	8.66

Crayford House

R2/400	CEPTION_ROOM_ASSU	W15/400	1.01		0.70			
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DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/400	CEPTION_ROOM_ASSU	W16/400	1.00	2.01	0.70	1.40	0.61	30.26
R3/400	BEDROOM_ASSUMEC	W14/400	1.77	1.77	1.22	1.22	0.56	31.38
R4/400	CEPTION_ROOM_ASSU	W12/400	1.02		0.70			
R4/400	CEPTION_ROOM_ASSU	W13/400	1.02	2.04	0.70	1.39	0.64	31.60
R5/400	CEPTION_ROOM_ASSU	W10/400	1.03		0.70			
R5/400	CEPTION_ROOM_ASSU	W11/400	1.03	2.07	0.70	1.40	0.67	32.19
R6/400	BEDROOM_ASSUMEC	W9/400	1.80	1.80	1.21	1.21	0.59	32.91
R7/400	BEDROOM_ASSUMEC	W8/400	1.80	1.80	1.17	1.17	0.63	35.21
R8/400	CEPTION_ROOM_ASSU	W6/400	1.04		0.65			
R8/400	CEPTION_ROOM_ASSU	W7/400	1.04	2.07	0.66	1.31	0.76	36.63
R9/400	CEPTION_ROOM_ASSU	W4/400	1.07		0.67			
R9/400	CEPTION_ROOM_ASSU	W5/400	1.07	2.14	0.67	1.34	0.80	37.53
R10/400	BEDROOM_ASSUMEC	W3/400	1.76	1.76	1.09	1.09	0.67	38.00
R11/400	CEPTION_ROOM_ASSU	W1/400	1.03		0.66			
R11/400	CEPTION_ROOM_ASSU	W2/400	1.03	2.06	0.66	1.32	0.74	35.94
R2/401	CEPTION_ROOM_ASSU	W21/401	1.06		0.75			
R2/401	CEPTION_ROOM_ASSU	W22/401	1.05	2.11	0.75	1.50	0.60	28.62
R3/401	BEDROOM_ASSUMEC	W20/401	1.74	1.74	1.23	1.23	0.50	29.00
R4/401	BEDROOM_ASSUMEC	W19/401	1.67	1.67	1.19	1.19	0.49	29.15
R5/401	BEDROOM_ASSUMEC	W18/401	1.85	1.85	1.31	1.31	0.54	29.41
R6/401	CEPTION_ROOM_ASSU	W16/401	1.06		0.74			
R6/401	CEPTION_ROOM_ASSU	W17/401	1.05	2.11	0.74	1.49	0.62	29.49
R7/401	CEPTION_ROOM_ASSU	W14/401	1.07		0.75			
R7/401	CEPTION_ROOM_ASSU	W15/401	1.07	2.13	0.75	1.49	0.64	29.99
R8/401	BEDROOM_ASSUMEC	W13/401	1.87	1.87	1.30	1.30	0.57	30.64



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R9/401	BEDROOM_ASSUMEC	W12/401	1.77	1.77	1.22	1.22	0.55	31.00
R10/401	BEDROOM_ASSUMEC	W11/401	1.68	1.68	1.14	1.14	0.54	31.96
R11/401	BEDROOM_ASSUMEC	W10/401	1.87	1.87	1.26	1.26	0.61	32.60
R12/401	OPTION_ROOM_ASSU	W8/401	1.07		0.70			
R12/401	OPTION_ROOM_ASSU	W9/401	1.07	2.13	0.71	1.41	0.72	33.88
R13/401	OPTION_ROOM_ASSU	W6/401	1.10		0.72			
R13/401	OPTION_ROOM_ASSU	W7/401	1.10	2.20	0.72	1.44	0.76	34.71
R14/401	BEDROOM_ASSUMEC	W5/401	1.83	1.83	1.19	1.19	0.64	35.14
R15/401	BEDROOM_ASSUMEC	W4/401	1.83	1.83	1.19	1.19	0.64	34.95
R16/401	BEDROOM_ASSUMEC	W3/401	1.73	1.73	1.13	1.13	0.59	34.43
R17/401	OPTION_ROOM_ASSU	W1/401	1.06		0.71			
R17/401	OPTION_ROOM_ASSU	W2/401	1.07	2.13	0.71	1.42	0.71	33.46
R2/402	OPTION_ROOM_ASSU	W21/402	0.94		0.67			
R2/402	OPTION_ROOM_ASSU	W22/402	0.93	1.87	0.67	1.34	0.53	28.09
R3/402	BEDROOM_ASSUMEC	W20/402	1.52	1.52	1.09	1.09	0.43	28.19
R4/402	BEDROOM_ASSUMEC	W19/402	1.47	1.47	1.05	1.05	0.41	28.26
R5/402	BEDROOM_ASSUMEC	W18/402	1.61	1.61	1.15	1.15	0.46	28.52
R6/402	OPTION_ROOM_ASSU	W16/402	0.93		0.66			
R6/402	OPTION_ROOM_ASSU	W17/402	0.93	1.86	0.66	1.33	0.53	28.69
R7/402	OPTION_ROOM_ASSU	W14/402	0.94		0.67			
R7/402	OPTION_ROOM_ASSU	W15/402	0.94	1.88	0.67	1.34	0.55	29.10
R8/402	BEDROOM_ASSUMEC	W13/402	1.63	1.63	1.14	1.14	0.48	29.70
R9/402	BEDROOM_ASSUMEC	W12/402	1.55	1.55	1.08	1.08	0.47	30.12
R10/402	BEDROOM_ASSUMEC	W11/402	1.47	1.47	1.01	1.01	0.46	31.06



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R11/402	BEDROOM_ASSUMED	W10/402	1.62	1.62	1.11	1.11	0.51	31.65
R12/402	RECEPTION_ROOM_ASSUMED	W8/402	0.94		0.63			
R12/402	RECEPTION_ROOM_ASSUMED	W9/402	0.94	1.88	0.63	1.26	0.62	33.00
R13/402	RECEPTION_ROOM_ASSUMED	W6/402	0.97		0.64			
R13/402	RECEPTION_ROOM_ASSUMED	W7/402	0.97	1.94	0.64	1.28	0.66	33.87
R14/402	BEDROOM_ASSUMED	W5/402	1.59	1.59	1.05	1.05	0.55	34.34
R15/402	BEDROOM_ASSUMED	W4/402	1.60	1.60	1.05	1.05	0.55	34.15
R16/402	BEDROOM_ASSUMED	W3/402	1.51	1.51	1.00	1.00	0.51	33.64
R17/402	RECEPTION_ROOM_ASSUMED	W1/402	0.94		0.63			
R17/402	RECEPTION_ROOM_ASSUMED	W2/402	0.94	1.88	0.63	1.26	0.62	32.84

Bunning House

R1/420	RECEPTION_ROOM_ASSUMED	W31/420	0.87		0.86			
R1/420	RECEPTION_ROOM_ASSUMED	W32/420	0.84	1.71	0.83	1.69	0.02	1.05
R2/420	BEDROOM_ASSUMED	W30/420	1.59	1.59	1.58	1.58	0.00	0.13
R3/420	RECEPTION_ROOM_ASSUMED	W28/420	0.97		0.96			
R3/420	RECEPTION_ROOM_ASSUMED	W29/420	0.97	1.94	0.97	1.93	0.01	0.36
R4/420	RECEPTION_ROOM_ASSUMED	W26/420	0.92		0.91			
R4/420	RECEPTION_ROOM_ASSUMED	W27/420	0.93	1.85	0.92	1.83	0.02	1.19
R5/420	BEDROOM_ASSUMED	W25/420	1.57	1.57	1.54	1.54	0.04	2.35
R6/420	BEDROOM_ASSUMED	W24/420	1.51	1.51	1.40	1.40	0.12	7.60
R7/420	RECEPTION_ROOM_ASSUMED	W22/420	0.89		0.80			
R7/420	RECEPTION_ROOM_ASSUMED	W23/420	0.87	1.77	0.79	1.59	0.17	9.74
R8/420	RECEPTION_ROOM_ASSUMED	W20/420	0.92		0.81			
R8/420	RECEPTION_ROOM_ASSUMED	W21/420	0.90	1.82	0.81	1.62	0.21	11.29
R9/420	BEDROOM_ASSUMED	W19/420	1.64	1.64	1.43	1.43	0.21	12.71



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R10/420	CEPTION_ROOM_ASSU	W17/420	0.99		0.82			
R10/420	CEPTION_ROOM_ASSU	W18/420	0.98	1.97	0.83	1.64	0.33	16.56
R12/420	BEDROOM_ASSUMED	W14/420	2.19	2.19	2.08	2.08	0.11	5.21
R13/420	KITCHEN_ASSUMED	W13/420	1.52	1.52	1.46	1.46	0.06	3.83
R14/420	KITCHEN_ASSUMED	W12/420	1.56	1.56	1.52	1.52	0.04	2.44
R17/420	BEDROOM_ASSUMED	W9/420	1.95	1.95	1.90	1.90	0.05	2.67
R18/420	BEDROOM_ASSUMED	W8/420	1.96	1.96	1.92	1.92	0.04	2.24
R21/420	KITCHEN_ASSUMED	W5/420	1.57	1.57	1.56	1.56	0.01	0.45
R22/420	KITCHEN_ASSUMED	W4/420	1.57	1.57	1.57	1.57	0.00	0.19
R25/420	BEDROOM_ASSUMED	W1/420	1.97	1.97	1.95	1.95	0.02	0.81
R1/421	CEPTION_ROOM_ASSU	W37/421	0.97		0.95			
R1/421	CEPTION_ROOM_ASSU	W38/421	0.94	1.91	0.92	1.87	0.03	1.78
R2/421	BEDROOM_ASSUMED	W36/421	1.60	1.60	1.57	1.57	0.03	1.63
R3/421	BEDROOM_ASSUMED	W35/421	1.72	1.72	1.69	1.69	0.03	1.46
R4/421	BEDROOM_ASSUMED	W34/421	1.72	1.72	1.70	1.70	0.02	1.22
R5/421	CEPTION_ROOM_ASSU	W32/421	1.04		1.03			
R5/421	CEPTION_ROOM_ASSU	W33/421	1.04	2.08	1.03	2.06	0.02	0.96
R6/421	CEPTION_ROOM_ASSU	W30/421	1.00		0.98			
R6/421	CEPTION_ROOM_ASSU	W31/421	1.01	2.01	1.00	1.98	0.03	1.40
R7/421	BEDROOM_ASSUMED	W29/421	1.73	1.73	1.69	1.69	0.04	2.38
R8/421	BEDROOM_ASSUMED	W28/421	1.54	1.54	1.48	1.48	0.05	3.45
R9/421	BEDROOM_ASSUMED	W27/421	1.61	1.61	1.53	1.53	0.08	4.80
R10/421	BEDROOM_ASSUMED	W26/421	1.68	1.68	1.57	1.57	0.11	6.56



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R11/421	CEPTION_ROOM_ASSU	W24/421	0.97		0.89			
R11/421	CEPTION_ROOM_ASSU	W25/421	0.96	1.93	0.88	1.77	0.16	8.38
R12/421	CEPTION_ROOM_ASSU	W22/421	1.00		0.89			
R12/421	CEPTION_ROOM_ASSU	W23/421	0.98	1.98	0.89	1.78	0.20	10.08
R13/421	BEDROOM_ASSUMED	W21/421	1.77	1.77	1.57	1.57	0.21	11.61
R14/421	BEDROOM_ASSUMED	W20/421	1.63	1.63	1.42	1.42	0.21	12.82
R15/421	BEDROOM_ASSUMED	W19/421	1.71	1.71	1.47	1.47	0.24	14.21
R16/421	CEPTION_ROOM_ASSU	W17/421	1.05		0.87			
R16/421	CEPTION_ROOM_ASSU	W18/421	1.05	2.10	0.88	1.75	0.35	16.76
R18/421	BEDROOM_ASSUMED	W14/421	2.26	2.26	2.14	2.14	0.12	5.40
R19/421	KITCHEN_ASSUMED	W13/421	1.56	1.56	1.50	1.50	0.05	3.41
R20/421	KITCHEN_ASSUMED	W12/421	1.60	1.60	1.57	1.57	0.03	2.06
R23/421	BEDROOM_ASSUMED	W9/421	2.01	2.01	1.96	1.96	0.05	2.44
R24/421	BEDROOM_ASSUMED	W8/421	2.01	2.01	1.97	1.97	0.04	1.99
R27/421	KITCHEN_ASSUMED	W5/421	1.61	1.61	1.60	1.60	0.01	0.37
R28/421	KITCHEN_ASSUMED	W4/421	1.61	1.61	1.61	1.61	0.00	0.19
R31/421	BEDROOM_ASSUMED	W1/421	2.02	2.02	2.01	2.01	0.01	0.69
R1/422	CEPTION_ROOM_ASSU	W37/422	0.91		0.89			
R1/422	CEPTION_ROOM_ASSU	W38/422	0.90	1.81	0.88	1.76	0.04	2.44
R2/422	BEDROOM_ASSUMED	W36/422	1.46	1.46	1.43	1.43	0.04	2.46
R3/422	BEDROOM_ASSUMED	W35/422	1.56	1.56	1.52	1.52	0.04	2.44
R4/422	BEDROOM_ASSUMED	W34/422	1.55	1.55	1.51	1.51	0.04	2.45
R5/422	CEPTION_ROOM_ASSU	W32/422	0.95		0.93			
R5/422	CEPTION_ROOM_ASSU	W33/422	0.95	1.90	0.93	1.85	0.05	2.42



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R6/422	RECEPTION_ROOM_ASSUMED	W30/422	0.92		0.90			
R6/422	RECEPTION_ROOM_ASSUMED	W31/422	0.92	1.84	0.90	1.79	0.05	2.50
R7/422	BEDROOM_ASSUMED	W29/422	1.58	1.58	1.54	1.54	0.05	2.90
R8/422	BEDROOM_ASSUMED	W28/422	1.42	1.42	1.37	1.37	0.06	3.87
R9/422	BEDROOM_ASSUMED	W27/422	1.49	1.49	1.42	1.42	0.07	4.90
R10/422	BEDROOM_ASSUMED	W26/422	1.56	1.56	1.47	1.47	0.10	6.21
R11/422	RECEPTION_ROOM_ASSUMED	W24/422	0.91		0.84			
R11/422	RECEPTION_ROOM_ASSUMED	W25/422	0.90	1.82	0.84	1.68	0.14	7.66
R12/422	RECEPTION_ROOM_ASSUMED	W22/422	0.92		0.83			
R12/422	RECEPTION_ROOM_ASSUMED	W23/422	0.91	1.83	0.83	1.66	0.17	9.20
R13/422	BEDROOM_ASSUMED	W21/422	1.60	1.60	1.42	1.42	0.17	10.89
R14/422	BEDROOM_ASSUMED	W20/422	1.46	1.46	1.28	1.28	0.18	12.13
R15/422	BEDROOM_ASSUMED	W19/422	1.52	1.52	1.32	1.32	0.21	13.53
R16/422	RECEPTION_ROOM_ASSUMED	W17/422	0.94		0.78			
R16/422	RECEPTION_ROOM_ASSUMED	W18/422	0.94	1.88	0.80	1.58	0.30	16.01
R18/422	BEDROOM_ASSUMED	W14/422	2.05	2.05	1.94	1.94	0.11	5.27
R19/422	KITCHEN_ASSUMED	W13/422	1.40	1.40	1.36	1.36	0.04	2.92
R20/422	KITCHEN_ASSUMED	W12/422	1.44	1.44	1.42	1.42	0.03	1.73
R23/422	BEDROOM_ASSUMED	W9/422	1.81	1.81	1.77	1.77	0.04	2.21
R24/422	BEDROOM_ASSUMED	W8/422	1.82	1.82	1.78	1.78	0.03	1.82
R27/422	KITCHEN_ASSUMED	W5/422	1.45	1.45	1.45	1.45	0.01	0.34
R28/422	KITCHEN_ASSUMED	W4/422	1.46	1.46	1.45	1.45	0.00	0.14
R31/422	BEDROOM_ASSUMED	W1/422	1.83	1.83	1.82	1.82	0.01	0.60



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

41 Crayford Road

R1/800	SUMED_WINDOW_RI	W1/800	0.31		0.30			
R1/800	SUMED_WINDOW_RI	W2/800	0.71	1.01	0.67	0.97	0.04	4.15
R2/800	SUMED_WINDOW_RI	W3/800	1.76	1.76	1.61	1.61	0.15	8.75
R1/801	ASSUMED_RESI	W1/801	0.94	0.94	0.79	0.79	0.15	15.61
R1/802	ASSUMED_RESI_HALF	W1/802	1.61	1.61	1.38	1.38	0.23	14.09
R1/803	ASSUMED_RESI	W1/803	0.58		0.54			
R1/803	ASSUMED_RESI	W2/803	0.61	1.19	0.54	1.08	0.11	8.86
R1/811	ASSUMED_RESI	W1/811	1.15	1.15	0.96	0.96	0.20	16.96
R1/812	ASSUMED_RESI_HALF	W1/812	1.59	1.59	1.39	1.39	0.20	12.56

43 Crayford Road

R1/820	MED_WINDOW_RESI_	W1/820	1.04	1.04	0.88	0.88	0.16	15.74
R1/821	ASSUMED_RESI_HALF	W1/821	1.58	1.58	1.44	1.44	0.14	9.03
R1/822	ASSUMED_RESI_HALF	W1/822	1.59	1.59	1.40	1.40	0.19	11.65
R1/823	ASSUMED_RESI_HALF	W1/823	0.54	0.54	0.49	0.49	0.05	9.50
R1/830	MED_WINDOW_RESI_	W1/830	0.89		0.81			
R1/830	MED_WINDOW_RESI_	W3/830	0.27	1.16	0.22	1.04	0.13	10.76
R2/830	MED_WINDOW_RESI_A	W2/830	1.56	1.56	1.32	1.32	0.24	15.49
R1/831	ASSUMED_RESI	W1/831	0.85	0.85	0.75	0.75	0.10	11.65
R2/831	ASSUMED_RESI	W2/831	1.47	1.47	1.24	1.24	0.23	15.47
R1/832	ASSUMED_RESI_HALF	W1/832	0.99	0.99	0.88	0.88	0.11	11.28

45 Crayford Road



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/840	SUMED_WINDOW_RI	W1/840	0.07		0.05			
R1/840	SUMED_WINDOW_RI	W2/840	0.73		0.60			
R1/840	SUMED_WINDOW_RI	W3/840	0.46	1.26	0.46	1.11	0.15	11.70
R2/840		W4/840	0.75		0.75			
R2/840		W5/840	0.23	0.98	0.23	0.98	0.00	0.00
R1/841	ASSUMED_RESI	W1/841	1.00	1.00	0.85	0.85	0.15	14.54
R1/842	ASSUMED_RESI_HALF	W1/842	0.94	0.94	0.84	0.84	0.10	10.70
R1/843	ASSUMED_RESI_HALF	W1/843	1.14		1.01			
R1/843	ASSUMED_RESI_HALF	W2/843	0.42		0.42			
R1/843	ASSUMED_RESI_HALF	W3/843	0.42	1.98	0.42	1.85	0.12	6.18
R1/850	MED_WINDOW_RESI_	W1/850	0.72	0.72	0.72	0.72	0.00	0.28
R1/851	MED_WINDOW_RESI_	W1/851	1.64	1.64	1.50	1.50	0.15	8.84
R1/852	ASSUMED_RESI_HALF	W1/852	1.77	1.77	1.59	1.59	0.18	9.95
47 Crayford Road								
R1/860	MED_WINDOW_RESI_	W1/860	0.93	0.93	0.85	0.85	0.08	8.65
R1/861	MED_WINDOW_RESI_	W1/861	1.45	1.45	1.32	1.32	0.14	9.36
R1/862	ASSUMED_RESI_HALF	W1/862	1.14	1.14	1.03	1.03	0.11	9.24
R1/863	ASSUMED_RESI_HALF	W1/863	1.03	1.03	0.94	0.94	0.09	8.75
R1/870	MED_WINDOW_RESI_	W3/870	0.95		0.85			
R1/870	MED_WINDOW_RESI_	W4/870	0.61	1.55	0.59	1.44	0.12	7.59
R2/870	MED_WINDOW_RESI_	W1/870	0.56		0.50			
R2/870	MED_WINDOW_RESI_	W2/870	1.09	1.66	0.94	1.43	0.22	13.35
R1/871	MED_WINDOW_RESI_	W2/871	0.93		0.85			
R1/871	MED_WINDOW_RESI_	W3/871	0.49	1.43	0.44	1.29	0.14	9.52
R2/871	MED_WINDOW_RESI_	W1/871	1.25	1.25	1.12	1.12	0.13	10.01



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/872	ASSUMED_RESI_HALF	W1/872	0.87	0.87	0.80	0.80	0.07	8.52
49 Crayford Road								
R1/880	MED_WINDOW_RESI_	W1/880	0.62		0.62			
R1/880	MED_WINDOW_RESI_	W2/880	1.77	2.39	1.65	2.27	0.13	5.22
R1/881	MED_WINDOW_RESI_	W1/881	0.77		0.71			
R1/881	MED_WINDOW_RESI_	W2/881	0.68	1.46	0.68	1.40	0.06	4.19
R1/882	MED_WINDOW_RESI_	W1/882	0.66	0.66	0.62	0.62	0.04	6.22
R1/883	ASSUMED_RESI_HALF	W1/883	0.39	0.39	0.37	0.37	0.02	5.44
R1/890	MED_WINDOW_RESI_	W1/890	1.06	1.06	1.06	1.06	0.00	0.00
R1/891	MED_WINDOW_RESI_	W1/891	1.43	1.43	1.38	1.38	0.05	3.78
R1/892	ASSUMED_RESI_HALF	W1/892	1.48	1.48	1.39	1.39	0.08	5.68
51 Crayford Road								
R1/900	SUMED_WINDOW_RI	W1/900	0.39		0.38			
R1/900	SUMED_WINDOW_RI	W2/900	0.81		0.80			
R1/900	SUMED_WINDOW_RI	W3/900	3.37	4.56	3.33	4.51	0.05	1.18
R1/901	MED_WINDOW_RESI_	W1/901	1.63	1.63	1.55	1.55	0.08	4.78
R1/902	MED_WINDOW_RESI_	W1/902	1.56	1.56	1.48	1.48	0.08	5.19
R1/903	ASSUMED_HALF_RES	W1/903	0.40		0.38			
R1/903	ASSUMED_HALF_RES	W2/903	0.99	1.39	0.97	1.35	0.04	2.52
R1/911	JMED_WINDOW_RES	W1/911	0.92	0.92	0.89	0.89	0.03	3.49
R1/912	MED_WINDOW_RESI_	W1/912	0.97	0.97	0.92	0.92	0.05	4.65
53 Crayford Road								
R1/919	SUMED_WINDOW_RI	W1/919	1.80	1.80	1.79	1.79	0.01	0.67
R1/920	SUMED_WINDOW_RI	W1/920	2.07	2.07	1.99	1.99	0.08	3.96



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			ADF	Total	ADF	Total		

R1/921	MED_WINDOW_RESI_	W1/921	1.62	1.62	1.55	1.55	0.07	4.09
R1/922	ASSUMED_RESI_HALF	W1/922	1.58	1.58	1.52	1.52	0.07	4.17
R1/930	JMED_WINDOW_RES	W1/930	1.50	1.50	1.46	1.46	0.04	2.54
R1/931	JMED_WINDOW_RES	W1/931	1.25	1.25	1.22	1.22	0.04	3.03
R1/932	ASSUMED_RESI_HALF	W1/932	1.11	1.11	1.07	1.07	0.04	3.59

Bakersfield - Block 1, Crayford Road

R1/970	VINGROOM_ASSUME	W1/970	0.03		0.03			
R1/970	VINGROOM_ASSUME	W2/970	1.51		1.28			
R1/970	VINGROOM_ASSUME	W3/970	0.25		0.22			
R1/970	VINGROOM_ASSUME	W4/970	0.06		0.06			
R1/970	VINGROOM_ASSUME	W5/970	0.66		0.58			
R1/970	VINGROOM_ASSUME	W6/970	0.23	2.73	0.21	2.38	0.35	12.77
R2/970	VINGROOM_ASSUME	W7/970	0.00		0.00			
R2/970	VINGROOM_ASSUME	W8/970	1.65		1.42			
R2/970	VINGROOM_ASSUME	W9/970	0.24		0.22			
R2/970	VINGROOM_ASSUME	W10/970	0.09		0.09			
R2/970	VINGROOM_ASSUME	W11/970	0.73		0.63			
R2/970	VINGROOM_ASSUME	W12/970	0.22	2.93	0.21	2.57	0.36	12.30
R3/970	VINGROOM_ASSUME	W13/970	0.10		0.10			
R3/970	VINGROOM_ASSUME	W14/970	1.74		1.50			
R3/970	VINGROOM_ASSUME	W15/970	0.22		0.20			
R3/970	VINGROOM_ASSUME	W16/970	0.14		0.14			
R3/970	VINGROOM_ASSUME	W17/970	0.74		0.64			
R3/970	VINGROOM_ASSUME	W18/970	0.14	3.06	0.12	2.69	0.38	12.28
R4/970	VINGROOM_ASSUME	W19/970	0.16		0.16			
R4/970	VINGROOM_ASSUME	W20/970	1.80		1.54			
R4/970	VINGROOM_ASSUME	W21/970	0.21		0.19			
R4/970	VINGROOM_ASSUME	W22/970	0.18		0.18			
R4/970	VINGROOM_ASSUME	W23/970	0.76		0.65			
R4/970	VINGROOM_ASSUME	W24/970	0.13	3.23	0.11	2.83	0.40	12.47
R5/970	VINGROOM_ASSUME	W25/970	0.17		0.17			



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R5/970	VINGROOM_ASSUME	W26/970	1.84		1.56			
R5/970	VINGROOM_ASSUME	W27/970	0.20		0.19			
R5/970	VINGROOM_ASSUME	W28/970	0.20		0.20			
R5/970	VINGROOM_ASSUME	W29/970	0.70		0.59			
R5/970	VINGROOM_ASSUME	W30/970	0.13	3.24	0.12	2.83	0.41	12.78
R6/970	VINGROOM_ASSUME	W31/970	0.21		0.21			
R6/970	VINGROOM_ASSUME	W32/970	1.85		1.54			
R6/970	VINGROOM_ASSUME	W33/970	0.20		0.19			
R6/970	VINGROOM_ASSUME	W34/970	0.21		0.21			
R6/970	VINGROOM_ASSUME	W35/970	0.70		0.59			
R6/970	VINGROOM_ASSUME	W36/970	0.13	3.30	0.12	2.86	0.44	13.25
R7/970	VINGROOM_ASSUME	W37/970	0.20		0.20			
R7/970	VINGROOM_ASSUME	W38/970	1.82		1.51			
R7/970	VINGROOM_ASSUME	W39/970	0.18		0.17			
R7/970	VINGROOM_ASSUME	W40/970	0.21		0.21			
R7/970	VINGROOM_ASSUME	W41/970	0.72		0.59			
R7/970	VINGROOM_ASSUME	W42/970	0.12	3.24	0.11	2.79	0.45	13.84
R8/970	VINGROOM_ASSUME	W43/970	0.26		0.25			
R8/970	VINGROOM_ASSUME	W44/970	1.67		1.36			
R8/970	VINGROOM_ASSUME	W45/970	0.22		0.21			
R8/970	VINGROOM_ASSUME	W46/970	0.29		0.28			
R8/970	VINGROOM_ASSUME	W47/970	0.62		0.50			
R8/970	VINGROOM_ASSUME	W48/970	0.13	3.17	0.12	2.72	0.46	14.34
R9/970	VINGROOM_ASSUME	W49/970	0.24		0.24			
R9/970	VINGROOM_ASSUME	W50/970	1.74		1.45			
R9/970	VINGROOM_ASSUME	W51/970	0.22		0.22			
R9/970	VINGROOM_ASSUME	W52/970	0.26		0.25			
R9/970	VINGROOM_ASSUME	W53/970	0.69		0.58			
R9/970	VINGROOM_ASSUME	W54/970	0.14	3.29	0.14	2.88	0.41	12.58
R10/970	VINGROOM_ASSUME	W55/970	0.25		0.25			
R10/970	VINGROOM_ASSUME	W56/970	1.63		1.42			
R10/970	VINGROOM_ASSUME	W57/970	0.23		0.24			
R10/970	VINGROOM_ASSUME	W58/970	0.26		0.25			
R10/970	VINGROOM_ASSUME	W59/970	0.66		0.60			
R10/970	VINGROOM_ASSUME	W60/970	0.26	3.29	0.24	2.98	0.32	9.66
R1/971	BEDROOM_ASSUMED	W1/971	1.36	1.36	1.14	1.14	0.23	16.72



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/971	BEDROOM_ASSUMEC	W2/971	1.08	1.08	0.91	0.91	0.17	16.10
R3/971	BEDROOM_ASSUMEC	W3/971	1.31	1.31	1.10	1.10	0.21	16.25
R4/971	BEDROOM_ASSUMEC	W4/971	1.07	1.07	0.90	0.90	0.17	15.62
R5/971	BEDROOM_ASSUMEC	W5/971	1.42	1.42	1.19	1.19	0.23	15.87
R6/971	BEDROOM_ASSUMEC	W6/971	0.99	0.99	0.81	0.81	0.18	18.03
R7/971	BEDROOM_ASSUMEC	W7/971	1.52	1.52	1.27	1.27	0.25	16.47
R8/971	BEDROOM_ASSUMEC	W8/971	1.01	1.01	0.83	0.83	0.18	17.58
R9/971	BEDROOM_ASSUMEC	W9/971	1.60	1.60	1.32	1.32	0.28	17.65
R10/971	BEDROOM_ASSUMEC	W10/971	0.93	0.93	0.73	0.73	0.20	21.06
R11/971	BEDROOM_ASSUMEC	W11/971	1.64	1.64	1.34	1.34	0.30	18.54
R12/971	BEDROOM_ASSUMEC	W12/971	1.02	1.02	0.82	0.82	0.20	19.71
R13/971	BEDROOM_ASSUMEC	W13/971	1.59	1.59	1.28	1.28	0.31	19.37
R14/971	BEDROOM_ASSUMEC	W14/971	0.96	0.96	0.74	0.74	0.22	22.55
R15/971	BEDROOM_ASSUMEC	W15/971	1.59	1.59	1.27	1.27	0.32	19.82
R16/971	BEDROOM_ASSUMEC	W16/971	1.03	1.03	0.82	0.82	0.21	20.19
R17/971	BEDROOM_ASSUMEC	W17/971	1.16	1.16	0.82	0.82	0.35	29.73
R18/971	BEDROOM_ASSUMEC	W18/971	0.72	0.72	0.48	0.48	0.24	33.75
R19/971	BEDROOM_ASSUMEC	W19/971	1.55	1.55	1.26	1.26	0.29	18.58
R20/971	BEDROOM_ASSUMEC	W20/971	1.05	1.05	0.86	0.86	0.19	18.10
R1/972	BEDROOM_ASSUMEC	W1/972	1.53	1.53	1.31	1.31	0.23	14.82
R2/972	BEDROOM_ASSUMEC	W2/972	1.17		0.99			



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/972	BEDROOM_ASSUMEC	W3/972	0.39	1.56	0.38	1.37	0.19	12.13
R3/972	BEDROOM_ASSUMEC	W4/972	1.43	1.43	1.22	1.22	0.21	14.59
R4/972	BEDROOM_ASSUMEC	W5/972	1.18	1.18	1.00	1.00	0.17	14.55
R5/972	BEDROOM_ASSUMEC	W6/972	1.62	1.62	1.38	1.38	0.24	14.52
R6/972	BEDROOM_ASSUMEC	W7/972	1.08	1.08	0.90	0.90	0.18	16.62
R7/972	BEDROOM_ASSUMEC	W8/972	1.76	1.76	1.49	1.49	0.27	15.52
R8/972	BEDROOM_ASSUMEC	W9/972	1.14	1.14	0.95	0.95	0.19	16.55
R9/972	BEDROOM_ASSUMEC	W10/972	1.79	1.79	1.49	1.49	0.30	16.69
R10/972	BEDROOM_ASSUMEC	W11/972	0.95	0.95	0.75	0.75	0.20	21.29
R11/972	BEDROOM_ASSUMEC	W12/972	1.85	1.85	1.52	1.52	0.33	17.80
R12/972	BEDROOM_ASSUMEC	W13/972	1.12	1.12	0.91	0.91	0.21	18.71
R13/972	BEDROOM_ASSUMEC	W14/972	0.21		0.21			
R13/972	BEDROOM_ASSUMEC	W15/972	1.78	2.00	1.45	1.66	0.33	16.64
R14/972	BEDROOM_ASSUMEC	W16/972	0.94	0.94	0.72	0.72	0.22	23.62
R15/972	BEDROOM_ASSUMEC	W17/972	1.77	1.77	1.43	1.43	0.34	19.19
R16/972	BEDROOM_ASSUMEC	W18/972	1.01	1.01	0.80	0.80	0.21	21.03
R17/972	BEDROOM_ASSUMEC	W19/972	1.79	1.79	1.43	1.43	0.36	19.99
R18/972	BEDROOM_ASSUMEC	W20/972	1.05	1.05	0.82	0.82	0.24	22.38
R19/972	BEDROOM_ASSUMEC	W21/972	0.08		0.08			
R19/972	BEDROOM_ASSUMEC	W22/972	1.79	1.87	1.45	1.53	0.34	18.20
R20/972	BEDROOM_ASSUMEC	W23/972	1.30	1.30	1.06	1.06	0.24	18.17
R1/973	VINGROOM_ASSUME	W1/973	1.29		1.12			
R1/973	VINGROOM_ASSUME	W2/973	0.63		0.55			



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/973	VINGROOM_ASSUME	W3/973	0.21	2.13	0.20	1.87	0.26	12.38
R2/973	VINGROOM_ASSUME	W4/973	1.32		1.15			
R2/973	VINGROOM_ASSUME	W5/973	0.69	2.01	0.60	1.75	0.26	13.08
R3/973	VINGROOM_ASSUME	W6/973	1.50		1.30			
R3/973	VINGROOM_ASSUME	W7/973	0.63	2.13	0.53	1.84	0.29	13.73
R4/973	VINGROOM_ASSUME	W8/973	1.60		1.37			
R4/973	VINGROOM_ASSUME	W9/973	0.67	2.27	0.57	1.94	0.33	14.53
R5/973	VINGROOM_ASSUME	W10/973	1.64		1.39			
R5/973	VINGROOM_ASSUME	W11/973	0.55	2.19	0.44	1.83	0.36	16.45
R6/973	VINGROOM_ASSUME	W12/973	1.70		1.41			
R6/973	VINGROOM_ASSUME	W13/973	0.65	2.35	0.54	1.95	0.40	16.94
R7/973	VINGROOM_ASSUME	W14/973	0.20		0.20			
R7/973	VINGROOM_ASSUME	W15/973	1.63		1.34			
R7/973	VINGROOM_ASSUME	W16/973	0.55	2.37	0.43	1.97	0.41	17.16
R8/973	VINGROOM_ASSUME	W17/973	1.65		1.35			
R8/973	VINGROOM_ASSUME	W18/973	0.63	2.28	0.51	1.86	0.42	18.30
R9/973	VINGROOM_ASSUME	W19/973	1.66		1.34			
R9/973	VINGROOM_ASSUME	W20/973	0.57	2.23	0.45	1.80	0.43	19.39
R10/973	VINGROOM_ASSUME	W21/973	0.27		0.27			
R10/973	VINGROOM_ASSUME	W22/973	1.66		1.35			
R10/973	VINGROOM_ASSUME	W23/973	0.71	2.64	0.57	2.19	0.45	17.03
R1/974	VINGROOM_ASSUME	W1/974	1.32		1.16			
R1/974	VINGROOM_ASSUME	W2/974	0.65		0.58			
R1/974	VINGROOM_ASSUME	W3/974	0.21	2.18	0.20	1.94	0.24	10.91
R2/974	VINGROOM_ASSUME	W4/974	1.35		1.20			
R2/974	VINGROOM_ASSUME	W5/974	0.71	2.06	0.62	1.82	0.24	11.52
R3/974	VINGROOM_ASSUME	W6/974	1.55		1.36			
R3/974	VINGROOM_ASSUME	W7/974	0.63	2.18	0.55	1.91	0.27	12.35
R4/974	VINGROOM_ASSUME	W8/974	1.64		1.43			



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			ADF	Total	ADF	Total		
R4/974	VINGROOM_ASSUME	W9/974	0.68	2.32	0.59	2.02	0.31	13.22
R5/974	VINGROOM_ASSUME	W10/974	1.64		1.41			
R5/974	VINGROOM_ASSUME	W11/974	0.56	2.20	0.46	1.87	0.33	14.95
R6/974	VINGROOM_ASSUME	W12/974	1.70		1.44			
R6/974	VINGROOM_ASSUME	W13/974	0.66	2.37	0.56	2.00	0.37	15.71
R7/974	VINGROOM_ASSUME	W14/974	0.21		0.21			
R7/974	VINGROOM_ASSUME	W15/974	1.67		1.39			
R7/974	VINGROOM_ASSUME	W16/974	0.56	2.44	0.45	2.05	0.39	15.85
R8/974	VINGROOM_ASSUME	W17/974	1.71		1.41			
R8/974	VINGROOM_ASSUME	W18/974	0.69	2.40	0.57	1.98	0.42	17.51
R1/975	BEDROOM_ASSUMED	W1/975	1.60	1.60	1.43	1.43	0.17	10.51
R2/975	BEDROOM_ASSUMED	W2/975	1.30		1.17			
R2/975	BEDROOM_ASSUMED	W3/975	0.30	1.60	0.27	1.44	0.16	9.81
R3/975	BEDROOM_ASSUMED	W4/975	1.67	1.67	1.51	1.51	0.17	10.10
R4/975	BEDROOM_ASSUMED	W5/975	1.38	1.38	1.24	1.24	0.14	10.38
R5/975	BEDROOM_ASSUMED	W6/975	1.72	1.72	1.53	1.53	0.19	11.18
R6/975	BEDROOM_ASSUMED	W7/975	1.33	1.33	1.18	1.18	0.15	11.14
R7/975	BEDROOM_ASSUMED	W8/975	1.95	1.95	1.72	1.72	0.23	11.74
R8/975	BEDROOM_ASSUMED	W9/975	1.25	1.25	1.11	1.11	0.15	11.60
R9/975	BEDROOM_ASSUMED	W10/975	1.94	1.94	1.69	1.69	0.25	12.78
R10/975	BEDROOM_ASSUMED	W11/975	1.03	1.03	0.88	0.88	0.15	14.56
R11/975	BEDROOM_ASSUMED	W12/975	2.00	2.00	1.71	1.71	0.29	14.33
R12/975	BEDROOM_ASSUMED	W13/975	1.22	1.22	1.05	1.05	0.17	13.98
R13/975	BEDROOM_ASSUMED	W14/975	0.27		0.27			
R13/975	BEDROOM_ASSUMED	W15/975	1.97	2.24	1.67	1.94	0.30	13.39



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R14/975	BEDROOM_ASSUMED	W16/975	1.05	1.05	0.87	0.87	0.18	16.97
R15/975	BEDROOM_ASSUMED	W17/975	2.03	2.03	1.70	1.70	0.33	16.42
R16/975	BEDROOM_ASSUMED	W18/975	1.26	1.26	1.06	1.06	0.20	16.20
R1/976	VINGROOM_ASSUME	W1/976	0.13		0.13			
R1/976	VINGROOM_ASSUME	W2/976	1.09		1.01			
R1/976	VINGROOM_ASSUME	W3/976	0.20		0.18			
R1/976	VINGROOM_ASSUME	W4/976	0.12		0.12			
R1/976	VINGROOM_ASSUME	W5/976	0.47		0.43			
R1/976	VINGROOM_ASSUME	W6/976	0.23	2.24	0.21	2.09	0.15	6.88
R2/976	VINGROOM_ASSUME	W7/976	1.23		1.13			
R2/976	VINGROOM_ASSUME	W8/976	0.10		0.10			
R2/976	VINGROOM_ASSUME	W9/976	0.50		0.45			
R2/976	VINGROOM_ASSUME	W10/976	0.18	2.00	0.17	1.85	0.16	7.73
R3/976	VINGROOM_ASSUME	W11/976	0.16		0.16			
R3/976	VINGROOM_ASSUME	W12/976	1.52		1.39			
R3/976	VINGROOM_ASSUME	W13/976	0.15		0.14			
R3/976	VINGROOM_ASSUME	W14/976	0.06		0.06			
R3/976	VINGROOM_ASSUME	W15/976	0.52		0.47			
R3/976	VINGROOM_ASSUME	W16/976	0.16	2.57	0.15	2.35	0.22	8.38
R4/976	VINGROOM_ASSUME	W17/976	0.08		0.08			
R4/976	VINGROOM_ASSUME	W18/976	1.32		1.19			
R4/976	VINGROOM_ASSUME	W19/976	0.08		0.06			
R4/976	VINGROOM_ASSUME	W20/976	0.06		0.06			
R4/976	VINGROOM_ASSUME	W21/976	0.50		0.45			
R4/976	VINGROOM_ASSUME	W22/976	0.08	2.12	0.06	1.89	0.23	10.83
R1/977	BEDROOM_ASSUMED	W1/977	1.84	1.84	1.72	1.72	0.12	6.26
R2/977	BEDROOM_ASSUMED	W2/977	1.48	1.48	1.38	1.38	0.09	6.37
R3/977	BEDROOM_ASSUMED	W3/977	1.64	1.64	1.52	1.52	0.11	6.85
R4/977	BEDROOM_ASSUMED	W4/977	1.41	1.41	1.31	1.31	0.10	6.89
R5/977	BEDROOM_ASSUMED	W5/977	1.79	1.79	1.67	1.67	0.13	6.98



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			ADF	Total	ADF	Total		
R6/977	BEDROOM_ASSUMED	W6/977	1.29	1.29	1.22	1.22	0.08	6.03
R7/977	BEDROOM_ASSUMED	W7/977	2.01	2.01	1.85	1.85	0.16	8.05
R8/977	BEDROOM_ASSUMED	W8/977	1.39	1.39	1.28	1.28	0.11	7.91
R1/978	VINGROOM_ASSUME	W1/978	1.60		1.52			
R1/978	VINGROOM_ASSUME	W2/978	0.76		0.72			
R1/978	VINGROOM_ASSUME	W3/978	0.30	2.66	0.29	2.54	0.12	4.44
R2/978	VINGROOM_ASSUME	W4/978	1.42		1.35			
R2/978	VINGROOM_ASSUME	W5/978	0.77	2.19	0.73	2.09	0.10	4.57
R1/979	BEDROOM_ASSUMED	W1/979	2.13	2.13	2.06	2.06	0.07	3.19
R2/979	BEDROOM_ASSUMED	W2/979	1.50		1.46			
R2/979	BEDROOM_ASSUMED	W3/979	0.68	2.18	0.66	2.12	0.06	2.93
R3/979	BEDROOM_ASSUMED	W4/979	1.66	1.66	1.61	1.61	0.05	2.83
R4/979	BEDROOM_ASSUMED	W5/979	1.39	1.39	1.34	1.34	0.05	3.38
Bakersfield - Block 2, Crayford Road								
R1/950	VINGROOM_ASSUME	W1/950	0.26		0.24			
R1/950	VINGROOM_ASSUME	W2/950	1.51		1.24			
R1/950	VINGROOM_ASSUME	W3/950	0.19		0.19			
R1/950	VINGROOM_ASSUME	W4/950	0.53		0.41			
R1/950	VINGROOM_ASSUME	W5/950	0.13	2.62	0.14	2.23	0.39	14.85
R2/950	VINGROOM_ASSUME	W6/950	0.21		0.19			
R2/950	VINGROOM_ASSUME	W7/950	1.59		1.29			
R2/950	VINGROOM_ASSUME	W8/950	0.22		0.23			
R2/950	VINGROOM_ASSUME	W9/950	0.21		0.18			
R2/950	VINGROOM_ASSUME	W10/950	0.66		0.52			
R2/950	VINGROOM_ASSUME	W11/950	0.20	3.09	0.20	2.61	0.48	15.63
R3/950	VINGROOM_ASSUME	W12/950	0.19		0.16			
R3/950	VINGROOM_ASSUME	W13/950	1.63		1.33			
R3/950	VINGROOM_ASSUME	W14/950	0.19		0.20			
R3/950	VINGROOM_ASSUME	W15/950	0.22		0.17			



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			ADF	Total	ADF	Total		
R3/950	VINGROOM_ASSUME	W16/950	0.66		0.53			
R3/950	VINGROOM_ASSUME	W17/950	0.13	3.02	0.13	2.52	0.50	16.66
R4/950	VINGROOM_ASSUME	W18/950	0.20		0.17			
R4/950	VINGROOM_ASSUME	W19/950	1.61		1.37			
R4/950	VINGROOM_ASSUME	W20/950	0.18		0.18			
R4/950	VINGROOM_ASSUME	W21/950	0.21		0.16			
R4/950	VINGROOM_ASSUME	W22/950	0.67		0.56			
R4/950	VINGROOM_ASSUME	W23/950	0.11	2.98	0.12	2.55	0.43	14.52
R5/950	VINGROOM_ASSUME	W24/950	0.25		0.21			
R5/950	VINGROOM_ASSUME	W25/950	1.60		1.41			
R5/950	VINGROOM_ASSUME	W26/950	0.19		0.19			
R5/950	VINGROOM_ASSUME	W27/950	0.23		0.17			
R5/950	VINGROOM_ASSUME	W28/950	0.67		0.58			
R5/950	VINGROOM_ASSUME	W29/950	0.13	3.07	0.13	2.69	0.38	12.27
R6/950	VINGROOM_ASSUME	W30/950	0.23		0.19			
R6/950	VINGROOM_ASSUME	W31/950	1.63		1.46			
R6/950	VINGROOM_ASSUME	W32/950	0.21		0.21			
R6/950	VINGROOM_ASSUME	W33/950	0.23		0.17			
R6/950	VINGROOM_ASSUME	W34/950	0.72		0.63			
R6/950	VINGROOM_ASSUME	W35/950	0.19	3.21	0.19	2.84	0.37	11.44
R7/950	VINGROOM_ASSUME	W36/950	0.20		0.16			
R7/950	VINGROOM_ASSUME	W37/950	1.71		1.48			
R7/950	VINGROOM_ASSUME	W38/950	0.19		0.19			
R7/950	VINGROOM_ASSUME	W39/950	0.23		0.18			
R7/950	VINGROOM_ASSUME	W40/950	0.76		0.65			
R7/950	VINGROOM_ASSUME	W41/950	0.20	3.29	0.19	2.85	0.44	13.24
R8/950	VINGROOM_ASSUME	W42/950	0.00		0.00			
R8/950	VINGROOM_ASSUME	W43/950	1.65		1.44			
R8/950	VINGROOM_ASSUME	W44/950	0.16		0.16			
R8/950	VINGROOM_ASSUME	W45/950	0.20		0.15			
R8/950	VINGROOM_ASSUME	W46/950	0.75		0.64			
R8/950	VINGROOM_ASSUME	W47/950	0.14	2.90	0.14	2.53	0.37	12.64
R9/950	VINGROOM_ASSUME	W48/950	0.20		0.16			
R9/950	VINGROOM_ASSUME	W49/950	1.70		1.48			
R9/950	VINGROOM_ASSUME	W50/950	0.12		0.12			
R9/950	VINGROOM_ASSUME	W51/950	0.24		0.19			



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			ADF	Total	ADF	Total		
R9/950	VINGROOM_ASSUME	W52/950	0.73		0.63			
R9/950	VINGROOM_ASSUME	W53/950	0.12	3.11	0.12	2.70	0.41	13.24
R10/950	VINGROOM_ASSUME	W54/950	0.00		0.00			
R10/950	VINGROOM_ASSUME	W55/950	1.50		1.35			
R10/950	VINGROOM_ASSUME	W56/950	0.07		0.07			
R10/950	VINGROOM_ASSUME	W57/950	0.22		0.17			
R10/950	VINGROOM_ASSUME	W58/950	0.68		0.59			
R10/950	VINGROOM_ASSUME	W59/950	0.07	2.53	0.07	2.26	0.28	11.01
R1/951	BEDROOM_ASSUMED	W1/951	1.79	1.79	1.15	1.15	0.64	35.83
R2/951	BEDROOM_ASSUMED	W2/951	0.93	0.93	0.57	0.57	0.36	39.06
R3/951	BEDROOM_ASSUMED	W3/951	1.84	1.84	1.19	1.19	0.65	35.15
R4/951	BEDROOM_ASSUMED	W4/951	1.25	1.25	0.82	0.82	0.42	34.00
R5/951	BEDROOM_ASSUMED	W5/951	1.71	1.71	1.15	1.15	0.56	32.69
R6/951	BEDROOM_ASSUMED	W6/951	1.00	1.00	0.67	0.67	0.33	32.76
R7/951	BEDROOM_ASSUMED	W7/951	1.67	1.67	1.18	1.18	0.49	29.45
R8/951	BEDROOM_ASSUMED	W8/951	1.16	1.16	0.81	0.81	0.35	30.15
R9/951	BEDROOM_ASSUMED	W9/951	1.64	1.64	1.21	1.21	0.43	26.36
R10/951	BEDROOM_ASSUMED	W10/951	1.06	1.06	0.79	0.79	0.26	24.93
R11/951	BEDROOM_ASSUMED	W11/951	1.69	1.69	1.30	1.30	0.40	23.51
R12/951	BEDROOM_ASSUMED	W12/951	1.20	1.20	0.92	0.92	0.27	22.87
R13/951	BEDROOM_ASSUMED	W13/951	1.59	1.59	1.24	1.24	0.34	21.68
R14/951	BEDROOM_ASSUMED	W14/951	1.19	1.19	0.95	0.95	0.24	20.50
R15/951	BEDROOM_ASSUMED	W15/951	1.36	1.36	1.17	1.17	0.19	14.17
R16/951	BEDROOM_ASSUMED	W16/951	1.12	1.12	0.93	0.93	0.18	16.49



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			ADF	Total	ADF	Total		
R17/951	BEDROOM_ASSUMEC	W17/951	1.50	1.50	1.26	1.26	0.25	16.44
R18/951	BEDROOM_ASSUMEC	W18/951	1.12	1.12	0.94	0.94	0.18	15.70
R19/951	BEDROOM_ASSUMEC	W19/951	1.24	1.24	1.12	1.12	0.13	10.23
R20/951	BEDROOM_ASSUMEC	W20/951	0.96	0.96	0.83	0.83	0.13	13.08
R1/952	BEDROOM_ASSUMEC	W1/952	2.05	2.05	1.35	1.35	0.70	33.97
R2/952	BEDROOM_ASSUMEC	W2/952	0.97	0.97	0.64	0.64	0.33	34.09
R3/952	BEDROOM_ASSUMEC	W3/952	0.28		0.25			
R3/952	BEDROOM_ASSUMEC	W4/952	2.10	2.38	1.40	1.65	0.73	30.69
R4/952	BEDROOM_ASSUMEC	W5/952	1.31	1.31	0.88	0.88	0.43	32.77
R5/952	BEDROOM_ASSUMEC	W6/952	1.92	1.92	1.33	1.33	0.60	30.96
R6/952	BEDROOM_ASSUMEC	W7/952	0.98	0.98	0.73	0.73	0.25	25.44
R7/952	BEDROOM_ASSUMEC	W8/952	0.23		0.20			
R7/952	BEDROOM_ASSUMEC	W9/952	1.91	2.14	1.36	1.56	0.58	27.09
R8/952	BEDROOM_ASSUMEC	W10/952	1.26	1.26	0.91	0.91	0.35	27.87
R9/952	BEDROOM_ASSUMEC	W11/952	1.87	1.87	1.38	1.38	0.49	26.15
R10/952	BEDROOM_ASSUMEC	W23/952	1.04	1.04	0.86	0.86	0.19	17.95
R11/952	BEDROOM_ASSUMEC	W12/952	0.25		0.20			
R11/952	BEDROOM_ASSUMEC	W13/952	1.99	2.24	1.53	1.72	0.51	22.99
R12/952	BEDROOM_ASSUMEC	W14/952	1.33	1.33	1.04	1.04	0.28	21.27
R13/952	BEDROOM_ASSUMEC	W15/952	1.85	1.85	1.47	1.47	0.38	20.40
R14/952	BEDROOM_ASSUMEC	W16/952	1.28	1.28	1.05	1.05	0.23	18.01
R15/952	BEDROOM_ASSUMEC	W17/952	1.52	1.52	1.34	1.34	0.18	11.76
R16/952	BEDROOM_ASSUMEC	W18/952	1.25	1.25	1.08	1.08	0.18	14.00



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R17/952	BEDROOM_ASSUMED	W19/952	1.73	1.73	1.47	1.47	0.26	15.04
R18/952	BEDROOM_ASSUMED	W20/952	1.23	1.23	1.07	1.07	0.16	12.81
R19/952	BEDROOM_ASSUMED	W21/952	1.37	1.37	1.27	1.27	0.11	7.79
R20/952	BEDROOM_ASSUMED	W22/952	1.06	1.06	0.95	0.95	0.11	10.23
R1/953	VINGROOM_ASSUME	W1/953	1.68		1.17			
R1/953	VINGROOM_ASSUME	W2/953	0.58	2.25	0.40	1.57	0.68	30.35
R2/953	VINGROOM_ASSUME	W3/953	0.27		0.26			
R2/953	VINGROOM_ASSUME	W4/953	1.73		1.20			
R2/953	VINGROOM_ASSUME	W5/953	0.74	2.74	0.52	1.98	0.76	27.85
R3/953	VINGROOM_ASSUME	W6/953	1.67		1.20			
R3/953	VINGROOM_ASSUME	W7/953	0.57	2.24	0.44	1.64	0.61	27.01
R4/953	VINGROOM_ASSUME	W8/953	0.20		0.18			
R4/953	VINGROOM_ASSUME	W9/953	1.65		1.22			
R4/953	VINGROOM_ASSUME	W10/953	0.70	2.55	0.52	1.91	0.64	24.93
R5/953	VINGROOM_ASSUME	W11/953	1.63		1.24			
R5/953	VINGROOM_ASSUME	W12/953	0.58	2.21	0.48	1.72	0.49	22.18
R6/953	VINGROOM_ASSUME	W13/953	0.20		0.17			
R6/953	VINGROOM_ASSUME	W14/953	1.67		1.31			
R6/953	VINGROOM_ASSUME	W15/953	0.75	2.62	0.61	2.08	0.54	20.67
R7/953	VINGROOM_ASSUME	W16/953	1.60		1.30			
R7/953	VINGROOM_ASSUME	W17/953	0.72	2.33	0.60	1.90	0.42	18.18
R8/953	VINGROOM_ASSUME	W18/953	1.31		1.16			
R8/953	VINGROOM_ASSUME	W19/953	0.70	2.01	0.61	1.77	0.24	11.71
R9/953	VINGROOM_ASSUME	W20/953	1.50		1.29			
R9/953	VINGROOM_ASSUME	W21/953	0.68	2.18	0.60	1.89	0.29	13.34
R10/953	VINGROOM_ASSUME	W22/953	1.19		1.10			
R10/953	VINGROOM_ASSUME	W23/953	0.61	1.80	0.55	1.65	0.15	8.29



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			ADF	Total	ADF	Total		
R1/954	VINGROOM_ASSUME	W1/954	1.71		1.28			
R1/954	VINGROOM_ASSUME	W2/954	0.60	2.31	0.47	1.75	0.56	24.28
R2/954	VINGROOM_ASSUME	W3/954	0.20		0.19			
R2/954	VINGROOM_ASSUME	W4/954	1.69		1.28			
R2/954	VINGROOM_ASSUME	W5/954	0.71	2.59	0.54	2.01	0.58	22.37
R3/954	VINGROOM_ASSUME	W6/954	1.66		1.30			
R3/954	VINGROOM_ASSUME	W7/954	0.59	2.25	0.50	1.80	0.46	20.25
R4/954	VINGROOM_ASSUME	W8/954	0.21		0.18			
R4/954	VINGROOM_ASSUME	W9/954	1.71		1.37			
R4/954	VINGROOM_ASSUME	W10/954	0.77	2.68	0.63	2.18	0.50	18.72
R5/954	VINGROOM_ASSUME	W11/954	1.65		1.36			
R5/954	VINGROOM_ASSUME	W12/954	0.74	2.39	0.63	1.99	0.40	16.72
R6/954	VINGROOM_ASSUME	W13/954	1.34		1.20			
R6/954	VINGROOM_ASSUME	W14/954	0.72	2.06	0.64	1.84	0.23	10.92
R7/954	VINGROOM_ASSUME	W15/954	1.55		1.35			
R7/954	VINGROOM_ASSUME	W16/954	0.70	2.26	0.62	1.98	0.28	12.42
R8/954	VINGROOM_ASSUME	W17/954	1.24		1.14			
R8/954	VINGROOM_ASSUME	W18/954	0.63	1.86	0.57	1.71	0.15	8.11
R1/955	BEDROOM_ASSUMED	W1/955	2.17	2.17	1.69	1.69	0.47	21.87
R2/955	BEDROOM_ASSUMED	W2/955	1.06	1.06	0.87	0.87	0.19	18.14
R3/955	BEDROOM_ASSUMED	W3/955	0.29		0.28			
R3/955	BEDROOM_ASSUMED	W4/955	2.07	2.36	1.64	1.92	0.44	18.73
R4/955	BEDROOM_ASSUMED	W5/955	1.37	1.37	1.09	1.09	0.27	20.06
R5/955	BEDROOM_ASSUMED	W6/955	2.05	2.05	1.65	1.65	0.39	19.25
R6/955	BEDROOM_ASSUMED	W7/955	1.17	1.17	1.02	1.02	0.15	12.70
R7/955	BEDROOM_ASSUMED	W8/955	0.30		0.28			
R7/955	BEDROOM_ASSUMED	W9/955	2.17	2.47	1.79	2.07	0.40	16.21



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			ADF	Total	ADF	Total		
R8/955	BEDROOM_ASSUMED	W10/955	1.43	1.43	1.20	1.20	0.23	15.94
R9/955	BEDROOM_ASSUMED	W11/955	2.03	2.03	1.72	1.72	0.31	15.35
R10/955	BEDROOM_ASSUMED	W12/955	1.39	1.39	1.20	1.20	0.19	13.55
R11/955	BEDROOM_ASSUMED	W13/955	1.82	1.82	1.60	1.60	0.22	11.96
R12/955	BEDROOM_ASSUMED	W14/955	1.45	1.45	1.27	1.27	0.18	12.65
R13/955	BEDROOM_ASSUMED	W15/955	1.87	1.87	1.64	1.64	0.22	12.00
R14/955	BEDROOM_ASSUMED	W16/955	1.41	1.41	1.25	1.25	0.16	11.40
R15/955	BEDROOM_ASSUMED	W17/955	1.70	1.70	1.54	1.54	0.16	9.29
R16/955	BEDROOM_ASSUMED	W18/955	1.28	1.28	1.15	1.15	0.13	10.06
R1/956	VINGROOM_ASSUME	W1/956	0.20		0.18			
R1/956	VINGROOM_ASSUME	W2/956	1.42		1.21			
R1/956	VINGROOM_ASSUME	W3/956	0.07		0.07			
R1/956	VINGROOM_ASSUME	W4/956	0.08		0.03			
R1/956	VINGROOM_ASSUME	W5/956	0.55		0.48			
R1/956	VINGROOM_ASSUME	W6/956	0.07	2.40	0.07	2.04	0.36	15.10
R2/956	VINGROOM_ASSUME	W7/956	0.08		0.03			
R2/956	VINGROOM_ASSUME	W8/956	1.36		1.18			
R2/956	VINGROOM_ASSUME	W9/956	0.07		0.06			
R2/956	VINGROOM_ASSUME	W10/956	0.08		0.03			
R2/956	VINGROOM_ASSUME	W11/956	0.51		0.44			
R2/956	VINGROOM_ASSUME	W12/956	0.07	2.15	0.06	1.81	0.34	15.85
R3/956	VINGROOM_ASSUME	W13/956	0.14		0.11			
R3/956	VINGROOM_ASSUME	W14/956	1.55		1.37			
R3/956	VINGROOM_ASSUME	W15/956	0.17		0.17			
R3/956	VINGROOM_ASSUME	W16/956	0.19		0.16			
R3/956	VINGROOM_ASSUME	W17/956	0.52		0.47			
R3/956	VINGROOM_ASSUME	W18/956	0.17	2.73	0.17	2.44	0.29	10.51
R4/956	VINGROOM_ASSUME	W19/956	0.21		0.19			
R4/956	VINGROOM_ASSUME	W20/956	1.32		1.19			
R4/956	VINGROOM_ASSUME	W21/956	0.16		0.16			



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R4/956	VINGROOM_ASSUME	W22/956	0.20		0.17			
R4/956	VINGROOM_ASSUME	W23/956	0.52		0.47			
R4/956	VINGROOM_ASSUME	W24/956	0.17	2.58	0.17	2.35	0.22	8.69
R5/956	VINGROOM_ASSUME	W25/956	1.24		1.14			
R5/956	VINGROOM_ASSUME	W26/956	0.14		0.13			
R5/956	VINGROOM_ASSUME	W27/956	0.48		0.44			
R5/956	VINGROOM_ASSUME	W28/956	0.13	1.99	0.13	1.83	0.15	7.70
R1/957	BEDROOM_ASSUMED	W1/957	2.21	2.21	1.95	1.95	0.26	11.75
R2/957	BEDROOM_ASSUMED	W2/957	1.45	1.45	1.29	1.29	0.16	10.72
R3/957	BEDROOM_ASSUMED	W3/957	2.07	2.07	1.86	1.86	0.22	10.38
R4/957	BEDROOM_ASSUMED	W4/957	1.41	1.41	1.28	1.28	0.13	9.23
R5/957	BEDROOM_ASSUMED	W5/957	1.77	1.77	1.69	1.69	0.08	4.63
R6/957	BEDROOM_ASSUMED	W6/957	1.37	1.37	1.26	1.26	0.11	7.87
R7/957	BEDROOM_ASSUMED	W7/957	2.12	2.12	1.95	1.95	0.17	8.07
R8/957	BEDROOM_ASSUMED	W8/957	1.53	1.53	1.41	1.41	0.12	7.72
R9/957	BEDROOM_ASSUMED	W9/957	1.70	1.70	1.57	1.57	0.13	7.42
R10/957	BEDROOM_ASSUMED	W10/957	1.30	1.30	1.21	1.21	0.09	7.09
R1/958	VINGROOM_ASSUME	W1/958	1.72		1.61			
R1/958	VINGROOM_ASSUME	W2/958	0.77	2.49	0.73	2.34	0.15	6.11
R2/958	VINGROOM_ASSUME	W3/958	1.36		1.30			
R2/958	VINGROOM_ASSUME	W4/958	0.72	2.08	0.69	1.99	0.09	4.24
R1/959	BEDROOM_ASSUMED	W1/959	2.17	2.17	2.07	2.07	0.10	4.69
R2/959	BEDROOM_ASSUMED	W2/959	1.46	1.46	1.40	1.40	0.06	4.17
R3/959	BEDROOM_ASSUMED	W3/959	1.74	1.74	1.69	1.69	0.05	2.99
R4/959	BEDROOM_ASSUMED	W4/959	1.37	1.37	1.32	1.32	0.05	3.66



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			ADF	Total	ADF	Total		

52 Penderyn Way

R3/380	KD_ASSUMED	W1/380	0.00		0.00			
R3/380	KD_ASSUMED	W4/380	2.12	2.12	2.12	2.12	0.00	0.00
R1/381	BEDROOM_ASSUMED	W1/381	1.21	1.21	1.18	1.18	0.03	2.07
R1/382	BEDROOM_ASSUMED	W1/382	1.24	1.24	1.18	1.18	0.06	5.07

54 Penderyn Way

R1/370	KD_ASSUMED	W1/370	0.00		0.00			
R1/370	KD_ASSUMED	W4/370	1.00	1.00	1.00	1.00	0.00	0.00
R1/371	BEDROOM_ASSUMED	W1/371	1.22	1.22	1.19	1.19	0.03	2.70
R1/372	BEDROOM_ASSUMED	W1/372	1.26	1.26	1.18	1.18	0.08	6.50

56 Penderyn Way

R1/360	KD	W1/360	0.00		0.00			
R1/360	KD	W4/360	1.97		1.97			
R1/360	KD	W5/360	1.46	3.43	1.46	3.43	0.00	0.00
R1/361	BEDROOM	W1/361	1.23	1.23	1.18	1.18	0.04	3.43
R1/362	BEDROOM_ASSUMED	W1/362	1.28	1.28	1.18	1.18	0.10	7.80

58 Penderyn Way

R1/350	KD_ASSUMED	W1/350	0.00		0.00			
R1/350	KD_ASSUMED	W4/350	0.25		0.25			
R1/350	KD_ASSUMED	W5/350	0.45		0.45			
R1/350	KD_ASSUMED	W6/350	0.25	0.94	0.25	0.94	0.00	0.00
R1/351	BEDROOM_ASSUMED	W1/351	1.21	1.21	1.16	1.16	0.05	4.13
R1/352	BEDROOM_ASSUMED	W1/352	1.28	1.28	1.16	1.16	0.12	9.09

60 Penderyn Way



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/340	KD_ASSUMED	W1/340	0.00		0.00			
R1/340	KD_ASSUMED	W4/340	1.93	1.93	1.93	1.93	0.00	0.00
R1/341	BEDROOM_ASSUMED	W1/341	1.29	1.29	1.23	1.23	0.06	4.96
R1/342	BEDROOM_ASSUMED	W1/342	1.27	1.27	1.14	1.14	0.13	10.48
62 Penderyn Way								
R3/330	KD_ASSUMED	W1/330	0.00		0.00			
R3/330	KD_ASSUMED	W4/330	2.14	2.14	2.14	2.14	0.00	0.00
R1/331	BEDROOM_ASSUMED	W1/331	1.41	1.41	1.33	1.33	0.08	5.48
R1/332	BEDROOM_ASSUMED	W1/332	1.42	1.42	1.26	1.26	0.16	11.40
64 Penderyn Way								
R3/320	KD_ASSUMED	W3/320	0.00		0.00			
R3/320	KD_ASSUMED	W4/320	1.84	1.84	1.84	1.84	0.00	0.00
R2/321	BEDROOM_ASSUMED	W2/321	1.13	1.13	1.08	1.08	0.06	5.11
R1/322	BEDROOM_ASSUMED	W1/322	1.01	1.01	0.89	0.89	0.12	11.66
R2/322	BEDROOM_ASSUMED	W2/322	1.44	1.44	1.28	1.28	0.16	10.94
44 Carleton Road								
R1/1180	LIVINGROOM	W4/1180	0.43		0.43			
R1/1180	LIVINGROOM	W5/1180	1.17		1.10			
R1/1180	LIVINGROOM	W6/1180	0.44	2.04	0.44	1.96	0.09	4.26
R2/1180	KITCHEN	W2/1180	0.06		0.06			
R2/1180	KITCHEN	W3/1180	0.43	0.49	0.40	0.46	0.03	6.95
R1/1181	LIVINGROOM	W4/1181	0.47		0.46			
R1/1181	LIVINGROOM	W5/1181	1.25		1.14			
R1/1181	LIVINGROOM	W6/1181	0.58	2.30	0.54	2.15	0.16	6.77
R2/1181	KITCHEN	W2/1181	0.19		0.19			
R2/1181	KITCHEN	W3/1181	1.37	1.56	1.25	1.44	0.12	7.39



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			ADF	Total	ADF	Total		
R1/1182	LIVINGROOM	W5/1182	0.93		0.85			
R1/1182	LIVINGROOM	W6/1182	0.93	1.87	0.85	1.70	0.17	8.95
R2/1182	KITCHEN	W3/1182	0.47		0.47			
R2/1182	KITCHEN	W4/1182	1.88	2.35	1.72	2.19	0.16	6.77
R1/1183	LIVINGROOM	W2/1183	0.87		0.80			
R1/1183	LIVINGROOM	W3/1183	0.86	1.73	0.79	1.60	0.14	7.80
R2/1183	KITCHEN	W1/1183	1.38	1.38	1.28	1.28	0.10	7.27
42 Carleton Road								
R1/1170	LD	W6/1170	0.66	0.66	0.61	0.61	0.06	8.30
R3/1170	KITCHEN	W4/1170	1.56	1.56	1.44	1.44	0.12	7.84
R4/1170	KITCHEN	W3/1170	1.54	1.54	1.42	1.42	0.12	7.84
R6/1170	LD	W1/1170	0.52	0.52	0.51	0.51	0.01	2.51
R1/1171	LD	W6/1171	0.76	0.76	0.68	0.68	0.09	11.29
R3/1171	KITCHEN	W4/1171	1.71	1.71	1.57	1.57	0.13	7.86
R4/1171	KITCHEN	W3/1171	1.69	1.69	1.56	1.56	0.13	7.74
R6/1171	LD	W1/1171	0.67	0.67	0.66	0.66	0.01	1.80
R1/1172	LD	W6/1172	0.79	0.79	0.70	0.70	0.08	10.57
R3/1172	KITCHEN	W4/1172	1.80	1.80	1.67	1.67	0.13	7.33
R4/1172	KITCHEN	W3/1172	1.79	1.79	1.66	1.66	0.13	7.25
R6/1172	LD	W1/1172	0.71	0.71	0.70	0.70	0.01	1.54
R1/1173	LD	W6/1173	0.71	0.71	0.62	0.62	0.08	11.63
R3/1173	KITCHEN	W4/1173	1.83	1.83	1.72	1.72	0.12	6.43



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R4/1173	KITCHEN	W3/1173	1.83	1.83	1.72	1.72	0.12	6.34
R6/1173	LD	W1/1173	0.65	0.65	0.64	0.64	0.01	1.55
27 Trecastle Way								
R3/110	KITCHEN	W3/110	0.10	0.10	0.07	0.07	0.02	23.96
R1/111	LIVINGROOM	W1/111	1.13	1.13	1.08	1.08	0.04	3.82
R2/112	STUDY	W2/112	1.16	1.16	1.11	1.11	0.05	4.14
25 Trecastle Way								
R2/100	KITCHEN	W2/100	0.02	0.02	0.00	0.00	0.02	95.83
R1/101	LIVINGROOM	W1/101	1.16	1.16	1.13	1.13	0.03	2.68
R2/102	STUDY	W2/102	1.17	1.17	1.13	1.13	0.04	3.59
23 Trecastle Way								
R3/790	KITCHEN	W3/790	0.00	0.00	0.00	0.00	0.00	-
R1/791	LIVINGROOM	W1/791	1.23	1.23	1.20	1.20	0.02	1.88
R2/792	STUDY	W2/792	1.11	1.11	1.08	1.08	0.03	3.07
21 Trecastle Way								
R3/780	KITCHEN	W2/780	0.02	0.02	0.02	0.02	0.00	0.00
R1/781	LIVINGROOM	W1/781	1.36	1.36	1.34	1.34	0.02	1.33
R2/782	STUDY	W2/782	1.24	1.24	1.21	1.21	0.03	2.73
19 Trecastle Way								
R2/770	KITCHEN	W2/770	0.04	0.04	0.04	0.04	0.00	0.00
R1/771	LIVINGROOM	W1/771	1.19	1.19	1.18	1.18	0.01	1.09



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/772	STUDY	W2/772	1.13	1.13	1.10	1.10	0.03	2.40
17 Trecastle Way								
R3/760	KITCHEN	W3/760	0.09	0.09	0.09	0.09	0.00	0.00
R1/761	LIVINGROOM	W1/761	1.44	1.44	1.42	1.42	0.02	1.11
R2/762	STUDY	W2/762	1.38	1.38	1.35	1.35	0.04	2.54
15 Trecastle Way								
R3/750	KITCHEN	W3/750	0.09	0.09	0.09	0.09	0.00	0.00
R1/751	LIVINGROOM	W1/751	1.37	1.37	1.34	1.34	0.03	1.83
R2/752	STUDY	W2/752	1.26	1.26	1.21	1.21	0.04	3.42
13 Trecastle Way								
R3/740	KITCHEN	W2/740	0.10	0.10	0.10	0.10	0.00	0.99
R1/741	LIVINGROOM	W1/741	1.51	1.51	1.49	1.49	0.02	1.59
R2/742	STUDY	W2/742	1.37	1.37	1.32	1.32	0.05	3.50
11 Trecastle Way								
R3/730	KITCHEN	W3/730	0.13	0.13	0.12	0.12	0.01	8.46
R1/731	LIVINGROOM	W1/731	1.53	1.53	1.50	1.50	0.03	1.76
R2/732	STUDY	W2/732	1.50	1.50	1.44	1.44	0.06	3.81
9 Trecastle Way								
R3/720	KITCHEN	W3/720	0.13	0.13	0.11	0.11	0.02	15.20
R1/721	LIVINGROOM	W1/721	1.58	1.58	1.55	1.55	0.03	1.83
R2/722	STUDY	W2/722	1.28	1.28	1.23	1.23	0.05	3.89



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

7 Trecastle Way

R3/710	KITCHEN	W3/710	0.17	0.17	0.15	0.15	0.02	10.91
R1/711	LIVINGROOM	W1/711	1.63	1.63	1.59	1.59	0.03	2.09
R2/712	STUDY	W2/712	1.40	1.40	1.35	1.35	0.05	3.78

5 Trecastle Way

R2/700	KITCHEN	W2/700	0.12	0.12	0.11	0.11	0.01	8.33
R1/701	LIVINGROOM	W1/701	1.58	1.58	1.54	1.54	0.03	2.10
R2/702	STUDY	W2/702	1.49	1.49	1.44	1.44	0.05	3.43

3 Trecastle Way

R3/690	KITCHEN	W4/690	0.14	0.14	0.13	0.13	0.01	5.00
R1/691	LIVINGROOM	W1/691	1.53	1.53	1.50	1.50	0.03	2.03
R2/692	STUDY	W2/692	1.26	1.26	1.23	1.23	0.03	2.62

1 Trecastle Way

R3/680	KITCHEN	W3/680	0.11	0.11	0.10	0.10	0.01	7.41
R1/681	LIVINGROOM	W1/681	1.46	1.46	1.42	1.42	0.04	2.40
R2/682	STUDY	W2/682	1.26	1.26	1.22	1.22	0.03	2.63

2 Trecastle Way

R1/170	ASSUMED	W1/170	2.71	2.71	2.65	2.65	0.07	2.54
R1/171	ASSUMED	W1/171	1.94	1.94	1.86	1.86	0.08	4.08
R1/172	ASSUMED	W1/172	1.31	1.31	1.26	1.26	0.05	3.90

4 Trecastle Way



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/160	ASSUMED	W1/160	3.46	3.46	3.22	3.22	0.25	7.13
R1/161	ASSUMED	W1/161	2.18	2.18	2.07	2.07	0.10	4.69
R1/162	ASSUMED	W1/162	1.47	1.47	1.40	1.40	0.06	4.36
6 Trecastle Way								
R1/150	ASSUMED	W1/150	3.69	3.69	3.38	3.38	0.31	8.27
R1/151	ASSUMED	W1/151	2.12	2.12	2.01	2.01	0.11	5.37
R1/152	ASSUMED	W1/152	1.43	1.43	1.36	1.36	0.07	5.02
8 Trecastle Way								
R1/140	ASSUMED	W1/140	3.82	3.82	3.48	3.48	0.34	8.86
R1/141	ASSUMED	W1/141	2.17	2.17	2.04	2.04	0.14	6.26
R1/142	ASSUMED	W1/142	1.45	1.45	1.36	1.36	0.09	5.87
10 Trecastle Way								
R1/130	ASSUMED	W1/130	3.75	3.75	3.39	3.39	0.36	9.50
R1/131	ASSUMED	W1/131	2.19	2.19	2.03	2.03	0.16	7.26
R1/132	ASSUMED	W1/132	1.47	1.47	1.37	1.37	0.10	6.79
12 Trecastle Way								
R1/120	ASSUMED	W1/120	3.76	3.76	3.24	3.24	0.53	13.95
R1/121	ASSUMED	W1/121	2.22	2.22	2.03	2.03	0.19	8.73
R1/122	ASSUMED	W1/122	1.60	1.60	1.47	1.47	0.13	8.01
85 Penderyn Way								
R1/200	KD_ASSUMED	W1/200	0.84		0.06			
R1/200	KD_ASSUMED	W2/200	0.80		0.19			



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/200	KD_ASSUMED	W3/200	0.06	1.69	0.06	0.30	1.39	82.04
R1/201	BEDROOM_ASSUMED	W1/201	1.76	1.76	1.17	1.17	0.59	33.37
R1/202	BEDROOM_ASSUMED	W1/202	1.71	1.71	1.19	1.19	0.53	30.63
83 Penderyn Way								
R1/210	ASSUMED	W1/210	2.60		1.42			
R1/210	ASSUMED	W2/210	9.68		8.61			
R1/210	ASSUMED	W3/210	2.68	14.96	1.55	11.58	3.37	22.55
R1/211	BEDROOM_ASSUMED	W1/211	1.78	1.78	1.17	1.17	0.61	34.10
R1/212	BEDROOM_ASSUMED	W1/212	1.71	1.71	1.17	1.17	0.54	31.44
81 Penderyn Way								
R1/220	KD_ASSUMED	W1/220	0.71		0.28			
R1/220	KD_ASSUMED	W2/220	0.05		0.05			
R1/220	KD_ASSUMED	W3/220	0.76	1.52	0.26	0.59	0.93	61.37
R1/221	BEDROOM_ASSUMED	W1/221	1.77	1.77	1.18	1.18	0.59	33.22
R1/222	BEDROOM_ASSUMED	W1/222	1.71	1.71	1.18	1.18	0.53	30.88
79 Penderyn Way								
R1/230	KD_ASSUMED	W1/230	2.88		1.91			
R1/230	KD_ASSUMED	W2/230	0.83		0.75			
R1/230	KD_ASSUMED	W3/230	0.83		0.75			
R1/230	KD_ASSUMED	W4/230	0.83		0.75			
R1/230	KD_ASSUMED	W5/230	0.03	5.40	0.03	4.18	1.22	22.67
R1/231	BEDROOM_ASSUMED	W1/231	1.77	1.77	1.22	1.22	0.55	31.13
R1/232	BEDROOM_ASSUMED	W1/232	1.71	1.71	1.21	1.21	0.51	29.53
77 Penderyn Way								
R1/240	KD_ASSUMED	W1/240	1.78		1.23			
R1/240	KD_ASSUMED	W2/240	0.70		0.67			



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/240	KD_ASSUMED	W3/240	0.02	2.50	0.02	1.92	0.57	22.99
R1/241	BEDROOM	W1/241	1.77	1.77	1.25	1.25	0.52	29.24
R1/242	BEDROOM	W1/242	1.71	1.71	1.23	1.23	0.48	28.17
75 Penderyn Way								
R1/250	KD_ASSUMED	W1/250	1.06		0.54			
R1/250	KD_ASSUMED	W2/250	0.81		0.52			
R1/250	KD_ASSUMED	W3/250	0.01	1.88	0.01	1.07	0.81	43.06
R1/251	BEDROOM_ASSUMED	W1/251	1.77	1.77	1.26	1.26	0.51	28.71
R1/252	BEDROOM_ASSUMED	W1/252	1.71	1.71	1.24	1.24	0.48	27.85
73 Penderyn Way								
R1/260	KD_ASSUMED	W1/260	1.05		0.53			
R1/260	KD_ASSUMED	W2/260	1.04		0.60			
R1/260	KD_ASSUMED	W3/260	0.01	2.10	0.01	1.14	0.96	45.90
R1/261	BEDROOM_ASSUMED	W1/261	1.78	1.78	1.27	1.27	0.51	28.43
R1/262	BEDROOM_ASSUMED	W1/262	1.72	1.72	1.24	1.24	0.48	27.70
71 Penderyn Way								
R1/270	KD_ASSUMED	W1/270	1.02		0.54			
R1/270	KD_ASSUMED	W2/270	1.02		0.60			
R1/270	KD_ASSUMED	W3/270	0.00	2.03	0.00	1.13	0.90	44.19
R1/271	BEDROOM_ASSUMED	W1/271	1.78	1.78	1.30	1.30	0.48	26.94
R1/272	BEDROOM_ASSUMED	W1/272	1.71	1.71	1.27	1.27	0.45	26.14
69 Penderyn Way								
R1/280	KD_ASSUMED	W1/280	0.53		0.39			
R1/280	KD_ASSUMED	W2/280	0.38		0.28			
R1/280	KD_ASSUMED	W3/280	0.53		0.37			
R1/280	KD_ASSUMED	W4/280	0.00	1.44	0.00	1.04	0.40	27.94



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/281	BEDROOM_ASSUMEC	W1/281	0.26		0.17			
R1/281	BEDROOM_ASSUMEC	W2/281	0.23		0.13			
R1/281	BEDROOM_ASSUMEC	W3/281	0.23		0.15			
R1/281	BEDROOM_ASSUMEC	W4/281	0.27	0.99	0.20	0.65	0.34	34.08
R1/282	BEDROOM_ASSUMEC	W1/282	1.71	1.71	1.30	1.30	0.41	24.02
67 Penderyn Way								
R1/290	KD_ASSUMED	W1/290	0.96		0.66			
R1/290	KD_ASSUMED	W2/290	0.92		0.68			
R1/290	KD_ASSUMED	W3/290	0.00	1.88	0.00	1.34	0.54	28.78
R1/291	BEDROOM_ASSUMEC	W1/291	1.76	1.76	1.39	1.39	0.37	20.86
R1/292	BEDROOM_ASSUMEC	W1/292	1.70	1.70	1.35	1.35	0.35	20.53
65 Penderyn Way								
R1/300	KD_ASSUMED	W1/300	0.91		0.66			
R1/300	KD_ASSUMED	W2/300	0.94		0.72			
R1/300	KD_ASSUMED	W3/300	0.00	1.85	0.00	1.38	0.46	25.08
R1/301	BEDROOM_ASSUMEC	W1/301	1.74	1.74	1.45	1.45	0.29	16.66
R1/302	BEDROOM_ASSUMEC	W1/302	1.68	1.68	1.40	1.40	0.28	16.60
63 Penderyn Way								
R1/310	LKD	W1/310	0.42		0.37			
R1/310	LKD	W2/310	1.23		1.09			
R1/310	LKD	W3/310	1.32		1.24			
R1/310	LKD	W4/310	0.43		0.37			
R1/310	LKD	W5/310	0.00	3.40	0.00	3.07	0.33	9.83
R1/311	BEDROOM	W1/311	2.10	2.10	1.83	1.83	0.26	12.46
R1/312	BEDROOM	W1/312	1.50	1.50	1.31	1.31	0.19	12.77

Appendix 12.2e

Baseline vs Development APSH Results Without Overhangs



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		

72-122 Dalmeny Avenue

R1/661	W2/661	ASSUMED	20	62	20	62	0.0	0.0	20	62	20	62	0.0	0.0
R2/661	W3/661	ASSUMED	19	65	19	65	0.0	0.0	19	65	19	65	0.0	0.0
R1/662	W2/662	ASSUMED	21	64	21	64	0.0	0.0	21	64	21	64	0.0	0.0
R2/662	W3/662	ASSUMED	22	68	22	68	0.0	0.0	22	68	22	68	0.0	0.0
R1/663	W1/663	ASSUMED	23	68	23	67	0.0	1.5	23	68	23	67	0.0	1.5
R2/663	W2/663	ASSUMED	22	66	22	66	0.0	0.0	22	66	22	66	0.0	0.0

54-70 Dalmeny Avenue

R3/661	W1/661	ASSUMED	19	49	19	49	0.0	0.0						
R3/661	W4/661	ASSUMED	0	0	0	0	-	-	19	49	19	49	0.0	0.0
R3/662	W1/662	ASSUMED	21	55	21	55	0.0	0.0						
R3/662	W4/662	ASSUMED	0	0	0	0	-	-	21	55	21	55	0.0	0.0
R2/670	W12/670	BEDROOM	21	67	19	59	9.5	11.9	21	67	19	59	9.5	11.9
R3/670	W13/670	BEDROOM	21	67	20	61	4.8	9.0	21	67	20	61	4.8	9.0



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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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		
R4/670	W7/670	LD	0	20	0	20	-	0.0						
R4/670	W14/670	LD	20	66	19	61	5.0	7.6	20	86	19	81	5.0	5.8
R7/670	W18/670	LD	14	60	14	57	0.0	5.0	14	60	14	57	0.0	5.0
R8/670	W19/670	BEDROOM	12	57	12	53	0.0	7.0	12	57	12	53	0.0	7.0
R12/670	W17/670	ASSUMED	17	63	17	60	0.0	4.8	17	63	17	60	0.0	4.8
R13/670	W15/670	ASSUMED	19	65	18	61	5.3	6.2						
R13/670	W16/670	ASSUMED	12	21	12	21	0.0	0.0	19	65	18	61	5.3	6.2
R2/671	W12/671	BEDROOM	23	69	22	64	4.3	7.2	23	69	22	64	4.3	7.2
R3/671	W13/671	BEDROOM	22	68	21	64	4.5	5.9	22	68	21	64	4.5	5.9
R4/671	W7/671	LD	1	22	1	22	0.0	0.0						
R4/671	W14/671	LD	22	68	21	64	4.5	5.9	23	90	22	86	4.3	4.4
R7/671	W18/671	LD	19	66	19	64	0.0	3.0						
R7/671	W19/671	LD	13	21	13	21	0.0	0.0	20	67	20	65	0.0	3.0
R8/671	W20/671	BEDROOM	19	66	19	64	0.0	3.0	19	66	19	64	0.0	3.0
R12/671	W17/671	ASSUMED	20	67	20	64	0.0	4.5	20	67	20	64	0.0	4.5



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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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		
R13/671	W15/671	ASSUMED	21	68	21	64	0.0	5.9						
R13/671	W16/671	ASSUMED	17	25	17	25	0.0	0.0	22	69	22	65	0.0	5.8
R2/672	W12/672	BEDROOM	24	70	23	68	4.2	2.9	24	70	23	68	4.2	2.9
R3/672	W13/672	BEDROOM	24	71	23	68	4.2	4.2	24	71	23	68	4.2	4.2
R4/672	W7/672	LD	2	24	2	24	0.0	0.0						
R4/672	W14/672	LD	24	71	23	68	4.2	4.2	26	95	25	92	3.8	3.2
R7/672	W18/672	LD	22	69	22	67	0.0	2.9						
R7/672	W19/672	LD	16	24	16	24	0.0	0.0	23	70	23	68	0.0	2.9
R8/672	W20/672	BEDROOM	22	69	22	67	0.0	2.9	22	69	22	67	0.0	2.9
R12/672	W17/672	ASSUMED	23	70	23	68	0.0	2.9	23	70	23	68	0.0	2.9
R13/672	W15/672	ASSUMED	23	70	23	68	0.0	2.9						
R13/672	W16/672	ASSUMED	18	26	18	26	0.0	0.0	23	70	23	68	0.0	2.9

275 Camden Road

R1/551	W1/551	LKD	22	68	22	68	0.0	0.0						
R1/551	W2/551	LKD	22	68	22	68	0.0	0.0						
R1/551	W3/551	LKD	2	23	2	23	0.0	0.0	23	69	23	69	0.0	0.0



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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EXISTING VS PROPOSED SCHEME 23/09/21
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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		
R7/551	W9/551	LKD	2	22	2	17	0.0	22.7						
R7/551	W10/551	LKD	5	42	5	42	0.0	0.0	7	64	7	59	0.0	7.8
R1/552	W1/552	LKD	23	69	23	69	0.0	0.0						
R1/552	W2/552	LKD	23	69	23	69	0.0	0.0	23	69	23	69	0.0	0.0
R1/553	W1/553	LKD	24	70	24	70	0.0	0.0						
R1/553	W2/553	LKD	24	70	24	70	0.0	0.0	24	70	24	70	0.0	0.0
R1/554	W1/554	LKD	24	70	24	70	0.0	0.0						
R1/554	W2/554	LKD	24	70	24	70	0.0	0.0	24	70	24	70	0.0	0.0
R1/555	W1/555	BEDROOM	24	70	24	70	0.0	0.0						
R1/555	W2/555	BEDROOM	24	70	24	70	0.0	0.0	24	70	24	70	0.0	0.0
R2/560	W2/560	BEDROOM	5	20	5	19	0.0	5.0	5	20	5	19	0.0	5.0
R3/561	W3/561	BEDROOM	5	32	5	27	0.0	15.6	5	32	5	27	0.0	15.6
R3/562	W3/562	BEDROOM	13	57	13	51	0.0	10.5						
R3/562	W4/562	BEDROOM	3	24	3	13	0.0	45.8	16	62	16	54	0.0	12.9
376 Camden Road														
R1/40	W1/40	BEDROOM	1	17	1	17	0.0	0.0						
R1/40	W2/40	BEDROOM	3	21	3	21	0.0	0.0	3	21	3	21	0.0	0.0



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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		
R3/40	W5/40	BEDROOM	2	19	2	19	0.0	0.0						
R3/40	W6/40	BEDROOM	4	24	4	23	0.0	4.2	5	25	5	25	0.0	0.0
R1/41	W1/41	BEDROOM	4	24	4	24	0.0	0.0						
R1/41	W2/41	BEDROOM	4	23	4	23	0.0	0.0	4	25	4	25	0.0	0.0
R3/41	W6/41	BEDROOM	2	23	2	23	0.0	0.0						
R3/41	W7/41	BEDROOM	5	26	5	25	0.0	3.8	5	27	5	27	0.0	0.0
R1/42	W1/42	BEDROOM	4	29	4	29	0.0	0.0						
R1/42	W2/42	BEDROOM	4	24	4	24	0.0	0.0	4	30	4	30	0.0	0.0
R3/42	W6/42	BEDROOM	3	26	3	26	0.0	0.0						
R3/42	W7/42	BEDROOM	5	26	5	25	0.0	3.8	5	28	5	28	0.0	0.0

2 Parkhurst Road & 291 A & C Camden Road

R1/1101	W1/1101	DANCE_STUDIO	7	34	5	19	28.6	44.1						
R1/1101	W2/1101	DANCE_STUDIO	8	35	5	19	37.5	45.7						
R1/1101	W3/1101	DANCE_STUDIO	6	31	4	17	33.3	45.2						
R1/1101	W4/1101	DANCE_STUDIO	7	34	5	20	28.6	41.2						
R1/1101	W6/1101	DANCE_STUDIO	3	24	3	24	0.0	0.0						
R1/1101	W7/1101	DANCE_STUDIO	2	21	2	21	0.0	0.0						
R1/1101	W8/1101	DANCE_STUDIO	1	17	1	17	0.0	0.0	12	68	9	53	25.0	22.1



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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	W5/1101		7	34	5	20	28.6	41.2						
R2/1101	W9/1101		2	15	2	15	0.0	0.0	9	49	7	35	22.2	28.6
R2/1120	W1/1120		2	18	0	11	100.0	38.9						
R2/1120	W2/1120		2	19	0	10	100.0	47.4						
R2/1120	W3/1120		1	15	0	10	100.0	33.3						
R2/1120	W4/1120		1	14	0	10	100.0	28.6						
R2/1120	W5/1120		9	37	9	37	0.0	0.0						
R2/1120	W6/1120		17	50	17	50	0.0	0.0						
R2/1120	W7/1120		17	47	17	47	0.0	0.0						
R2/1120	W8/1120		1	16	0	8	100.0	50.0						
R2/1120	W9/1120		7	40	7	40	0.0	0.0						
R2/1120	W13/1120		28	79	28	79	0.0	0.0						
R2/1120	W14/1120		5	30	5	30	0.0	0.0						
R2/1120	W15/1120		0	6	0	6	-	0.0	30	98	28	90	6.7	8.2
R2/1121	W12/1120		25	76	25	76	0.0	0.0						
R2/1121	W13/1120		28	79	28	79	0.0	0.0	28	79	28	79	0.0	0.0
R3/1121	W1/1120		2	18	0	11	100.0	38.9						
R3/1121	W2/1120		2	19	0	10	100.0	47.4						
R3/1121	W3/1120		1	15	0	10	100.0	33.3						
R3/1121	W4/1120		1	14	0	10	100.0	28.6						
R3/1121	W5/1120		9	37	9	37	0.0	0.0						
R3/1121	W6/1120		17	50	17	50	0.0	0.0						
R3/1121	W7/1120		17	47	17	47	0.0	0.0						



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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		
R3/1121	W8/1120		1	16	0	8	100.0	50.0						
R3/1121	W9/1120		7	40	7	40	0.0	0.0						
R3/1121	W13/1120		28	79	28	79	0.0	0.0						
R3/1121	W14/1120		5	30	5	30	0.0	0.0						
R3/1121	W15/1120		0	6	0	6	-	0.0	30	98	28	90	6.7	8.2
R4/1121	W1/1120		2	18	0	11	100.0	38.9						
R4/1121	W2/1120		2	19	0	10	100.0	47.4						
R4/1121	W3/1120		1	15	0	10	100.0	33.3						
R4/1121	W4/1120		1	14	0	10	100.0	28.6						
R4/1121	W5/1120		9	37	9	37	0.0	0.0						
R4/1121	W6/1120		17	50	17	50	0.0	0.0						
R4/1121	W7/1120		17	47	17	47	0.0	0.0						
R4/1121	W8/1120		1	16	0	8	100.0	50.0						
R4/1121	W9/1120		7	40	7	40	0.0	0.0						
R4/1121	W13/1120		28	79	28	79	0.0	0.0						
R4/1121	W14/1120		5	30	5	30	0.0	0.0						
R4/1121	W15/1120		0	6	0	6	-	0.0	30	98	28	90	6.7	8.2
R5/1121	W1/1121		3	25	3	25	0.0	0.0						
R5/1121	W2/1121		2	19	2	19	0.0	0.0						
R5/1121	W4/1121		23	64	21	56	8.7	12.5						
R5/1121	W5/1121		19	56	17	47	10.5	16.1	26	90	24	81	7.7	10.0
R1/1122	W1/1122		4	27	4	27	0.0	0.0						
R1/1122	W2/1122		23	64	20	54	13.0	15.6	27	91	24	81	11.1	11.0



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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		

Camhurst House

R3/1151	W4/1151	BEDROOM	3	30	3	20	0.0	33.3						
R3/1151	W5/1151	BEDROOM	20	65	20	57	0.0	12.3	20	67	20	58	0.0	13.4
R4/1151	W6/1151	BEDROOM	22	66	22	59	0.0	10.6	22	66	22	59	0.0	10.6
R5/1151	W7/1151	LKD	21	62	21	55	0.0	11.3	21	62	21	55	0.0	11.3
R6/1151	W8/1151	LKD	20	58	19	50	5.0	13.8						
R6/1151	W9/1151	LKD	20	59	19	51	5.0	13.6	20	59	19	51	5.0	13.6
R3/1152	W4/1152	BEDROOM	7	34	6	24	14.3	29.4						
R3/1152	W5/1152	BEDROOM	24	70	23	60	4.2	14.3	24	70	23	60	4.2	14.3
R4/1152	W6/1152	BEDROOM	23	69	22	59	4.3	14.5	23	69	22	59	4.3	14.5
R5/1152	W7/1152	LKD	22	66	21	57	4.5	13.6	22	66	21	57	4.5	13.6
R3/1153	W4/1153	BEDROOM	9	33	6	22	33.3	33.3						
R3/1153	W5/1153	BEDROOM	25	64	22	53	12.0	17.2	25	64	22	53	12.0	17.2
R4/1153	W6/1153	BEDROOM	24	63	21	53	12.5	15.9	24	63	21	53	12.5	15.9
R5/1153	W7/1153	LKD	25	65	22	55	12.0	15.4	25	65	22	55	12.0	15.4



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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		

1-12 Fairweather House

R1/440	W1/440	LIVINGROOM	1	21	1	21	0.0	0.0						
R1/440	W2/440	LIVINGROOM	22	68	16	62	27.3	8.8	22	68	16	62	27.3	8.8
R2/440	W3/440	RESIDENTIAL	22	69	14	57	36.4	17.4	22	69	14	57	36.4	17.4
R3/440	W4/440	RESIDENTIAL	21	68	13	56	38.1	17.6	21	68	13	56	38.1	17.6
R4/440	W5/440	LIVINGROOM	21	67	11	48	47.6	28.4						
R4/440	W6/440	LIVINGROOM	24	73	7	27	70.8	63.0	27	96	11	55	59.3	42.7
R5/440	W7/440	KITCHEN	24	73	9	32	62.5	56.2	24	73	9	32	62.5	56.2
R6/440	W8/440	BEDROOM	24	72	7	30	70.8	58.3						
R6/440	W9/440	BEDROOM	4	26	1	9	75.0	65.4	24	72	8	31	66.7	56.9
R1/441	W1/441	LIVINGROOM	2	23	2	23	0.0	0.0						
R1/441	W2/441	LIVINGROOM	23	68	17	62	26.1	8.8						
R1/441	W3/441	LIVINGROOM	23	68	17	62	26.1	8.8	23	68	17	62	26.1	8.8
R2/441	W4/441	RESIDENTIAL	24	69	16	60	33.3	13.0						
R2/441	W5/441	RESIDENTIAL	24	69	15	59	37.5	14.5	24	69	16	60	33.3	13.0
R3/441	W6/441	RESIDENTIAL	23	68	14	56	39.1	17.6						



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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		
R3/441	W7/441	RESIDENTIAL	22	68	13	55	40.9	19.1	23	69	14	56	39.1	18.8
R4/441	W8/441	LIVINGROOM	23	70	13	53	43.5	24.3						
R4/441	W9/441	LIVINGROOM	22	69	10	48	54.5	30.4						
R4/441	W10/441	LIVINGROOM	25	74	7	29	72.0	60.8	27	97	13	61	51.9	37.1
R5/441	W11/441	KITCHEN	25	73	9	35	64.0	52.1	25	73	9	35	64.0	52.1
R6/441	W12/441	BEDROOM	25	72	9	35	64.0	51.4						
R6/441	W13/441	BEDROOM	4	26	2	12	50.0	53.8	25	72	9	35	64.0	51.4
R1/442	W1/442	RESIDENTIAL	3	24	3	24	0.0	0.0						
R1/442	W2/442	RESIDENTIAL	24	69	19	64	20.8	7.2						
R1/442	W3/442	RESIDENTIAL	24	69	18	63	25.0	8.7	24	69	19	64	20.8	7.2
R2/442	W4/442	RESIDENTIAL	24	69	17	62	29.2	10.1						
R2/442	W5/442	RESIDENTIAL	23	68	14	59	39.1	13.2	24	69	17	62	29.2	10.1
R3/442	W6/442	RESIDENTIAL	23	68	14	58	39.1	14.7						
R3/442	W7/442	RESIDENTIAL	23	68	14	58	39.1	14.7	23	68	14	58	39.1	14.7
R4/442	W8/442	RESIDENTIAL	23	69	13	55	43.5	20.3						
R4/442	W9/442	RESIDENTIAL	23	70	11	51	52.2	27.1						
R4/442	W10/442	RESIDENTIAL	26	75	7	32	73.1	57.3	28	98	13	64	53.6	34.7
R5/442	W11/442	RESIDENTIAL	25	72	8	36	68.0	50.0						



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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		
R5/442	W12/442	RESIDENTIAL	5	26	3	12	40.0	53.8	25	72	8	36	68.0	50.0
R1/443	W1/443	RESIDENTIAL	3	22	3	22	0.0	0.0						
R1/443	W2/443	RESIDENTIAL	24	64	19	59	20.8	7.8	24	64	19	59	20.8	7.8
R2/443	W3/443	RESIDENTIAL	24	64	19	59	20.8	7.8	24	64	19	59	20.8	7.8
R3/443	W4/443	RESIDENTIAL	24	64	18	58	25.0	9.4						
R3/443	W5/443	RESIDENTIAL	24	64	16	56	33.3	12.5	24	64	18	58	25.0	9.4
R4/443	W6/443	RESIDENTIAL	24	64	16	56	33.3	12.5						
R4/443	W7/443	RESIDENTIAL	24	64	15	55	37.5	14.1	24	64	16	56	33.3	12.5
R5/443	W8/443	RESIDENTIAL	24	64	14	53	41.7	17.2	24	64	14	53	41.7	17.2
R6/443	W9/443	RESIDENTIAL	24	64	12	51	50.0	20.3						
R6/443	W10/443	RESIDENTIAL	25	69	6	29	76.0	58.0	29	99	12	64	58.6	35.4
R7/443	W11/443	RESIDENTIAL	26	73	8	40	69.2	45.2						
R7/443	W12/443	RESIDENTIAL	6	22	3	8	50.0	63.6						
R7/443	W13/443	RESIDENTIAL	4	20	1	6	75.0	70.0	26	73	8	40	69.2	45.2

13-24 Fairweather House

R8/470	W9/470	BEDROOM	5	22	0	14	100.0	36.4						
R8/470	W10/470	BEDROOM	9	46	4	34	55.6	26.1	9	46	4	35	55.6	23.9



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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		
R9/470	W11/470	KITCHEN	5	35	2	26	60.0	25.7	5	35	2	26	60.0	25.7
R10/470	W12/470	LIVINGROOM	2	21	2	18	0.0	14.3						
R10/470	W13/470	LIVINGROOM	13	51	13	51	0.0	0.0	13	59	13	56	0.0	5.1
R8/471	W9/471	BEDROOM	6	23	2	17	66.7	26.1						
R8/471	W10/471	BEDROOM	12	54	9	47	25.0	13.0	12	54	9	47	25.0	13.0
R9/471	W11/471	KITCHEN	11	47	8	40	27.3	14.9	11	47	8	40	27.3	14.9
R10/471	W12/471	LIVINGROOM	7	34	6	29	14.3	14.7						
R10/471	W13/471	LIVINGROOM	14	55	14	55	0.0	0.0						
R10/471	W14/471	LIVINGROOM	15	59	15	59	0.0	0.0	16	74	15	69	6.3	6.8
R6/472	W9/472	RESIDENTIAL	6	27	3	22	50.0	18.5						
R6/472	W10/472	RESIDENTIAL	13	59	10	53	23.1	10.2	13	60	10	54	23.1	10.0
R7/472	W11/472	RESIDENTIAL	8	41	6	36	25.0	12.2						
R7/472	W12/472	RESIDENTIAL	16	61	16	61	0.0	0.0						
R7/472	W13/472	RESIDENTIAL	18	63	18	63	0.0	0.0	20	81	18	76	10.0	6.2
R8/473	W12/473	RESIDENTIAL	4	21	1	16	75.0	23.8						
R8/473	W13/473	RESIDENTIAL	6	23	3	18	50.0	21.7						
R8/473	W14/473	RESIDENTIAL	24	71	18	63	25.0	11.3	24	71	18	63	25.0	11.3



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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		
R9/473	W15/473	RESIDENTIAL	11	55	9	51	18.2	7.3						
R9/473	W16/473	RESIDENTIAL	20	60	20	60	0.0	0.0	22	92	20	88	9.1	4.3
R10/473	W17/473	RESIDENTIAL	22	62	21	61	4.5	1.6	22	62	21	61	4.5	1.6
25-40 Fairweather House														
R8/500	W8/500	BEDROOM	3	25	1	23	66.7	8.0						
R8/500	W9/500	BEDROOM	7	46	5	44	28.6	4.3	7	46	5	44	28.6	4.3
R9/500	W10/500	KITCHEN	4	35	2	33	50.0	5.7	4	35	2	33	50.0	5.7
R10/500	W11/500	LIVINGROOM	2	21	2	21	0.0	0.0						
R10/500	W12/500	LIVINGROOM	13	50	13	50	0.0	0.0	13	58	13	58	0.0	0.0
R8/501	W8/501	BEDROOM	4	27	3	26	25.0	3.7						
R8/501	W9/501	BEDROOM	11	55	9	53	18.2	3.6	11	55	9	53	18.2	3.6
R9/501	W10/501	KITCHEN	10	48	8	45	20.0	6.3	10	48	8	45	20.0	6.3
R10/501	W11/501	LIVINGROOM	7	34	6	33	14.3	2.9						
R10/501	W12/501	LIVINGROOM	14	55	14	55	0.0	0.0						
R10/501	W13/501	LIVINGROOM	15	59	15	59	0.0	0.0	16	74	15	73	6.3	1.4
R5/502	W8/502	RESIDENTIAL	4	26	3	25	25.0	3.8						
R5/502	W9/502	RESIDENTIAL	12	59	11	58	8.3	1.7	12	59	11	58	8.3	1.7



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
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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		
R6/502	W10/502	RESIDENTIAL	7	40	6	39	14.3	2.5						
R6/502	W11/502	RESIDENTIAL	16	60	16	60	0.0	0.0						
R6/502	W12/502	RESIDENTIAL	18	63	18	63	0.0	0.0	19	80	18	79	5.3	1.3
R8/503	W11/503	RESIDENTIAL	4	21	2	19	50.0	9.5						
R8/503	W12/503	RESIDENTIAL	6	23	4	21	33.3	8.7						
R8/503	W13/503	RESIDENTIAL	24	71	22	69	8.3	2.8	24	71	22	69	8.3	2.8
R9/503	W14/503	RESIDENTIAL	11	54	9	53	18.2	1.9						
R9/503	W15/503	RESIDENTIAL	20	60	20	60	0.0	0.0	22	91	20	90	9.1	1.1
R10/503	W16/503	RESIDENTIAL	22	62	22	62	0.0	0.0	22	62	22	62	0.0	0.0

McMorran House

R1/410	W1/410	BEDROOM_ASSUMED	21	66	19	64	9.5	3.0	21	66	19	64	9.5	3.0
R2/410	W2/410	LIVINGROOM_ASSUMED	20	65	18	63	10.0	3.1						
R2/410	W3/410	LIVINGROOM_ASSUMED	20	65	17	62	15.0	4.6	20	65	18	63	10.0	3.1
R3/410	W4/410	LIVINGROOM_ASSUMED	20	64	17	61	15.0	4.7						
R3/410	W5/410	LIVINGROOM_ASSUMED	21	64	18	61	14.3	4.7	21	65	18	62	14.3	4.6
R4/410	W6/410	BEDROOM_ASSUMED	21	64	17	60	19.0	6.3	21	64	17	60	19.0	6.3



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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		
R5/410	W7/410	BEDROOM_ASSUMED	21	62	17	58	19.0	6.5	21	62	17	58	19.0	6.5
R6/410	W8/410	LIVINGROOM_ASSUMED	20	61	17	58	15.0	4.9						
R6/410	W9/410	LIVINGROOM_ASSUMED	21	62	18	59	14.3	4.8	21	62	18	59	14.3	4.8
R1/411	W1/411	LIVINGROOM_ASSUMED	24	73	19	68	20.8	6.8						
R1/411	W2/411	LIVINGROOM_ASSUMED	24	71	19	66	20.8	7.0	24	73	19	68	20.8	6.8
R2/411	W3/411	BEDROOM_ASSUMED	24	71	19	66	20.8	7.0	24	71	19	66	20.8	7.0
R3/411	W4/411	BEDROOM_ASSUMED	23	69	19	65	17.4	5.8	23	69	19	65	17.4	5.8
R4/411	W5/411	BEDROOM_ASSUMED	23	70	20	67	13.0	4.3	23	70	20	67	13.0	4.3
R5/411	W6/411	BEDROOM_ASSUMED	23	70	19	66	17.4	5.7	23	70	19	66	17.4	5.7
R6/411	W7/411	LIVINGROOM_ASSUMED	23	69	19	65	17.4	5.8						
R6/411	W8/411	LIVINGROOM_ASSUMED	23	69	20	66	13.0	4.3	23	69	20	66	13.0	4.3
R7/411	W9/411	LIVINGROOM_ASSUMED	24	69	20	65	16.7	5.8						
R7/411	W10/411	LIVINGROOM_ASSUMED	23	68	20	65	13.0	4.4	24	69	20	65	16.7	5.8
R8/411	W11/411	BEDROOM_ASSUMED	23	68	19	64	17.4	5.9	23	68	19	64	17.4	5.9
R9/411	W12/411	BEDROOM_ASSUMED	22	67	19	64	13.6	4.5	22	67	19	64	13.6	4.5



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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		
R10/411	W13/411	BEDROOM_ASSUMED	23	67	19	63	17.4	6.0	23	67	19	63	17.4	6.0
R11/411	W14/411	BEDROOM_ASSUMED	23	66	18	61	21.7	7.6	23	66	18	61	21.7	7.6
R12/411	W15/411	LIVINGROOM_ASSUMED	23	66	19	62	17.4	6.1						
R12/411	W16/411	LIVINGROOM_ASSUMED	23	65	19	61	17.4	6.2	23	66	19	62	17.4	6.1
R1/412	W1/412	LIVINGROOM_ASSUMED	25	68	21	64	16.0	5.9						
R1/412	W2/412	LIVINGROOM_ASSUMED	23	65	19	61	17.4	6.2	25	68	21	64	16.0	5.9
R2/412	W3/412	BEDROOM_ASSUMED	23	65	20	62	13.0	4.6	23	65	20	62	13.0	4.6
R3/412	W4/412	BEDROOM_ASSUMED	23	65	20	62	13.0	4.6	23	65	20	62	13.0	4.6
R4/412	W5/412	BEDROOM_ASSUMED	23	65	21	63	8.7	3.1	23	65	21	63	8.7	3.1
R5/412	W6/412	BEDROOM_ASSUMED	23	65	20	62	13.0	4.6	23	65	20	62	13.0	4.6
R6/412	W7/412	LIVINGROOM_ASSUMED	23	65	19	61	17.4	6.2						
R6/412	W8/412	LIVINGROOM_ASSUMED	23	65	19	61	17.4	6.2	23	65	19	61	17.4	6.2
R7/412	W9/412	LIVINGROOM_ASSUMED	24	66	20	62	16.7	6.1						
R7/412	W10/412	LIVINGROOM_ASSUMED	23	65	20	62	13.0	4.6	24	66	20	62	16.7	6.1
R8/412	W11/412	BEDROOM_ASSUMED	24	66	20	62	16.7	6.1	24	66	20	62	16.7	6.1



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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		
R9/412	W12/412	BEDROOM_ASSUMED	23	65	20	62	13.0	4.6	23	65	20	62	13.0	4.6
R10/412	W13/412	BEDROOM_ASSUMED	24	65	19	60	20.8	7.7	24	65	19	60	20.8	7.7
R11/412	W14/412	BEDROOM_ASSUMED	24	65	19	60	20.8	7.7	24	65	19	60	20.8	7.7
R12/412	W15/412	LIVINGROOM_ASSUMED	23	63	19	59	17.4	6.3						
R12/412	W16/412	LIVINGROOM_ASSUMED	24	64	19	59	20.8	7.8	24	64	19	59	20.8	7.8

Crayford House

R2/400	W15/400	CEPTION_ROOM_ASSUMED	24	66	9	46	62.5	30.3						
R2/400	W16/400	CEPTION_ROOM_ASSUMED	24	65	10	45	58.3	30.8	24	66	11	48	54.2	27.3
R3/400	W14/400	BEDROOM_ASSUMED	24	68	7	45	70.8	33.8	24	68	7	45	70.8	33.8
R4/400	W12/400	CEPTION_ROOM_ASSUMED	24	69	8	46	66.7	33.3						
R4/400	W13/400	CEPTION_ROOM_ASSUMED	24	68	7	44	70.8	35.3	24	69	9	48	62.5	30.4
R5/400	W10/400	CEPTION_ROOM_ASSUMED	24	69	8	45	66.7	34.8						
R5/400	W11/400	CEPTION_ROOM_ASSUMED	24	70	7	45	70.8	35.7	24	70	8	46	66.7	34.3
R6/400	W9/400	BEDROOM_ASSUMED	24	69	10	49	58.3	29.0	24	69	10	49	58.3	29.0
R7/400	W8/400	BEDROOM_ASSUMED	23	68	10	47	56.5	30.9	23	68	10	47	56.5	30.9



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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		
R8/400	W6/400	CEPTION_ROOM_ASSUM	24	70	7	43	70.8	38.6						
R8/400	W7/400	CEPTION_ROOM_ASSUM	23	69	9	46	60.9	33.3	24	70	9	46	62.5	34.3
R9/400	W4/400	CEPTION_ROOM_ASSUM	23	70	7	43	69.6	38.6						
R9/400	W5/400	CEPTION_ROOM_ASSUM	24	71	7	43	70.8	39.4	24	71	8	45	66.7	36.6
R10/400	W3/400	BEDROOM_ASSUMED	23	70	8	43	65.2	38.6	23	70	8	43	65.2	38.6
R11/400	W1/400	CEPTION_ROOM_ASSUM	19	68	6	44	68.4	35.3						
R11/400	W2/400	CEPTION_ROOM_ASSUM	21	70	8	45	61.9	35.7	21	70	8	47	61.9	32.9
R2/401	W21/401	CEPTION_ROOM_ASSUM	25	69	13	52	48.0	24.6						
R2/401	W22/401	CEPTION_ROOM_ASSUM	25	68	13	51	48.0	25.0	25	69	15	54	40.0	21.7
R3/401	W20/401	BEDROOM_ASSUMED	24	69	11	50	54.2	27.5	24	69	11	50	54.2	27.5
R4/401	W19/401	BEDROOM_ASSUMED	24	69	10	48	58.3	30.4	24	69	10	48	58.3	30.4
R5/401	W18/401	BEDROOM_ASSUMED	24	70	10	49	58.3	30.0	24	70	10	49	58.3	30.0
R6/401	W16/401	CEPTION_ROOM_ASSUM	24	70	11	49	54.2	30.0						
R6/401	W17/401	CEPTION_ROOM_ASSUM	24	70	10	48	58.3	31.4	24	70	12	51	50.0	27.1
R7/401	W14/401	CEPTION_ROOM_ASSUM	24	70	12	52	50.0	25.7						
R7/401	W15/401	CEPTION_ROOM_ASSUM	24	70	10	48	58.3	31.4	24	71	12	52	50.0	26.8



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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		
R8/401	W13/401	BEDROOM_ASSUMED	24	70	12	53	50.0	24.3	24	70	12	53	50.0	24.3
R9/401	W12/401	BEDROOM_ASSUMED	25	72	12	53	52.0	26.4	25	72	12	53	52.0	26.4
R10/401	W11/401	BEDROOM_ASSUMED	25	70	12	52	52.0	25.7	25	70	12	52	52.0	25.7
R11/401	W10/401	BEDROOM_ASSUMED	25	71	10	50	60.0	29.6	25	71	10	50	60.0	29.6
R12/401	W8/401	CEPTION_ROOM_ASSUMED	25	72	9	48	64.0	33.3						
R12/401	W9/401	CEPTION_ROOM_ASSUMED	25	72	9	49	64.0	31.9	25	72	9	50	64.0	30.6
R13/401	W6/401	CEPTION_ROOM_ASSUMED	24	71	9	48	62.5	32.4						
R13/401	W7/401	CEPTION_ROOM_ASSUMED	24	71	9	48	62.5	32.4	24	71	10	49	58.3	31.0
R14/401	W5/401	BEDROOM_ASSUMED	25	72	9	49	64.0	31.9	25	72	9	49	64.0	31.9
R15/401	W4/401	BEDROOM_ASSUMED	25	72	10	48	60.0	33.3	25	72	10	48	60.0	33.3
R16/401	W3/401	BEDROOM_ASSUMED	24	71	11	49	54.2	31.0	24	71	11	49	54.2	31.0
R17/401	W1/401	CEPTION_ROOM_ASSUMED	21	70	12	52	42.9	25.7						
R17/401	W2/401	CEPTION_ROOM_ASSUMED	22	69	10	48	54.5	30.4	22	71	12	52	45.5	26.8
R2/402	W21/402	CEPTION_ROOM_ASSUMED	25	67	13	52	48.0	22.4						
R2/402	W22/402	CEPTION_ROOM_ASSUMED	25	66	12	50	52.0	24.2	25	67	14	53	44.0	20.9



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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		
R3/402	W20/402	BEDROOM_ASSUMED	24	66	12	51	50.0	22.7	24	66	12	51	50.0	22.7
R4/402	W19/402	BEDROOM_ASSUMED	24	66	13	51	45.8	22.7	24	66	13	51	45.8	22.7
R5/402	W18/402	BEDROOM_ASSUMED	24	66	12	50	50.0	24.2	24	66	12	50	50.0	24.2
R6/402	W16/402	DECEPTION_ROOM_ASSUMED	24	66	12	49	50.0	25.8						
R6/402	W17/402	DECEPTION_ROOM_ASSUMED	24	66	13	50	45.8	24.2	24	66	13	50	45.8	24.2
R7/402	W14/402	DECEPTION_ROOM_ASSUMED	25	66	11	48	56.0	27.3						
R7/402	W15/402	DECEPTION_ROOM_ASSUMED	25	67	11	48	56.0	28.4	25	67	12	49	52.0	26.9
R8/402	W13/402	BEDROOM_ASSUMED	25	66	11	49	56.0	25.8	25	66	11	49	56.0	25.8
R9/402	W12/402	BEDROOM_ASSUMED	25	67	11	48	56.0	28.4	25	67	11	48	56.0	28.4
R10/402	W11/402	BEDROOM_ASSUMED	24	64	11	48	54.2	25.0	24	64	11	48	54.2	25.0
R11/402	W10/402	BEDROOM_ASSUMED	24	66	9	46	62.5	30.3	24	66	9	46	62.5	30.3
R12/402	W8/402	DECEPTION_ROOM_ASSUMED	24	66	8	46	66.7	30.3						
R12/402	W9/402	DECEPTION_ROOM_ASSUMED	24	66	8	45	66.7	31.8	24	66	8	47	66.7	28.8
R13/402	W6/402	DECEPTION_ROOM_ASSUMED	23	65	9	46	60.9	29.2						
R13/402	W7/402	DECEPTION_ROOM_ASSUMED	24	66	8	45	66.7	31.8	24	66	9	46	62.5	30.3



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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		
R14/402	W5/402	BEDROOM_ASSUMED	24	66	9	46	62.5	30.3	24	66	9	46	62.5	30.3
R15/402	W4/402	BEDROOM_ASSUMED	24	66	10	46	58.3	30.3	24	66	10	46	58.3	30.3
R16/402	W3/402	BEDROOM_ASSUMED	24	66	10	46	58.3	30.3	24	66	10	46	58.3	30.3
R17/402	W1/402	CEPTION_ROOM_ASSUM	26	68	16	51	38.5	25.0						
R17/402	W2/402	CEPTION_ROOM_ASSUM	24	66	12	47	50.0	28.8	26	68	16	51	38.5	25.0

Bunning House

R1/420	W31/420	CEPTION_ROOM_ASSUM	20	53	17	50	15.0	5.7						
R1/420	W32/420	CEPTION_ROOM_ASSUM	20	50	17	47	15.0	6.0	20	55	17	52	15.0	5.5
R2/420	W30/420	BEDROOM_ASSUMED	20	60	18	58	10.0	3.3	20	60	18	58	10.0	3.3
R3/420	W28/420	CEPTION_ROOM_ASSUM	19	59	16	56	15.8	5.1						
R3/420	W29/420	CEPTION_ROOM_ASSUM	19	59	16	56	15.8	5.1	19	59	16	56	15.8	5.1
R4/420	W26/420	CEPTION_ROOM_ASSUM	17	60	12	55	29.4	8.3						
R4/420	W27/420	CEPTION_ROOM_ASSUM	18	60	14	56	22.2	6.7	18	61	14	57	22.2	6.6
R5/420	W25/420	BEDROOM_ASSUMED	16	59	10	53	37.5	10.2	16	59	10	53	37.5	10.2
R6/420	W24/420	BEDROOM_ASSUMED	19	60	9	50	52.6	16.7	19	60	9	50	52.6	16.7



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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		
R7/420	W22/420	CEPTION_ROOM_ASSUM	19	57	6	44	68.4	22.8						
R7/420	W23/420	CEPTION_ROOM_ASSUM	18	58	8	48	55.6	17.2	19	60	9	50	52.6	16.7
R8/420	W20/420	CEPTION_ROOM_ASSUM	21	60	7	45	66.7	25.0						
R8/420	W21/420	CEPTION_ROOM_ASSUM	21	58	8	44	61.9	24.1	21	62	8	48	61.9	22.6
R9/420	W19/420	BEDROOM_ASSUMED	21	58	7	41	66.7	29.3	21	58	7	41	66.7	29.3
R10/420	W17/420	CEPTION_ROOM_ASSUM	19	61	6	39	68.4	36.1						
R10/420	W18/420	CEPTION_ROOM_ASSUM	20	62	5	40	75.0	35.5	21	63	6	41	71.4	34.9
R1/421	W37/421	CEPTION_ROOM_ASSUM	21	60	17	56	19.0	6.7						
R1/421	W38/421	CEPTION_ROOM_ASSUM	21	59	17	55	19.0	6.8	21	61	17	57	19.0	6.6
R2/421	W36/421	BEDROOM_ASSUMED	22	62	18	58	18.2	6.5	22	62	18	58	18.2	6.5
R3/421	W35/421	BEDROOM_ASSUMED	23	63	19	59	17.4	6.3	23	63	19	59	17.4	6.3
R4/421	W34/421	BEDROOM_ASSUMED	24	66	21	63	12.5	4.5	24	66	21	63	12.5	4.5
R5/421	W32/421	CEPTION_ROOM_ASSUM	22	66	18	62	18.2	6.1						
R5/421	W33/421	CEPTION_ROOM_ASSUM	22	65	18	61	18.2	6.2	23	67	18	62	21.7	7.5
R6/421	W30/421	CEPTION_ROOM_ASSUM	21	65	17	61	19.0	6.2						
R6/421	W31/421	CEPTION_ROOM_ASSUM	22	66	18	62	18.2	6.1	22	66	18	62	18.2	6.1



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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		
R7/421	W29/421	BEDROOM_ASSUMED	20	64	14	58	30.0	9.4	20	64	14	58	30.0	9.4
R8/421	W28/421	BEDROOM_ASSUMED	19	63	12	56	36.8	11.1	19	63	12	56	36.8	11.1
R9/421	W27/421	BEDROOM_ASSUMED	19	63	12	56	36.8	11.1	19	63	12	56	36.8	11.1
R10/421	W26/421	BEDROOM_ASSUMED	19	63	10	54	47.4	14.3	19	63	10	54	47.4	14.3
R11/421	W24/421	CEPTION_ROOM_ASSUMED	21	64	10	53	52.4	17.2						
R11/421	W25/421	CEPTION_ROOM_ASSUMED	18	61	8	51	55.6	16.4	21	64	11	54	47.6	15.6
R12/421	W22/421	CEPTION_ROOM_ASSUMED	21	62	7	47	66.7	24.2						
R12/421	W23/421	CEPTION_ROOM_ASSUMED	21	63	9	51	57.1	19.0	21	63	9	51	57.1	19.0
R13/421	W21/421	BEDROOM_ASSUMED	22	63	8	48	63.6	23.8	22	63	8	48	63.6	23.8
R14/421	W20/421	BEDROOM_ASSUMED	22	64	8	47	63.6	26.6	22	64	8	47	63.6	26.6
R15/421	W19/421	BEDROOM_ASSUMED	23	65	9	48	60.9	26.2	23	65	9	48	60.9	26.2
R16/421	W17/421	CEPTION_ROOM_ASSUMED	23	68	7	44	69.6	35.3						
R16/421	W18/421	CEPTION_ROOM_ASSUMED	23	66	7	45	69.6	31.8	23	68	7	47	69.6	30.9
R1/422	W37/422	CEPTION_ROOM_ASSUMED	24	62	22	60	8.3	3.2						
R1/422	W38/422	CEPTION_ROOM_ASSUMED	23	62	21	60	8.7	3.2	24	63	22	61	8.3	3.2



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HM HOLLOWAY PRISON, LONDON
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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		
R2/422	W36/422	BEDROOM_ASSUMED	24	62	21	59	12.5	4.8	24	62	21	59	12.5	4.8
R3/422	W35/422	BEDROOM_ASSUMED	24	63	21	60	12.5	4.8	24	63	21	60	12.5	4.8
R4/422	W34/422	BEDROOM_ASSUMED	24	63	21	60	12.5	4.8	24	63	21	60	12.5	4.8
R5/422	W32/422	DECEPTION_ROOM_ASSUMED	24	64	21	61	12.5	4.7						
R5/422	W33/422	DECEPTION_ROOM_ASSUMED	24	63	21	60	12.5	4.8	24	64	21	61	12.5	4.7
R6/422	W30/422	DECEPTION_ROOM_ASSUMED	24	63	20	59	16.7	6.3						
R6/422	W31/422	DECEPTION_ROOM_ASSUMED	24	64	20	60	16.7	6.3	24	64	20	60	16.7	6.3
R7/422	W29/422	BEDROOM_ASSUMED	24	63	19	58	20.8	7.9	24	63	19	58	20.8	7.9
R8/422	W28/422	BEDROOM_ASSUMED	24	63	18	57	25.0	9.5	24	63	18	57	25.0	9.5
R9/422	W27/422	BEDROOM_ASSUMED	23	62	18	57	21.7	8.1	23	62	18	57	21.7	8.1
R10/422	W26/422	BEDROOM_ASSUMED	23	62	16	55	30.4	11.3	23	62	16	55	30.4	11.3
R11/422	W24/422	DECEPTION_ROOM_ASSUMED	21	61	13	53	38.1	13.1						
R11/422	W25/422	DECEPTION_ROOM_ASSUMED	22	62	14	54	36.4	12.9	22	62	14	54	36.4	12.9
R12/422	W22/422	DECEPTION_ROOM_ASSUMED	23	63	12	52	47.8	17.5						
R12/422	W23/422	DECEPTION_ROOM_ASSUMED	22	61	11	50	50.0	18.0	23	63	12	52	47.8	17.5



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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		
R13/422	W21/422	BEDROOM_ASSUMED	24	64	11	51	54.2	20.3	24	64	11	51	54.2	20.3
R14/422	W20/422	BEDROOM_ASSUMED	24	64	12	52	50.0	18.8	24	64	12	52	50.0	18.8
R15/422	W19/422	BEDROOM_ASSUMED	24	64	9	48	62.5	25.0	24	64	9	48	62.5	25.0
R16/422	W17/422	CEPTION_ROOM_ASSUM	24	64	8	46	66.7	28.1						
R16/422	W18/422	CEPTION_ROOM_ASSUM	24	64	8	47	66.7	26.6	24	64	8	47	66.7	26.6

41 Crayford Road

R1/800	W1/800	SSUMED_WINDOW_RE	2	31	2	31	0.0	0.0						
R1/800	W2/800	SSUMED_WINDOW_RE	5	42	2	39	60.0	7.1	5	42	2	39	60.0	7.1
R2/800	W3/800	SSUMED_WINDOW_RE	7	47	5	45	28.6	4.3	7	47	5	45	28.6	4.3
R1/801	W1/801	ASSUMED_RESI	25	69	13	57	48.0	17.4	25	69	13	57	48.0	17.4
R1/802	W1/802	ASSUMED_RESI_HALF	23	69	15	61	34.8	11.6	23	69	15	61	34.8	11.6
R1/803	W1/803	ASSUMED_RESI	25	72	18	65	28.0	9.7						
R1/803	W2/803	ASSUMED_RESI	25	73	21	69	16.0	5.5	29	98	24	93	17.2	5.1
R1/811	W1/811	ASSUMED_RESI	23	67	14	58	39.1	13.4	23	67	14	58	39.1	13.4
R1/812	W1/812	ASSUMED_RESI_HALF	25	71	18	64	28.0	9.9	25	71	18	64	28.0	9.9



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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		

43 Crayford Road

R1/820	W1/820	JMED_WINDOW_RESI_H	10	25	4	19	60.0	24.0	10	25	4	19	60.0	24.0
R1/821	W1/821	ASSUMED_RESI_HALF	11	47	6	42	45.5	10.6	11	47	6	42	45.5	10.6
R1/822	W1/822	ASSUMED_RESI_HALF	24	70	18	64	25.0	8.6	24	70	18	64	25.0	8.6
R1/823	W1/823	ASSUMED_RESI_HALF	25	73	21	69	16.0	5.5	25	73	21	69	16.0	5.5
R1/830	W1/830	JMED_WINDOW_RESI_H	16	43	7	34	56.3	20.9						
R1/830	W3/830	JMED_WINDOW_RESI_H	11	24	4	17	63.6	29.2	16	43	8	35	50.0	18.6
R2/830	W2/830	JMED_WINDOW_RESI_H	21	62	9	50	57.1	19.4	21	62	9	50	57.1	19.4
R1/831	W1/831	ASSUMED_RESI	21	50	9	38	57.1	24.0	21	50	9	38	57.1	24.0
R2/831	W2/831	ASSUMED_RESI	24	66	11	53	54.2	19.7	24	66	11	53	54.2	19.7
R1/832	W1/832	ASSUMED_RESI_HALF	24	70	16	62	33.3	11.4	24	70	16	62	33.3	11.4

45 Crayford Road

R1/840	W1/840	ASSUMED_WINDOW_RESI	9	48	3	42	66.7	12.5						
R1/840	W2/840	ASSUMED_WINDOW_RESI	19	58	7	46	63.2	20.7						



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
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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		
R1/840	W3/840	ASSUMED_WINDOW_RESI	0	16	0	16	-	0.0	21	62	8	49	61.9	21.0
R1/841	W1/841	ASSUMED_RESI	22	64	12	54	45.5	15.6	22	64	12	54	45.5	15.6
R1/842	W1/842	ASSUMED_RESI_HALF	24	70	16	62	33.3	11.4	24	70	16	62	33.3	11.4
R1/843	W1/843	ASSUMED_RESI_HALF	24	62	20	58	16.7	6.5						
R1/843	W2/843	ASSUMED_RESI_HALF	0	58	0	58	-	0.0						
R1/843	W3/843	ASSUMED_RESI_HALF	11	65	11	65	0.0	0.0	27	94	23	90	14.8	4.3
R1/850	W1/850	JMED_WINDOW_RESI_HALF	2	19	1	18	50.0	5.3	2	19	1	18	50.0	5.3
R1/851	W1/851	JMED_WINDOW_RESI_HALF	21	66	14	59	33.3	10.6	21	66	14	59	33.3	10.6
R1/852	W1/852	ASSUMED_RESI_HALF	24	70	17	63	29.2	10.0	24	70	17	63	29.2	10.0

47 Crayford Road

R1/860	W1/860	JMED_WINDOW_RESI_H	8	36	5	33	37.5	8.3	8	36	5	33	37.5	8.3
R1/861	W1/861	JMED_WINDOW_RESI_H	21	63	14	56	33.3	11.1	21	63	14	56	33.3	11.1
R1/862	W1/862	ASSUMED_RESI_HALF	23	68	17	62	26.1	8.8	23	68	17	62	26.1	8.8
R1/863	W1/863	ASSUMED_RESI_HALF	23	68	20	65	13.0	4.4	23	68	20	65	13.0	4.4



SUNLIGHT ANALYSIS

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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		
R1/870	W3/870	JMED_WINDOW_RESI_1	10	38	5	33	50.0	13.2						
R1/870	W4/870	JMED_WINDOW_RESI_1	7	30	5	28	28.6	6.7	10	38	6	34	40.0	10.5
R2/870	W1/870	JMED_WINDOW_RESI_1	15	54	7	46	53.3	14.8						
R2/870	W2/870	JMED_WINDOW_RESI_1	15	46	7	38	53.3	17.4	18	65	9	56	50.0	13.8
R1/871	W2/871	JMED_WINDOW_RESI_1	17	51	11	45	35.3	11.8						
R1/871	W3/871	JMED_WINDOW_RESI_1	20	48	12	40	40.0	16.7	20	54	12	46	40.0	14.8
R2/871	W1/871	JMED_WINDOW_RESI_1	18	59	10	51	44.4	13.6	18	59	10	51	44.4	13.6
R1/872	W1/872	ASSUMED RESI HALF	23	67	15	59	34.8	11.9	23	67	15	59	34.8	11.9

49 Crayford Road

R1/880	W1/880	JMED_WINDOW_RESI_1	0	13	0	13	-	0.0						
R1/880	W2/880	JMED_WINDOW_RESI_1	9	45	6	42	33.3	6.7	9	47	6	44	33.3	6.4
R1/881	W1/881	JMED_WINDOW_RESI_1	17	57	10	50	41.2	12.3						
R1/881	W2/881	JMED_WINDOW_RESI_1	1	17	1	17	0.0	0.0	17	58	10	51	41.2	12.1
R1/882	W1/882	JMED_WINDOW_RESI_1	21	63	14	56	33.3	11.1	21	63	14	56	33.3	11.1
R1/883	W1/883	ASSUMED_RESI_HALF	23	68	20	65	13.0	4.4	23	68	20	65	13.0	4.4
R1/890	W1/890	JMED_WINDOW_RESI_1	1	18	1	18	0.0	0.0	1	18	1	18	0.0	0.0



SUNLIGHT ANALYSIS

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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		

R1/891	W1/891	JMED_WINDOW_RESI_	17	60	13	56	23.5	6.7	17	60	13	56	23.5	6.7
R1/892	W1/892	ASSUMED_RESI_HALF	22	65	18	61	18.2	6.2	22	65	18	61	18.2	6.2

51 Crayford Road

R1/900	W1/900	ASSUMED_WINDOW_RE	9	42	8	41	11.1	2.4						
R1/900	W2/900	ASSUMED_WINDOW_RE	6	46	6	46	0.0	0.0						
R1/900	W3/900	ASSUMED_WINDOW_RE	14	53	12	51	14.3	3.8	14	57	12	55	14.3	3.5
R1/901	W1/901	JMED_WINDOW_RESI_	19	59	15	55	21.1	6.8	19	59	15	55	21.1	6.8
R1/902	W1/902	JMED_WINDOW_RESI_	20	62	17	59	15.0	4.8	20	62	17	59	15.0	4.8
R1/903	W1/903	ASSUMED_HALF_RESI	23	68	21	66	8.7	2.9						
R1/903	W2/903	ASSUMED_HALF_RESI	23	61	21	59	8.7	3.3	23	68	21	66	8.7	2.9
R1/911	W1/911	JMED_WINDOW_RESI_	17	56	13	52	23.5	7.1	17	56	13	52	23.5	7.1
R1/912	W1/912	JMED_WINDOW_RESI_	21	64	17	60	19.0	6.3	21	64	17	60	19.0	6.3

53 Crayford Road

R1/919	W1/919	ASSUMED_WINDOW_RE	6	38	6	38	0.0	0.0	6	38	6	38	0.0	0.0
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SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
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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		
R1/920	W1/920	ASSUMED_WINDOW_RESI	17	54	12	49	29.4	9.3	17	54	12	49	29.4	9.3
R1/921	W1/921	IMED_WINDOW_RESI_H	21	64	17	60	19.0	6.3	21	64	17	60	19.0	6.3
R1/922	W1/922	ASSUMED_RESI_HALF	21	64	18	61	14.3	4.7	21	64	18	61	14.3	4.7
R1/930	W1/930	IMED_WINDOW_RESI_	17	54	13	50	23.5	7.4	17	54	13	50	23.5	7.4
R1/931	W1/931	IMED_WINDOW_RESI_	19	59	14	54	26.3	8.5	19	59	14	54	26.3	8.5
R1/932	W1/932	ASSUMED_RESI_HALF	21	64	18	61	14.3	4.7	21	64	18	61	14.3	4.7

Bakersfield - Block 1, Crayford Road

R1/970	W1/970	LIVINGROOM_ASSUMEC	0	2	0	2	-	0.0						
R1/970	W2/970	LIVINGROOM_ASSUMEC	13	45	8	37	38.5	17.8						
R1/970	W3/970	LIVINGROOM_ASSUMEC	12	40	7	32	41.7	20.0						
R1/970	W4/970	LIVINGROOM_ASSUMEC	0	4	0	4	-	0.0						
R1/970	W5/970	LIVINGROOM_ASSUMEC	8	42	5	36	37.5	14.3						
R1/970	W6/970	LIVINGROOM_ASSUMEC	1	30	0	27	100.0	10.0	13	47	8	39	38.5	17.0
R2/970	W7/970	LIVINGROOM_ASSUMEC	0	0	0	0	-	-						
R2/970	W8/970	LIVINGROOM_ASSUMEC	13	47	8	38	38.5	19.1						
R2/970	W9/970	LIVINGROOM_ASSUMEC	12	40	7	30	41.7	25.0						
R2/970	W10/970	LIVINGROOM_ASSUMEC	0	6	0	6	-	0.0						
R2/970	W11/970	LIVINGROOM_ASSUMEC	10	44	5	34	50.0	22.7						



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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		
R2/970	W12/970	LIVINGROOM_ASSUMEC	7	35	4	27	42.9	22.9	13	47	8	38	38.5	19.1
R3/970	W13/970	LIVINGROOM_ASSUMEC	0	2	0	2	-	0.0						
R3/970	W14/970	LIVINGROOM_ASSUMEC	12	45	7	35	41.7	22.2						
R3/970	W15/970	LIVINGROOM_ASSUMEC	9	36	5	27	44.4	25.0						
R3/970	W16/970	LIVINGROOM_ASSUMEC	0	6	0	5	-	16.7						
R3/970	W17/970	LIVINGROOM_ASSUMEC	6	38	2	28	66.7	26.3						
R3/970	W18/970	LIVINGROOM_ASSUMEC	2	22	0	15	100.0	31.8	12	45	8	36	33.3	20.0
R4/970	W19/970	LIVINGROOM_ASSUMEC	0	4	0	3	-	25.0						
R4/970	W20/970	LIVINGROOM_ASSUMEC	11	44	8	33	27.3	25.0						
R4/970	W21/970	LIVINGROOM_ASSUMEC	8	33	5	24	37.5	27.3						
R4/970	W22/970	LIVINGROOM_ASSUMEC	0	6	0	3	-	50.0						
R4/970	W23/970	LIVINGROOM_ASSUMEC	5	36	2	24	60.0	33.3						
R4/970	W24/970	LIVINGROOM_ASSUMEC	3	23	0	14	100.0	39.1	11	44	8	33	27.3	25.0
R5/970	W25/970	LIVINGROOM_ASSUMEC	0	2	0	1	-	50.0						
R5/970	W26/970	LIVINGROOM_ASSUMEC	11	44	8	31	27.3	29.5						
R5/970	W27/970	LIVINGROOM_ASSUMEC	7	33	5	24	28.6	27.3						
R5/970	W28/970	LIVINGROOM_ASSUMEC	0	6	0	1	-	83.3						
R5/970	W29/970	LIVINGROOM_ASSUMEC	5	37	3	22	40.0	40.5						
R5/970	W30/970	LIVINGROOM_ASSUMEC	2	22	0	13	100.0	40.9	11	44	8	31	27.3	29.5
R6/970	W31/970	LIVINGROOM_ASSUMEC	0	2	0	0	-	100.0						
R6/970	W32/970	LIVINGROOM_ASSUMEC	8	39	7	25	12.5	35.9						
R6/970	W33/970	LIVINGROOM_ASSUMEC	7	33	5	22	28.6	33.3						



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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		
R6/970	W34/970	LIVINGROOM_ASSUMEC	0	5	0	1	-	80.0						
R6/970	W35/970	LIVINGROOM_ASSUMEC	5	36	3	21	40.0	41.7						
R6/970	W36/970	LIVINGROOM_ASSUMEC	2	22	0	11	100.0	50.0	9	41	7	26	22.2	36.6
R7/970	W37/970	LIVINGROOM_ASSUMEC	0	2	0	0	-	100.0						
R7/970	W38/970	LIVINGROOM_ASSUMEC	7	39	5	22	28.6	43.6						
R7/970	W39/970	LIVINGROOM_ASSUMEC	6	30	5	21	16.7	30.0						
R7/970	W40/970	LIVINGROOM_ASSUMEC	0	4	0	1	-	75.0						
R7/970	W41/970	LIVINGROOM_ASSUMEC	3	31	2	18	33.3	41.9						
R7/970	W42/970	LIVINGROOM_ASSUMEC	1	21	0	11	100.0	47.6	7	39	5	24	28.6	38.5
R8/970	W43/970	LIVINGROOM_ASSUMEC	0	2	0	0	-	100.0						
R8/970	W44/970	LIVINGROOM_ASSUMEC	5	36	4	22	20.0	38.9						
R8/970	W45/970	LIVINGROOM_ASSUMEC	3	26	3	18	0.0	30.8						
R8/970	W46/970	LIVINGROOM_ASSUMEC	0	5	0	0	-	100.0						
R8/970	W47/970	LIVINGROOM_ASSUMEC	0	27	1	14	-	48.1						
R8/970	W48/970	LIVINGROOM_ASSUMEC	0	14	0	6	-	57.1	5	36	5	23	0.0	36.1
R9/970	W49/970	LIVINGROOM_ASSUMEC	0	3	0	0	-	100.0						
R9/970	W50/970	LIVINGROOM_ASSUMEC	6	38	7	26	-16.7	31.6						
R9/970	W51/970	LIVINGROOM_ASSUMEC	4	30	4	22	0.0	26.7						
R9/970	W52/970	LIVINGROOM_ASSUMEC	0	3	0	0	-	100.0						
R9/970	W53/970	LIVINGROOM_ASSUMEC	0	27	0	17	-	37.0						
R9/970	W54/970	LIVINGROOM_ASSUMEC	0	18	0	11	-	38.9	6	38	7	27	-16.7	28.9
R10/970	W55/970	LIVINGROOM_ASSUMEC	0	2	0	0	-	100.0						



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HM HOLLOWAY PRISON, LONDON
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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		
R10/970	W56/970	LIVINGROOM_ASSUMED	6	32	7	27	-16.7	15.6						
R10/970	W57/970	LIVINGROOM_ASSUMED	5	30	6	27	-20.0	10.0						
R10/970	W58/970	LIVINGROOM_ASSUMED	0	1	0	0	-	100.0						
R10/970	W59/970	LIVINGROOM_ASSUMED	6	29	6	25	0.0	13.8						
R10/970	W60/970	LIVINGROOM_ASSUMED	8	34	6	26	25.0	23.5	9	39	7	28	22.2	28.2
R1/971	W1/971	BEDROOM_ASSUMED	15	47	8	38	46.7	19.1	15	47	8	38	46.7	19.1
R2/971	W2/971	BEDROOM_ASSUMED	14	48	10	43	28.6	10.4	14	48	10	43	28.6	10.4
R3/971	W3/971	BEDROOM_ASSUMED	11	41	6	34	45.5	17.1	11	41	6	34	45.5	17.1
R4/971	W4/971	BEDROOM_ASSUMED	13	47	8	38	38.5	19.1	13	47	8	38	38.5	19.1
R5/971	W5/971	BEDROOM_ASSUMED	11	43	6	35	45.5	18.6	11	43	6	35	45.5	18.6
R6/971	W6/971	BEDROOM_ASSUMED	6	34	2	27	66.7	20.6	6	34	2	27	66.7	20.6
R7/971	W7/971	BEDROOM_ASSUMED	11	44	7	36	36.4	18.2	11	44	7	36	36.4	18.2
R8/971	W8/971	BEDROOM_ASSUMED	4	31	0	21	100.0	32.3	4	31	0	21	100.0	32.3
R9/971	W9/971	BEDROOM_ASSUMED	10	42	6	30	40.0	28.6	10	42	6	30	40.0	28.6
R10/971	W10/971	BEDROOM_ASSUMED	4	31	0	19	100.0	38.7	4	31	0	19	100.0	38.7



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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		
R11/971	W11/971	BEDROOM_ASSUMED	11	44	8	30	27.3	31.8	11	44	8	30	27.3	31.8
R12/971	W12/971	BEDROOM_ASSUMED	4	31	1	17	75.0	45.2	4	31	1	17	75.0	45.2
R13/971	W13/971	BEDROOM_ASSUMED	10	43	7	28	30.0	34.9	10	43	7	28	30.0	34.9
R14/971	W14/971	BEDROOM_ASSUMED	3	31	1	17	66.7	45.2	3	31	1	17	66.7	45.2
R15/971	W15/971	BEDROOM_ASSUMED	9	41	6	25	33.3	39.0	9	41	6	25	33.3	39.0
R16/971	W16/971	BEDROOM_ASSUMED	5	32	6	20	-20.0	37.5	5	32	6	20	-20.0	37.5
R17/971	W17/971	BEDROOM_ASSUMED	7	34	6	19	14.3	44.1	7	34	6	19	14.3	44.1
R18/971	W18/971	BEDROOM_ASSUMED	1	23	1	11	0.0	52.2	1	23	1	11	0.0	52.2
R19/971	W19/971	BEDROOM_ASSUMED	11	45	8	32	27.3	28.9	11	45	8	32	27.3	28.9
R20/971	W20/971	BEDROOM_ASSUMED	9	42	8	32	11.1	23.8	9	42	8	32	11.1	23.8
R1/972	W1/972	BEDROOM_ASSUMED	15	47	9	40	40.0	14.9	15	47	9	40	40.0	14.9
R2/972	W2/972	BEDROOM_ASSUMED	14	48	10	43	28.6	10.4						
R2/972	W3/972	BEDROOM_ASSUMED	14	42	10	36	28.6	14.3	14	48	10	43	28.6	10.4
R3/972	W4/972	BEDROOM_ASSUMED	8	38	4	32	50.0	15.8	8	38	4	32	50.0	15.8



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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		
R4/972	W5/972	BEDROOM_ASSUMED	13	47	9	41	30.8	12.8	13	47	9	41	30.8	12.8
R5/972	W6/972	BEDROOM_ASSUMED	10	42	5	35	50.0	16.7	10	42	5	35	50.0	16.7
R6/972	W7/972	BEDROOM_ASSUMED	6	34	2	28	66.7	17.6	6	34	2	28	66.7	17.6
R7/972	W8/972	BEDROOM_ASSUMED	12	45	8	38	33.3	15.6	12	45	8	38	33.3	15.6
R8/972	W9/972	BEDROOM_ASSUMED	6	34	3	28	50.0	17.6	6	34	3	28	50.0	17.6
R9/972	W10/972	BEDROOM_ASSUMED	9	41	7	34	22.2	17.1	9	41	7	34	22.2	17.1
R10/972	W11/972	BEDROOM_ASSUMED	4	33	1	25	75.0	24.2	4	33	1	25	75.0	24.2
R11/972	W12/972	BEDROOM_ASSUMED	11	44	8	36	27.3	18.2	11	44	8	36	27.3	18.2
R12/972	W13/972	BEDROOM_ASSUMED	5	33	4	25	20.0	24.2	5	33	4	25	20.0	24.2
R13/972	W14/972	BEDROOM_ASSUMED	0	7	0	2	-	71.4						
R13/972	W15/972	BEDROOM_ASSUMED	9	42	8	31	11.1	26.2	9	42	8	32	11.1	23.8
R14/972	W16/972	BEDROOM_ASSUMED	4	32	2	20	50.0	37.5	4	32	2	20	50.0	37.5
R15/972	W17/972	BEDROOM_ASSUMED	8	43	6	30	25.0	30.2	8	43	6	30	25.0	30.2



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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		
R16/972	W18/972	BEDROOM_ASSUMED	2	25	1	11	50.0	56.0	2	25	1	11	50.0	56.0
R17/972	W19/972	BEDROOM_ASSUMED	9	42	9	28	0.0	33.3	9	42	9	28	0.0	33.3
R18/972	W20/972	BEDROOM_ASSUMED	4	32	4	20	0.0	37.5	4	32	4	20	0.0	37.5
R19/972	W21/972	BEDROOM_ASSUMED	0	7	0	0	-	100.0						
R19/972	W22/972	BEDROOM_ASSUMED	12	48	10	35	16.7	27.1	12	48	10	35	16.7	27.1
R20/972	W23/972	BEDROOM_ASSUMED	12	48	9	35	25.0	27.1	12	48	9	35	25.0	27.1
R1/973	W1/973	LIVINGROOM_ASSUMED	15	47	11	42	26.7	10.6						
R1/973	W2/973	LIVINGROOM_ASSUMED	15	49	11	44	26.7	10.2						
R1/973	W3/973	LIVINGROOM_ASSUMED	15	43	11	37	26.7	14.0	15	49	11	44	26.7	10.2
R2/973	W4/973	LIVINGROOM_ASSUMED	9	39	6	34	33.3	12.8						
R2/973	W5/973	LIVINGROOM_ASSUMED	14	48	10	42	28.6	12.5	14	48	11	43	21.4	10.4
R3/973	W6/973	LIVINGROOM_ASSUMED	11	43	7	37	36.4	14.0						
R3/973	W7/973	LIVINGROOM_ASSUMED	6	34	3	29	50.0	14.7	11	43	7	37	36.4	14.0
R4/973	W8/973	LIVINGROOM_ASSUMED	12	46	9	41	25.0	10.9						
R4/973	W9/973	LIVINGROOM_ASSUMED	5	33	3	29	40.0	12.1	12	46	10	42	16.7	8.7
R5/973	W10/973	LIVINGROOM_ASSUMED	10	42	7	35	30.0	16.7						
R5/973	W11/973	LIVINGROOM_ASSUMED	5	34	3	27	40.0	20.6	10	43	8	37	20.0	14.0



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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		
R6/973	W12/973	LIVINGROOM_ASSUMEC	12	47	10	40	16.7	14.9	12	47	10	40	16.7	14.9
R6/973	W13/973	LIVINGROOM_ASSUMEC	6	34	4	26	33.3	23.5						
R7/973	W14/973	LIVINGROOM_ASSUMEC	0	7	0	3	-	57.1						
R7/973	W15/973	LIVINGROOM_ASSUMEC	10	43	8	34	20.0	20.9	10	43	8	34	20.0	20.9
R7/973	W16/973	LIVINGROOM_ASSUMEC	5	33	3	24	40.0	27.3						
R8/973	W17/973	LIVINGROOM_ASSUMEC	13	50	10	39	23.1	22.0						
R8/973	W18/973	LIVINGROOM_ASSUMEC	3	37	1	26	66.7	29.7	13	50	10	39	23.1	22.0
R9/973	W19/973	LIVINGROOM_ASSUMEC	11	46	10	35	9.1	23.9	11	46	10	36	9.1	21.7
R9/973	W20/973	LIVINGROOM_ASSUMEC	4	38	3	28	25.0	26.3						
R10/973	W21/973	LIVINGROOM_ASSUMEC	0	7	0	1	-	85.7						
R10/973	W22/973	LIVINGROOM_ASSUMEC	12	47	11	35	8.3	25.5	12	47	11	37	8.3	21.3
R10/973	W23/973	LIVINGROOM_ASSUMEC	12	47	10	35	16.7	25.5						
R1/974	W1/974	LIVINGROOM_ASSUMEC	15	45	12	41	20.0	8.9						
R1/974	W2/974	LIVINGROOM_ASSUMEC	15	50	12	46	20.0	8.0	15	50	12	46	20.0	8.0
R1/974	W3/974	LIVINGROOM_ASSUMEC	15	43	12	39	20.0	9.3						
R2/974	W4/974	LIVINGROOM_ASSUMEC	9	39	6	35	33.3	10.3						
R2/974	W5/974	LIVINGROOM_ASSUMEC	15	48	12	44	20.0	8.3	15	48	12	44	20.0	8.3
R3/974	W6/974	LIVINGROOM_ASSUMEC	11	43	8	38	27.3	11.6						



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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		
R3/974	W7/974	LIVINGROOM_ASSUMED	7	35	4	30	42.9	14.3	11	43	8	38	27.3	11.6
R4/974	W8/974	LIVINGROOM_ASSUMED	13	49	10	44	23.1	10.2						
R4/974	W9/974	LIVINGROOM_ASSUMED	6	35	3	30	50.0	14.3	13	49	10	44	23.1	10.2
R5/974	W10/974	LIVINGROOM_ASSUMED	11	44	8	39	27.3	11.4						
R5/974	W11/974	LIVINGROOM_ASSUMED	6	35	3	28	50.0	20.0	11	44	8	39	27.3	11.4
R6/974	W12/974	LIVINGROOM_ASSUMED	13	49	10	41	23.1	16.3						
R6/974	W13/974	LIVINGROOM_ASSUMED	7	35	4	27	42.9	22.9	13	49	10	41	23.1	16.3
R7/974	W14/974	LIVINGROOM_ASSUMED	0	7	0	3	-	57.1						
R7/974	W15/974	LIVINGROOM_ASSUMED	11	44	8	35	27.3	20.5						
R7/974	W16/974	LIVINGROOM_ASSUMED	5	33	3	25	40.0	24.2	11	44	8	35	27.3	20.5
R8/974	W17/974	LIVINGROOM_ASSUMED	14	51	11	41	21.4	19.6						
R8/974	W18/974	LIVINGROOM_ASSUMED	14	51	11	41	21.4	19.6	14	51	11	41	21.4	19.6
R1/975	W1/975	BEDROOM_ASSUMED	15	49	12	46	20.0	6.1	15	49	12	46	20.0	6.1
R2/975	W2/975	BEDROOM_ASSUMED	15	51	12	48	20.0	5.9						
R2/975	W3/975	BEDROOM_ASSUMED	15	31	12	28	20.0	9.7	15	51	12	48	20.0	5.9
R3/975	W4/975	BEDROOM_ASSUMED	15	51	12	47	20.0	7.8	15	51	12	47	20.0	7.8
R4/975	W5/975	BEDROOM_ASSUMED	15	51	12	47	20.0	7.8	15	51	12	47	20.0	7.8



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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		
R5/975	W6/975	BEDROOM_ASSUMED	15	51	12	47	20.0	7.8	15	51	12	47	20.0	7.8
R6/975	W7/975	BEDROOM_ASSUMED	13	49	10	45	23.1	8.2	13	49	10	45	23.1	8.2
R7/975	W8/975	BEDROOM_ASSUMED	15	51	12	47	20.0	7.8	15	51	12	47	20.0	7.8
R8/975	W9/975	BEDROOM_ASSUMED	6	41	3	37	50.0	9.8	6	41	3	37	50.0	9.8
R9/975	W10/975	BEDROOM_ASSUMED	12	49	9	44	25.0	10.2	12	49	9	44	25.0	10.2
R10/975	W11/975	BEDROOM_ASSUMED	6	40	3	34	50.0	15.0	6	40	3	34	50.0	15.0
R11/975	W12/975	BEDROOM_ASSUMED	15	52	12	45	20.0	13.5	15	52	12	45	20.0	13.5
R12/975	W13/975	BEDROOM_ASSUMED	6	40	3	33	50.0	17.5	6	40	3	33	50.0	17.5
R13/975	W14/975	BEDROOM_ASSUMED	0	7	0	5	-	28.6						
R13/975	W15/975	BEDROOM_ASSUMED	13	48	10	40	23.1	16.7	13	48	10	41	23.1	14.6
R14/975	W16/975	BEDROOM_ASSUMED	5	39	3	32	40.0	17.9	5	39	3	32	40.0	17.9
R15/975	W17/975	BEDROOM_ASSUMED	14	51	12	43	14.3	15.7	14	51	12	43	14.3	15.7
R16/975	W18/975	BEDROOM_ASSUMED	14	51	11	42	21.4	17.6	14	51	11	42	21.4	17.6



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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		
R1/976	W1/976	LIVINGROOM_ASSUMED	0	4	0	4	-	0.0						
R1/976	W2/976	LIVINGROOM_ASSUMED	15	50	13	48	13.3	4.0						
R1/976	W3/976	LIVINGROOM_ASSUMED	12	44	10	42	16.7	4.5						
R1/976	W4/976	LIVINGROOM_ASSUMED	0	6	0	6	-	0.0						
R1/976	W5/976	LIVINGROOM_ASSUMED	15	51	13	49	13.3	3.9						
R1/976	W6/976	LIVINGROOM_ASSUMED	19	52	17	50	10.5	3.8	19	58	17	56	10.5	3.4
R2/976	W7/976	LIVINGROOM_ASSUMED	15	48	13	46	13.3	4.2						
R2/976	W8/976	LIVINGROOM_ASSUMED	0	6	0	6	-	0.0						
R2/976	W9/976	LIVINGROOM_ASSUMED	15	51	12	48	20.0	5.9						
R2/976	W10/976	LIVINGROOM_ASSUMED	14	49	11	46	21.4	6.1	16	57	14	55	12.5	3.5
R3/976	W11/976	LIVINGROOM_ASSUMED	0	6	0	6	-	0.0						
R3/976	W12/976	LIVINGROOM_ASSUMED	15	51	12	48	20.0	5.9						
R3/976	W13/976	LIVINGROOM_ASSUMED	5	24	2	21	60.0	12.5						
R3/976	W14/976	LIVINGROOM_ASSUMED	0	2	0	2	-	0.0						
R3/976	W15/976	LIVINGROOM_ASSUMED	15	49	12	46	20.0	6.1						
R3/976	W16/976	LIVINGROOM_ASSUMED	11	35	8	32	27.3	8.6	15	51	12	48	20.0	5.9
R4/976	W17/976	LIVINGROOM_ASSUMED	0	4	0	4	-	0.0						
R4/976	W18/976	LIVINGROOM_ASSUMED	15	51	12	48	20.0	5.9						
R4/976	W19/976	LIVINGROOM_ASSUMED	5	8	2	5	60.0	37.5						
R4/976	W20/976	LIVINGROOM_ASSUMED	0	5	0	5	-	0.0						
R4/976	W21/976	LIVINGROOM_ASSUMED	15	52	12	49	20.0	5.8						
R4/976	W22/976	LIVINGROOM_ASSUMED	7	10	4	7	42.9	30.0	15	52	12	49	20.0	5.8



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HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		
R1/977	W1/977	BEDROOM_ASSUMED	15	50	13	48	13.3	4.0	15	50	13	48	13.3	4.0
R2/977	W2/977	BEDROOM_ASSUMED	15	51	13	49	13.3	3.9	15	51	13	49	13.3	3.9
R3/977	W3/977	BEDROOM_ASSUMED	12	42	10	40	16.7	4.8	12	42	10	40	16.7	4.8
R4/977	W4/977	BEDROOM_ASSUMED	15	52	13	50	13.3	3.8	15	52	13	50	13.3	3.8
R5/977	W5/977	BEDROOM_ASSUMED	13	49	11	47	15.4	4.1	13	49	11	47	15.4	4.1
R6/977	W6/977	BEDROOM_ASSUMED	5	38	3	36	40.0	5.3	5	38	3	36	40.0	5.3
R7/977	W7/977	BEDROOM_ASSUMED	15	50	13	48	13.3	4.0	15	50	13	48	13.3	4.0
R8/977	W8/977	BEDROOM_ASSUMED	15	50	13	48	13.3	4.0	15	50	13	48	13.3	4.0
R1/978	W1/978	LIVINGROOM_ASSUMED	15	51	14	50	6.7	2.0	15	51	14	50	6.7	2.0
R1/978	W2/978	LIVINGROOM_ASSUMED	15	51	14	50	6.7	2.0						
R1/978	W3/978	LIVINGROOM_ASSUMED	15	43	13	41	13.3	4.7						
R2/978	W4/978	LIVINGROOM_ASSUMED	9	39	7	37	22.2	5.1	15	52	13	50	13.3	3.8
R2/978	W5/978	LIVINGROOM_ASSUMED	15	52	13	50	13.3	3.8						
R1/979	W1/979	BEDROOM_ASSUMED	15	50	14	49	6.7	2.0	15	50	14	49	6.7	2.0
R2/979	W2/979	BEDROOM_ASSUMED	15	50	14	49	6.7	2.0						



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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		
R2/979	W3/979	BEDROOM_ASSUMED	17	52	16	51	5.9	1.9	17	58	16	57	5.9	1.7
R3/979	W4/979	BEDROOM_ASSUMED	9	44	8	43	11.1	2.3	9	44	8	43	11.1	2.3
R4/979	W5/979	BEDROOM_ASSUMED	15	50	14	49	6.7	2.0	15	50	14	49	6.7	2.0

Bakersfield - Block 2, Crayford Road

R1/950	W1/950	LIVINGROOM_ASSUMED	0	10	0	5	-	50.0						
R1/950	W2/950	LIVINGROOM_ASSUMED	5	56	5	46	0.0	17.9						
R1/950	W3/950	LIVINGROOM_ASSUMED	6	26	5	23	16.7	11.5						
R1/950	W4/950	LIVINGROOM_ASSUMED	10	57	7	45	30.0	21.1						
R1/950	W5/950	LIVINGROOM_ASSUMED	4	19	2	15	50.0	21.1	10	64	7	51	30.0	20.3
R2/950	W6/950	LIVINGROOM_ASSUMED	2	9	0	4	100.0	55.6						
R2/950	W7/950	LIVINGROOM_ASSUMED	9	61	5	41	44.4	32.8						
R2/950	W8/950	LIVINGROOM_ASSUMED	6	30	4	27	33.3	10.0						
R2/950	W9/950	LIVINGROOM_ASSUMED	4	28	0	14	100.0	50.0						
R2/950	W10/950	LIVINGROOM_ASSUMED	10	64	4	47	60.0	26.6						
R2/950	W11/950	LIVINGROOM_ASSUMED	4	25	2	22	50.0	12.0	10	64	5	48	50.0	25.0
R3/950	W12/950	LIVINGROOM_ASSUMED	4	22	0	10	100.0	54.5						
R3/950	W13/950	LIVINGROOM_ASSUMED	11	64	6	49	45.5	23.4						
R3/950	W14/950	LIVINGROOM_ASSUMED	6	28	6	28	0.0	0.0						
R3/950	W15/950	LIVINGROOM_ASSUMED	5	31	0	16	100.0	48.4						
R3/950	W16/950	LIVINGROOM_ASSUMED	11	62	8	48	27.3	22.6						



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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		
R3/950	W17/950	LIVINGROOM_ASSUMEC	4	19	5	20	-25.0	-5.3	11	65	8	52	27.3	20.0
R4/950	W18/950	LIVINGROOM_ASSUMEC	2	11	0	6	100.0	45.5						
R4/950	W19/950	LIVINGROOM_ASSUMEC	11	62	8	49	27.3	21.0						
R4/950	W20/950	LIVINGROOM_ASSUMEC	6	28	8	30	-33.3	-7.1						
R4/950	W21/950	LIVINGROOM_ASSUMEC	5	32	0	17	100.0	46.9						
R4/950	W22/950	LIVINGROOM_ASSUMEC	10	61	7	48	30.0	21.3						
R4/950	W23/950	LIVINGROOM_ASSUMEC	4	19	5	20	-25.0	-5.3	11	65	9	53	18.2	18.5
R5/950	W24/950	LIVINGROOM_ASSUMEC	4	23	0	13	100.0	43.5						
R5/950	W25/950	LIVINGROOM_ASSUMEC	12	65	9	53	25.0	18.5						
R5/950	W26/950	LIVINGROOM_ASSUMEC	7	28	9	30	-28.6	-7.1						
R5/950	W27/950	LIVINGROOM_ASSUMEC	5	29	0	15	100.0	48.3						
R5/950	W28/950	LIVINGROOM_ASSUMEC	11	61	9	49	18.2	19.7						
R5/950	W29/950	LIVINGROOM_ASSUMEC	4	18	6	20	-50.0	-11.1	12	65	11	56	8.3	13.8
R6/950	W30/950	LIVINGROOM_ASSUMEC	1	8	1	8	0.0	0.0						
R6/950	W31/950	LIVINGROOM_ASSUMEC	10	60	10	51	0.0	15.0						
R6/950	W32/950	LIVINGROOM_ASSUMEC	8	29	9	30	-12.5	-3.4						
R6/950	W33/950	LIVINGROOM_ASSUMEC	5	30	1	17	80.0	43.3						
R6/950	W34/950	LIVINGROOM_ASSUMEC	13	64	9	51	30.8	20.3						
R6/950	W35/950	LIVINGROOM_ASSUMEC	8	29	7	28	12.5	3.4	15	67	10	53	33.3	20.9
R7/950	W36/950	LIVINGROOM_ASSUMEC	4	20	2	15	50.0	25.0						
R7/950	W37/950	LIVINGROOM_ASSUMEC	15	65	9	51	40.0	21.5						
R7/950	W38/950	LIVINGROOM_ASSUMEC	9	28	7	26	22.2	7.1						



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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		
R7/950	W39/950	LIVINGROOM_ASSUMED	7	32	2	19	71.4	40.6						
R7/950	W40/950	LIVINGROOM_ASSUMED	15	64	8	51	46.7	20.3						
R7/950	W41/950	LIVINGROOM_ASSUMED	8	27	6	25	25.0	7.4	16	67	9	54	43.8	19.4
R8/950	W42/950	LIVINGROOM_ASSUMED	2	3	2	3	0.0	0.0						
R8/950	W43/950	LIVINGROOM_ASSUMED	15	51	9	41	40.0	19.6						
R8/950	W44/950	LIVINGROOM_ASSUMED	8	25	6	23	25.0	8.0						
R8/950	W45/950	LIVINGROOM_ASSUMED	12	36	3	23	75.0	36.1						
R8/950	W46/950	LIVINGROOM_ASSUMED	18	62	10	49	44.4	21.0						
R8/950	W47/950	LIVINGROOM_ASSUMED	7	21	6	20	14.3	4.8	20	64	10	49	50.0	23.4
R9/950	W48/950	LIVINGROOM_ASSUMED	7	25	5	22	28.6	12.0						
R9/950	W49/950	LIVINGROOM_ASSUMED	18	59	10	48	44.4	18.6						
R9/950	W50/950	LIVINGROOM_ASSUMED	7	21	5	19	28.6	9.5						
R9/950	W51/950	LIVINGROOM_ASSUMED	13	38	6	27	53.8	28.9						
R9/950	W52/950	LIVINGROOM_ASSUMED	20	62	11	49	45.0	21.0						
R9/950	W53/950	LIVINGROOM_ASSUMED	7	21	5	19	28.6	9.5	20	65	11	52	45.0	20.0
R10/950	W54/950	LIVINGROOM_ASSUMED	0	0	0	0	-	-						
R10/950	W55/950	LIVINGROOM_ASSUMED	16	46	10	38	37.5	17.4						
R10/950	W56/950	LIVINGROOM_ASSUMED	4	13	3	12	25.0	7.7						
R10/950	W57/950	LIVINGROOM_ASSUMED	13	37	7	28	46.2	24.3						
R10/950	W58/950	LIVINGROOM_ASSUMED	16	52	9	42	43.8	19.2						
R10/950	W59/950	LIVINGROOM_ASSUMED	3	11	2	10	33.3	9.1	17	55	10	45	41.2	18.2
R1/951	W1/951	BEDROOM_ASSUMED	25	77	7	50	72.0	35.1	25	77	7	50	72.0	35.1



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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		
R2/951	W2/951	BEDROOM_ASSUMED	25	54	7	31	72.0	42.6	25	54	7	31	72.0	42.6
R3/951	W3/951	BEDROOM_ASSUMED	25	81	6	53	76.0	34.6	25	81	6	53	76.0	34.6
R4/951	W4/951	BEDROOM_ASSUMED	25	81	5	54	80.0	33.3	25	81	5	54	80.0	33.3
R5/951	W5/951	BEDROOM_ASSUMED	26	78	7	50	73.1	35.9	26	78	7	50	73.1	35.9
R6/951	W6/951	BEDROOM_ASSUMED	26	61	9	38	65.4	37.7	26	61	9	38	65.4	37.7
R7/951	W7/951	BEDROOM_ASSUMED	25	78	9	55	64.0	29.5	25	78	9	55	64.0	29.5
R8/951	W8/951	BEDROOM_ASSUMED	25	71	9	49	64.0	31.0	25	71	9	49	64.0	31.0
R9/951	W9/951	BEDROOM_ASSUMED	25	76	10	54	60.0	28.9	25	76	10	54	60.0	28.9
R10/951	W10/951	BEDROOM_ASSUMED	26	62	12	41	53.8	33.9	26	62	12	41	53.8	33.9
R11/951	W11/951	BEDROOM_ASSUMED	22	76	13	59	40.9	22.4	22	76	13	59	40.9	22.4
R12/951	W12/951	BEDROOM_ASSUMED	25	78	13	58	48.0	25.6	25	78	13	58	48.0	25.6
R13/951	W13/951	BEDROOM_ASSUMED	24	76	12	60	50.0	21.1	24	76	12	60	50.0	21.1
R14/951	W14/951	BEDROOM_ASSUMED	23	74	9	56	60.9	24.3	23	74	9	56	60.9	24.3



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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		
R15/951	W15/951	BEDROOM_ASSUMED	19	49	11	40	42.1	18.4	19	49	11	40	42.1	18.4
R16/951	W16/951	BEDROOM_ASSUMED	22	60	12	47	45.5	21.7	22	60	12	47	45.5	21.7
R17/951	W17/951	BEDROOM_ASSUMED	22	63	12	50	45.5	20.6	22	63	12	50	45.5	20.6
R18/951	W18/951	BEDROOM_ASSUMED	21	64	12	53	42.9	17.2	21	64	12	53	42.9	17.2
R19/951	W19/951	BEDROOM_ASSUMED	15	39	10	34	33.3	12.8	15	39	10	34	33.3	12.8
R20/951	W20/951	BEDROOM_ASSUMED	18	49	10	40	44.4	18.4	18	49	10	40	44.4	18.4
R1/952	W1/952	BEDROOM_ASSUMED	26	78	7	54	73.1	30.8	26	78	7	54	73.1	30.8
R2/952	W2/952	BEDROOM_ASSUMED	22	47	5	27	77.3	42.6	22	47	5	27	77.3	42.6
R3/952	W3/952	BEDROOM_ASSUMED	14	41	2	25	85.7	39.0						
R3/952	W4/952	BEDROOM_ASSUMED	27	83	7	58	74.1	30.1	27	83	8	60	70.4	27.7
R4/952	W5/952	BEDROOM_ASSUMED	26	82	6	57	76.9	30.5	26	82	6	57	76.9	30.5
R5/952	W6/952	BEDROOM_ASSUMED	27	79	8	55	70.4	30.4	27	79	8	55	70.4	30.4
R6/952	W7/952	BEDROOM_ASSUMED	22	47	9	33	59.1	29.8	22	47	9	33	59.1	29.8



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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		
R7/952	W8/952	BEDROOM_ASSUMED	14	41	0	26	100.0	36.6						
R7/952	W9/952	BEDROOM_ASSUMED	27	81	9	59	66.7	27.2	27	81	9	62	66.7	23.5
R8/952	W10/952	BEDROOM_ASSUMED	27	73	9	50	66.7	31.5	27	73	9	50	66.7	31.5
R9/952	W11/952	BEDROOM_ASSUMED	27	79	11	57	59.3	27.8	27	79	11	57	59.3	27.8
R10/952	W23/952	BEDROOM_ASSUMED	23	51	13	39	43.5	23.5	23	51	13	39	43.5	23.5
R11/952	W12/952	BEDROOM_ASSUMED	14	42	2	26	85.7	38.1						
R11/952	W13/952	BEDROOM_ASSUMED	24	78	13	63	45.8	19.2	25	79	13	64	48.0	19.0
R12/952	W14/952	BEDROOM_ASSUMED	26	80	14	65	46.2	18.8	26	80	14	65	46.2	18.8
R13/952	W15/952	BEDROOM_ASSUMED	26	79	14	64	46.2	19.0	26	79	14	64	46.2	19.0
R14/952	W16/952	BEDROOM_ASSUMED	26	78	14	64	46.2	17.9	26	78	14	64	46.2	17.9
R15/952	W17/952	BEDROOM_ASSUMED	19	50	13	44	31.6	12.0	19	50	13	44	31.6	12.0
R16/952	W18/952	BEDROOM_ASSUMED	22	59	13	49	40.9	16.9	22	59	13	49	40.9	16.9
R17/952	W19/952	BEDROOM_ASSUMED	23	67	13	55	43.5	17.9	23	67	13	55	43.5	17.9
R18/952	W20/952	BEDROOM_ASSUMED	23	67	14	57	39.1	14.9	23	67	14	57	39.1	14.9



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			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R19/952	W21/952	BEDROOM_ASSUMED	17	42	12	37	29.4	11.9	17	42	12	37	29.4	11.9
R20/952	W22/952	BEDROOM_ASSUMED	19	50	11	42	42.1	16.0	19	50	11	42	42.1	16.0
R1/953	W1/953	LIVINGROOM_ASSUMED	28	82	9	61	67.9	25.6	29	83	9	61	69.0	26.5
R1/953	W2/953	LIVINGROOM_ASSUMED	23	50	6	32	73.9	36.0						
R2/953	W3/953	LIVINGROOM_ASSUMED	14	41	2	28	85.7	31.7						
R2/953	W4/953	LIVINGROOM_ASSUMED	28	84	9	62	67.9	26.2	28	84	12	68	57.1	19.0
R2/953	W5/953	LIVINGROOM_ASSUMED	27	83	10	65	63.0	21.7						
R3/953	W6/953	LIVINGROOM_ASSUMED	27	79	10	60	63.0	24.1						
R3/953	W7/953	LIVINGROOM_ASSUMED	22	47	9	33	59.1	29.8	27	79	10	60	63.0	24.1
R4/953	W8/953	LIVINGROOM_ASSUMED	14	42	1	27	92.9	35.7	27	82	10	63	63.0	23.2
R4/953	W9/953	LIVINGROOM_ASSUMED	27	82	10	62	63.0	24.4						
R4/953	W10/953	LIVINGROOM_ASSUMED	27	73	10	51	63.0	30.1						
R5/953	W11/953	LIVINGROOM_ASSUMED	27	79	11	60	59.3	24.1	27	79	13	62	51.9	21.5
R5/953	W12/953	LIVINGROOM_ASSUMED	23	51	13	40	43.5	21.6						
R6/953	W13/953	LIVINGROOM_ASSUMED	14	42	2	28	85.7	33.3						
R6/953	W14/953	LIVINGROOM_ASSUMED	25	80	14	68	44.0	15.0	27	82	15	69	44.4	15.9
R6/953	W15/953	LIVINGROOM_ASSUMED	27	81	15	67	44.4	17.3						
R7/953	W16/953	LIVINGROOM_ASSUMED	27	80	18	70	33.3	12.5						



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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		
R7/953	W17/953	LIVINGROOM_ASSUMEC	27	80	18	70	33.3	12.5	27	80	18	70	33.3	12.5
R8/953	W18/953	LIVINGROOM_ASSUMEC	21	53	16	48	23.8	9.4						
R8/953	W19/953	LIVINGROOM_ASSUMEC	23	62	15	54	34.8	12.9	24	64	16	56	33.3	12.5
R9/953	W20/953	LIVINGROOM_ASSUMEC	23	68	13	57	43.5	16.2						
R9/953	W21/953	LIVINGROOM_ASSUMEC	23	68	14	58	39.1	14.7	23	70	14	60	39.1	14.3
R10/953	W22/953	LIVINGROOM_ASSUMEC	19	44	14	39	26.3	11.4						
R10/953	W23/953	LIVINGROOM_ASSUMEC	21	52	15	46	28.6	11.5	23	56	17	50	26.1	10.7
R1/954	W1/954	LIVINGROOM_ASSUMEC	29	81	12	63	58.6	22.2						
R1/954	W2/954	LIVINGROOM_ASSUMEC	23	48	11	35	52.2	27.1	29	81	13	64	55.2	21.0
R2/954	W3/954	LIVINGROOM_ASSUMEC	14	42	2	30	85.7	28.6						
R2/954	W4/954	LIVINGROOM_ASSUMEC	29	83	13	67	55.2	19.3						
R2/954	W5/954	LIVINGROOM_ASSUMEC	28	74	14	59	50.0	20.3	29	83	15	69	48.3	16.9
R3/954	W6/954	LIVINGROOM_ASSUMEC	28	80	15	66	46.4	17.5						
R3/954	W7/954	LIVINGROOM_ASSUMEC	24	52	17	45	29.2	13.5	28	80	18	70	35.7	12.5
R4/954	W8/954	LIVINGROOM_ASSUMEC	14	42	5	33	64.3	21.4						
R4/954	W9/954	LIVINGROOM_ASSUMEC	25	81	16	72	36.0	11.1						
R4/954	W10/954	LIVINGROOM_ASSUMEC	27	83	18	73	33.3	12.0	27	83	18	74	33.3	10.8
R5/954	W11/954	LIVINGROOM_ASSUMEC	27	80	18	71	33.3	11.3						



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HM HOLLOWAY PRISON, LONDON
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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		
R5/954	W12/954	LIVINGROOM_ASSUMED	27	80	18	71	33.3	11.3	27	80	18	71	33.3	11.3
R6/954	W13/954	LIVINGROOM_ASSUMED	23	55	19	51	17.4	7.3						
R6/954	W14/954	LIVINGROOM_ASSUMED	25	66	19	60	24.0	9.1	26	67	20	61	23.1	9.0
R7/954	W15/954	LIVINGROOM_ASSUMED	25	71	19	65	24.0	8.5						
R7/954	W16/954	LIVINGROOM_ASSUMED	23	69	17	63	26.1	8.7	25	72	19	66	24.0	8.3
R8/954	W17/954	LIVINGROOM_ASSUMED	19	45	17	43	10.5	4.4						
R8/954	W18/954	LIVINGROOM_ASSUMED	22	54	19	51	13.6	5.6	23	57	20	54	13.0	5.3
R1/955	W1/955	BEDROOM_ASSUMED	29	83	16	70	44.8	15.7	29	83	16	70	44.8	15.7
R2/955	W2/955	BEDROOM_ASSUMED	23	50	12	39	47.8	22.0	23	50	12	39	47.8	22.0
R3/955	W3/955	BEDROOM_ASSUMED	14	42	5	33	64.3	21.4						
R3/955	W4/955	BEDROOM_ASSUMED	29	84	19	74	34.5	11.9	29	84	19	74	34.5	11.9
R4/955	W5/955	BEDROOM_ASSUMED	28	76	18	66	35.7	13.2	28	76	18	66	35.7	13.2
R5/955	W6/955	BEDROOM_ASSUMED	29	83	20	74	31.0	10.8	29	83	20	74	31.0	10.8
R6/955	W7/955	BEDROOM_ASSUMED	24	58	19	53	20.8	8.6	24	58	19	53	20.8	8.6
R7/955	W8/955	BEDROOM_ASSUMED	14	43	7	36	50.0	16.3						
R7/955	W9/955	BEDROOM_ASSUMED	27	83	20	76	25.9	8.4	28	84	21	77	25.0	8.3



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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		
R8/955	W10/955	BEDROOM_ASSUMED	28	84	19	75	32.1	10.7	28	84	19	75	32.1	10.7
R9/955	W11/955	BEDROOM_ASSUMED	27	83	18	74	33.3	10.8	27	83	18	74	33.3	10.8
R10/955	W12/955	BEDROOM_ASSUMED	27	82	20	75	25.9	8.5	27	82	20	75	25.9	8.5
R11/955	W13/955	BEDROOM_ASSUMED	27	70	21	64	22.2	8.6	27	70	21	64	22.2	8.6
R12/955	W14/955	BEDROOM_ASSUMED	27	80	21	74	22.2	7.5	27	80	21	74	22.2	7.5
R13/955	W15/955	BEDROOM_ASSUMED	27	78	22	73	18.5	6.4	27	78	22	73	18.5	6.4
R14/955	W16/955	BEDROOM_ASSUMED	24	72	20	68	16.7	5.6	24	72	20	68	16.7	5.6
R15/955	W17/955	BEDROOM_ASSUMED	23	59	19	55	17.4	6.8	23	59	19	55	17.4	6.8
R16/955	W18/955	BEDROOM_ASSUMED	23	62	20	59	13.0	4.8	23	62	20	59	13.0	4.8
R1/956	W1/956	LIVINGROOM_ASSUMED	13	37	7	31	46.2	16.2						
R1/956	W2/956	LIVINGROOM_ASSUMED	26	83	21	78	19.2	6.0						
R1/956	W3/956	LIVINGROOM_ASSUMED	7	7	7	7	0.0	0.0						
R1/956	W4/956	LIVINGROOM_ASSUMED	8	8	3	3	62.5	62.5						
R1/956	W5/956	LIVINGROOM_ASSUMED	28	85	22	79	21.4	7.1						
R1/956	W6/956	LIVINGROOM_ASSUMED	6	6	6	6	0.0	0.0	28	90	23	85	17.9	5.6



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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		
R2/956	W7/956	LIVINGROOM_ASSUMED	9	9	3	3	66.7	66.7						
R2/956	W8/956	LIVINGROOM_ASSUMED	27	84	23	80	14.8	4.8						
R2/956	W9/956	LIVINGROOM_ASSUMED	6	6	6	6	0.0	0.0						
R2/956	W10/956	LIVINGROOM_ASSUMED	9	9	5	5	44.4	44.4						
R2/956	W11/956	LIVINGROOM_ASSUMED	27	83	23	79	14.8	4.8						
R2/956	W12/956	LIVINGROOM_ASSUMED	6	6	6	6	0.0	0.0	27	84	23	80	14.8	4.8
R3/956	W13/956	LIVINGROOM_ASSUMED	15	23	11	19	26.7	17.4						
R3/956	W14/956	LIVINGROOM_ASSUMED	27	80	24	77	11.1	3.8						
R3/956	W15/956	LIVINGROOM_ASSUMED	12	34	12	34	0.0	0.0						
R3/956	W16/956	LIVINGROOM_ASSUMED	15	36	12	33	20.0	8.3						
R3/956	W17/956	LIVINGROOM_ASSUMED	27	82	23	78	14.8	4.9						
R3/956	W18/956	LIVINGROOM_ASSUMED	12	35	12	35	0.0	0.0	27	83	24	80	11.1	3.6
R4/956	W19/956	LIVINGROOM_ASSUMED	15	41	12	38	20.0	7.3						
R4/956	W20/956	LIVINGROOM_ASSUMED	27	80	24	77	11.1	3.8						
R4/956	W21/956	LIVINGROOM_ASSUMED	12	34	12	34	0.0	0.0						
R4/956	W22/956	LIVINGROOM_ASSUMED	15	40	12	37	20.0	7.5						
R4/956	W23/956	LIVINGROOM_ASSUMED	25	76	22	73	12.0	3.9						
R4/956	W24/956	LIVINGROOM_ASSUMED	10	35	10	35	0.0	0.0	27	84	24	81	11.1	3.6
R5/956	W25/956	LIVINGROOM_ASSUMED	21	57	20	56	4.8	1.8						
R5/956	W26/956	LIVINGROOM_ASSUMED	13	32	12	31	7.7	3.1						
R5/956	W27/956	LIVINGROOM_ASSUMED	23	65	21	63	8.7	3.1						
R5/956	W28/956	LIVINGROOM_ASSUMED	8	23	8	23	0.0	0.0	23	72	21	70	8.7	2.8



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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		
R1/957	W1/957	BEDROOM_ASSUMED	28	85	24	81	14.3	4.7	28	85	24	81	14.3	4.7
R2/957	W2/957	BEDROOM_ASSUMED	29	86	24	81	17.2	5.8	29	86	24	81	17.2	5.8
R3/957	W3/957	BEDROOM_ASSUMED	28	85	26	83	7.1	2.4	28	85	26	83	7.1	2.4
R4/957	W4/957	BEDROOM_ASSUMED	28	85	26	83	7.1	2.4	28	85	26	83	7.1	2.4
R5/957	W5/957	BEDROOM_ASSUMED	22	58	22	58	0.0	0.0	22	58	22	58	0.0	0.0
R6/957	W6/957	BEDROOM_ASSUMED	28	75	26	73	7.1	2.7	28	75	26	73	7.1	2.7
R7/957	W7/957	BEDROOM_ASSUMED	28	84	26	82	7.1	2.4	28	84	26	82	7.1	2.4
R8/957	W8/957	BEDROOM_ASSUMED	27	81	25	79	7.4	2.5	27	81	25	79	7.4	2.5
R9/957	W9/957	BEDROOM_ASSUMED	23	54	21	52	8.7	3.7	23	54	21	52	8.7	3.7
R10/957	W10/957	BEDROOM_ASSUMED	23	62	21	60	8.7	3.2	23	62	21	60	8.7	3.2
R1/958	W1/958	LIVINGROOM_ASSUMED	28	85	26	83	7.1	2.4						
R1/958	W2/958	LIVINGROOM_ASSUMED	27	84	25	82	7.4	2.4	28	85	26	83	7.1	2.4
R2/958	W3/958	LIVINGROOM_ASSUMED	23	55	23	55	0.0	0.0						
R2/958	W4/958	LIVINGROOM_ASSUMED	23	67	21	65	8.7	3.0	27	71	25	69	7.4	2.8



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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		
R1/959	W1/959	BEDROOM_ASSUMED	30	87	29	86	3.3	1.1	30	87	29	86	3.3	1.1
R2/959	W2/959	BEDROOM_ASSUMED	29	86	28	85	3.4	1.2	29	86	28	85	3.4	1.2
R3/959	W3/959	BEDROOM_ASSUMED	23	57	23	57	0.0	0.0	23	57	23	57	0.0	0.0
R4/959	W4/959	BEDROOM_ASSUMED	28	75	27	74	3.6	1.3	28	75	27	74	3.6	1.3

52 Penderyn Way

R3/380	W1/380	KD_ASSUMED	11	39	7	35	36.4	10.3						
R3/380	W4/380	KD_ASSUMED	1	21	1	21	0.0	0.0	12	60	8	56	33.3	6.7

54 Penderyn Way

R1/370	W1/370	KD_ASSUMED	10	38	7	35	30.0	7.9						
R1/370	W4/370	KD_ASSUMED	5	34	5	34	0.0	0.0	15	72	12	69	20.0	4.2
R1/371	W1/371	BEDROOM_ASSUMED	12	47	8	43	33.3	8.5	12	47	8	43	33.3	8.5
R1/372	W1/372	BEDROOM_ASSUMED	14	50	12	48	14.3	4.0	14	50	12	48	14.3	4.0

56 Penderyn Way

R1/360	W1/360	KD	8	39	7	38	12.5	2.6						
R1/360	W4/360	KD	7	36	7	36	0.0	0.0						



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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		

R1/360	W5/360	KD	6	35	6	35	0.0	0.0	16	76	15	75	6.3	1.3
R1/361	W1/361	BEDROOM	13	48	10	45	23.1	6.3	13	48	10	45	23.1	6.3
R1/362	W1/362	BEDROOM_ASSUMED	15	51	12	48	20.0	5.9	15	51	12	48	20.0	5.9

58 Penderyn Way

R1/350	W1/350	KD_ASSUMED	10	43	10	43	0.0	0.0						
R1/350	W4/350	KD_ASSUMED	5	32	5	32	0.0	0.0						
R1/350	W5/350	KD_ASSUMED	8	34	8	34	0.0	0.0						
R1/350	W6/350	KD_ASSUMED	5	33	5	33	0.0	0.0	18	79	18	79	0.0	0.0
R1/351	W1/351	BEDROOM_ASSUMED	15	53	12	50	20.0	5.7	15	53	12	50	20.0	5.7
R1/352	W1/352	BEDROOM_ASSUMED	17	56	14	53	17.6	5.4	17	56	14	53	17.6	5.4

60 Penderyn Way

R1/340	W1/340	KD_ASSUMED	12	45	12	45	0.0	0.0						
R1/340	W4/340	KD_ASSUMED	0	15	0	15	-	0.0	12	60	12	60	0.0	0.0
R1/341	W1/341	BEDROOM_ASSUMED	17	55	13	50	23.5	9.1	17	55	13	50	23.5	9.1
R1/342	W1/342	BEDROOM_ASSUMED	19	58	15	53	21.1	8.6	19	58	15	53	21.1	8.6



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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		

62 Penderyn Way

R3/330	W1/330	KD_ASSUMED	12	46	12	46	0.0	0.0						
R3/330	W4/330	KD_ASSUMED	4	26	4	26	0.0	0.0	16	72	16	72	0.0	0.0
R1/331	W1/331	BEDROOM_ASSUMED	17	58	13	52	23.5	10.3	17	58	13	52	23.5	10.3
R1/332	W1/332	BEDROOM_ASSUMED	19	60	14	53	26.3	11.7	19	60	14	53	26.3	11.7

64 Penderyn Way

R3/320	W3/320	KD_ASSUMED	12	49	12	48	0.0	2.0						
R3/320	W4/320	KD_ASSUMED	1	13	1	13	0.0	0.0	13	62	13	61	0.0	1.6
R2/321	W2/321	BEDROOM_ASSUMED	15	57	13	53	13.3	7.0	15	57	13	53	13.3	7.0
R1/322	W1/322	BEDROOM_ASSUMED	20	63	15	56	25.0	11.1	20	63	15	56	25.0	11.1
R2/322	W2/322	BEDROOM_ASSUMED	20	63	15	56	25.0	11.1	20	63	15	56	25.0	11.1

44 Carleton Road

R1/1180	W4/1180	LIVINGROOM	13	45	11	43	15.4	4.4						
R1/1180	W5/1180	LIVINGROOM	17	57	15	55	11.8	3.5						
R1/1180	W6/1180	LIVINGROOM	11	36	8	33	27.3	8.3	17	57	15	55	11.8	3.5



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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		
R2/1180	W2/1180	KITCHEN	4	12	4	12	0.0	0.0						
R2/1180	W3/1180	KITCHEN	12	49	10	45	16.7	8.2	12	49	10	45	16.7	8.2
R1/1181	W4/1181	LIVINGROOM	21	58	19	56	9.5	3.4						
R1/1181	W5/1181	LIVINGROOM	21	70	19	67	9.5	4.3						
R1/1181	W6/1181	LIVINGROOM	12	47	10	44	16.7	6.4	21	70	19	67	9.5	4.3
R2/1181	W2/1181	KITCHEN	8	16	8	16	0.0	0.0						
R2/1181	W3/1181	KITCHEN	18	59	16	56	11.1	5.1	18	59	16	56	11.1	5.1
R1/1182	W5/1182	LIVINGROOM	23	72	21	70	8.7	2.8						
R1/1182	W6/1182	LIVINGROOM	23	72	21	70	8.7	2.8	23	72	21	70	8.7	2.8
R2/1182	W3/1182	KITCHEN	8	25	8	25	0.0	0.0						
R2/1182	W4/1182	KITCHEN	20	70	18	68	10.0	2.9	20	73	18	71	10.0	2.7
R1/1183	W2/1183	LIVINGROOM	25	74	24	73	4.0	1.4						
R1/1183	W3/1183	LIVINGROOM	25	74	24	73	4.0	1.4	25	74	24	73	4.0	1.4
R2/1183	W1/1183	KITCHEN	26	76	25	75	3.8	1.3	26	76	25	75	3.8	1.3
42 Carleton Road														
R1/1170	W6/1170	LD	3	24	2	23	33.3	4.2	3	24	2	23	33.3	4.2
R3/1170	W4/1170	KITCHEN	19	67	17	63	10.5	6.0	19	67	17	63	10.5	6.0



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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		
R4/1170	W3/1170	KITCHEN	16	65	14	61	12.5	6.2	16	65	14	61	12.5	6.2
R6/1170	W1/1170	LD	5	24	5	24	0.0	0.0	5	24	5	24	0.0	0.0
R1/1171	W6/1171	LD	6	34	3	30	50.0	11.8	6	34	3	30	50.0	11.8
R3/1171	W4/1171	KITCHEN	23	73	21	70	8.7	4.1	23	73	21	70	8.7	4.1
R4/1171	W3/1171	KITCHEN	22	72	20	68	9.1	5.6	22	72	20	68	9.1	5.6
R6/1171	W1/1171	LD	18	47	18	47	0.0	0.0	18	47	18	47	0.0	0.0
R1/1172	W6/1172	LD	6	34	3	30	50.0	11.8	6	34	3	30	50.0	11.8
R3/1172	W4/1172	KITCHEN	25	75	23	72	8.0	4.0	25	75	23	72	8.0	4.0
R4/1172	W3/1172	KITCHEN	25	75	23	72	8.0	4.0	25	75	23	72	8.0	4.0
R6/1172	W1/1172	LD	22	51	22	51	0.0	0.0	22	51	22	51	0.0	0.0
R1/1173	W6/1173	LD	6	37	4	35	33.3	5.4	6	37	4	35	33.3	5.4
R3/1173	W4/1173	KITCHEN	26	74	24	72	7.7	2.7	26	74	24	72	7.7	2.7
R4/1173	W3/1173	KITCHEN	26	74	24	72	7.7	2.7	26	74	24	72	7.7	2.7



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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		
R6/1173	W1/1173	LD	23	43	23	43	0.0	0.0	23	43	23	43	0.0	0.0
27 Treacastle Way														
R3/110	W3/110	KITCHEN	16	70	14	66	12.5	5.7	16	70	14	66	12.5	5.7
R1/111	W1/111	LIVINGROOM	21	75	19	73	9.5	2.7	21	75	19	73	9.5	2.7
R2/112	W2/112	STUDY	26	80	25	79	3.8	1.3	26	80	25	79	3.8	1.3
25 Treacastle Way														
R2/100	W2/100	KITCHEN	14	68	14	67	0.0	1.5	14	68	14	67	0.0	1.5
R1/101	W1/101	LIVINGROOM	20	74	19	73	5.0	1.4	20	74	19	73	5.0	1.4
R2/102	W2/102	STUDY	26	80	25	79	3.8	1.3	26	80	25	79	3.8	1.3
23 Treacastle Way														
R3/790	W3/790	KITCHEN	14	67	14	67	0.0	0.0	14	67	14	67	0.0	0.0
R1/791	W1/791	LIVINGROOM	21	75	21	75	0.0	0.0	21	75	21	75	0.0	0.0
R2/792	W2/792	STUDY	27	81	25	79	7.4	2.5	27	81	25	79	7.4	2.5



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		

21 Trecastle Way

R3/780	W2/780	KITCHEN	13	65	13	65	0.0	0.0	13	65	13	65	0.0	0.0
R1/781	W1/781	LIVINGROOM	21	75	21	75	0.0	0.0	21	75	21	75	0.0	0.0
R2/782	W2/782	STUDY	27	81	25	79	7.4	2.5	27	81	25	79	7.4	2.5

19 Trecastle Way

R2/770	W2/770	KITCHEN	12	61	12	61	0.0	0.0	12	61	12	61	0.0	0.0
R1/771	W1/771	LIVINGROOM	20	73	20	73	0.0	0.0	20	73	20	73	0.0	0.0
R2/772	W2/772	STUDY	27	81	27	81	0.0	0.0	27	81	27	81	0.0	0.0

17 Trecastle Way

R3/760	W3/760	KITCHEN	13	59	13	59	0.0	0.0	13	59	13	59	0.0	0.0
R1/761	W1/761	LIVINGROOM	18	65	18	65	0.0	0.0	18	65	18	65	0.0	0.0
R2/762	W2/762	STUDY	22	72	22	72	0.0	0.0	22	72	22	72	0.0	0.0

15 Trecastle Way



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		

R3/750	W3/750	KITCHEN	12	54	12	54	0.0	0.0	12	54	12	54	0.0	0.0
R1/751	W1/751	LIVINGROOM	16	61	16	61	0.0	0.0	16	61	16	61	0.0	0.0
R2/752	W2/752	STUDY	22	67	22	67	0.0	0.0	22	67	22	67	0.0	0.0

13 Trecastle Way

R3/740	W2/740	KITCHEN	10	49	10	49	0.0	0.0	10	49	10	49	0.0	0.0
R1/741	W1/741	LIVINGROOM	14	56	14	56	0.0	0.0	14	56	14	56	0.0	0.0
R2/742	W2/742	STUDY	19	62	19	62	0.0	0.0	19	62	19	62	0.0	0.0

11 Trecastle Way

R3/730	W3/730	KITCHEN	6	40	6	40	0.0	0.0	6	40	6	40	0.0	0.0
R1/731	W1/731	LIVINGROOM	11	48	11	48	0.0	0.0	11	48	11	48	0.0	0.0
R2/732	W2/732	STUDY	16	56	16	56	0.0	0.0	16	56	16	56	0.0	0.0

2 Trecastle Way

R1/170	W1/170	ASSUMED	14	62	14	62	0.0	0.0	14	62	14	62	0.0	0.0
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SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		
R1/171	W1/171	ASSUMED	22	76	21	73	4.5	3.9	22	76	21	73	4.5	3.9
R1/172	W1/172	ASSUMED	23	77	22	74	4.3	3.9	23	77	22	74	4.3	3.9
4 Trecastle Way														
R1/160	W1/160	ASSUMED	17	69	16	65	5.9	5.8	17	69	16	65	5.9	5.8
R1/161	W1/161	ASSUMED	23	77	22	74	4.3	3.9	23	77	22	74	4.3	3.9
R1/162	W1/162	ASSUMED	27	81	26	78	3.7	3.7	27	81	26	78	3.7	3.7
6 Trecastle Way														
R1/150	W1/150	ASSUMED	17	70	14	63	17.6	10.0	17	70	14	63	17.6	10.0
R1/151	W1/151	ASSUMED	24	78	22	71	8.3	9.0	24	78	22	71	8.3	9.0
R1/152	W1/152	ASSUMED	27	81	25	77	7.4	4.9	27	81	25	77	7.4	4.9
8 Trecastle Way														
R1/140	W1/140	ASSUMED	20	73	18	67	10.0	8.2	20	73	18	67	10.0	8.2
R1/141	W1/141	ASSUMED	25	79	23	72	8.0	8.9	25	79	23	72	8.0	8.9



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		
R1/142	W1/142	ASSUMED	27	81	25	76	7.4	6.2	27	81	25	76	7.4	6.2
10 Trecastle Way														
R1/130	W1/130	ASSUMED	19	70	18	65	5.3	7.1	19	70	18	65	5.3	7.1
R1/131	W1/131	ASSUMED	26	80	23	72	11.5	10.0	26	80	23	72	11.5	10.0
R1/132	W1/132	ASSUMED	27	81	24	74	11.1	8.6	27	81	24	74	11.1	8.6
12 Trecastle Way														
R1/120	W1/120	ASSUMED	17	69	16	62	5.9	10.1	17	69	16	62	5.9	10.1
R1/121	W1/121	ASSUMED	27	81	24	72	11.1	11.1	27	81	24	72	11.1	11.1
R1/122	W1/122	ASSUMED	27	81	24	74	11.1	8.6	27	81	24	74	11.1	8.6
85 Penderyn Way														
R1/200	W1/200	KD_ASSUMED	11	52	1	29	90.9	44.2						
R1/200	W2/200	KD_ASSUMED	3	36	0	15	100.0	58.3						
R1/200	W3/200	KD_ASSUMED	0	0	0	0	-	-	11	56	1	29	90.9	48.2
R1/201	W1/201	BEDROOM ASSUMED	22	69	10	44	54.5	36.2	22	69	10	44	54.5	36.2



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		

R1/202	W1/202	BEDROOM_ASSUMED	24	71	13	49	45.8	31.0	24	71	13	49	45.8	31.0
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83 Penderyn Way

R1/210	W1/210	ASSUMED	18	64	5	32	72.2	50.0						
R1/210	W2/210	ASSUMED	23	72	9	42	60.9	41.7						
R1/210	W3/210	ASSUMED	11	54	1	25	90.9	53.7	23	73	9	42	60.9	42.5
R1/211	W1/211	BEDROOM_ASSUMED	21	67	8	42	61.9	37.3	21	67	8	42	61.9	37.3
R1/212	W1/212	BEDROOM_ASSUMED	23	69	11	48	52.2	30.4	23	69	11	48	52.2	30.4

81 Penderyn Way

R1/220	W1/220	KD_ASSUMED	4	34	0	14	100.0	58.8						
R1/220	W2/220	KD_ASSUMED	1	2	1	2	0.0	0.0						
R1/220	W3/220	KD_ASSUMED	18	57	5	32	72.2	43.9	19	63	6	35	68.4	44.4
R1/221	W1/221	BEDROOM_ASSUMED	21	66	8	43	61.9	34.8	21	66	8	43	61.9	34.8
R1/222	W1/222	BEDROOM_ASSUMED	23	68	10	48	56.5	29.4	23	68	10	48	56.5	29.4

79 Penderyn Way

R1/230	W1/230	KD_ASSUMED	19	62	6	33	68.4	46.8						
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SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		
R1/230	W2/230	KD_ASSUMED	20	66	9	41	55.0	37.9						
R1/230	W3/230	KD_ASSUMED	20	68	9	43	55.0	36.8						
R1/230	W4/230	KD_ASSUMED	21	68	8	40	61.9	41.2						
R1/230	W5/230	KD_ASSUMED	0	3	0	3	-	0.0	21	72	10	48	52.4	33.3
R1/231	W1/231	BEDROOM_ASSUMED	20	65	10	42	50.0	35.4	20	65	10	42	50.0	35.4
R1/232	W1/232	BEDROOM_ASSUMED	21	66	11	45	47.6	31.8	21	66	11	45	47.6	31.8

77 Penderyn Way

R1/240	W1/240	KD_ASSUMED	17	60	4	32	76.5	46.7						
R1/240	W2/240	KD_ASSUMED	20	65	7	39	65.0	40.0						
R1/240	W3/240	KD_ASSUMED	0	2	0	2	-	0.0	20	67	7	41	65.0	38.8
R1/241	W1/241	BEDROOM	20	65	8	40	60.0	38.5	20	65	8	40	60.0	38.5
R1/242	W1/242	BEDROOM	21	66	10	44	52.4	33.3	21	66	10	44	52.4	33.3

75 Penderyn Way

R1/250	W1/250	KD_ASSUMED	14	56	5	31	64.3	44.6						
R1/250	W2/250	KD_ASSUMED	2	29	2	14	0.0	51.7						
R1/250	W3/250	KD_ASSUMED	0	1	0	1	-	0.0	14	57	5	33	64.3	42.1
R1/251	W1/251	BEDROOM_ASSUMED	19	62	8	35	57.9	43.5	19	62	8	35	57.9	43.5



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		

R1/252	W1/252	BEDROOM_ASSUMED	20	63	10	37	50.0	41.3	20	63	10	37	50.0	41.3
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73 Penderyn Way

R1/260	W1/260	KD_ASSUMED	18	59	6	29	66.7	50.8						
R1/260	W2/260	KD_ASSUMED	16	57	6	32	62.5	43.9						
R1/260	W3/260	KD_ASSUMED	0	0	0	0	-	-	18	59	6	32	66.7	45.8
R1/261	W1/261	BEDROOM_ASSUMED	19	60	8	33	57.9	45.0	19	60	8	33	57.9	45.0
R1/262	W1/262	BEDROOM_ASSUMED	19	60	9	38	52.6	36.7	19	60	9	38	52.6	36.7

71 Penderyn Way

R1/270	W1/270	KD_ASSUMED	19	58	7	28	63.2	51.7						
R1/270	W2/270	KD_ASSUMED	6	45	3	25	50.0	44.4						
R1/270	W3/270	KD_ASSUMED	0	0	0	0	-	-	19	58	8	31	57.9	46.6
R1/271	W1/271	BEDROOM_ASSUMED	19	58	9	33	52.6	43.1	19	58	9	33	52.6	43.1
R1/272	W1/272	BEDROOM_ASSUMED	19	58	9	36	52.6	37.9	19	58	9	36	52.6	37.9

69 Penderyn Way

R1/280	W1/280	KD_ASSUMED	16	51	6	26	62.5	49.0						
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SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		
R1/280	W2/280	KD_ASSUMED	17	54	7	29	58.8	46.3						
R1/280	W3/280	KD_ASSUMED	18	53	7	23	61.1	56.6						
R1/280	W4/280	KD_ASSUMED	0	1	0	1	-	0.0	19	57	7	30	63.2	47.4
R1/281	W1/281	BEDROOM_ASSUMED	19	58	8	36	57.9	37.9						
R1/281	W2/281	BEDROOM_ASSUMED	19	58	7	36	63.2	37.9						
R1/281	W3/281	BEDROOM_ASSUMED	17	53	6	32	64.7	39.6						
R1/281	W4/281	BEDROOM_ASSUMED	14	47	4	28	71.4	40.4	19	58	8	38	57.9	34.5
R1/282	W1/282	BEDROOM_ASSUMED	19	58	11	43	42.1	25.9	19	58	11	43	42.1	25.9

67 Penderyn Way

R1/290	W1/290	KD_ASSUMED	14	52	5	34	64.3	34.6						
R1/290	W2/290	KD_ASSUMED	3	34	0	20	100.0	41.2						
R1/290	W3/290	KD_ASSUMED	1	1	1	1	0.0	0.0	15	53	6	35	60.0	34.0
R1/291	W1/291	BEDROOM_ASSUMED	17	56	8	41	52.9	26.8	17	56	8	41	52.9	26.8
R1/292	W1/292	BEDROOM_ASSUMED	17	56	9	43	47.1	23.2	17	56	9	43	47.1	23.2

65 Penderyn Way

R1/300	W1/300	KD_ASSUMED	17	54	5	36	70.6	33.3						
R1/300	W2/300	KD_ASSUMED	10	47	4	34	60.0	27.7						
R1/300	W3/300	KD_ASSUMED	1	1	1	1	0.0	0.0	18	55	6	37	66.7	32.7



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
BALCONIES REMOVED
EXISTING VS PROPOSED SCHEME 23/09/21
P2104 - rel100

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		
R1/301	W1/301	BEDROOM_ASSUMED	17	56	5	41	70.6	26.8	17	56	5	41	70.6	26.8
R1/302	W1/302	BEDROOM_ASSUMED	18	57	10	47	44.4	17.5	18	57	10	47	44.4	17.5
63 Penderyn Way														
R1/310	W1/310	LKD	13	43	3	31	76.9	27.9						
R1/310	W2/310	LKD	13	43	3	29	76.9	32.6						
R1/310	W3/310	LKD	17	53	6	41	64.7	22.6						
R1/310	W4/310	LKD	14	46	3	32	78.6	30.4						
R1/310	W5/310	LKD	1	1	1	1	0.0	0.0	18	54	7	42	61.1	22.2
R1/311	W1/311	BEDROOM	14	49	5	39	64.3	20.4	14	49	5	39	64.3	20.4
R1/312	W1/312	BEDROOM	15	51	8	43	46.7	15.7	15	51	8	43	46.7	15.7

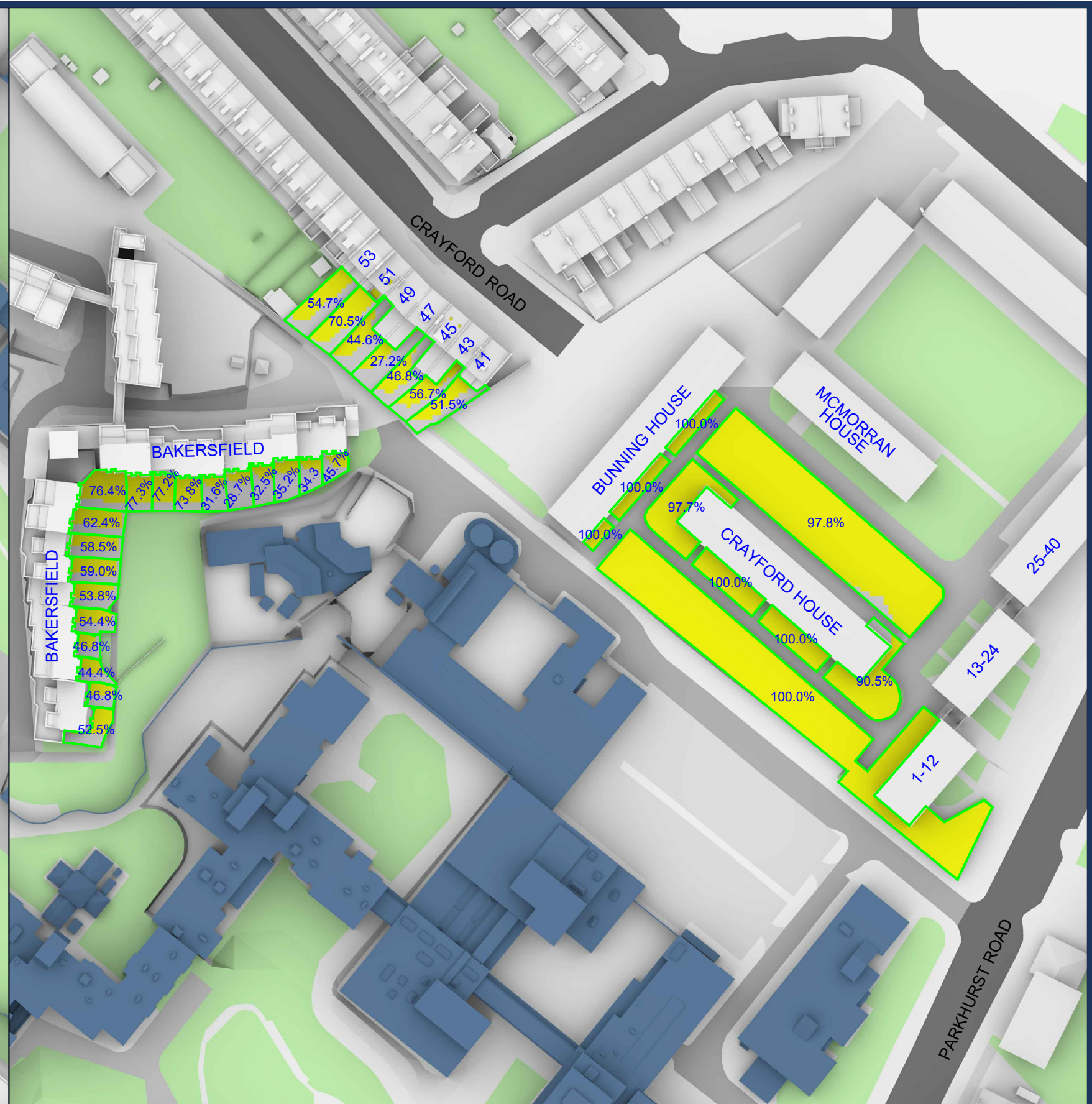
Appendix 12.3 Baseline and Development Overshadowing Results

Appendix 12.3

Baseline and Development Overshadowing Results

Appendix 12.3a

Baseline Sun Hours on Ground Results



Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

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

Scheme Confirmed: -

Date: -

Project: HM Holloway Prison
London

Drawn By: NB

Scale: 1:1000@A3

Date: OCT 21

Title: Plan View
March 21st
Existing Buildings

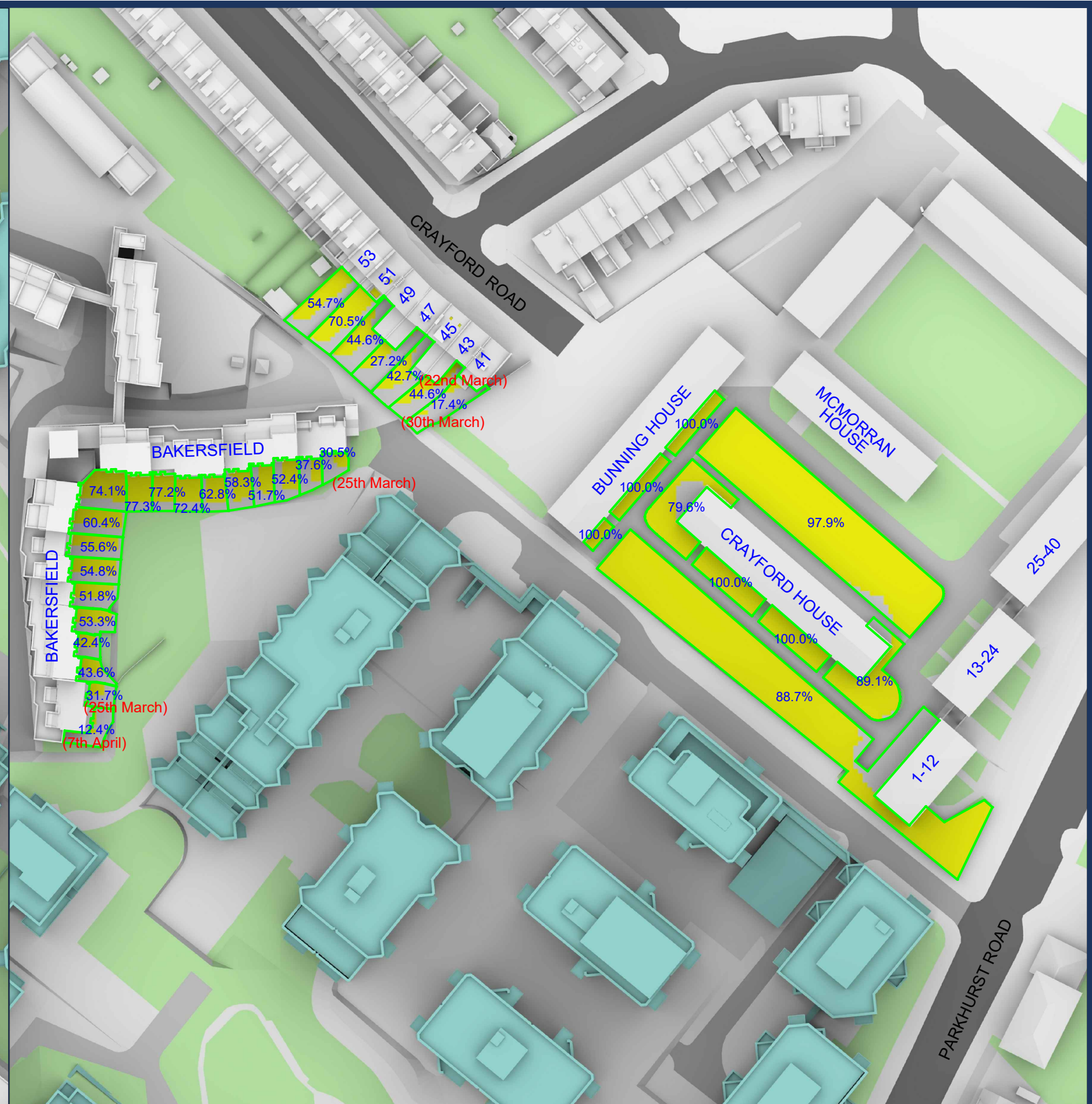
Dwg No: P2104/SHA/246

Rel: 100



Appendix 12.3b

Development Sun Hours on Ground Results



Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

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

Scheme Confirmed:

-

Date:

-

Project:

HM Holloway Prison
London

Drawn By:

NB

Scale:

1:1000@A3

Date:

OCT 21

Title:

Plan View
March 21st
Proposed Scheme 23/09/21

Dwg No:

P2104/SHA/247

Rel:

100

Point 2 Surveyors Limited, 17 Slingsby Place, London, WC2E 9AB | 0207 836 5828 | point2.co.uk

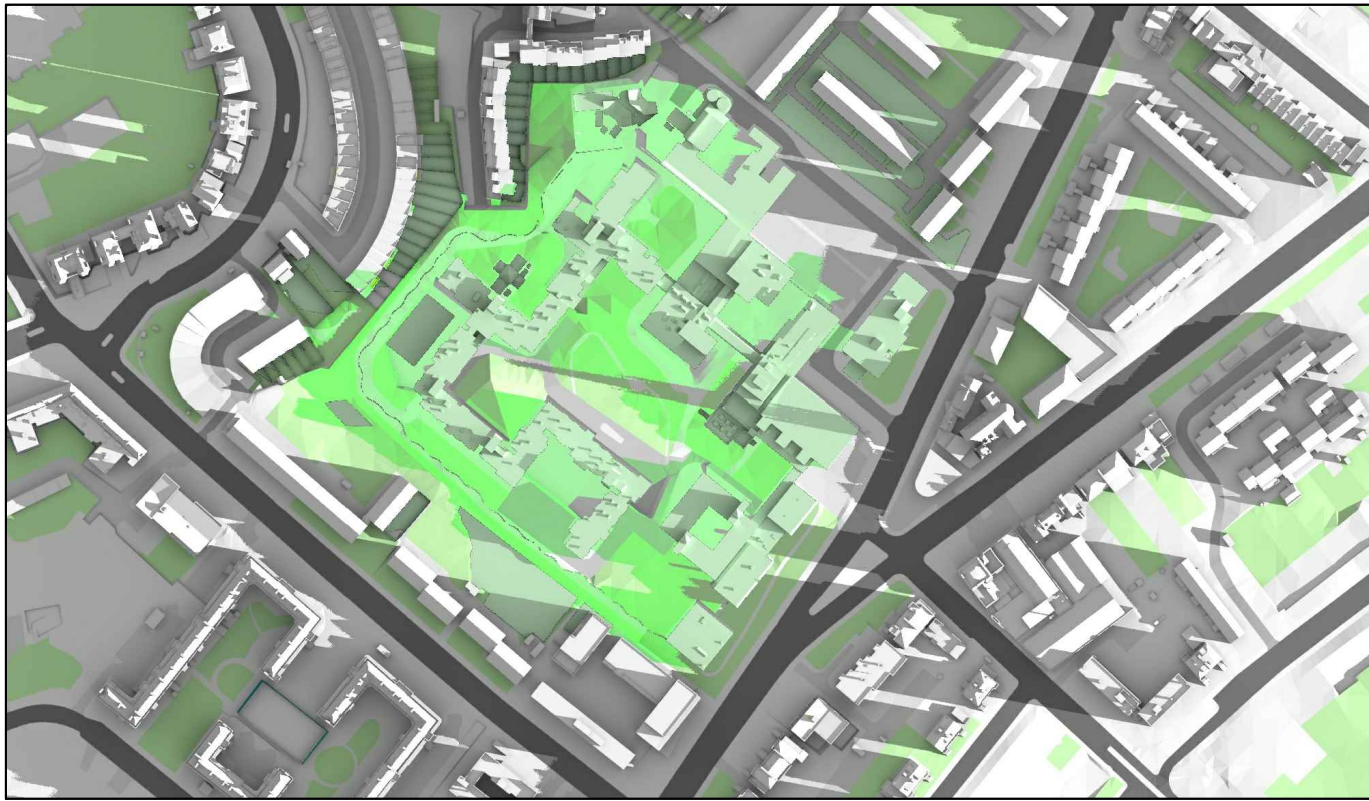
Appendix 12.4 Baseline and Development Transient Overshadowing Plots

Appendix 12.4

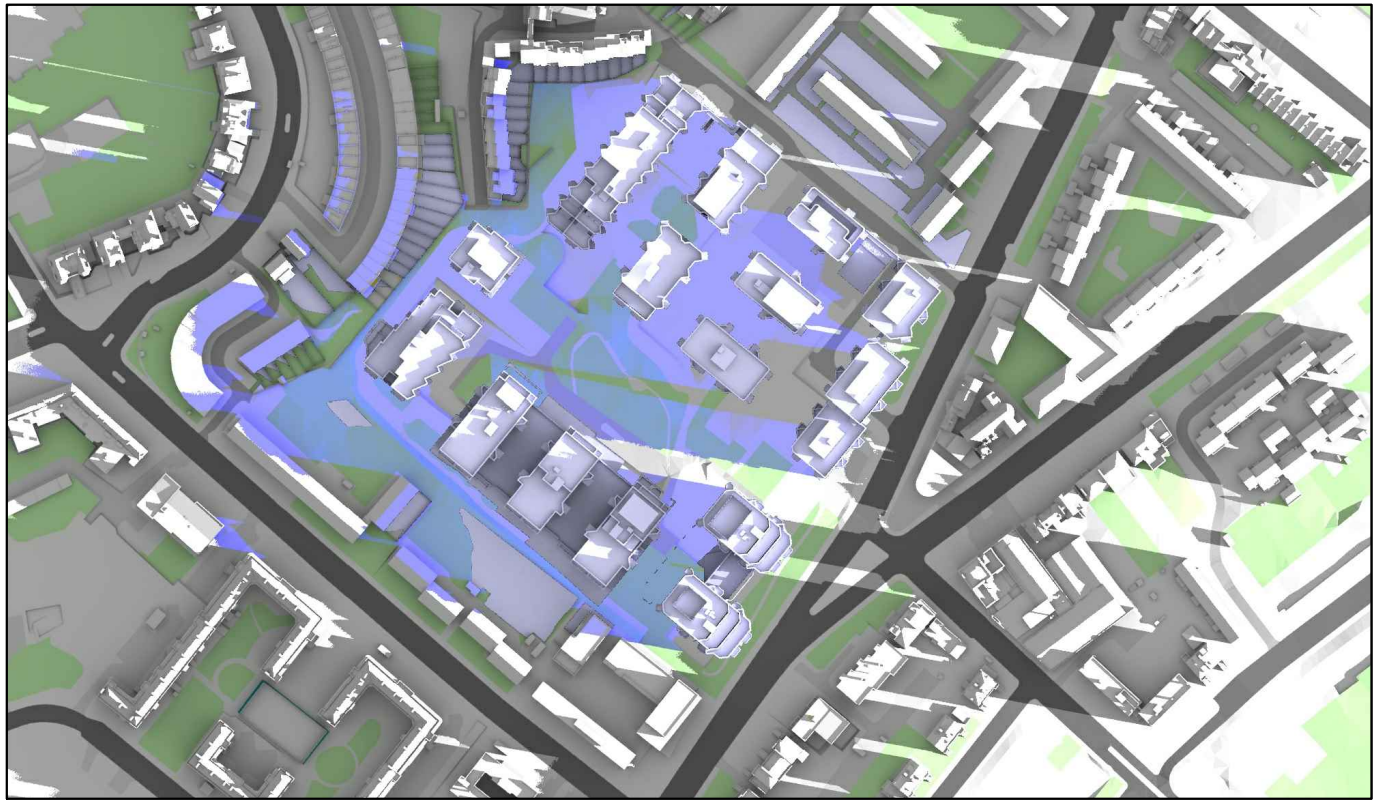
Baseline and Development Transient Results

Appendix 12.4a

Transient Overshadowing Shadow Plots

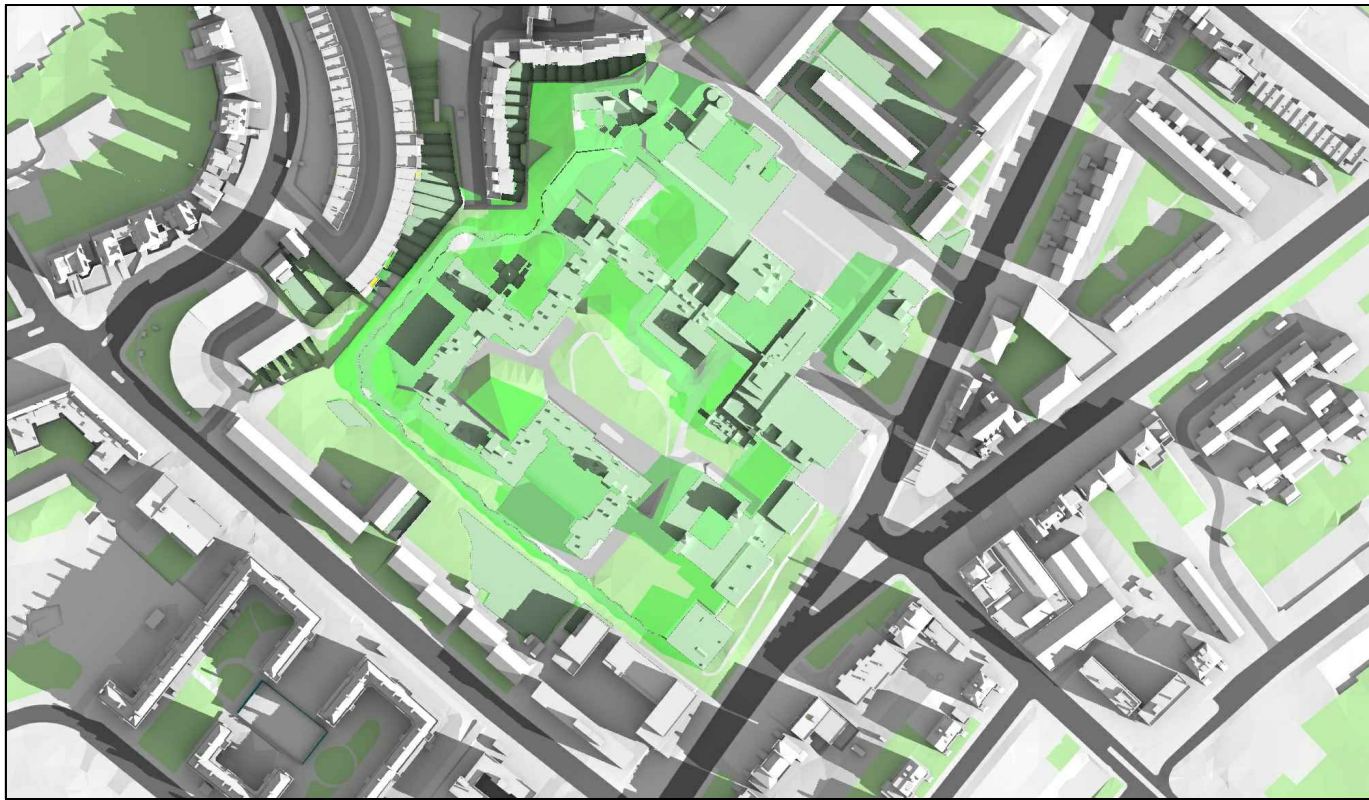


Existing 07:00am

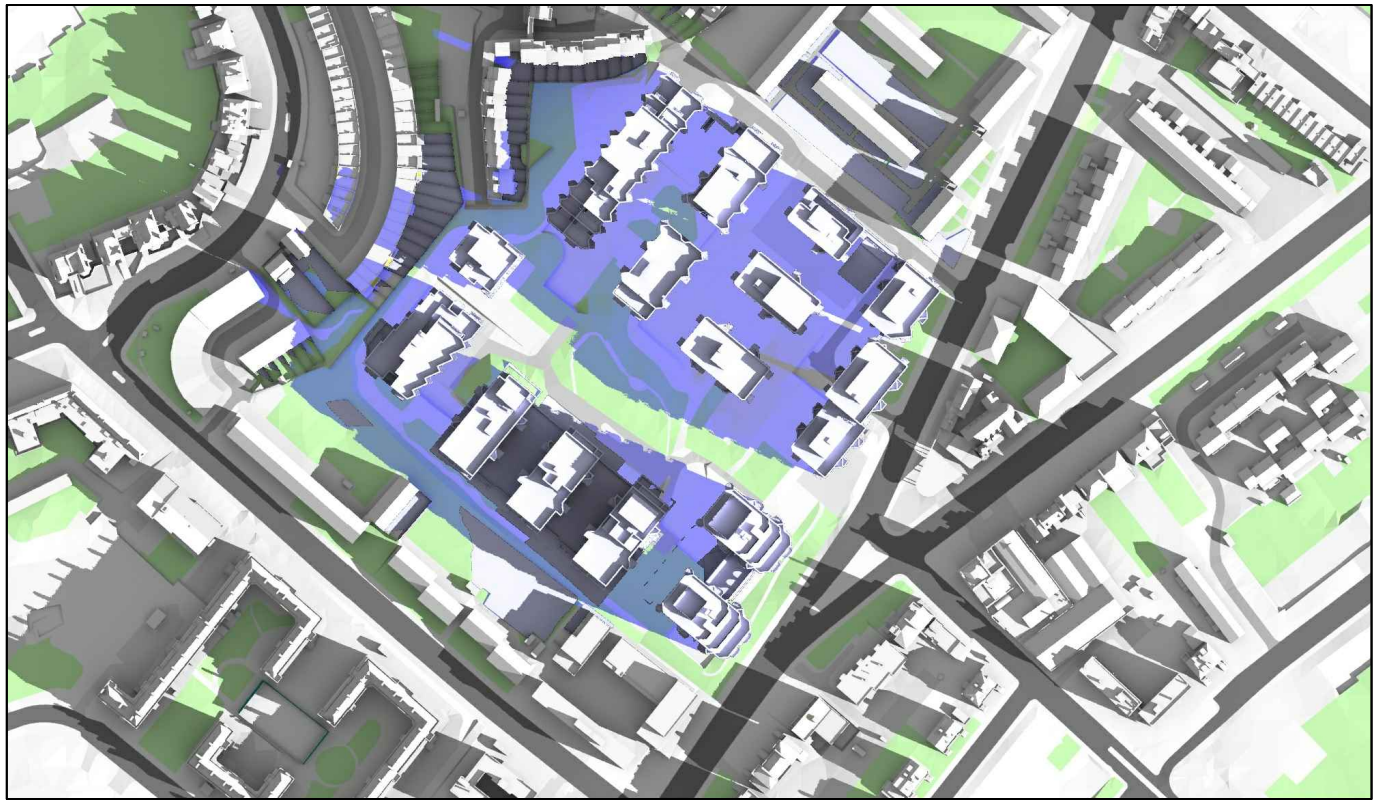


Proposed 07:00am

March 21st (GMT)



Existing 08:00am



Proposed 08:00am

Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:

Grey shadows are those caused by buidings which are not on the site under development.

Green shadows are those caused specifically by the existing buildings on the site.

Blue shadows are those caused specifically by the proposed development.

Project: HM Holloway Prison
London

Title: Transient Overshadowing

Scheme Confirmed: -

Date: -

Drawn By: NB

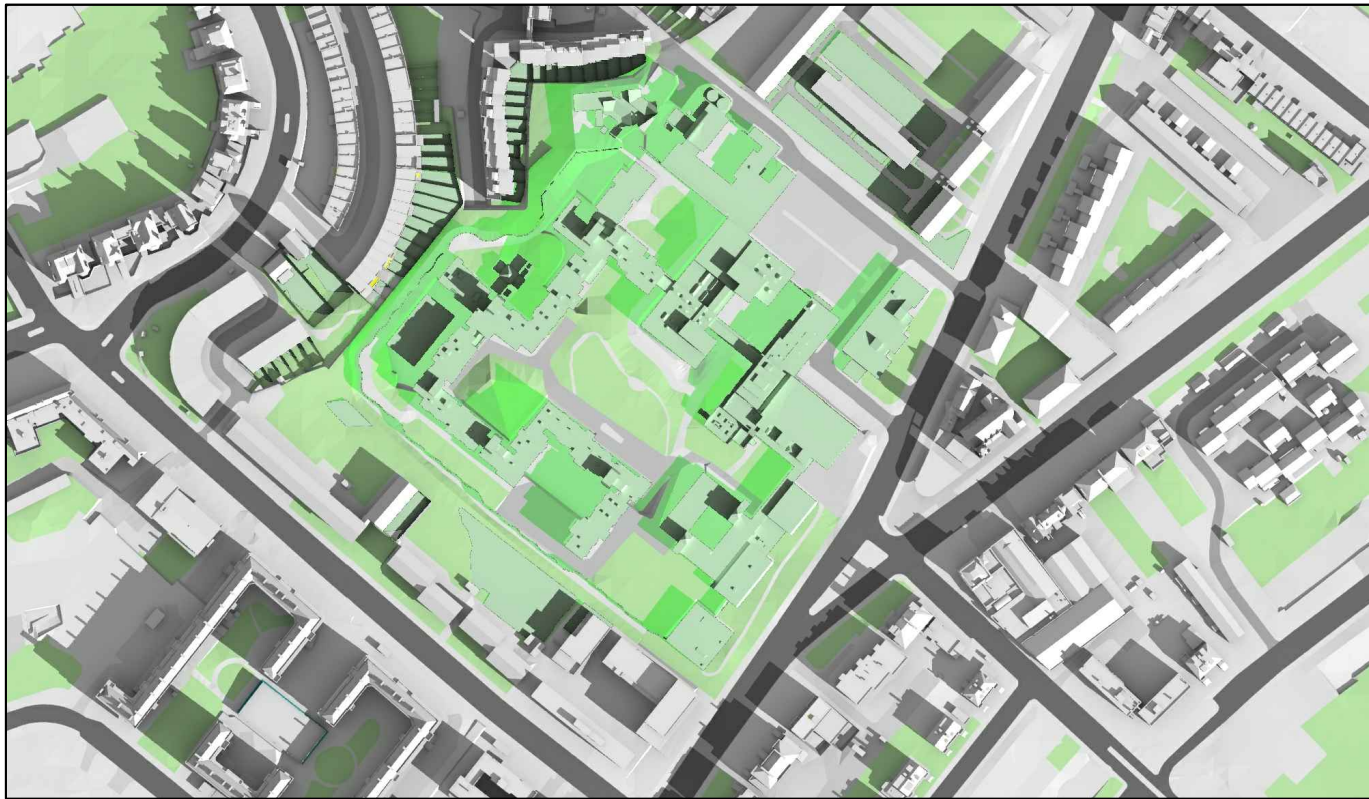
Scale: NTS

Date: SEPT 21

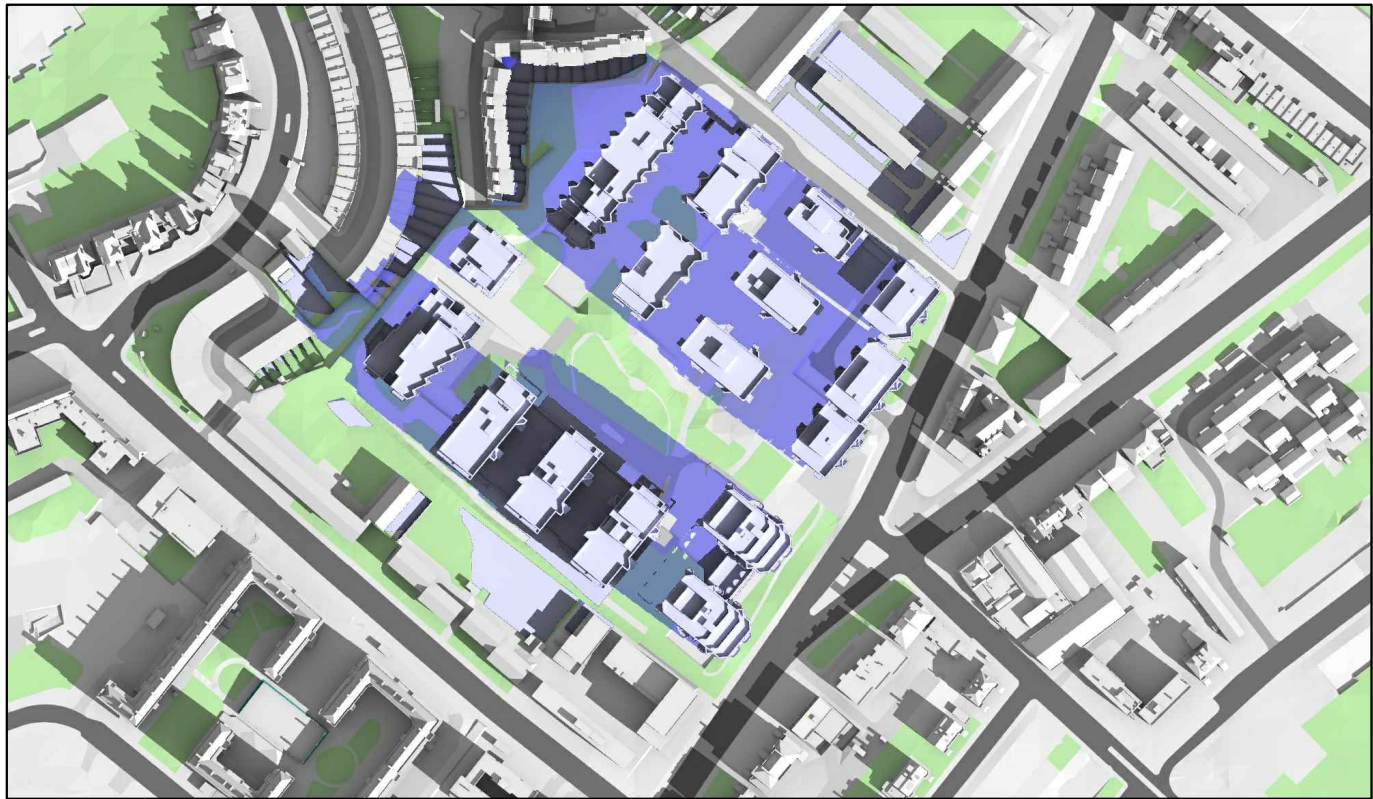
Dwg No: P2104/MAR01/01

Rel: 100



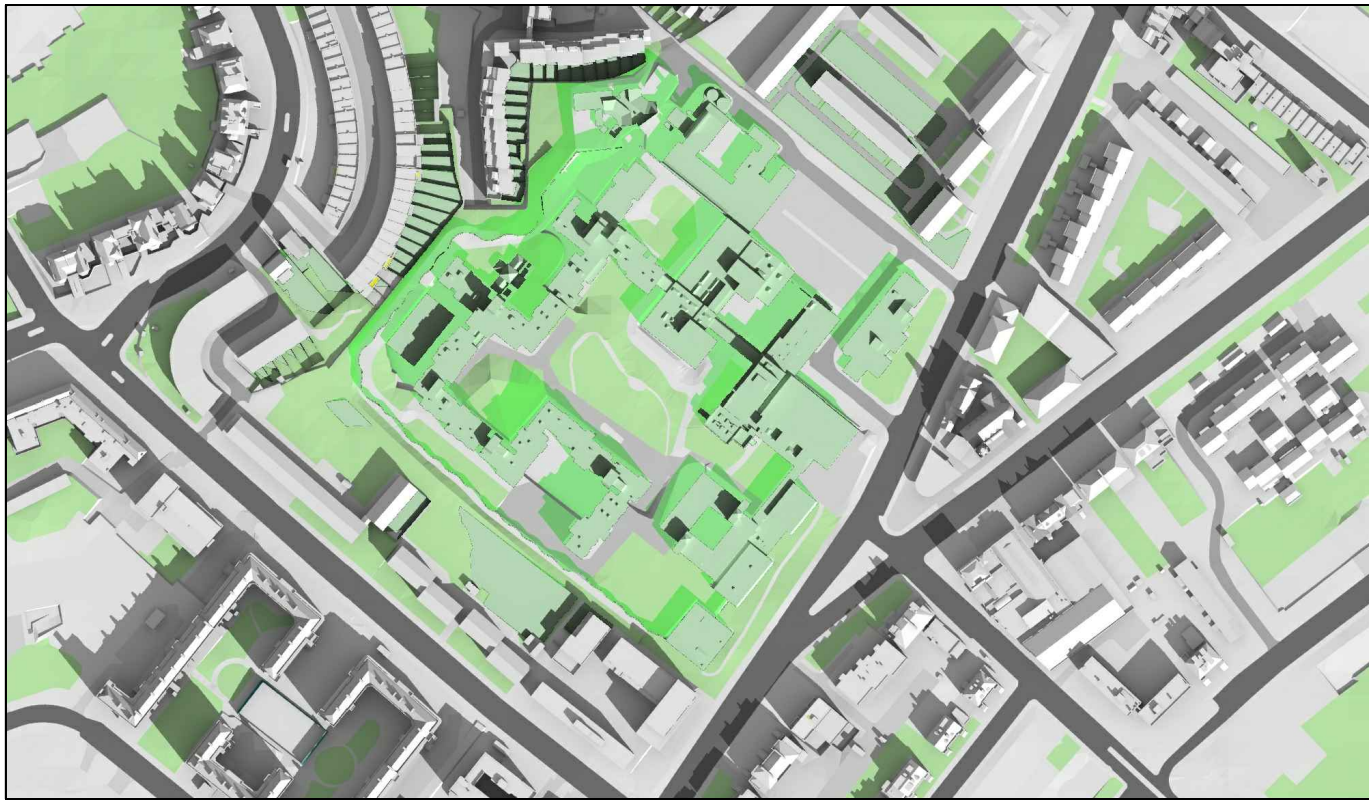


Existing 09:00am

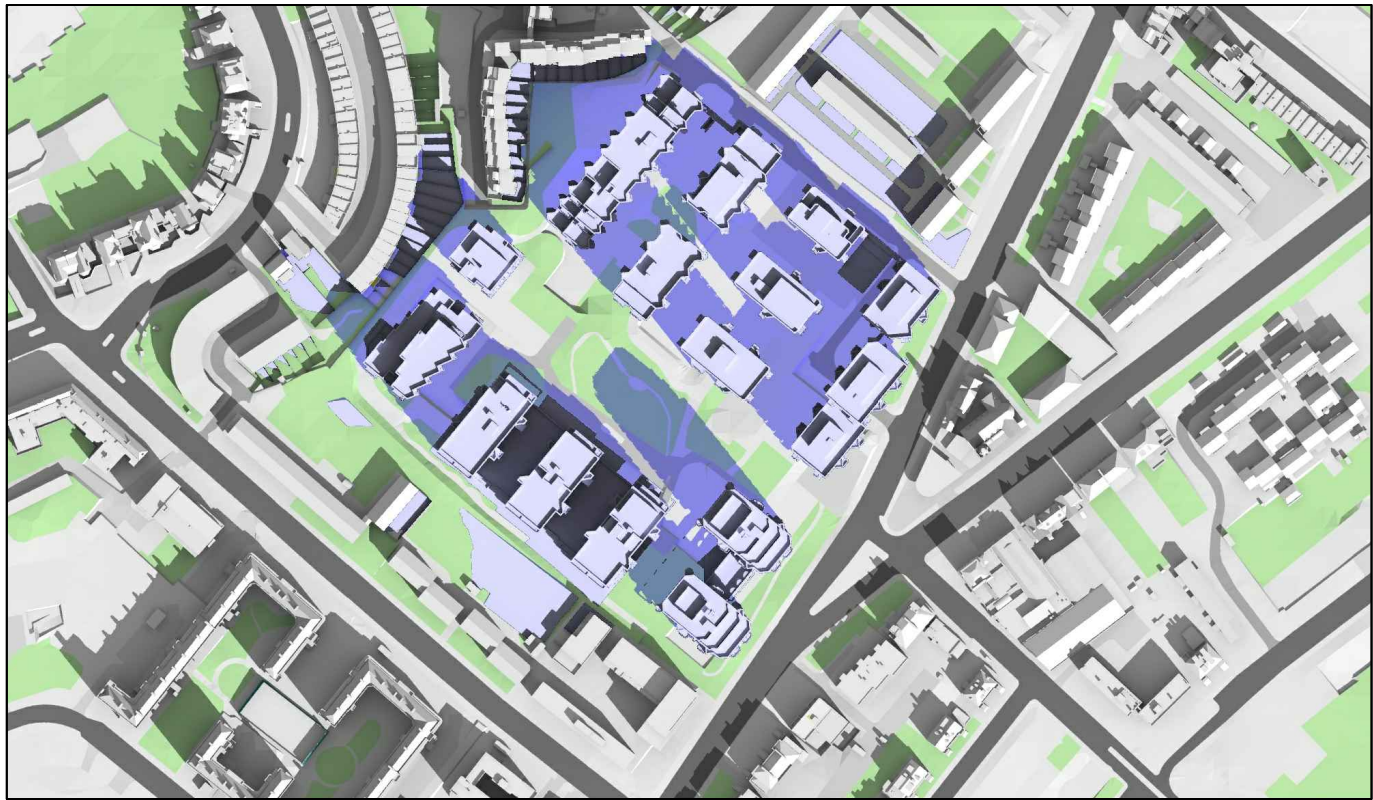


Proposed 09:00am




March 21st (GMT)



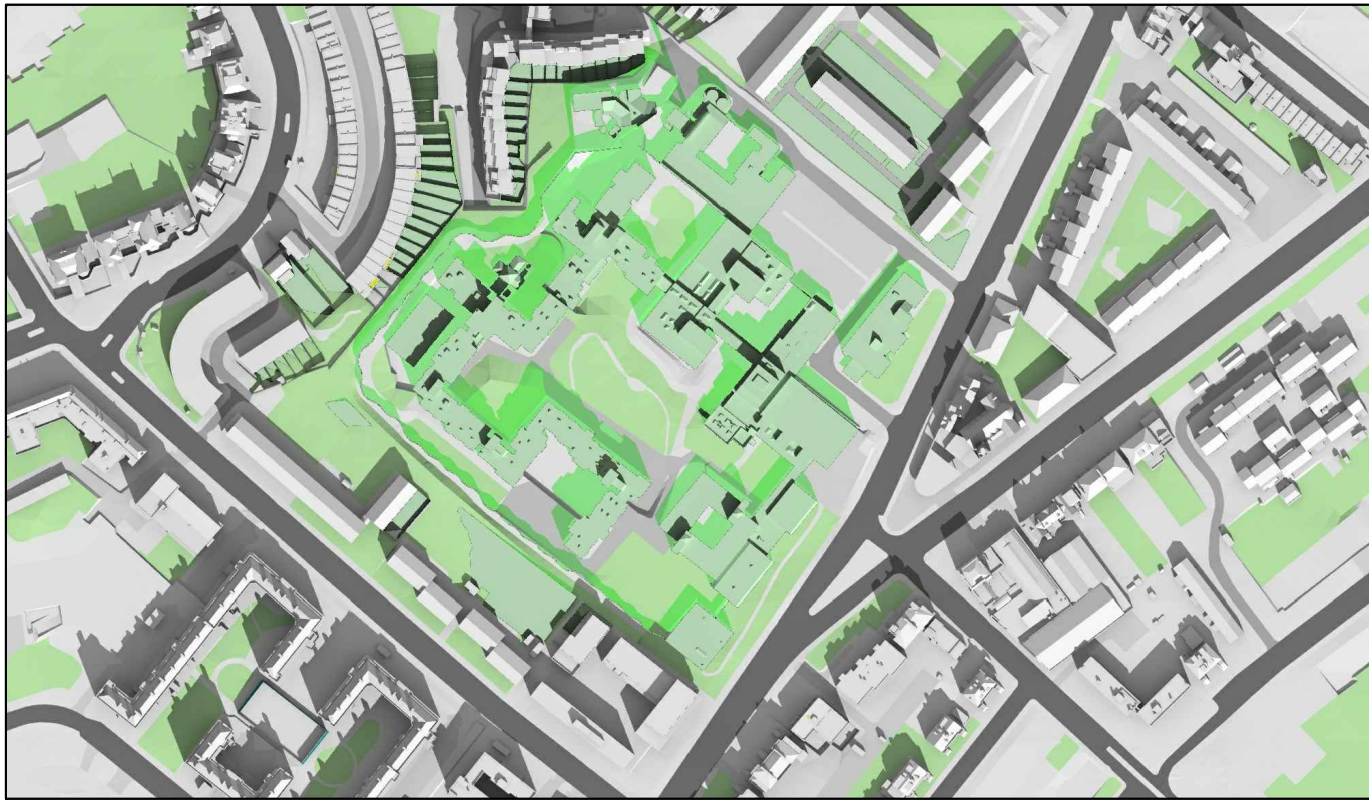
Existing 10:00am



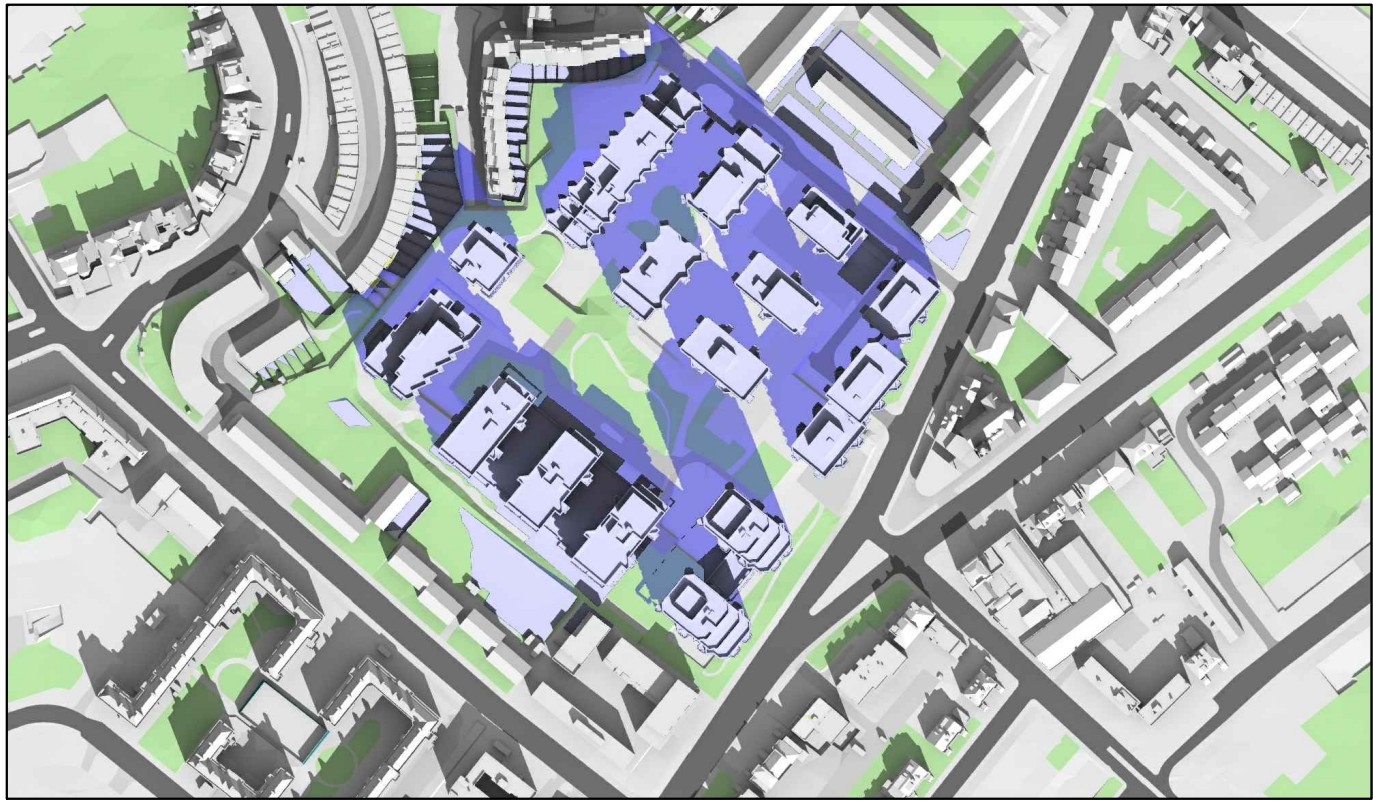
Proposed 10:00am

Sources: Point 2 - Point Cloud Data -Site Photos		Key:		Project: HM Holloway Prison London		Title: Transient Overshadowing	
Local Planning Authority		 Grey shadows are those caused by buidings which are not on the site under development.					
Zmapping LTD		 Green shadows are those caused specifically by the existing buildings on the site.					
Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)		 Blue shadows are those caused specifically by the proposed development.					
210517_Plots A to E2 massing models							
Scheme Confirmed:		Date:		Drawn By:		Dwg No:	
-		-		NB		P2104/MAR01/02	
				Scale:		Rel:	
				NTS		100	
				Date:			
				SEPT 21			



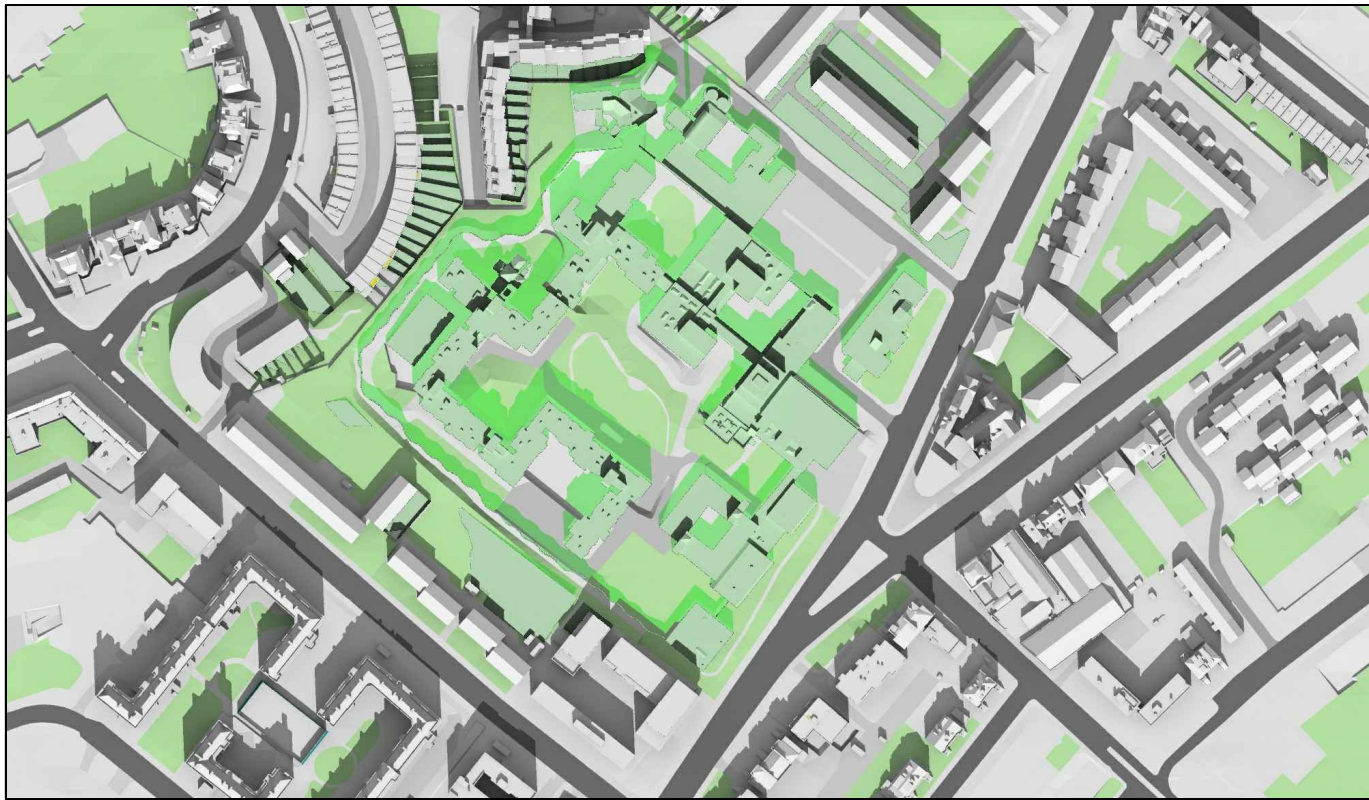


Existing 11:00am

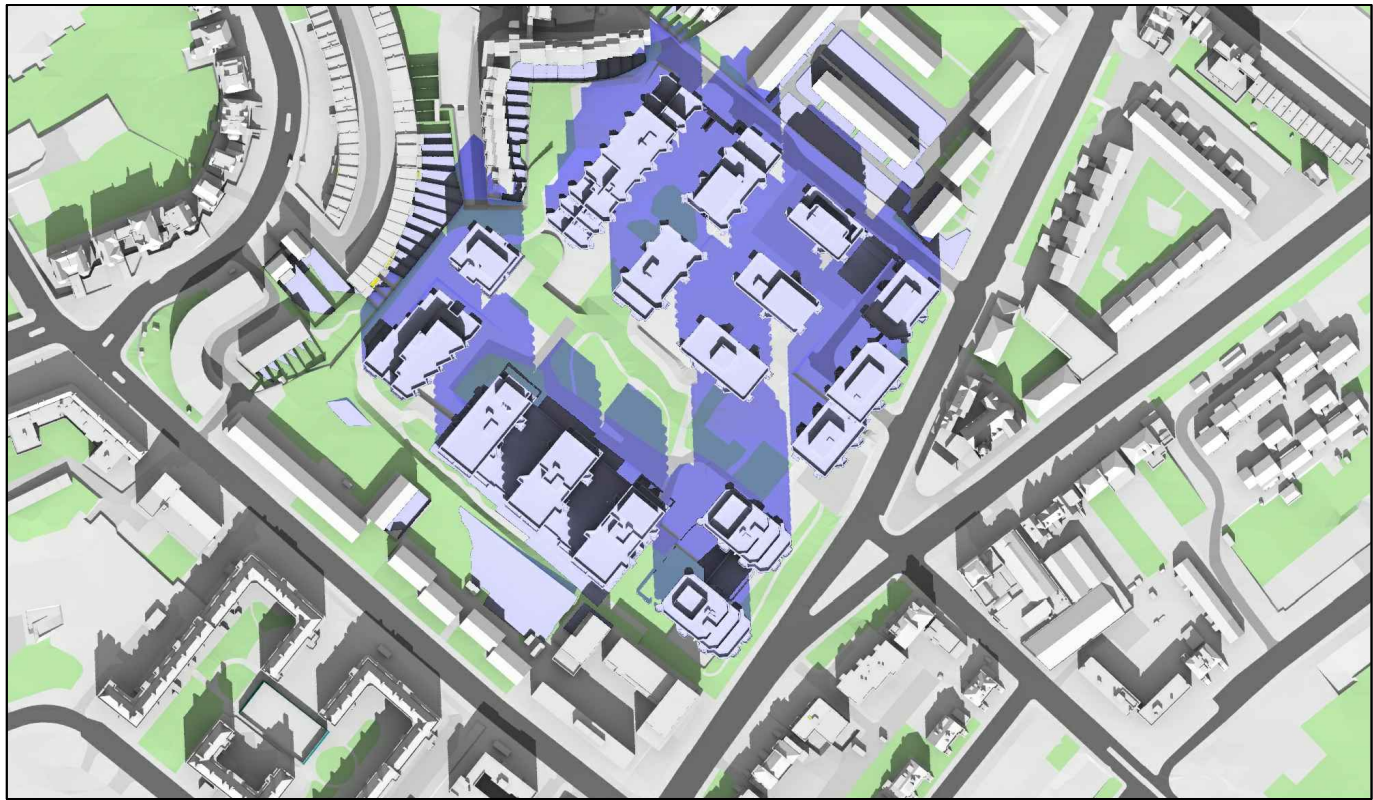


Proposed 11:00am

March 21st (GMT)



Existing 12:00pm



Proposed 12:00pm

Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:

Grey shadows are those caused by buidings which are not on the site under development.

Green shadows are those caused specifically by the existing buildings on the site.

Blue shadows are those caused specifically by the proposed development.

Scheme Confirmed: -

Date: -

Project: HM Holloway Prison
London

Drawn By: NB

Scale: NTS

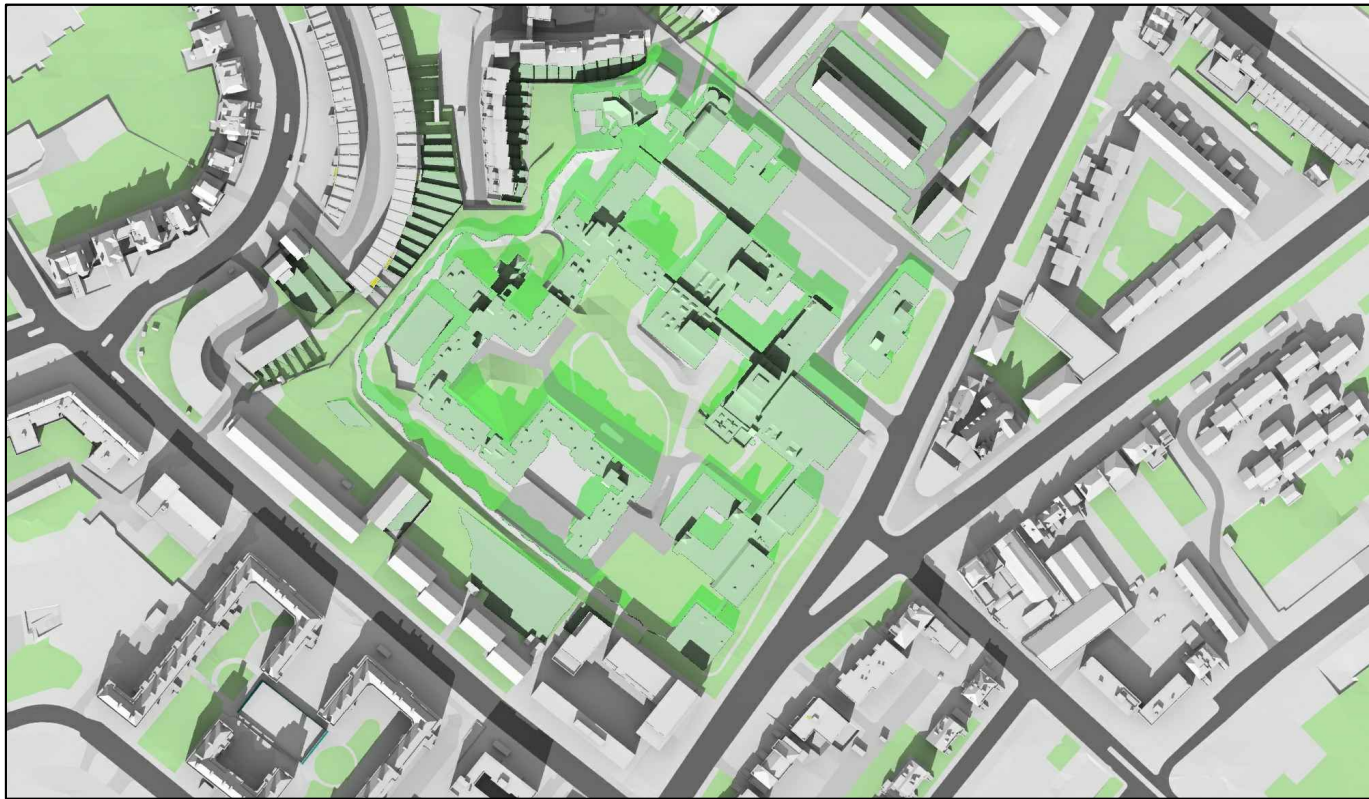
Date: SEPT 21

Title: Transient Overshadowing

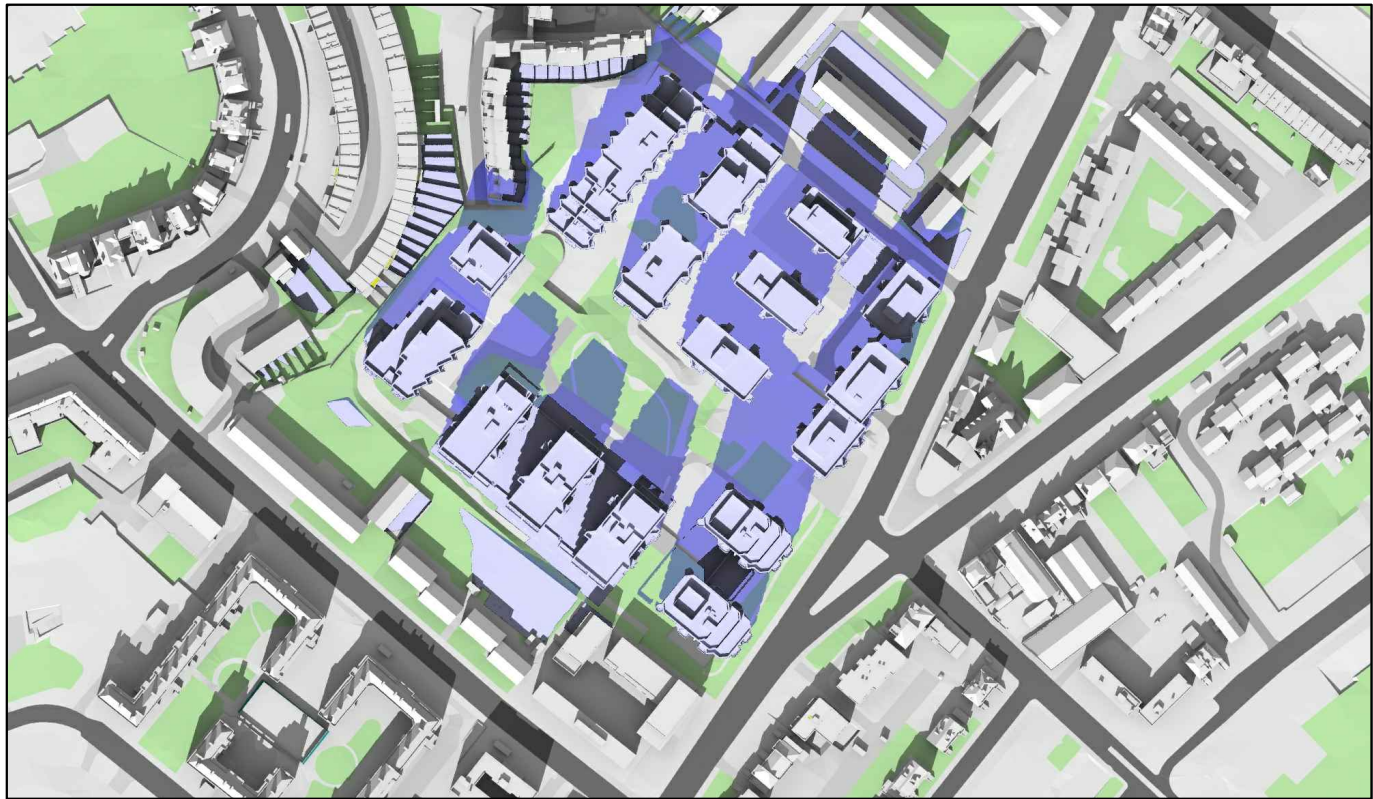
Dwg No: P2104/MAR01/03

Rel: 100



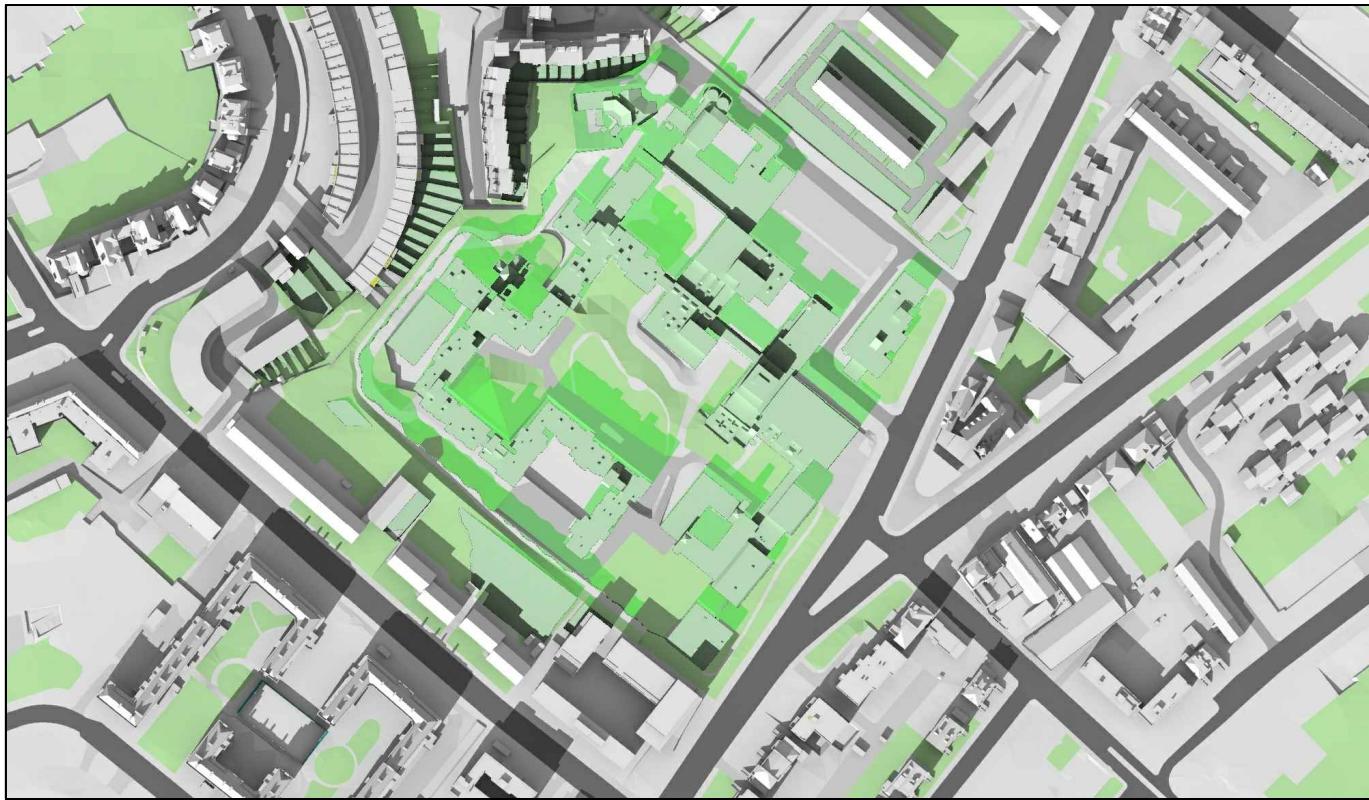


Existing 01:00pm

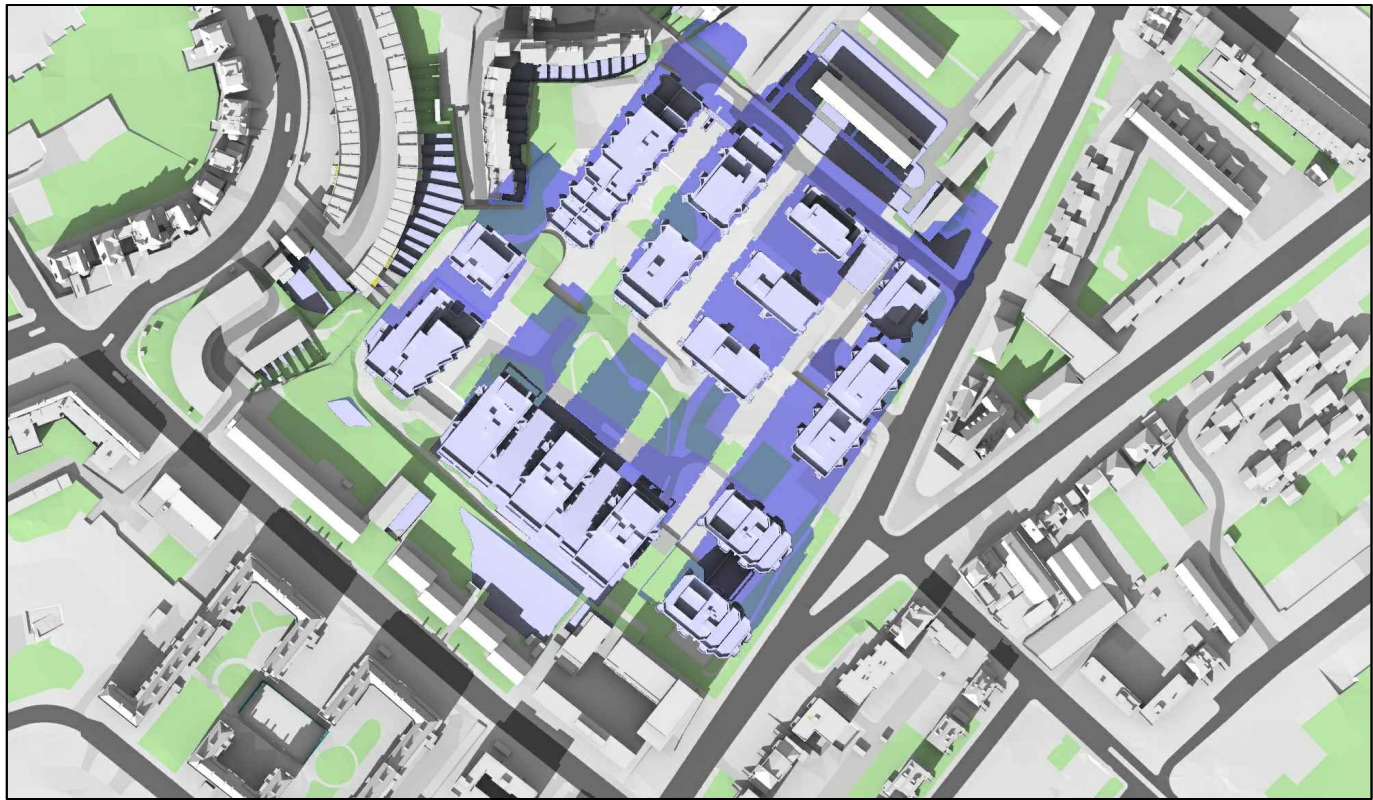


Proposed 01:00pm

March 21st (GMT)



Existing 02:00pm



Proposed 02:00pm

Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:

Grey shadows are those caused by buidings which are not on the site under development.

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Blue shadows are those caused specifically by the proposed development.

Project: HM Holloway Prison
London

Title: Transient Overshadowing

Scheme Confirmed:

-

Date:

-

Drawn By:

NB

Scale:

NTS

Date:

SEPT 21

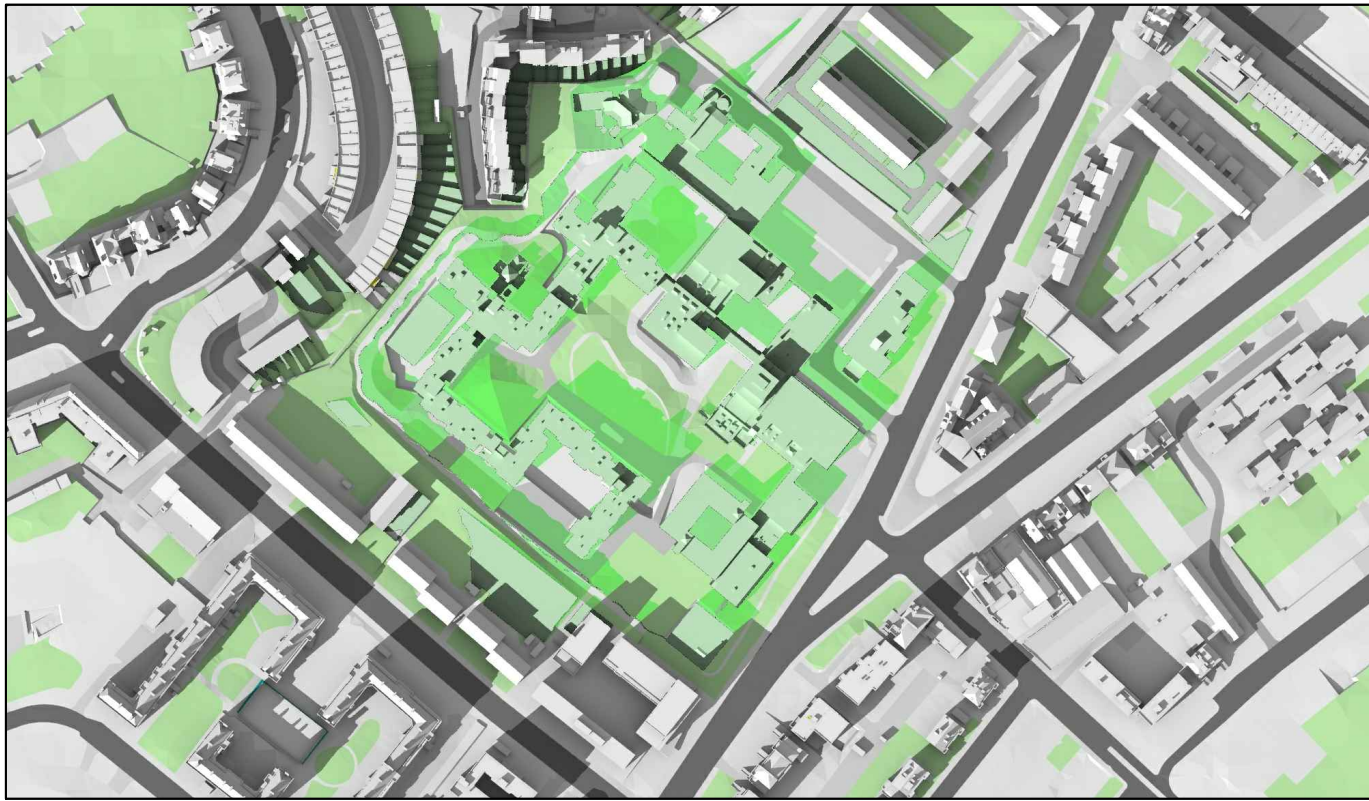
Dwg No:

P2104/MAR01/04

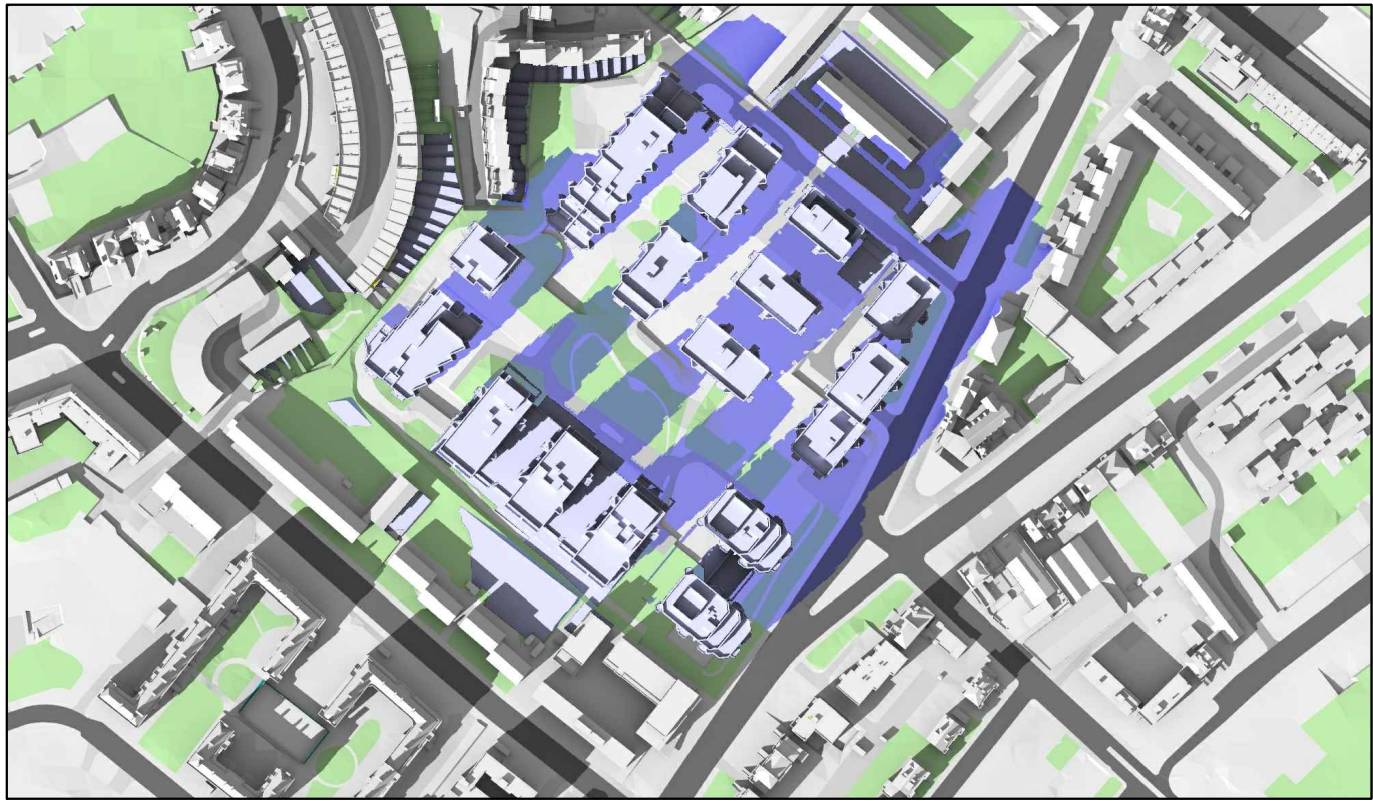
Rel:

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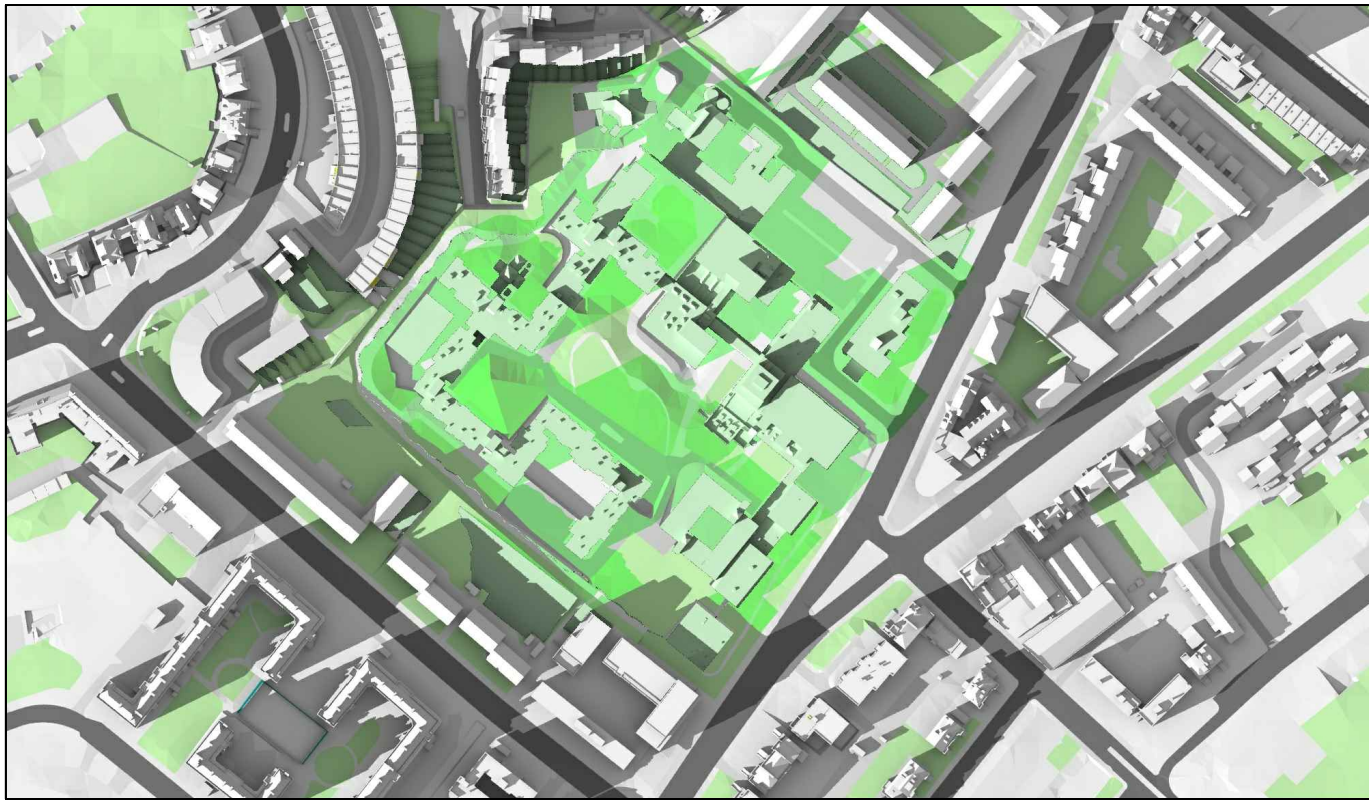


Existing 03:00pm

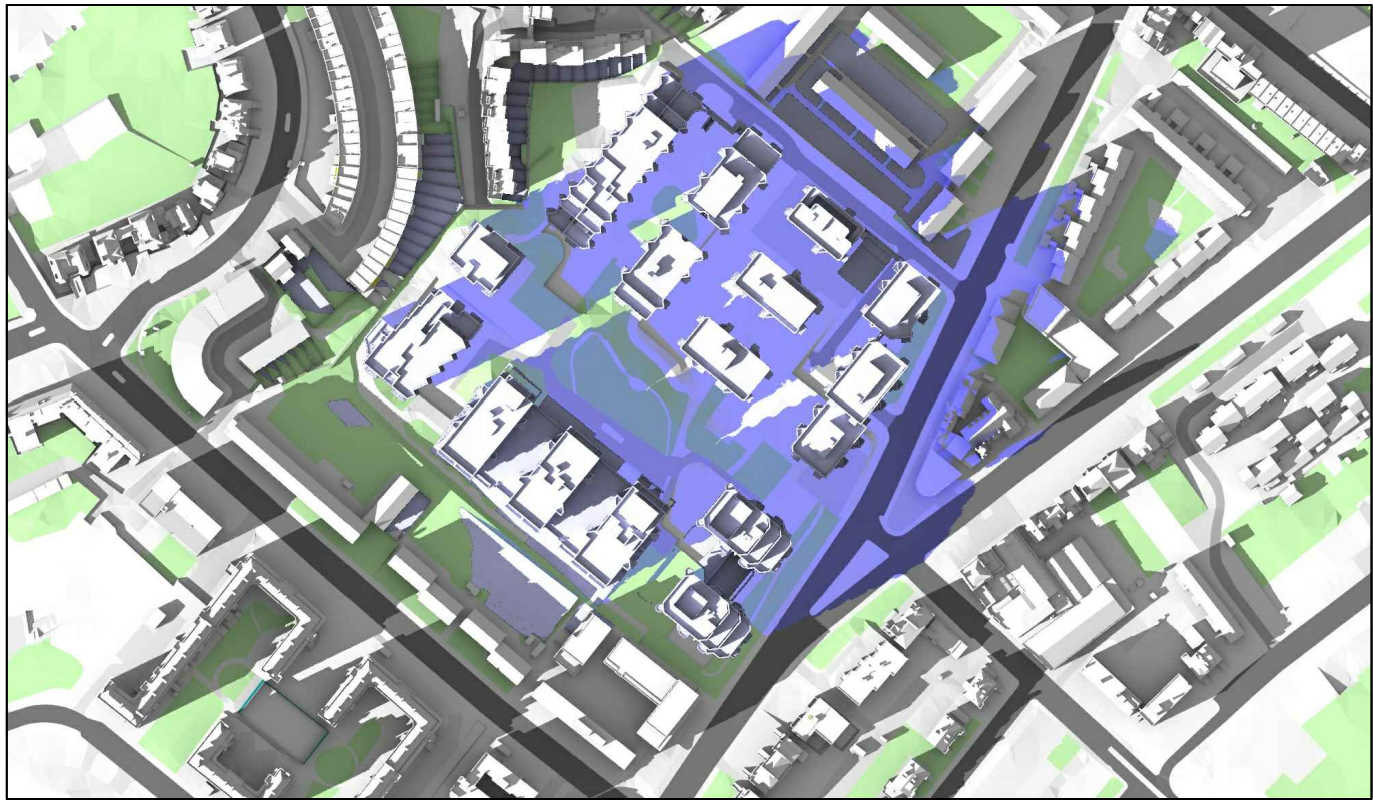


Proposed 03:00pm

March 21st (GMT)



Existing 04:00pm



Proposed 04:00pm

Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:

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Blue shadows are those caused specifically by the proposed development.

Scheme Confirmed:

Date:

Project: HM Holloway Prison
London

Drawn By:
NB

Scale:
NTS

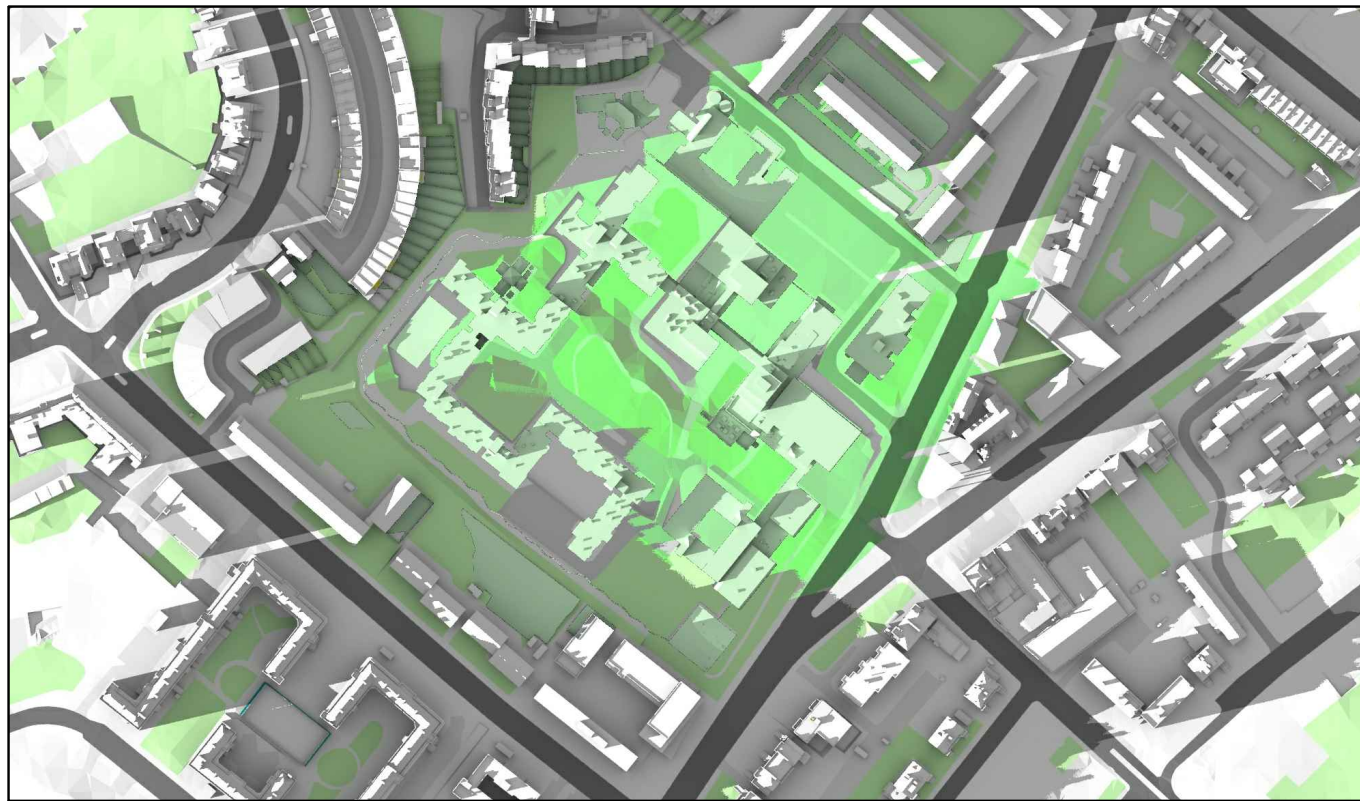
Date:
SEPT 21

Title: Transient Overshadowing

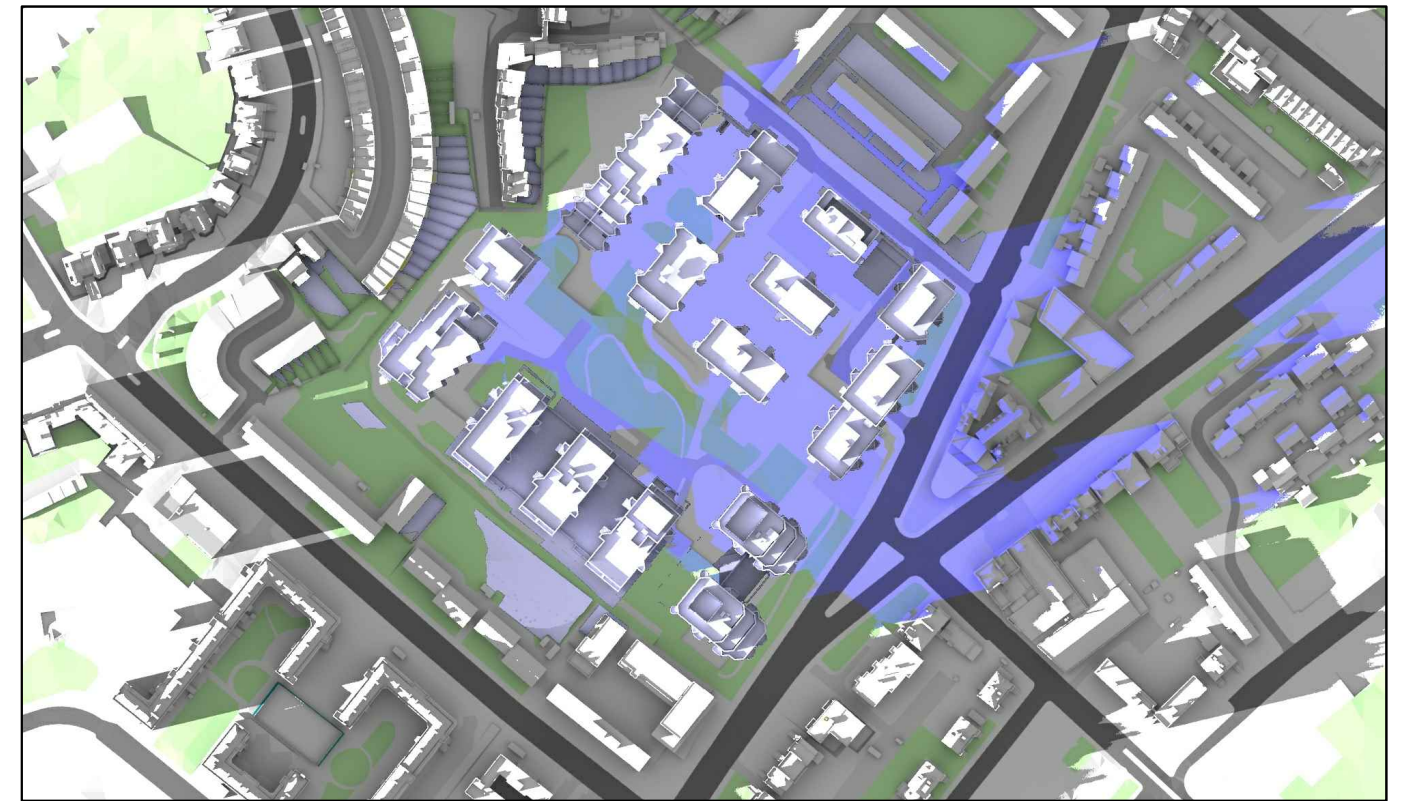
Dwg No:
P2104/MAR01/05

Rel:
100



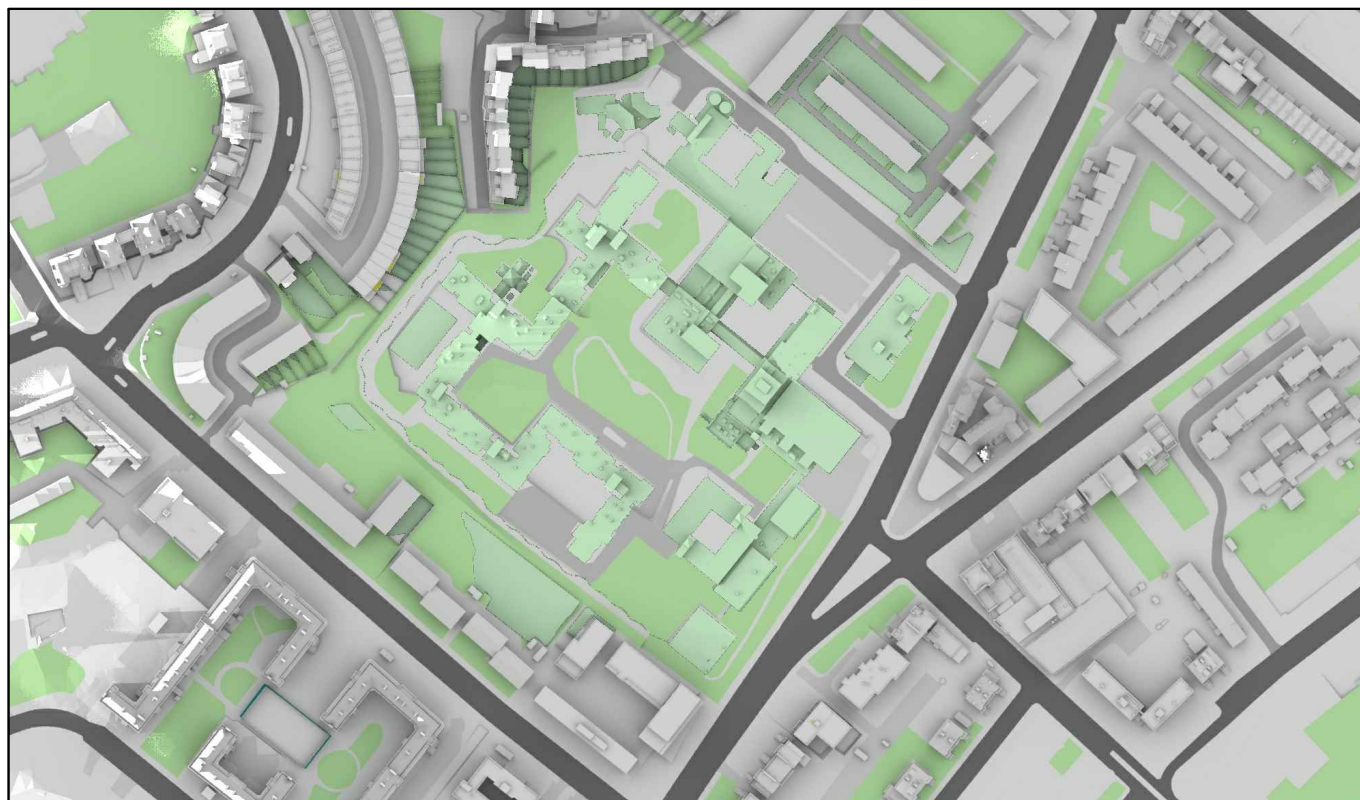


Existing 05:00pm



Proposed 05:00pm

March 21st (GMT)



Existing 06:00pm



Proposed 06:00pm

Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:



Grey shadows are those caused by buildings which are not on the site under development.



Green shadows are those caused specifically by the existing buildings on the site.



Blue shadows are those caused specifically by the proposed development.

Project: HM Holloway Prison
London

Title: Transient Overshadowing

Scheme Confirmed:

Date:

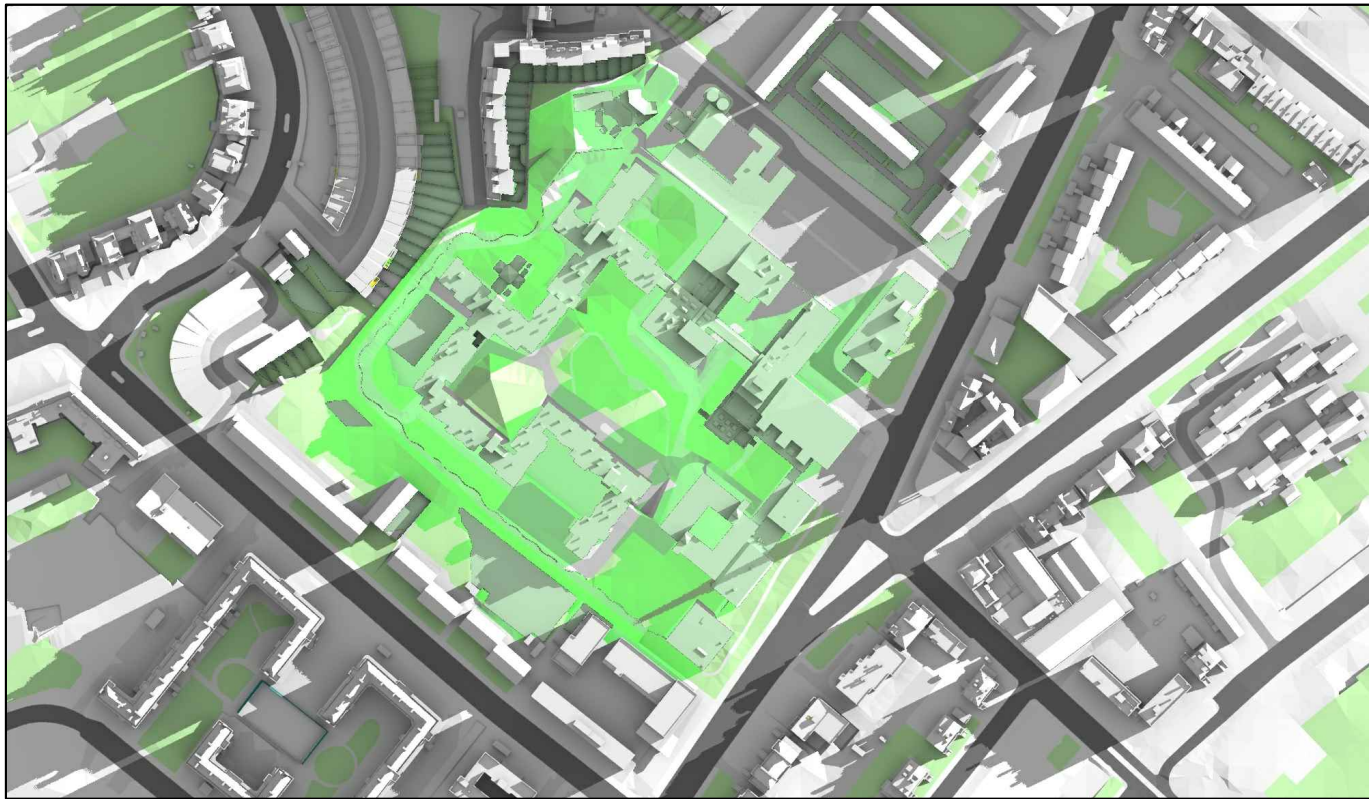
Drawn By:
NB

Scale:
NTS

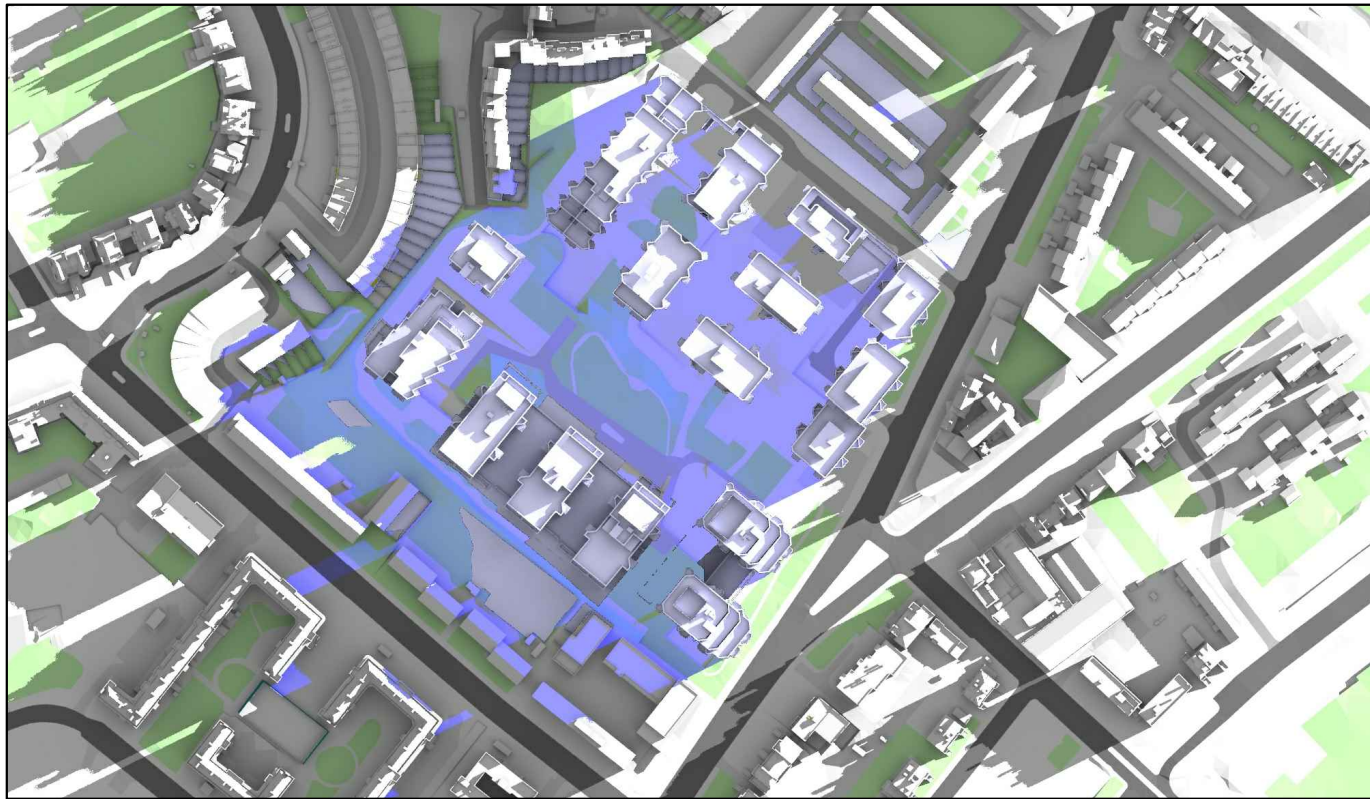
Date:
SEPT 21

Dwg No:
P2104/MAR01/06

Rel:
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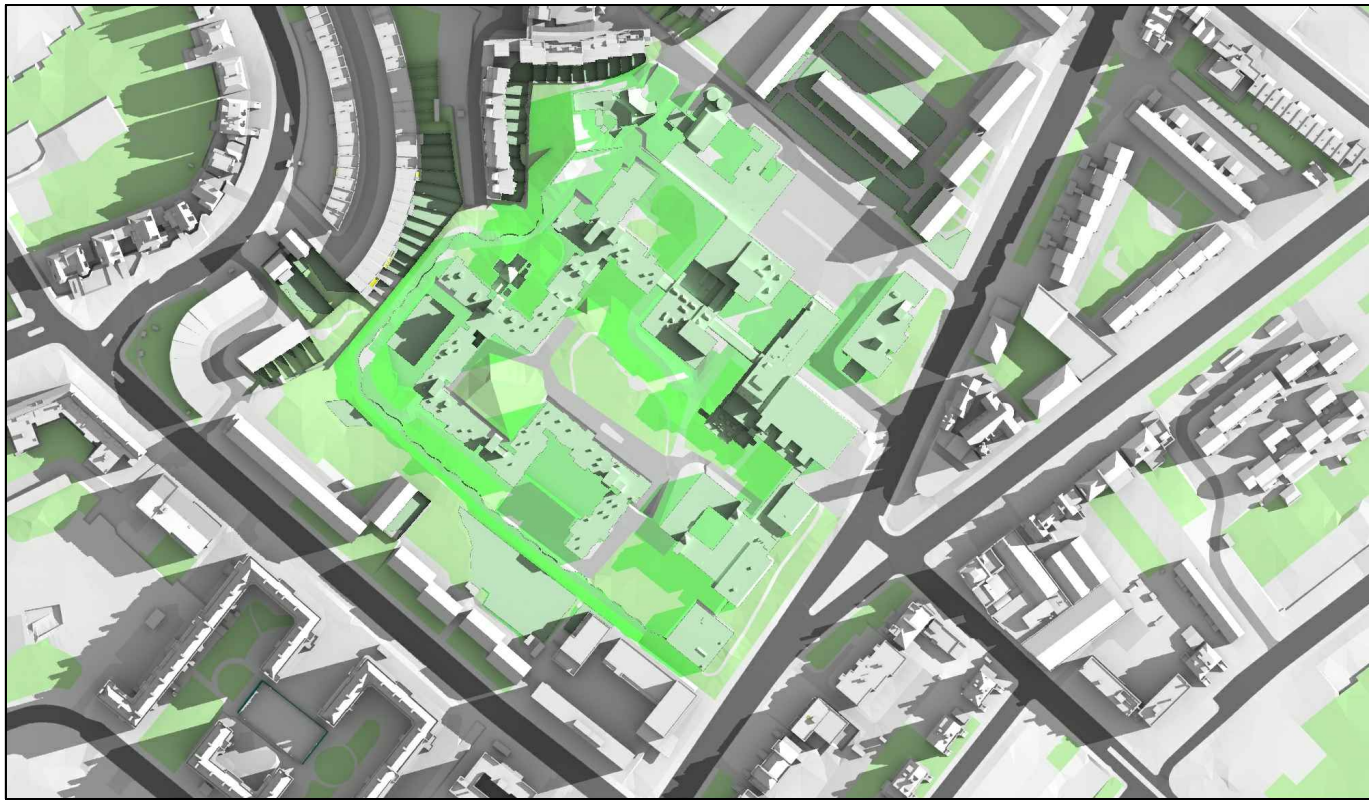


Existing 06:00am

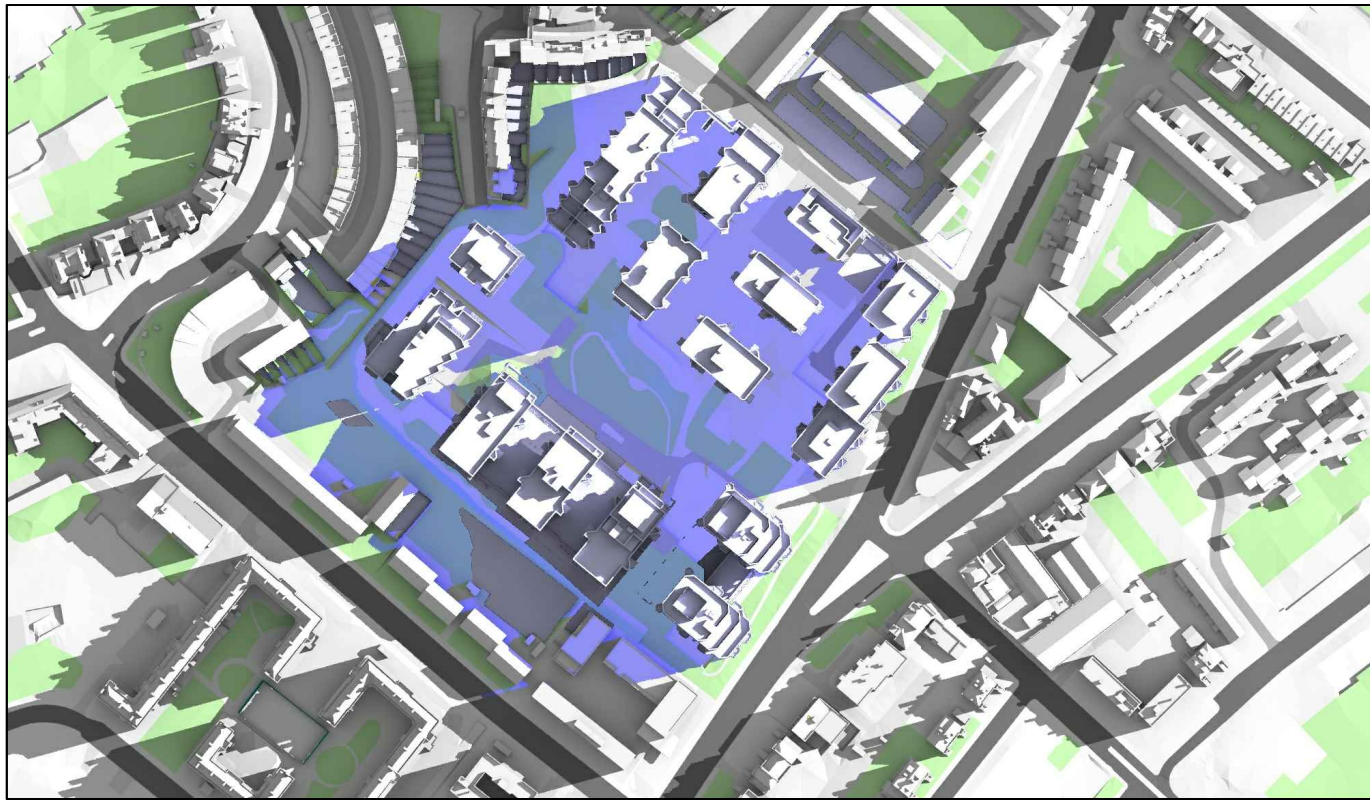


Proposed 06:00am

June 21st (BST)



Existing 07:00am



Proposed 07:00am

Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:

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Blue shadows are those caused specifically by the proposed development.

Project: HM Holloway Prison
London

Title: Transient Overshadowing

Scheme Confirmed: -

Date: -

Drawn By: NB

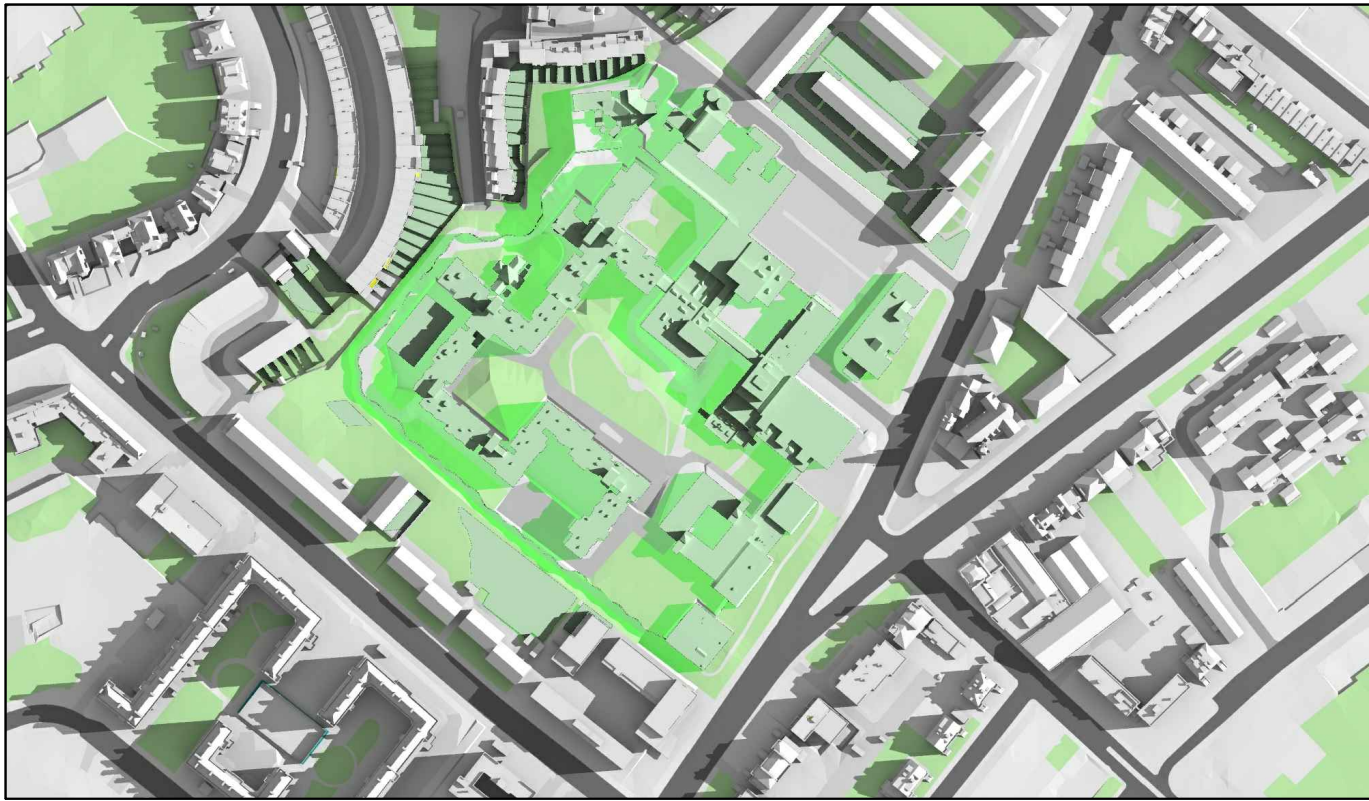
Scale: NTS

Date: SEPT 21

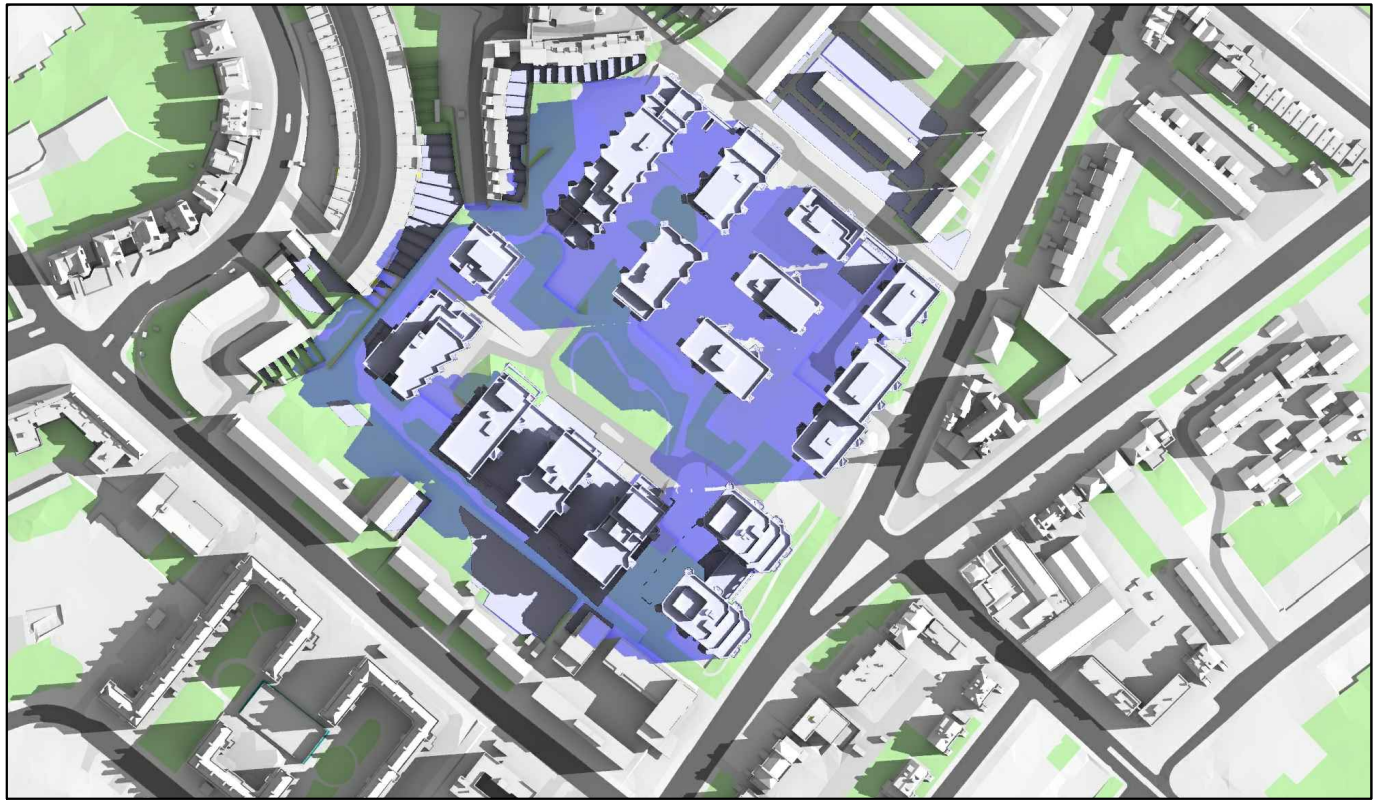
Dwg No: P2104/JUN01/01

Rel: 100



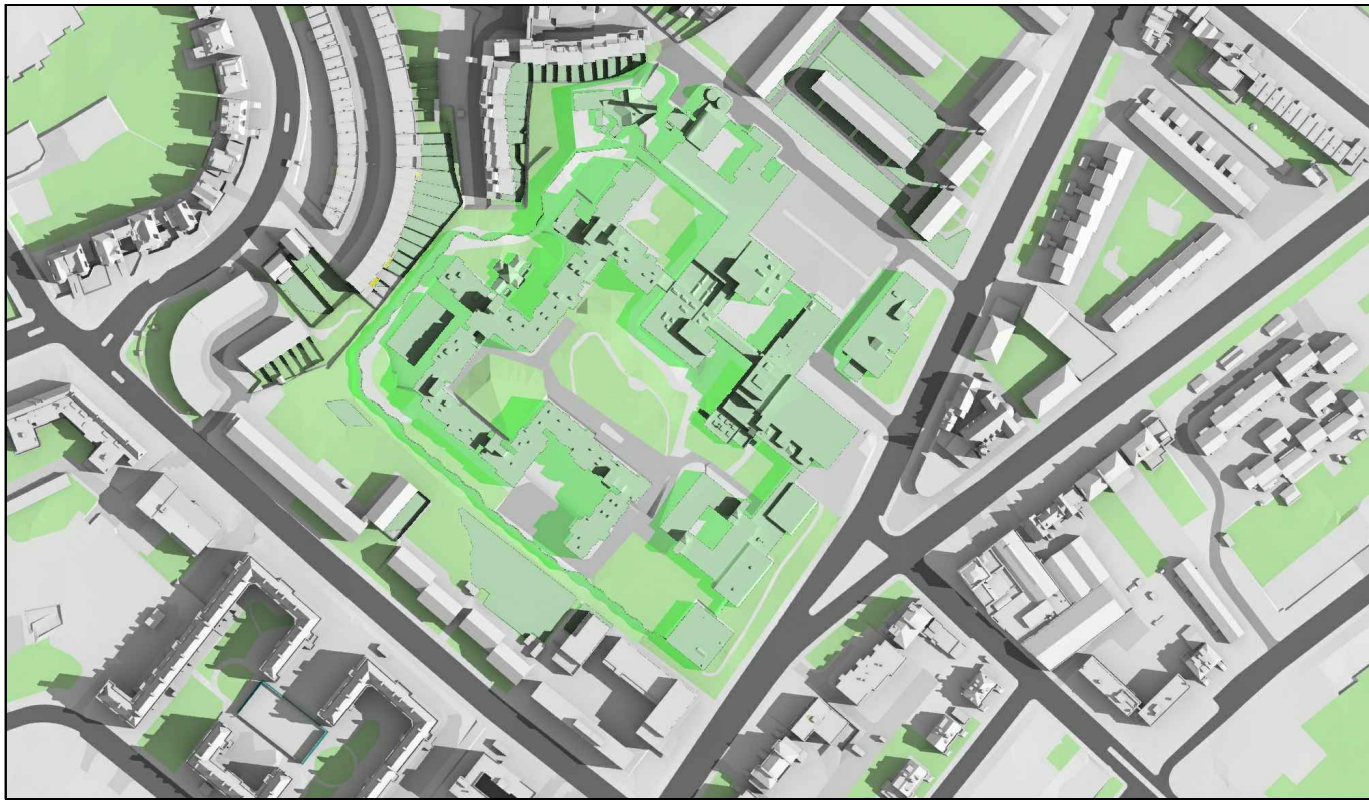


Existing 08:00am

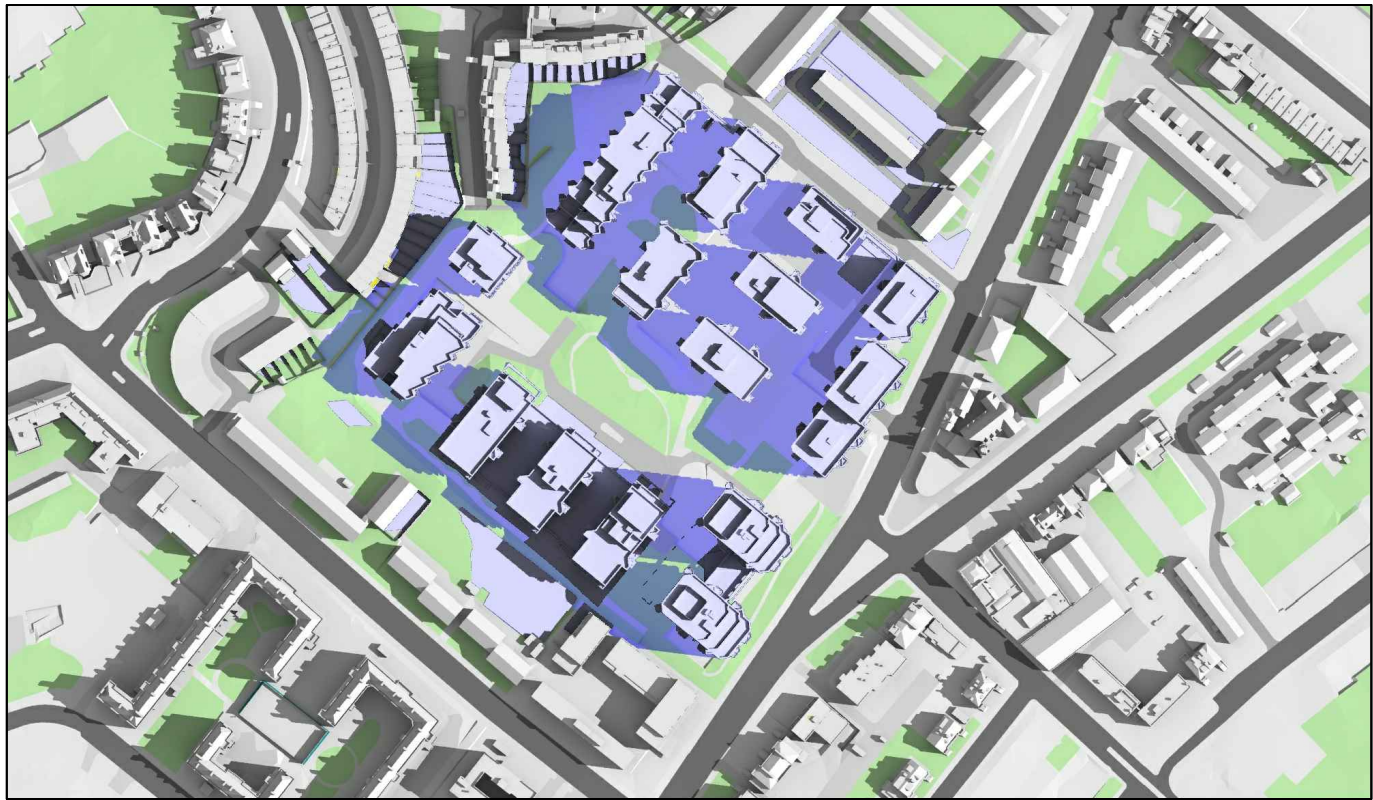


Proposed 08:00am

June 21st (BST)



Existing 09:00am



Proposed 09:00am

Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:

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Blue shadows are those caused specifically by the proposed development.

Project: HM Holloway Prison
London

Title: Transient Overshadowing

Scheme Confirmed: -

Date: -

Drawn By: NB

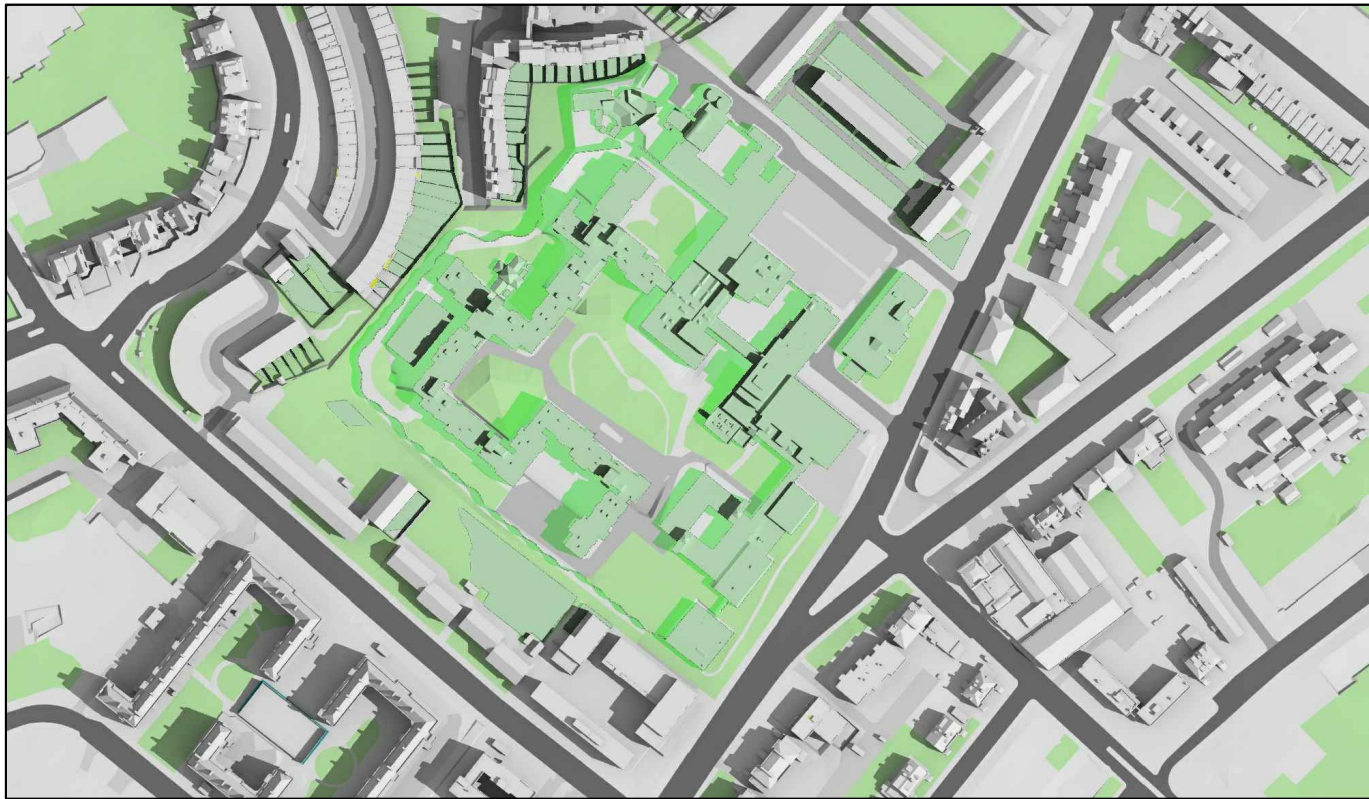
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Date: SEPT 21

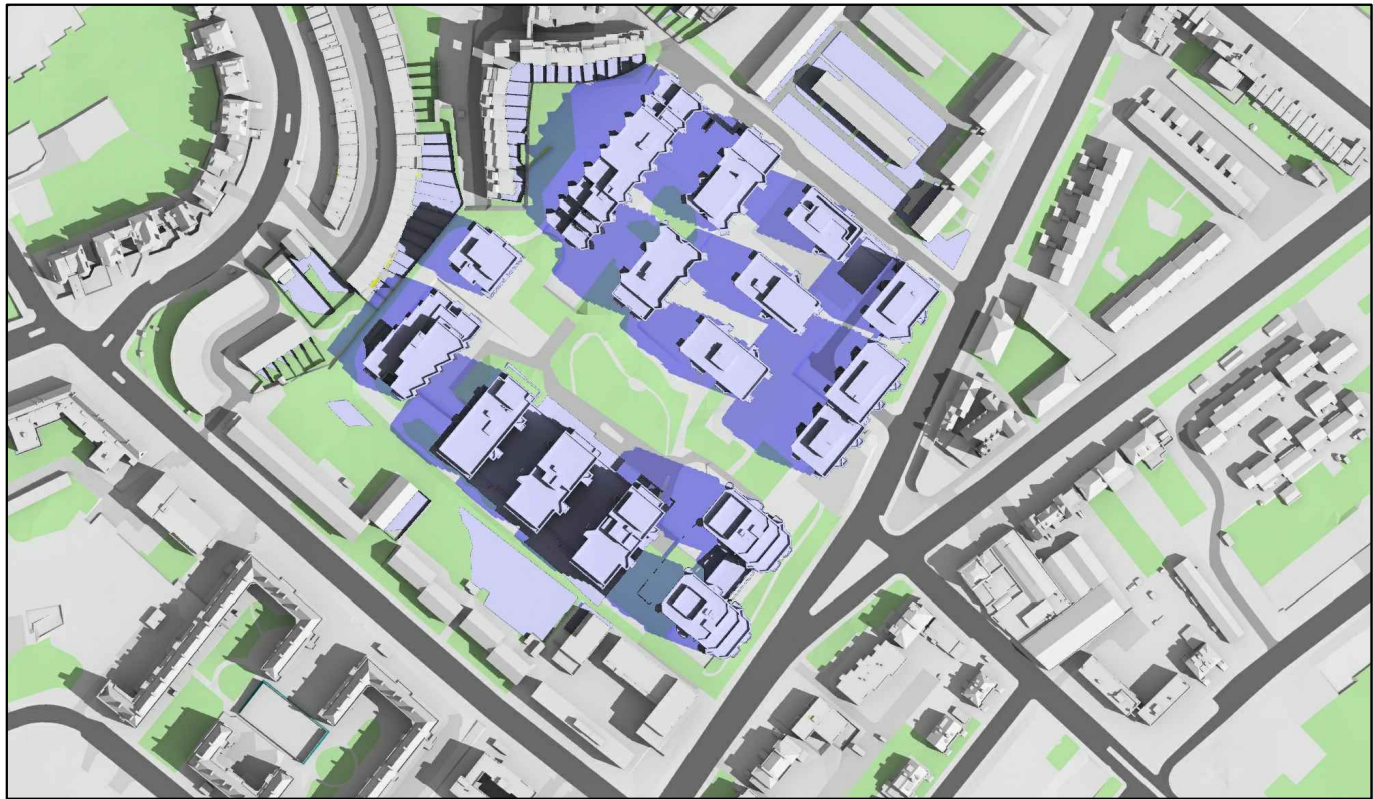
Dwg No: P2104/JUN01/02

Rel: 100



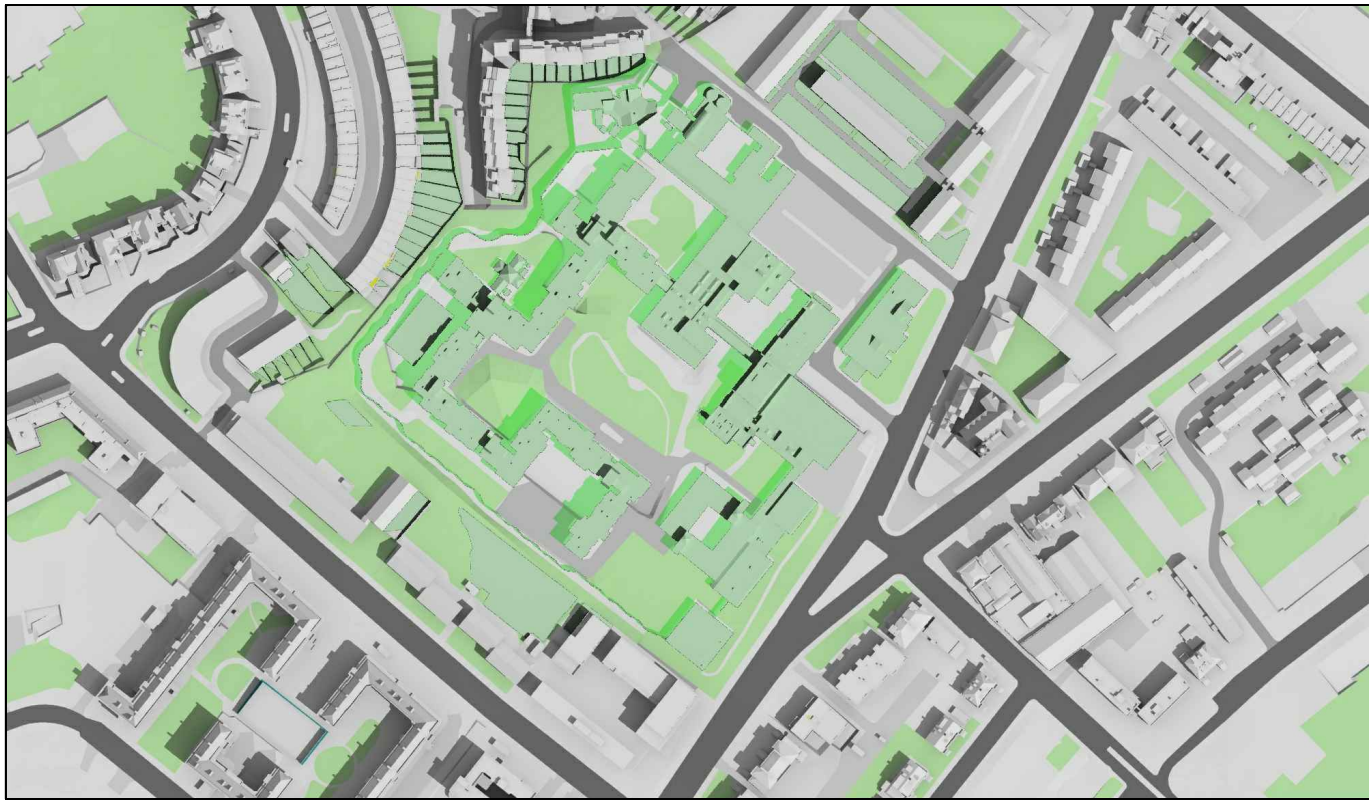


Existing 10:00am

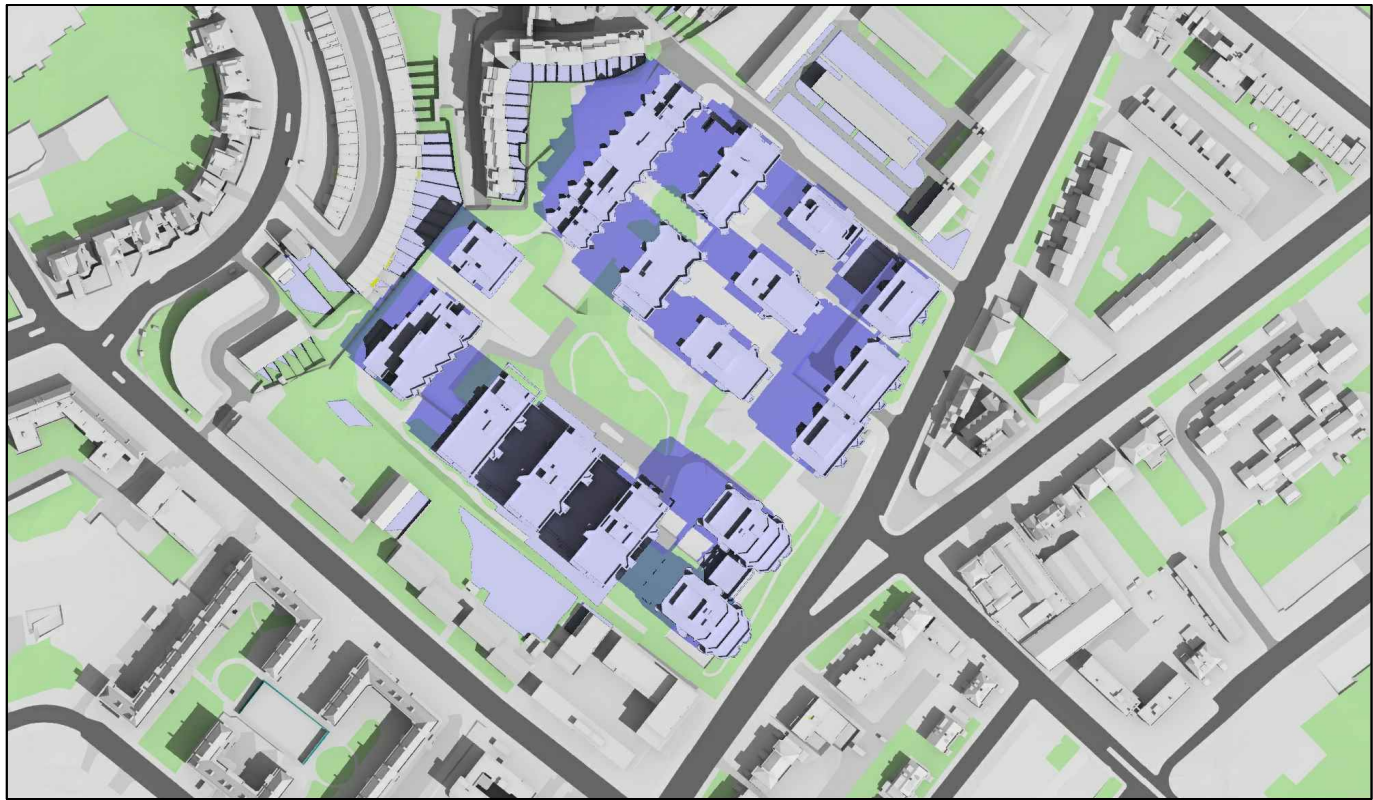


Proposed 10:00am

June 21st (BST)



Existing 11:00am



Proposed 11:00am

Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:

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Blue shadows are those caused specifically by the proposed development.

Project: HM Holloway Prison
London

Title: Transient Overshadowing

Scheme Confirmed:

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Date:

-

Drawn By:

NB

Scale:

NTS

Date:

SEPT 21

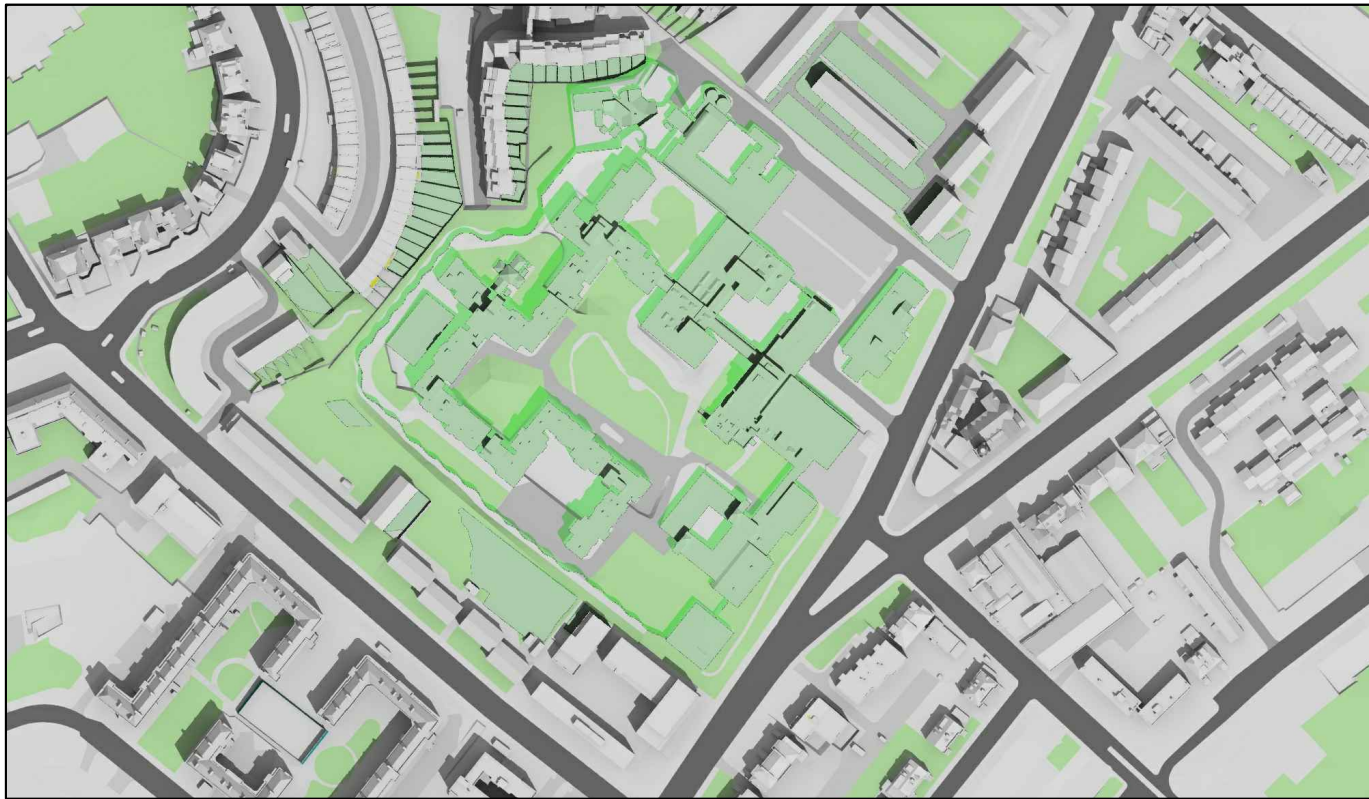
Dwg No:

P2104/JUN01/03

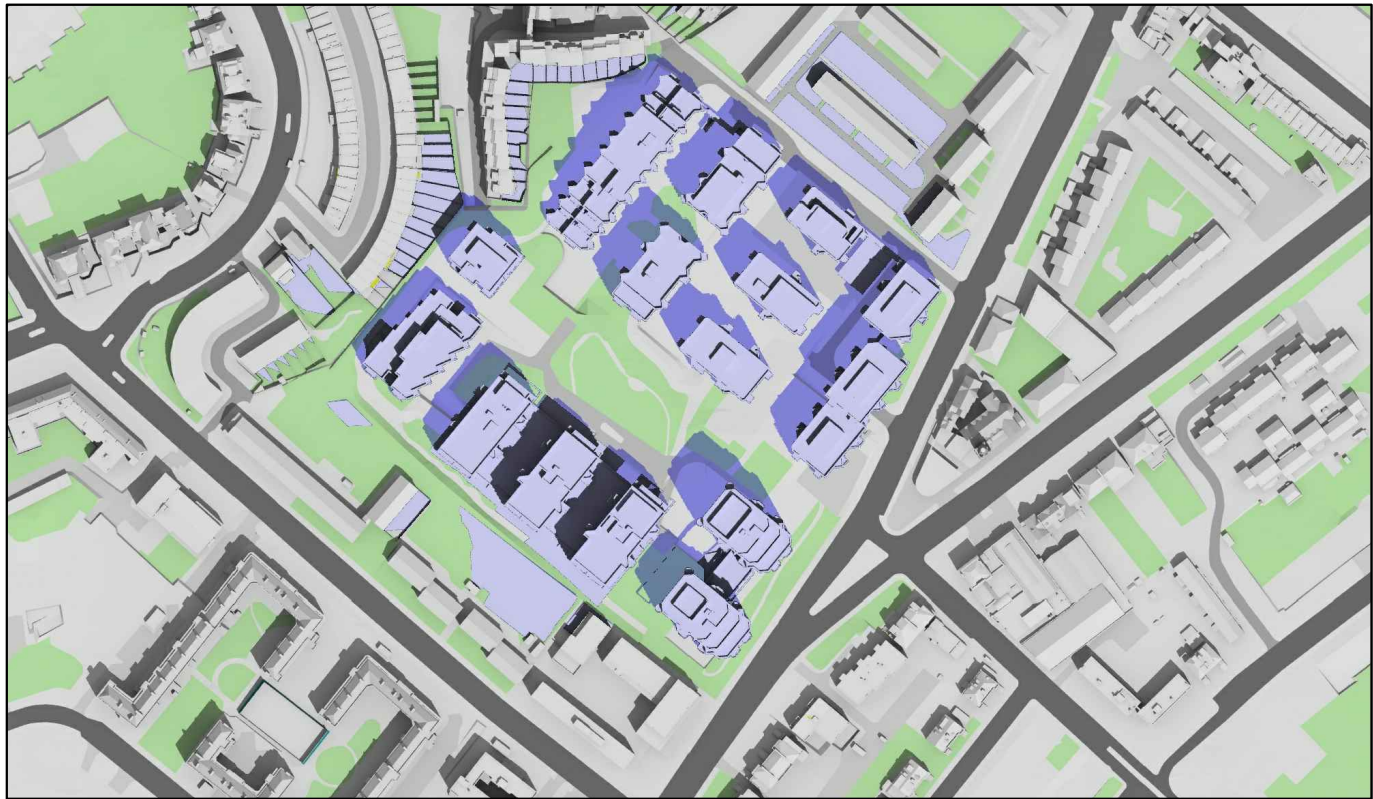
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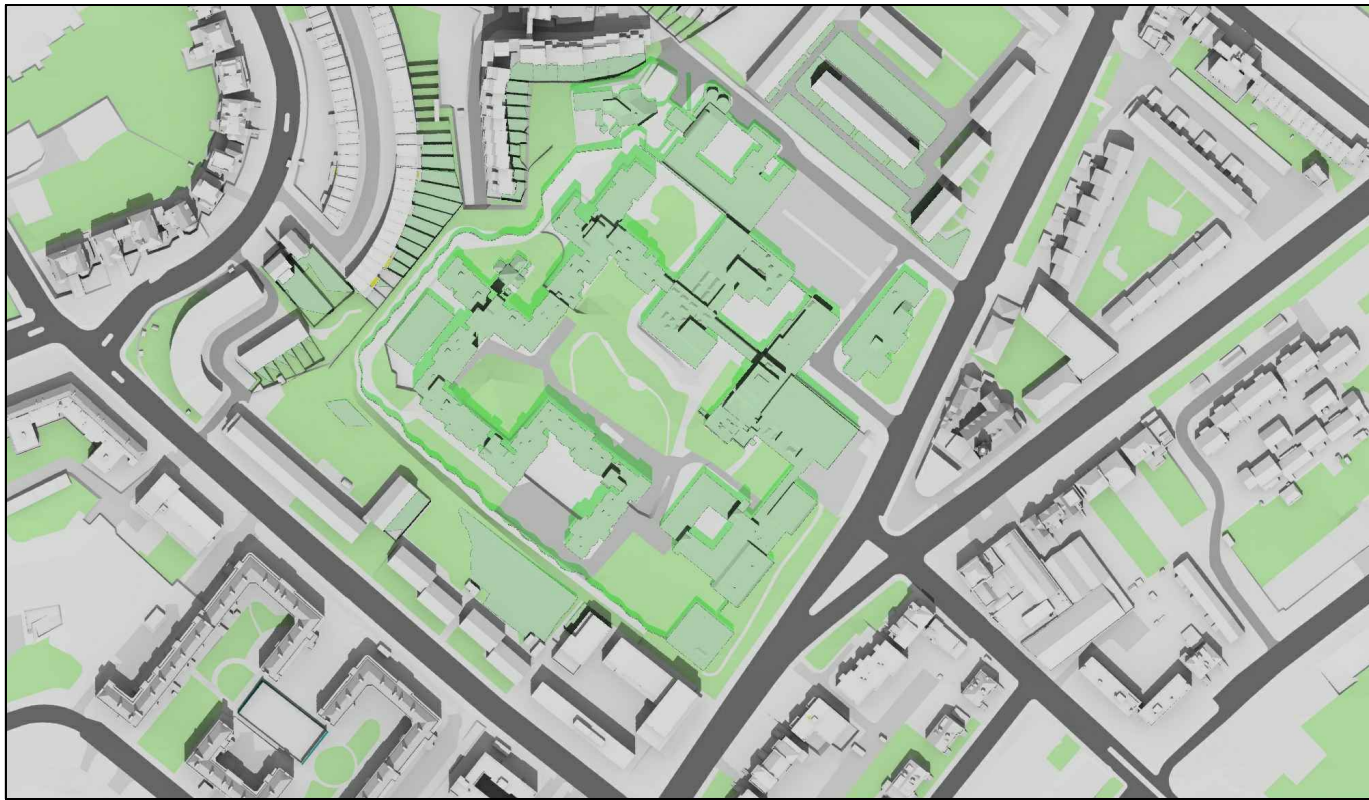


Existing 12:00pm

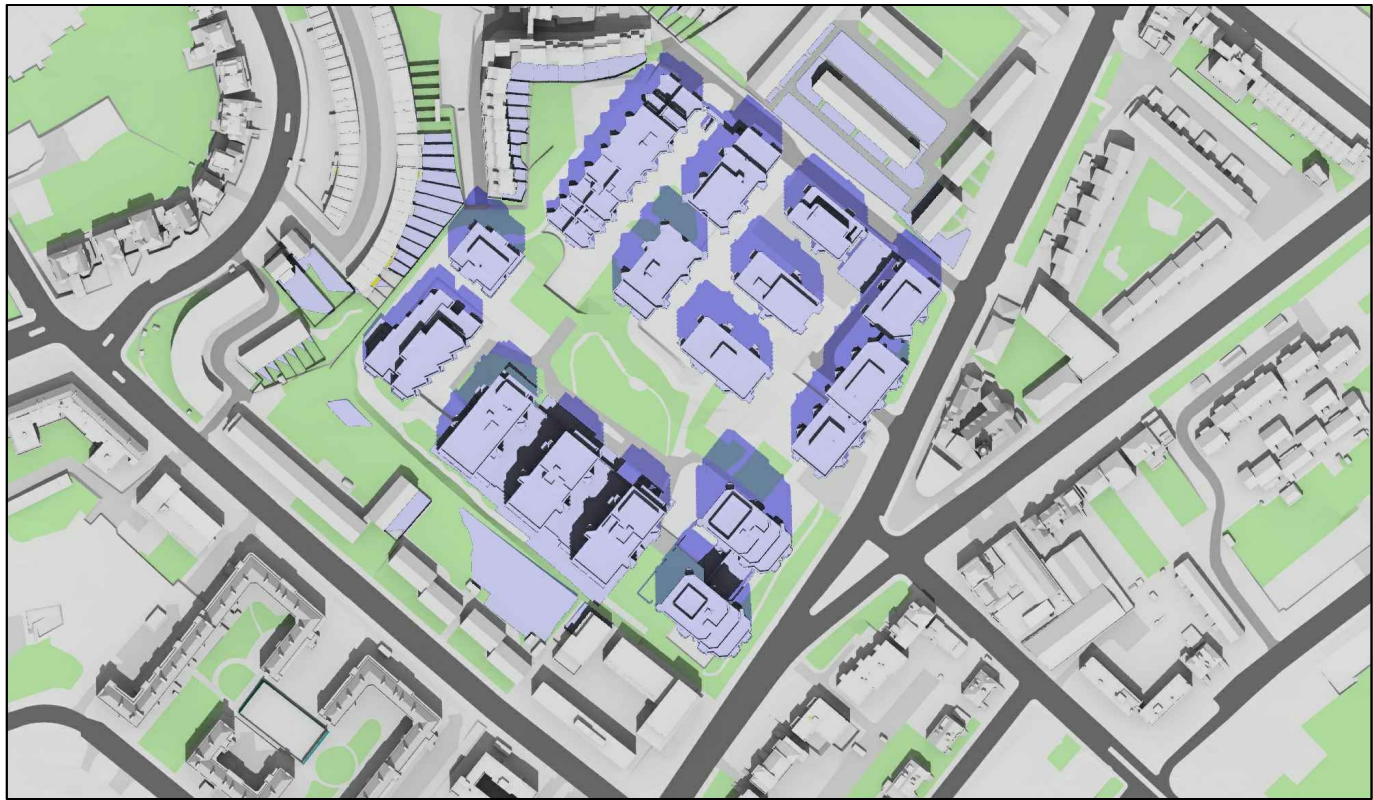


Proposed 12:00pm

June 21st (BST)



Existing 01:00pm



Proposed 01:00pm

Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:

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Blue shadows are those caused specifically by the proposed development.

Project: HM Holloway Prison
London

Title: Transient Overshadowing

Scheme Confirmed:

-

Date:

-

Drawn By:

NB

Scale:

NTS

Date:

SEPT 21

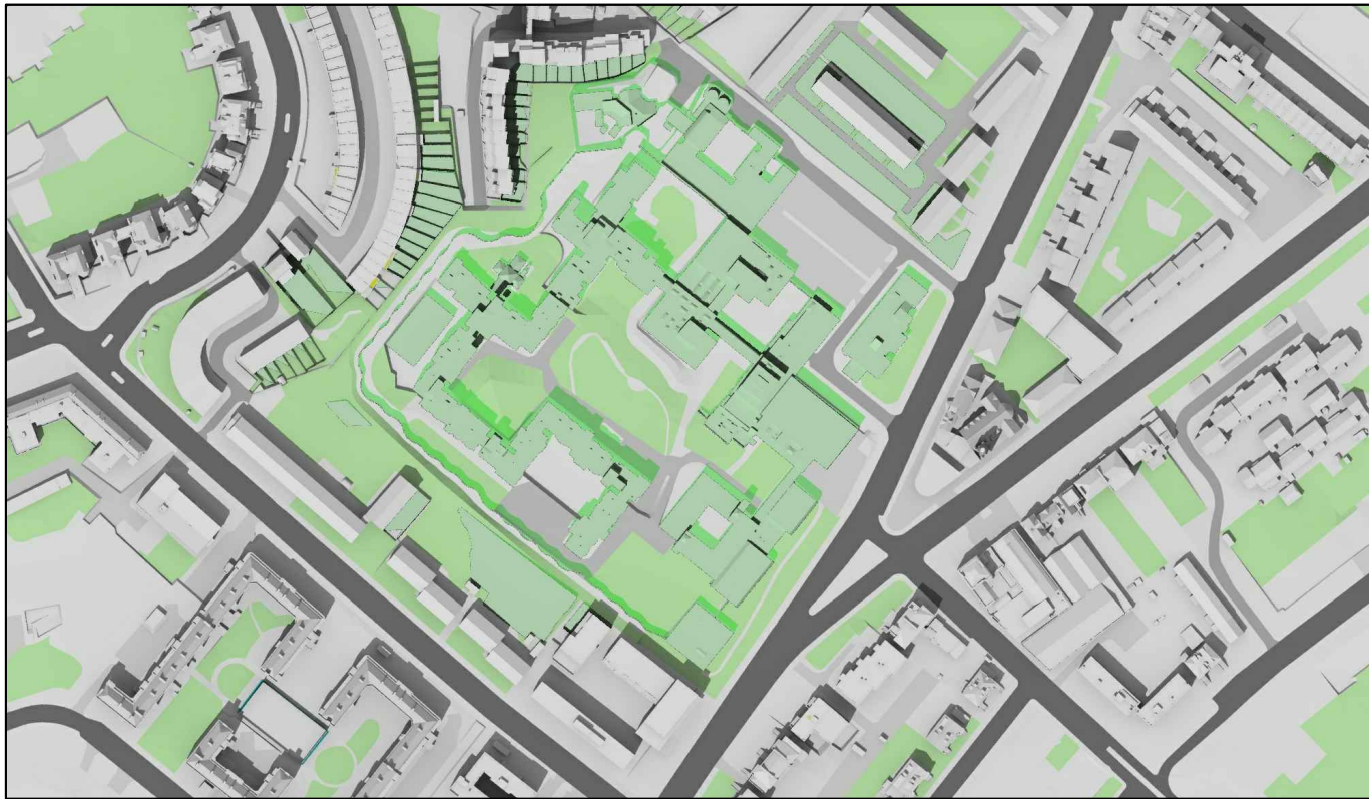
Dwg No:

P2104/JUN01/04

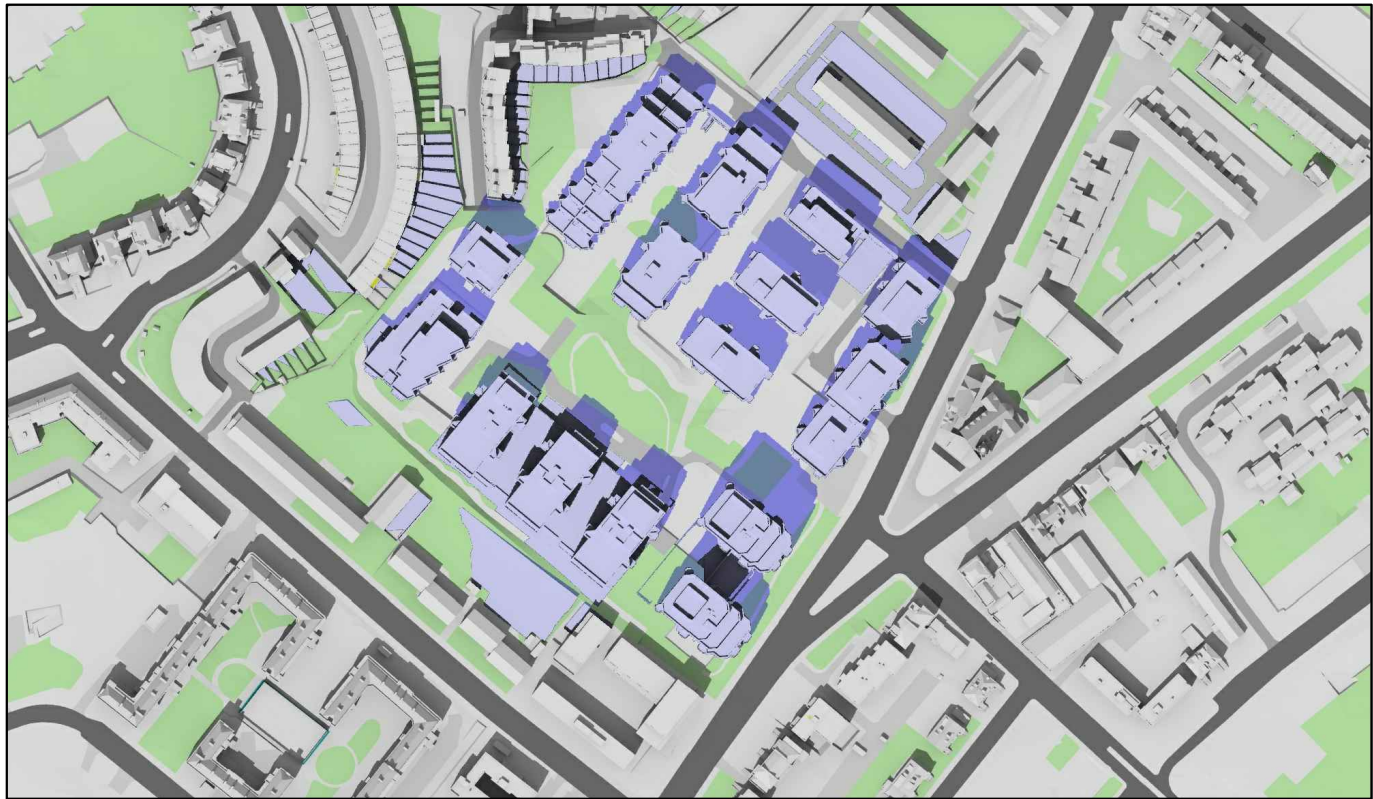
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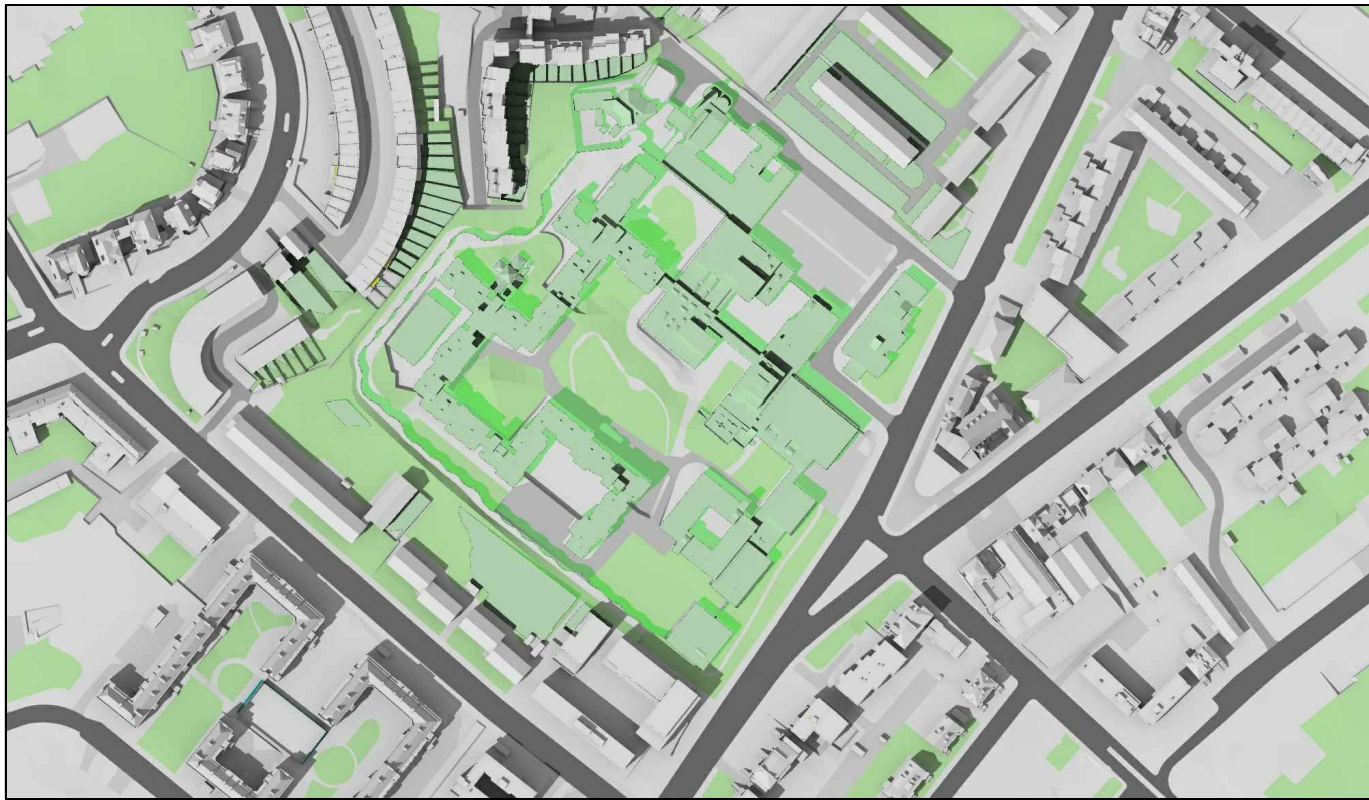


Existing 02:00pm

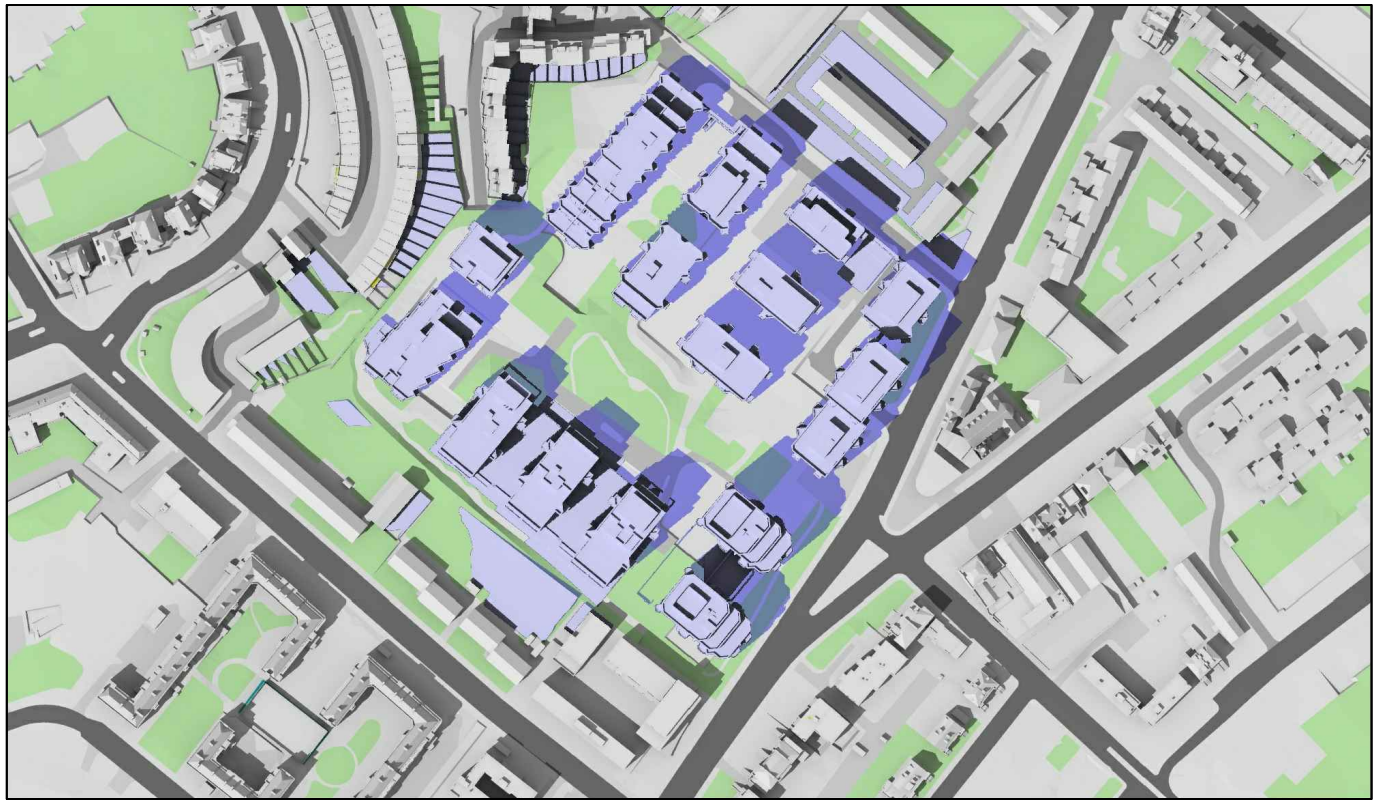


Proposed 02:00pm

June 21st (BST)



Existing 03:00pm



Proposed 03:00pm

Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:

Grey shadows are those caused by buidings which are not on the site under development.

Green shadows are those caused specifically by the existing buildings on the site.

Blue shadows are those caused specifically by the proposed development.

Project: HM Holloway Prison
London

Title: Transient Overshadowing

Scheme Confirmed:

-

Date:

-

Drawn By:

NB

Scale:

NTS

Date:

SEPT 21

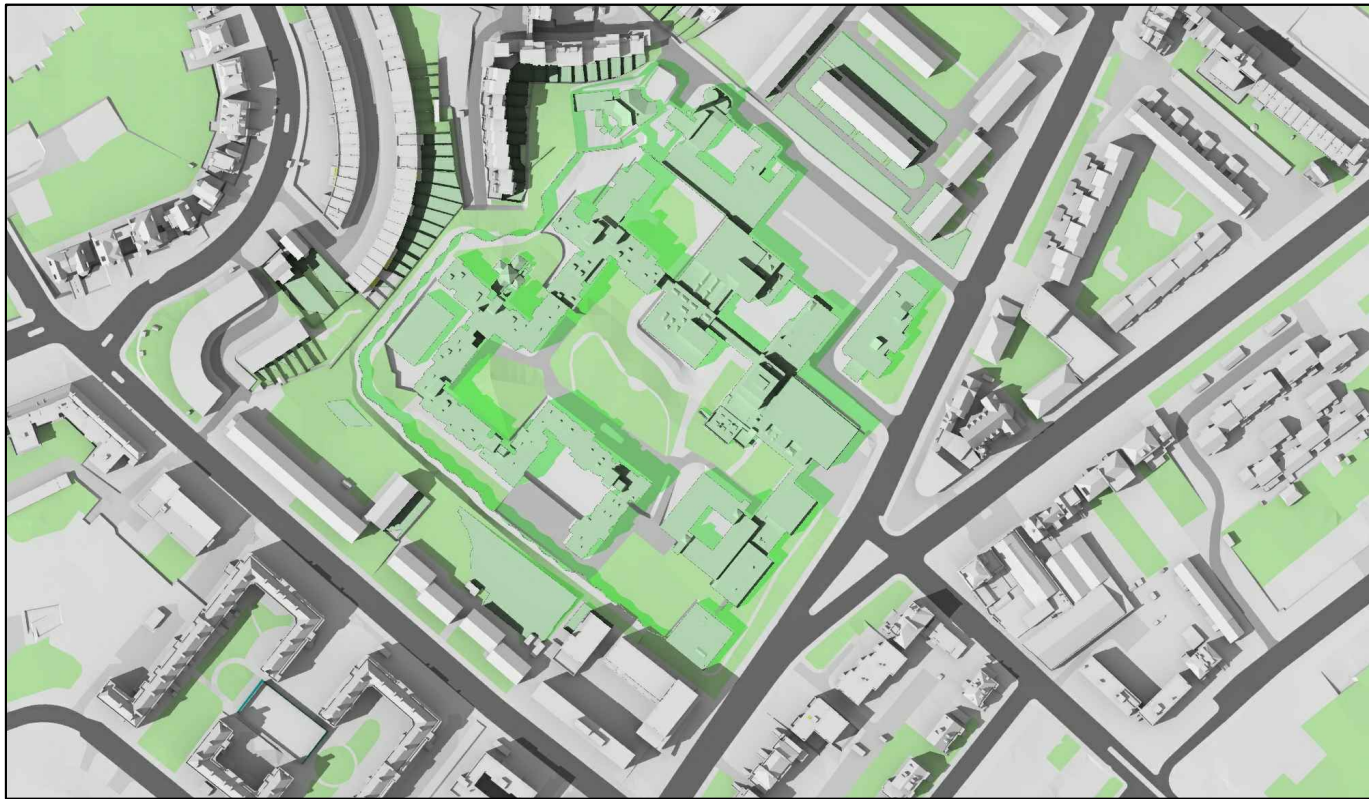
Dwg No:

P2104/JUN01/05

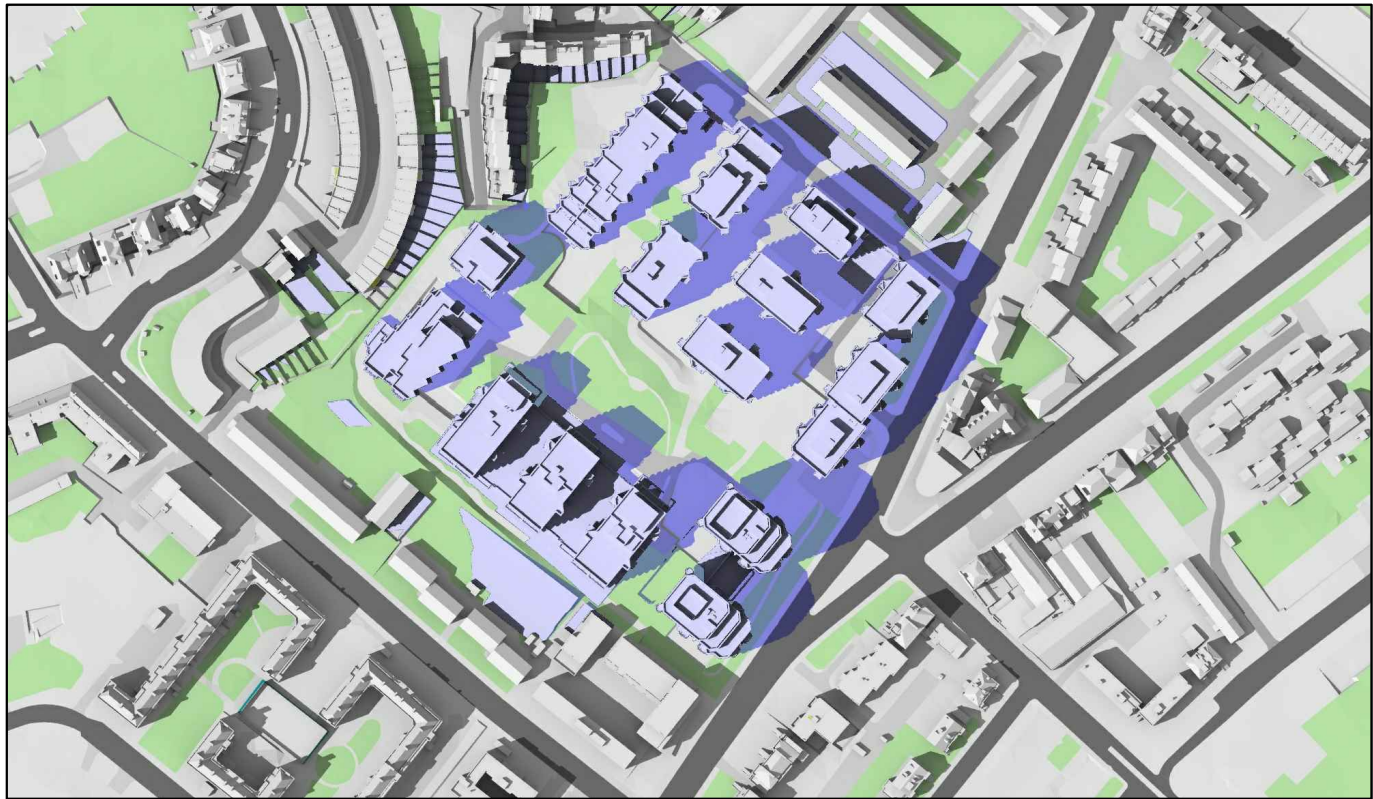
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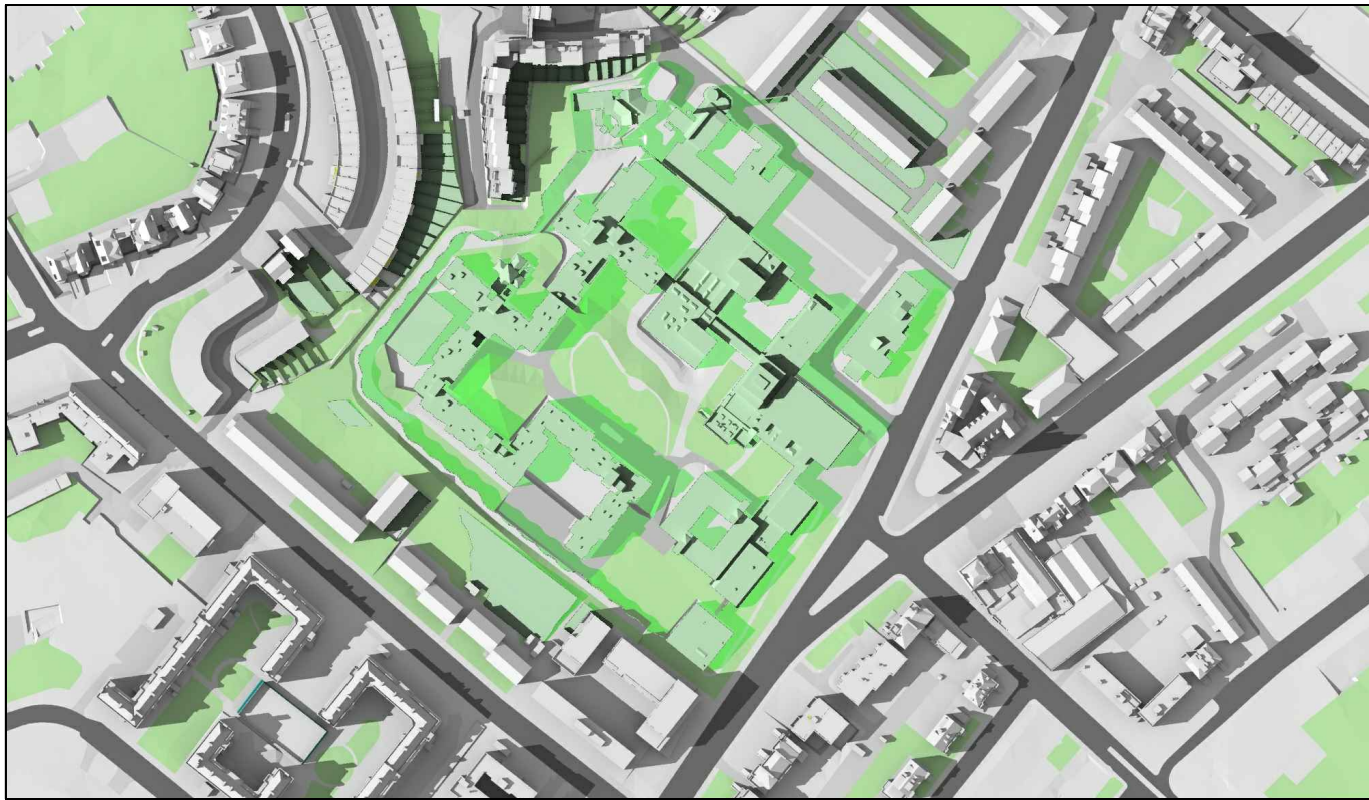


Existing 04:00pm

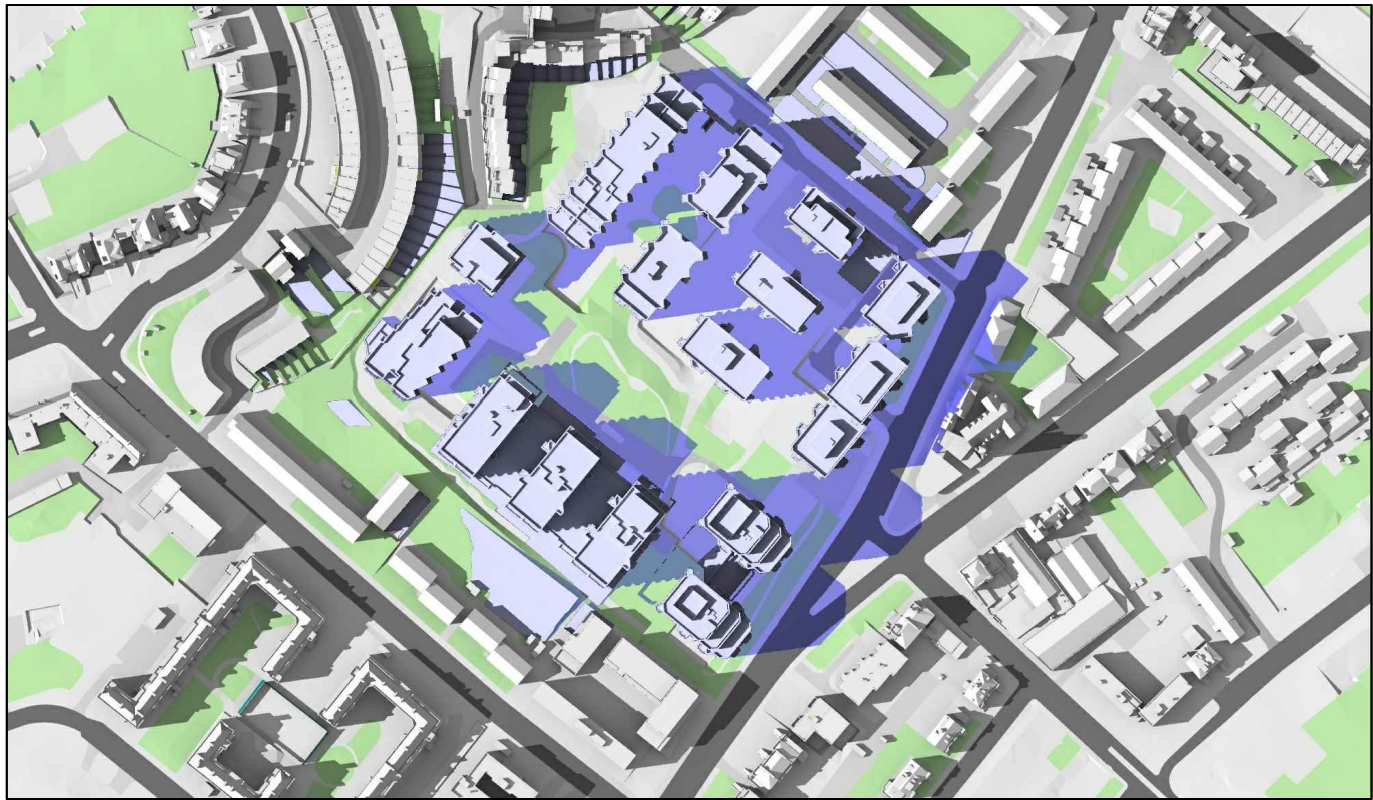


Proposed 04:00pm



June 21st (BST)



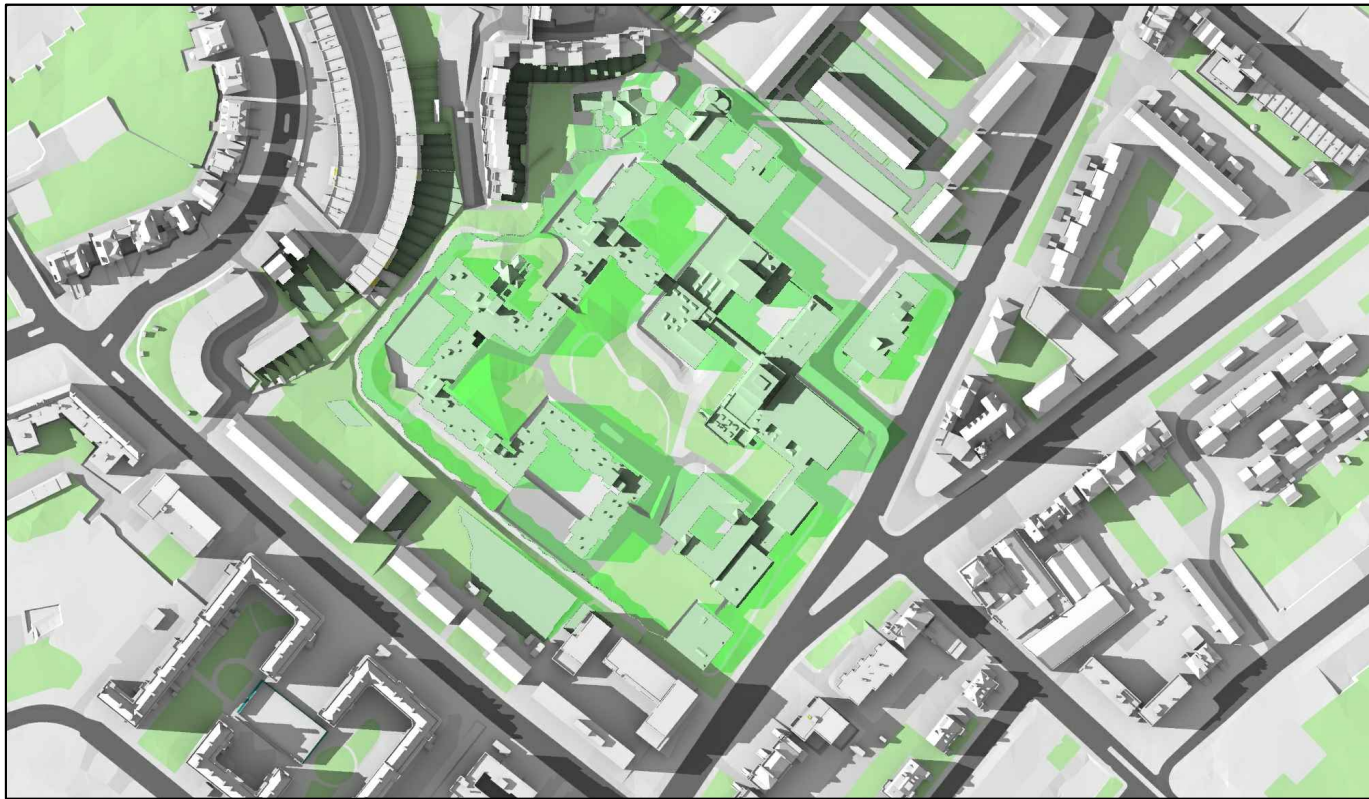
Existing 05:00pm



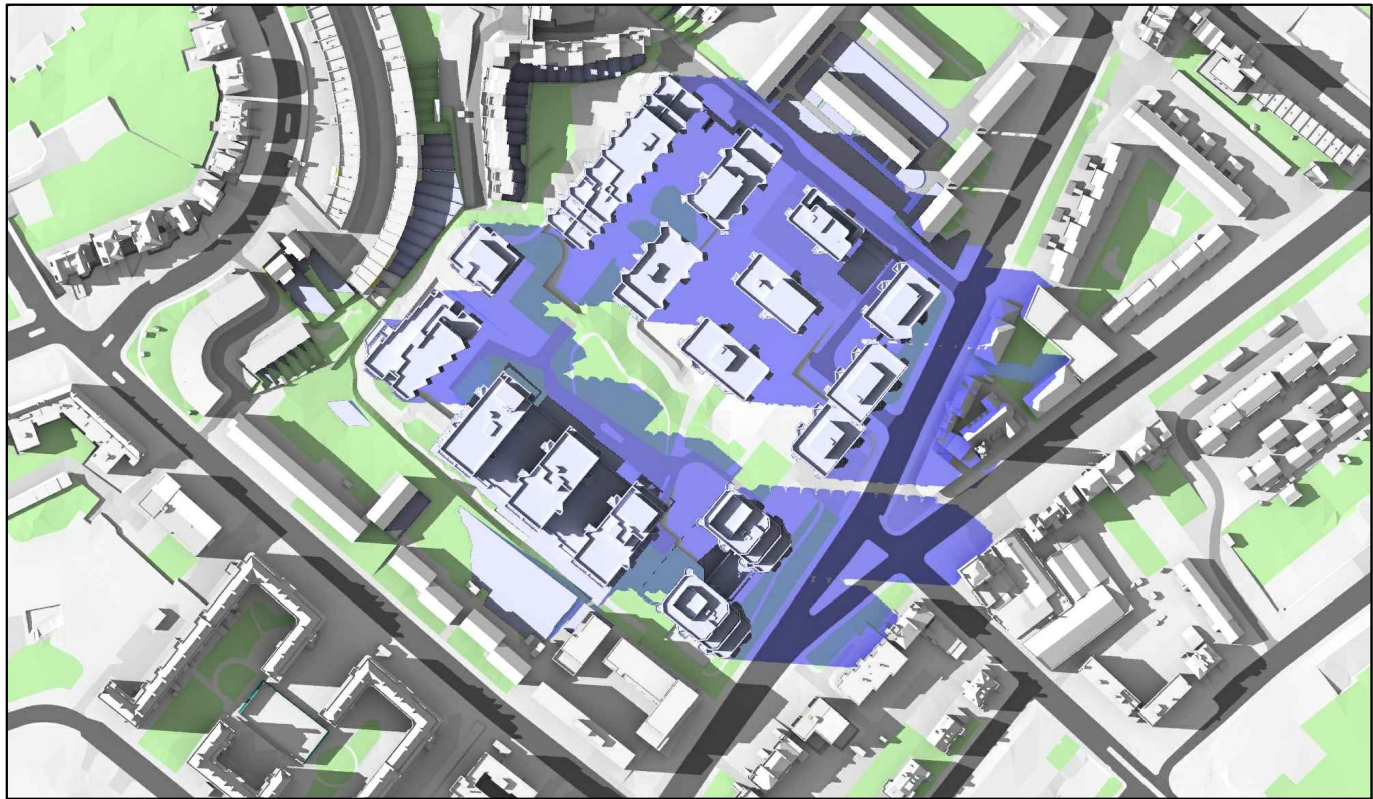
Proposed 05:00pm

Sources: Point 2 - Point Cloud Data -Site Photos		Key:		Project: HM Holloway Prison London		Title: Transient Overshadowing	
Local Planning Authority		 Grey shadows are those caused by buidings which are not on the site under development.					
Zmapping LTD		 Green shadows are those caused specifically by the existing buildings on the site.					
Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21) 210517_Plots A to E2 massing models		 Blue shadows are those caused specifically by the proposed development.					
Scheme Confirmed:		Date:		Drawn By:		Date:	
-		-		NB		SEPT 21	
				Scale:		Dwg No:	
				NTS		P2104/JUN01/06	
						Rel:	
						100	



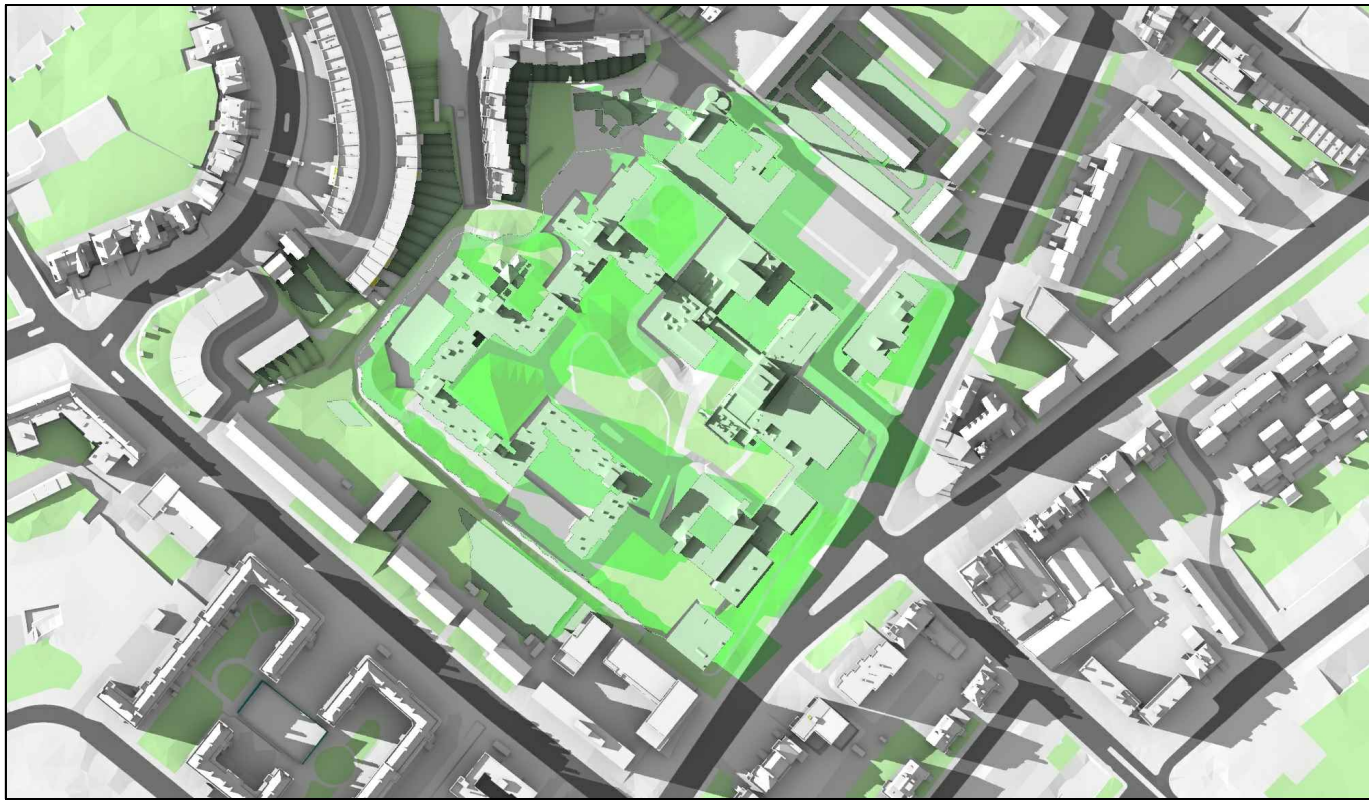


Existing 06:00pm

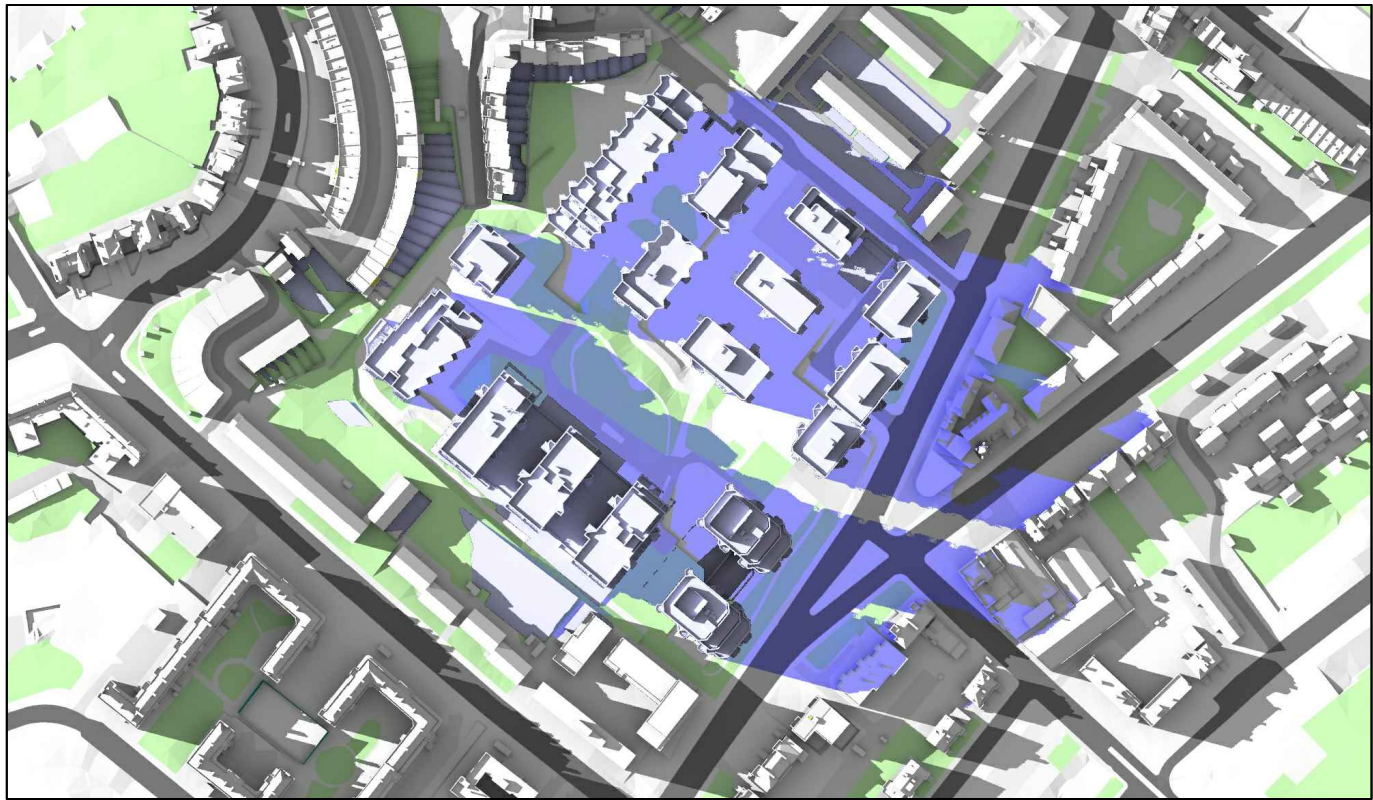


Proposed 06:00pm

June 21st (BST)



Existing 07:00pm



Proposed 07:00pm

Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:

Grey shadows are those caused by buidings which are not on the site under development.

Green shadows are those caused specifically by the existing buildings on the site.

Blue shadows are those caused specifically by the proposed development.

Scheme Confirmed: -

Date: -

Project: HM Holloway Prison
London

Drawn By: NB

Scale: NTS

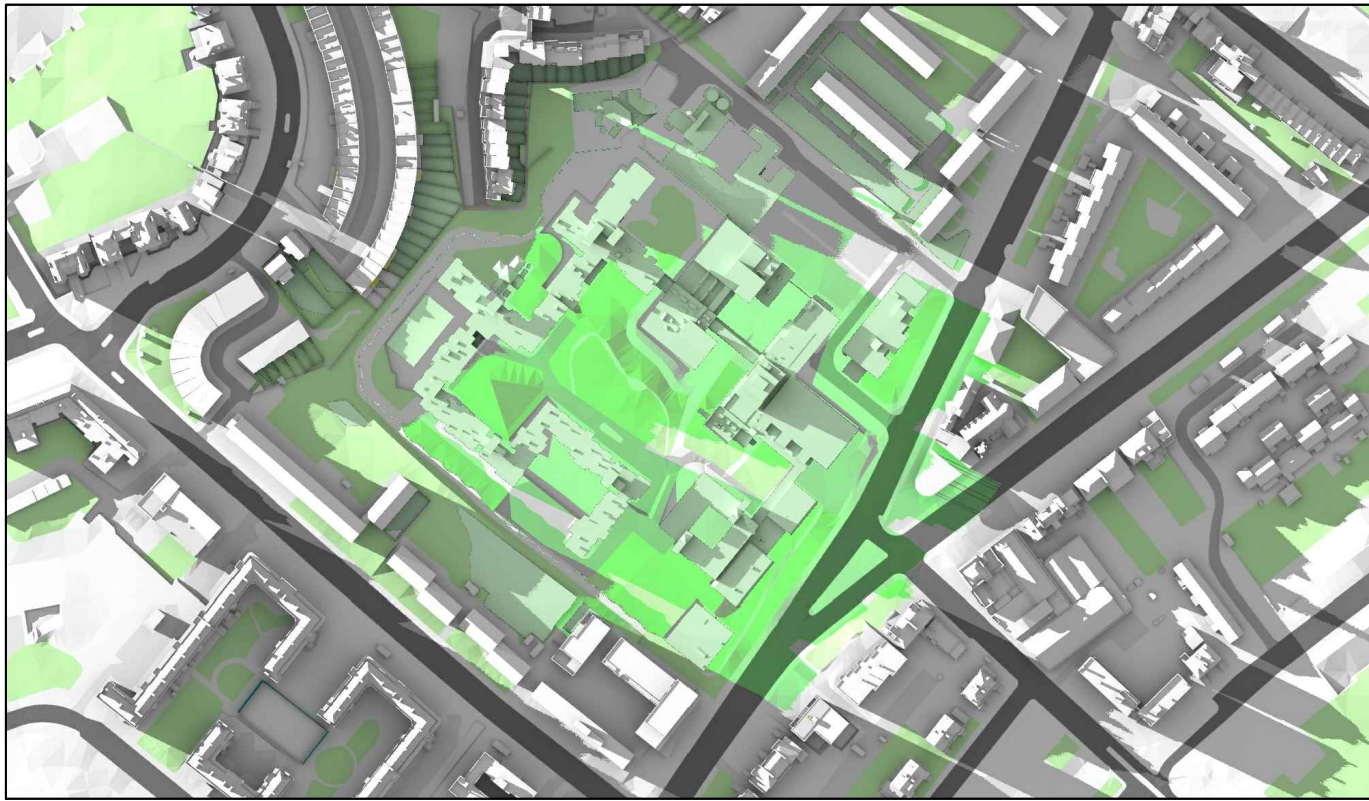
Date: SEPT 21

Title: Transient Overshadowing

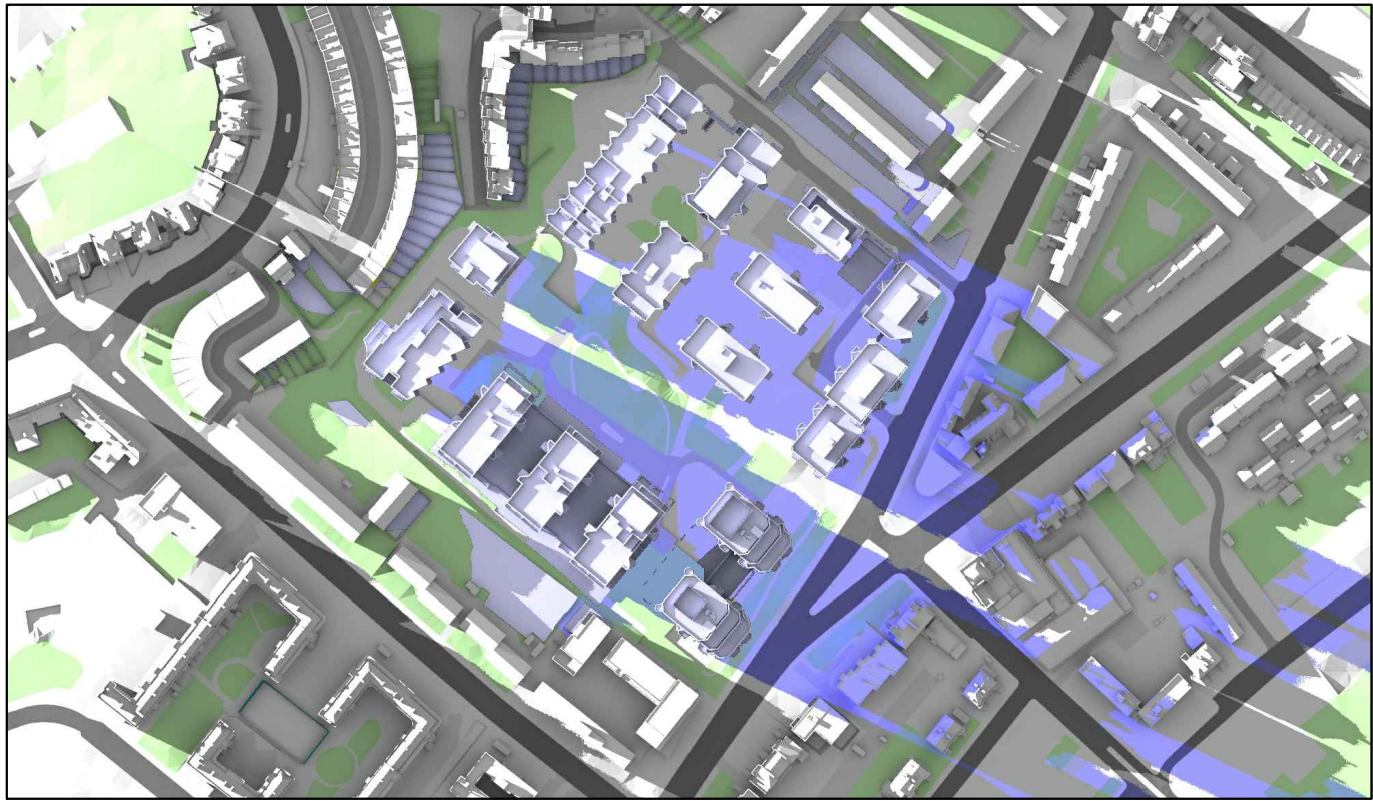
Dwg No: P2104/JUN01/07

Rel: 100



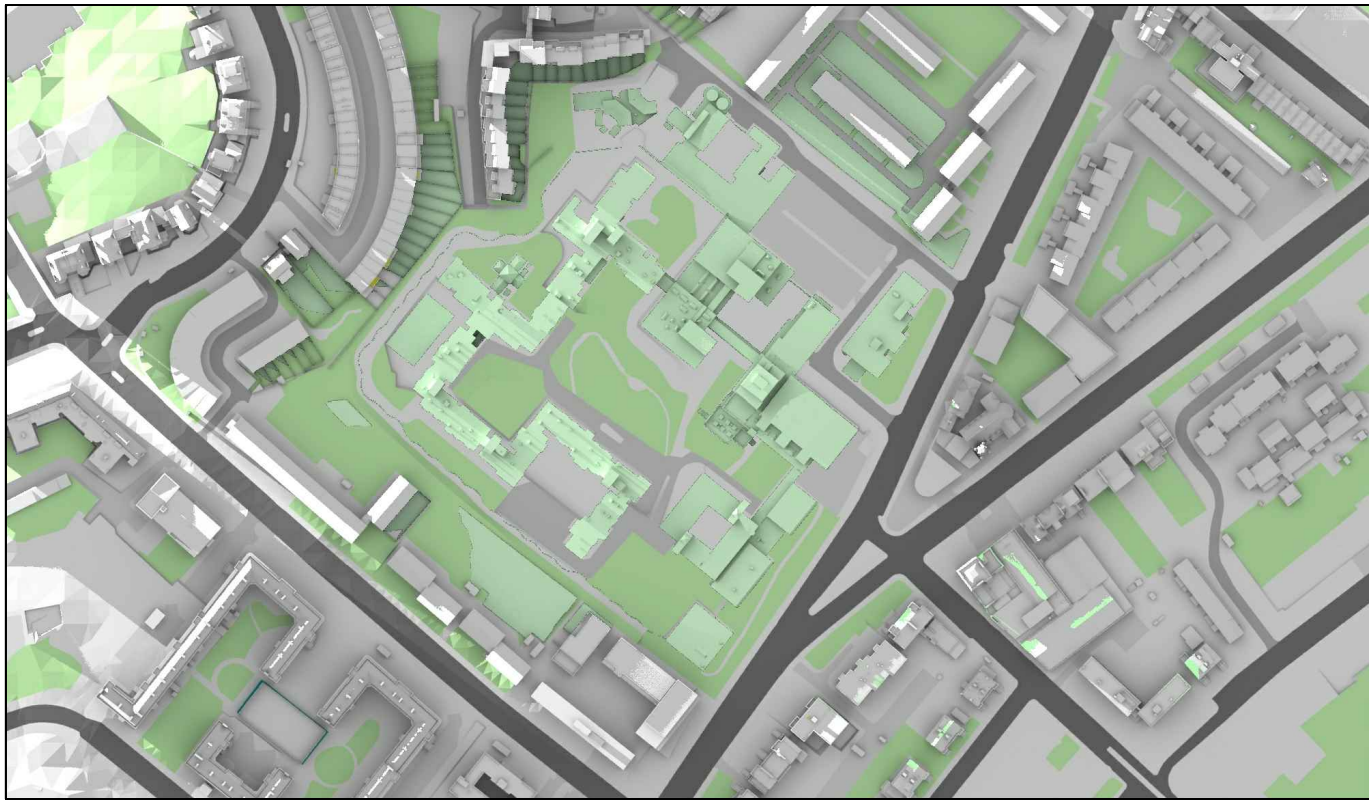


Existing 08:00pm

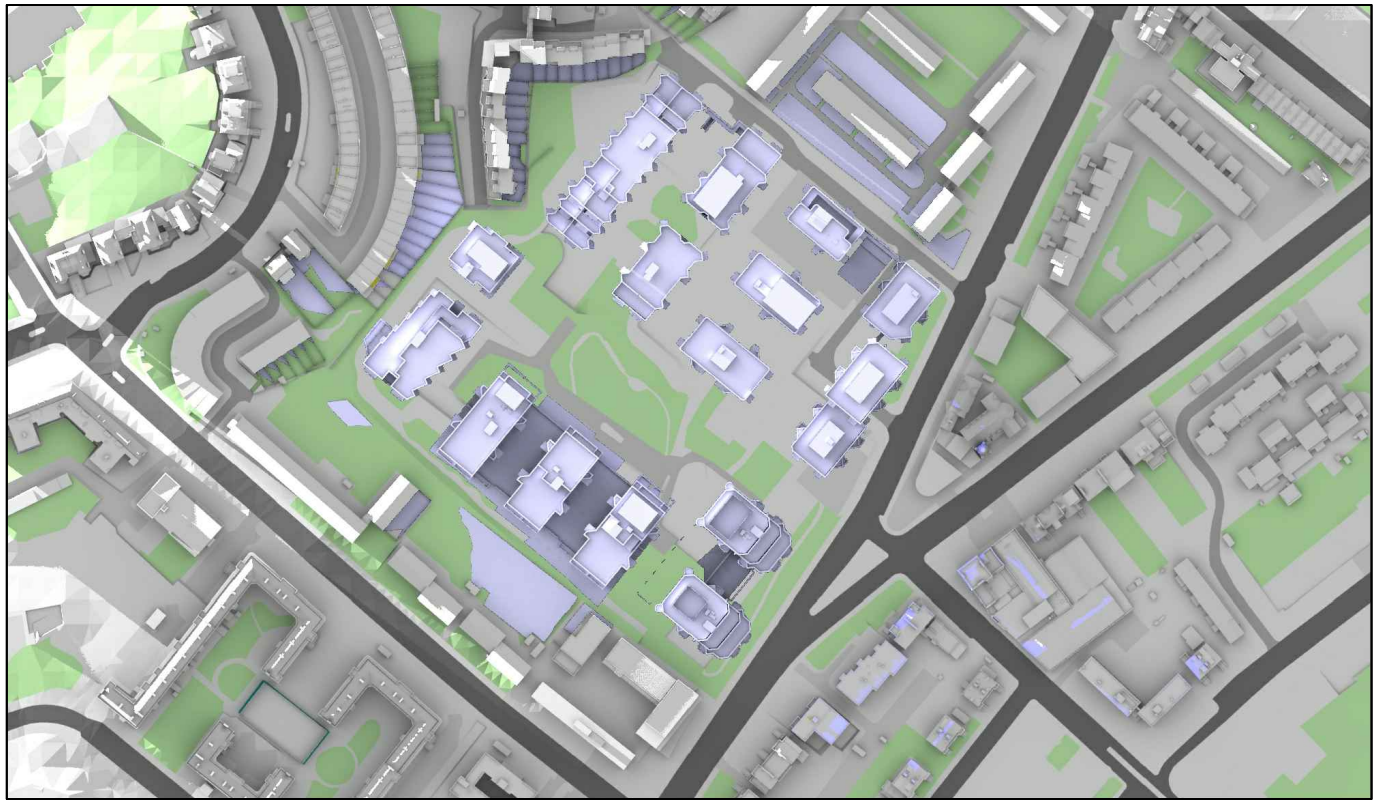


Proposed 08:00pm

June 21st (BST)



Existing 09:00pm



Proposed 09:00pm

Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:

Grey shadows are those caused by buidings which are not on the site under development.

Green shadows are those caused specifically by the existing buildings on the site.

Blue shadows are those caused specifically by the proposed development.

Project: HM Holloway Prison
London

Title: Transient Overshadowing

Scheme Confirmed:

-

Date:

-

Drawn By:

NB

Scale:

NTS

Date:

SEPT 21

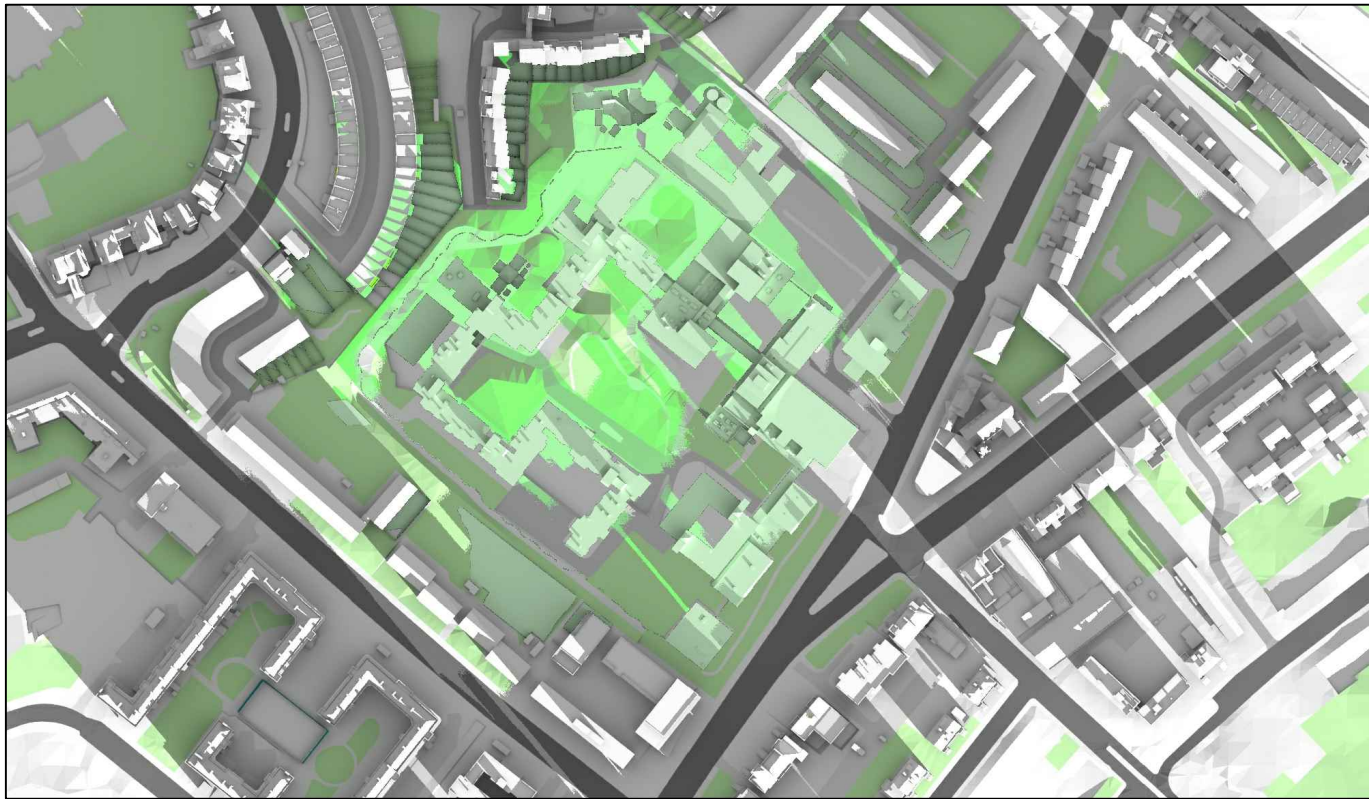
Dwg No:

P2104/JUN01/08

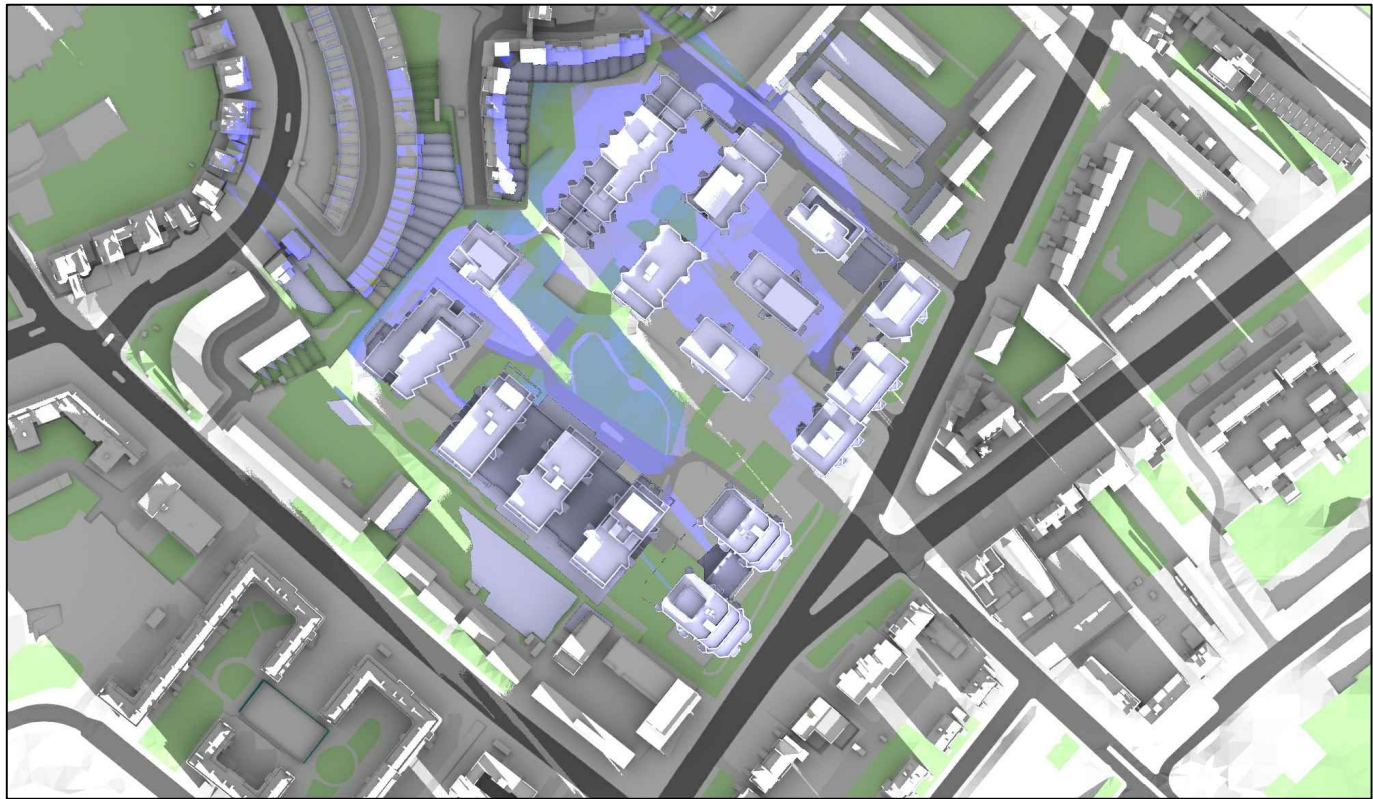
Rel:

100



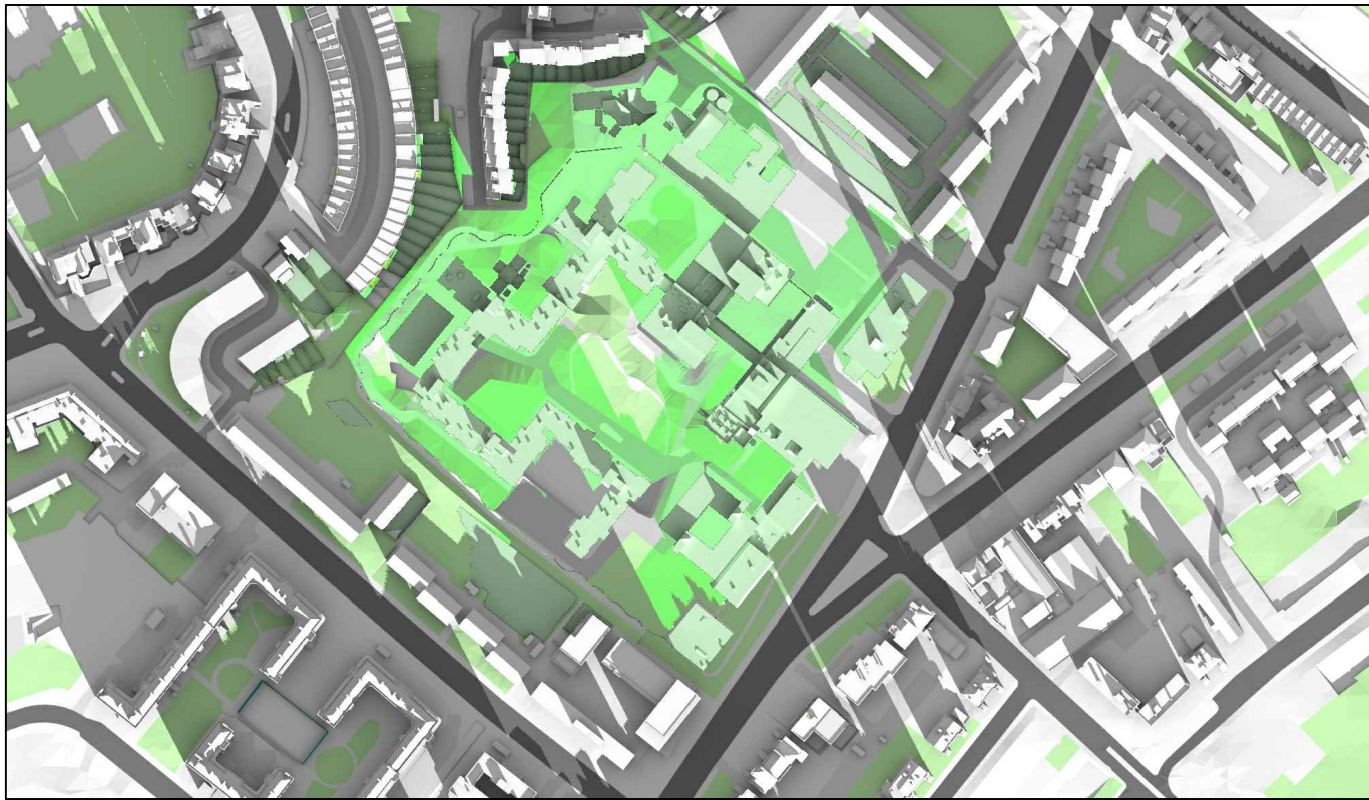


Existing 09:00am

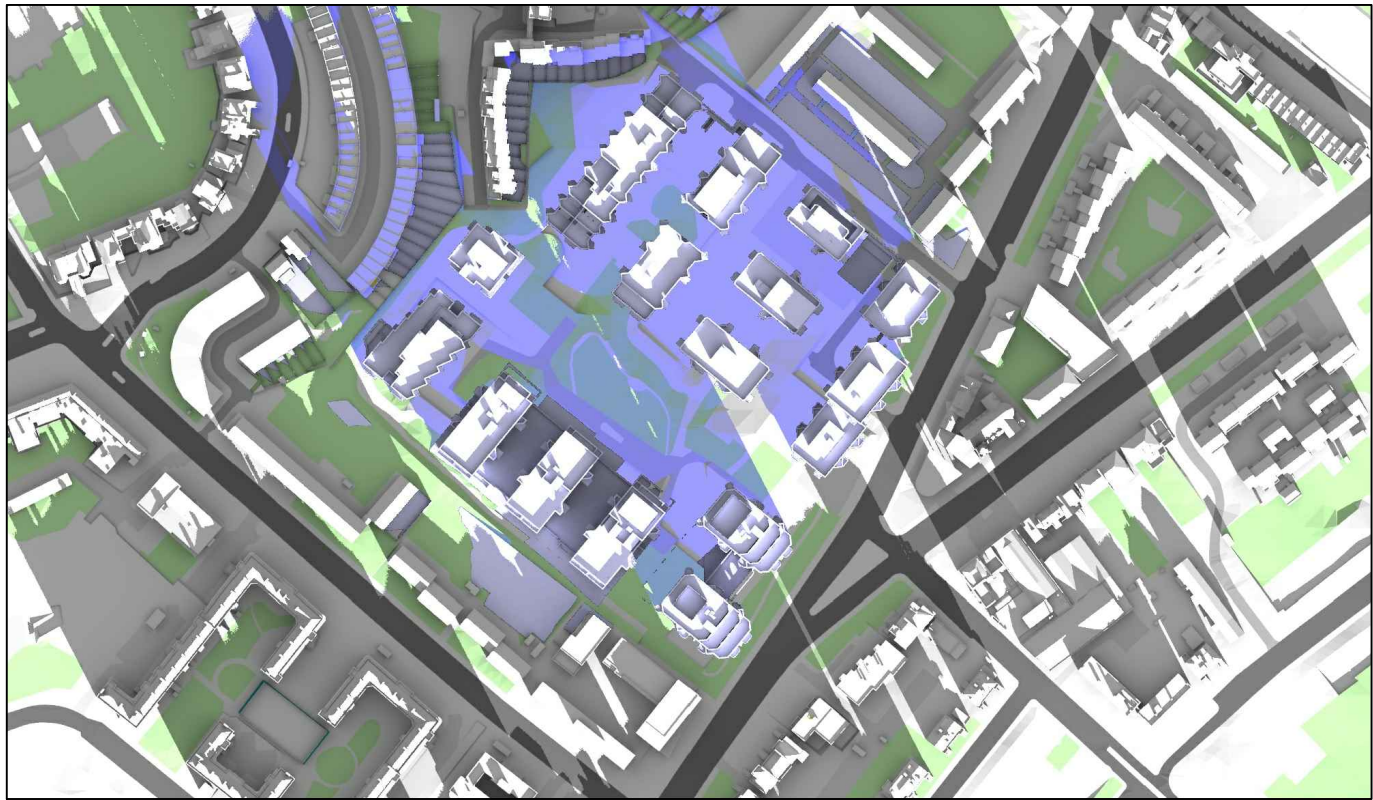


Proposed 09:00am




December 21st (GMT)



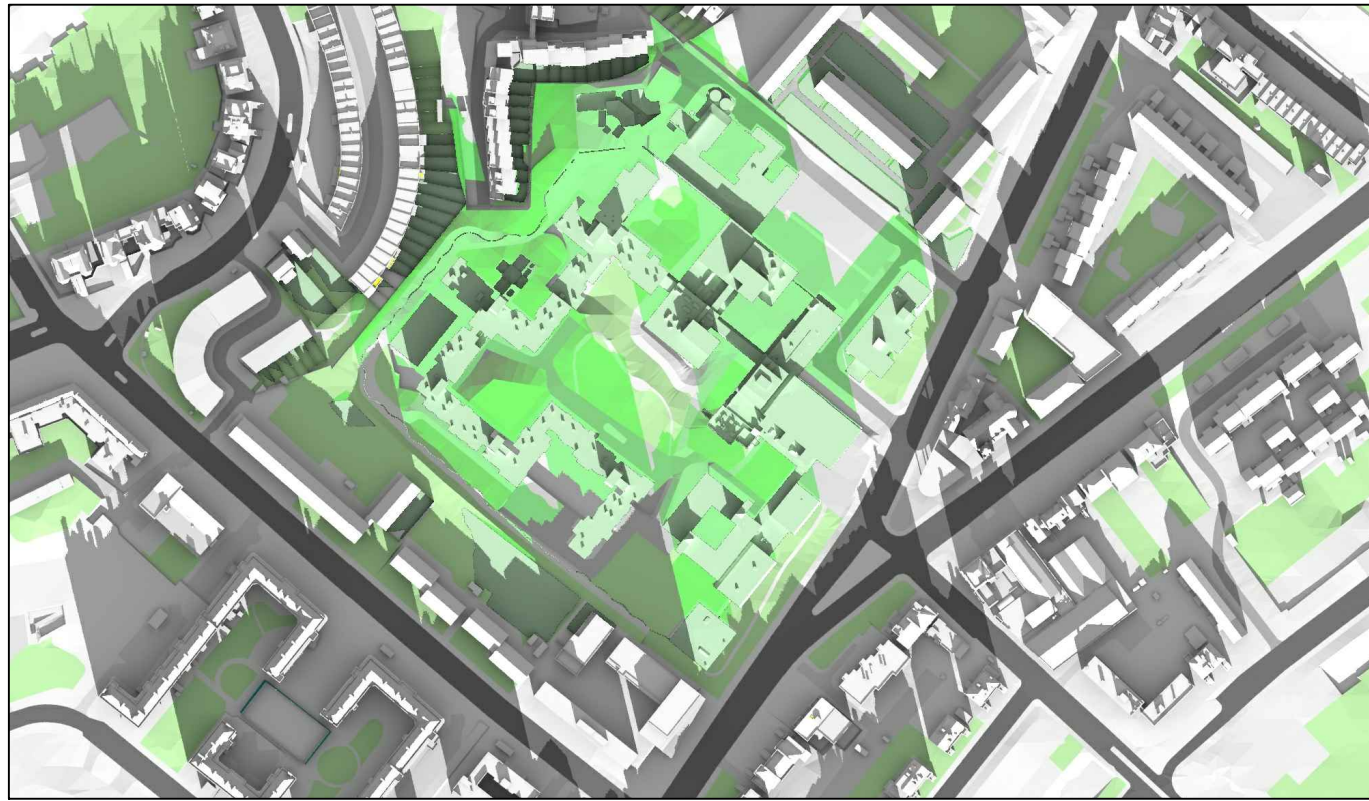
Existing 10:00am



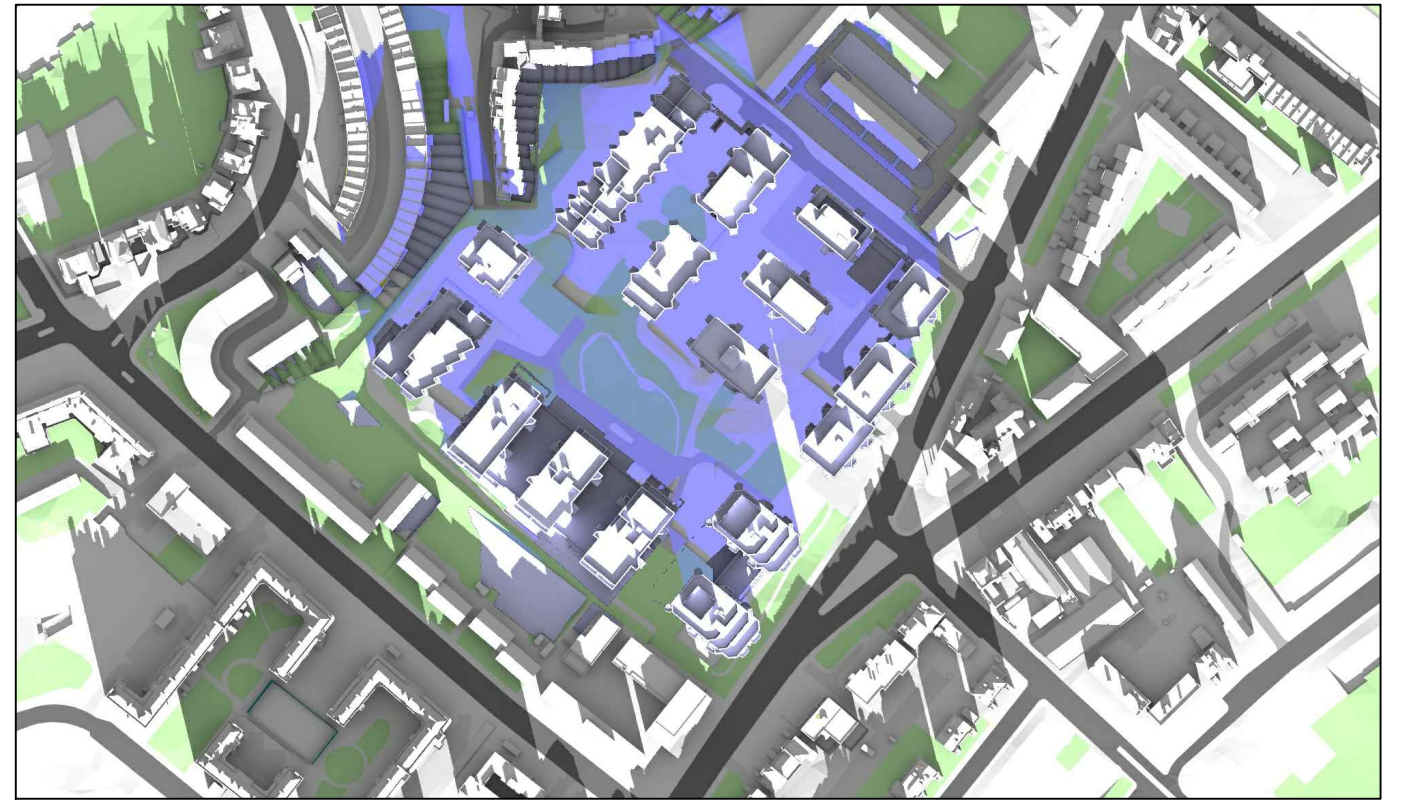
Proposed 10:00am

Sources: Point 2 - Point Cloud Data -Site Photos		Key:		Project: HM Holloway Prison London		Title: Transient Overshadowing	
Local Planning Authority		 Grey shadows are those caused by buidings which are not on the site under development.					
Zmapping LTD		 Green shadows are those caused specifically by the existing buildings on the site.					
Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)		 Blue shadows are those caused specifically by the proposed development.					
210517_Plots A to E2 massing models							
Scheme Confirmed:		Date:		Drawn By:		Scale:	
-		-		NB		NTS	
						Date:	
						SEPT 21	
						Dwg No:	
						P2104/DEC01/01	
						Rel:	
						100	



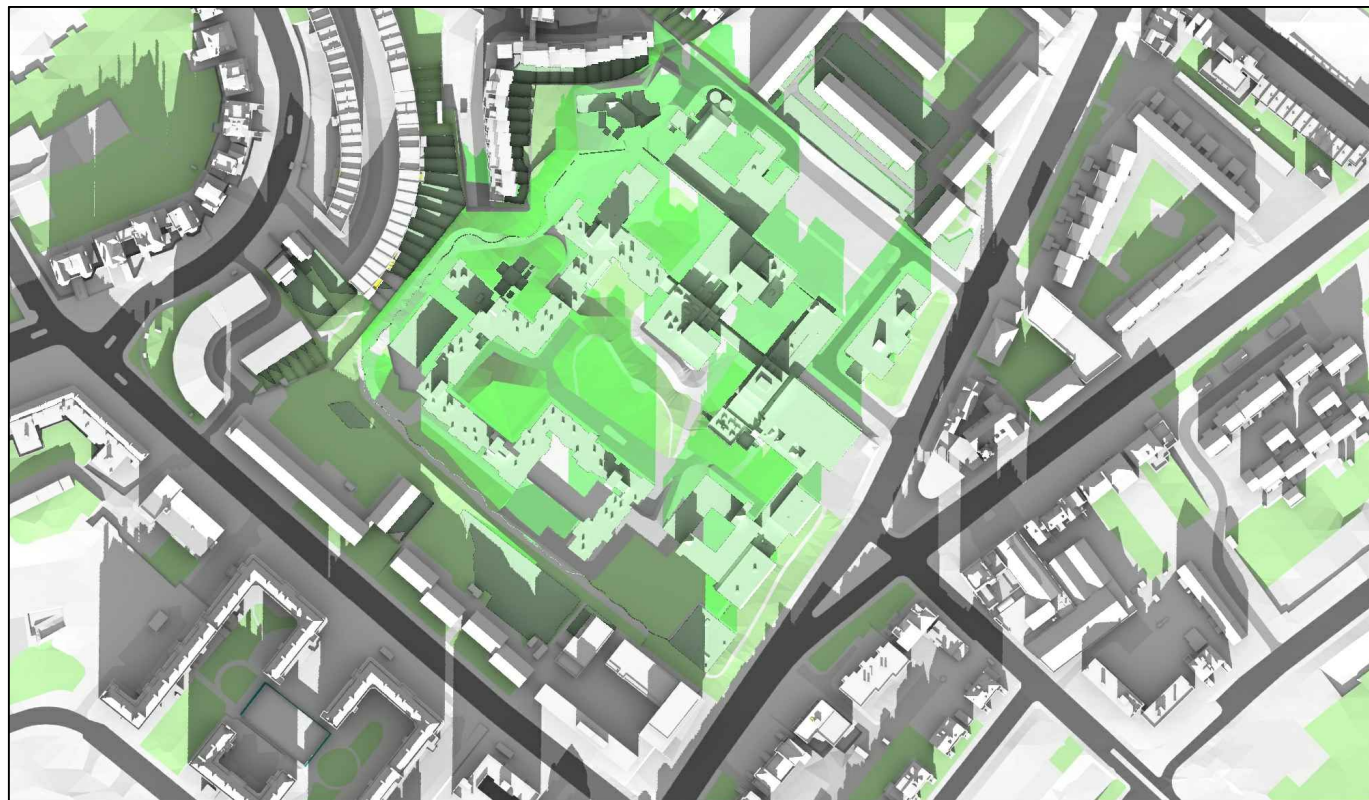


Existing 11:00am

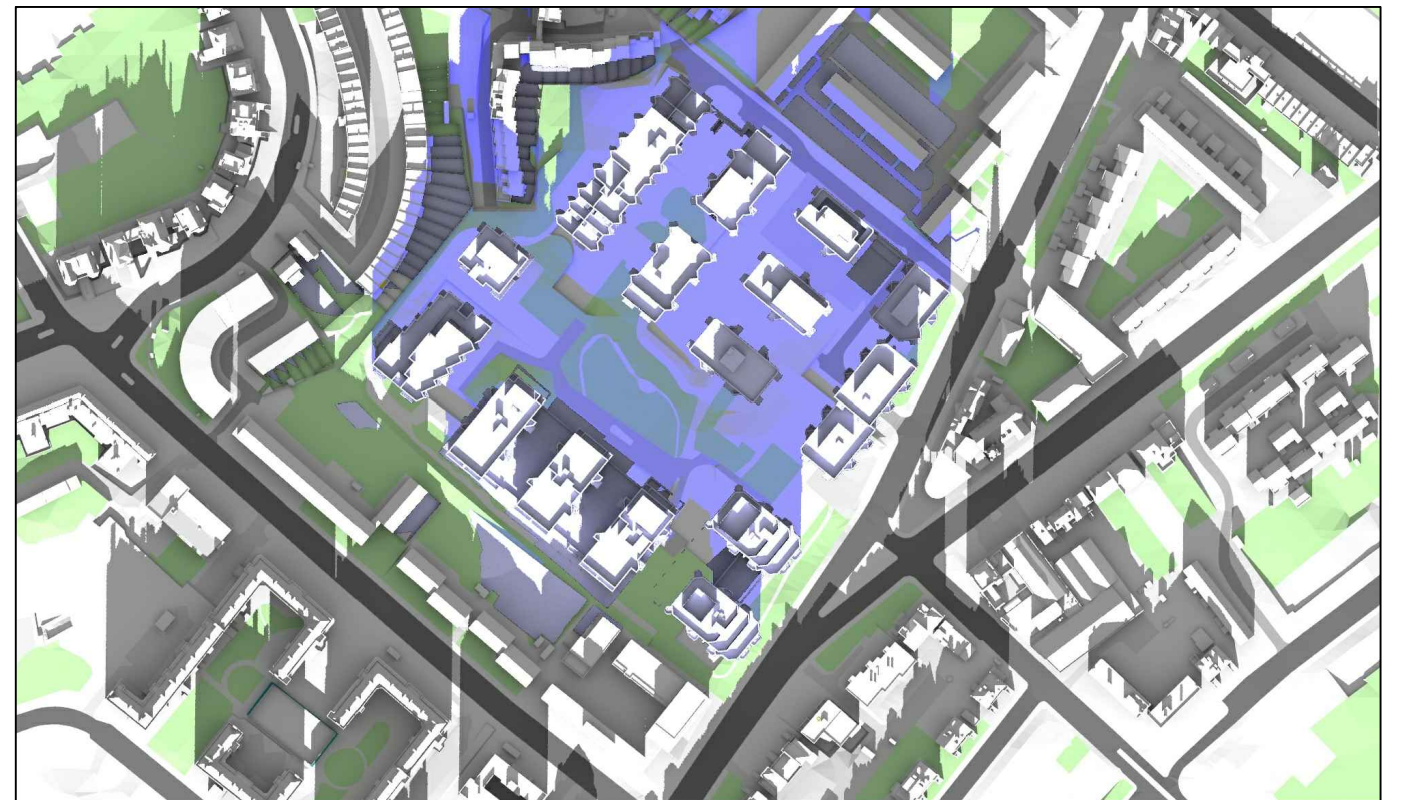


Proposed 11:00am

December 21st (GMT)



Existing 12:00pm



Proposed 12:00pm

Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:

- Grey shadows are those caused by buidings which are not on the site under development.
- Green shadows are those caused specifically by the existing buildings on the site.
- Blue shadows are those caused specifically by the proposed development.

Project: HM Holloway Prison
London

Title: Transient Overshadowing

Scheme Confirmed:

Date:

Drawn By:
NB

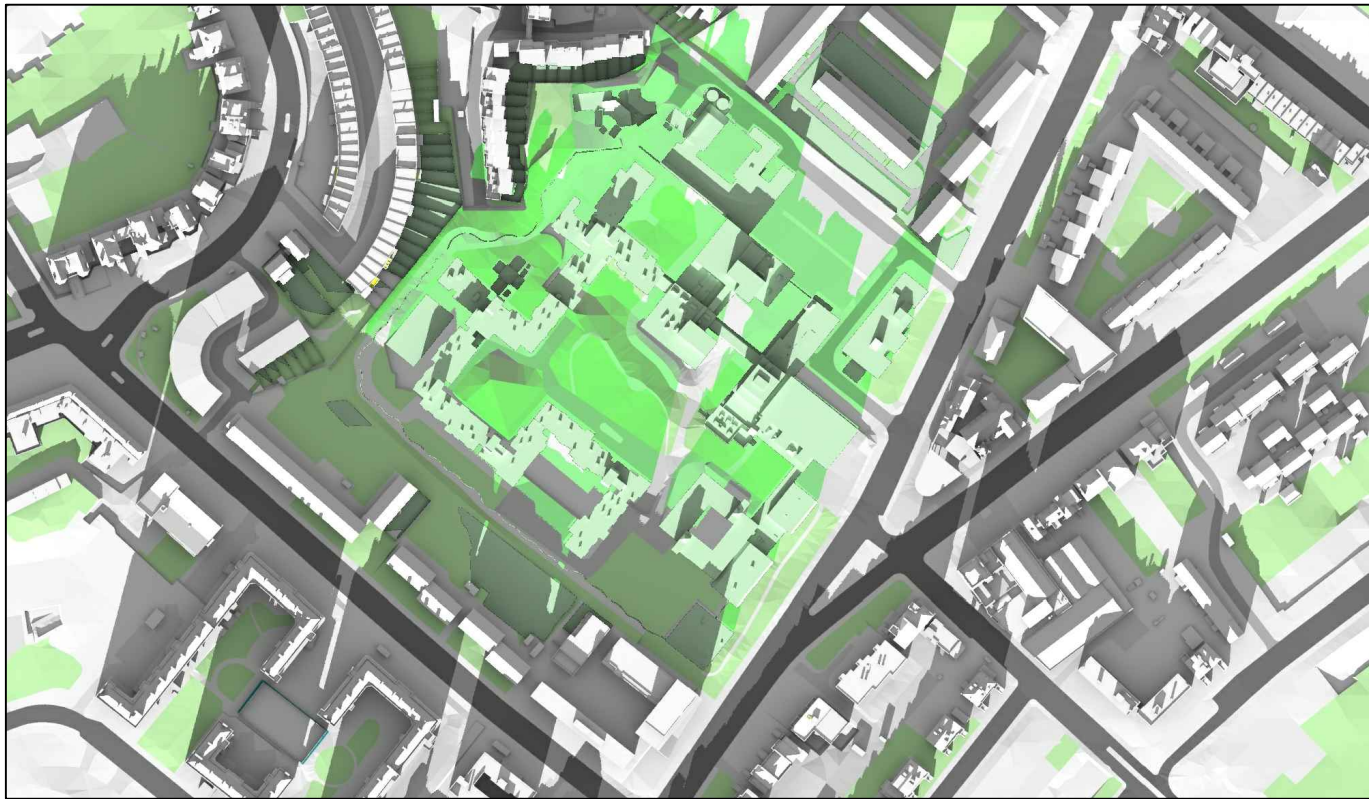
Scale:
NTS

Date:
SEPT 21

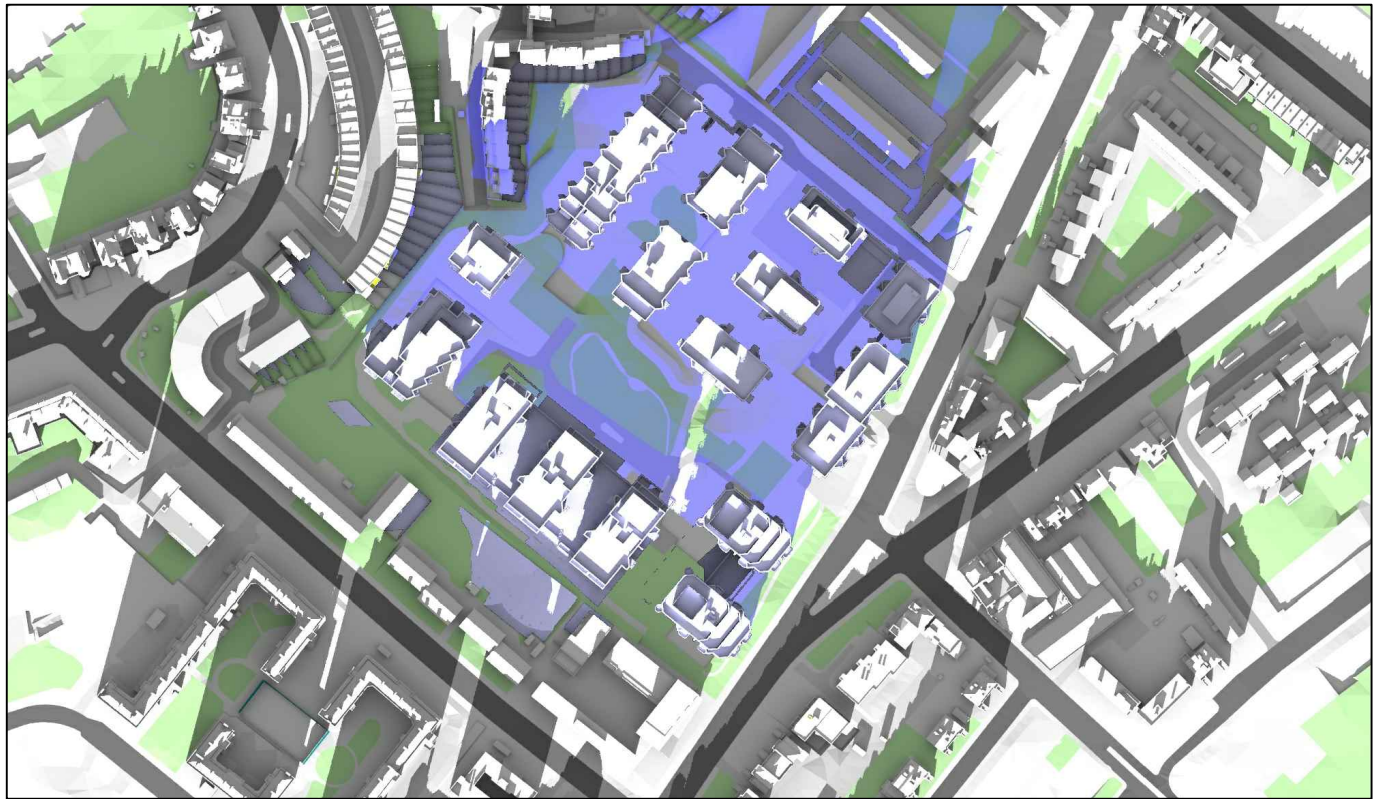
Dwg No:
P2104/DEC01/02

Rel:
100



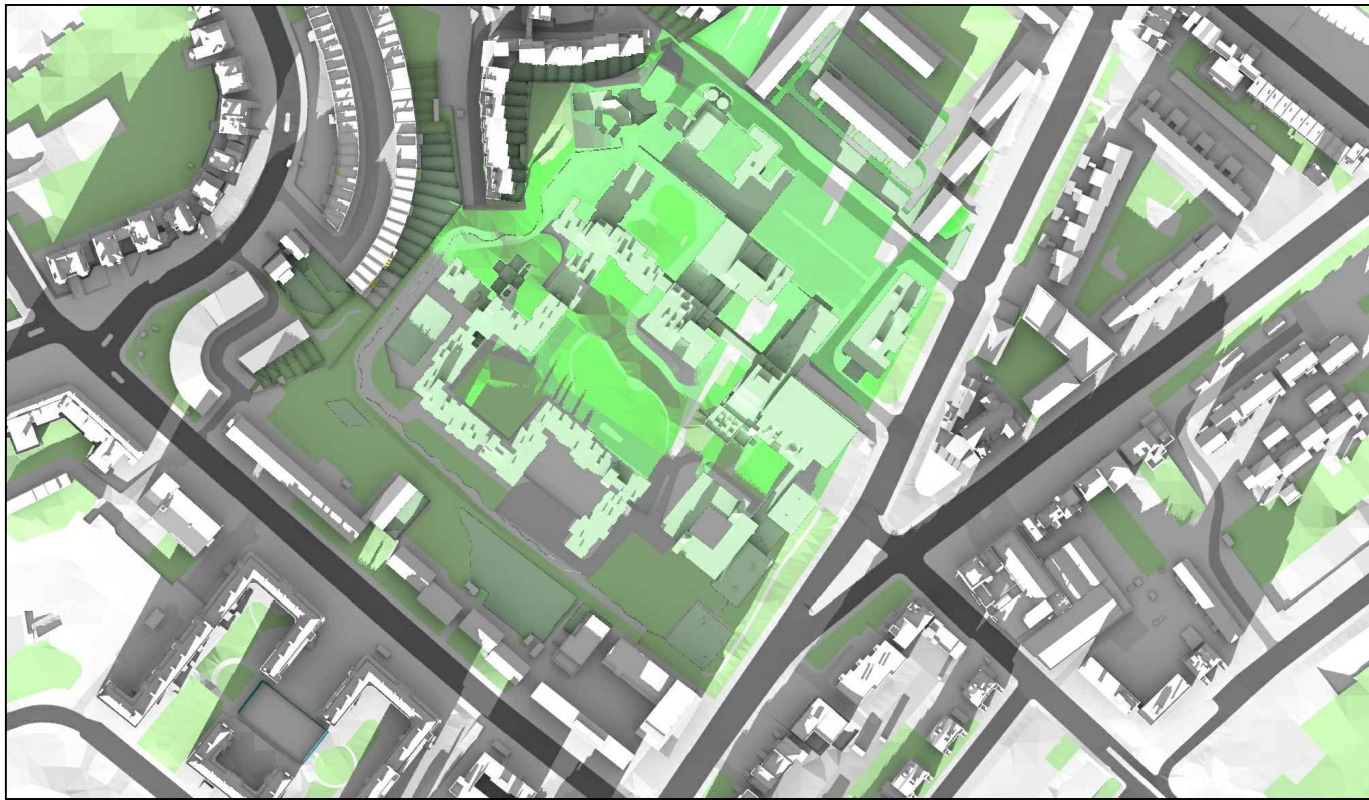


Existing 01:00pm

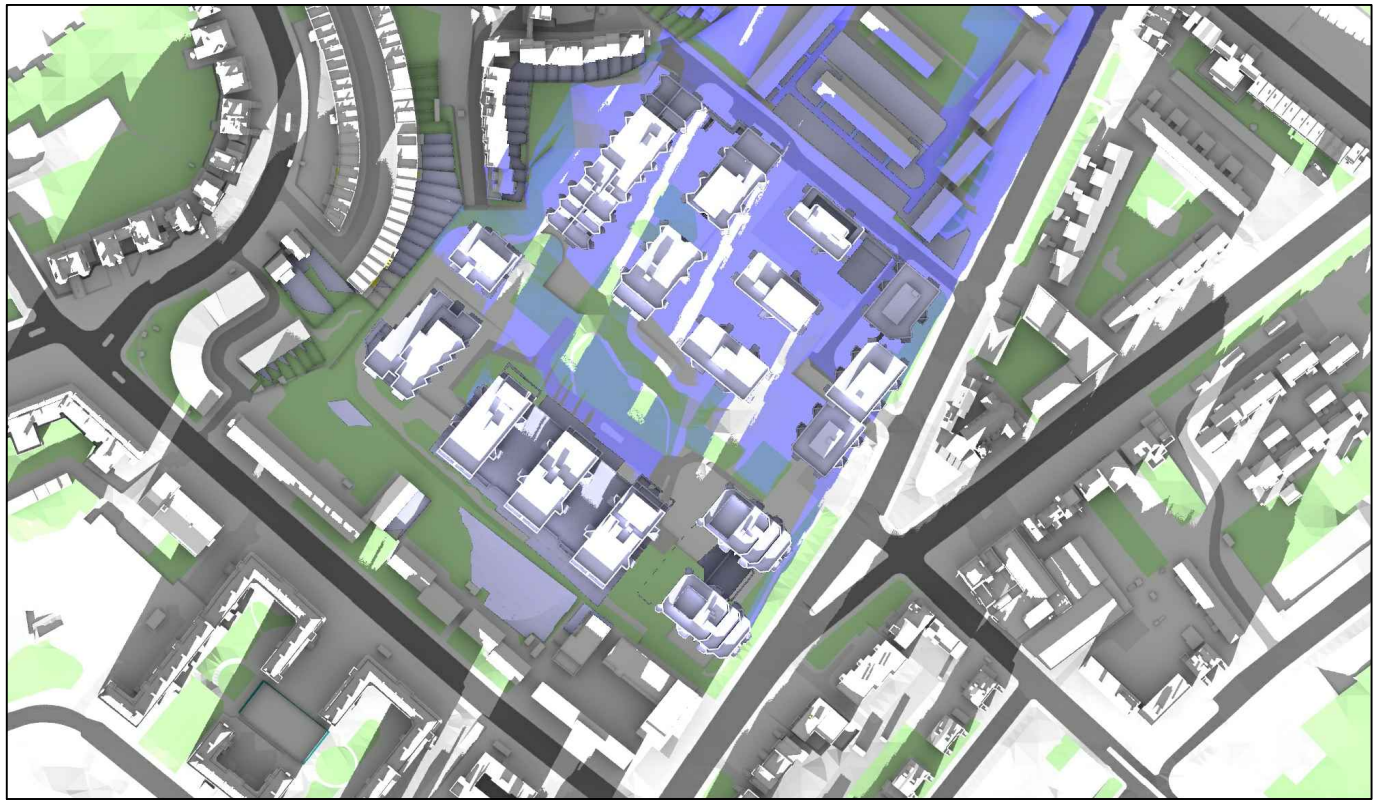


Proposed 01:00pm

December 21st (GMT)



Existing 02:00pm



Proposed 02:00pm

Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:

Grey shadows are those caused by buidings which are not on the site under development.

Green shadows are those caused specifically by the existing buildings on the site.

Blue shadows are those caused specifically by the proposed development.

Project: HM Holloway Prison
London

Title: Transient Overshadowing

Scheme Confirmed:

-

Date:

-

Drawn By:

NB

Scale:

NTS

Date:

SEPT 21

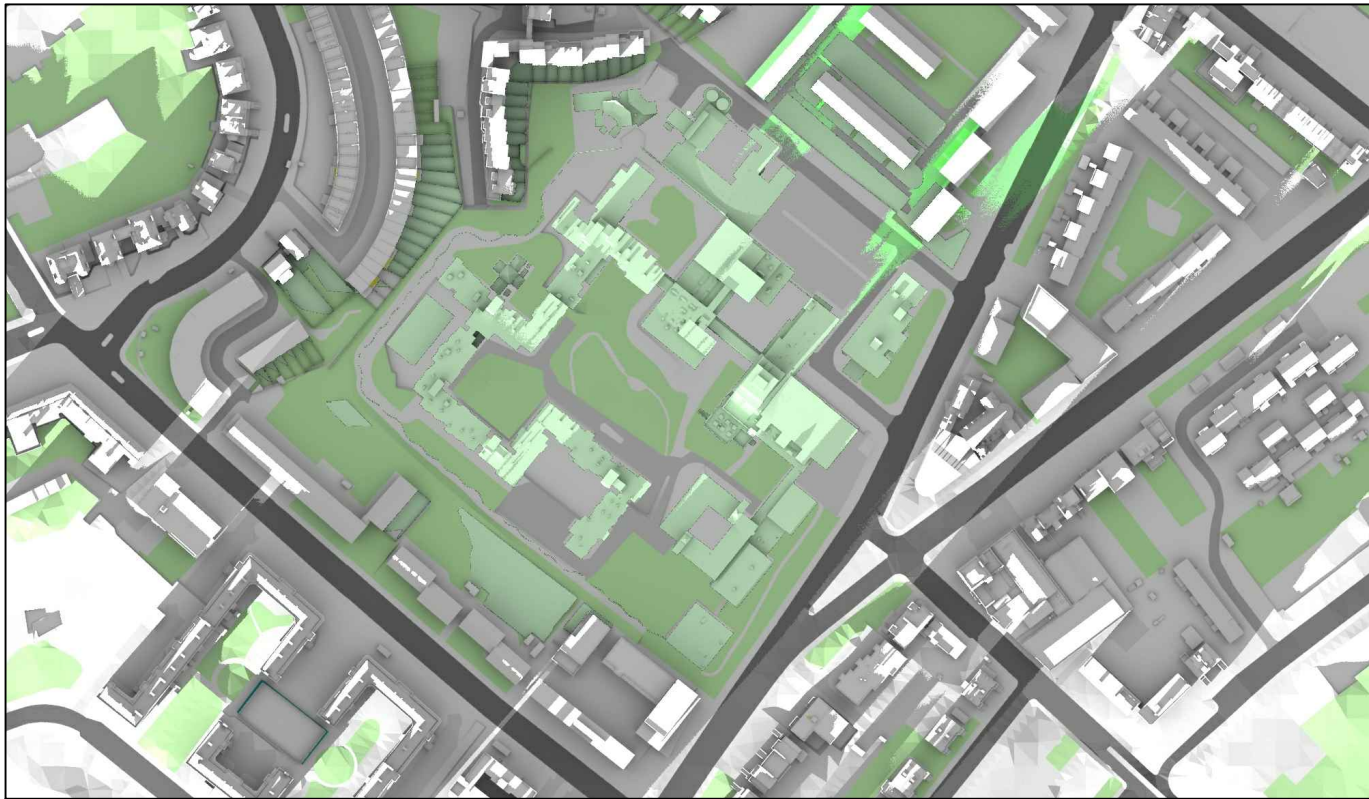
Dwg No:

P2104/DEC01/03

Rel:

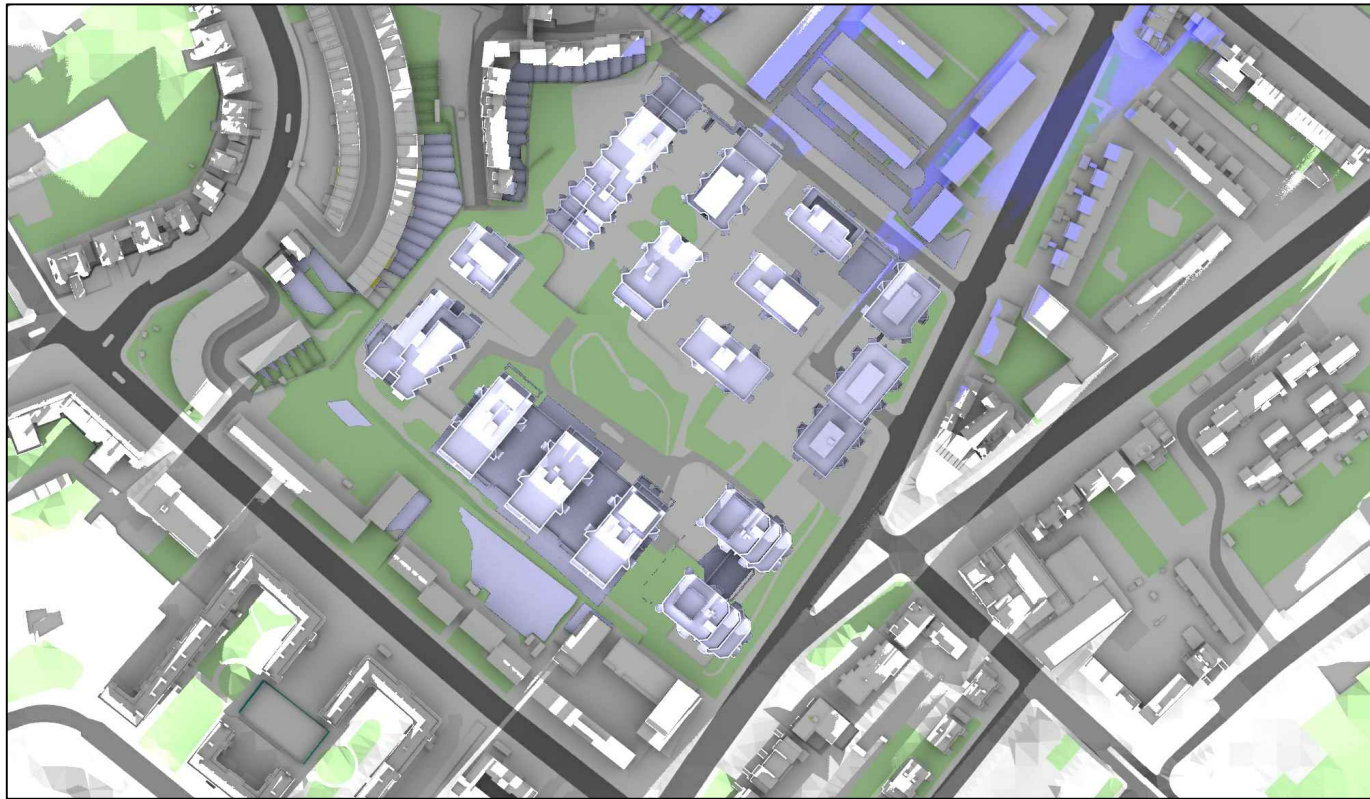
100





Existing 03:00pm

December 21st (GMT)



Proposed 03:00pm

Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:

Grey shadows are those caused by buidings which are not on the site under development.

Green shadows are those caused specifically by the existing buildings on the site.

Blue shadows are those caused specifically by the proposed development.

Scheme Confirmed: -

Date: -

Project: HM Holloway Prison
London

Drawn By:
NB

Scale:
NTS

Date:
SEPT 21

Title: Transient Overshadowing

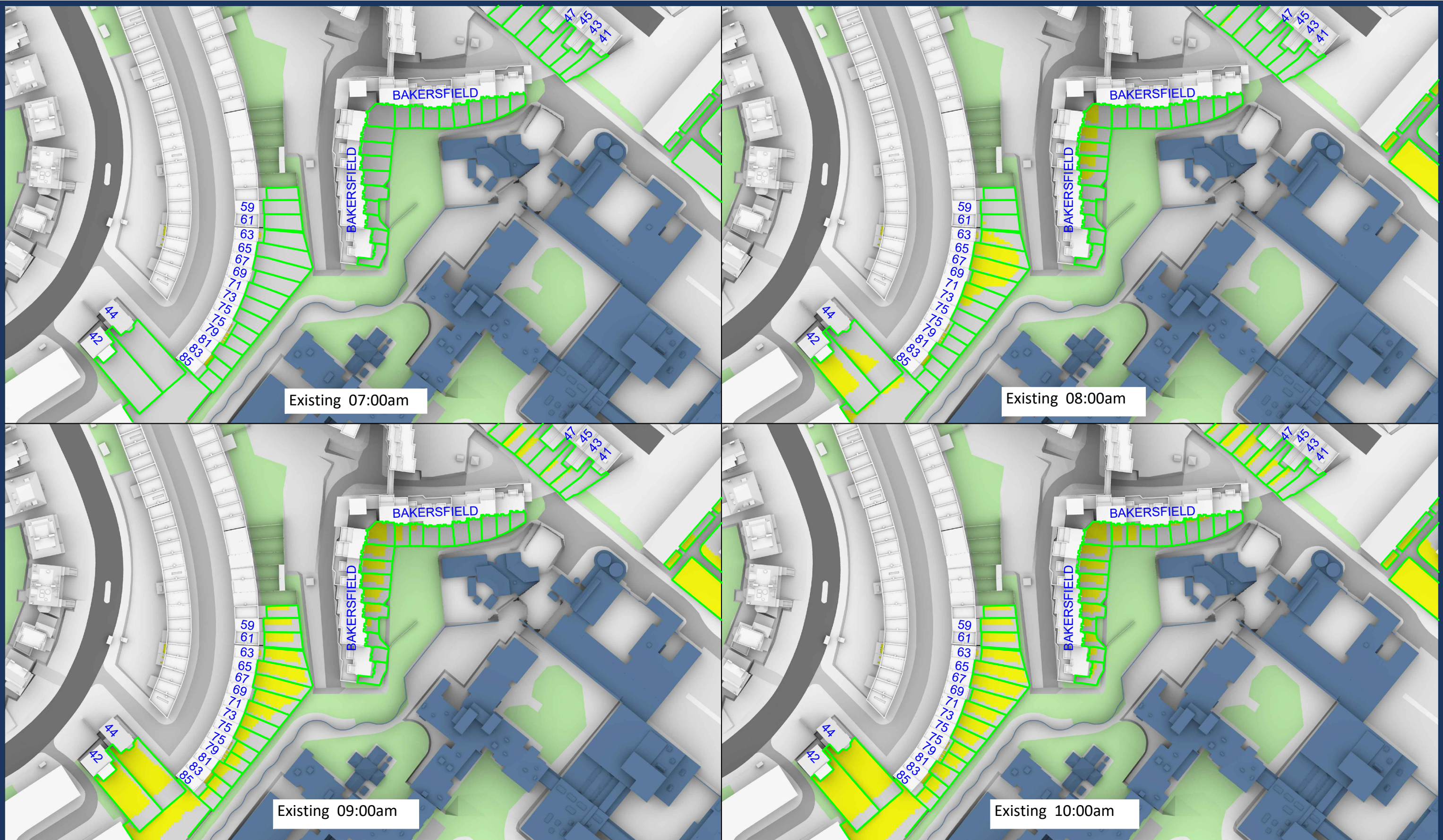
Dwg No:
P2104/DEC01/04

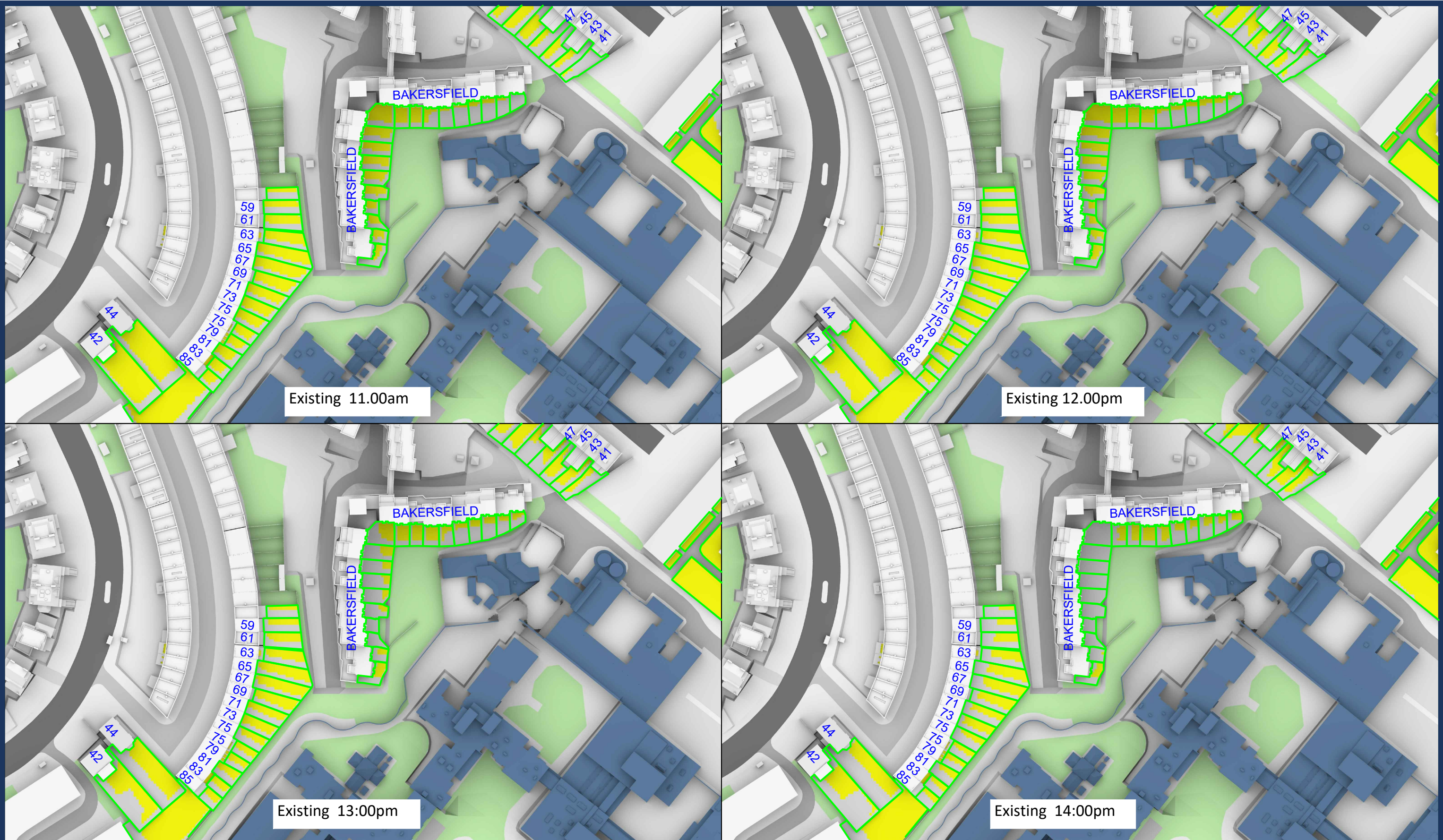
Rel:
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Appendix 12.4b

Transient Sun on Ground Plots

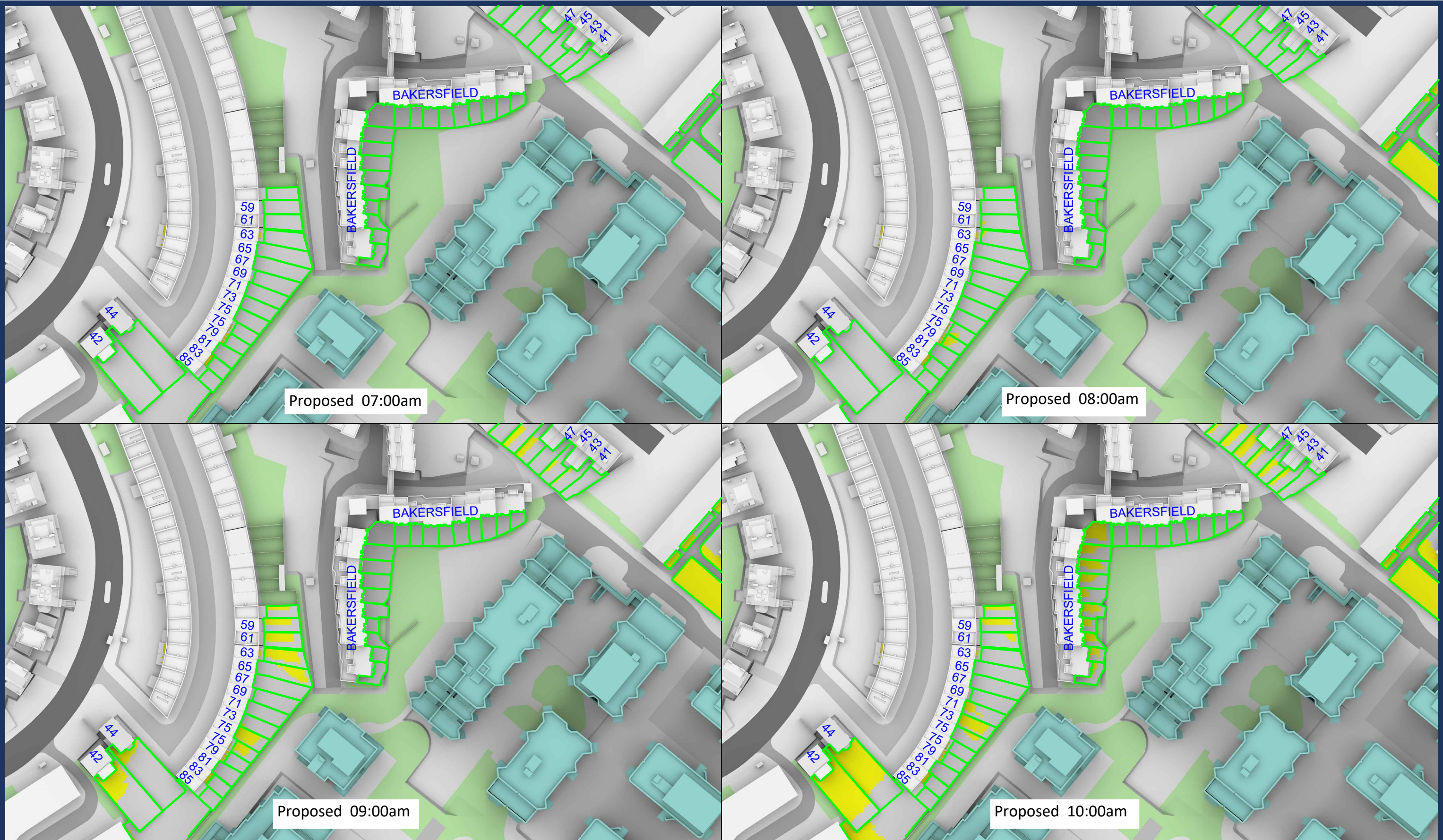


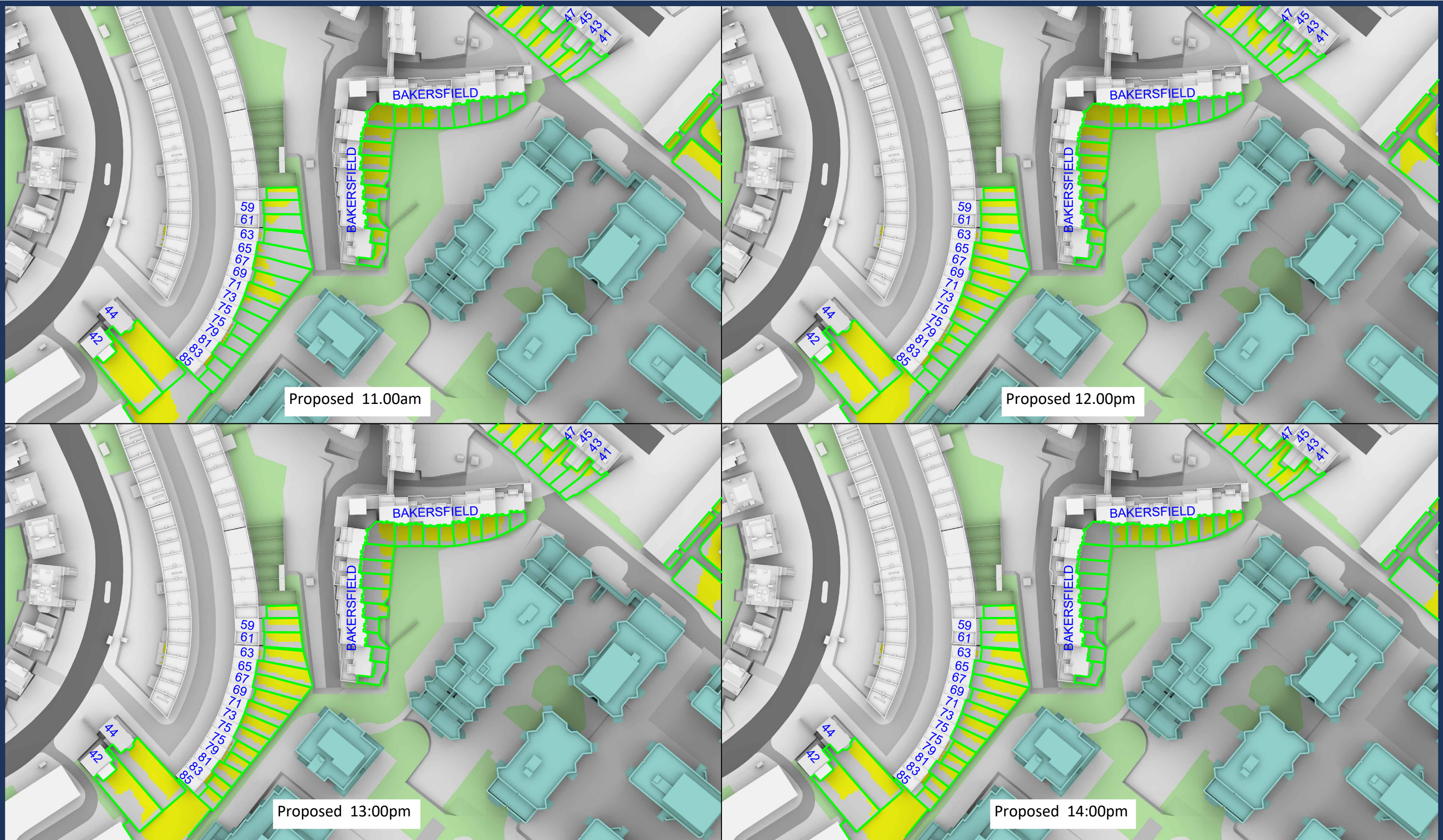




Sources: Point 2 - Point Cloud Data -Site Photos		Key:		Project: HM Holloway Prison London		Title: Plan View 1hr intervals BRE Overshadowing Test	
Local Planning Authority						March 21st	
Zmapping LTD							
Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)							
210517_Plots A to E2 massing models							
Scheme Confirmed:		Date:		Drawn By:		Scale:	
-		-		NB		NTS	
						Date:	
						OCT 21	
						Dwg No:	
						P2104/MAR EX 03	
						Rel:	
						100	

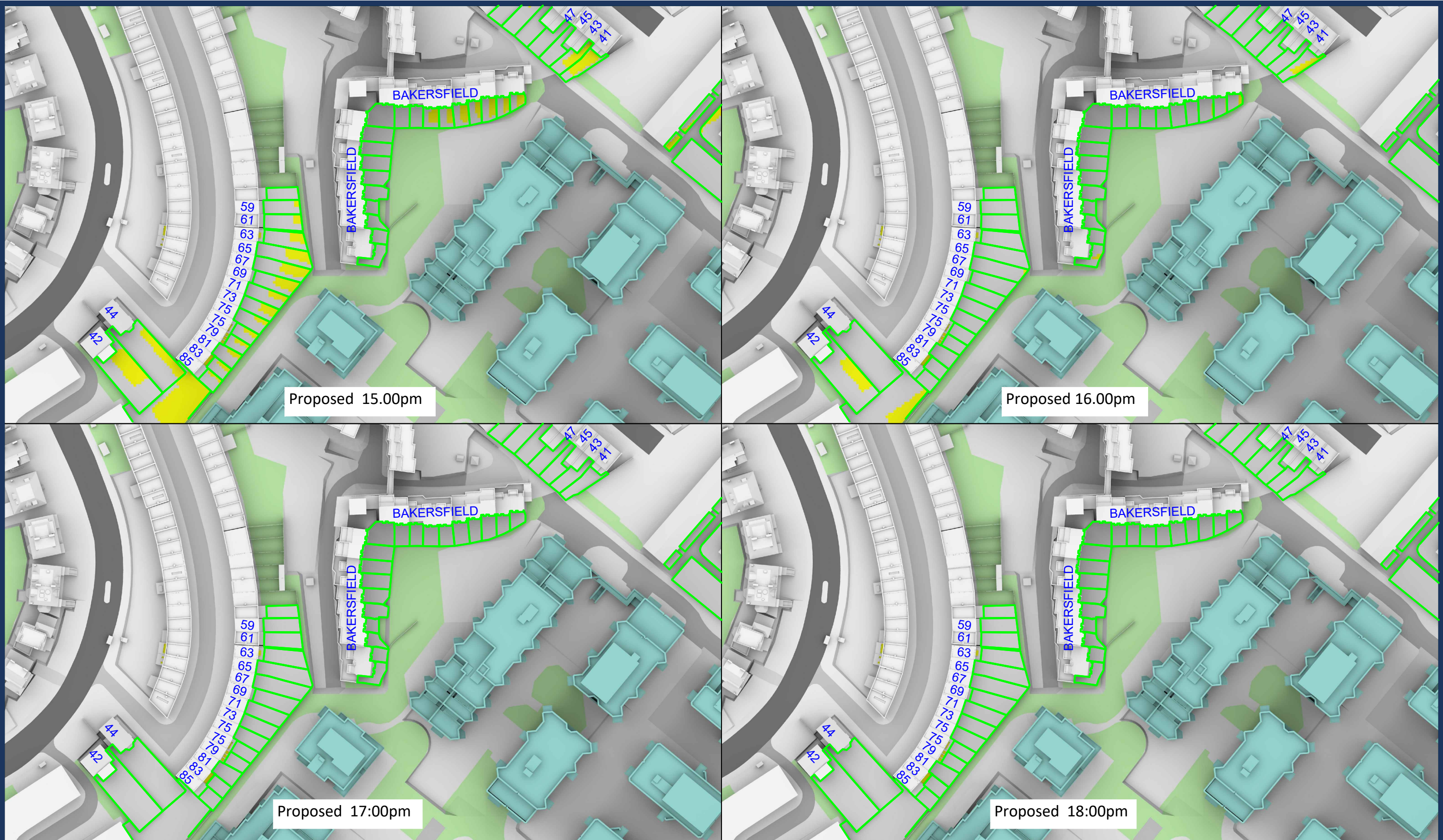






Sources: Point 2 - Point Cloud Data -Site Photos		Key:		Project: HM Holloway Prison London		Title: Plan View 1hr intervals BRE Overshadowing Test	
Local Planning Authority						March 21st	
Zmapping LTD							
Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)							
210517_Plots A to E2 massing models							
Scheme Confirmed:		Date:		Drawn By:		Scale:	
-		-		NB		NTS	
						Date:	
						OCT 21	
						Dwg No:	
						P2104/MAR PR 02	
						Rel:	
						100	

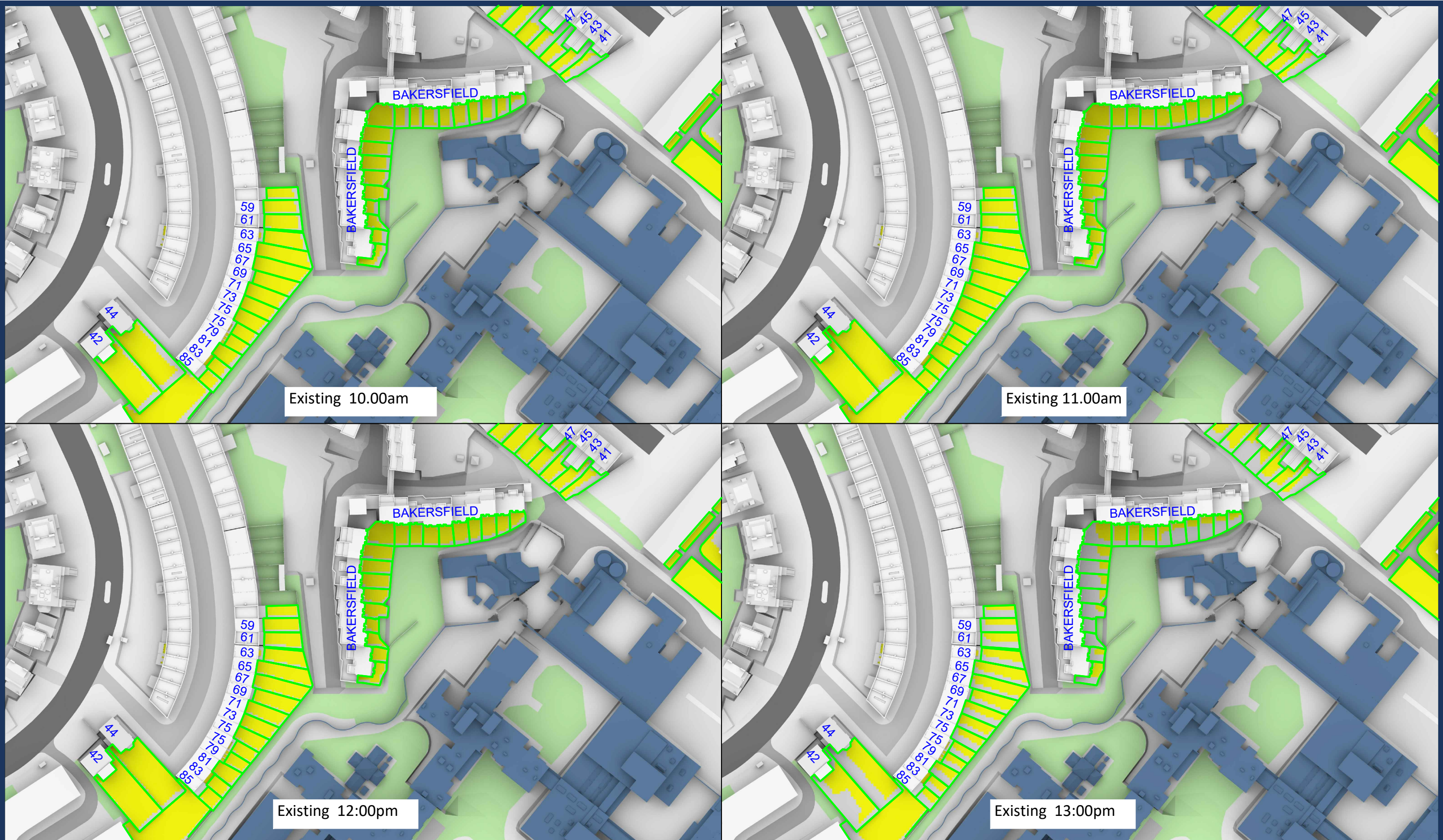




Sources: Point 2 - Point Cloud Data -Site Photos		Key:		Project: HM Holloway Prison London		Title: Plan View 1hr intervals BRE Overshadowing Test March 21st	
Local Planning Authority Zmapping LTD Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21) 210517_Plots A to E2 massing models							
Scheme Confirmed: -		Date: -		Drawn By: NB		Scale: NTS	
				Date: OCT 21		Dwg No: P2104/MAR PR 03	
						Rel: 100	

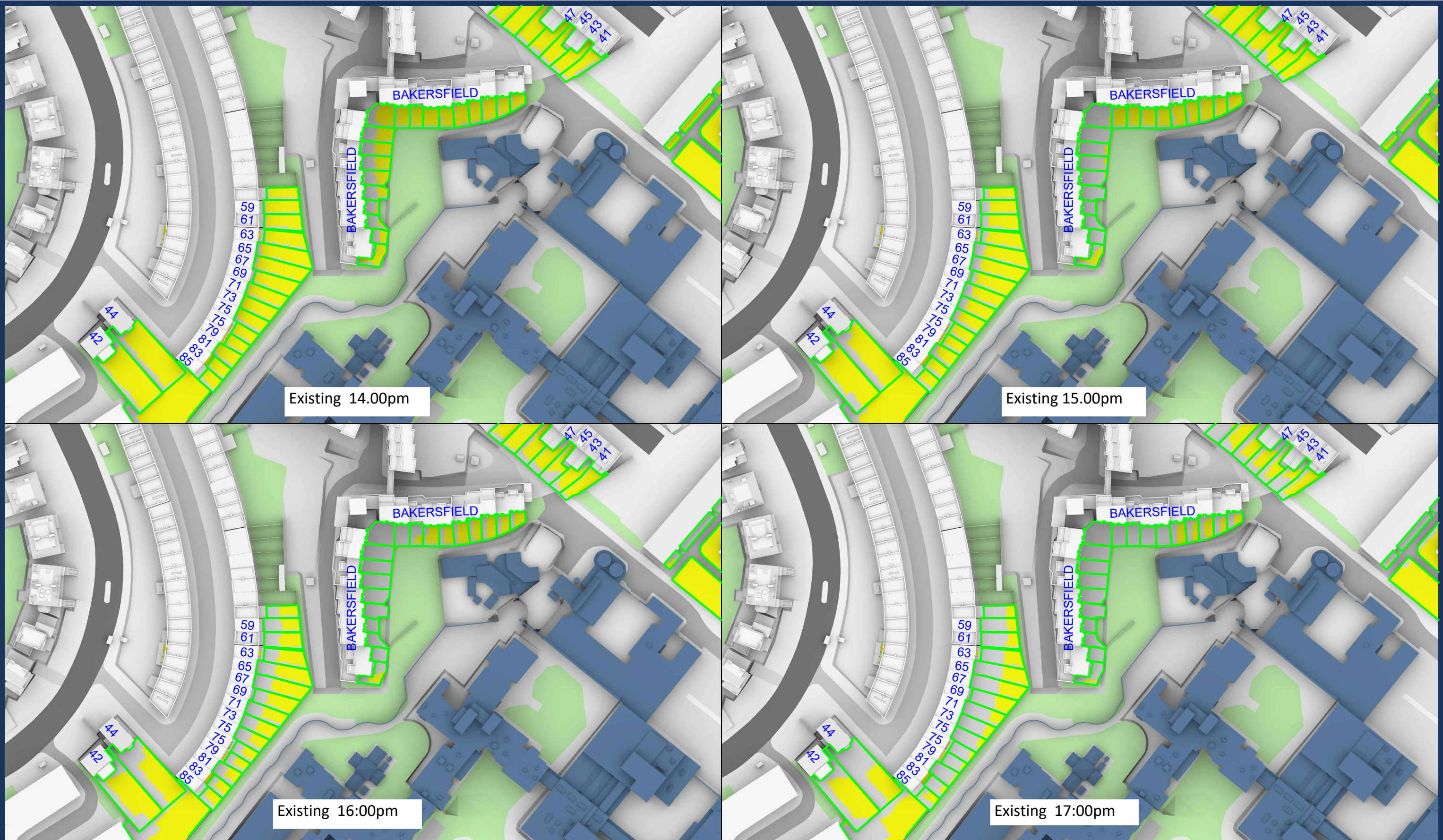






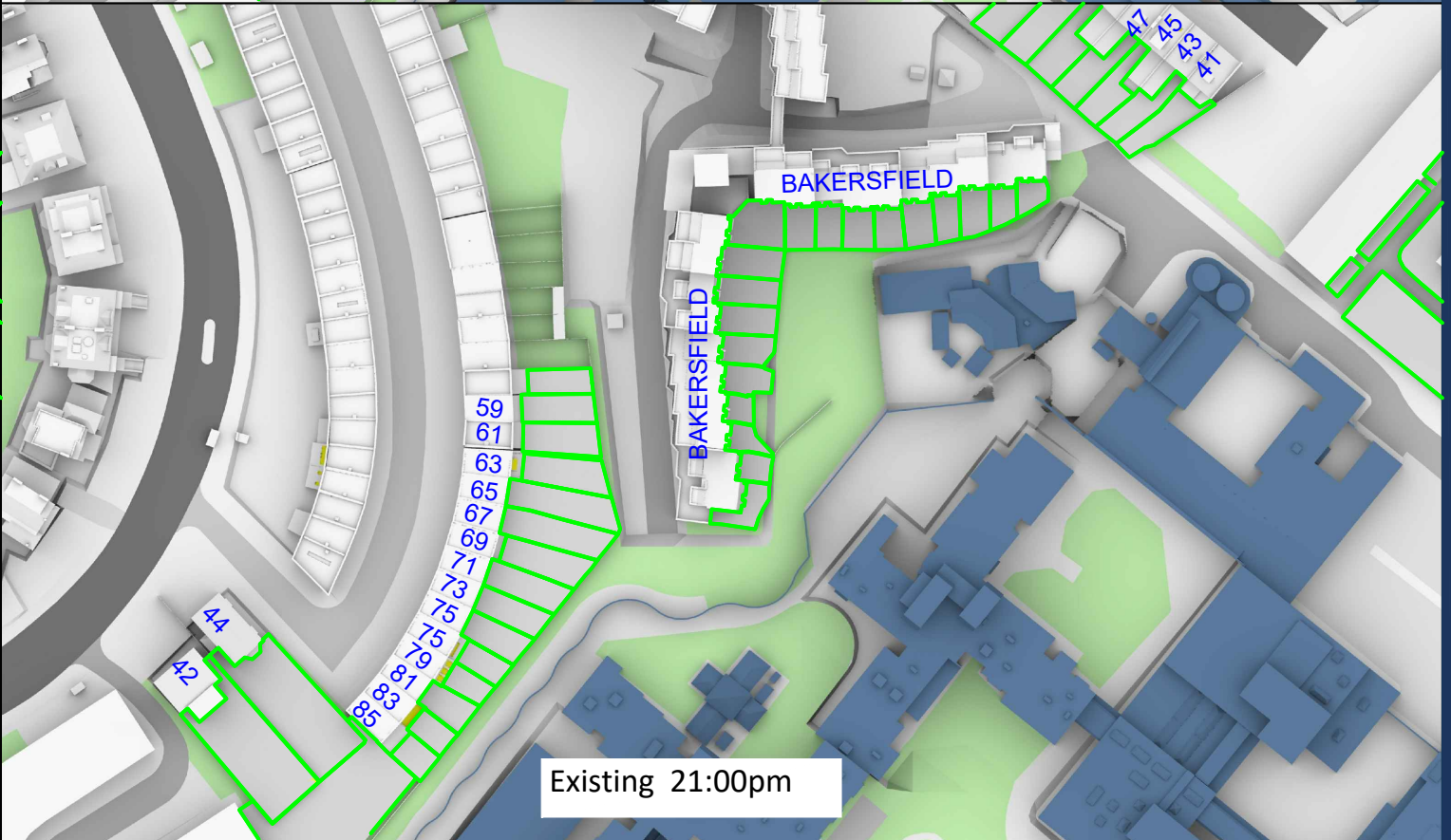
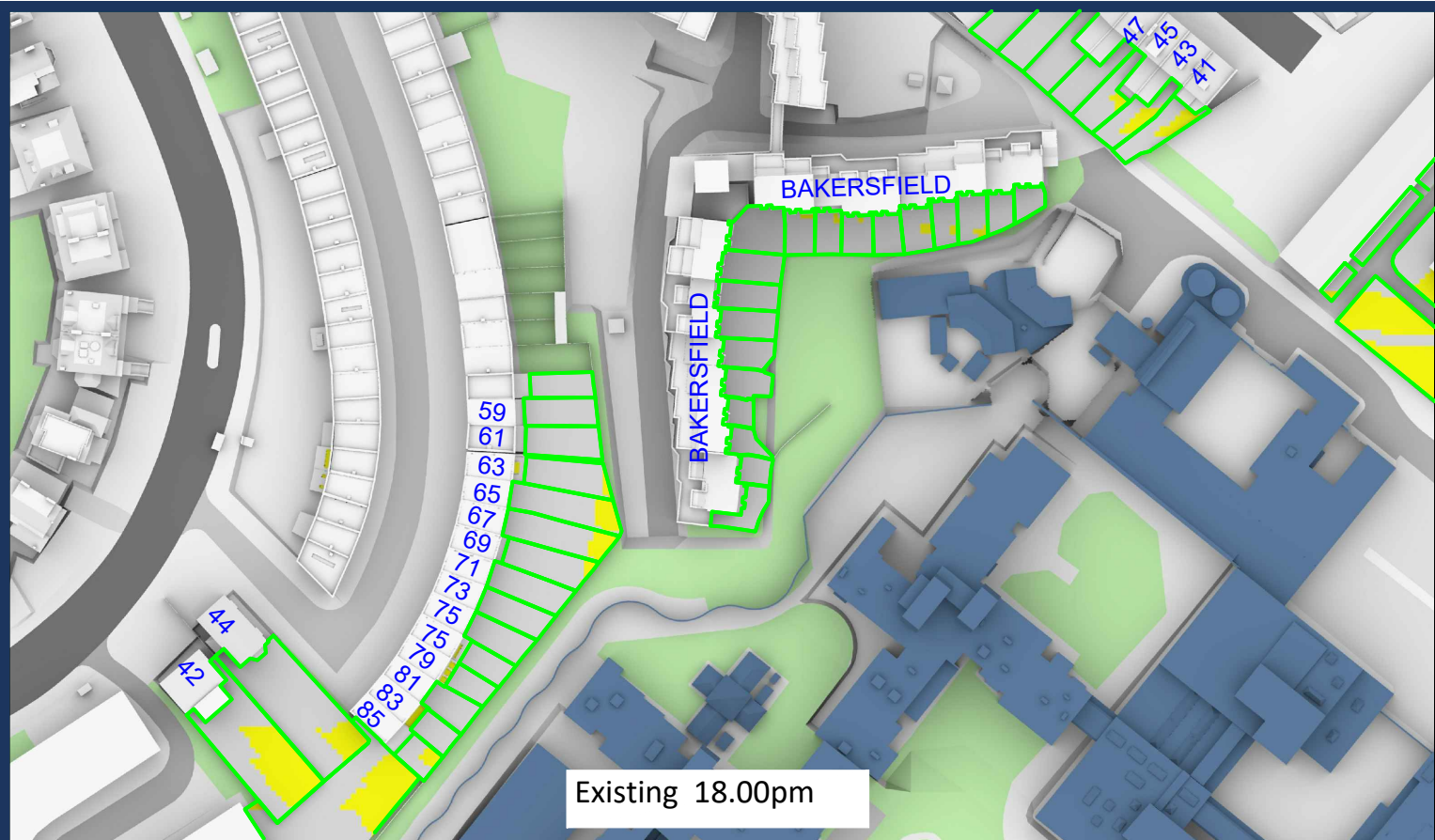
<div>Sources: Point 2 - Point Cloud Data -Site Photos</div> <div>Local Planning Authority</div> <div>Zmapping LTD</div> <div>Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21) 210517_Plots A to E2 massing models</div>	Key:		Project: HM Holloway Prison London			Title: Plan View 1hr intervals BRE Overshadowing Test June 21st	
	Scheme Confirmed: -	Date: -	Drawn By: NB	Scale: NTS	Date: OCT 21	Dwg No: P2104/JUN EX 02	Rel: 100





Sources: Point 2 - Point Cloud Data -Site Photos		Key:		Project: HM Holloway Prison London		Title: Plan View 1hr intervals BRE Overshadowing Test	
Local Planning Authority						June 21st	
Zmapping LTD							
Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)							
210517_Plots A to E2 massing models							
Scheme Confirmed:		Date:		Drawn By:		Scale:	
-		-		NB		NTS	
						Date:	
						OCT 21	
						Dwg No:	
						P2104/JUN EX 03	
						Rel:	
						100	





Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:

Scheme Confirmed: -

Date: -

Project: HM Holloway Prison
London

Drawn By: NB

Scale: NTS

Date: OCT 21

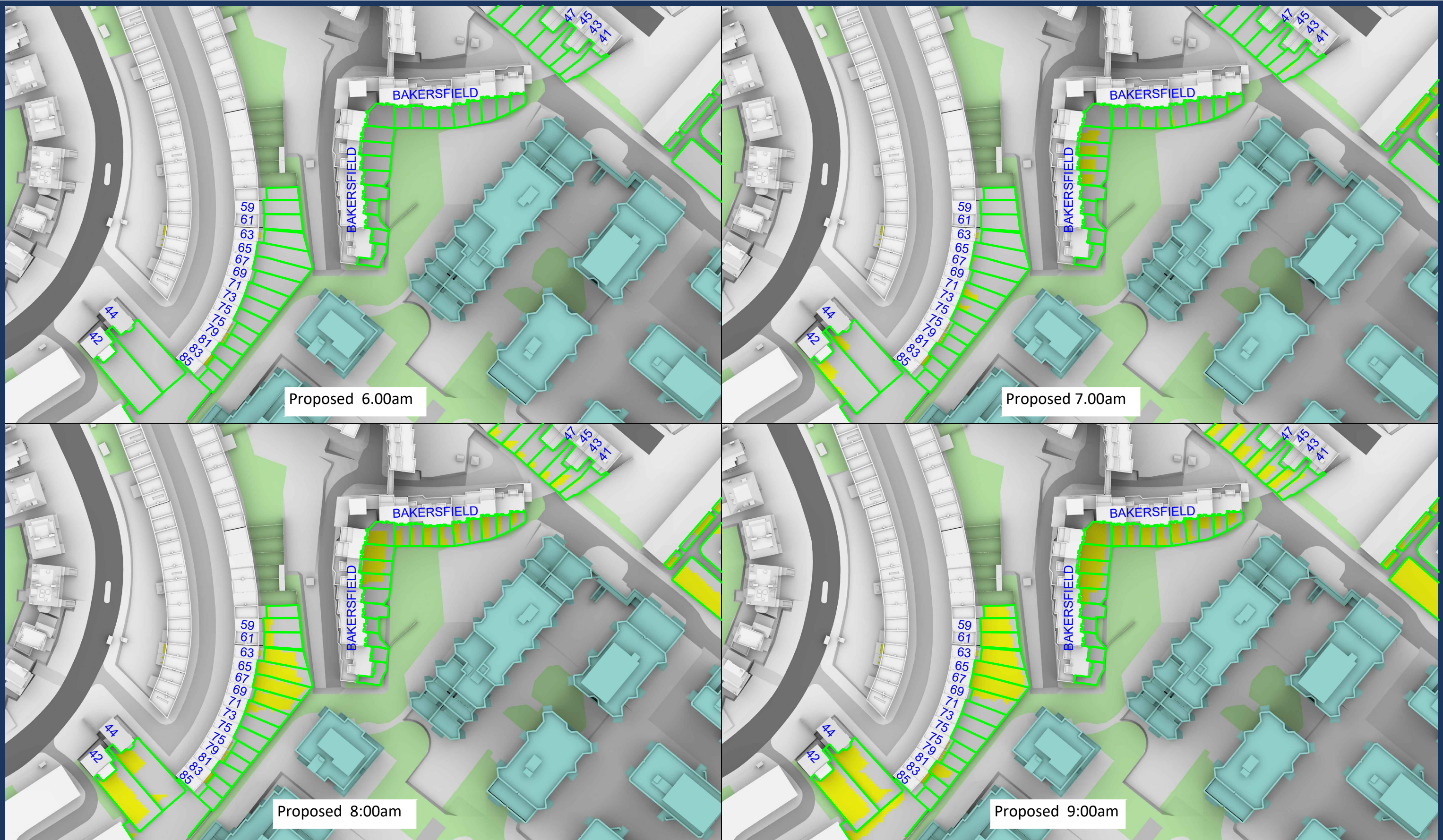
Title: Plan View
1hr intervals BRE Overshadowing Test

June 21st

Dwg No: P2104/JUN EX 04

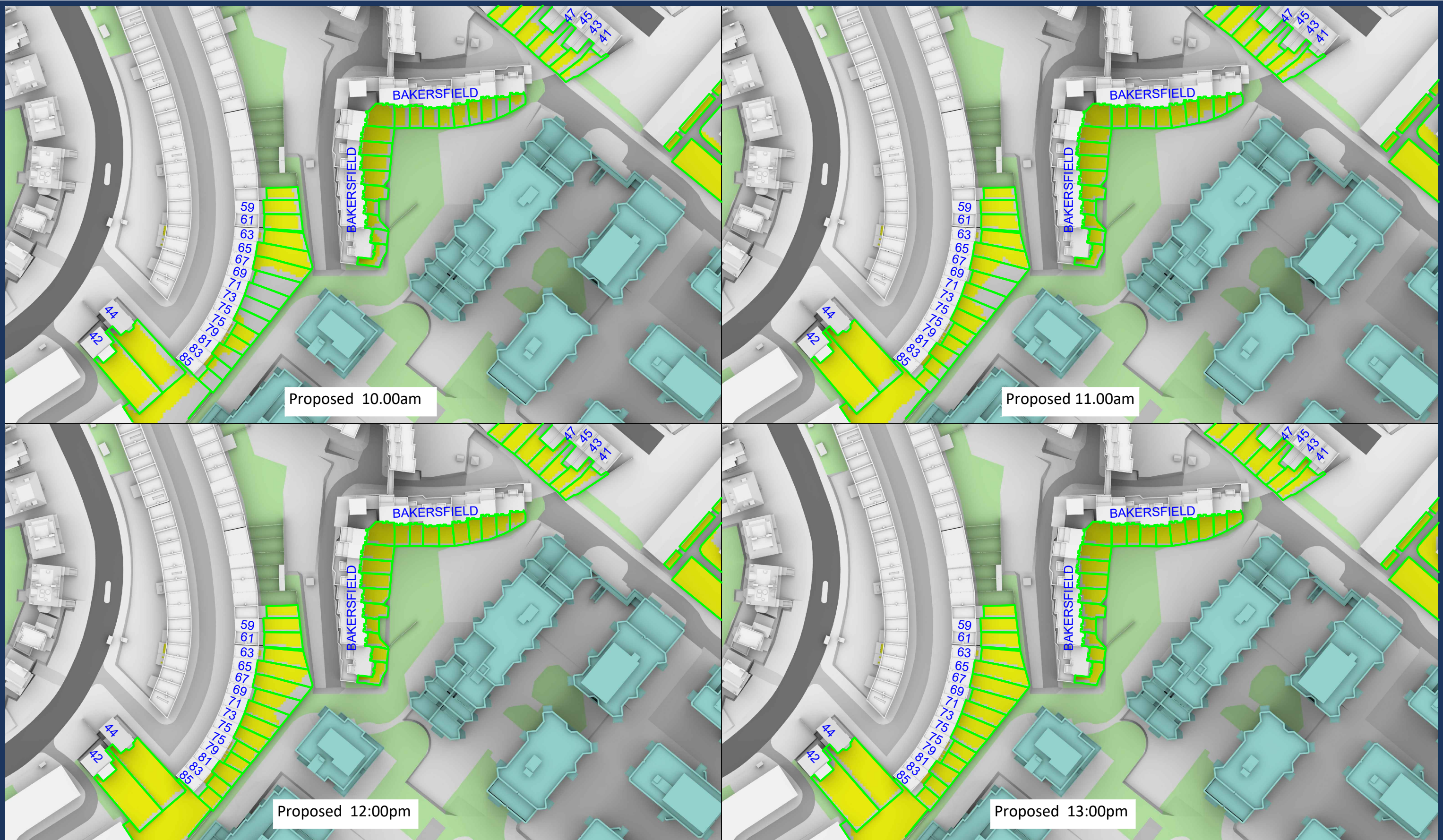
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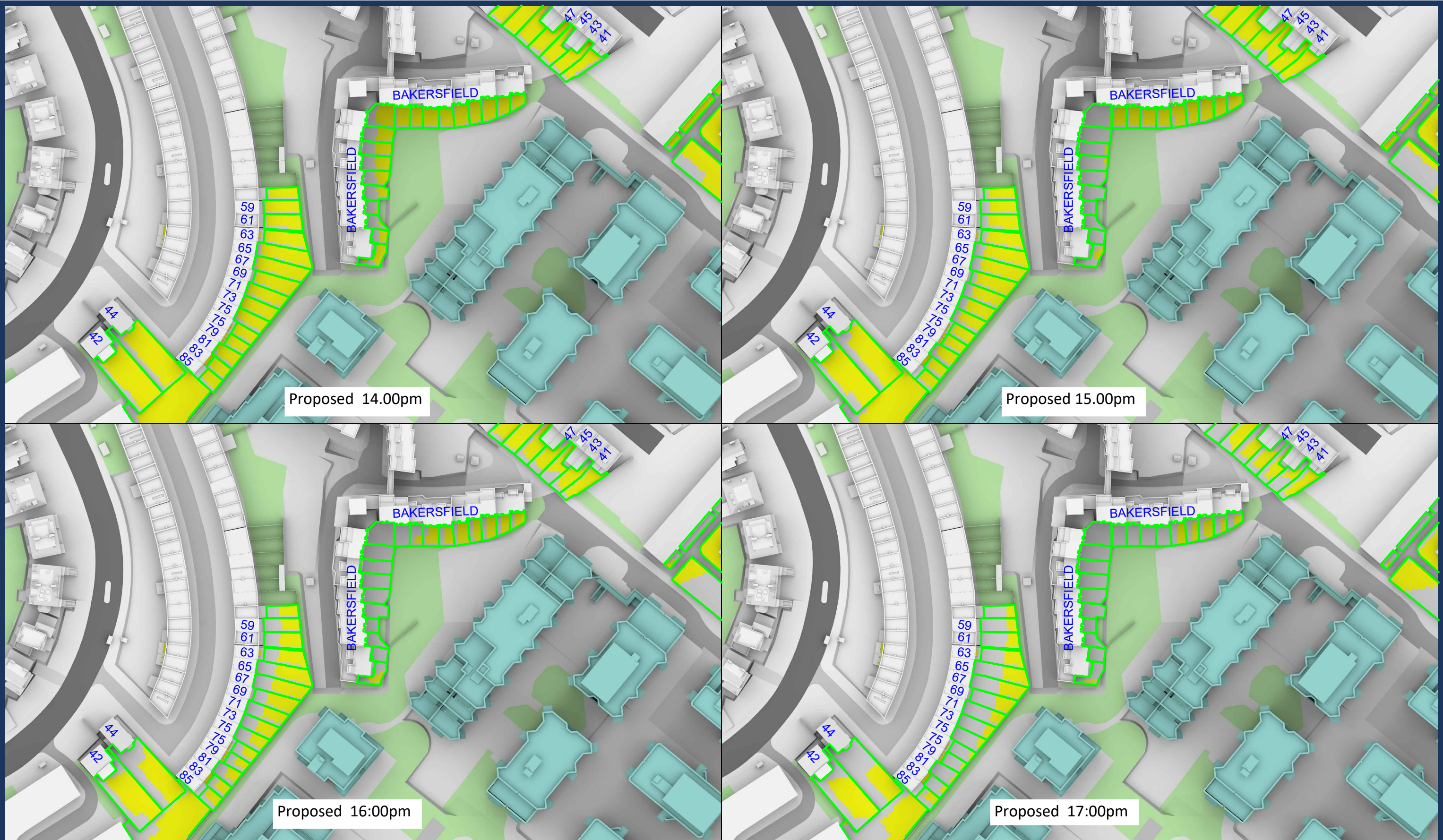
Sources: Point 2 - Point Cloud Data -Site Photos		Key:		Project: HM Holloway Prison London		Title: Plan View 1hr intervals BRE Overshadowing Test	
Local Planning Authority						June 21st	
Zmapping LTD							
Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)							
210517_Plots A to E2 massing models							
Scheme Confirmed:		Date:		Drawn By:		Scale:	
-		-		NB		NTS	
						Date:	
						OCT 21	
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						P2104/JUN PR 01	
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						100	

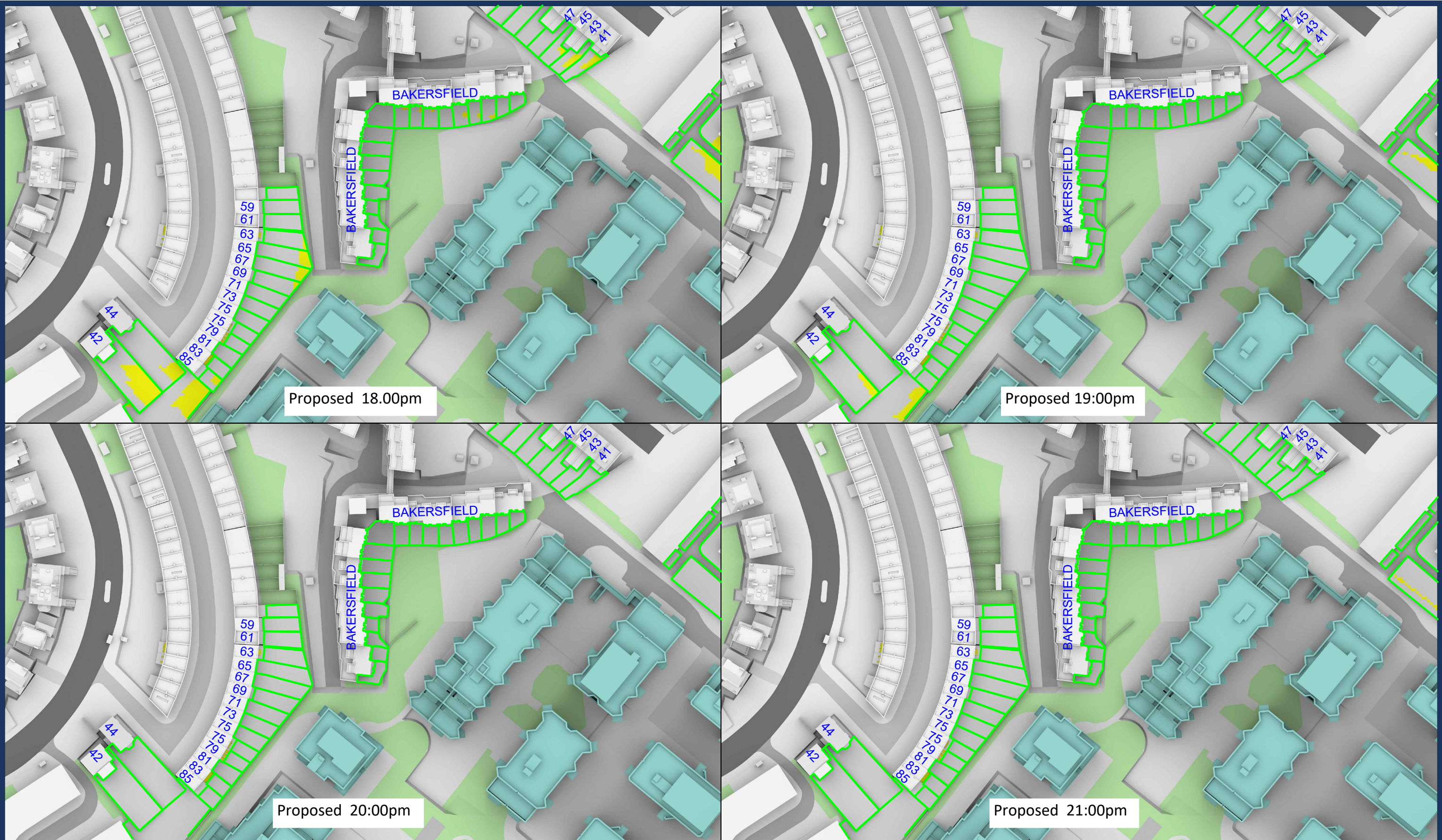




Sources: Point 2 - Point Cloud Data -Site Photos		Key:		Project: HM Holloway Prison London		Title: Plan View 1hr intervals BRE Overshadowing Test	
Local Planning Authority						June 21st	
Zmapping LTD							
Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)							
210517_Plots A to E2 massing models							
Scheme Confirmed:		Date:		Drawn By:		Scale:	
-		-		NB		NTS	
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						OCT 21	
						Dwg No:	
						P2104/JUN PR 02	
						Rel:	
						100	







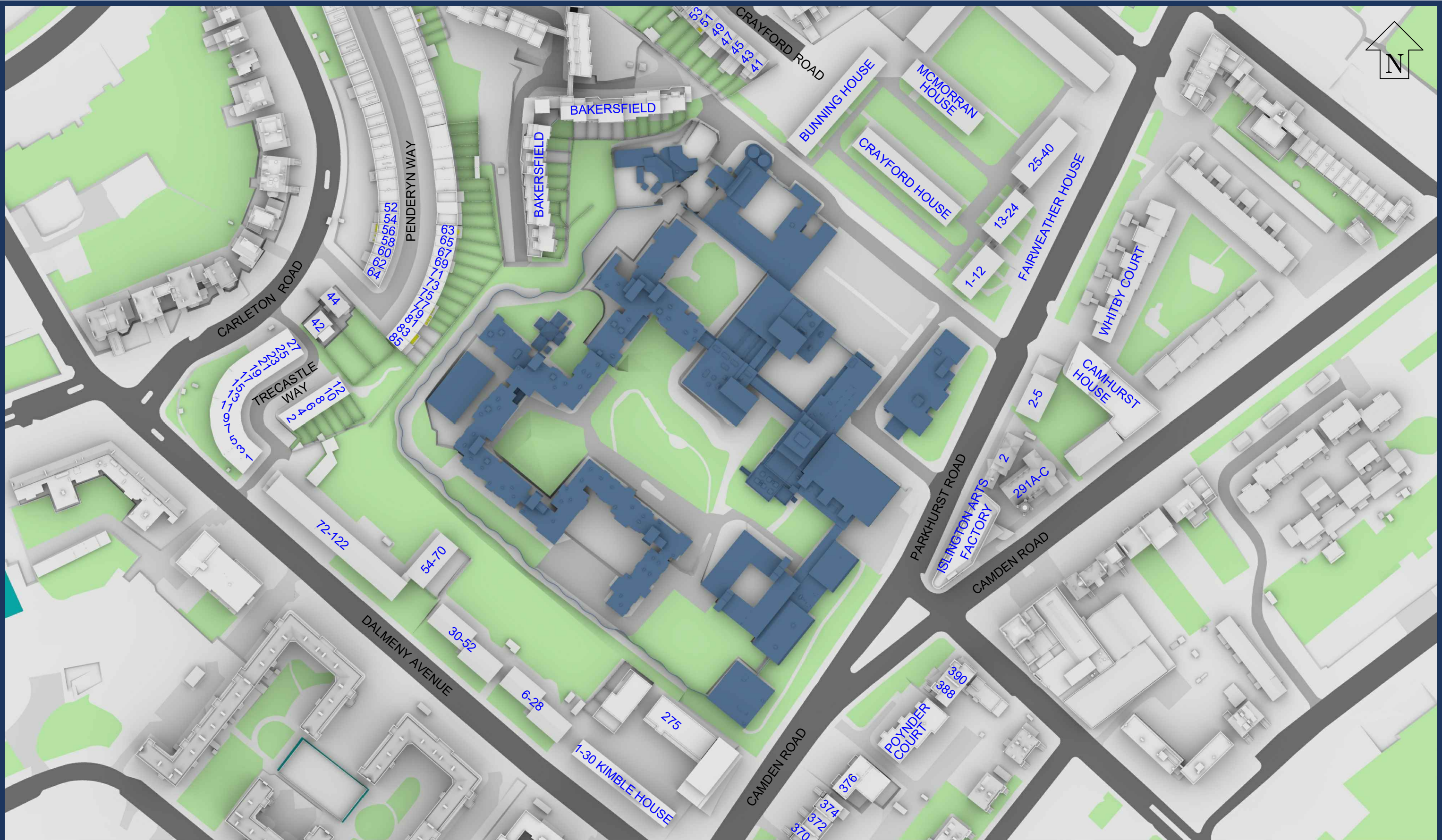
Appendix 12.5 Cumulative and Development Drawings

Appendix 12.5

Cumulative and Development Drawings

Appendix 12.5a

Baseline Drawings (Cumulative Scenario)



Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:

 Existing Buildings

 Proposed Scheme

Project: HM Holloway Prison
London

Title: Plan View
Cumulative Study
Existing Condition

Scheme Confirmed:

Date:

Drawn By:
NB

Scale:
1:1500@A3

Date:
OCT 21

Dwg No:
P2104/225

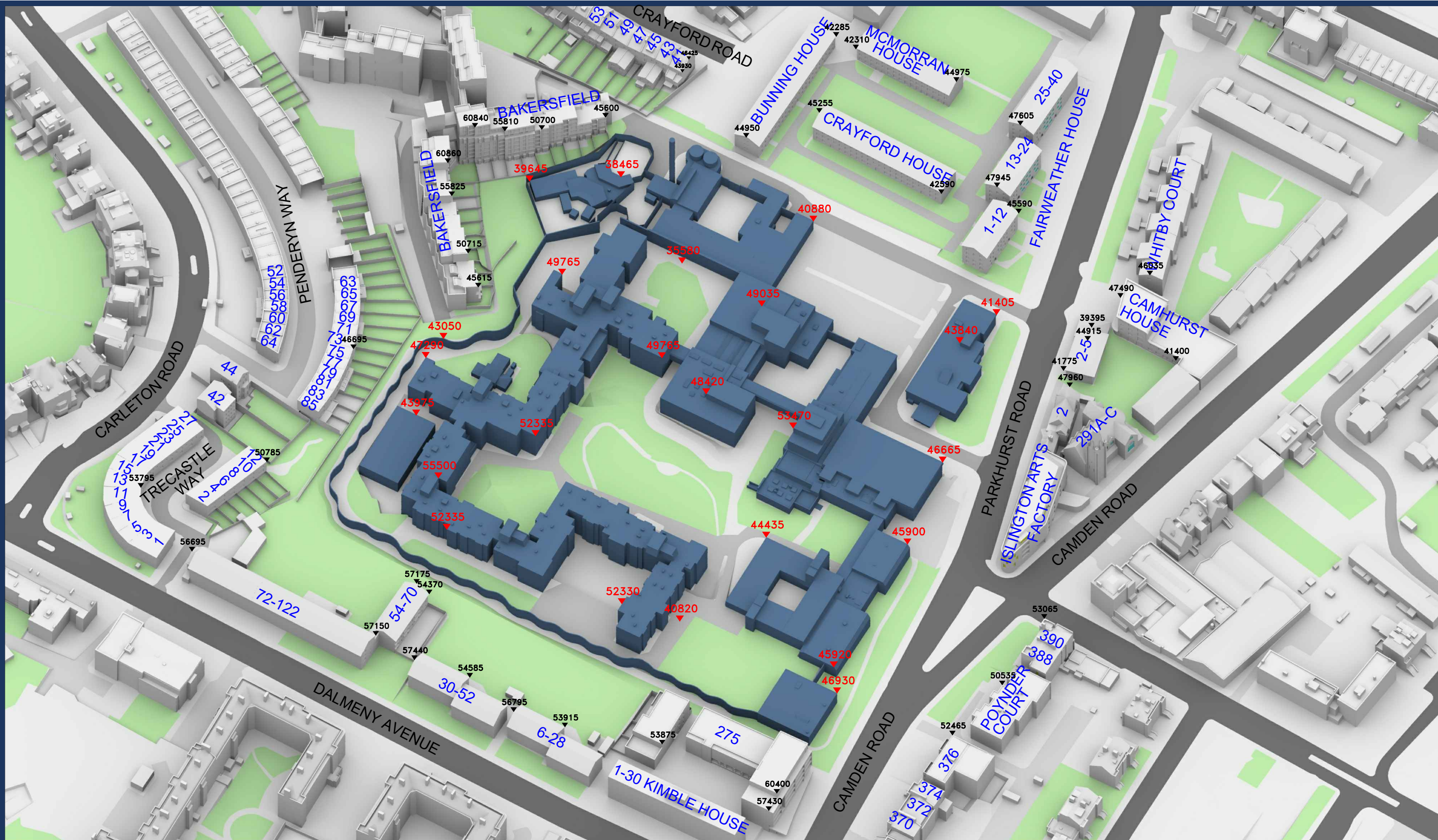
Rel:
100





Sources: Point 2 - Point Cloud Data -Site Photos		Key: Existing Buildings Proposed Scheme		Project: HM Holloway Prison London		Title: 3D View Cumulative Study Existing Condition	
Local Planning Authority Zmapping LTD		All Heights in mm AOD					
Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21) 210517_Plots A to E2 massing models		Scheme Confirmed: -		Date: -		Drawn By: NB	
				Scale: NTS@A3		Date: OCT 21	
						Dwg No: P2104/226	
						Rel: 100	





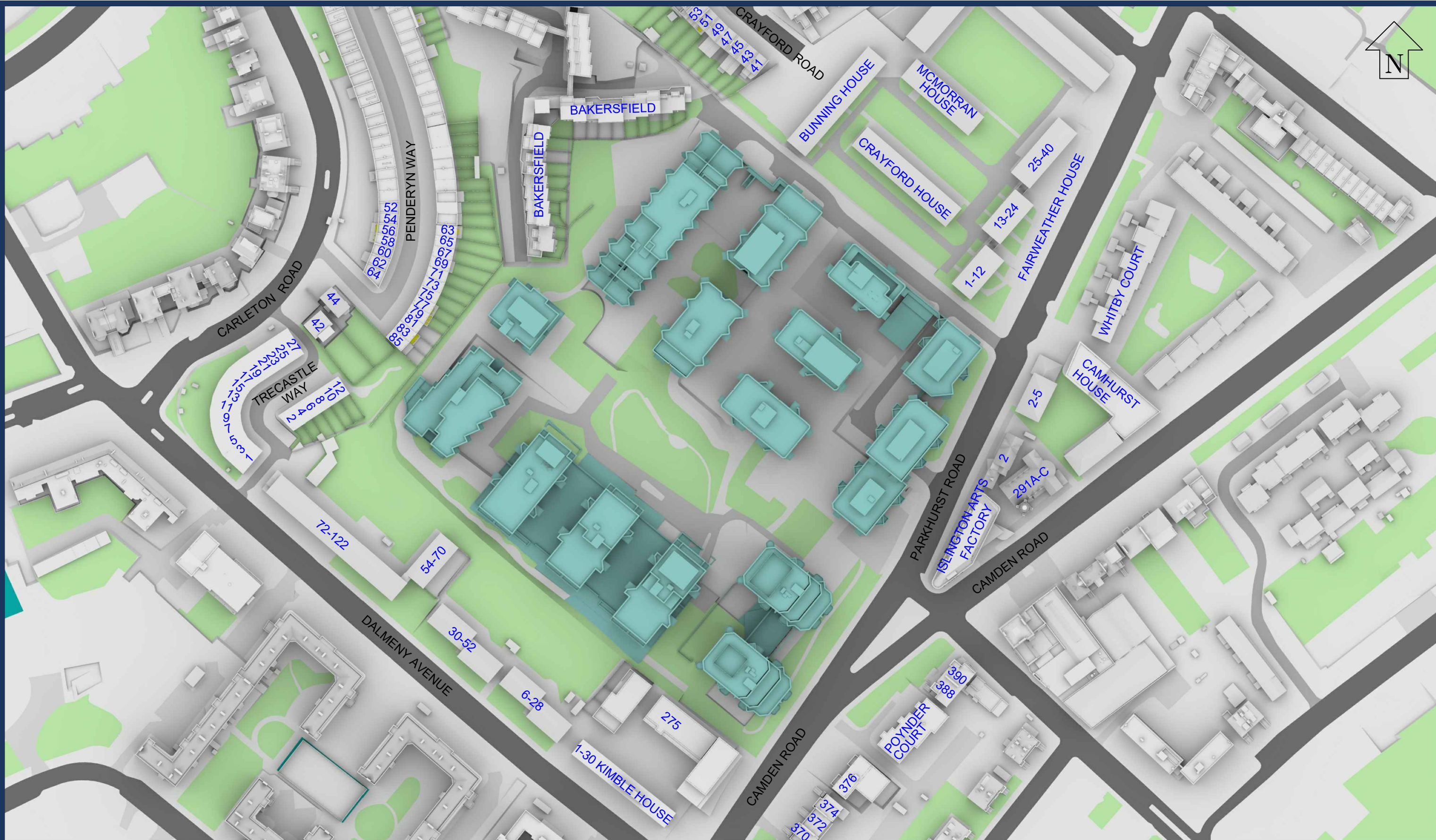
<div>Sources: Point 2 - Point Cloud Data -Site Photos</div> <div>Local Planning Authority</div> <div>Zmapping LTD</div> <div>Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21) 210517_Plots A to E2 massing models</div>	<div>Key: <div><div></div> Existing Buildings</div><div><div></div> Proposed Scheme</div></div> <div>All Heights in mm AOD</div>		<div>Project: HM Holloway Prison London</div>			<div>Title: 3D View Cumulative Study Existing Condition</div>	
	<div>Scheme Confirmed:</div> <div>-</div>	<div>Date:</div> <div>-</div>	<div>Drawn By:</div> <div>NB</div>	<div>Scale:</div> <div>NTS@A3</div>	<div>Date:</div> <div>OCT 21</div>	<div>Dwg No:</div> <div>P2104/227</div>	<div>Rel:</div> <div>100</div>

POINT



Appendix 12.5b

Development Drawings (Cumulative Scenario)



Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21)
210517_Plots A to E2 massing models

Key:

 Existing Buildings

 Proposed Scheme

Project: HM Holloway Prison
London

Title: Plan View
Cumulative Study
Proposed scheme 23/09/2021

Scheme Confirmed:

Date:

Drawn By:
NB

Scale:
1:1500@A3

Date:
OCT 21

Dwg No:
P2104/222

Rel:
100



<div>Sources: Point 2 - Point Cloud Data -Site Photos</div> <div>Local Planning Authority</div> <div>Zmapping LTD</div> <div>Allford Hall Monaghan Morris(31/08/21 + 10/09/21+23/09/21) 210517_Plots A to E2 massing models</div>		<div>Key: <div><div></div> Existing Buildings</div><div><div></div> Proposed Scheme</div></div> <div>All Heights in mm AOD</div>		<div>Project: HM Holloway Prison London</div>		<div>Title: 3D View Cumulative Study Proposed Scheme 23/09/21</div>		
<div>Scheme Confirmed:</div> <div>-</div>		<div>Date:</div> <div>-</div>	<div>Drawn By:</div> <div>NB</div>	<div>Scale:</div> <div>NTS@A3</div>	<div>Date:</div> <div>OCT 21</div>	<div>Dwg No:</div> <div>P2104/224</div>		<div>Rel:</div> <div>100</div>

POINT



Appendix 12.6 Cumulative and Development Daylight and Sunlight Results

Appendix 12.6

Cumulative and Development DLSL Results

Appendix 12.6a

Cumulative Baseline vs Development VSC Results



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
72-122 Dalmeny Avenue						
R1/660	KITCHEN	W1/660	7.19	5.64	1.55	21.56
R4/660	KITCHEN	W4/660	9.12	6.81	2.31	25.33
R7/660	KITCHEN	W7/660	10.40	7.61	2.79	26.83
R10/660	KITCHEN	W10/660	10.97	7.96	3.01	27.44
R13/660	KITCHEN	W13/660	11.24	8.23	3.01	26.78
R16/660	KITCHEN	W16/660	11.30	8.42	2.88	25.49
R19/660	KITCHEN	W19/660	11.34	8.68	2.66	23.46
R22/660	KITCHEN	W22/660	11.36	8.93	2.43	21.39
R25/660	KITCHEN	W25/660	11.25	9.10	2.15	19.11
R28/660	KITCHEN	W28/660	11.11	9.05	2.06	18.54
R31/660	KITCHEN	W31/660	10.46	8.53	1.93	18.45
R34/660	KITCHEN	W38/660	9.95	8.82	1.13	11.36
R37/660	KITCHEN	W41/660	10.40	8.92	1.48	14.23
R1/661	ASSUMED	W2/661	30.17	29.10	1.07	3.55
R2/661	ASSUMED	W3/661	33.11	32.06	1.05	3.17
R5/661	BEDROOM	W6/661	30.50	28.57	1.93	6.33
R7/661	BEDROOM	W8/661	35.32	32.66	2.66	7.53
R9/661	BEDROOM	W10/661	36.64	33.68	2.96	8.08
R11/661	BEDROOM	W12/661	37.29	34.32	2.97	7.96
R13/661	BEDROOM	W14/661	37.72	34.67	3.05	8.09



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R15/661	BEDROOM	W16/661	38.01	34.94	3.07	8.08
R17/661	BEDROOM	W18/661	38.15	35.20	2.95	7.73
R19/661	BEDROOM	W20/661	38.22	35.48	2.74	7.17
R21/661	BEDROOM	W22/661	38.27	35.70	2.57	6.72
R23/661	BEDROOM	W24/661	38.29	35.85	2.44	6.37
R25/661	BEDROOM	W26/661	38.24	35.96	2.28	5.96
R27/661	BEDROOM	W28/661	38.07	36.02	2.05	5.38
R29/661	BEDROOM	W30/661	37.61	35.72	1.89	5.03
R1/662	ASSUMED	W2/662	33.56	32.55	1.01	3.01
R2/662	ASSUMED	W3/662	35.71	34.60	1.11	3.11
R4/662	KITCHEN	W5/662	10.61	8.69	1.92	18.10
R7/662	KITCHEN	W8/662	11.63	9.27	2.36	20.29
R10/662	KITCHEN	W11/662	12.13	9.61	2.52	20.77
R13/662	KITCHEN	W14/662	12.41	9.90	2.51	20.23
R16/662	KITCHEN	W17/662	12.56	10.14	2.42	19.27
R19/662	KITCHEN	W20/662	12.58	10.30	2.28	18.12
R22/662	KITCHEN	W23/662	12.63	10.50	2.13	16.86
R25/662	KITCHEN	W26/662	12.71	10.73	1.98	15.58
R28/662	KITCHEN	W29/662	12.65	10.92	1.73	13.68
R31/662	KITCHEN	W32/662	12.75	11.08	1.67	13.10
R34/662	KITCHEN	W35/662	12.78	11.22	1.56	12.21



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R37/662	KITCHEN	W38/662	12.79	11.33	1.46	11.42
R40/662	KITCHEN	W41/662	12.69	11.36	1.33	10.48
R1/663	ASSUMED	W1/663	37.51	36.02	1.49	3.97
R2/663	ASSUMED	W2/663	37.00	35.73	1.27	3.43
R4/663	BEDROOM	W4/663	31.77	29.18	2.59	8.15
R6/663	BEDROOM	W6/663	32.12	29.40	2.72	8.47
R8/663	BEDROOM	W8/663	32.30	29.60	2.70	8.36
R10/663	BEDROOM	W10/663	32.39	29.82	2.57	7.93
R12/663	BEDROOM	W12/663	32.44	30.00	2.44	7.52
R14/663	BEDROOM	W14/663	32.48	30.13	2.35	7.24
R16/663	BEDROOM	W16/663	32.50	30.27	2.23	6.86
R18/663	BEDROOM	W18/663	32.51	30.45	2.06	6.34
R20/663	BEDROOM	W20/663	32.52	30.61	1.91	5.87
R22/663	BEDROOM	W22/663	32.53	30.74	1.79	5.50
R24/663	BEDROOM	W24/663	32.54	30.87	1.67	5.13
R26/663	BEDROOM	W26/663	32.52	31.01	1.51	4.64
R28/663	BEDROOM	W28/663	32.57	31.19	1.38	4.24

54-70 Dalmeny Avenue

R3/661	ASSUMED	W1/661	21.79	21.79	0.00	0.00
R3/661	ASSUMED	W4/661	22.03	21.41	0.62	2.81
R3/662	ASSUMED	W1/662	26.09	26.09	0.00	0.00
R3/662	ASSUMED	W4/662	24.08	23.60	0.48	1.99



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/670	BEDROOM	W12/670	35.32	30.44	4.88	13.82
R3/670	BEDROOM	W13/670	34.76	30.37	4.39	12.63
R4/670	LD	W7/670	7.89	6.80	1.09	13.81
R4/670	LD	W14/670	12.05	9.48	2.57	21.33
R5/670	KITCHEN	W8/670	8.10	6.88	1.22	15.06
R7/670	LD	W18/670	30.95	28.23	2.72	8.79
R8/670	BEDROOM	W19/670	27.02	24.53	2.49	9.22
R11/670	KITCHEN	W3/670	6.26	5.62	0.64	10.22
R12/670	ASSUMED	W17/670	7.24	5.21	2.03	28.04
R13/670	ASSUMED	W15/670	33.74	30.41	3.33	9.87
R13/670	ASSUMED	W16/670	4.35	4.35	0.00	0.00
R14/670	ASSUMED	W4/670	5.04	4.40	0.64	12.70
R14/670	ASSUMED	W5/670	9.46	8.53	0.93	9.83
R15/670	ASSUMED	W6/670	7.51	6.60	0.91	12.12
R16/670	ASSUMED	W10/670	5.73	5.05	0.68	11.87
R2/671	BEDROOM	W12/671	36.38	31.78	4.60	12.64
R3/671	BEDROOM	W13/671	35.89	31.76	4.13	11.51
R4/671	LD	W7/671	8.72	7.69	1.03	11.81
R4/671	LD	W14/671	12.70	10.30	2.40	18.90
R5/671	KITCHEN	W8/671	8.94	7.78	1.16	12.98
R7/671	LD	W18/671	33.36	30.77	2.59	7.76
R7/671	LD	W19/671	4.00	4.00	0.00	0.00
R8/671	BEDROOM	W20/671	4.73	3.85	0.88	18.60
R11/671	KITCHEN	W3/671	7.03	6.45	0.58	8.25



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R12/671	ASSUMED	W17/671	7.99	6.15	1.84	23.03
R13/671	ASSUMED	W15/671	35.20	32.05	3.15	8.95
R13/671	ASSUMED	W16/671	5.09	5.09	0.00	0.00
R14/671	ASSUMED	W4/671	5.75	5.17	0.58	10.09
R14/671	ASSUMED	W5/671	10.62	9.74	0.88	8.29
R15/671	ASSUMED	W6/671	8.39	7.53	0.86	10.25
R16/671	ASSUMED	W10/671	6.37	5.86	0.51	8.01
R2/672	BEDROOM	W12/672	30.15	26.17	3.98	13.20
R3/672	BEDROOM	W13/672	30.01	26.48	3.53	11.76
R4/672	LD	W7/672	9.56	8.61	0.95	9.94
R4/672	LD	W14/672	13.06	10.93	2.13	16.31
R5/672	KITCHEN	W8/672	9.76	8.69	1.07	10.96
R7/672	LD	W18/672	29.58	27.22	2.36	7.98
R7/672	LD	W19/672	4.77	4.77	0.00	0.00
R8/672	BEDROOM	W20/672	6.77	5.98	0.79	11.67
R11/672	KITCHEN	W3/672	8.07	7.54	0.53	6.57
R12/672	ASSUMED	W17/672	9.30	7.64	1.66	17.85
R13/672	ASSUMED	W15/672	30.41	27.58	2.83	9.31
R13/672	ASSUMED	W16/672	5.46	5.46	0.00	0.00
R14/672	ASSUMED	W4/672	6.48	5.96	0.52	8.02
R14/672	ASSUMED	W5/672	10.90	10.15	0.75	6.88
R15/672	ASSUMED	W6/672	9.25	8.47	0.78	8.43
R16/672	ASSUMED	W10/672	7.00	6.65	0.35	5.00

30-52 Dalmeny Avenue



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/640	BEDROOM	W1/640	35.99	28.81	7.18	19.95
R2/640	BEDROOM	W2/640	36.51	29.49	7.02	19.23
R3/640	BEDROOM	W3/640	34.76	27.82	6.94	19.97
R4/640	BEDROOM	W4/640	28.85	22.85	6.00	20.80
R5/640	BEDROOM	W5/640	36.69	29.50	7.19	19.60
R6/640	BEDROOM	W6/640	36.41	29.48	6.93	19.03
R7/640	BEDROOM	W7/640	35.58	29.25	6.33	17.79
R8/640	BEDROOM	W8/640	35.10	28.94	6.16	17.55
R9/640	BEDROOM	W9/640	34.49	28.62	5.87	17.02
R1/641	BEDROOM	W1/641	37.07	30.35	6.72	18.13
R2/641	BEDROOM	W2/641	37.43	30.86	6.57	17.55
R3/641	BEDROOM	W3/641	35.85	29.35	6.50	18.13
R4/641	BEDROOM	W4/641	29.75	24.10	5.65	18.99
R5/641	BEDROOM	W5/641	37.57	30.80	6.77	18.02
R6/641	BEDROOM	W6/641	37.34	30.78	6.56	17.57
R7/641	BEDROOM	W7/641	36.77	30.71	6.06	16.48
R8/641	BEDROOM	W8/641	36.46	30.54	5.92	16.24
R9/641	BEDROOM	W9/641	36.07	30.46	5.61	15.55
R1/642	BEDROOM	W1/642	31.83	25.84	5.99	18.82
R2/642	BEDROOM	W2/642	31.89	26.04	5.85	18.34
R3/642	BEDROOM	W3/642	31.15	25.36	5.79	18.59



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/642	BEDROOM	W4/642	26.80	21.76	5.04	18.81
R5/642	BEDROOM	W5/642	31.64	25.58	6.06	19.15
R6/642	BEDROOM	W6/642	31.51	25.62	5.89	18.69
R7/642	BEDROOM	W7/642	31.21	25.69	5.52	17.69
R8/642	BEDROOM	W8/642	31.04	25.61	5.43	17.49
R9/642	BEDROOM	W9/642	30.84	25.62	5.22	16.93
6-28 Dalmeny Avenue						
R1/600	BEDROOM	W1/600	33.84	28.26	5.58	16.49
R2/600	BEDROOM	W2/600	34.59	28.21	6.38	18.44
R3/600	BEDROOM	W3/600	33.65	26.48	7.17	21.31
R4/600	BEDROOM	W4/600	28.10	21.79	6.31	22.46
R5/600	BEDROOM	W5/600	36.80	28.64	8.16	22.17
R6/600	BEDROOM	W6/600	36.91	28.71	8.20	22.22
R7/600	BEDROOM	W7/600	36.99	28.93	8.06	21.79
R8/600	BEDROOM	W8/600	37.00	29.01	7.99	21.59
R1/601	BEDROOM	W1/601	36.21	29.57	6.64	18.34
R2/601	BEDROOM	W2/601	36.42	29.51	6.91	18.97
R3/601	BEDROOM	W3/601	35.19	28.09	7.10	20.18
R4/601	BEDROOM	W4/601	29.41	23.21	6.20	21.08
R5/601	BEDROOM	W5/601	37.67	29.88	7.79	20.68
R6/601	BEDROOM	W6/601	37.70	29.92	7.78	20.64



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R7/601	BEDROOM	W7/601	37.76	30.11	7.65	20.26
R8/601	BEDROOM	W8/601	37.80	30.21	7.59	20.08
R1/602	BEDROOM	W1/602	31.80	24.78	7.02	22.08
R2/602	BEDROOM	W2/602	31.84	24.80	7.04	22.11
R3/602	BEDROOM	W3/602	30.69	23.90	6.79	22.12
R4/602	BEDROOM	W4/602	26.77	20.90	5.87	21.93
R5/602	BEDROOM	W5/602	31.94	24.76	7.18	22.48
R6/602	BEDROOM	W6/602	31.96	24.84	7.12	22.28
R7/602	BEDROOM	W7/602	31.40	24.46	6.94	22.10
R8/602	BEDROOM	W8/602	31.43	24.57	6.86	21.83

275 Camden Road

R1/551	LKD	W1/551	16.07	16.06	0.01	0.06
R1/551	LKD	W2/551	18.38	18.35	0.03	0.16
R1/551	LKD	W3/551	37.65	21.47	16.18	42.97
R3/551	BEDROOM	W5/551	37.12	16.60	20.52	55.28
R4/551	BEDROOM	W6/551	33.73	12.11	21.62	64.10
R7/551	LKD	W9/551	9.20	0.69	8.51	92.50
R7/551	LKD	W10/551	4.35	4.35	0.00	0.00
R1/552	LKD	W1/552	15.55	15.55	0.00	0.00
R1/552	LKD	W2/552	17.36	17.36	0.00	0.00
R3/552	BEDROOM	W4/552	38.93	18.09	20.84	53.53
R4/552	BEDROOM	W5/552	34.96	13.49	21.47	61.41
R6/552	BEDROOM	W7/552	38.76	17.87	20.89	53.90



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/553	LKD	W1/553	16.90	16.90	0.00	0.00
R1/553	LKD	W2/553	18.93	18.93	0.00	0.00
R3/553	BEDROOM	W4/553	39.40	19.77	19.63	49.82
R4/553	BEDROOM	W5/553	35.30	15.11	20.19	57.20
R6/553	BEDROOM	W7/553	39.34	19.79	19.55	49.69
R1/554	LKD	W1/554	17.69	17.69	0.00	0.00
R1/554	LKD	W2/554	19.94	19.94	0.00	0.00
R3/554	BEDROOM	W4/554	39.54	21.61	17.93	45.35
R1/555	BEDROOM	W1/555	39.60	39.59	0.01	0.03
R1/555	BEDROOM	W2/555	39.60	39.59	0.01	0.03
R3/555	BEDROOM	W4/555	39.58	23.76	15.82	39.97
R3/555	BEDROOM	W5/555	38.81	32.89	5.92	15.25
R2/560	BEDROOM	W2/560	12.07	9.35	2.72	22.54
R4/560	BEDROOM	W4/560	26.23	13.75	12.48	47.58
R5/560	LKD	W5/560	31.37	24.84	6.53	20.82
R5/560	LKD	W6/560	31.68	25.91	5.77	18.21
R3/561	BEDROOM	W3/561	18.68	13.59	5.09	27.25
R4/561	BEDROOM	W4/561	38.32	17.15	21.17	55.25
R5/561	LKD	W5/561	35.98	28.06	7.92	22.01
R5/561	LKD	W6/561	35.96	29.21	6.75	18.77
R3/562	BEDROOM	W3/562	27.93	22.99	4.94	17.69
R3/562	BEDROOM	W4/562	39.17	19.14	20.03	51.14
R4/562	LKD	W5/562	37.38	29.52	7.86	21.03
R4/562	LKD	W6/562	37.29	30.57	6.72	18.02
R5/562	BEDROOM	W7/562	36.69	31.20	5.49	14.96



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
1-30 Kimble House						
R2/571	KITCHEN	W2/571	1.40	0.37	1.03	73.57
R4/571	KITCHEN	W4/571	2.10	0.47	1.63	77.62
R7/571	KITCHEN	W7/571	2.42	0.54	1.88	77.69
R10/571	KITCHEN	W10/571	2.94	1.00	1.94	65.99
R12/571	KITCHEN	W12/571	2.86	0.62	2.24	78.32
R14/571	KITCHEN	W14/571	2.40	0.48	1.92	80.00
R3/572	KITCHEN	W3/572	2.57	0.71	1.86	72.37
R6/572	KITCHEN	W6/572	3.93	0.93	3.00	76.34
R9/572	KITCHEN	W9/572	4.63	1.22	3.41	73.65
R12/572	KITCHEN	W12/572	5.66	1.73	3.93	69.43
R15/572	KITCHEN	W15/572	5.78	1.55	4.23	73.18
R18/572	KITCHEN	W18/572	5.69	1.37	4.32	75.92
R3/573	KITCHEN	W3/573	3.63	1.07	2.56	70.52
R6/573	KITCHEN	W5/573	5.68	1.58	4.10	72.18
R9/573	KITCHEN	W8/573	6.81	2.14	4.67	68.58
R12/573	KITCHEN	W10/573	8.03	2.54	5.49	68.37
R15/573	KITCHEN	W13/573	8.14	2.47	5.67	69.66
R18/573	KITCHEN	W16/573	8.16	2.40	5.76	70.59
R3/574	KITCHEN	W3/574	5.64	2.81	2.83	50.18
R5/574	KITCHEN	W5/574	7.44	3.15	4.29	57.66



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R8/574	KITCHEN	W8/574	8.48	3.66	4.82	56.84
R11/574	KITCHEN	W11/574	9.26	3.76	5.50	59.40
R14/574	KITCHEN	W14/574	9.28	3.66	5.62	60.56
R17/574	KITCHEN	W17/574	9.27	3.64	5.63	60.73
R3/575	KITCHEN	W3/575	7.93	4.92	3.01	37.96
R5/575	KITCHEN	W5/575	8.55	4.79	3.76	43.98
R8/575	KITCHEN	W8/575	8.97	4.84	4.13	46.04
R11/575	KITCHEN	W11/575	9.30	4.66	4.64	49.89
R14/575	KITCHEN	W14/575	9.26	4.53	4.73	51.08
R17/575	KITCHEN	W17/575	9.23	4.51	4.72	51.14

370 Camden Road

R1/70	ASSUMED_RESI	W1/70	31.58	27.10	4.48	14.19
R1/71	ASSUMED_RESI	W1/71	33.73	29.48	4.25	12.60
R5/72	ASSUMED_RESI	W5/72	35.33	31.43	3.90	11.04
R2/73	ASSUMED_RESI	W6/73	36.61	33.03	3.58	9.78

372 Camden Road

R2/70	ASSUMED_RESI_PCD	W2/70	24.13	21.72	2.41	9.99
R3/70	ASSUMED_RESI_PCD	W3/70	26.30	21.07	5.23	19.89
R2/71	ASSUMED_RESI_PCD	W2/71	30.76	25.99	4.77	15.51
R4/71	ASSUMED_RESI_PCD	W4/71	33.20	28.03	5.17	15.57
R4/71	ASSUMED_RESI_PCD	W5/71	31.16	26.25	4.91	15.76



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/72	ASSUMED_RESI_PCD	W2/72	32.53	27.99	4.54	13.96
R3/72	ASSUMED_RESI_PCD	W3/72	34.89	30.20	4.69	13.44
R4/72	ASSUMED_RESI_PCD	W4/72	32.21	27.81	4.40	13.66
R1/73	ASSUMED_RESI_PCD	W5/73	33.83	29.82	4.01	11.85
R3/73	ASSUMED_RESI_PCD	W4/73	36.43	32.14	4.29	11.78
R4/73	ASSUMED_RESI_PCD	W3/73	34.98	30.69	4.29	12.26
R5/73	ASSUMED_RESI_PCD	W2/73	32.80	28.97	3.83	11.68

374 Camden Road

R3/61	ASSUMED_RESI	W6/61	11.68	10.61	1.07	9.16
R4/70	ASSUMED_RESI	W4/70	33.18	27.26	5.92	17.84
R5/71	ASSUMED_RESI	W6/71	35.19	29.29	5.90	16.77
R1/72	ASSUMED_RESI	W1/72	36.45	31.02	5.43	14.90
R6/73	ASSUMED_RESI	W1/73	37.46	32.50	4.96	13.24

376 Camden Road

R1/40	BEDROOM	W1/40	13.52	13.52	0.00	0.00
R1/40	BEDROOM	W2/40	34.50	26.62	7.88	22.84
R2/40	BEDROOM	W3/40	34.69	26.62	8.07	23.26
R2/40	BEDROOM	W4/40	16.22	12.67	3.55	21.89
R3/40	BEDROOM	W5/40	13.86	13.71	0.15	1.08
R3/40	BEDROOM	W6/40	35.45	26.32	9.13	25.75
R4/40	BEDROOM	W7/40	35.56	26.33	9.23	25.96
R4/40	BEDROOM	W8/40	26.01	22.57	3.44	13.23
R6/40	ASSUMED_KITCHEN	W10/40	26.16	23.19	2.97	11.35



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/41	BEDROOM	W1/41	16.82	16.82	0.00	0.00
R1/41	BEDROOM	W2/41	35.58	27.92	7.66	21.53
R2/41	BEDROOM	W3/41	35.72	27.86	7.86	22.00
R2/41	BEDROOM	W4/41	17.59	14.17	3.42	19.44
R3/41	BEDROOM	W6/41	15.50	15.36	0.14	0.90
R3/41	BEDROOM	W7/41	36.39	27.53	8.86	24.35
R4/41	BEDROOM	W8/41	36.48	27.52	8.96	24.56
R4/41	BEDROOM	W9/41	28.25	24.92	3.33	11.79
R6/41	ASSUMED_KITCHEN	W10/41	30.26	27.39	2.87	9.48
R1/42	BEDROOM	W1/42	19.17	19.17	0.00	0.00
R1/42	BEDROOM	W2/42	36.59	29.40	7.19	19.65
R2/42	BEDROOM	W3/42	36.71	29.33	7.38	20.10
R2/42	BEDROOM	W4/42	20.47	17.26	3.21	15.68
R3/42	BEDROOM	W6/42	18.74	18.60	0.14	0.75
R3/42	BEDROOM	W7/42	37.25	28.95	8.30	22.28
R4/42	BEDROOM	W8/42	37.33	28.93	8.40	22.50
R4/42	BEDROOM	W9/42	30.74	27.61	3.13	10.18
R6/42	ASSUMED_KITCHEN	W10/42	35.44	32.76	2.68	7.56
R1/43	BEDROOM	W1/43	35.73	30.60	5.13	14.36
R2/43	BEDROOM	W2/43	35.69	30.50	5.19	14.54
R4/43	BEDROOM	W5/43	36.10	30.24	5.86	16.23
R5/43	BEDROOM	W6/43	36.05	30.23	5.82	16.14
R6/43	ASSUMED_KITCHEN	W7/43	39.23	36.77	2.46	6.27

Poynder Court, Camden Road

R2/20	BEDROOM	W1/20	31.48	22.17	9.31	29.57
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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/20	BEDROOM	W2/20	25.95	17.72	8.23	31.71
R4/20	BEDROOM	W3/20	31.64	22.45	9.19	29.05
R5/20	BEDROOM	W4/20	26.17	17.86	8.31	31.75
R6/20	BEDROOM	W5/20	31.16	22.42	8.74	28.05
R1/21	BEDROOM	W1/21	31.19	22.93	8.26	26.48
R2/21	BEDROOM	W2/21	32.23	23.23	9.00	27.92
R3/21	BEDROOM	W3/21	26.61	18.67	7.94	29.84
R4/21	BEDROOM	W4/21	32.33	23.49	8.84	27.34
R5/21	BEDROOM	W5/21	26.78	18.77	8.01	29.91
R6/21	BEDROOM	W6/21	31.91	23.45	8.46	26.51
R1/22	BEDROOM	W1/22	32.31	24.44	7.87	24.36
R2/22	BEDROOM	W2/22	33.04	24.49	8.55	25.88
R3/22	BEDROOM	W3/22	27.57	20.02	7.55	27.38
R4/22	BEDROOM	W4/22	33.10	24.69	8.41	25.41
R5/22	BEDROOM	W5/22	27.67	20.06	7.61	27.50
R6/22	BEDROOM	W6/22	32.78	24.73	8.05	24.56
R1/23	BEDROOM	W1/23	35.16	27.79	7.37	20.96
R2/23	BEDROOM	W2/23	35.80	27.83	7.97	22.26
R3/23	BEDROOM	W3/23	32.70	25.62	7.08	21.65
R4/23	BEDROOM	W4/23	35.72	27.86	7.86	22.00
R5/23	BEDROOM	W5/23	32.55	25.43	7.12	21.87



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R6/23	BEDROOM	W6/23	35.60	28.08	7.52	21.12
388 Camden Road						
R2/10	KITCHEN	W5/10	36.71	28.03	8.68	23.64
R3/10	LIVINGROOM	W4/10	35.96	27.56	8.40	23.36
R1/11	KITCHEN	W4/11	37.69	29.43	8.26	21.92
R2/11	LIVINGROOM	W3/11	37.04	29.02	8.02	21.65
R1/12	KITCHEN	W4/12	38.36	30.60	7.76	20.23
R2/12	LIVINGROOM	W3/12	37.77	30.21	7.56	20.02
R1/13	ASSUMED_RESI	W2/13	38.80	31.60	7.20	18.56
R2/1009	SSUMED_LIVINGROO	W4/1009	34.31	25.85	8.46	24.66
390 Camden Road						
R4/10	LIVINGROOM	W3/10	35.79	27.77	8.02	22.41
R5/10	ASSUMED_KITCHEN	W2/10	36.08	28.29	7.79	21.59
R6/10	ASSUMED_RESI	W1/10	26.23	20.87	5.36	20.43
R3/11	LIVINGROOM	W2/11	36.94	29.22	7.72	20.90
R4/11	ASSUMED_KITCHEN	W1/11	37.40	29.78	7.62	20.37
R3/12	LIVINGROOM	W2/12	37.74	30.40	7.34	19.45
R4/12	KITCHEN	W1/12	38.25	30.94	7.31	19.11
R6/12	ASSUMED	W6/12	23.31	20.42	2.89	12.40
R4/13	ASSUMED_RESI	W1/13	38.83	31.95	6.88	17.72

2 Parkhurst Road & 291 A & C Camden Road



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/1100	DANCE_STUDIO	W1/1100	35.36	16.17	19.19	54.27
R1/1100	DANCE_STUDIO	W3/1100	35.33	15.91	19.42	54.97
R1/1100	DANCE_STUDIO	W5/1100	35.14	15.40	19.74	56.18
R1/1100	DANCE_STUDIO	W7/1100	33.83	14.58	19.25	56.90
R1/1100	DANCE_STUDIO	W10/1100	15.96	4.92	11.04	69.17
R1/1101	DANCE_STUDIO	W1/1101	37.22	18.60	18.62	50.03
R1/1101	DANCE_STUDIO	W2/1101	37.41	18.56	18.85	50.39
R1/1101	DANCE_STUDIO	W3/1101	37.12	17.43	19.69	53.04
R1/1101	DANCE_STUDIO	W4/1101	37.10	16.83	20.27	54.64
R1/1101	DANCE_STUDIO	W6/1101	18.03	18.03	0.00	0.00
R1/1101	DANCE_STUDIO	W7/1101	15.28	15.28	0.00	0.00
R1/1101	DANCE_STUDIO	W8/1101	14.38	14.38	0.00	0.00
R2/1101		W5/1101	37.16	16.41	20.75	55.84
R2/1101		W9/1101	13.47	13.47	0.00	0.00
R2/1110		W2/1110	34.60	13.33	21.27	61.47
R2/1110		W3/1110	34.75	13.38	21.37	61.50
R1/1111		W1/1111	35.94	14.55	21.39	59.52
R2/1111	STUDIO	W2/1111	35.86	14.25	21.61	60.26
R1/1112	ASSUMED	W1/1112	34.33	13.12	21.21	61.78
R1/1112	ASSUMED	W2/1112	34.25	12.96	21.29	62.16
R1/1120	BEDROOM	W1/1120	6.90	6.89	0.01	0.14
R2/1122	LKD	W1/1122	28.30	21.10	7.20	25.44
R3/1122	LKD	W2/1122	26.76	21.57	5.19	19.39
R3/1122	LKD	W3/1122	25.81	21.88	3.93	15.23
R3/1122	LKD	W4/1122	22.95	19.49	3.46	15.08
R1/1123	BEDROOM	W2/1122	26.76	21.57	5.19	19.39
R1/1123	BEDROOM	W3/1122	25.81	21.88	3.93	15.23
R1/1123	BEDROOM	W4/1122	22.95	19.49	3.46	15.08
R2/1123	BEDROOM	W1/1122	28.30	21.10	7.20	25.44
R2/1200	LKD	W11/1200	18.97	18.97	0.00	0.00



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/1200	LKD	W16/1200	32.45	32.35	0.10	0.31
R2/1200	LKD	W8/1201	34.51	29.13	5.38	15.59
R2/1200	LKD	W10/1201	37.69	37.60	0.09	0.24
R1/1201	BEDROOM	W11/1200	18.97	18.97	0.00	0.00
R1/1201	BEDROOM	W8/1201	34.51	29.13	5.38	15.59
R1/1201	BEDROOM	W10/1201	37.69	37.60	0.09	0.24
R1/1211		W1/1211	20.26	20.26	0.00	0.00
R1/1211		W2/1211	26.29	26.29	0.00	0.00
R1/1211		W4/1211	25.76	25.56	0.20	0.78
R1/1211		W5/1211	27.29	26.26	1.03	3.77
R1/1212		W1/1212	34.96	34.96	0.00	0.00
R1/1212		W2/1212	34.47	31.37	3.10	8.99

2-5 Prospect Place

R1/1130	ASSUMED_LKD	W1/1130	29.59	16.79	12.80	43.26
R2/1130	ASSUMED_LKD	W2/1130	30.08	16.24	13.84	46.01
R3/1130	ASSUMED_LKD	W3/1130	30.14	13.77	16.37	54.31
R2/1131	ASSUMED_LKD	W2/1131	35.13	22.03	13.10	37.29
R3/1131	ASSUMED_LKD	W3/1131	35.17	20.88	14.29	40.63
R6/1131	ASSUMED_LKD	W6/1131	35.17	18.27	16.90	48.05
R2/1132	ASSUMED_LKD	W2/1132	29.62	16.96	12.66	42.74
R3/1132	ASSUMED_LKD	W3/1132	29.87	16.01	13.86	46.40
R6/1132	ASSUMED_LKD	W6/1132	29.68	13.14	16.54	55.73
R1/1140	ASSUMED_LKD	W1/1140	16.12	16.10	0.02	0.12
R1/1140	ASSUMED_LKD	W2/1140	18.48	8.62	9.86	53.35
R2/1140	ASSUMED_LKD	W3/1140	18.56	8.37	10.19	54.90

Camhurst House



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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/1151	LKD	W1/1151	35.63	29.78	5.85	16.42
R1/1151	LKD	W2/1151	35.66	29.60	6.06	16.99
R3/1151	BEDROOM	W4/1151	34.03	28.18	5.85	17.19
R3/1151	BEDROOM	W5/1151	30.93	28.06	2.87	9.28
R4/1151	BEDROOM	W6/1151	31.17	28.22	2.95	9.46
R5/1151	LKD	W7/1151	30.86	28.02	2.84	9.20
R6/1151	LKD	W8/1151	29.14	26.04	3.10	10.64
R6/1151	LKD	W9/1151	28.25	25.22	3.03	10.73
R1/1152	LKD	W1/1152	36.82	31.22	5.60	15.21
R1/1152	LKD	W2/1152	36.88	30.96	5.92	16.05
R3/1152	BEDROOM	W4/1152	36.42	29.96	6.46	17.74
R3/1152	BEDROOM	W5/1152	34.99	29.93	5.06	14.46
R4/1152	BEDROOM	W6/1152	34.71	30.09	4.62	13.31
R5/1152	LKD	W7/1152	34.21	30.02	4.19	12.25
R1/1153	LKD	W1/1153	36.26	31.20	5.06	13.95
R1/1153	LKD	W2/1153	34.83	29.53	5.30	15.22
R3/1153	BEDROOM	W4/1153	36.33	30.16	6.17	16.98
R3/1153	BEDROOM	W5/1153	33.34	28.03	5.31	15.93
R4/1153	BEDROOM	W6/1153	33.38	28.42	4.96	14.86
R5/1153	LKD	W7/1153	33.88	29.29	4.59	13.55
Whitby Court						
R1/1160	KITCHEN	W1/1160	34.00	30.09	3.91	11.50
R4/1160	ASSUMED_BEDROOM	W5/1160	30.57	25.95	4.62	15.11
R1/1161	KITCHEN	W1/1161	35.31	31.51	3.80	10.76



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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/1161	ASSUMED_BEDROOM	W4/1161	31.95	27.42	4.53	14.18
R1/1162	KITCHEN	W1/1162	36.46	32.83	3.63	9.96
R4/1162	ASSUMED_BEDROOM	W4/1162	33.55	29.20	4.35	12.97
R1/1163	KITCHEN	W1/1163	37.51	34.09	3.42	9.12
R4/1163	ASSUMED_BEDROOM	W4/1163	36.07	32.02	4.05	11.23
1-12 Fairweather House						
R1/440	LIVINGROOM	W1/440	25.88	25.88	0.00	0.00
R1/440	LIVINGROOM	W2/440	34.76	33.39	1.37	3.94
R2/440	RESIDENTIAL	W3/440	34.75	32.53	2.22	6.39
R3/440	RESIDENTIAL	W4/440	34.70	31.86	2.84	8.18
R4/440	LIVINGROOM	W5/440	34.41	29.65	4.76	13.83
R4/440	LIVINGROOM	W6/440	33.63	12.27	21.36	63.51
R5/440	KITCHEN	W7/440	33.97	13.61	20.36	59.94
R6/440	BEDROOM	W8/440	34.23	14.33	19.90	58.14
R6/440	BEDROOM	W9/440	34.69	26.90	7.79	22.46
R9/440	RESIDENTIAL	W12/440	33.71	27.81	5.90	17.50
R10/440	RESIDENTIAL	W13/440	33.18	27.79	5.39	16.24
R13/440	BEDROOM	W16/440	29.96	25.81	4.15	13.85
R13/440	BEDROOM	W17/440	13.04	13.04	0.00	0.00
R1/441	LIVINGROOM	W1/441	28.58	28.58	0.00	0.00
R1/441	LIVINGROOM	W2/441	36.15	34.85	1.30	3.60
R1/441	LIVINGROOM	W3/441	36.15	34.69	1.46	4.04
R2/441	RESIDENTIAL	W4/441	36.13	34.14	1.99	5.51
R2/441	RESIDENTIAL	W5/441	36.14	33.82	2.32	6.42
R3/441	RESIDENTIAL	W6/441	36.11	33.42	2.69	7.45



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/441	RESIDENTIAL	W7/441	36.09	32.86	3.23	8.95
R4/441	LIVINGROOM	W8/441	36.04	31.74	4.30	11.93
R4/441	LIVINGROOM	W9/441	36.03	30.81	5.22	14.49
R4/441	LIVINGROOM	W10/441	35.82	13.63	22.19	61.95
R5/441	KITCHEN	W11/441	35.94	15.16	20.78	57.82
R6/441	BEDROOM	W12/441	36.03	16.10	19.93	55.32
R6/441	BEDROOM	W13/441	36.01	28.61	7.40	20.55
R9/441	RESIDENTIAL	W16/441	35.52	30.01	5.51	15.51
R10/441	RESIDENTIAL	W17/441	35.11	30.10	5.01	14.27
R13/441	BEDROOM	W20/441	32.27	28.45	3.82	11.84
R13/441	BEDROOM	W21/441	17.19	17.19	0.00	0.00
R1/442	RESIDENTIAL	W1/442	32.43	32.43	0.00	0.00
R1/442	RESIDENTIAL	W2/442	37.22	36.04	1.18	3.17
R1/442	RESIDENTIAL	W3/442	37.20	35.87	1.33	3.58
R2/442	RESIDENTIAL	W4/442	37.17	35.33	1.84	4.95
R2/442	RESIDENTIAL	W5/442	37.18	35.02	2.16	5.81
R3/442	RESIDENTIAL	W6/442	37.15	34.62	2.53	6.81
R3/442	RESIDENTIAL	W7/442	37.14	34.08	3.06	8.24
R4/442	RESIDENTIAL	W8/442	37.13	32.96	4.17	11.23
R4/442	RESIDENTIAL	W9/442	37.15	32.02	5.13	13.81
R4/442	RESIDENTIAL	W10/442	36.97	15.20	21.77	58.89
R5/442	RESIDENTIAL	W11/442	36.98	17.79	19.19	51.89
R5/442	RESIDENTIAL	W12/442	37.09	30.20	6.89	18.58
R7/442	RESIDENTIAL	W14/442	36.87	31.58	5.29	14.35
R7/442	RESIDENTIAL	W15/442	36.83	31.78	5.05	13.71
R8/442	RESIDENTIAL	W16/442	36.67	32.08	4.59	12.52
R8/442	RESIDENTIAL	W17/442	36.58	32.19	4.39	12.00
R10/442	RESIDENTIAL	W19/442	34.73	31.25	3.48	10.02



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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R10/442	RESIDENTIAL	W20/442	21.03	21.03	0.00	0.00
R1/443	RESIDENTIAL	W1/443	36.32	36.32	0.00	0.00
R1/443	RESIDENTIAL	W2/443	36.01	35.01	1.00	2.78
R2/443	RESIDENTIAL	W3/443	35.98	34.84	1.14	3.17
R3/443	RESIDENTIAL	W4/443	35.93	34.34	1.59	4.43
R3/443	RESIDENTIAL	W5/443	35.94	34.06	1.88	5.23
R4/443	RESIDENTIAL	W6/443	35.90	33.69	2.21	6.16
R4/443	RESIDENTIAL	W7/443	35.88	33.18	2.70	7.53
R5/443	RESIDENTIAL	W8/443	35.86	32.15	3.71	10.35
R6/443	RESIDENTIAL	W9/443	35.86	31.26	4.60	12.83
R6/443	RESIDENTIAL	W10/443	37.32	16.84	20.48	54.88
R7/443	RESIDENTIAL	W11/443	37.33	19.50	17.83	47.76
R7/443	RESIDENTIAL	W12/443	35.89	29.62	6.27	17.47
R7/443	RESIDENTIAL	W13/443	35.87	29.93	5.94	16.56
R10/443	RESIDENTIAL	W16/443	35.82	31.06	4.76	13.29
R10/443	RESIDENTIAL	W17/443	35.82	31.28	4.54	12.67
R11/443	RESIDENTIAL	W18/443	35.76	31.65	4.11	11.49
R11/443	RESIDENTIAL	W19/443	35.74	31.82	3.92	10.97
R14/443	RESIDENTIAL	W22/443	35.28	32.01	3.27	9.27
R14/443	RESIDENTIAL	W23/443	34.96	31.84	3.12	8.92
R14/443	RESIDENTIAL	W24/443	29.31	29.31	0.00	0.00

13-24 Fairweather House

R1/470	BEDROOM	W1/470	13.20	13.20	0.00	0.00
R1/470	BEDROOM	W2/470	30.96	30.33	0.63	2.03
R4/470	RESIDENTIAL	W5/470	32.96	32.04	0.92	2.79
R5/470	RESIDENTIAL	W6/470	32.72	31.65	1.07	3.27
R8/470	BEDROOM	W9/470	31.04	29.06	1.98	6.38



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R8/470	BEDROOM	W10/470	23.95	18.28	5.67	23.67
R9/470	KITCHEN	W11/470	20.27	14.94	5.33	26.30
R10/470	LIVINGROOM	W12/470	10.60	9.47	1.13	10.66
R10/470	LIVINGROOM	W13/470	31.76	31.76	0.00	0.00
R1/471	BEDROOM	W1/471	17.31	17.31	0.00	0.00
R1/471	BEDROOM	W2/471	33.04	32.15	0.89	2.69
R4/471	RESIDENTIAL	W5/471	35.03	34.01	1.02	2.91
R5/471	RESIDENTIAL	W6/471	35.05	33.97	1.08	3.08
R8/471	BEDROOM	W9/471	33.91	32.01	1.90	5.60
R8/471	BEDROOM	W10/471	26.73	21.40	5.33	19.94
R9/471	KITCHEN	W11/471	22.98	18.00	4.98	21.67
R10/471	LIVINGROOM	W12/471	16.41	13.18	3.23	19.68
R10/471	LIVINGROOM	W13/471	32.99	32.99	0.00	0.00
R10/471	LIVINGROOM	W14/471	34.27	34.27	0.00	0.00
R1/472	RESIDENTIAL	W1/472	21.15	21.15	0.00	0.00
R1/472	RESIDENTIAL	W2/472	35.08	33.89	1.19	3.39
R3/472	RESIDENTIAL	W4/472	36.65	35.31	1.34	3.66
R3/472	RESIDENTIAL	W5/472	36.72	35.35	1.37	3.73
R4/472	RESIDENTIAL	W6/472	36.78	35.34	1.44	3.92
R4/472	RESIDENTIAL	W7/472	36.77	35.30	1.47	4.00
R6/472	RESIDENTIAL	W9/472	36.64	34.61	2.03	5.54
R6/472	RESIDENTIAL	W10/472	30.52	25.08	5.44	17.82
R7/472	RESIDENTIAL	W11/472	19.56	16.59	2.97	15.18
R7/472	RESIDENTIAL	W12/472	34.74	34.74	0.00	0.00
R7/472	RESIDENTIAL	W13/472	35.83	35.83	0.00	0.00
R1/473	RESIDENTIAL	W1/473	29.39	29.39	0.00	0.00
R1/473	RESIDENTIAL	W2/473	35.02	33.70	1.32	3.77
R1/473	RESIDENTIAL	W3/473	35.34	33.97	1.37	3.88



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/473	RESIDENTIAL	W6/473	35.82	34.27	1.55	4.33
R4/473	RESIDENTIAL	W7/473	35.88	34.26	1.62	4.52
R5/473	RESIDENTIAL	W8/473	35.90	34.19	1.71	4.76
R5/473	RESIDENTIAL	W9/473	35.89	34.15	1.74	4.85
R8/473	RESIDENTIAL	W12/473	35.96	33.88	2.08	5.78
R8/473	RESIDENTIAL	W13/473	35.97	33.77	2.20	6.12
R8/473	RESIDENTIAL	W14/473	34.81	28.59	6.22	17.87
R9/473	RESIDENTIAL	W15/473	26.39	23.78	2.61	9.89
R9/473	RESIDENTIAL	W16/473	34.71	34.71	0.00	0.00
R10/473	RESIDENTIAL	W17/473	35.35	35.23	0.12	0.34

25-40 Fairweather House

R1/500	RESIDENTIAL	W1/500	33.85	33.36	0.49	1.45
R4/500	RESIDENTIAL	W4/500	33.65	33.16	0.49	1.46
R5/500	RESIDENTIAL	W5/500	33.58	33.08	0.50	1.49
R8/500	BEDROOM	W8/500	33.47	33.02	0.45	1.34
R8/500	BEDROOM	W9/500	23.73	21.75	1.98	8.34
R9/500	KITCHEN	W10/500	19.83	17.81	2.02	10.19
R10/500	LIVINGROOM	W11/500	10.59	10.39	0.20	1.89
R10/500	LIVINGROOM	W12/500	32.05	32.05	0.00	0.00
R1/501	RESIDENTIAL	W1/501	35.66	35.06	0.60	1.68
R4/501	RESIDENTIAL	W4/501	35.45	34.82	0.63	1.78
R5/501	RESIDENTIAL	W5/501	35.39	34.73	0.66	1.86
R8/501	BEDROOM	W8/501	35.35	34.67	0.68	1.92
R8/501	BEDROOM	W9/501	26.61	24.30	2.31	8.68
R9/501	KITCHEN	W10/501	22.74	20.46	2.28	10.03



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R10/501	LIVINGROOM	W11/501	16.04	15.17	0.87	5.42
R10/501	LIVINGROOM	W12/501	33.29	33.29	0.00	0.00
R10/501	LIVINGROOM	W13/501	34.56	34.56	0.00	0.00
R1/502	RESIDENTIAL	W1/502	37.07	36.38	0.69	1.86
R1/502	RESIDENTIAL	W2/502	37.04	36.36	0.68	1.84
R2/502	RESIDENTIAL	W3/502	36.99	36.25	0.74	2.00
R2/502	RESIDENTIAL	W4/502	36.96	36.21	0.75	2.03
R3/502	RESIDENTIAL	W5/502	36.92	36.12	0.80	2.17
R3/502	RESIDENTIAL	W6/502	36.89	36.09	0.80	2.17
R5/502	RESIDENTIAL	W8/502	36.93	36.05	0.88	2.38
R5/502	RESIDENTIAL	W9/502	30.45	27.83	2.62	8.60
R6/502	RESIDENTIAL	W10/502	19.38	18.25	1.13	5.83
R6/502	RESIDENTIAL	W11/502	35.01	35.01	0.00	0.00
R6/502	RESIDENTIAL	W12/502	36.08	36.08	0.00	0.00
R1/503	RESIDENTIAL	W1/503	35.99	35.32	0.67	1.86
R1/503	RESIDENTIAL	W2/503	35.96	35.29	0.67	1.86
R4/503	RESIDENTIAL	W5/503	35.92	35.18	0.74	2.06
R4/503	RESIDENTIAL	W6/503	35.94	35.16	0.78	2.17
R5/503	RESIDENTIAL	W7/503	35.95	35.13	0.82	2.28
R5/503	RESIDENTIAL	W8/503	35.94	35.10	0.84	2.34
R8/503	RESIDENTIAL	W11/503	35.93	35.00	0.93	2.59
R8/503	RESIDENTIAL	W12/503	35.95	34.97	0.98	2.73
R8/503	RESIDENTIAL	W13/503	34.89	31.47	3.42	9.80
R9/503	RESIDENTIAL	W14/503	26.35	25.09	1.26	4.78
R9/503	RESIDENTIAL	W15/503	34.90	34.90	0.00	0.00
R10/503	RESIDENTIAL	W16/503	35.52	35.52	0.00	0.00

McMorran House

R1/410	3BEDROOM_ASSUMED	W1/410	30.79	29.41	1.38	4.48
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DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/410	VINGROOM_ASSUME	W2/410	30.81	29.43	1.38	4.48
R2/410	VINGROOM_ASSUME	W3/410	30.79	29.40	1.39	4.51
R3/410	VINGROOM_ASSUME	W4/410	31.18	29.58	1.60	5.13
R3/410	VINGROOM_ASSUME	W5/410	31.19	29.51	1.68	5.39
R4/410	BEDROOM_ASSUME	W6/410	31.17	29.43	1.74	5.58
R5/410	BEDROOM_ASSUME	W7/410	31.00	29.09	1.91	6.16
R6/410	VINGROOM_ASSUME	W8/410	30.87	28.80	2.07	6.71
R6/410	VINGROOM_ASSUME	W9/410	30.14	28.16	1.98	6.57
R1/411	VINGROOM_ASSUME	W1/411	33.40	30.73	2.67	7.99
R1/411	VINGROOM_ASSUME	W2/411	33.40	30.76	2.64	7.90
R2/411	BEDROOM_ASSUME	W3/411	33.42	30.82	2.60	7.78
R3/411	BEDROOM_ASSUME	W4/411	33.46	30.87	2.59	7.74
R4/411	BEDROOM_ASSUME	W5/411	33.49	30.92	2.57	7.67
R5/411	BEDROOM_ASSUME	W6/411	33.53	30.93	2.60	7.75
R6/411	VINGROOM_ASSUME	W7/411	33.55	30.99	2.56	7.63
R6/411	VINGROOM_ASSUME	W8/411	33.53	31.00	2.53	7.55
R7/411	VINGROOM_ASSUME	W9/411	33.59	31.02	2.57	7.65
R7/411	VINGROOM_ASSUME	W10/411	33.61	30.99	2.62	7.80
R8/411	BEDROOM_ASSUME	W11/411	33.57	30.97	2.60	7.75
R9/411	BEDROOM_ASSUME	W12/411	33.60	30.93	2.67	7.95
R10/411	BEDROOM_ASSUME	W13/411	33.54	30.90	2.64	7.87
R11/411	BEDROOM_ASSUME	W14/411	33.41	30.77	2.64	7.90
R12/411	VINGROOM_ASSUME	W15/411	33.33	30.61	2.72	8.16
R12/411	VINGROOM_ASSUME	W16/411	33.03	30.41	2.62	7.93



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/412	VINGROOM_ASSUME	W1/412	33.42	29.72	3.70	11.07
R1/412	VINGROOM_ASSUME	W2/412	33.39	29.73	3.66	10.96
R2/412	BEDROOM_ASSUME	W3/412	33.41	29.80	3.61	10.81
R3/412	BEDROOM_ASSUME	W4/412	33.44	29.85	3.59	10.74
R4/412	BEDROOM_ASSUME	W5/412	33.46	29.91	3.55	10.61
R5/412	BEDROOM_ASSUME	W6/412	33.49	29.95	3.54	10.57
R6/412	VINGROOM_ASSUME	W7/412	33.51	30.00	3.51	10.47
R6/412	VINGROOM_ASSUME	W8/412	33.49	30.04	3.45	10.30
R7/412	VINGROOM_ASSUME	W9/412	33.58	30.08	3.50	10.42
R7/412	VINGROOM_ASSUME	W10/412	33.60	30.07	3.53	10.51
R8/412	BEDROOM_ASSUME	W11/412	33.57	30.11	3.46	10.31
R9/412	BEDROOM_ASSUME	W12/412	33.63	30.16	3.47	10.32
R10/412	BEDROOM_ASSUME	W13/412	33.60	30.22	3.38	10.06
R11/412	BEDROOM_ASSUME	W14/412	33.49	30.17	3.32	9.91
R12/412	VINGROOM_ASSUME	W15/412	33.47	30.14	3.33	9.95
R12/412	VINGROOM_ASSUME	W16/412	33.32	30.13	3.19	9.57

Crayford House

R2/400	OPTION_ROOM_ASSU	W15/400	33.87	21.72	12.15	35.87
R2/400	OPTION_ROOM_ASSU	W16/400	33.44	21.56	11.88	35.53
R3/400	BEDROOM_ASSUME	W14/400	34.63	21.92	12.71	36.70
R4/400	OPTION_ROOM_ASSU	W12/400	34.88	21.96	12.92	37.04
R4/400	OPTION_ROOM_ASSU	W13/400	34.77	21.96	12.81	36.84
R5/400	OPTION_ROOM_ASSU	W10/400	35.02	21.85	13.17	37.61
R5/400	OPTION_ROOM_ASSU	W11/400	34.96	21.93	13.03	37.27
R6/400	BEDROOM_ASSUME	W9/400	35.11	21.69	13.42	38.22



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HM HOLLOWAY PRISON, LONDON

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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R7/400	BEDROOM_ASSUMED	W8/400	35.24	20.80	14.44	40.98
R8/400	PREP_ROOM_ASSUMED	W6/400	35.24	20.23	15.01	42.59
R8/400	PREP_ROOM_ASSUMED	W7/400	35.24	20.49	14.75	41.86
R9/400	PREP_ROOM_ASSUMED	W4/400	35.14	19.90	15.24	43.37
R9/400	PREP_ROOM_ASSUMED	W5/400	35.21	20.07	15.14	43.00
R10/400	BEDROOM_ASSUMED	W3/400	35.06	19.86	15.20	43.35
R11/400	PREP_ROOM_ASSUMED	W1/400	34.43	20.16	14.27	41.45
R11/400	PREP_ROOM_ASSUMED	W2/400	34.65	20.09	14.56	42.02
R2/401	PREP_ROOM_ASSUMED	W21/401	35.37	23.52	11.85	33.50
R2/401	PREP_ROOM_ASSUMED	W22/401	35.14	23.43	11.71	33.32
R3/401	BEDROOM_ASSUMED	W20/401	35.57	23.53	12.04	33.85
R4/401	BEDROOM_ASSUMED	W19/401	35.69	23.55	12.14	34.02
R5/401	BEDROOM_ASSUMED	W18/401	35.77	23.58	12.19	34.08
R6/401	PREP_ROOM_ASSUMED	W16/401	35.89	23.56	12.33	34.35
R6/401	PREP_ROOM_ASSUMED	W17/401	35.84	23.58	12.26	34.21
R7/401	PREP_ROOM_ASSUMED	W14/401	35.96	23.43	12.53	34.84
R7/401	PREP_ROOM_ASSUMED	W15/401	35.94	23.52	12.42	34.56
R8/401	BEDROOM_ASSUMED	W13/401	36.00	23.25	12.75	35.42
R9/401	BEDROOM_ASSUMED	W12/401	36.04	23.13	12.91	35.82
R10/401	BEDROOM_ASSUMED	W11/401	36.03	22.80	13.23	36.72
R11/401	BEDROOM_ASSUMED	W10/401	36.04	22.40	13.64	37.85
R12/401	PREP_ROOM_ASSUMED	W8/401	36.02	21.86	14.16	39.31
R12/401	PREP_ROOM_ASSUMED	W9/401	36.04	22.10	13.94	38.68
R13/401	PREP_ROOM_ASSUMED	W6/401	35.93	21.55	14.38	40.02
R13/401	PREP_ROOM_ASSUMED	W7/401	35.99	21.70	14.29	39.71



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HM HOLLOWAY PRISON, LONDON

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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R14/401	BEDROOM_ASSUMEC	W5/401	35.86	21.51	14.35	40.02
R15/401	BEDROOM_ASSUMEC	W4/401	35.86	21.44	14.42	40.21
R16/401	BEDROOM_ASSUMEC	W3/401	35.77	21.61	14.16	39.59
R17/401	OPTION_ROOM_ASSU	W1/401	35.44	21.87	13.57	38.29
R17/401	OPTION_ROOM_ASSU	W2/401	35.59	21.76	13.83	38.86
R2/402	OPTION_ROOM_ASSU	W21/402	34.27	23.18	11.09	32.36
R2/402	OPTION_ROOM_ASSU	W22/402	34.24	23.16	11.08	32.36
R3/402	BEDROOM_ASSUMEC	W20/402	34.31	23.14	11.17	32.56
R4/402	BEDROOM_ASSUMEC	W19/402	34.36	23.10	11.26	32.77
R5/402	BEDROOM_ASSUMEC	W18/402	34.39	23.10	11.29	32.83
R6/402	OPTION_ROOM_ASSU	W16/402	34.44	23.03	11.41	33.13
R6/402	OPTION_ROOM_ASSU	W17/402	34.42	23.08	11.34	32.95
R7/402	OPTION_ROOM_ASSU	W14/402	34.49	22.91	11.58	33.57
R7/402	OPTION_ROOM_ASSU	W15/402	34.47	22.98	11.49	33.33
R8/402	BEDROOM_ASSUMEC	W13/402	34.52	22.74	11.78	34.13
R9/402	BEDROOM_ASSUMEC	W12/402	34.55	22.61	11.94	34.56
R10/402	BEDROOM_ASSUMEC	W11/402	34.55	22.33	12.22	35.37
R11/402	BEDROOM_ASSUMEC	W10/402	34.56	21.96	12.60	36.46
R12/402	OPTION_ROOM_ASSU	W8/402	34.54	21.46	13.08	37.87
R12/402	OPTION_ROOM_ASSU	W9/402	34.55	21.70	12.85	37.19
R13/402	OPTION_ROOM_ASSU	W6/402	34.47	21.17	13.30	38.58
R13/402	OPTION_ROOM_ASSU	W7/402	34.51	21.31	13.20	38.25
R14/402	BEDROOM_ASSUMEC	W5/402	34.43	21.12	13.31	38.66
R15/402	BEDROOM_ASSUMEC	W4/402	34.45	21.08	13.37	38.81



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HM HOLLOWAY PRISON, LONDON

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R16/402	BEDROOM_ASSUMED	W3/402	34.39	21.24	13.15	38.24
R17/402	OPTION_ROOM_ASSU	W1/402	34.18	21.51	12.67	37.07
R17/402	OPTION_ROOM_ASSU	W2/402	34.27	21.38	12.89	37.61

Bunning House

R1/420	OPTION_ROOM_ASSU	W31/420	28.12	27.43	0.69	2.45
R1/420	OPTION_ROOM_ASSU	W32/420	26.51	25.82	0.69	2.60
R2/420	BEDROOM_ASSUMED	W30/420	31.07	30.52	0.55	1.77
R3/420	OPTION_ROOM_ASSU	W28/420	31.29	30.51	0.78	2.49
R3/420	OPTION_ROOM_ASSU	W29/420	31.40	30.77	0.63	2.01
R4/420	OPTION_ROOM_ASSU	W26/420	30.60	29.36	1.24	4.05
R4/420	OPTION_ROOM_ASSU	W27/420	31.03	30.07	0.96	3.09
R5/420	BEDROOM_ASSUMED	W25/420	30.10	28.45	1.65	5.48
R6/420	BEDROOM_ASSUMED	W24/420	28.59	25.08	3.51	12.28
R7/420	OPTION_ROOM_ASSU	W22/420	29.38	24.78	4.60	15.66
R7/420	OPTION_ROOM_ASSU	W23/420	28.67	24.50	4.17	14.54
R8/420	OPTION_ROOM_ASSU	W20/420	30.89	25.50	5.39	17.45
R8/420	OPTION_ROOM_ASSU	W21/420	30.18	25.19	4.99	16.53
R9/420	BEDROOM_ASSUMED	W19/420	31.65	25.74	5.91	18.67
R10/420	OPTION_ROOM_ASSU	W17/420	33.00	25.01	7.99	24.21
R10/420	OPTION_ROOM_ASSU	W18/420	33.01	25.56	7.45	22.57
R12/420	BEDROOM_ASSUMED	W14/420	32.16	30.10	2.06	6.41
R13/420	KITCHEN_ASSUMED	W13/420	32.67	30.79	1.88	5.75
R14/420	KITCHEN_ASSUMED	W12/420	32.97	31.45	1.52	4.61
R17/420	BEDROOM_ASSUMED	W9/420	33.12	31.97	1.15	3.47



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R18/420	BEDROOM_ASSUMED	W8/420	33.36	32.35	1.01	3.03
R21/420	KITCHEN_ASSUMED	W5/420	33.53	32.77	0.76	2.27
R22/420	KITCHEN_ASSUMED	W4/420	33.65	33.00	0.65	1.93
R25/420	BEDROOM_ASSUMED	W1/420	33.68	33.16	0.52	1.54
R1/421	OPTION_ROOM_ASSUMED	W37/421	31.73	30.74	0.99	3.12
R1/421	OPTION_ROOM_ASSUMED	W38/421	30.38	29.41	0.97	3.19
R2/421	BEDROOM_ASSUMED	W36/421	32.76	31.79	0.97	2.96
R3/421	BEDROOM_ASSUMED	W35/421	33.35	32.38	0.97	2.91
R4/421	BEDROOM_ASSUMED	W34/421	33.58	32.63	0.95	2.83
R5/421	OPTION_ROOM_ASSUMED	W32/421	33.78	32.87	0.91	2.69
R5/421	OPTION_ROOM_ASSUMED	W33/421	33.73	32.81	0.92	2.73
R6/421	OPTION_ROOM_ASSUMED	W30/421	33.42	32.14	1.28	3.83
R6/421	OPTION_ROOM_ASSUMED	W31/421	33.74	32.73	1.01	2.99
R7/421	BEDROOM_ASSUMED	W29/421	33.01	31.37	1.64	4.97
R8/421	BEDROOM_ASSUMED	W28/421	32.51	30.45	2.06	6.34
R9/421	BEDROOM_ASSUMED	W27/421	32.04	29.39	2.65	8.27
R10/421	BEDROOM_ASSUMED	W26/421	31.74	28.45	3.29	10.37
R11/421	OPTION_ROOM_ASSUMED	W24/421	32.32	27.96	4.36	13.49
R11/421	OPTION_ROOM_ASSUMED	W25/421	31.78	27.86	3.92	12.33
R12/421	OPTION_ROOM_ASSUMED	W22/421	33.60	28.38	5.22	15.54
R12/421	OPTION_ROOM_ASSUMED	W23/421	32.95	28.20	4.75	14.42
R13/421	BEDROOM_ASSUMED	W21/421	34.25	28.45	5.80	16.93
R14/421	BEDROOM_ASSUMED	W20/421	34.78	28.40	6.38	18.34
R15/421	BEDROOM_ASSUMED	W19/421	35.07	28.02	7.05	20.10



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R16/421	OPTION_ROOM_ASSU	W17/421	35.38	26.71	8.67	24.51
R16/421	OPTION_ROOM_ASSU	W18/421	35.25	27.43	7.82	22.18
R18/421	BEDROOM_ASSUMED	W14/421	34.01	31.73	2.28	6.70
R19/421	KITCHEN_ASSUMED	W13/421	34.33	32.44	1.89	5.51
R20/421	KITCHEN_ASSUMED	W12/421	34.56	33.10	1.46	4.22
R23/421	BEDROOM_ASSUMED	W9/421	34.71	33.60	1.11	3.20
R24/421	BEDROOM_ASSUMED	W8/421	34.86	33.90	0.96	2.75
R27/421	KITCHEN_ASSUMED	W5/421	34.97	34.25	0.72	2.06
R28/421	KITCHEN_ASSUMED	W4/421	35.11	34.51	0.60	1.71
R31/421	BEDROOM_ASSUMED	W1/421	35.19	34.71	0.48	1.36
R1/422	OPTION_ROOM_ASSU	W37/422	33.00	31.74	1.26	3.82
R1/422	OPTION_ROOM_ASSU	W38/422	32.42	31.22	1.20	3.70
R2/422	BEDROOM_ASSUMED	W36/422	33.30	32.02	1.28	3.84
R3/422	BEDROOM_ASSUMED	W35/422	33.52	32.20	1.32	3.94
R4/422	BEDROOM_ASSUMED	W34/422	33.65	32.29	1.36	4.04
R5/422	OPTION_ROOM_ASSU	W32/422	33.76	32.34	1.42	4.21
R5/422	OPTION_ROOM_ASSU	W33/422	33.73	32.35	1.38	4.09
R6/422	OPTION_ROOM_ASSU	W30/422	33.70	32.18	1.52	4.51
R6/422	OPTION_ROOM_ASSU	W31/422	33.74	32.29	1.45	4.30
R7/422	BEDROOM_ASSUMED	W29/422	33.68	31.94	1.74	5.17
R8/422	BEDROOM_ASSUMED	W28/422	33.36	31.23	2.13	6.38
R9/422	BEDROOM_ASSUMED	W27/422	33.08	30.50	2.58	7.80
R10/422	BEDROOM_ASSUMED	W26/422	32.91	29.87	3.04	9.24



DAYLIGHT ANALYSIS

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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R11/422	OPTION_ROOM_ASSU	W24/422	33.19	29.25	3.94	11.87
R11/422	OPTION_ROOM_ASSU	W25/422	32.90	29.34	3.56	10.82
R12/422	OPTION_ROOM_ASSU	W22/422	33.97	29.23	4.74	13.95
R12/422	OPTION_ROOM_ASSU	W23/422	33.56	29.25	4.31	12.84
R13/422	BEDROOM_ASSUMED	W21/422	34.14	28.88	5.26	15.41
R14/422	BEDROOM_ASSUMED	W20/422	34.28	28.46	5.82	16.98
R15/422	BEDROOM_ASSUMED	W19/422	34.43	27.95	6.48	18.82
R16/422	OPTION_ROOM_ASSU	W17/422	34.68	26.49	8.19	23.62
R16/422	OPTION_ROOM_ASSU	W18/422	34.55	27.30	7.25	20.98
R18/422	BEDROOM_ASSUMED	W14/422	34.05	31.75	2.30	6.75
R19/422	KITCHEN_ASSUMED	W13/422	34.20	32.40	1.80	5.26
R20/422	KITCHEN_ASSUMED	W12/422	34.41	33.06	1.35	3.92
R23/422	BEDROOM_ASSUMED	W9/422	34.54	33.53	1.01	2.92
R24/422	BEDROOM_ASSUMED	W8/422	34.67	33.81	0.86	2.48
R27/422	KITCHEN_ASSUMED	W5/422	34.73	34.09	0.64	1.84
R28/422	KITCHEN_ASSUMED	W4/422	34.89	34.34	0.55	1.58
R31/422	BEDROOM_ASSUMED	W1/422	35.01	34.58	0.43	1.23

41 Crayford Road

R1/800	SUMED_WINDOW_R	W1/800	19.46	19.06	0.40	2.06
R1/800	SUMED_WINDOW_R	W2/800	17.85	16.50	1.35	7.56
R2/800	SUMED_WINDOW_R	W3/800	6.58	4.12	2.46	37.39
R1/801	ASSUMED_RESI	W1/801	32.37	25.83	6.54	20.20
R1/802	ASSUMED_RESI_HALF	W1/802	35.07	29.13	5.94	16.94



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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R1/803	ASSUMED_RESI	W1/803	38.66	35.53	3.13	8.10
R1/803	ASSUMED_RESI	W2/803	36.28	31.69	4.59	12.65
R1/811	ASSUMED_RESI	W1/811	31.77	25.65	6.12	19.26
R1/812	ASSUMED_RESI_HALF	W1/812	35.20	29.79	5.41	15.37

43 Crayford Road

R1/820	MED_WINDOW_RESI	W1/820	14.15	10.54	3.61	25.51
R1/821	ASSUMED_RESI_HALF	W1/821	28.71	25.16	3.55	12.37
R1/822	ASSUMED_RESI_HALF	W1/822	35.00	29.83	5.17	14.77
R1/823	ASSUMED_RESI_HALF	W1/823	35.95	31.82	4.13	11.49
R1/830	MED_WINDOW_RESI	W1/830	16.26	13.65	2.61	16.05
R1/830	MED_WINDOW_RESI	W3/830	6.71	5.04	1.67	24.89
R2/830	MED_WINDOW_RESI_A	W2/830	27.94	22.50	5.44	19.47
R1/831	ASSUMED_RESI	W1/831	22.81	18.50	4.31	18.90
R2/831	ASSUMED_RESI	W2/831	31.46	25.21	6.25	19.87
R1/832	ASSUMED_RESI_HALF	W1/832	34.22	29.14	5.08	14.85

45 Crayford Road

R1/840	SUMED_WINDOW_R	W1/840	24.12	21.44	2.68	11.11
R1/840	SUMED_WINDOW_R	W2/840	26.92	21.78	5.14	19.09
R1/840	SUMED_WINDOW_R	W3/840	18.27	18.27	0.00	0.00
R2/840		W4/840	14.44	14.44	0.00	0.00
R2/840		W5/840	11.42	11.42	0.00	0.00
R1/841	ASSUMED_RESI	W1/841	30.76	24.86	5.90	19.18
R1/842	ASSUMED_RESI_HALF	W1/842	33.94	29.13	4.81	14.17



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/843	ASSUMED_RESI_HALF	W1/843	32.55	28.62	3.93	12.07
R1/843	ASSUMED_RESI_HALF	W2/843	83.92	83.92	0.00	0.00
R1/843	ASSUMED_RESI_HALF	W3/843	83.86	83.86	0.00	0.00
R1/850	MED_WINDOW_RESI_	W1/850	14.54	14.46	0.08	0.55
R1/851	MED_WINDOW_RESI_	W1/851	30.89	27.48	3.41	11.04
R1/852	ASSUMED_RESI_HALF	W1/852	34.04	29.74	4.30	12.63
47 Crayford Road						
R1/860	MED_WINDOW_RESI_	W1/860	16.24	14.10	2.14	13.18
R1/861	MED_WINDOW_RESI_	W1/861	30.44	26.82	3.62	11.89
R1/862	ASSUMED_RESI_HALF	W1/862	33.36	29.57	3.79	11.36
R1/863	ASSUMED_RESI_HALF	W1/863	34.77	31.42	3.35	9.63
R1/870	MED_WINDOW_RESI_	W3/870	15.36	13.45	1.91	12.43
R1/870	MED_WINDOW_RESI_	W4/870	10.54	9.48	1.06	10.06
R2/870	MED_WINDOW_RESI_	W1/870	25.44	21.80	3.64	14.31
R2/870	MED_WINDOW_RESI_	W2/870	20.64	17.61	3.03	14.68
R1/871	MED_WINDOW_RESI_	W2/871	23.20	20.17	3.03	13.06
R1/871	MED_WINDOW_RESI_	W3/871	19.00	16.35	2.65	13.95
R2/871	MED_WINDOW_RESI_	W1/871	27.71	23.94	3.77	13.61
R1/872	ASSUMED_RESI_HALF	W1/872	32.27	28.62	3.65	11.31
49 Crayford Road						
R1/880	MED_WINDOW_RESI_	W1/880	16.84	16.84	0.00	0.00
R1/880	MED_WINDOW_RESI_	W2/880	22.92	21.06	1.86	8.12
R1/881	MED_WINDOW_RESI_	W1/881	27.01	24.05	2.96	10.96
R1/881	MED_WINDOW_RESI_	W2/881	22.59	22.59	0.00	0.00
R1/882	MED_WINDOW_RESI_	W1/882	31.58	28.62	2.96	9.37



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/883	ASSUMED_RESI_HALF	W1/883	34.16	31.62	2.54	7.44
R1/890	MED_WINDOW_RESI	W1/890	15.03	15.03	0.00	0.00
R1/891	MED_WINDOW_RESI	W1/891	28.48	27.10	1.38	4.85
R1/892	ASSUMED_RESI_HALF	W1/892	31.86	29.29	2.57	8.07
51 Crayford Road						
R1/900	SUMED_WINDOW_R	W1/900	23.14	22.33	0.81	3.50
R1/900	SUMED_WINDOW_R	W2/900	23.53	23.06	0.47	2.00
R1/900	SUMED_WINDOW_R	W3/900	54.21	53.34	0.87	1.60
R1/901	MED_WINDOW_RESI	W1/901	28.49	26.62	1.87	6.56
R1/902	MED_WINDOW_RESI	W1/902	31.55	29.25	2.30	7.29
R1/903	ASSUMED_HALF_RES	W1/903	32.98	30.84	2.14	6.49
R1/903	ASSUMED_HALF_RES	W2/903	70.57	68.92	1.65	2.34
R1/911	IMED_WINDOW_RES	W1/911	27.00	25.51	1.49	5.52
R1/912	MED_WINDOW_RESI	W1/912	30.61	28.53	2.08	6.80
53 Crayford Road						
R1/919	SUMED_WINDOW_R	W1/919	21.91	21.91	0.00	0.00
R1/920	SUMED_WINDOW_R	W1/920	26.99	25.59	1.40	5.19
R1/921	MED_WINDOW_RESI	W1/921	29.98	28.14	1.84	6.14
R1/922	ASSUMED_RESI_HALF	W1/922	31.96	30.03	1.93	6.04
R1/930	IMED_WINDOW_RES	W1/930	25.59	24.40	1.19	4.65
R1/931	IMED_WINDOW_RES	W1/931	27.95	26.46	1.49	5.33
R1/932	ASSUMED_RESI_HALF	W1/932	31.20	29.47	1.73	5.54



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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Bakersfield - Block 1, Crayford Road

R1/970	VINGROOM_ASSUME	W1/970	0.65	0.64	0.01	1.54
R1/970	VINGROOM_ASSUME	W2/970	21.24	16.58	4.66	21.94
R1/970	VINGROOM_ASSUME	W3/970	12.85	10.46	2.39	18.60
R1/970	VINGROOM_ASSUME	W4/970	1.68	1.66	0.02	1.19
R1/970	VINGROOM_ASSUME	W5/970	21.93	17.78	4.15	18.92
R1/970	VINGROOM_ASSUME	W6/970	8.78	8.11	0.67	7.63
R2/970	VINGROOM_ASSUME	W7/970	0.00	0.00	0.00	0.00
R2/970	VINGROOM_ASSUME	W8/970	24.10	19.25	4.85	20.12
R2/970	VINGROOM_ASSUME	W9/970	12.77	10.47	2.30	18.01
R2/970	VINGROOM_ASSUME	W10/970	3.04	3.00	0.04	1.32
R2/970	VINGROOM_ASSUME	W11/970	25.26	20.34	4.92	19.48
R2/970	VINGROOM_ASSUME	W12/970	10.75	9.16	1.59	14.79
R3/970	VINGROOM_ASSUME	W13/970	1.31	1.29	0.02	1.53
R3/970	VINGROOM_ASSUME	W14/970	26.38	21.20	5.18	19.64
R3/970	VINGROOM_ASSUME	W15/970	10.57	8.59	1.98	18.73
R3/970	VINGROOM_ASSUME	W16/970	5.66	5.60	0.06	1.06
R3/970	VINGROOM_ASSUME	W17/970	25.99	20.79	5.20	20.01
R3/970	VINGROOM_ASSUME	W18/970	4.61	3.43	1.18	25.60
R4/970	VINGROOM_ASSUME	W19/970	6.29	6.20	0.09	1.43
R4/970	VINGROOM_ASSUME	W20/970	27.90	22.36	5.54	19.86
R4/970	VINGROOM_ASSUME	W21/970	10.14	8.31	1.83	18.05
R4/970	VINGROOM_ASSUME	W22/970	7.51	7.43	0.08	1.07
R4/970	VINGROOM_ASSUME	W23/970	27.10	21.50	5.60	20.66
R4/970	VINGROOM_ASSUME	W24/970	4.34	2.92	1.42	32.72
R5/970	VINGROOM_ASSUME	W25/970	4.05	3.92	0.13	3.21
R5/970	VINGROOM_ASSUME	W26/970	28.69	22.63	6.06	21.12
R5/970	VINGROOM_ASSUME	W27/970	9.95	8.31	1.64	16.48
R5/970	VINGROOM_ASSUME	W28/970	9.08	8.97	0.11	1.21
R5/970	VINGROOM_ASSUME	W29/970	27.72	21.74	5.98	21.57
R5/970	VINGROOM_ASSUME	W30/970	4.80	3.25	1.55	32.29
R6/970	VINGROOM_ASSUME	W31/970	8.01	7.89	0.12	1.50
R6/970	VINGROOM_ASSUME	W32/970	29.02	22.46	6.56	22.61
R6/970	VINGROOM_ASSUME	W33/970	9.79	8.42	1.37	13.99
R6/970	VINGROOM_ASSUME	W34/970	10.21	9.93	0.28	2.74
R6/970	VINGROOM_ASSUME	W35/970	28.11	21.78	6.33	22.52



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R6/970	VINGROOM_ASSUME	W36/970	4.74	3.40	1.34	28.27
R7/970	VINGROOM_ASSUME	W37/970	2.84	2.74	0.10	3.52
R7/970	VINGROOM_ASSUME	W38/970	28.72	21.85	6.87	23.92
R7/970	VINGROOM_ASSUME	W39/970	8.88	7.84	1.04	11.71
R7/970	VINGROOM_ASSUME	W40/970	11.02	10.51	0.51	4.63
R7/970	VINGROOM_ASSUME	W41/970	27.53	20.90	6.63	24.08
R7/970	VINGROOM_ASSUME	W42/970	3.95	2.90	1.05	26.58
R8/970	VINGROOM_ASSUME	W43/970	2.84	2.57	0.27	9.51
R8/970	VINGROOM_ASSUME	W44/970	27.97	21.09	6.88	24.60
R8/970	VINGROOM_ASSUME	W45/970	7.70	6.97	0.73	9.48
R8/970	VINGROOM_ASSUME	W46/970	11.41	10.63	0.78	6.84
R8/970	VINGROOM_ASSUME	W47/970	25.10	18.64	6.46	25.74
R8/970	VINGROOM_ASSUME	W48/970	2.19	1.74	0.45	20.55
R9/970	VINGROOM_ASSUME	W49/970	5.43	4.83	0.60	11.05
R9/970	VINGROOM_ASSUME	W50/970	27.02	20.60	6.42	23.76
R9/970	VINGROOM_ASSUME	W51/970	9.80	9.45	0.35	3.57
R9/970	VINGROOM_ASSUME	W52/970	13.20	12.10	1.10	8.33
R9/970	VINGROOM_ASSUME	W53/970	24.93	19.26	5.67	22.74
R9/970	VINGROOM_ASSUME	W54/970	3.83	3.52	0.31	8.09
R10/970	VINGROOM_ASSUME	W55/970	7.67	7.06	0.61	7.95
R10/970	VINGROOM_ASSUME	W56/970	24.02	19.56	4.46	18.57
R10/970	VINGROOM_ASSUME	W57/970	11.00	11.70	-0.70	-6.36
R10/970	VINGROOM_ASSUME	W58/970	13.41	12.02	1.39	10.37
R10/970	VINGROOM_ASSUME	W59/970	23.86	20.30	3.56	14.92
R10/970	VINGROOM_ASSUME	W60/970	14.55	12.28	2.27	15.60
R1/971	BEDROOM_ASSUME	W1/971	15.29	10.38	4.91	32.11
R2/971	BEDROOM_ASSUME	W2/971	16.56	11.50	5.06	30.56
R3/971	BEDROOM_ASSUME	W3/971	12.62	7.50	5.12	40.57
R4/971	BEDROOM_ASSUME	W4/971	18.40	13.09	5.31	28.86
R5/971	BEDROOM_ASSUME	W5/971	18.60	13.14	5.46	29.35
R6/971	BEDROOM_ASSUME	W6/971	11.99	6.58	5.41	45.12



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R7/971	BEDROOM_ASSUMEC	W7/971	19.97	14.01	5.96	29.84
R8/971	BEDROOM_ASSUMEC	W8/971	18.45	12.52	5.93	32.14
R9/971	BEDROOM_ASSUMEC	W9/971	19.92	13.51	6.41	32.18
R10/971	BEDROOM_ASSUMEC	W10/971	12.37	5.95	6.42	51.90
R11/971	BEDROOM_ASSUMEC	W11/971	20.58	13.70	6.88	33.43
R12/971	BEDROOM_ASSUMEC	W12/971	18.69	11.88	6.81	36.44
R13/971	BEDROOM_ASSUMEC	W13/971	20.67	13.48	7.19	34.78
R14/971	BEDROOM_ASSUMEC	W14/971	12.84	5.70	7.14	55.61
R15/971	BEDROOM_ASSUMEC	W15/971	20.80	13.44	7.36	35.38
R16/971	BEDROOM_ASSUMEC	W16/971	19.28	12.18	7.10	36.83
R17/971	BEDROOM_ASSUMEC	W17/971	11.21	4.27	6.94	61.91
R18/971	BEDROOM_ASSUMEC	W18/971	7.38	2.15	5.23	70.87
R19/971	BEDROOM_ASSUMEC	W19/971	30.14	23.25	6.89	22.86
R20/971	BEDROOM_ASSUMEC	W20/971	29.64	23.35	6.29	21.22
R1/972	BEDROOM_ASSUMEC	W1/972	24.24	19.23	5.01	20.67
R2/972	BEDROOM_ASSUMEC	W2/972	26.41	21.26	5.15	19.50
R2/972	BEDROOM_ASSUMEC	W3/972	13.18	10.54	2.64	20.03
R3/972	BEDROOM_ASSUMEC	W4/972	21.10	15.96	5.14	24.36
R4/972	BEDROOM_ASSUMEC	W5/972	29.20	23.71	5.49	18.80
R5/972	BEDROOM_ASSUMEC	W6/972	30.00	24.33	5.67	18.90
R6/972	BEDROOM_ASSUMEC	W7/972	21.63	15.86	5.77	26.68
R7/972	BEDROOM_ASSUMEC	W8/972	32.33	26.03	6.30	19.49



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R8/972	BEDROOM_ASSUMEC	W9/972	30.31	23.92	6.39	21.08
R9/972	BEDROOM_ASSUMEC	W10/972	32.98	26.13	6.85	20.77
R10/972	BEDROOM_ASSUMEC	W11/972	21.21	14.25	6.96	32.81
R11/972	BEDROOM_ASSUMEC	W12/972	33.83	26.49	7.34	21.70
R12/972	BEDROOM_ASSUMEC	W13/972	31.27	23.97	7.30	23.35
R13/972	BEDROOM_ASSUMEC	W14/972	15.73	14.99	0.74	4.70
R13/972	BEDROOM_ASSUMEC	W15/972	33.64	25.89	7.75	23.04
R14/972	BEDROOM_ASSUMEC	W16/972	20.91	13.28	7.63	36.49
R15/972	BEDROOM_ASSUMEC	W17/972	33.20	25.28	7.92	23.86
R16/972	BEDROOM_ASSUMEC	W18/972	28.19	20.64	7.55	26.78
R17/972	BEDROOM_ASSUMEC	W19/972	9.41	2.50	6.91	73.43
R18/972	BEDROOM_ASSUMEC	W20/972	4.91	0.40	4.51	91.85
R19/972	BEDROOM_ASSUMEC	W21/972	3.00	1.47	1.53	51.00
R19/972	BEDROOM_ASSUMEC	W22/972	9.22	2.90	6.32	68.55
R20/972	BEDROOM_ASSUMEC	W23/972	8.89	2.74	6.15	69.18
R1/973	VINGROOM_ASSUME	W1/973	25.16	20.53	4.63	18.40
R1/973	VINGROOM_ASSUME	W2/973	27.54	22.76	4.78	17.36
R1/973	VINGROOM_ASSUME	W3/973	13.72	11.11	2.61	19.02
R2/973	VINGROOM_ASSUME	W4/973	22.32	17.55	4.77	21.37
R2/973	VINGROOM_ASSUME	W5/973	30.45	25.33	5.12	16.81
R3/973	VINGROOM_ASSUME	W6/973	31.30	25.99	5.31	16.96
R3/973	VINGROOM_ASSUME	W7/973	22.61	17.25	5.36	23.71
R4/973	VINGROOM_ASSUME	W8/973	33.71	27.77	5.94	17.62
R4/973	VINGROOM_ASSUME	W9/973	31.54	25.54	6.00	19.02



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R5/973	VINGROOM_ASSUME	W10/973	34.31	27.81	6.50	18.94
R5/973	VINGROOM_ASSUME	W11/973	21.89	15.34	6.55	29.92
R6/973	VINGROOM_ASSUME	W12/973	35.21	28.17	7.04	19.99
R6/973	VINGROOM_ASSUME	W13/973	32.55	25.58	6.97	21.41
R7/973	VINGROOM_ASSUME	W14/973	16.69	16.00	0.69	4.13
R7/973	VINGROOM_ASSUME	W15/973	35.06	27.53	7.53	21.48
R7/973	VINGROOM_ASSUME	W16/973	22.12	14.73	7.39	33.41
R8/973	VINGROOM_ASSUME	W17/973	35.48	27.65	7.83	22.07
R8/973	VINGROOM_ASSUME	W18/973	31.71	24.49	7.22	22.77
R9/973	VINGROOM_ASSUME	W19/973	35.06	26.90	8.16	23.27
R9/973	VINGROOM_ASSUME	W20/973	26.97	19.32	7.65	28.36
R10/973	VINGROOM_ASSUME	W21/973	20.22	18.56	1.66	8.21
R10/973	VINGROOM_ASSUME	W22/973	34.84	26.62	8.22	23.59
R10/973	VINGROOM_ASSUME	W23/973	34.60	26.62	7.98	23.06
R1/974	VINGROOM_ASSUME	W1/974	25.92	21.72	4.20	16.20
R1/974	VINGROOM_ASSUME	W2/974	28.56	24.22	4.34	15.20
R1/974	VINGROOM_ASSUME	W3/974	14.31	11.76	2.55	17.82
R2/974	VINGROOM_ASSUME	W4/974	23.52	19.19	4.33	18.41
R2/974	VINGROOM_ASSUME	W5/974	31.59	26.90	4.69	14.85
R3/974	VINGROOM_ASSUME	W6/974	32.35	27.48	4.87	15.05
R3/974	VINGROOM_ASSUME	W7/974	23.53	18.65	4.88	20.74
R4/974	VINGROOM_ASSUME	W8/974	35.12	29.63	5.49	15.63
R4/974	VINGROOM_ASSUME	W9/974	32.74	27.26	5.48	16.74
R5/974	VINGROOM_ASSUME	W10/974	35.58	29.55	6.03	16.95
R5/974	VINGROOM_ASSUME	W11/974	22.72	16.69	6.03	26.54
R6/974	VINGROOM_ASSUME	W12/974	36.54	29.93	6.61	18.09
R6/974	VINGROOM_ASSUME	W13/974	33.79	27.29	6.50	19.24
R7/974	VINGROOM_ASSUME	W14/974	17.80	17.20	0.60	3.37
R7/974	VINGROOM_ASSUME	W15/974	36.33	29.23	7.10	19.54
R7/974	VINGROOM_ASSUME	W16/974	23.17	16.23	6.94	29.95



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R8/974	VINGROOM_ASSUME	W17/974	37.21	29.52	7.69	20.67
R8/974	VINGROOM_ASSUME	W18/974	37.16	29.52	7.64	20.56
R1/975	BEDROOM_ASSUME	W1/975	17.30	13.61	3.69	21.33
R2/975	BEDROOM_ASSUME	W2/975	20.78	16.95	3.83	18.43
R2/975	BEDROOM_ASSUME	W3/975	12.83	10.53	2.30	17.93
R3/975	BEDROOM_ASSUME	W4/975	20.72	16.92	3.80	18.34
R4/975	BEDROOM_ASSUME	W5/975	24.83	20.68	4.15	16.71
R5/975	BEDROOM_ASSUME	W6/975	21.45	17.12	4.33	20.19
R6/975	BEDROOM_ASSUME	W7/975	21.97	17.66	4.31	19.62
R7/975	BEDROOM_ASSUME	W8/975	36.58	31.64	4.94	13.50
R8/975	BEDROOM_ASSUME	W9/975	34.75	29.88	4.87	14.01
R9/975	BEDROOM_ASSUME	W10/975	37.06	31.59	5.47	14.76
R10/975	BEDROOM_ASSUME	W11/975	29.61	24.19	5.42	18.30
R11/975	BEDROOM_ASSUME	W12/975	37.81	31.77	6.04	15.97
R12/975	BEDROOM_ASSUME	W13/975	35.68	29.75	5.93	16.62
R13/975	BEDROOM_ASSUME	W14/975	20.62	20.14	0.48	2.33
R13/975	BEDROOM_ASSUME	W15/975	37.67	31.10	6.57	17.44
R14/975	BEDROOM_ASSUME	W16/975	29.79	23.38	6.41	21.52
R15/975	BEDROOM_ASSUME	W17/975	38.35	31.15	7.20	18.77
R16/975	BEDROOM_ASSUME	W18/975	38.37	31.16	7.21	18.79
R1/976	VINGROOM_ASSUME	W1/976	9.35	9.35	0.00	0.00
R1/976	VINGROOM_ASSUME	W2/976	29.05	26.02	3.03	10.43
R1/976	VINGROOM_ASSUME	W3/976	16.62	14.61	2.01	12.09
R1/976	VINGROOM_ASSUME	W4/976	7.47	7.47	0.00	0.00



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R1/976	VINGROOM_ASSUME	W5/976	31.88	28.66	3.22	10.10
R1/976	VINGROOM_ASSUME	W6/976	22.11	19.64	2.47	11.17
R2/976	VINGROOM_ASSUME	W7/976	33.00	29.66	3.34	10.12
R2/976	VINGROOM_ASSUME	W8/976	7.91	7.90	0.01	0.13
R2/976	VINGROOM_ASSUME	W9/976	35.29	31.74	3.55	10.06
R2/976	VINGROOM_ASSUME	W10/976	19.46	17.45	2.01	10.33
R3/976	VINGROOM_ASSUME	W11/976	11.41	11.40	0.01	0.09
R3/976	VINGROOM_ASSUME	W12/976	36.51	32.75	3.76	10.30
R3/976	VINGROOM_ASSUME	W13/976	7.11	6.00	1.11	15.61
R3/976	VINGROOM_ASSUME	W14/976	0.31	0.28	0.03	9.68
R3/976	VINGROOM_ASSUME	W15/976	36.95	33.04	3.91	10.58
R3/976	VINGROOM_ASSUME	W16/976	13.00	10.70	2.30	17.69
R4/976	VINGROOM_ASSUME	W17/976	3.06	3.00	0.06	1.96
R4/976	VINGROOM_ASSUME	W18/976	16.75	12.70	4.05	24.18
R4/976	VINGROOM_ASSUME	W19/976	3.94	1.91	2.03	51.52
R4/976	VINGROOM_ASSUME	W20/976	2.47	2.38	0.09	3.64
R4/976	VINGROOM_ASSUME	W21/976	16.99	12.72	4.27	25.13
R4/976	VINGROOM_ASSUME	W22/976	4.23	2.50	1.73	40.90
R1/977	BEDROOM_ASSUMEEL	W1/977	16.04	13.64	2.40	14.96
R2/977	BEDROOM_ASSUMEEL	W2/977	17.58	15.06	2.52	14.33
R3/977	BEDROOM_ASSUMEEL	W3/977	12.52	9.92	2.60	20.77
R4/977	BEDROOM_ASSUMEEL	W4/977	19.03	16.30	2.73	14.35
R5/977	BEDROOM_ASSUMEEL	W5/977	34.62	31.78	2.84	8.20
R6/977	BEDROOM_ASSUMEEL	W6/977	33.34	30.85	2.49	7.47
R7/977	BEDROOM_ASSUMEEL	W7/977	38.30	34.94	3.36	8.77
R8/977	BEDROOM_ASSUMEEL	W8/977	38.55	35.03	3.52	9.13
R1/978	VINGROOM_ASSUME	W1/978	34.31	32.46	1.85	5.39
R1/978	VINGROOM_ASSUME	W2/978	36.24	34.31	1.93	5.33
R1/978	VINGROOM_ASSUME	W3/978	15.25	13.72	1.53	10.03



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R2/978	VINGROOM_ASSUME	W4/978	25.23	23.35	1.88	7.45
R2/978	VINGROOM_ASSUME	W5/978	36.58	34.44	2.14	5.85
R1/979	BEDROOM_ASSUME	W1/979	37.72	36.42	1.30	3.45
R2/979	BEDROOM_ASSUME	W2/979	38.38	37.04	1.34	3.49
R2/979	BEDROOM_ASSUME	W3/979	21.67	20.48	1.19	5.49
R3/979	BEDROOM_ASSUME	W4/979	33.20	31.91	1.29	3.89
R4/979	BEDROOM_ASSUME	W5/979	37.90	36.40	1.50	3.96

Bakersfield - Block 2, Crayford Road

R1/950	VINGROOM_ASSUME	W1/950	3.39	2.58	0.81	23.89
R1/950	VINGROOM_ASSUME	W2/950	21.35	16.27	5.08	23.79
R1/950	VINGROOM_ASSUME	W3/950	7.70	7.65	0.05	0.65
R1/950	VINGROOM_ASSUME	W4/950	21.67	15.52	6.15	28.38
R1/950	VINGROOM_ASSUME	W5/950	4.22	3.96	0.26	6.16
R2/950	VINGROOM_ASSUME	W6/950	2.42	1.90	0.52	21.49
R2/950	VINGROOM_ASSUME	W7/950	22.76	16.62	6.14	26.98
R2/950	VINGROOM_ASSUME	W8/950	10.92	11.27	-0.35	-3.21
R2/950	VINGROOM_ASSUME	W9/950	9.76	6.76	3.00	30.74
R2/950	VINGROOM_ASSUME	W10/950	23.39	16.96	6.43	27.49
R2/950	VINGROOM_ASSUME	W11/950	7.53	7.40	0.13	1.73
R3/950	VINGROOM_ASSUME	W12/950	6.76	4.88	1.88	27.81
R3/950	VINGROOM_ASSUME	W13/950	24.27	17.96	6.31	26.00
R3/950	VINGROOM_ASSUME	W14/950	9.16	9.60	-0.44	-4.80
R3/950	VINGROOM_ASSUME	W15/950	10.62	6.69	3.93	37.01
R3/950	VINGROOM_ASSUME	W16/950	23.76	17.54	6.22	26.18
R3/950	VINGROOM_ASSUME	W17/950	4.03	4.22	-0.19	-4.71
R4/950	VINGROOM_ASSUME	W18/950	3.56	2.87	0.69	19.38
R4/950	VINGROOM_ASSUME	W19/950	23.85	18.81	5.04	21.13
R4/950	VINGROOM_ASSUME	W20/950	8.95	9.48	-0.53	-5.92
R4/950	VINGROOM_ASSUME	W21/950	10.70	6.13	4.57	42.71
R4/950	VINGROOM_ASSUME	W22/950	23.19	18.14	5.05	21.78
R4/950	VINGROOM_ASSUME	W23/950	3.37	3.46	-0.09	-2.67
R5/950	VINGROOM_ASSUME	W24/950	10.25	7.75	2.50	24.39



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R5/950	VINGROOM_ASSUME	W25/950	23.59	19.74	3.85	16.32
R5/950	VINGROOM_ASSUME	W26/950	8.54	8.86	-0.32	-3.75
R5/950	VINGROOM_ASSUME	W27/950	10.78	6.15	4.63	42.95
R5/950	VINGROOM_ASSUME	W28/950	23.25	19.41	3.84	16.52
R5/950	VINGROOM_ASSUME	W29/950	3.93	4.22	-0.29	-7.38
R6/950	VINGROOM_ASSUME	W30/950	2.63	2.39	0.24	9.13
R6/950	VINGROOM_ASSUME	W31/950	24.12	20.70	3.42	14.18
R6/950	VINGROOM_ASSUME	W32/950	9.68	9.41	0.27	2.79
R6/950	VINGROOM_ASSUME	W33/950	10.43	6.23	4.20	40.27
R6/950	VINGROOM_ASSUME	W34/950	25.27	21.12	4.15	16.42
R6/950	VINGROOM_ASSUME	W35/950	8.62	8.53	0.09	1.04
R7/950	VINGROOM_ASSUME	W36/950	6.47	5.49	0.98	15.15
R7/950	VINGROOM_ASSUME	W37/950	26.29	21.48	4.81	18.30
R7/950	VINGROOM_ASSUME	W38/950	8.64	8.26	0.38	4.40
R7/950	VINGROOM_ASSUME	W39/950	10.82	6.79	4.03	37.25
R7/950	VINGROOM_ASSUME	W40/950	26.95	21.65	5.30	19.67
R7/950	VINGROOM_ASSUME	W41/950	9.17	8.83	0.34	3.71
R8/950	VINGROOM_ASSUME	W42/950	0.09	0.08	0.01	11.11
R8/950	VINGROOM_ASSUME	W43/950	25.29	20.29	5.00	19.77
R8/950	VINGROOM_ASSUME	W44/950	6.96	6.70	0.26	3.74
R8/950	VINGROOM_ASSUME	W45/950	9.93	6.02	3.91	39.38
R8/950	VINGROOM_ASSUME	W46/950	26.63	21.26	5.37	20.17
R8/950	VINGROOM_ASSUME	W47/950	6.10	5.91	0.19	3.11
R9/950	VINGROOM_ASSUME	W48/950	6.54	5.98	0.56	8.56
R9/950	VINGROOM_ASSUME	W49/950	26.06	21.12	4.94	18.96
R9/950	VINGROOM_ASSUME	W50/950	4.68	4.53	0.15	3.21
R9/950	VINGROOM_ASSUME	W51/950	12.32	8.09	4.23	34.33
R9/950	VINGROOM_ASSUME	W52/950	25.55	20.63	4.92	19.26
R9/950	VINGROOM_ASSUME	W53/950	4.71	4.59	0.12	2.55
R10/950	VINGROOM_ASSUME	W54/950	0.00	0.00	0.00	0.00
R10/950	VINGROOM_ASSUME	W55/950	22.04	18.40	3.64	16.52
R10/950	VINGROOM_ASSUME	W56/950	2.30	2.23	0.07	3.04
R10/950	VINGROOM_ASSUME	W57/950	11.10	7.41	3.69	33.24
R10/950	VINGROOM_ASSUME	W58/950	22.63	18.45	4.18	18.47
R10/950	VINGROOM_ASSUME	W59/950	2.11	2.07	0.04	1.90
R1/951	BEDROOM_ASSUMED	W1/951	20.77	7.68	13.09	63.02



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R2/951	BEDROOM_ASSUMEC	W2/951	10.92	2.24	8.68	79.49
R3/951	BEDROOM_ASSUMEC	W3/951	21.10	8.01	13.09	62.04
R4/951	BEDROOM_ASSUMEC	W4/951	21.07	8.42	12.65	60.04
R5/951	BEDROOM_ASSUMEC	W5/951	20.69	8.55	12.14	58.68
R6/951	BEDROOM_ASSUMEC	W6/951	13.18	4.04	9.14	69.35
R7/951	BEDROOM_ASSUMEC	W7/951	21.37	10.35	11.02	51.57
R8/951	BEDROOM_ASSUMEC	W8/951	19.67	9.22	10.45	53.13
R9/951	BEDROOM_ASSUMEC	W9/951	20.83	11.07	9.76	46.86
R10/951	BEDROOM_ASSUMEC	W10/951	13.17	5.70	7.47	56.72
R11/951	BEDROOM_ASSUMEC	W11/951	20.30	11.65	8.65	42.61
R12/951	BEDROOM_ASSUMEC	W12/951	20.42	12.02	8.40	41.14
R13/951	BEDROOM_ASSUMEC	W13/951	20.42	12.47	7.95	38.93
R14/951	BEDROOM_ASSUMEC	W14/951	20.24	12.75	7.49	37.01
R15/951	BEDROOM_ASSUMEC	W15/951	11.34	7.28	4.06	35.80
R16/951	BEDROOM_ASSUMEC	W16/951	18.38	12.99	5.39	29.33
R17/951	BEDROOM_ASSUMEC	W17/951	18.78	13.05	5.73	30.51
R18/951	BEDROOM_ASSUMEC	W18/951	18.20	12.82	5.38	29.56
R19/951	BEDROOM_ASSUMEC	W19/951	10.15	7.65	2.50	24.63
R20/951	BEDROOM_ASSUMEC	W20/951	15.20	11.50	3.70	24.34
R1/952	BEDROOM_ASSUMEC	W1/952	35.06	20.51	14.55	41.50
R2/952	BEDROOM_ASSUMEC	W2/952	21.03	8.65	12.38	58.87



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R3/952	BEDROOM_ASSUMEC	W3/952	13.00	7.74	5.26	40.46
R3/952	BEDROOM_ASSUMEC	W4/952	35.62	21.04	14.58	40.93
R4/952	BEDROOM_ASSUMEC	W5/952	35.33	21.53	13.80	39.06
R5/952	BEDROOM_ASSUMEC	W6/952	34.83	21.70	13.13	37.70
R6/952	BEDROOM_ASSUMEC	W7/952	20.85	10.82	10.03	48.11
R7/952	BEDROOM_ASSUMEC	W8/952	13.11	6.75	6.36	48.51
R7/952	BEDROOM_ASSUMEC	W9/952	34.90	22.66	12.24	35.07
R8/952	BEDROOM_ASSUMEC	W10/952	32.52	20.90	11.62	35.73
R9/952	BEDROOM_ASSUMEC	W11/952	34.50	23.32	11.18	32.41
R10/952	BEDROOM_ASSUMEC	W23/952	21.48	13.68	7.80	36.31
R11/952	BEDROOM_ASSUMEC	W12/952	13.17	6.28	6.89	52.32
R11/952	BEDROOM_ASSUMEC	W13/952	34.56	24.55	10.01	28.96
R12/952	BEDROOM_ASSUMEC	W14/952	34.28	24.97	9.31	27.16
R13/952	BEDROOM_ASSUMEC	W15/952	33.90	25.34	8.56	25.25
R14/952	BEDROOM_ASSUMEC	W16/952	33.47	25.50	7.97	23.81
R15/952	BEDROOM_ASSUMEC	W17/952	20.70	15.85	4.85	23.43
R16/952	BEDROOM_ASSUMEC	W18/952	30.07	23.92	6.15	20.45
R17/952	BEDROOM_ASSUMEC	W19/952	30.75	24.76	5.99	19.48
R18/952	BEDROOM_ASSUMEC	W20/952	29.77	24.23	5.54	18.61
R19/952	BEDROOM_ASSUMEC	W21/952	18.70	15.57	3.13	16.74
R20/952	BEDROOM_ASSUMEC	W22/952	24.69	20.57	4.12	16.69
R1/953	VINGROOM_ASSUME	W1/953	36.27	22.99	13.28	36.61
R1/953	VINGROOM_ASSUME	W2/953	28.26	16.66	11.60	41.05



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R2/953	VINGROOM_ASSUME	W3/953	20.43	15.98	4.45	21.78
R2/953	VINGROOM_ASSUME	W4/953	36.51	23.07	13.44	36.81
R2/953	VINGROOM_ASSUME	W5/953	36.24	23.50	12.74	35.15
R3/953	VINGROOM_ASSUME	W6/953	35.81	23.65	12.16	33.96
R3/953	VINGROOM_ASSUME	W7/953	21.88	12.35	9.53	43.56
R4/953	VINGROOM_ASSUME	W8/953	13.51	7.93	5.58	41.30
R4/953	VINGROOM_ASSUME	W9/953	35.98	24.56	11.42	31.74
R4/953	VINGROOM_ASSUME	W10/953	33.46	22.59	10.87	32.49
R5/953	VINGROOM_ASSUME	W11/953	35.60	25.12	10.48	29.44
R5/953	VINGROOM_ASSUME	W12/953	22.50	15.08	7.42	32.98
R6/953	VINGROOM_ASSUME	W13/953	13.58	7.33	6.25	46.02
R6/953	VINGROOM_ASSUME	W14/953	35.79	26.41	9.38	26.21
R6/953	VINGROOM_ASSUME	W15/953	35.55	26.83	8.72	24.53
R7/953	VINGROOM_ASSUME	W16/953	35.23	27.19	8.04	22.82
R7/953	VINGROOM_ASSUME	W17/953	34.85	27.35	7.50	21.52
R8/953	VINGROOM_ASSUME	W18/953	22.08	17.40	4.68	21.20
R8/953	VINGROOM_ASSUME	W19/953	31.46	25.62	5.84	18.56
R9/953	VINGROOM_ASSUME	W20/953	32.21	26.50	5.71	17.73
R9/953	VINGROOM_ASSUME	W21/953	31.28	25.97	5.31	16.98
R10/953	VINGROOM_ASSUME	W22/953	20.06	16.91	3.15	15.70
R10/953	VINGROOM_ASSUME	W23/953	26.03	22.00	4.03	15.48
R1/954	VINGROOM_ASSUME	W1/954	36.69	25.74	10.95	29.84
R1/954	VINGROOM_ASSUME	W2/954	22.72	13.89	8.83	38.86
R2/954	VINGROOM_ASSUME	W3/954	13.84	9.10	4.74	34.25
R2/954	VINGROOM_ASSUME	W4/954	37.01	26.64	10.37	28.02
R2/954	VINGROOM_ASSUME	W5/954	34.35	24.48	9.87	28.73
R3/954	VINGROOM_ASSUME	W6/954	36.63	27.07	9.56	26.10
R3/954	VINGROOM_ASSUME	W7/954	23.46	16.56	6.90	29.41
R4/954	VINGROOM_ASSUME	W8/954	13.93	8.46	5.47	39.27



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/954	VINGROOM_ASSUME	W9/954	36.94	28.35	8.59	23.25
R4/954	VINGROOM_ASSUME	W10/954	36.74	28.75	7.99	21.75
R5/954	VINGROOM_ASSUME	W11/954	36.49	29.08	7.41	20.31
R5/954	VINGROOM_ASSUME	W12/954	36.17	29.25	6.92	19.13
R6/954	VINGROOM_ASSUME	W13/954	23.45	19.01	4.44	18.93
R6/954	VINGROOM_ASSUME	W14/954	32.67	27.20	5.47	16.74
R7/954	VINGROOM_ASSUME	W15/954	33.36	28.01	5.35	16.04
R7/954	VINGROOM_ASSUME	W16/954	32.64	27.61	5.03	15.41
R8/954	VINGROOM_ASSUME	W17/954	21.52	18.37	3.15	14.64
R8/954	VINGROOM_ASSUME	W18/954	27.41	23.44	3.97	14.48
R1/955	BEDROOM_ASSUME	W1/955	37.72	28.20	9.52	25.24
R2/955	BEDROOM_ASSUME	W2/955	29.39	21.48	7.91	26.91
R3/955	BEDROOM_ASSUME	W3/955	20.84	17.03	3.81	18.28
R3/955	BEDROOM_ASSUME	W4/955	37.85	28.79	9.06	23.94
R4/955	BEDROOM_ASSUME	W5/955	35.84	27.20	8.64	24.11
R5/955	BEDROOM_ASSUME	W6/955	37.61	29.22	8.39	22.31
R6/955	BEDROOM_ASSUME	W7/955	30.25	24.07	6.18	20.43
R7/955	BEDROOM_ASSUME	W8/955	20.85	16.26	4.59	22.01
R7/955	BEDROOM_ASSUME	W9/955	37.82	30.25	7.57	20.02
R8/955	BEDROOM_ASSUME	W10/955	37.67	30.63	7.04	18.69
R9/955	BEDROOM_ASSUME	W11/955	37.49	30.94	6.55	17.47
R10/955	BEDROOM_ASSUME	W12/955	37.22	31.11	6.11	16.42
R11/955	BEDROOM_ASSUME	W13/955	20.40	16.39	4.01	19.66
R12/955	BEDROOM_ASSUME	W14/955	24.72	19.80	4.92	19.90
R13/955	BEDROOM_ASSUME	W15/955	22.73	17.91	4.82	21.21



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R14/955	BEDROOM_ASSUMEC	W16/955	24.07	19.50	4.57	18.99
R15/955	BEDROOM_ASSUMEC	W17/955	19.47	16.44	3.03	15.56
R16/955	BEDROOM_ASSUMEC	W18/955	21.63	17.89	3.74	17.29
R1/956	VINGROOM_ASSUME	W1/956	23.80	20.25	3.55	14.92
R1/956	VINGROOM_ASSUME	W2/956	17.43	11.37	6.06	34.77
R1/956	VINGROOM_ASSUME	W3/956	3.09	2.82	0.27	8.74
R1/956	VINGROOM_ASSUME	W4/956	3.94	0.73	3.21	81.47
R1/956	VINGROOM_ASSUME	W5/956	16.98	11.29	5.69	33.51
R1/956	VINGROOM_ASSUME	W6/956	2.98	2.73	0.25	8.39
R2/956	VINGROOM_ASSUME	W7/956	3.94	0.78	3.16	80.20
R2/956	VINGROOM_ASSUME	W8/956	16.87	11.58	5.29	31.36
R2/956	VINGROOM_ASSUME	W9/956	2.85	2.59	0.26	9.12
R2/956	VINGROOM_ASSUME	W10/956	3.95	0.82	3.13	79.24
R2/956	VINGROOM_ASSUME	W11/956	16.74	11.79	4.95	29.57
R2/956	VINGROOM_ASSUME	W12/956	2.76	2.52	0.24	8.70
R3/956	VINGROOM_ASSUME	W13/956	8.76	5.42	3.34	38.13
R3/956	VINGROOM_ASSUME	W14/956	37.44	32.78	4.66	12.45
R3/956	VINGROOM_ASSUME	W15/956	12.62	12.39	0.23	1.82
R3/956	VINGROOM_ASSUME	W16/956	15.84	12.74	3.10	19.57
R3/956	VINGROOM_ASSUME	W17/956	37.26	32.88	4.38	11.76
R3/956	VINGROOM_ASSUME	W18/956	14.34	14.12	0.22	1.53
R4/956	VINGROOM_ASSUME	W19/956	20.02	16.94	3.08	15.38
R4/956	VINGROOM_ASSUME	W20/956	36.72	32.59	4.13	11.25
R4/956	VINGROOM_ASSUME	W21/956	12.54	12.33	0.21	1.67
R4/956	VINGROOM_ASSUME	W22/956	16.70	13.78	2.92	17.49
R4/956	VINGROOM_ASSUME	W23/956	35.89	32.01	3.88	10.81
R4/956	VINGROOM_ASSUME	W24/956	14.68	14.50	0.18	1.23
R5/956	VINGROOM_ASSUME	W25/956	31.82	28.56	3.26	10.25
R5/956	VINGROOM_ASSUME	W26/956	11.44	9.36	2.08	18.18
R5/956	VINGROOM_ASSUME	W27/956	32.08	28.70	3.38	10.54
R5/956	VINGROOM_ASSUME	W28/956	11.02	10.89	0.13	1.18
R1/957	BEDROOM_ASSUMEC	W1/957	38.71	33.78	4.93	12.74



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/957	BEDROOM_ASSUMED	W2/957	38.65	34.04	4.61	11.93
R3/957	BEDROOM_ASSUMED	W3/957	38.56	34.27	4.29	11.13
R4/957	BEDROOM_ASSUMED	W4/957	38.45	34.43	4.02	10.46
R5/957	BEDROOM_ASSUMED	W5/957	31.35	29.27	2.08	6.63
R6/957	BEDROOM_ASSUMED	W6/957	35.66	32.25	3.41	9.56
R7/957	BEDROOM_ASSUMED	W7/957	20.68	17.42	3.26	15.76
R8/957	BEDROOM_ASSUMED	W8/957	20.06	16.99	3.07	15.30
R9/957	BEDROOM_ASSUMED	W9/957	11.10	8.97	2.13	19.19
R10/957	BEDROOM_ASSUMED	W10/957	16.80	14.07	2.73	16.25
R1/958	VINGROOM_ASSUME	W1/958	38.49	35.93	2.56	6.65
R1/958	VINGROOM_ASSUME	W2/958	38.13	35.68	2.45	6.43
R2/958	VINGROOM_ASSUME	W3/958	24.42	22.68	1.74	7.13
R2/958	VINGROOM_ASSUME	W4/958	34.14	31.99	2.15	6.30
R1/959	BEDROOM_ASSUMED	W1/959	39.04	37.19	1.85	4.74
R2/959	BEDROOM_ASSUMED	W2/959	38.91	37.12	1.79	4.60
R3/959	BEDROOM_ASSUMED	W3/959	32.76	31.43	1.33	4.06
R4/959	BEDROOM_ASSUMED	W4/959	36.92	35.30	1.62	4.39

52 Penderyn Way

R3/380	KD_ASSUMED	W1/380	0.06	0.06	0.00	0.00
R3/380	KD_ASSUMED	W4/380	20.80	20.80	0.00	0.00
R1/381	BEDROOM_ASSUMED	W1/381	31.12	30.22	0.90	2.89
R1/382	BEDROOM_ASSUMED	W1/382	34.58	32.42	2.16	6.25

54 Penderyn Way



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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/370	KD_ASSUMED	W1/370	0.11	0.09	0.02	18.18
R1/370	KD_ASSUMED	W4/370	31.46	31.46	0.00	0.00
R1/371	BEDROOM_ASSUMED	W1/371	31.12	29.98	1.14	3.66
R1/372	BEDROOM_ASSUMED	W1/372	34.90	32.21	2.69	7.71
56 Penderyn Way						
R1/360	KD	W1/360	0.56	0.39	0.17	30.36
R1/360	KD	W4/360	31.93	31.93	0.00	0.00
R1/360	KD	W5/360	56.82	56.82	0.00	0.00
R1/361	BEDROOM	W1/361	31.19	29.85	1.34	4.30
R1/362	BEDROOM_ASSUMED	W1/362	35.28	32.10	3.18	9.01
58 Penderyn Way						
R1/350	KD_ASSUMED	W1/350	0.03	0.02	0.01	33.33
R1/350	KD_ASSUMED	W4/350	54.97	54.97	0.00	0.00
R1/350	KD_ASSUMED	W5/350	32.50	32.50	0.00	0.00
R1/350	KD_ASSUMED	W6/350	55.18	55.18	0.00	0.00
R1/351	BEDROOM_ASSUMED	W1/351	31.34	29.78	1.56	4.98
R1/352	BEDROOM_ASSUMED	W1/352	35.54	31.89	3.65	10.27
60 Penderyn Way						
R1/340	KD_ASSUMED	W1/340	0.02	0.02	0.00	0.00
R1/340	KD_ASSUMED	W4/340	18.59	18.59	0.00	0.00
R1/341	BEDROOM_ASSUMED	W1/341	31.54	29.73	1.81	5.74
R1/342	BEDROOM_ASSUMED	W1/342	35.76	31.67	4.09	11.44
62 Penderyn Way						
R3/330	KD_ASSUMED	W1/330	0.01	0.01	0.00	0.00
R3/330	KD_ASSUMED	W4/330	32.48	32.48	0.00	0.00



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/331	BEDROOM_ASSUMED	W1/331	31.64	29.66	1.98	6.26
R1/332	BEDROOM_ASSUMED	W1/332	36.00	31.56	4.44	12.33
64 Penderyn Way						
R3/320	KD_ASSUMED	W3/320	0.21	0.21	0.00	0.00
R3/320	KD_ASSUMED	W4/320	21.68	21.68	0.00	0.00
R2/321	BEDROOM_ASSUMED	W2/321	31.15	29.38	1.77	5.68
R1/322	BEDROOM_ASSUMED	W1/322	35.98	31.47	4.51	12.53
R2/322	BEDROOM_ASSUMED	W2/322	35.60	31.30	4.30	12.08
44 Carleton Road						
R1/1180	LIVINGROOM	W4/1180	19.52	18.15	1.37	7.02
R1/1180	LIVINGROOM	W5/1180	29.29	27.04	2.25	7.68
R1/1180	LIVINGROOM	W6/1180	19.93	18.77	1.16	5.82
R2/1180	KITCHEN	W2/1180	3.44	3.41	0.03	0.87
R2/1180	KITCHEN	W3/1180	26.92	24.16	2.76	10.25
R1/1181	LIVINGROOM	W4/1181	24.84	23.41	1.43	5.76
R1/1181	LIVINGROOM	W5/1181	34.75	31.16	3.59	10.33
R1/1181	LIVINGROOM	W6/1181	33.46	30.28	3.18	9.50
R2/1181	KITCHEN	W2/1181	7.34	7.31	0.03	0.41
R2/1181	KITCHEN	W3/1181	32.14	28.68	3.46	10.77
R1/1182	LIVINGROOM	W5/1182	36.90	33.09	3.81	10.33
R1/1182	LIVINGROOM	W6/1182	37.09	33.18	3.91	10.54
R2/1182	KITCHEN	W3/1182	13.61	13.58	0.03	0.22
R2/1182	KITCHEN	W4/1182	36.29	32.62	3.67	10.11
R1/1183	LIVINGROOM	W2/1183	38.16	34.86	3.30	8.65
R1/1183	LIVINGROOM	W3/1183	38.19	34.80	3.39	8.88
R2/1183	KITCHEN	W1/1183	38.10	34.93	3.17	8.32



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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42 Carleton Road

R1/1170	LD	W6/1170	17.39	15.45	1.94	11.16
R3/1170	KITCHEN	W4/1170	31.89	28.99	2.90	9.09
R4/1170	KITCHEN	W3/1170	31.66	28.71	2.95	9.32
R6/1170	LD	W1/1170	12.35	11.81	0.54	4.37
R1/1171	LD	W6/1171	21.73	18.44	3.29	15.14
R3/1171	KITCHEN	W4/1171	34.73	31.46	3.27	9.42
R4/1171	KITCHEN	W3/1171	34.48	31.29	3.19	9.25
R6/1171	LD	W1/1171	19.29	18.75	0.54	2.80
R1/1172	LD	W6/1172	22.55	19.31	3.24	14.37
R3/1172	KITCHEN	W4/1172	36.77	33.54	3.23	8.78
R4/1172	KITCHEN	W3/1172	36.64	33.49	3.15	8.60
R6/1172	LD	W1/1172	21.11	20.63	0.48	2.27
R1/1173	LD	W6/1173	20.58	17.68	2.90	14.09
R3/1173	KITCHEN	W4/1173	37.47	34.57	2.90	7.74
R4/1173	KITCHEN	W3/1173	37.50	34.67	2.83	7.55
R6/1173	LD	W1/1173	19.74	19.33	0.41	2.08

27 Trecastle Way

R3/110	KITCHEN	W3/110	7.55	5.83	1.72	22.78
R1/111	LIVINGROOM	W1/111	32.21	30.62	1.59	4.94
R2/112	STUDY	W2/112	36.09	34.31	1.78	4.93



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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25 Trecastle Way

R2/100	KITCHEN	W2/100	1.07	0.21	0.86	80.37
R1/101	LIVINGROOM	W1/101	31.94	30.81	1.13	3.54
R2/102	STUDY	W2/102	36.04	34.48	1.56	4.33

23 Trecastle Way

R3/790	KITCHEN	W3/790	0.67	0.42	0.25	37.31
R1/791	LIVINGROOM	W1/791	31.96	31.11	0.85	2.66
R2/792	STUDY	W2/792	36.09	34.74	1.35	3.74

21 Trecastle Way

R3/780	KITCHEN	W2/780	0.37	0.25	0.12	32.43
R1/781	LIVINGROOM	W1/781	31.86	31.19	0.67	2.10
R2/782	STUDY	W2/782	36.01	34.82	1.19	3.30

19 Trecastle Way

R2/770	KITCHEN	W2/770	0.73	0.69	0.04	5.48
R1/771	LIVINGROOM	W1/771	31.91	31.35	0.56	1.75
R2/772	STUDY	W2/772	36.01	34.94	1.07	2.97

17 Trecastle Way

R3/760	KITCHEN	W3/760	1.85	1.77	0.08	4.32
R1/761	LIVINGROOM	W1/761	32.22	31.66	0.56	1.74
R2/762	STUDY	W2/762	36.06	34.96	1.10	3.05

15 Trecastle Way



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/750	KITCHEN	W3/750	2.82	2.55	0.27	9.57
R1/751	LIVINGROOM	W1/751	33.13	32.46	0.67	2.02
R2/752	STUDY	W2/752	36.61	35.31	1.30	3.55
13 Treacastle Way						
R3/740	KITCHEN	W2/740	3.33	2.93	0.40	12.01
R1/741	LIVINGROOM	W1/741	33.66	33.06	0.60	1.78
R2/742	STUDY	W2/742	37.07	35.74	1.33	3.59
11 Treacastle Way						
R3/730	KITCHEN	W3/730	4.28	3.81	0.47	10.98
R1/731	LIVINGROOM	W1/731	34.17	33.52	0.65	1.90
R2/732	STUDY	W2/732	37.41	35.94	1.47	3.93
9 Treacastle Way						
R3/720	KITCHEN	W3/720	3.94	3.31	0.63	15.99
R1/721	LIVINGROOM	W1/721	34.66	33.93	0.73	2.11
R2/722	STUDY	W2/722	37.78	36.26	1.52	4.02
7 Treacastle Way						
R3/710	KITCHEN	W3/710	5.13	4.42	0.71	13.84
R1/711	LIVINGROOM	W1/711	35.08	34.27	0.81	2.31
R2/712	STUDY	W2/712	38.18	36.68	1.50	3.93
5 Treacastle Way						
R2/700	KITCHEN	W2/700	4.73	3.94	0.79	16.70



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/701	LIVINGROOM	W1/701	35.28	34.45	0.83	2.35
R2/702	STUDY	W2/702	38.34	36.99	1.35	3.52
3 Treacastle Way						
R3/690	KITCHEN	W4/690	4.47	3.59	0.88	19.69
R1/691	LIVINGROOM	W1/691	34.99	34.14	0.85	2.43
R2/692	STUDY	W2/692	38.31	37.16	1.15	3.00
1 Treacastle Way						
R3/680	KITCHEN	W3/680	3.63	2.60	1.03	28.37
R1/681	LIVINGROOM	W1/681	35.62	34.54	1.08	3.03
R2/682	STUDY	W2/682	38.76	37.58	1.18	3.04
2 Treacastle Way						
R1/170	ASSUMED	W1/170	17.42	17.42	0.00	0.00
R1/171	ASSUMED	W1/171	33.74	32.07	1.67	4.95
R1/172	ASSUMED	W1/172	35.43	33.88	1.55	4.37
4 Treacastle Way						
R1/160	ASSUMED	W1/160	19.15	17.65	1.50	7.83
R1/161	ASSUMED	W1/161	34.19	32.28	1.91	5.59
R1/162	ASSUMED	W1/162	35.73	33.97	1.76	4.93
6 Treacastle Way						
R1/150	ASSUMED	W1/150	20.44	18.39	2.05	10.03
R1/151	ASSUMED	W1/151	34.52	32.32	2.20	6.37



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Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/152	ASSUMED	W1/152	35.94	33.93	2.01	5.59
8 Trecastle Way						
R1/140	ASSUMED	W1/140	21.13	18.89	2.24	10.60
R1/141	ASSUMED	W1/141	34.74	32.15	2.59	7.46
R1/142	ASSUMED	W1/142	36.08	33.72	2.36	6.54
10 Trecastle Way						
R1/130	ASSUMED	W1/130	20.47	18.63	1.84	8.99
R1/131	ASSUMED	W1/131	34.93	31.93	3.00	8.59
R1/132	ASSUMED	W1/132	36.21	33.47	2.74	7.57
12 Trecastle Way						
R1/120	ASSUMED	W1/120	20.89	17.39	3.50	16.75
R1/121	ASSUMED	W1/121	35.07	31.50	3.57	10.18
R1/122	ASSUMED	W1/122	36.29	33.04	3.25	8.96
85 Penderyn Way						
R1/200	KD_ASSUMED	W1/200	0.06	0.00	0.06	100.00
R1/200	KD_ASSUMED	W2/200	1.21	0.00	1.21	100.00
R1/200	KD_ASSUMED	W3/200	4.11	4.11	0.00	0.00
R1/201	BEDROOM_ASSUMED	W1/201	34.36	20.79	13.57	39.49
R1/202	BEDROOM_ASSUMED	W1/202	35.98	23.54	12.44	34.57
83 Penderyn Way						
R1/210	ASSUMED	W1/210	21.15	6.26	14.89	70.40
R1/210	ASSUMED	W2/210	62.54	51.85	10.69	17.09
R1/210	ASSUMED	W3/210	23.79	10.39	13.40	56.33



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/211	BEDROOM_ASSUMED	W1/211	34.26	20.44	13.82	40.34
R1/212	BEDROOM_ASSUMED	W1/212	35.92	23.18	12.74	35.47
81 Penderyn Way						
R1/220	KD_ASSUMED	W1/220	14.92	6.18	8.74	58.58
R1/220	KD_ASSUMED	W2/220	3.33	3.33	0.00	0.00
R1/220	KD_ASSUMED	W3/220	12.89	3.29	9.60	74.48
R1/221	BEDROOM_ASSUMED	W1/221	34.10	20.70	13.40	39.30
R1/222	BEDROOM_ASSUMED	W1/222	35.83	23.34	12.49	34.86
79 Penderyn Way						
R1/230	KD_ASSUMED	W1/230	31.02	17.80	13.22	42.62
R1/230	KD_ASSUMED	W2/230	64.15	54.47	9.68	15.09
R1/230	KD_ASSUMED	W3/230	64.13	54.21	9.92	15.47
R1/230	KD_ASSUMED	W4/230	64.28	54.08	10.20	15.87
R1/230	KD_ASSUMED	W5/230	2.79	2.79	0.00	0.00
R1/231	BEDROOM_ASSUMED	W1/231	34.00	21.44	12.56	36.94
R1/232	BEDROOM_ASSUMED	W1/232	35.86	23.88	11.98	33.41
77 Penderyn Way						
R1/240	KD_ASSUMED	W1/240	30.06	18.68	11.38	37.86
R1/240	KD_ASSUMED	W2/240	53.89	47.14	6.75	12.53
R1/240	KD_ASSUMED	W3/240	2.56	2.56	0.00	0.00
R1/241	BEDROOM	W1/241	34.04	22.23	11.81	34.69
R1/242	BEDROOM	W1/242	35.88	24.48	11.40	31.77
75 Penderyn Way						
R1/250	KD_ASSUMED	W1/250	15.31	5.15	10.16	66.36
R1/250	KD_ASSUMED	W2/250	16.72	9.56	7.16	42.82
R1/250	KD_ASSUMED	W3/250	2.68	2.68	0.00	0.00



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/251	BEDROOM_ASSUMED	W1/251	34.12	22.40	11.72	34.35
R1/252	BEDROOM_ASSUMED	W1/252	35.90	24.52	11.38	31.70
73 Penderyn Way						
R1/260	KD_ASSUMED	W1/260	16.28	5.63	10.65	65.42
R1/260	KD_ASSUMED	W2/260	22.74	11.78	10.96	48.20
R1/260	KD_ASSUMED	W3/260	2.17	2.17	0.00	0.00
R1/261	BEDROOM_ASSUMED	W1/261	34.24	22.59	11.65	34.02
R1/262	BEDROOM_ASSUMED	W1/262	35.93	24.60	11.33	31.53
71 Penderyn Way						
R1/270	KD_ASSUMED	W1/270	15.28	5.54	9.74	63.74
R1/270	KD_ASSUMED	W2/270	20.70	11.76	8.94	43.19
R1/270	KD_ASSUMED	W3/270	1.01	1.01	0.00	0.00
R1/271	BEDROOM_ASSUMED	W1/271	34.30	23.24	11.06	32.24
R1/272	BEDROOM_ASSUMED	W1/272	35.91	25.22	10.69	29.77
69 Penderyn Way						
R1/280	KD_ASSUMED	W1/280	31.18	20.86	10.32	33.10
R1/280	KD_ASSUMED	W2/280	31.43	20.72	10.71	34.08
R1/280	KD_ASSUMED	W3/280	31.22	20.16	11.06	35.43
R1/280	KD_ASSUMED	W4/280	2.03	2.03	0.00	0.00
R1/281	BEDROOM_ASSUMED	W1/281	33.33	21.93	11.40	34.20
R1/281	BEDROOM_ASSUMED	W2/281	33.64	22.81	10.83	32.19
R1/281	BEDROOM_ASSUMED	W3/281	33.47	23.81	9.66	28.86
R1/281	BEDROOM_ASSUMED	W4/281	32.90	24.73	8.17	24.83
R1/282	BEDROOM_ASSUMED	W1/282	35.76	25.95	9.81	27.43
67 Penderyn Way						
R1/290	KD_ASSUMED	W1/290	16.21	8.95	7.26	44.79



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/290	KD_ASSUMED	W2/290	18.48	12.60	5.88	31.82
R1/290	KD_ASSUMED	W3/290	1.49	1.49	0.00	0.00
R1/291	BEDROOM_ASSUMED	W1/291	33.86	25.32	8.54	25.22
R1/292	BEDROOM_ASSUMED	W1/292	35.53	27.16	8.37	23.56

65 Penderyn Way

R1/300	KD_ASSUMED	W1/300	13.11	7.89	5.22	39.82
R1/300	KD_ASSUMED	W2/300	19.56	14.24	5.32	27.20
R1/300	KD_ASSUMED	W3/300	0.53	0.53	0.00	0.00
R1/301	BEDROOM_ASSUMED	W1/301	33.29	26.70	6.59	19.80
R1/302	BEDROOM_ASSUMED	W1/302	35.07	28.47	6.60	18.82

63 Penderyn Way

R1/310	LKD	W1/310	29.86	25.62	4.24	14.20
R1/310	LKD	W2/310	29.78	25.17	4.61	15.48
R1/310	LKD	W3/310	63.38	58.16	5.22	8.24
R1/310	LKD	W4/310	30.31	25.14	5.17	17.06
R1/310	LKD	W5/310	0.37	0.37	0.00	0.00
R1/311	BEDROOM	W1/311	32.50	27.59	4.91	15.11
R1/312	BEDROOM	W1/312	34.41	29.33	5.08	14.76



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

72-122 Dalmeny Avenue

R1/660	KITCHEN	W1/660	0.63	0.63	0.52	0.52	0.11	17.12
R4/660	KITCHEN	W4/660	0.70	0.70	0.56	0.56	0.14	20.31
R7/660	KITCHEN	W7/660	0.76	0.76	0.59	0.59	0.17	22.12
R10/660	KITCHEN	W10/660	0.78	0.78	0.61	0.61	0.17	22.08
R13/660	KITCHEN	W13/660	0.79	0.79	0.63	0.63	0.16	20.38
R16/660	KITCHEN	W16/660	0.79	0.79	0.64	0.64	0.15	19.16
R19/660	KITCHEN	W19/660	0.79	0.79	0.65	0.65	0.14	17.28
R22/660	KITCHEN	W22/660	0.79	0.79	0.66	0.66	0.13	16.52
R25/660	KITCHEN	W25/660	0.79	0.79	0.67	0.67	0.12	14.87
R28/660	KITCHEN	W28/660	0.78	0.78	0.66	0.66	0.12	15.22
R31/660	KITCHEN	W31/660	0.75	0.75	0.63	0.63	0.11	15.17
R34/660	KITCHEN	W38/660	0.72	0.72	0.65	0.65	0.07	9.60
R37/660	KITCHEN	W41/660	0.74	0.74	0.66	0.66	0.08	11.16
R1/661	ASSUMED	W2/661	0.18	0.18	0.17	0.17	0.01	5.65
R2/661	ASSUMED	W3/661	1.68	1.68	1.64	1.64	0.05	2.79
R5/661	BEDROOM	W6/661	1.97	1.97	1.87	1.87	0.10	5.12
R7/661	BEDROOM	W8/661	2.21	2.21	2.06	2.06	0.15	6.61
R9/661	BEDROOM	W10/661	2.28	2.28	2.11	2.11	0.17	7.33
R11/661	BEDROOM	W12/661	2.31	2.31	2.14	2.14	0.17	7.31
R13/661	BEDROOM	W14/661	2.34	2.34	2.16	2.16	0.18	7.49



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R15/661	BEDROOM	W16/661	2.35	2.35	2.18	2.18	0.18	7.53
R17/661	BEDROOM	W18/661	2.36	2.36	2.19	2.19	0.17	7.25
R19/661	BEDROOM	W20/661	2.36	2.36	2.20	2.20	0.16	6.73
R21/661	BEDROOM	W22/661	2.37	2.37	2.22	2.22	0.15	6.34
R23/661	BEDROOM	W24/661	2.37	2.37	2.22	2.22	0.14	6.04
R25/661	BEDROOM	W26/661	2.36	2.36	2.23	2.23	0.13	5.59
R27/661	BEDROOM	W28/661	2.36	2.36	2.24	2.24	0.12	5.10
R29/661	BEDROOM	W30/661	2.35	2.35	2.24	2.24	0.11	4.64
R1/662	ASSUMED	W2/662	0.20	0.20	0.19	0.19	0.01	4.50
R2/662	ASSUMED	W3/662	1.77	1.77	1.72	1.72	0.05	2.83
R4/662	KITCHEN	W5/662	0.77	0.77	0.65	0.65	0.11	14.64
R7/662	KITCHEN	W8/662	0.81	0.81	0.68	0.68	0.13	16.09
R10/662	KITCHEN	W11/662	0.83	0.83	0.70	0.70	0.13	16.13
R13/662	KITCHEN	W14/662	0.84	0.84	0.71	0.71	0.13	15.42
R16/662	KITCHEN	W17/662	0.85	0.85	0.73	0.73	0.12	14.61
R19/662	KITCHEN	W20/662	0.85	0.85	0.73	0.73	0.12	13.55
R22/662	KITCHEN	W23/662	0.85	0.85	0.75	0.75	0.11	12.35
R25/662	KITCHEN	W26/662	0.86	0.86	0.76	0.76	0.10	11.67
R28/662	KITCHEN	W29/662	0.85	0.85	0.77	0.77	0.09	10.32
R31/662	KITCHEN	W32/662	0.86	0.86	0.77	0.77	0.09	10.00
R34/662	KITCHEN	W35/662	0.86	0.86	0.78	0.78	0.08	9.08



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R37/662	KITCHEN	W38/662	0.86	0.86	0.79	0.79	0.07	8.47
R40/662	KITCHEN	W41/662	0.86	0.86	0.79	0.79	0.07	7.58
R1/663	ASSUMED	W1/663	1.75	1.75	1.68	1.68	0.06	3.50
R2/663	ASSUMED	W2/663	0.20	0.20	0.20	0.20	0.01	4.41
R4/663	BEDROOM	W4/663	1.82	1.82	1.70	1.70	0.13	6.97
R6/663	BEDROOM	W6/663	1.84	1.84	1.71	1.71	0.13	7.28
R8/663	BEDROOM	W8/663	1.85	1.85	1.72	1.72	0.13	7.24
R10/663	BEDROOM	W10/663	1.86	1.86	1.73	1.73	0.13	6.90
R12/663	BEDROOM	W12/663	1.86	1.86	1.74	1.74	0.12	6.52
R14/663	BEDROOM	W14/663	1.86	1.86	1.74	1.74	0.12	6.29
R16/663	BEDROOM	W16/663	1.86	1.86	1.75	1.75	0.11	5.97
R18/663	BEDROOM	W18/663	1.86	1.86	1.76	1.76	0.10	5.48
R20/663	BEDROOM	W20/663	1.86	1.86	1.77	1.77	0.09	5.05
R22/663	BEDROOM	W22/663	1.86	1.86	1.77	1.77	0.09	4.73
R24/663	BEDROOM	W24/663	1.86	1.86	1.78	1.78	0.08	4.40
R26/663	BEDROOM	W26/663	1.86	1.86	1.79	1.79	0.08	4.03
R28/663	BEDROOM	W28/663	1.86	1.86	1.79	1.79	0.07	3.65

54-70 Dalmeny Avenue

R3/661	ASSUMED	W1/661	2.35		2.35			
R3/661	ASSUMED	W4/661	2.41	4.76	2.36	4.71	0.05	1.03
R3/662	ASSUMED	W1/662	2.60		2.60			
R3/662	ASSUMED	W4/662	2.50	5.10	2.46	5.07	0.04	0.73



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/670	BEDROOM	W12/670	1.70	1.70	1.52	1.52	0.18	10.72
R3/670	BEDROOM	W13/670	1.72	1.72	1.55	1.55	0.17	9.88
R4/670	LD	W7/670	0.34		0.31			
R4/670	LD	W14/670	0.91	1.26	0.76	1.08	0.18	14.18
R5/670	KITCHEN	W8/670	0.63	0.63	0.57	0.57	0.06	9.49
R7/670	LD	W18/670	1.69	1.69	1.58	1.58	0.11	6.69
R8/670	BEDROOM	W19/670	1.99	1.99	1.86	1.86	0.13	6.67
R11/670	KITCHEN	W3/670	0.57	0.57	0.53	0.53	0.04	6.53
R12/670	ASSUMED	W17/670	0.69	0.69	0.57	0.57	0.12	18.00
R13/670	ASSUMED	W15/670	2.15		1.98			
R13/670	ASSUMED	W16/670	0.24	2.40	0.24	2.23	0.17	7.10
R14/670	ASSUMED	W4/670	0.23		0.22			
R14/670	ASSUMED	W5/670	0.28	0.51	0.27	0.48	0.03	5.85
R15/670	ASSUMED	W6/670	0.57	0.57	0.52	0.52	0.04	7.77
R16/670	ASSUMED	W10/670	0.44	0.44	0.42	0.42	0.02	4.31
R2/671	BEDROOM	W12/671	1.76	1.76	1.58	1.58	0.17	9.90
R3/671	BEDROOM	W13/671	1.78	1.78	1.62	1.62	0.16	9.03
R4/671	LD	W7/671	0.36		0.34			
R4/671	LD	W14/671	0.95	1.31	0.81	1.14	0.17	12.75
R5/671	KITCHEN	W8/671	0.67	0.67	0.62	0.62	0.05	7.47
R7/671	LD	W18/671	1.79		1.68			
R7/671	LD	W19/671	0.30	2.09	0.30	1.98	0.11	5.17
R8/671	BEDROOM	W20/671	0.50	0.50	0.45	0.45	0.05	10.34
R11/671	KITCHEN	W3/671	0.60	0.60	0.57	0.57	0.03	4.81



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R12/671	ASSUMED	W17/671	0.73	0.73	0.62	0.62	0.11	14.76
R13/671	ASSUMED	W15/671	2.22		2.05			
R13/671	ASSUMED	W16/671	0.28	2.50	0.28	2.33	0.16	6.57
R14/671	ASSUMED	W4/671	0.25		0.24			
R14/671	ASSUMED	W5/671	0.30	0.55	0.29	0.52	0.02	4.38
R15/671	ASSUMED	W6/671	0.60	0.60	0.57	0.57	0.04	6.14
R16/671	ASSUMED	W10/671	0.47	0.47	0.46	0.46	0.01	2.75
R2/672	BEDROOM	W12/672	1.41	1.41	1.27	1.27	0.14	9.81
R3/672	BEDROOM	W13/672	1.44	1.44	1.31	1.31	0.13	8.98
R4/672	LD	W7/672	0.37		0.35			
R4/672	LD	W14/672	0.97	1.34	0.85	1.20	0.14	10.58
R5/672	KITCHEN	W8/672	0.68	0.68	0.64	0.64	0.04	5.92
R7/672	LD	W18/672	1.54		1.45			
R7/672	LD	W19/672	0.32	1.86	0.32	1.77	0.09	5.05
R8/672	BEDROOM	W20/672	0.58	0.58	0.54	0.54	0.04	6.37
R11/672	KITCHEN	W3/672	0.62	0.62	0.60	0.60	0.02	3.38
R12/672	ASSUMED	W17/672	0.76	0.76	0.67	0.67	0.09	11.55
R13/672	ASSUMED	W15/672	1.87		1.73			
R13/672	ASSUMED	W16/672	0.30	2.16	0.30	2.02	0.14	6.39
R14/672	ASSUMED	W4/672	0.25		0.25			
R14/672	ASSUMED	W5/672	0.30	0.55	0.29	0.53	0.02	2.91
R15/672	ASSUMED	W6/672	0.61	0.61	0.59	0.59	0.03	4.72
R16/672	ASSUMED	W10/672	0.48	0.48	0.47	0.47	0.01	1.66

30-52 Dalmeny Avenue



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/640	BEDROOM	W1/640	1.72	1.72	1.42	1.42	0.30	17.38
R2/640	BEDROOM	W2/640	1.74	1.74	1.44	1.44	0.30	17.06
R3/640	BEDROOM	W3/640	1.83	1.83	1.52	1.52	0.31	17.07
R4/640	BEDROOM	W4/640	1.46	1.46	1.22	1.22	0.24	16.12
R5/640	BEDROOM	W5/640	1.73	1.73	1.43	1.43	0.30	17.53
R6/640	BEDROOM	W6/640	1.73	1.73	1.44	1.44	0.29	16.90
R7/640	BEDROOM	W7/640	2.09	2.09	1.76	1.76	0.33	15.68
R8/640	BEDROOM	W8/640	2.07	2.07	1.75	1.75	0.32	15.39
R9/640	BEDROOM	W9/640	1.77	1.77	1.51	1.51	0.26	14.71
R1/641	BEDROOM	W1/641	1.77	1.77	1.49	1.49	0.29	16.12
R2/641	BEDROOM	W2/641	1.79	1.79	1.51	1.51	0.28	15.80
R3/641	BEDROOM	W3/641	1.88	1.88	1.59	1.59	0.30	15.78
R4/641	BEDROOM	W4/641	1.50	1.50	1.28	1.28	0.22	14.94
R5/641	BEDROOM	W5/641	1.78	1.78	1.49	1.49	0.29	16.31
R6/641	BEDROOM	W6/641	1.79	1.79	1.51	1.51	0.28	15.72
R7/641	BEDROOM	W7/641	2.17	2.17	1.85	1.85	0.32	14.75
R8/641	BEDROOM	W8/641	2.16	2.16	1.85	1.85	0.31	14.41
R9/641	BEDROOM	W9/641	1.85	1.85	1.59	1.59	0.26	13.79
R1/642	BEDROOM	W1/642	1.50	1.50	1.26	1.26	0.24	16.14
R2/642	BEDROOM	W2/642	1.50	1.50	1.27	1.27	0.24	15.83
R3/642	BEDROOM	W3/642	1.61	1.61	1.35	1.35	0.26	15.86



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R4/642	BEDROOM	W4/642	1.33	1.33	1.13	1.13	0.20	15.09
R5/642	BEDROOM	W5/642	1.50	1.50	1.25	1.25	0.25	16.53
R6/642	BEDROOM	W6/642	1.50	1.50	1.26	1.26	0.24	16.02
R7/642	BEDROOM	W7/642	1.84	1.84	1.56	1.56	0.28	15.20
R8/642	BEDROOM	W8/642	1.83	1.83	1.56	1.56	0.27	14.96
R9/642	BEDROOM	W9/642	1.58	1.58	1.35	1.35	0.23	14.47

6-28 Dalmeny Avenue

R1/600	BEDROOM	W1/600	1.51	1.51	1.29	1.29	0.22	14.64
R2/600	BEDROOM	W2/600	1.55	1.55	1.30	1.30	0.25	16.21
R3/600	BEDROOM	W3/600	1.67	1.67	1.37	1.37	0.30	18.02
R4/600	BEDROOM	W4/600	1.38	1.38	1.14	1.14	0.24	17.49
R5/600	BEDROOM	W5/600	1.71	1.71	1.37	1.37	0.34	19.80
R6/600	BEDROOM	W6/600	1.74	1.74	1.39	1.39	0.34	19.80
R7/600	BEDROOM	W7/600	1.88	1.88	1.51	1.51	0.37	19.45
R8/600	BEDROOM	W8/600	1.62	1.62	1.31	1.31	0.31	19.20
R1/601	BEDROOM	W1/601	1.61	1.61	1.35	1.35	0.26	16.39
R2/601	BEDROOM	W2/601	1.63	1.63	1.36	1.36	0.28	16.87
R3/601	BEDROOM	W3/601	1.74	1.74	1.43	1.43	0.30	17.40
R4/601	BEDROOM	W4/601	1.43	1.43	1.20	1.20	0.24	16.61
R5/601	BEDROOM	W5/601	1.76	1.76	1.43	1.43	0.33	18.62
R6/601	BEDROOM	W6/601	1.79	1.79	1.46	1.46	0.33	18.53



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R7/601	BEDROOM	W7/601	1.93	1.93	1.58	1.58	0.35	18.26
R8/601	BEDROOM	W8/601	1.66	1.66	1.36	1.36	0.30	18.07
R1/602	BEDROOM	W1/602	1.43	1.43	1.15	1.15	0.28	19.27
R2/602	BEDROOM	W2/602	1.44	1.44	1.16	1.16	0.28	19.29
R3/602	BEDROOM	W3/602	1.51	1.51	1.22	1.22	0.29	18.95
R4/602	BEDROOM	W4/602	1.29	1.29	1.06	1.06	0.23	17.98
R5/602	BEDROOM	W5/602	1.49	1.49	1.20	1.20	0.29	19.61
R6/602	BEDROOM	W6/602	1.51	1.51	1.22	1.22	0.29	19.43
R7/602	BEDROOM	W7/602	1.60	1.60	1.29	1.29	0.31	19.27
R8/602	BEDROOM	W8/602	1.37	1.37	1.11	1.11	0.26	19.01

275 Camden Road

R1/551	LKD	W1/551	0.61		0.61			
R1/551	LKD	W2/551	0.64		0.64			
R1/551	LKD	W3/551	0.74	1.98	0.48	1.72	0.26	13.22
R3/551	BEDROOM	W5/551	2.04	2.04	1.09	1.09	0.94	46.32
R4/551	BEDROOM	W6/551	0.96	0.96	0.48	0.48	0.48	49.69
R7/551	LKD	W9/551	0.10		0.02			
R7/551	LKD	W10/551	0.17	0.26	0.17	0.19	0.08	29.17
R1/552	LKD	W1/552	0.59		0.59			
R1/552	LKD	W2/552	0.63	1.22	0.63	1.22	0.00	0.00
R3/552	BEDROOM	W4/552	2.13	2.13	1.17	1.17	0.96	45.19
R4/552	BEDROOM	W5/552	1.29	1.29	0.67	0.67	0.62	47.87
R6/552	BEDROOM	W7/552	1.54	1.54	0.81	0.81	0.73	47.56



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/553	LKD	W1/553	0.62		0.62			
R1/553	LKD	W2/553	0.67	1.29	0.67	1.29	0.00	0.00
R3/553	BEDROOM	W4/553	2.15	2.15	1.24	1.24	0.91	42.19
R4/553	BEDROOM	W5/553	1.30	1.30	0.72	0.72	0.58	44.70
R6/553	BEDROOM	W7/553	1.56	1.56	0.87	0.87	0.68	43.86
R1/554	LKD	W1/554	0.65		0.65			
R1/554	LKD	W2/554	0.70	1.34	0.70	1.34	0.00	0.00
R3/554	BEDROOM	W4/554	2.11	2.11	1.30	1.30	0.81	38.52
R1/555	BEDROOM	W1/555	2.50		2.50			
R1/555	BEDROOM	W2/555	0.72	3.21	0.72	3.21	0.00	0.00
R3/555	BEDROOM	W4/555	2.00		1.32			
R3/555	BEDROOM	W5/555	1.08	3.08	0.98	2.29	0.79	25.54
R2/560	BEDROOM	W2/560	0.38	0.38	0.34	0.34	0.03	9.02
R4/560	BEDROOM	W4/560	0.98	0.98	0.54	0.54	0.43	44.32
R5/560	LKD	W5/560	0.95		0.81			
R5/560	LKD	W6/560	0.96	1.91	0.83	1.64	0.27	14.08
R3/561	BEDROOM	W3/561	0.64	0.64	0.54	0.54	0.10	15.86
R4/561	BEDROOM	W4/561	1.41	1.41	0.72	0.72	0.69	48.94
R5/561	LKD	W5/561	0.94		0.79			
R5/561	LKD	W6/561	0.94	1.88	0.81	1.59	0.29	15.27
R3/562	BEDROOM	W3/562	0.49		0.44			
R3/562	BEDROOM	W4/562	1.19	1.68	0.65	1.09	0.58	34.87
R4/562	LKD	W5/562	1.01		0.85			
R4/562	LKD	W6/562	1.01	2.01	0.87	1.73	0.28	14.12
R5/562	BEDROOM	W7/562	1.86	1.86	1.65	1.65	0.20	11.00



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

1-30 Kimble House

R2/571	KITCHEN	W2/571	0.26	0.26	0.13	0.13	0.13	50.95
R4/571	KITCHEN	W4/571	0.31	0.31	0.11	0.11	0.19	63.07
R7/571	KITCHEN	W7/571	0.33	0.33	0.11	0.11	0.22	66.16
R10/571	KITCHEN	W10/571	0.39	0.39	0.22	0.22	0.17	43.99
R12/571	KITCHEN	W12/571	0.39	0.39	0.15	0.15	0.24	61.13
R14/571	KITCHEN	W14/571	0.35	0.35	0.09	0.09	0.27	75.71
R3/572	KITCHEN	W3/572	0.44	0.44	0.20	0.20	0.24	54.44
R6/572	KITCHEN	W6/572	0.52	0.52	0.19	0.19	0.33	63.03
R9/572	KITCHEN	W9/572	0.57	0.57	0.22	0.22	0.35	61.82
R12/572	KITCHEN	W12/572	0.63	0.63	0.27	0.27	0.36	57.53
R15/572	KITCHEN	W15/572	0.64	0.64	0.26	0.26	0.38	59.72
R18/572	KITCHEN	W18/572	0.63	0.63	0.23	0.23	0.41	64.34
R3/573	KITCHEN	W3/573	0.56	0.56	0.26	0.26	0.30	53.15
R6/573	KITCHEN	W5/573	0.67	0.67	0.26	0.26	0.41	60.93
R9/573	KITCHEN	W8/573	0.74	0.74	0.32	0.32	0.42	56.78
R12/573	KITCHEN	W10/573	0.80	0.80	0.33	0.33	0.47	59.03
R15/573	KITCHEN	W13/573	0.81	0.81	0.34	0.34	0.47	58.25
R18/573	KITCHEN	W16/573	0.81	0.81	0.34	0.34	0.48	58.72
R3/574	KITCHEN	W3/574	0.64	0.64	0.34	0.34	0.30	46.64
R5/574	KITCHEN	W5/574	0.77	0.77	0.39	0.39	0.39	50.00



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R8/574	KITCHEN	W8/574	0.84	0.84	0.44	0.44	0.40	47.32
R11/574	KITCHEN	W11/574	0.88	0.88	0.43	0.43	0.45	51.42
R14/574	KITCHEN	W14/574	0.89	0.89	0.44	0.44	0.44	49.94
R17/574	KITCHEN	W17/574	0.89	0.89	0.45	0.45	0.43	48.87
R3/575	KITCHEN	W3/575	0.80	0.80	0.55	0.55	0.25	30.99
R5/575	KITCHEN	W5/575	0.85	0.85	0.55	0.55	0.30	35.30
R8/575	KITCHEN	W8/575	0.87	0.87	0.55	0.55	0.32	36.73
R11/575	KITCHEN	W11/575	0.89	0.89	0.52	0.52	0.37	41.69
R14/575	KITCHEN	W14/575	0.89	0.89	0.53	0.53	0.36	40.54
R17/575	KITCHEN	W17/575	0.89	0.89	0.54	0.54	0.35	39.41

370 Camden Road

R1/70	ASSUMED_RESI	W1/70	1.31	1.31	1.16	1.16	0.15	11.50
R1/71	ASSUMED_RESI	W1/71	1.24	1.24	1.11	1.11	0.13	10.36
R5/72	ASSUMED_RESI	W5/72	1.19	1.19	1.08	1.08	0.11	9.30
R2/73	ASSUMED_RESI	W6/73	1.07	1.07	0.98	0.98	0.09	8.50

372 Camden Road

R2/70	ASSUMED_RESI_PCD	W2/70	1.24	1.24	1.16	1.16	0.08	6.70
R3/70	ASSUMED_RESI_PCD	W3/70	1.27	1.27	1.09	1.09	0.18	13.81
R2/71	ASSUMED_RESI_PCD	W2/71	1.72	1.72	1.51	1.51	0.21	12.11
R4/71	ASSUMED_RESI_PCD	W4/71	0.11		0.10			
R4/71	ASSUMED_RESI_PCD	W5/71	1.63	1.74	1.44	1.54	0.20	11.44



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/72	ASSUMED_RESI_PCD	W2/72	2.67	2.67	2.39	2.39	0.28	10.62
R3/72	ASSUMED_RESI_PCD	W3/72	3.53	3.53	3.14	3.14	0.40	11.29
R4/72	ASSUMED_RESI_PCD	W4/72	1.78	1.78	1.59	1.59	0.20	10.96
R1/73	ASSUMED_RESI_PCD	W5/73	1.64	1.64	1.48	1.48	0.16	9.99
R3/73	ASSUMED_RESI_PCD	W4/73	2.32	2.32	2.09	2.09	0.24	10.28
R4/73	ASSUMED_RESI_PCD	W3/73	1.69	1.69	1.50	1.50	0.19	11.01
R5/73	ASSUMED_RESI_PCD	W2/73	1.18	1.18	1.08	1.08	0.10	8.74
374 Camden Road								
R3/61	ASSUMED_RESI	W6/61	0.38	0.38	0.38	0.38	0.00	0.00
R4/70	ASSUMED_RESI	W4/70	1.36	1.36	1.16	1.16	0.20	14.65
R5/71	ASSUMED_RESI	W6/71	1.30	1.30	1.12	1.12	0.19	14.22
R1/72	ASSUMED_RESI	W1/72	1.20	1.20	1.05	1.05	0.16	12.97
R6/73	ASSUMED_RESI	W1/73	1.05	1.05	0.93	0.93	0.13	11.86
376 Camden Road								
R1/40	BEDROOM	W1/40	0.52		0.52			
R1/40	BEDROOM	W2/40	1.18	1.70	0.95	1.47	0.23	13.58
R2/40	BEDROOM	W3/40	1.15		0.92			
R2/40	BEDROOM	W4/40	0.54	1.69	0.48	1.40	0.29	17.38
R3/40	BEDROOM	W5/40	0.49		0.49			
R3/40	BEDROOM	W6/40	1.16	1.65	0.90	1.40	0.26	15.56
R4/40	BEDROOM	W7/40	1.21		0.94			
R4/40	BEDROOM	W8/40	0.77	1.97	0.71	1.64	0.33	16.82
R6/40	ASSUMED_KITCHEN	W10/40	0.67	0.67	0.63	0.63	0.03	4.95



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/41	BEDROOM	W1/41	0.59		0.59			
R1/41	BEDROOM	W2/41	1.65	2.24	1.35	1.93	0.30	13.55
R2/41	BEDROOM	W3/41	1.75		1.42			
R2/41	BEDROOM	W4/41	0.62	2.36	0.55	1.97	0.39	16.65
R3/41	BEDROOM	W6/41	0.52		0.52			
R3/41	BEDROOM	W7/41	1.65	2.16	1.30	1.82	0.34	15.76
R4/41	BEDROOM	W8/41	1.71		1.35			
R4/41	BEDROOM	W9/41	0.79	2.51	0.74	2.09	0.42	16.73
R6/41	ASSUMED_KITCHEN	W10/41	0.72	0.72	0.69	0.69	0.03	4.03
R1/42	BEDROOM	W1/42	0.64		0.64			
R1/42	BEDROOM	W2/42	1.69	2.33	1.40	2.04	0.29	12.41
R2/42	BEDROOM	W3/42	1.76		1.46			
R2/42	BEDROOM	W4/42	0.67	2.43	0.61	2.07	0.37	15.00
R3/42	BEDROOM	W6/42	0.60		0.60			
R3/42	BEDROOM	W7/42	1.67	2.27	1.35	1.95	0.32	14.22
R4/42	BEDROOM	W8/42	1.74		1.40			
R4/42	BEDROOM	W9/42	0.84	2.58	0.79	2.18	0.40	15.39
R6/42	ASSUMED_KITCHEN	W10/42	0.83	0.83	0.80	0.80	0.03	3.14
R1/43	BEDROOM	W1/43	3.24	3.24	2.84	2.84	0.40	12.28
R2/43	BEDROOM	W2/43	2.97	2.97	2.60	2.60	0.38	12.68
R4/43	BEDROOM	W5/43	3.13	3.13	2.69	2.69	0.44	13.94
R5/43	BEDROOM	W6/43	2.78	2.78	2.39	2.39	0.39	14.05
R6/43	ASSUMED_KITCHEN	W7/43	0.91	0.91	0.89	0.89	0.02	2.53

Poynder Court, Camden Road

R2/20	BEDROOM	W1/20	3.02	3.02	2.29	2.29	0.72	24.01
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DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R3/20	BEDROOM	W2/20	2.75	2.75	2.10	2.10	0.65	23.54
R4/20	BEDROOM	W3/20	3.01	3.01	2.30	2.30	0.71	23.55
R5/20	BEDROOM	W4/20	2.68	2.68	2.06	2.06	0.62	23.08
R6/20	BEDROOM	W5/20	3.04	3.04	2.38	2.38	0.66	21.64
R1/21	BEDROOM	W1/21	3.02	3.02	2.41	2.41	0.61	20.18
R2/21	BEDROOM	W2/21	3.20	3.20	2.47	2.47	0.73	22.71
R3/21	BEDROOM	W3/21	2.79	2.79	2.17	2.17	0.62	22.30
R4/21	BEDROOM	W4/21	3.06	3.06	2.37	2.37	0.68	22.37
R5/21	BEDROOM	W5/21	2.72	2.72	2.12	2.12	0.59	21.83
R6/21	BEDROOM	W6/21	3.09	3.09	2.45	2.45	0.64	20.62
R1/22	BEDROOM	W1/22	3.08	3.08	2.50	2.50	0.58	18.89
R2/22	BEDROOM	W2/22	3.25	3.25	2.55	2.55	0.69	21.38
R3/22	BEDROOM	W3/22	2.82	2.82	2.23	2.23	0.59	20.84
R4/22	BEDROOM	W4/22	3.10	3.10	2.45	2.45	0.65	21.04
R5/22	BEDROOM	W5/22	2.75	2.75	2.18	2.18	0.56	20.47
R6/22	BEDROOM	W6/22	3.09	3.09	2.48	2.48	0.60	19.51
R1/23	BEDROOM	W1/23	3.16	3.16	2.63	2.63	0.54	17.00
R2/23	BEDROOM	W2/23	3.33	3.33	2.69	2.69	0.64	19.22
R3/23	BEDROOM	W3/23	3.06	3.06	2.53	2.53	0.53	17.46
R4/23	BEDROOM	W4/23	3.16	3.16	2.56	2.56	0.60	18.98
R5/23	BEDROOM	W5/23	2.95	2.95	2.44	2.44	0.51	17.24



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R6/23	BEDROOM	W6/23	3.10	3.10	2.55	2.55	0.55	17.60
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388 Camden Road

R2/10	KITCHEN	W5/10	1.07	1.07	0.83	0.83	0.24	22.42
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R3/10	LIVINGROOM	W4/10	1.35	1.35	1.07	1.07	0.28	20.52
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R1/11	KITCHEN	W4/11	1.34	1.34	1.06	1.06	0.27	20.51
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R2/11	LIVINGROOM	W3/11	1.29	1.29	1.04	1.04	0.25	19.58
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R1/12	KITCHEN	W4/12	1.17	1.17	0.93	0.93	0.24	20.34
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R2/12	LIVINGROOM	W3/12	1.13	1.13	0.91	0.91	0.22	19.19
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R1/13	ASSUMED_RESI	W2/13	1.01	1.01	0.82	0.82	0.19	18.61
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R2/1009	SSUMED_LIVINGROOI	W4/1009	1.36	1.36	1.05	1.05	0.31	22.88
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390 Camden Road

R4/10	LIVINGROOM	W3/10	1.33	1.33	1.07	1.07	0.26	19.79
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R5/10	ASSUMED_KITCHEN	W2/10	1.24	1.24	0.99	0.99	0.25	19.90
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R6/10	ASSUMED_RESI	W1/10	1.46	1.46	1.25	1.25	0.21	14.28
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R3/11	LIVINGROOM	W2/11	1.27	1.27	1.02	1.02	0.24	19.05
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R4/11	ASSUMED_KITCHEN	W1/11	1.24	1.24	1.00	1.00	0.24	19.11
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R3/12	LIVINGROOM	W2/12	0.96	0.96	0.77	0.77	0.19	19.46
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R4/12	KITCHEN	W1/12	1.03	1.03	0.83	0.83	0.20	19.48
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R6/12	ASSUMED	W6/12	0.99	0.99	0.88	0.88	0.11	10.66
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R4/13	ASSUMED_RESI	W1/13	0.93	0.93	0.76	0.76	0.17	18.00
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2 Parkhurst Road & 291 A & C Camden Road



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/1100	DANCE_STUDIO	W1/1100	0.48		0.26			
R1/1100	DANCE_STUDIO	W3/1100	0.48		0.25			
R1/1100	DANCE_STUDIO	W5/1100	0.43		0.22			
R1/1100	DANCE_STUDIO	W7/1100	0.42		0.21			
R1/1100	DANCE_STUDIO	W10/1100	0.02	1.83	0.00	0.95	0.88	48.22
R1/1101	DANCE_STUDIO	W1/1101	0.11		0.06			
R1/1101	DANCE_STUDIO	W2/1101	0.97		0.57			
R1/1101	DANCE_STUDIO	W3/1101	0.45		0.24			
R1/1101	DANCE_STUDIO	W4/1101	0.45		0.23			
R1/1101	DANCE_STUDIO	W6/1101	0.59		0.59			
R1/1101	DANCE_STUDIO	W7/1101	0.23		0.23			
R1/1101	DANCE_STUDIO	W8/1101	0.22	3.01	0.22	2.14	0.87	29.00
R2/1101		W5/1101	1.37		0.71			
R2/1101		W9/1101	0.74	2.11	0.74	1.45	0.66	31.41
R2/1110		W2/1110	1.16		0.51			
R2/1110		W3/1110	0.74	1.91	0.25	0.77	1.14	59.81
R1/1111		W1/1111	1.50	1.50	0.72	0.72	0.78	52.27
R2/1111	STUDIO	W2/1111	1.33	1.33	0.63	0.63	0.70	52.55
R1/1112	ASSUMED	W1/1112	0.74		0.34			
R1/1112	ASSUMED	W2/1112	0.74	1.48	0.33	0.67	0.81	54.57
R1/1120	BEDROOM	W1/1120	0.69	0.69	0.69	0.69	0.00	0.00
R2/1122	LKD	W1/1122	0.85	0.85	0.64	0.64	0.21	25.03
R3/1122	LKD	W2/1122	0.58		0.49			
R3/1122	LKD	W3/1122	0.58		0.52			
R3/1122	LKD	W4/1122	0.57	1.72	0.52	1.53	0.19	11.19
R1/1123	BEDROOM	W2/1122	0.91		0.78			
R1/1123	BEDROOM	W3/1122	0.91		0.83			
R1/1123	BEDROOM	W4/1122	0.89	2.71	0.83	2.44	0.28	10.21
R2/1123	BEDROOM	W1/1122	1.02	1.02	0.79	0.79	0.23	22.74
R2/1200	LKD	W11/1200	2.09		2.09			



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/1200	LKD	W16/1200	0.69		0.69			
R2/1200	LKD	W8/1201	0.64		0.59			
R2/1200	LKD	W10/1201	0.75	4.17	0.75	4.11	0.06	1.37
R1/1201	BEDROOM	W11/1200	1.77		1.76			
R1/1201	BEDROOM	W8/1201	0.97		0.89			
R1/1201	BEDROOM	W10/1201	1.13	3.87	1.13	3.77	0.10	2.53
R1/1211		W1/1211	0.13		0.13			
R1/1211		W2/1211	0.15		0.15			
R1/1211		W4/1211	0.14		0.14			
R1/1211		W5/1211	0.15	0.57	0.15	0.57	0.00	0.00
R1/1212		W1/1212	0.08		0.08			
R1/1212		W2/1212	0.08	0.16	0.07	0.15	0.00	1.28

2-5 Prospect Place

R1/1130	ASSUMED_LKD	W1/1130	2.35	2.35	1.48	1.48	0.87	37.04
R2/1130	ASSUMED_LKD	W2/1130	2.37	2.37	1.43	1.43	0.94	39.66
R3/1130	ASSUMED_LKD	W3/1130	2.42	2.42	1.26	1.26	1.17	48.12
R2/1131	ASSUMED_LKD	W2/1131	1.30	1.30	0.89	0.89	0.41	31.67
R3/1131	ASSUMED_LKD	W3/1131	1.33	1.33	0.87	0.87	0.46	34.72
R6/1131	ASSUMED_LKD	W6/1131	1.34	1.34	0.78	0.78	0.56	41.48
R2/1132	ASSUMED_LKD	W2/1132	1.24	1.24	0.79	0.79	0.45	36.02
R3/1132	ASSUMED_LKD	W3/1132	1.26	1.26	0.76	0.76	0.50	39.84
R6/1132	ASSUMED_LKD	W6/1132	1.28	1.28	0.66	0.66	0.62	48.71
R1/1140	ASSUMED_LKD	W1/1140	0.65		0.65			
R1/1140	ASSUMED_LKD	W2/1140	0.68	1.32	0.43	1.07	0.25	18.84
R2/1140	ASSUMED_LKD	W3/1140	0.73	0.73	0.46	0.46	0.28	37.76

Camhurst House



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/1151	LKD	W1/1151	1.86		1.60			
R1/1151	LKD	W2/1151	0.43	2.29	0.36	1.96	0.33	14.30
R3/1151	BEDROOM	W4/1151	2.94		2.53			
R3/1151	BEDROOM	W5/1151	0.63	3.57	0.59	3.11	0.45	12.70
R4/1151	BEDROOM	W6/1151	1.39	1.39	1.29	1.29	0.10	7.26
R5/1151	LKD	W7/1151	1.99	1.99	1.84	1.84	0.15	7.35
R6/1151	LKD	W8/1151	0.66		0.61			
R6/1151	LKD	W9/1151	0.65	1.31	0.60	1.21	0.10	7.70
R1/1152	LKD	W1/1152	1.90		1.64			
R1/1152	LKD	W2/1152	0.44	2.34	0.38	2.02	0.32	13.52
R3/1152	BEDROOM	W4/1152	3.09		2.62			
R3/1152	BEDROOM	W5/1152	0.70	3.79	0.62	3.23	0.55	14.58
R4/1152	BEDROOM	W6/1152	1.58	1.58	1.41	1.41	0.17	10.87
R5/1152	LKD	W7/1152	2.08	2.08	1.87	1.87	0.21	10.16
R1/1153	LKD	W1/1153	1.64		1.44			
R1/1153	LKD	W2/1153	0.41	2.04	0.36	1.79	0.25	12.20
R3/1153	BEDROOM	W4/1153	2.68		2.29			
R3/1153	BEDROOM	W5/1153	0.64	3.32	0.56	2.85	0.47	14.12
R4/1153	BEDROOM	W6/1153	1.36	1.36	1.20	1.20	0.16	11.89
R5/1153	LKD	W7/1153	1.74	1.74	1.55	1.55	0.20	11.41
Whitby Court								
R1/1160	KITCHEN	W1/1160	1.54	1.54	1.39	1.39	0.15	9.73
R4/1160	ASSUMED_BEDROOM	W5/1160	1.05	1.05	0.93	0.93	0.13	11.99
R1/1161	KITCHEN	W1/1161	1.75	1.75	1.59	1.59	0.16	9.27



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R4/1161	ASSUMED_BEDROOM	W4/1161	1.17	1.17	1.04	1.04	0.13	11.37
R1/1162	KITCHEN	W1/1162	1.80	1.80	1.64	1.64	0.16	8.72
R4/1162	ASSUMED_BEDROOM	W4/1162	1.19	1.19	1.06	1.06	0.13	10.71
R1/1163	KITCHEN	W1/1163	2.06	2.06	1.89	1.89	0.17	8.11
R4/1163	ASSUMED_BEDROOM	W4/1163	1.63	1.63	1.47	1.47	0.16	9.69

1-12 Fairweather House

R1/440	LIVINGROOM	W1/440	0.96		0.96			
R1/440	LIVINGROOM	W2/440	2.23	3.19	2.17	3.13	0.06	1.76
R2/440	RESIDENTIAL	W3/440	2.04	2.04	1.95	1.95	0.09	4.41
R3/440	RESIDENTIAL	W4/440	2.01	2.01	1.90	1.90	0.11	5.57
R4/440	LIVINGROOM	W5/440	2.21		1.99			
R4/440	LIVINGROOM	W6/440	1.17	3.38	0.53	2.52	0.85	25.30
R5/440	KITCHEN	W7/440	2.34	2.34	1.15	1.15	1.19	50.75
R6/440	BEDROOM	W8/440	1.47		0.75			
R6/440	BEDROOM	W9/440	1.22	2.69	1.03	1.78	0.91	33.84
R9/440	RESIDENTIAL	W12/440	1.67	1.67	1.47	1.47	0.19	11.53
R10/440	RESIDENTIAL	W13/440	1.66	1.66	1.48	1.48	0.17	10.45
R13/440	BEDROOM	W16/440	1.13		1.04			
R13/440	BEDROOM	W17/440	0.71	1.84	0.71	1.75	0.09	4.80
R1/441	LIVINGROOM	W1/441	0.86		0.86			
R1/441	LIVINGROOM	W2/441	1.04		1.03			
R1/441	LIVINGROOM	W3/441	1.04	2.93	1.03	2.92	0.01	0.44
R2/441	RESIDENTIAL	W4/441	1.09		1.07			
R2/441	RESIDENTIAL	W5/441	1.09	2.19	1.07	2.14	0.05	2.06
R3/441	RESIDENTIAL	W6/441	1.10		1.06			



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R3/441	RESIDENTIAL	W7/441	1.10	2.19	1.05	2.11	0.08	3.84
R4/441	LIVINGROOM	W8/441	1.07		0.99			
R4/441	LIVINGROOM	W9/441	1.07		0.97			
R4/441	LIVINGROOM	W10/441	1.06	3.19	0.49	2.46	0.74	23.09
R5/441	KITCHEN	W11/441	2.61	2.61	1.32	1.32	1.29	49.33
R6/441	BEDROOM	W12/441	1.61		0.86			
R6/441	BEDROOM	W13/441	1.28	2.89	1.09	1.95	0.94	32.60
R9/441	RESIDENTIAL	W16/441	1.70	1.70	1.52	1.52	0.18	10.47
R10/441	RESIDENTIAL	W17/441	1.68	1.68	1.53	1.53	0.16	9.38
R13/441	BEDROOM	W20/441	1.13		1.06			
R13/441	BEDROOM	W21/441	0.89	2.02	0.89	1.95	0.07	3.66
R1/442	RESIDENTIAL	W1/442	0.94		0.94			
R1/442	RESIDENTIAL	W2/442	1.05		1.05			
R1/442	RESIDENTIAL	W3/442	1.05	3.03	1.04	3.02	0.01	0.40
R2/442	RESIDENTIAL	W4/442	1.22		1.20			
R2/442	RESIDENTIAL	W5/442	1.22	2.44	1.19	2.39	0.05	1.89
R3/442	RESIDENTIAL	W6/442	1.26		1.22			
R3/442	RESIDENTIAL	W7/442	1.26	2.52	1.21	2.43	0.09	3.61
R4/442	RESIDENTIAL	W8/442	1.07		1.00			
R4/442	RESIDENTIAL	W9/442	1.07		0.98			
R4/442	RESIDENTIAL	W10/442	1.06	3.20	0.52	2.50	0.70	21.97
R5/442	RESIDENTIAL	W11/442	1.60		0.90			
R5/442	RESIDENTIAL	W12/442	1.27	2.87	1.10	2.00	0.88	30.58
R7/442	RESIDENTIAL	W14/442	1.19		1.07			
R7/442	RESIDENTIAL	W15/442	1.19	2.38	1.08	2.15	0.23	9.72
R8/442	RESIDENTIAL	W16/442	1.19		1.09			
R8/442	RESIDENTIAL	W17/442	1.19	2.39	1.10	2.19	0.20	8.21
R10/442	RESIDENTIAL	W19/442	1.15		1.09			



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R10/442	RESIDENTIAL	W20/442	1.02	2.17	1.02	2.10	0.07	3.04
R1/443	RESIDENTIAL	W1/443	1.47		1.47			
R1/443	RESIDENTIAL	W2/443	1.43	2.89	1.42	2.89	0.01	0.17
R2/443	RESIDENTIAL	W3/443	2.00	2.00	1.98	1.98	0.01	0.70
R3/443	RESIDENTIAL	W4/443	1.23		1.21			
R3/443	RESIDENTIAL	W5/443	1.23	2.46	1.21	2.42	0.04	1.75
R4/443	RESIDENTIAL	W6/443	1.21		1.17			
R4/443	RESIDENTIAL	W7/443	1.21	2.42	1.16	2.33	0.08	3.35
R5/443	RESIDENTIAL	W8/443	1.93	1.93	1.81	1.81	0.12	6.36
R6/443	RESIDENTIAL	W9/443	1.52		1.40			
R6/443	RESIDENTIAL	W10/443	1.61	3.12	0.85	2.25	0.87	27.96
R7/443	RESIDENTIAL	W11/443	1.25		0.75			
R7/443	RESIDENTIAL	W12/443	0.94		0.82			
R7/443	RESIDENTIAL	W13/443	0.94	3.12	0.82	2.39	0.73	23.48
R10/443	RESIDENTIAL	W16/443	1.18		1.07			
R10/443	RESIDENTIAL	W17/443	1.18	2.36	1.08	2.15	0.21	8.89
R11/443	RESIDENTIAL	W18/443	1.18		1.09			
R11/443	RESIDENTIAL	W19/443	1.18	2.37	1.10	2.19	0.18	7.44
R14/443	RESIDENTIAL	W22/443	0.85		0.80			
R14/443	RESIDENTIAL	W23/443	0.85		0.80			
R14/443	RESIDENTIAL	W24/443	1.00	2.69	1.00	2.60	0.09	3.38

13-24 Fairweather House

R1/470	BEDROOM	W1/470	0.71		0.71			
R1/470	BEDROOM	W2/470	1.16	1.88	1.16	1.87	0.00	0.16
R4/470	RESIDENTIAL	W5/470	1.64	1.64	1.64	1.64	0.00	0.06
R5/470	RESIDENTIAL	W6/470	1.62	1.62	1.62	1.62	0.00	0.25
R8/470	BEDROOM	W9/470	1.11		1.09			



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R8/470	BEDROOM	W10/470	1.15	2.26	0.94	2.03	0.24	10.40
R9/470	KITCHEN	W11/470	1.65	1.65	1.32	1.32	0.33	20.05
R10/470	LIVINGROOM	W12/470	0.51		0.46			
R10/470	LIVINGROOM	W13/470	2.09	2.60	2.09	2.55	0.05	1.92
R1/471	BEDROOM	W1/471	0.90		0.90			
R1/471	BEDROOM	W2/471	1.16	2.06	1.15	2.05	0.01	0.44
R4/471	RESIDENTIAL	W5/471	1.68	1.68	1.67	1.67	0.01	0.42
R5/471	RESIDENTIAL	W6/471	1.68	1.68	1.67	1.67	0.01	0.42
R8/471	BEDROOM	W9/471	1.21		1.19			
R8/471	BEDROOM	W10/471	1.30	2.51	1.09	2.28	0.23	9.25
R9/471	KITCHEN	W11/471	1.85	1.85	1.53	1.53	0.32	17.28
R10/471	LIVINGROOM	W12/471	0.58		0.48			
R10/471	LIVINGROOM	W13/471	1.02		1.02			
R10/471	LIVINGROOM	W14/471	1.05	2.65	1.05	2.55	0.10	3.73
R1/472	RESIDENTIAL	W1/472	1.02		1.02			
R1/472	RESIDENTIAL	W2/472	1.17	2.19	1.15	2.17	0.02	0.69
R3/472	RESIDENTIAL	W4/472	1.20		1.18			
R3/472	RESIDENTIAL	W5/472	1.19	2.39	1.18	2.36	0.03	1.42
R4/472	RESIDENTIAL	W6/472	1.19		1.17			
R4/472	RESIDENTIAL	W7/472	1.19	2.37	1.17	2.34	0.04	1.56
R6/472	RESIDENTIAL	W9/472	1.26		1.22			
R6/472	RESIDENTIAL	W10/472	1.38	2.64	1.18	2.40	0.24	8.98
R7/472	RESIDENTIAL	W11/472	0.65		0.56			
R7/472	RESIDENTIAL	W12/472	1.04		1.04			
R7/472	RESIDENTIAL	W13/472	1.06	2.75	1.06	2.67	0.08	3.02
R1/473	RESIDENTIAL	W1/473	1.00		1.00			
R1/473	RESIDENTIAL	W2/473	0.85		0.83			
R1/473	RESIDENTIAL	W3/473	0.85	2.70	0.84	2.67	0.03	1.11



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R4/473	RESIDENTIAL	W6/473	1.19		1.16			
R4/473	RESIDENTIAL	W7/473	1.19	2.37	1.16	2.32	0.05	2.24
R5/473	RESIDENTIAL	W8/473	1.18		1.16			
R5/473	RESIDENTIAL	W9/473	1.18	2.37	1.15	2.31	0.06	2.49
R8/473	RESIDENTIAL	W12/473	0.94		0.91			
R8/473	RESIDENTIAL	W13/473	0.94		0.91			
R8/473	RESIDENTIAL	W14/473	1.18	3.06	1.00	2.82	0.24	7.92
R9/473	RESIDENTIAL	W15/473	1.22		1.12			
R9/473	RESIDENTIAL	W16/473	1.50	2.72	1.50	2.62	0.10	3.71
R10/473	RESIDENTIAL	W17/473	1.93	1.93	1.93	1.93	0.00	0.05

25-40 Fairweather House

R1/500	RESIDENTIAL	W1/500	1.67	1.67	1.66	1.66	0.01	0.54
R4/500	RESIDENTIAL	W4/500	1.66	1.66	1.65	1.65	0.01	0.54
R5/500	RESIDENTIAL	W5/500	1.66	1.66	1.65	1.65	0.01	0.60
R8/500	BEDROOM	W8/500	1.19		1.19			
R8/500	BEDROOM	W9/500	1.11	2.31	1.04	2.23	0.08	3.43
R9/500	KITCHEN	W10/500	1.58	1.58	1.46	1.46	0.13	7.89
R10/500	LIVINGROOM	W11/500	0.51		0.50			
R10/500	LIVINGROOM	W12/500	2.11	2.62	2.11	2.61	0.01	0.38
R1/501	RESIDENTIAL	W1/501	1.59	1.59	1.58	1.58	0.01	0.50
R4/501	RESIDENTIAL	W4/501	1.68	1.68	1.67	1.67	0.01	0.71
R5/501	RESIDENTIAL	W5/501	1.69	1.69	1.68	1.68	0.01	0.83
R8/501	BEDROOM	W8/501	1.26		1.25			
R8/501	BEDROOM	W9/501	1.27	2.53	1.18	2.43	0.10	3.91
R9/501	KITCHEN	W10/501	1.81	1.81	1.67	1.67	0.15	8.05



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R10/501	LIVINGROOM	W11/501	0.56		0.53			
R10/501	LIVINGROOM	W12/501	1.03		1.03			
R10/501	LIVINGROOM	W13/501	1.06	2.65	1.06	2.62	0.03	1.02
R1/502	RESIDENTIAL	W1/502	1.11		1.11			
R1/502	RESIDENTIAL	W2/502	1.11	2.22	1.11	2.21	0.01	0.58
R2/502	RESIDENTIAL	W3/502	1.19		1.18			
R2/502	RESIDENTIAL	W4/502	1.19	2.39	1.18	2.37	0.02	0.84
R3/502	RESIDENTIAL	W5/502	1.19		1.18			
R3/502	RESIDENTIAL	W6/502	1.19	2.37	1.18	2.35	0.02	0.97
R5/502	RESIDENTIAL	W8/502	1.27		1.25			
R5/502	RESIDENTIAL	W9/502	1.37	2.64	1.27	2.52	0.11	4.29
R6/502	RESIDENTIAL	W10/502	0.64		0.61			
R6/502	RESIDENTIAL	W11/502	1.05		1.05			
R6/502	RESIDENTIAL	W12/502	1.07	2.75	1.07	2.72	0.03	1.16
R1/503	RESIDENTIAL	W1/503	1.11		1.10			
R1/503	RESIDENTIAL	W2/503	1.11	2.21	1.10	2.20	0.01	0.59
R4/503	RESIDENTIAL	W5/503	1.18		1.17			
R4/503	RESIDENTIAL	W6/503	1.18	2.36	1.17	2.34	0.02	0.89
R5/503	RESIDENTIAL	W7/503	1.18		1.17			
R5/503	RESIDENTIAL	W8/503	1.18	2.37	1.17	2.34	0.03	1.10
R8/503	RESIDENTIAL	W11/503	0.94		0.93			
R8/503	RESIDENTIAL	W12/503	0.94		0.93			
R8/503	RESIDENTIAL	W13/503	1.18	3.06	1.08	2.93	0.12	4.06
R9/503	RESIDENTIAL	W14/503	1.22		1.17			
R9/503	RESIDENTIAL	W15/503	1.51	2.73	1.51	2.68	0.05	1.76
R10/503	RESIDENTIAL	W16/503	1.94	1.94	1.94	1.94	0.00	0.00

McMorran House

R1/410	BEDROOM_ASSUMED	W1/410	2.04	2.04	1.96	1.96	0.08	3.88
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DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/410	VINGROOM_ASSUME	W2/410	1.26		1.21			
R2/410	VINGROOM_ASSUME	W3/410	1.26	2.53	1.21	2.43	0.10	4.00
R3/410	VINGROOM_ASSUME	W4/410	1.01		0.96			
R3/410	VINGROOM_ASSUME	W5/410	1.01	2.01	0.96	1.92	0.09	4.47
R4/410	BEDROOM_ASSUMED	W6/410	1.63	1.63	1.55	1.55	0.08	4.74
R5/410	BEDROOM_ASSUMED	W7/410	1.63	1.63	1.54	1.54	0.09	5.23
R6/410	VINGROOM_ASSUME	W8/410	1.00		0.94			
R6/410	VINGROOM_ASSUME	W9/410	0.98	1.98	0.93	1.87	0.11	5.51
R1/411	VINGROOM_ASSUME	W1/411	1.01		0.94			
R1/411	VINGROOM_ASSUME	W2/411	1.01	2.02	0.94	1.88	0.14	7.13
R2/411	BEDROOM_ASSUMED	W3/411	1.66	1.66	1.55	1.55	0.12	6.98
R3/411	BEDROOM_ASSUMED	W4/411	1.71	1.71	1.60	1.60	0.12	6.88
R4/411	BEDROOM_ASSUMED	W5/411	1.72	1.72	1.60	1.60	0.12	6.93
R5/411	BEDROOM_ASSUMED	W6/411	1.67	1.67	1.55	1.55	0.11	6.84
R6/411	VINGROOM_ASSUME	W7/411	1.02		0.95			
R6/411	VINGROOM_ASSUME	W8/411	1.02	2.03	0.95	1.90	0.14	6.79
R7/411	VINGROOM_ASSUME	W9/411	1.02		0.95			
R7/411	VINGROOM_ASSUME	W10/411	1.02	2.04	0.95	1.90	0.14	6.88
R8/411	BEDROOM_ASSUMED	W11/411	1.67	1.67	1.56	1.56	0.12	6.89
R9/411	BEDROOM_ASSUMED	W12/411	1.73	1.73	1.60	1.60	0.12	7.07
R10/411	BEDROOM_ASSUMED	W13/411	1.72	1.72	1.60	1.60	0.12	7.02
R11/411	BEDROOM_ASSUMED	W14/411	1.67	1.67	1.55	1.55	0.12	6.95
R12/411	VINGROOM_ASSUME	W15/411	1.01		0.93			
R12/411	VINGROOM_ASSUME	W16/411	1.00	2.01	0.93	1.87	0.14	7.03



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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/412	VINGROOM_ASSUME	W1/412	0.92		0.83			
R1/412	VINGROOM_ASSUME	W2/412	0.92	1.85	0.83	1.66	0.18	9.86
R2/412	BEDROOM_ASSUMED	W3/412	1.50	1.50	1.36	1.36	0.15	9.65
R3/412	BEDROOM_ASSUMED	W4/412	1.55	1.55	1.40	1.40	0.15	9.63
R4/412	BEDROOM_ASSUMED	W5/412	1.55	1.55	1.40	1.40	0.15	9.55
R5/412	BEDROOM_ASSUMED	W6/412	1.50	1.50	1.36	1.36	0.14	9.38
R6/412	VINGROOM_ASSUME	W7/412	0.93		0.84			
R6/412	VINGROOM_ASSUME	W8/412	0.93	1.86	0.84	1.68	0.17	9.33
R7/412	VINGROOM_ASSUME	W9/412	0.93		0.84			
R7/412	VINGROOM_ASSUME	W10/412	0.93	1.86	0.84	1.68	0.17	9.36
R8/412	BEDROOM_ASSUMED	W11/412	1.51	1.51	1.37	1.37	0.14	9.22
R9/412	BEDROOM_ASSUMED	W12/412	1.56	1.56	1.41	1.41	0.14	9.19
R10/412	BEDROOM_ASSUMED	W13/412	1.56	1.56	1.42	1.42	0.14	9.00
R11/412	BEDROOM_ASSUMED	W14/412	1.51	1.51	1.37	1.37	0.13	8.89
R12/412	VINGROOM_ASSUME	W15/412	0.92		0.84			
R12/412	VINGROOM_ASSUME	W16/412	0.92	1.84	0.84	1.68	0.16	8.66

Crayford House

R2/400	OPTION_ROOM_ASSU	W15/400	1.01		0.70			
R2/400	OPTION_ROOM_ASSU	W16/400	1.00	2.01	0.70	1.40	0.61	30.19
R3/400	BEDROOM_ASSUMED	W14/400	1.77	1.77	1.22	1.22	0.56	31.34
R4/400	OPTION_ROOM_ASSU	W12/400	1.02		0.70			
R4/400	OPTION_ROOM_ASSU	W13/400	1.02	2.04	0.70	1.39	0.64	31.53
R5/400	OPTION_ROOM_ASSU	W10/400	1.03		0.70			
R5/400	OPTION_ROOM_ASSU	W11/400	1.03	2.06	0.70	1.40	0.66	32.12
R6/400	BEDROOM_ASSUMED	W9/400	1.79	1.79	1.21	1.21	0.59	32.83



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R7/400	BEDROOM_ASSUMED	W8/400	1.80	1.80	1.17	1.17	0.63	35.13
R8/400	EXPTION_ROOM_ASSU	W6/400	1.04		0.65			
R8/400	EXPTION_ROOM_ASSU	W7/400	1.04	2.07	0.66	1.31	0.76	36.57
R9/400	EXPTION_ROOM_ASSU	W4/400	1.07		0.67			
R9/400	EXPTION_ROOM_ASSU	W5/400	1.07	2.14	0.67	1.34	0.80	37.53
R10/400	BEDROOM_ASSUMED	W3/400	1.76	1.76	1.09	1.09	0.67	37.97
R11/400	EXPTION_ROOM_ASSU	W1/400	1.03		0.66			
R11/400	EXPTION_ROOM_ASSU	W2/400	1.03	2.06	0.66	1.32	0.74	35.91
R2/401	EXPTION_ROOM_ASSU	W21/401	1.06		0.75			
R2/401	EXPTION_ROOM_ASSU	W22/401	1.05	2.11	0.75	1.50	0.60	28.55
R3/401	BEDROOM_ASSUMED	W20/401	1.74	1.74	1.23	1.23	0.50	28.96
R4/401	BEDROOM_ASSUMED	W19/401	1.67	1.67	1.19	1.19	0.49	29.07
R5/401	BEDROOM_ASSUMED	W18/401	1.85	1.85	1.31	1.31	0.54	29.33
R6/401	EXPTION_ROOM_ASSU	W16/401	1.05		0.74			
R6/401	EXPTION_ROOM_ASSU	W17/401	1.05	2.11	0.74	1.49	0.62	29.43
R7/401	EXPTION_ROOM_ASSU	W14/401	1.07		0.75			
R7/401	EXPTION_ROOM_ASSU	W15/401	1.07	2.13	0.75	1.49	0.64	29.92
R8/401	BEDROOM_ASSUMED	W13/401	1.86	1.86	1.30	1.30	0.57	30.53
R9/401	BEDROOM_ASSUMED	W12/401	1.77	1.77	1.22	1.22	0.55	30.93
R10/401	BEDROOM_ASSUMED	W11/401	1.68	1.68	1.14	1.14	0.54	31.88
R11/401	BEDROOM_ASSUMED	W10/401	1.86	1.86	1.26	1.26	0.61	32.53
R12/401	EXPTION_ROOM_ASSU	W8/401	1.07		0.70			
R12/401	EXPTION_ROOM_ASSU	W9/401	1.07	2.13	0.71	1.41	0.72	33.82
R13/401	EXPTION_ROOM_ASSU	W6/401	1.10		0.72			
R13/401	EXPTION_ROOM_ASSU	W7/401	1.10	2.20	0.72	1.44	0.76	34.65



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HM HOLLOWAY PRISON, LONDON

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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R14/401	BEDROOM_ASSUMED	W5/401	1.83	1.83	1.19	1.19	0.64	35.10
R15/401	BEDROOM_ASSUMED	W4/401	1.83	1.83	1.19	1.19	0.64	34.88
R16/401	BEDROOM_ASSUMED	W3/401	1.72	1.72	1.13	1.13	0.59	34.36
R17/401	CEPTION_ROOM_ASSU	W1/401	1.06		0.71			
R17/401	CEPTION_ROOM_ASSU	W2/401	1.06	2.13	0.71	1.42	0.71	33.36
R2/402	CEPTION_ROOM_ASSU	W21/402	0.93		0.67			
R2/402	CEPTION_ROOM_ASSU	W22/402	0.93	1.87	0.67	1.34	0.52	28.01
R3/402	BEDROOM_ASSUMED	W20/402	1.52	1.52	1.09	1.09	0.43	28.14
R4/402	BEDROOM_ASSUMED	W19/402	1.46	1.46	1.05	1.05	0.41	28.21
R5/402	BEDROOM_ASSUMED	W18/402	1.61	1.61	1.15	1.15	0.46	28.47
R6/402	CEPTION_ROOM_ASSU	W16/402	0.93		0.66			
R6/402	CEPTION_ROOM_ASSU	W17/402	0.93	1.86	0.66	1.33	0.53	28.66
R7/402	CEPTION_ROOM_ASSU	W14/402	0.94		0.67			
R7/402	CEPTION_ROOM_ASSU	W15/402	0.94	1.88	0.67	1.34	0.55	29.03
R8/402	BEDROOM_ASSUMED	W13/402	1.62	1.62	1.14	1.14	0.48	29.62
R9/402	BEDROOM_ASSUMED	W12/402	1.55	1.55	1.08	1.08	0.47	30.08
R10/402	BEDROOM_ASSUMED	W11/402	1.47	1.47	1.01	1.01	0.45	30.97
R11/402	BEDROOM_ASSUMED	W10/402	1.62	1.62	1.11	1.11	0.51	31.57
R12/402	CEPTION_ROOM_ASSU	W8/402	0.94		0.63			
R12/402	CEPTION_ROOM_ASSU	W9/402	0.94	1.88	0.63	1.26	0.62	32.89
R13/402	CEPTION_ROOM_ASSU	W6/402	0.97		0.64			
R13/402	CEPTION_ROOM_ASSU	W7/402	0.97	1.94	0.64	1.28	0.66	33.80
R14/402	BEDROOM_ASSUMED	W5/402	1.59	1.59	1.05	1.05	0.55	34.26
R15/402	BEDROOM_ASSUMED	W4/402	1.60	1.60	1.05	1.05	0.54	34.06



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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R16/402	BEDROOM_ASSUMED	W3/402	1.51	1.51	1.00	1.00	0.51	33.55
R17/402	RECEPTION_ROOM_ASSUMED	W1/402	0.94		0.63			
R17/402	RECEPTION_ROOM_ASSUMED	W2/402	0.94	1.87	0.63	1.26	0.61	32.69

Bunning House

R1/420	RECEPTION_ROOM_ASSUMED	W31/420	0.87		0.86			
R1/420	RECEPTION_ROOM_ASSUMED	W32/420	0.84	1.71	0.83	1.69	0.02	1.05
R2/420	BEDROOM_ASSUMED	W30/420	1.59	1.59	1.58	1.58	0.00	0.13
R3/420	RECEPTION_ROOM_ASSUMED	W28/420	0.97		0.96			
R3/420	RECEPTION_ROOM_ASSUMED	W29/420	0.97	1.94	0.97	1.93	0.01	0.36
R4/420	RECEPTION_ROOM_ASSUMED	W26/420	0.92		0.91			
R4/420	RECEPTION_ROOM_ASSUMED	W27/420	0.93	1.85	0.92	1.83	0.02	1.19
R5/420	BEDROOM_ASSUMED	W25/420	1.57	1.57	1.54	1.54	0.04	2.35
R6/420	BEDROOM_ASSUMED	W24/420	1.51	1.51	1.40	1.40	0.11	7.47
R7/420	RECEPTION_ROOM_ASSUMED	W22/420	0.89		0.80			
R7/420	RECEPTION_ROOM_ASSUMED	W23/420	0.87	1.76	0.79	1.59	0.17	9.59
R8/420	RECEPTION_ROOM_ASSUMED	W20/420	0.92		0.81			
R8/420	RECEPTION_ROOM_ASSUMED	W21/420	0.90	1.82	0.81	1.62	0.20	11.15
R9/420	BEDROOM_ASSUMED	W19/420	1.63	1.63	1.43	1.43	0.21	12.55
R10/420	RECEPTION_ROOM_ASSUMED	W17/420	0.98		0.82			
R10/420	RECEPTION_ROOM_ASSUMED	W18/420	0.98	1.97	0.83	1.64	0.32	16.43
R12/420	BEDROOM_ASSUMED	W14/420	2.19	2.19	2.08	2.08	0.11	5.21
R13/420	KITCHEN_ASSUMED	W13/420	1.52	1.52	1.46	1.46	0.06	3.83
R14/420	KITCHEN_ASSUMED	W12/420	1.56	1.56	1.52	1.52	0.04	2.44
R17/420	BEDROOM_ASSUMED	W9/420	1.95	1.95	1.90	1.90	0.05	2.67



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			ADF	Total	ADF	Total		
R18/420	BEDROOM_ASSUMED	W8/420	1.96	1.96	1.92	1.92	0.04	2.24
R21/420	KITCHEN_ASSUMED	W5/420	1.57	1.57	1.56	1.56	0.01	0.45
R22/420	KITCHEN_ASSUMED	W4/420	1.57	1.57	1.57	1.57	0.00	0.19
R25/420	BEDROOM_ASSUMED	W1/420	1.97	1.97	1.95	1.95	0.02	0.81
R1/421	OPTION_ROOM_ASSU	W37/421	0.97		0.95			
R1/421	OPTION_ROOM_ASSU	W38/421	0.94	1.91	0.92	1.87	0.03	1.78
R2/421	BEDROOM_ASSUMED	W36/421	1.60	1.60	1.57	1.57	0.03	1.63
R3/421	BEDROOM_ASSUMED	W35/421	1.72	1.72	1.69	1.69	0.03	1.46
R4/421	BEDROOM_ASSUMED	W34/421	1.72	1.72	1.70	1.70	0.02	1.22
R5/421	OPTION_ROOM_ASSU	W32/421	1.04		1.03			
R5/421	OPTION_ROOM_ASSU	W33/421	1.04	2.08	1.03	2.06	0.02	0.96
R6/421	OPTION_ROOM_ASSU	W30/421	1.00		0.98			
R6/421	OPTION_ROOM_ASSU	W31/421	1.01	2.01	1.00	1.98	0.03	1.40
R7/421	BEDROOM_ASSUMED	W29/421	1.73	1.73	1.69	1.69	0.04	2.38
R8/421	BEDROOM_ASSUMED	W28/421	1.54	1.54	1.48	1.48	0.05	3.45
R9/421	BEDROOM_ASSUMED	W27/421	1.60	1.60	1.53	1.53	0.08	4.74
R10/421	BEDROOM_ASSUMED	W26/421	1.68	1.68	1.57	1.57	0.11	6.45
R11/421	OPTION_ROOM_ASSU	W24/421	0.97		0.89			
R11/421	OPTION_ROOM_ASSU	W25/421	0.96	1.93	0.88	1.77	0.16	8.23
R12/421	OPTION_ROOM_ASSU	W22/421	0.99		0.89			
R12/421	OPTION_ROOM_ASSU	W23/421	0.98	1.97	0.89	1.78	0.20	9.94
R13/421	BEDROOM_ASSUMED	W21/421	1.77	1.77	1.57	1.57	0.20	11.46
R14/421	BEDROOM_ASSUMED	W20/421	1.63	1.63	1.42	1.42	0.21	12.71
R15/421	BEDROOM_ASSUMED	W19/421	1.71	1.71	1.47	1.47	0.24	14.11



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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R16/421	CEPTION_ROOM_ASSU	W17/421	1.05		0.87			
R16/421	CEPTION_ROOM_ASSU	W18/421	1.05	2.10	0.88	1.75	0.35	16.64
R18/421	BEDROOM_ASSUMED	W14/421	2.26	2.26	2.14	2.14	0.12	5.40
R19/421	KITCHEN_ASSUMED	W13/421	1.56	1.56	1.50	1.50	0.05	3.41
R20/421	KITCHEN_ASSUMED	W12/421	1.60	1.60	1.57	1.57	0.03	2.06
R23/421	BEDROOM_ASSUMED	W9/421	2.01	2.01	1.96	1.96	0.05	2.44
R24/421	BEDROOM_ASSUMED	W8/421	2.01	2.01	1.97	1.97	0.04	1.99
R27/421	KITCHEN_ASSUMED	W5/421	1.61	1.61	1.60	1.60	0.01	0.37
R28/421	KITCHEN_ASSUMED	W4/421	1.61	1.61	1.61	1.61	0.00	0.19
R31/421	BEDROOM_ASSUMED	W1/421	2.02	2.02	2.01	2.01	0.01	0.69
R1/422	CEPTION_ROOM_ASSU	W37/422	0.91		0.89			
R1/422	CEPTION_ROOM_ASSU	W38/422	0.90	1.81	0.88	1.76	0.04	2.44
R2/422	BEDROOM_ASSUMED	W36/422	1.46	1.46	1.43	1.43	0.04	2.46
R3/422	BEDROOM_ASSUMED	W35/422	1.56	1.56	1.52	1.52	0.04	2.44
R4/422	BEDROOM_ASSUMED	W34/422	1.55	1.55	1.51	1.51	0.04	2.45
R5/422	CEPTION_ROOM_ASSU	W32/422	0.95		0.93			
R5/422	CEPTION_ROOM_ASSU	W33/422	0.95	1.90	0.93	1.85	0.05	2.42
R6/422	CEPTION_ROOM_ASSU	W30/422	0.92		0.90			
R6/422	CEPTION_ROOM_ASSU	W31/422	0.92	1.84	0.90	1.79	0.05	2.50
R7/422	BEDROOM_ASSUMED	W29/422	1.58	1.58	1.54	1.54	0.05	2.90
R8/422	BEDROOM_ASSUMED	W28/422	1.42	1.42	1.37	1.37	0.06	3.87
R9/422	BEDROOM_ASSUMED	W27/422	1.49	1.49	1.42	1.42	0.07	4.90
R10/422	BEDROOM_ASSUMED	W26/422	1.56	1.56	1.47	1.47	0.10	6.09



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R11/422	CEPTION_ROOM_ASSU	W24/422	0.91		0.84			
R11/422	CEPTION_ROOM_ASSU	W25/422	0.90	1.81	0.84	1.68	0.14	7.56
R12/422	CEPTION_ROOM_ASSU	W22/422	0.92		0.83			
R12/422	CEPTION_ROOM_ASSU	W23/422	0.91	1.83	0.83	1.66	0.17	9.10
R13/422	BEDROOM_ASSUMED	W21/422	1.60	1.60	1.42	1.42	0.17	10.78
R14/422	BEDROOM_ASSUMED	W20/422	1.46	1.46	1.28	1.28	0.18	12.01
R15/422	BEDROOM_ASSUMED	W19/422	1.52	1.52	1.32	1.32	0.20	13.41
R16/422	CEPTION_ROOM_ASSU	W17/422	0.94		0.78			
R16/422	CEPTION_ROOM_ASSU	W18/422	0.94	1.88	0.80	1.58	0.30	15.92
R18/422	BEDROOM_ASSUMED	W14/422	2.05	2.05	1.94	1.94	0.11	5.27
R19/422	KITCHEN_ASSUMED	W13/422	1.40	1.40	1.36	1.36	0.04	2.92
R20/422	KITCHEN_ASSUMED	W12/422	1.44	1.44	1.42	1.42	0.03	1.73
R23/422	BEDROOM_ASSUMED	W9/422	1.81	1.81	1.77	1.77	0.04	2.21
R24/422	BEDROOM_ASSUMED	W8/422	1.82	1.82	1.78	1.78	0.03	1.82
R27/422	KITCHEN_ASSUMED	W5/422	1.45	1.45	1.45	1.45	0.01	0.34
R28/422	KITCHEN_ASSUMED	W4/422	1.46	1.46	1.45	1.45	0.00	0.14
R31/422	BEDROOM_ASSUMED	W1/422	1.83	1.83	1.82	1.82	0.01	0.60

41 Crayford Road

R1/800	SUMED_WINDOW_RI	W1/800	0.31		0.30			
R1/800	SUMED_WINDOW_RI	W2/800	0.60	0.91	0.57	0.87	0.05	4.95
R2/800	SUMED_WINDOW_RI	W3/800	0.60	0.60	0.49	0.49	0.11	18.38
R1/801	ASSUMED_RESI	W1/801	0.94	0.94	0.79	0.79	0.15	15.61
R1/802	ASSUMED_RESI_HALF	W1/802	1.61	1.61	1.38	1.38	0.23	14.04



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			ADF	Total	ADF	Total		

R1/803	ASSUMED_RESI	W1/803	0.58		0.54			
R1/803	ASSUMED_RESI	W2/803	0.61	1.18	0.54	1.08	0.10	8.78
R1/811	ASSUMED_RESI	W1/811	1.15	1.15	0.96	0.96	0.19	16.88
R1/812	ASSUMED_RESI_HALF	W1/812	1.59	1.59	1.39	1.39	0.20	12.56

43 Crayford Road

R1/820	MED_WINDOW_RESI_	W1/820	1.04	1.04	0.88	0.88	0.16	15.75
R1/821	ASSUMED_RESI_HALF	W1/821	1.58	1.58	1.44	1.44	0.14	9.03
R1/822	ASSUMED_RESI_HALF	W1/822	1.59	1.59	1.40	1.40	0.19	11.65
R1/823	ASSUMED_RESI_HALF	W1/823	0.54	0.54	0.49	0.49	0.05	9.50
R1/830	MED_WINDOW_RESI_	W1/830	0.86		0.78			
R1/830	MED_WINDOW_RESI_	W3/830	0.26	1.12	0.22	1.00	0.12	10.62
R2/830	MED_WINDOW_RESI_A	W2/830	1.56	1.56	1.32	1.32	0.24	15.49
R1/831	ASSUMED_RESI	W1/831	0.84	0.84	0.74	0.74	0.10	11.81
R2/831	ASSUMED_RESI	W2/831	1.47	1.47	1.24	1.24	0.23	15.47
R1/832	ASSUMED_RESI_HALF	W1/832	0.99	0.99	0.88	0.88	0.11	11.28

45 Crayford Road

R1/840	SUMED_WINDOW_RI	W1/840	0.07		0.05			
R1/840	SUMED_WINDOW_RI	W2/840	0.73		0.60			
R1/840	SUMED_WINDOW_RI	W3/840	0.46	1.26	0.46	1.11	0.15	11.70
R2/840		W4/840	0.75		0.75			
R2/840		W5/840	0.23	0.98	0.23	0.98	0.00	0.00
R1/841	ASSUMED_RESI	W1/841	1.00	1.00	0.85	0.85	0.15	14.54
R1/842	ASSUMED_RESI_HALF	W1/842	0.94	0.94	0.84	0.84	0.10	10.70



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			ADF	Total	ADF	Total		

R1/843	ASSUMED_RESI_HALF	W1/843	1.14		1.01			
R1/843	ASSUMED_RESI_HALF	W2/843	0.42		0.42			
R1/843	ASSUMED_RESI_HALF	W3/843	0.42	1.98	0.42	1.85	0.12	6.18
R1/850	MED_WINDOW_RESI_	W1/850	0.72	0.72	0.72	0.72	0.00	0.28
R1/851	MED_WINDOW_RESI_	W1/851	1.64	1.64	1.50	1.50	0.15	8.84
R1/852	ASSUMED_RESI_HALF	W1/852	1.77	1.77	1.59	1.59	0.18	9.95

47 Crayford Road

R1/860	MED_WINDOW_RESI_	W1/860	0.93	0.93	0.85	0.85	0.08	8.65
R1/861	MED_WINDOW_RESI_	W1/861	1.45	1.45	1.32	1.32	0.14	9.36
R1/862	ASSUMED_RESI_HALF	W1/862	1.14	1.14	1.03	1.03	0.11	9.24
R1/863	ASSUMED_RESI_HALF	W1/863	1.03	1.03	0.94	0.94	0.09	8.75
R1/870	MED_WINDOW_RESI_	W3/870	0.95		0.85			
R1/870	MED_WINDOW_RESI_	W4/870	0.61	1.55	0.59	1.44	0.12	7.59
R2/870	MED_WINDOW_RESI_	W1/870	0.56		0.50			
R2/870	MED_WINDOW_RESI_	W2/870	1.09	1.66	0.94	1.43	0.22	13.35
R1/871	MED_WINDOW_RESI_	W2/871	0.93		0.85			
R1/871	MED_WINDOW_RESI_	W3/871	0.49	1.43	0.44	1.29	0.14	9.52
R2/871	MED_WINDOW_RESI_	W1/871	1.25	1.25	1.12	1.12	0.13	10.01
R1/872	ASSUMED_RESI_HALF	W1/872	0.87	0.87	0.80	0.80	0.07	8.52

49 Crayford Road

R1/880	MED_WINDOW_RESI_	W1/880	0.62		0.62			
R1/880	MED_WINDOW_RESI_	W2/880	1.77	2.39	1.65	2.27	0.13	5.22
R1/881	MED_WINDOW_RESI_	W1/881	0.77		0.71			
R1/881	MED_WINDOW_RESI_	W2/881	0.68	1.46	0.68	1.40	0.06	4.19
R1/882	MED_WINDOW_RESI_	W1/882	0.66	0.66	0.62	0.62	0.04	6.22



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			ADF	Total	ADF	Total		

R1/883	ASSUMED_RESI_HALF	W1/883	0.39	0.39	0.37	0.37	0.02	5.44
R1/890	MED_WINDOW_RESI_	W1/890	1.06	1.06	1.06	1.06	0.00	0.00
R1/891	MED_WINDOW_RESI_	W1/891	1.43	1.43	1.38	1.38	0.05	3.78
R1/892	ASSUMED_RESI_HALF	W1/892	1.48	1.48	1.39	1.39	0.08	5.68

51 Crayford Road

R1/900	SUMED_WINDOW_RI	W1/900	0.39		0.38			
R1/900	SUMED_WINDOW_RI	W2/900	0.81		0.80			
R1/900	SUMED_WINDOW_RI	W3/900	3.37	4.56	3.33	4.51	0.05	1.18
R1/901	MED_WINDOW_RESI_	W1/901	1.63	1.63	1.55	1.55	0.08	4.78
R1/902	MED_WINDOW_RESI_	W1/902	1.56	1.56	1.48	1.48	0.08	5.19
R1/903	ASSUMED_HALF_RES	W1/903	0.40		0.38			
R1/903	ASSUMED_HALF_RES	W2/903	0.99	1.39	0.97	1.35	0.04	2.52
R1/911	JMED_WINDOW_RES	W1/911	0.92	0.92	0.89	0.89	0.03	3.49
R1/912	MED_WINDOW_RESI_	W1/912	0.97	0.97	0.92	0.92	0.05	4.65

53 Crayford Road

R1/919	SUMED_WINDOW_RI	W1/919	1.80	1.80	1.79	1.79	0.01	0.67
R1/920	SUMED_WINDOW_RI	W1/920	2.07	2.07	1.99	1.99	0.08	3.96
R1/921	MED_WINDOW_RESI_	W1/921	1.62	1.62	1.55	1.55	0.07	4.09
R1/922	ASSUMED_RESI_HALF	W1/922	1.58	1.58	1.52	1.52	0.07	4.17
R1/930	JMED_WINDOW_RES	W1/930	1.50	1.50	1.46	1.46	0.04	2.54
R1/931	JMED_WINDOW_RES	W1/931	1.25	1.25	1.22	1.22	0.04	3.03
R1/932	ASSUMED_RESI_HALF	W1/932	1.11	1.11	1.07	1.07	0.04	3.59



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			ADF	Total	ADF	Total		

Bakersfield - Block 1, Crayford Road

R1/970	VINGROOM_ASSUME	W1/970	0.03		0.03			
R1/970	VINGROOM_ASSUME	W2/970	1.51		1.28			
R1/970	VINGROOM_ASSUME	W3/970	0.25		0.22			
R1/970	VINGROOM_ASSUME	W4/970	0.06		0.06			
R1/970	VINGROOM_ASSUME	W5/970	0.66		0.58			
R1/970	VINGROOM_ASSUME	W6/970	0.23	2.73	0.21	2.38	0.35	12.77
R2/970	VINGROOM_ASSUME	W7/970	0.00		0.00			
R2/970	VINGROOM_ASSUME	W8/970	1.65		1.42			
R2/970	VINGROOM_ASSUME	W9/970	0.24		0.22			
R2/970	VINGROOM_ASSUME	W10/970	0.08		0.08			
R2/970	VINGROOM_ASSUME	W11/970	0.73		0.63			
R2/970	VINGROOM_ASSUME	W12/970	0.22	2.92	0.21	2.56	0.36	12.32
R3/970	VINGROOM_ASSUME	W13/970	0.10		0.10			
R3/970	VINGROOM_ASSUME	W14/970	1.74		1.50			
R3/970	VINGROOM_ASSUME	W15/970	0.21		0.20			
R3/970	VINGROOM_ASSUME	W16/970	0.14		0.14			
R3/970	VINGROOM_ASSUME	W17/970	0.74		0.64			
R3/970	VINGROOM_ASSUME	W18/970	0.14	3.06	0.12	2.68	0.38	12.29
R4/970	VINGROOM_ASSUME	W19/970	0.16		0.16			
R4/970	VINGROOM_ASSUME	W20/970	1.80		1.54			
R4/970	VINGROOM_ASSUME	W21/970	0.21		0.19			
R4/970	VINGROOM_ASSUME	W22/970	0.18		0.18			
R4/970	VINGROOM_ASSUME	W23/970	0.76		0.65			
R4/970	VINGROOM_ASSUME	W24/970	0.13	3.23	0.11	2.83	0.40	12.47
R5/970	VINGROOM_ASSUME	W25/970	0.17		0.17			
R5/970	VINGROOM_ASSUME	W26/970	1.84		1.56			
R5/970	VINGROOM_ASSUME	W27/970	0.20		0.19			
R5/970	VINGROOM_ASSUME	W28/970	0.20		0.20			
R5/970	VINGROOM_ASSUME	W29/970	0.70		0.59			
R5/970	VINGROOM_ASSUME	W30/970	0.13	3.24	0.12	2.82	0.42	12.81
R6/970	VINGROOM_ASSUME	W31/970	0.21		0.21			
R6/970	VINGROOM_ASSUME	W32/970	1.85		1.54			
R6/970	VINGROOM_ASSUME	W33/970	0.20		0.19			
R6/970	VINGROOM_ASSUME	W34/970	0.21		0.21			
R6/970	VINGROOM_ASSUME	W35/970	0.70		0.59			



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			ADF	Total	ADF	Total		
R6/970	VINGROOM_ASSUME	W36/970	0.13	3.30	0.12	2.86	0.44	13.25
R7/970	VINGROOM_ASSUME	W37/970	0.20		0.20			
R7/970	VINGROOM_ASSUME	W38/970	1.82		1.51			
R7/970	VINGROOM_ASSUME	W39/970	0.18		0.17			
R7/970	VINGROOM_ASSUME	W40/970	0.21		0.21			
R7/970	VINGROOM_ASSUME	W41/970	0.72		0.59			
R7/970	VINGROOM_ASSUME	W42/970	0.11	3.23	0.11	2.79	0.45	13.82
R8/970	VINGROOM_ASSUME	W43/970	0.26		0.25			
R8/970	VINGROOM_ASSUME	W44/970	1.67		1.36			
R8/970	VINGROOM_ASSUME	W45/970	0.22		0.21			
R8/970	VINGROOM_ASSUME	W46/970	0.29		0.28			
R8/970	VINGROOM_ASSUME	W47/970	0.62		0.50			
R8/970	VINGROOM_ASSUME	W48/970	0.13	3.17	0.12	2.72	0.46	14.34
R9/970	VINGROOM_ASSUME	W49/970	0.24		0.24			
R9/970	VINGROOM_ASSUME	W50/970	1.74		1.45			
R9/970	VINGROOM_ASSUME	W51/970	0.22		0.22			
R9/970	VINGROOM_ASSUME	W52/970	0.26		0.25			
R9/970	VINGROOM_ASSUME	W53/970	0.69		0.58			
R9/970	VINGROOM_ASSUME	W54/970	0.14	3.29	0.14	2.88	0.41	12.55
R10/970	VINGROOM_ASSUME	W55/970	0.25		0.25			
R10/970	VINGROOM_ASSUME	W56/970	1.63		1.42			
R10/970	VINGROOM_ASSUME	W57/970	0.23		0.24			
R10/970	VINGROOM_ASSUME	W58/970	0.26		0.25			
R10/970	VINGROOM_ASSUME	W59/970	0.66		0.60			
R10/970	VINGROOM_ASSUME	W60/970	0.26	3.29	0.24	2.98	0.32	9.66
R1/971	BEDROOM_ASSUMED	W1/971	0.95	0.95	0.66	0.66	0.29	30.37
R2/971	BEDROOM_ASSUMED	W2/971	0.73	0.73	0.51	0.51	0.22	29.79
R3/971	BEDROOM_ASSUMED	W3/971	0.83	0.83	0.56	0.56	0.27	32.57
R4/971	BEDROOM_ASSUMED	W4/971	0.71	0.71	0.51	0.51	0.20	28.39
R5/971	BEDROOM_ASSUMED	W5/971	0.94	0.94	0.67	0.67	0.27	28.74
R6/971	BEDROOM_ASSUMED	W6/971	0.61	0.61	0.37	0.37	0.23	38.45



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			ADF	Total	ADF	Total		
R7/971	BEDROOM_ASSUMEC	W7/971	1.00	1.00	0.70	0.70	0.30	29.53
R8/971	BEDROOM_ASSUMEC	W8/971	0.67	0.67	0.47	0.47	0.20	30.49
R9/971	BEDROOM_ASSUMEC	W9/971	1.05	1.05	0.70	0.70	0.34	32.82
R10/971	BEDROOM_ASSUMEC	W10/971	0.58	0.58	0.31	0.31	0.27	45.93
R11/971	BEDROOM_ASSUMEC	W11/971	1.06	1.06	0.70	0.70	0.37	34.30
R12/971	BEDROOM_ASSUMEC	W12/971	0.68	0.68	0.43	0.43	0.25	36.59
R13/971	BEDROOM_ASSUMEC	W13/971	1.03	1.03	0.66	0.66	0.37	35.88
R14/971	BEDROOM_ASSUMEC	W14/971	0.59	0.59	0.29	0.29	0.30	50.51
R15/971	BEDROOM_ASSUMEC	W15/971	1.03	1.03	0.65	0.65	0.38	36.85
R16/971	BEDROOM_ASSUMEC	W16/971	0.66	0.66	0.40	0.40	0.26	39.76
R17/971	BEDROOM_ASSUMEC	W17/971	0.71	0.71	0.29	0.29	0.42	59.43
R18/971	BEDROOM_ASSUMEC	W18/971	0.44	0.44	0.22	0.22	0.23	51.25
R19/971	BEDROOM_ASSUMEC	W19/971	1.55	1.55	1.26	1.26	0.29	18.58
R20/971	BEDROOM_ASSUMEC	W20/971	1.05	1.05	0.86	0.86	0.19	18.10
R1/972	BEDROOM_ASSUMEC	W1/972	1.53	1.53	1.31	1.31	0.23	14.82
R2/972	BEDROOM_ASSUMEC	W2/972	1.17		0.99			
R2/972	BEDROOM_ASSUMEC	W3/972	0.34	1.51	0.32	1.31	0.19	12.69
R3/972	BEDROOM_ASSUMEC	W4/972	1.13	1.13	0.91	0.91	0.23	20.02
R4/972	BEDROOM_ASSUMEC	W5/972	1.18	1.18	1.00	1.00	0.17	14.55
R5/972	BEDROOM_ASSUMEC	W6/972	1.62	1.62	1.38	1.38	0.24	14.52
R6/972	BEDROOM_ASSUMEC	W7/972	0.86	0.86	0.66	0.66	0.20	22.88
R7/972	BEDROOM_ASSUMEC	W8/972	1.76	1.76	1.49	1.49	0.27	15.52



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			ADF	Total	ADF	Total		
R8/972	BEDROOM_ASSUMEC	W9/972	1.14	1.14	0.95	0.95	0.19	16.55
R9/972	BEDROOM_ASSUMEC	W10/972	1.79	1.79	1.49	1.49	0.30	16.69
R10/972	BEDROOM_ASSUMEC	W11/972	0.75	0.75	0.52	0.52	0.23	30.79
R11/972	BEDROOM_ASSUMEC	W12/972	1.85	1.85	1.52	1.52	0.33	17.80
R12/972	BEDROOM_ASSUMEC	W13/972	1.12	1.12	0.91	0.91	0.21	18.71
R13/972	BEDROOM_ASSUMEC	W14/972	0.21		0.21			
R13/972	BEDROOM_ASSUMEC	W15/972	1.78	2.00	1.45	1.66	0.33	16.64
R14/972	BEDROOM_ASSUMEC	W16/972	0.75	0.75	0.49	0.49	0.26	34.63
R15/972	BEDROOM_ASSUMEC	W17/972	1.77	1.77	1.43	1.43	0.34	19.19
R16/972	BEDROOM_ASSUMEC	W18/972	1.01	1.01	0.80	0.80	0.21	21.03
R17/972	BEDROOM_ASSUMEC	W19/972	0.72	0.72	0.34	0.34	0.38	52.49
R18/972	BEDROOM_ASSUMEC	W20/972	0.34	0.34	0.06	0.06	0.28	83.28
R19/972	BEDROOM_ASSUMEC	W21/972	0.07		0.07			
R19/972	BEDROOM_ASSUMEC	W22/972	0.70	0.77	0.36	0.43	0.34	44.08
R20/972	BEDROOM_ASSUMEC	W23/972	0.48	0.48	0.22	0.22	0.26	53.35
R1/973	VINGROOM_ASSUME	W1/973	1.29		1.12			
R1/973	VINGROOM_ASSUME	W2/973	0.63		0.55			
R1/973	VINGROOM_ASSUME	W3/973	0.18	2.11	0.17	1.84	0.26	12.54
R2/973	VINGROOM_ASSUME	W4/973	1.05		0.87			
R2/973	VINGROOM_ASSUME	W5/973	0.69	1.74	0.60	1.47	0.27	15.67
R3/973	VINGROOM_ASSUME	W6/973	1.50		1.30			
R3/973	VINGROOM_ASSUME	W7/973	0.50	2.00	0.40	1.70	0.30	14.93
R4/973	VINGROOM_ASSUME	W8/973	1.60		1.37			
R4/973	VINGROOM_ASSUME	W9/973	0.67	2.27	0.57	1.94	0.33	14.53



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HM HOLLOWAY PRISON, LONDON

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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R5/973	VINGROOM_ASSUME	W10/973	1.64		1.39			
R5/973	VINGROOM_ASSUME	W11/973	0.44	2.08	0.32	1.71	0.37	17.91
R6/973	VINGROOM_ASSUME	W12/973	1.70		1.41			
R6/973	VINGROOM_ASSUME	W13/973	0.65	2.35	0.54	1.95	0.40	16.94
R7/973	VINGROOM_ASSUME	W14/973	0.20		0.20			
R7/973	VINGROOM_ASSUME	W15/973	1.63		1.34			
R7/973	VINGROOM_ASSUME	W16/973	0.44	2.26	0.31	1.84	0.42	18.66
R8/973	VINGROOM_ASSUME	W17/973	1.65		1.35			
R8/973	VINGROOM_ASSUME	W18/973	0.63	2.28	0.51	1.86	0.42	18.30
R9/973	VINGROOM_ASSUME	W19/973	1.66		1.34			
R9/973	VINGROOM_ASSUME	W20/973	0.57	2.23	0.45	1.80	0.43	19.39
R10/973	VINGROOM_ASSUME	W21/973	0.27		0.27			
R10/973	VINGROOM_ASSUME	W22/973	1.66		1.35			
R10/973	VINGROOM_ASSUME	W23/973	0.71	2.64	0.57	2.19	0.45	17.03
R1/974	VINGROOM_ASSUME	W1/974	1.32		1.16			
R1/974	VINGROOM_ASSUME	W2/974	0.65		0.58			
R1/974	VINGROOM_ASSUME	W3/974	0.19	2.16	0.18	1.92	0.24	11.08
R2/974	VINGROOM_ASSUME	W4/974	1.09		0.93			
R2/974	VINGROOM_ASSUME	W5/974	0.71	1.80	0.62	1.55	0.24	13.52
R3/974	VINGROOM_ASSUME	W6/974	1.55		1.36			
R3/974	VINGROOM_ASSUME	W7/974	0.51	2.06	0.42	1.79	0.27	13.30
R4/974	VINGROOM_ASSUME	W8/974	1.64		1.43			
R4/974	VINGROOM_ASSUME	W9/974	0.68	2.32	0.59	2.02	0.31	13.22
R5/974	VINGROOM_ASSUME	W10/974	1.64		1.41			
R5/974	VINGROOM_ASSUME	W11/974	0.45	2.09	0.35	1.76	0.34	16.14
R6/974	VINGROOM_ASSUME	W12/974	1.70		1.44			
R6/974	VINGROOM_ASSUME	W13/974	0.66	2.37	0.56	2.00	0.37	15.71
R7/974	VINGROOM_ASSUME	W14/974	0.21		0.21			
R7/974	VINGROOM_ASSUME	W15/974	1.67		1.39			
R7/974	VINGROOM_ASSUME	W16/974	0.46	2.33	0.34	1.93	0.40	17.03



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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R8/974	VINGROOM_ASSUME	W17/974	1.71		1.41			
R8/974	VINGROOM_ASSUME	W18/974	0.69	2.40	0.57	1.98	0.42	17.51
R1/975	BEDROOM_ASSUMEC	W1/975	1.10	1.10	0.91	0.91	0.19	17.21
R2/975	BEDROOM_ASSUMEC	W2/975	0.90		0.76			
R2/975	BEDROOM_ASSUMEC	W3/975	0.30	1.20	0.27	1.04	0.16	13.14
R3/975	BEDROOM_ASSUMEC	W4/975	1.07	1.07	0.90	0.90	0.17	15.46
R4/975	BEDROOM_ASSUMEC	W5/975	0.94	0.94	0.81	0.81	0.13	13.68
R5/975	BEDROOM_ASSUMEC	W6/975	1.12	1.12	0.93	0.93	0.19	17.17
R6/975	BEDROOM_ASSUMEC	W7/975	0.85	0.85	0.70	0.70	0.14	16.88
R7/975	BEDROOM_ASSUMEC	W8/975	1.95	1.95	1.72	1.72	0.23	11.74
R8/975	BEDROOM_ASSUMEC	W9/975	1.25	1.25	1.11	1.11	0.15	11.60
R9/975	BEDROOM_ASSUMEC	W10/975	1.94	1.94	1.69	1.69	0.25	12.78
R10/975	BEDROOM_ASSUMEC	W11/975	1.03	1.03	0.88	0.88	0.15	14.56
R11/975	BEDROOM_ASSUMEC	W12/975	2.00	2.00	1.71	1.71	0.29	14.33
R12/975	BEDROOM_ASSUMEC	W13/975	1.22	1.22	1.05	1.05	0.17	13.98
R13/975	BEDROOM_ASSUMEC	W14/975	0.27		0.27			
R13/975	BEDROOM_ASSUMEC	W15/975	1.97	2.24	1.67	1.94	0.30	13.39
R14/975	BEDROOM_ASSUMEC	W16/975	1.05	1.05	0.87	0.87	0.18	16.97
R15/975	BEDROOM_ASSUMEC	W17/975	2.03	2.03	1.70	1.70	0.33	16.37
R16/975	BEDROOM_ASSUMEC	W18/975	1.26	1.26	1.06	1.06	0.20	16.20
R1/976	VINGROOM_ASSUME	W1/976	0.13		0.13			
R1/976	VINGROOM_ASSUME	W2/976	1.09		1.01			
R1/976	VINGROOM_ASSUME	W3/976	0.20		0.18			
R1/976	VINGROOM_ASSUME	W4/976	0.12		0.12			



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/976	VINGROOM_ASSUME	W5/976	0.47		0.43			
R1/976	VINGROOM_ASSUME	W6/976	0.23	2.24	0.21	2.09	0.15	6.88
R2/976	VINGROOM_ASSUME	W7/976	1.23		1.13			
R2/976	VINGROOM_ASSUME	W8/976	0.10		0.10			
R2/976	VINGROOM_ASSUME	W9/976	0.50		0.45			
R2/976	VINGROOM_ASSUME	W10/976	0.18	2.00	0.17	1.85	0.16	7.73
R3/976	VINGROOM_ASSUME	W11/976	0.16		0.16			
R3/976	VINGROOM_ASSUME	W12/976	1.52		1.39			
R3/976	VINGROOM_ASSUME	W13/976	0.15		0.14			
R3/976	VINGROOM_ASSUME	W14/976	0.06		0.06			
R3/976	VINGROOM_ASSUME	W15/976	0.52		0.47			
R3/976	VINGROOM_ASSUME	W16/976	0.16	2.57	0.15	2.35	0.22	8.38
R4/976	VINGROOM_ASSUME	W17/976	0.08		0.08			
R4/976	VINGROOM_ASSUME	W18/976	0.71		0.58			
R4/976	VINGROOM_ASSUME	W19/976	0.08		0.06			
R4/976	VINGROOM_ASSUME	W20/976	0.06		0.06			
R4/976	VINGROOM_ASSUME	W21/976	0.27		0.22			
R4/976	VINGROOM_ASSUME	W22/976	0.08	1.27	0.06	1.06	0.21	16.82
R1/977	BEDROOM_ASSUMED	W1/977	1.04	1.04	0.91	0.91	0.13	12.22
R2/977	BEDROOM_ASSUMED	W2/977	0.81	0.81	0.72	0.72	0.09	11.22
R3/977	BEDROOM_ASSUMED	W3/977	0.89	0.89	0.76	0.76	0.13	14.74
R4/977	BEDROOM_ASSUMED	W4/977	0.79	0.79	0.70	0.70	0.09	11.38
R5/977	BEDROOM_ASSUMED	W5/977	1.79	1.79	1.67	1.67	0.13	6.98
R6/977	BEDROOM_ASSUMED	W6/977	1.29	1.29	1.22	1.22	0.08	6.03
R7/977	BEDROOM_ASSUMED	W7/977	2.01	2.01	1.85	1.85	0.16	8.05
R8/977	BEDROOM_ASSUMED	W8/977	1.39	1.39	1.28	1.28	0.11	7.91
R1/978	VINGROOM_ASSUME	W1/978	1.60		1.52			
R1/978	VINGROOM_ASSUME	W2/978	0.76		0.72			
R1/978	VINGROOM_ASSUME	W3/978	0.26	2.62	0.25	2.50	0.12	4.58



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			ADF	Total	ADF	Total		
R2/978	VINGROOM_ASSUME	W4/978	1.11		1.05			
R2/978	VINGROOM_ASSUME	W5/978	0.77	1.88	0.73	1.78	0.10	5.37
R1/979	BEDROOM_ASSUMED	W1/979	2.13	2.13	2.06	2.06	0.07	3.19
R2/979	BEDROOM_ASSUMED	W2/979	1.50		1.46			
R2/979	BEDROOM_ASSUMED	W3/979	0.68	2.18	0.66	2.12	0.06	2.93
R3/979	BEDROOM_ASSUMED	W4/979	1.66	1.66	1.61	1.61	0.05	2.83
R4/979	BEDROOM_ASSUMED	W5/979	1.39	1.39	1.34	1.34	0.05	3.38

Bakersfield - Block 2, Crayford Road

R1/950	VINGROOM_ASSUME	W1/950	0.26		0.24			
R1/950	VINGROOM_ASSUME	W2/950	1.51		1.24			
R1/950	VINGROOM_ASSUME	W3/950	0.19		0.19			
R1/950	VINGROOM_ASSUME	W4/950	0.53		0.41			
R1/950	VINGROOM_ASSUME	W5/950	0.13	2.62	0.14	2.23	0.39	14.86
R2/950	VINGROOM_ASSUME	W6/950	0.21		0.19			
R2/950	VINGROOM_ASSUME	W7/950	1.59		1.29			
R2/950	VINGROOM_ASSUME	W8/950	0.22		0.23			
R2/950	VINGROOM_ASSUME	W9/950	0.21		0.18			
R2/950	VINGROOM_ASSUME	W10/950	0.66		0.52			
R2/950	VINGROOM_ASSUME	W11/950	0.20	3.09	0.20	2.61	0.48	15.60
R3/950	VINGROOM_ASSUME	W12/950	0.19		0.16			
R3/950	VINGROOM_ASSUME	W13/950	1.63		1.33			
R3/950	VINGROOM_ASSUME	W14/950	0.19		0.20			
R3/950	VINGROOM_ASSUME	W15/950	0.22		0.17			
R3/950	VINGROOM_ASSUME	W16/950	0.66		0.53			
R3/950	VINGROOM_ASSUME	W17/950	0.13	3.02	0.13	2.52	0.50	16.64
R4/950	VINGROOM_ASSUME	W18/950	0.20		0.17			
R4/950	VINGROOM_ASSUME	W19/950	1.61		1.37			
R4/950	VINGROOM_ASSUME	W20/950	0.18		0.18			
R4/950	VINGROOM_ASSUME	W21/950	0.21		0.16			
R4/950	VINGROOM_ASSUME	W22/950	0.67		0.56			
R4/950	VINGROOM_ASSUME	W23/950	0.11	2.98	0.12	2.55	0.43	14.52
R5/950	VINGROOM_ASSUME	W24/950	0.25		0.21			



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DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R5/950	VINGROOM_ASSUME	W25/950	1.60		1.41			
R5/950	VINGROOM_ASSUME	W26/950	0.19		0.19			
R5/950	VINGROOM_ASSUME	W27/950	0.23		0.17			
R5/950	VINGROOM_ASSUME	W28/950	0.67		0.58			
R5/950	VINGROOM_ASSUME	W29/950	0.13	3.06	0.13	2.69	0.38	12.24
R6/950	VINGROOM_ASSUME	W30/950	0.23		0.19			
R6/950	VINGROOM_ASSUME	W31/950	1.63		1.46			
R6/950	VINGROOM_ASSUME	W32/950	0.21		0.21			
R6/950	VINGROOM_ASSUME	W33/950	0.23		0.17			
R6/950	VINGROOM_ASSUME	W34/950	0.72		0.63			
R6/950	VINGROOM_ASSUME	W35/950	0.19	3.21	0.19	2.84	0.37	11.47
R7/950	VINGROOM_ASSUME	W36/950	0.20		0.16			
R7/950	VINGROOM_ASSUME	W37/950	1.71		1.48			
R7/950	VINGROOM_ASSUME	W38/950	0.19		0.19			
R7/950	VINGROOM_ASSUME	W39/950	0.23		0.18			
R7/950	VINGROOM_ASSUME	W40/950	0.76		0.65			
R7/950	VINGROOM_ASSUME	W41/950	0.20	3.29	0.19	2.85	0.44	13.24
R8/950	VINGROOM_ASSUME	W42/950	0.00		0.00			
R8/950	VINGROOM_ASSUME	W43/950	1.65		1.44			
R8/950	VINGROOM_ASSUME	W44/950	0.16		0.16			
R8/950	VINGROOM_ASSUME	W45/950	0.20		0.15			
R8/950	VINGROOM_ASSUME	W46/950	0.75		0.64			
R8/950	VINGROOM_ASSUME	W47/950	0.14	2.89	0.14	2.53	0.37	12.65
R9/950	VINGROOM_ASSUME	W48/950	0.20		0.16			
R9/950	VINGROOM_ASSUME	W49/950	1.70		1.48			
R9/950	VINGROOM_ASSUME	W50/950	0.12		0.12			
R9/950	VINGROOM_ASSUME	W51/950	0.24		0.19			
R9/950	VINGROOM_ASSUME	W52/950	0.73		0.63			
R9/950	VINGROOM_ASSUME	W53/950	0.12	3.11	0.12	2.70	0.41	13.24
R10/950	VINGROOM_ASSUME	W54/950	0.00		0.00			
R10/950	VINGROOM_ASSUME	W55/950	1.50		1.35			
R10/950	VINGROOM_ASSUME	W56/950	0.07		0.07			
R10/950	VINGROOM_ASSUME	W57/950	0.22		0.17			
R10/950	VINGROOM_ASSUME	W58/950	0.68		0.59			
R10/950	VINGROOM_ASSUME	W59/950	0.07	2.53	0.07	2.25	0.28	11.09
R1/951	BEDROOM_ASSUMED	W1/951	1.17	1.17	0.55	0.55	0.62	53.25



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/951	BEDROOM_ASSUMEC	W2/951	0.52	0.52	0.19	0.19	0.33	63.03
R3/951	BEDROOM_ASSUMEC	W3/951	1.19	1.19	0.59	0.59	0.61	50.92
R4/951	BEDROOM_ASSUMEC	W4/951	0.79	0.79	0.38	0.38	0.40	51.27
R5/951	BEDROOM_ASSUMEC	W5/951	1.10	1.10	0.55	0.55	0.55	50.09
R6/951	BEDROOM_ASSUMEC	W6/951	0.59	0.59	0.28	0.28	0.32	53.20
R7/951	BEDROOM_ASSUMEC	W7/951	1.09	1.09	0.61	0.61	0.48	44.10
R8/951	BEDROOM_ASSUMEC	W8/951	0.74	0.74	0.40	0.40	0.34	45.90
R9/951	BEDROOM_ASSUMEC	W9/951	1.07	1.07	0.64	0.64	0.43	40.19
R10/951	BEDROOM_ASSUMEC	W10/951	0.63	0.63	0.37	0.37	0.26	41.59
R11/951	BEDROOM_ASSUMEC	W11/951	1.09	1.09	0.70	0.70	0.39	35.83
R12/951	BEDROOM_ASSUMEC	W12/951	0.76	0.76	0.51	0.51	0.26	33.51
R13/951	BEDROOM_ASSUMEC	W13/951	1.03	1.03	0.69	0.69	0.34	32.78
R14/951	BEDROOM_ASSUMEC	W14/951	0.76	0.76	0.53	0.53	0.23	30.21
R15/951	BEDROOM_ASSUMEC	W15/951	0.78	0.78	0.58	0.58	0.20	25.35
R16/951	BEDROOM_ASSUMEC	W16/951	0.72	0.72	0.54	0.54	0.18	24.69
R17/951	BEDROOM_ASSUMEC	W17/951	0.98	0.98	0.72	0.72	0.26	26.33
R18/951	BEDROOM_ASSUMEC	W18/951	0.72	0.72	0.55	0.55	0.17	23.88
R19/951	BEDROOM_ASSUMEC	W19/951	0.74	0.74	0.62	0.62	0.12	16.22
R20/951	BEDROOM_ASSUMEC	W20/951	0.63	0.63	0.51	0.51	0.12	18.88
R1/952	BEDROOM_ASSUMEC	W1/952	2.05	2.05	1.35	1.35	0.70	33.97
R2/952	BEDROOM_ASSUMEC	W2/952	0.75	0.75	0.36	0.36	0.39	52.12



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R3/952	BEDROOM_ASSUMEC	W3/952	0.24		0.21			
R3/952	BEDROOM_ASSUMEC	W4/952	2.10	2.34	1.40	1.60	0.74	31.42
R4/952	BEDROOM_ASSUMEC	W5/952	1.31	1.31	0.88	0.88	0.43	32.77
R5/952	BEDROOM_ASSUMEC	W6/952	1.92	1.92	1.33	1.33	0.60	30.96
R6/952	BEDROOM_ASSUMEC	W7/952	0.76	0.76	0.48	0.48	0.29	37.70
R7/952	BEDROOM_ASSUMEC	W8/952	0.20		0.16			
R7/952	BEDROOM_ASSUMEC	W9/952	1.91	2.11	1.36	1.52	0.58	27.65
R8/952	BEDROOM_ASSUMEC	W10/952	1.26	1.26	0.91	0.91	0.35	27.81
R9/952	BEDROOM_ASSUMEC	W11/952	1.87	1.87	1.38	1.38	0.49	26.15
R10/952	BEDROOM_ASSUMEC	W23/952	0.82	0.82	0.61	0.61	0.21	25.61
R11/952	BEDROOM_ASSUMEC	W12/952	0.21		0.15			
R11/952	BEDROOM_ASSUMEC	W13/952	1.99	2.20	1.53	1.68	0.52	23.71
R12/952	BEDROOM_ASSUMEC	W14/952	1.33	1.33	1.04	1.04	0.28	21.27
R13/952	BEDROOM_ASSUMEC	W15/952	1.85	1.85	1.47	1.47	0.38	20.40
R14/952	BEDROOM_ASSUMEC	W16/952	1.28	1.28	1.05	1.05	0.23	18.01
R15/952	BEDROOM_ASSUMEC	W17/952	1.16	1.16	0.97	0.97	0.20	16.87
R16/952	BEDROOM_ASSUMEC	W18/952	1.25	1.25	1.08	1.08	0.18	14.00
R17/952	BEDROOM_ASSUMEC	W19/952	1.73	1.73	1.47	1.47	0.26	15.04
R18/952	BEDROOM_ASSUMEC	W20/952	1.23	1.23	1.07	1.07	0.16	12.81
R19/952	BEDROOM_ASSUMEC	W21/952	1.08	1.08	0.96	0.96	0.12	11.03
R20/952	BEDROOM_ASSUMEC	W22/952	1.06	1.06	0.95	0.95	0.11	10.23
R1/953	VINGROOM_ASSUME	W1/953	1.68		1.17			
R1/953	VINGROOM_ASSUME	W2/953	0.58	2.25	0.40	1.57	0.68	30.32



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/953	VINGROOM_ASSUME	W3/953	0.27		0.26			
R2/953	VINGROOM_ASSUME	W4/953	1.73		1.20			
R2/953	VINGROOM_ASSUME	W5/953	0.74	2.74	0.52	1.98	0.76	27.82
R3/953	VINGROOM_ASSUME	W6/953	1.67		1.20			
R3/953	VINGROOM_ASSUME	W7/953	0.45	2.13	0.30	1.50	0.62	29.36
R4/953	VINGROOM_ASSUME	W8/953	0.17		0.15			
R4/953	VINGROOM_ASSUME	W9/953	1.65		1.22			
R4/953	VINGROOM_ASSUME	W10/953	0.70	2.52	0.52	1.88	0.64	25.25
R5/953	VINGROOM_ASSUME	W11/953	1.63		1.24			
R5/953	VINGROOM_ASSUME	W12/953	0.46	2.09	0.36	1.59	0.50	23.88
R6/953	VINGROOM_ASSUME	W13/953	0.18		0.14			
R6/953	VINGROOM_ASSUME	W14/953	1.67		1.31			
R6/953	VINGROOM_ASSUME	W15/953	0.75	2.59	0.61	2.05	0.55	21.05
R7/953	VINGROOM_ASSUME	W16/953	1.60		1.30			
R7/953	VINGROOM_ASSUME	W17/953	0.72	2.33	0.60	1.90	0.42	18.18
R8/953	VINGROOM_ASSUME	W18/953	1.01		0.86			
R8/953	VINGROOM_ASSUME	W19/953	0.70	1.71	0.61	1.47	0.25	14.29
R9/953	VINGROOM_ASSUME	W20/953	1.50		1.29			
R9/953	VINGROOM_ASSUME	W21/953	0.68	2.18	0.60	1.89	0.29	13.34
R10/953	VINGROOM_ASSUME	W22/953	0.95		0.85			
R10/953	VINGROOM_ASSUME	W23/953	0.61	1.55	0.55	1.40	0.16	10.05
R1/954	VINGROOM_ASSUME	W1/954	1.71		1.28			
R1/954	VINGROOM_ASSUME	W2/954	0.48	2.19	0.34	1.62	0.57	26.17
R2/954	VINGROOM_ASSUME	W3/954	0.17		0.16			
R2/954	VINGROOM_ASSUME	W4/954	1.68		1.28			
R2/954	VINGROOM_ASSUME	W5/954	0.71	2.56	0.54	1.98	0.58	22.63
R3/954	VINGROOM_ASSUME	W6/954	1.66		1.30			
R3/954	VINGROOM_ASSUME	W7/954	0.48	2.14	0.38	1.68	0.46	21.54
R4/954	VINGROOM_ASSUME	W8/954	0.18		0.15			



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			ADF	Total	ADF	Total		
R4/954	VINGROOM_ASSUME	W9/954	1.71		1.37			
R4/954	VINGROOM_ASSUME	W10/954	0.77	2.65	0.63	2.15	0.50	19.01
R5/954	VINGROOM_ASSUME	W11/954	1.65		1.36			
R5/954	VINGROOM_ASSUME	W12/954	0.74	2.39	0.63	1.99	0.40	16.72
R6/954	VINGROOM_ASSUME	W13/954	1.06		0.91			
R6/954	VINGROOM_ASSUME	W14/954	0.72	1.78	0.64	1.55	0.23	13.03
R7/954	VINGROOM_ASSUME	W15/954	1.55		1.35			
R7/954	VINGROOM_ASSUME	W16/954	0.70	2.26	0.62	1.98	0.28	12.42
R8/954	VINGROOM_ASSUME	W17/954	1.00		0.90			
R8/954	VINGROOM_ASSUME	W18/954	0.63	1.63	0.57	1.47	0.16	9.60
R1/955	BEDROOM_ASSUMED	W1/955	2.17	2.17	1.69	1.69	0.47	21.84
R2/955	BEDROOM_ASSUMED	W2/955	1.06	1.06	0.87	0.87	0.19	18.14
R3/955	BEDROOM_ASSUMED	W3/955	0.29		0.28			
R3/955	BEDROOM_ASSUMED	W4/955	2.07	2.36	1.64	1.92	0.44	18.69
R4/955	BEDROOM_ASSUMED	W5/955	1.37	1.37	1.09	1.09	0.27	20.00
R5/955	BEDROOM_ASSUMED	W6/955	2.05	2.05	1.65	1.65	0.39	19.21
R6/955	BEDROOM_ASSUMED	W7/955	1.17	1.17	1.02	1.02	0.15	12.70
R7/955	BEDROOM_ASSUMED	W8/955	0.30		0.28			
R7/955	BEDROOM_ASSUMED	W9/955	2.17	2.47	1.79	2.07	0.40	16.17
R8/955	BEDROOM_ASSUMED	W10/955	1.43	1.43	1.20	1.20	0.23	15.89
R9/955	BEDROOM_ASSUMED	W11/955	2.03	2.03	1.72	1.72	0.31	15.35
R10/955	BEDROOM_ASSUMED	W12/955	1.39	1.39	1.20	1.20	0.19	13.55
R11/955	BEDROOM_ASSUMED	W13/955	1.11	1.11	0.94	0.94	0.17	15.15
R12/955	BEDROOM_ASSUMED	W14/955	1.00	1.00	0.85	0.85	0.15	14.66
R13/955	BEDROOM_ASSUMED	W15/955	1.22	1.22	1.00	1.00	0.22	18.21



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			ADF	Total	ADF	Total		
R14/955	BEDROOM_ASSUMED	W16/955	0.98	0.98	0.85	0.85	0.14	14.04
R15/955	BEDROOM_ASSUMED	W17/955	1.07	1.07	0.95	0.95	0.12	11.27
R16/955	BEDROOM_ASSUMED	W18/955	0.86	0.86	0.75	0.75	0.11	12.84
R1/956	VINGROOM_ASSUME	W1/956	0.20		0.18			
R1/956	VINGROOM_ASSUME	W2/956	0.76		0.57			
R1/956	VINGROOM_ASSUME	W3/956	0.07		0.07			
R1/956	VINGROOM_ASSUME	W4/956	0.08		0.03			
R1/956	VINGROOM_ASSUME	W5/956	0.29		0.22			
R1/956	VINGROOM_ASSUME	W6/956	0.07	1.48	0.07	1.14	0.34	23.09
R2/956	VINGROOM_ASSUME	W7/956	0.08		0.03			
R2/956	VINGROOM_ASSUME	W8/956	0.71		0.55			
R2/956	VINGROOM_ASSUME	W9/956	0.07		0.06			
R2/956	VINGROOM_ASSUME	W10/956	0.08		0.03			
R2/956	VINGROOM_ASSUME	W11/956	0.27		0.21			
R2/956	VINGROOM_ASSUME	W12/956	0.07	1.27	0.06	0.95	0.33	25.55
R3/956	VINGROOM_ASSUME	W13/956	0.14		0.11			
R3/956	VINGROOM_ASSUME	W14/956	1.55		1.37			
R3/956	VINGROOM_ASSUME	W15/956	0.17		0.17			
R3/956	VINGROOM_ASSUME	W16/956	0.19		0.16			
R3/956	VINGROOM_ASSUME	W17/956	0.52		0.47			
R3/956	VINGROOM_ASSUME	W18/956	0.17	2.73	0.17	2.44	0.29	10.51
R4/956	VINGROOM_ASSUME	W19/956	0.21		0.19			
R4/956	VINGROOM_ASSUME	W20/956	1.32		1.19			
R4/956	VINGROOM_ASSUME	W21/956	0.16		0.16			
R4/956	VINGROOM_ASSUME	W22/956	0.20		0.17			
R4/956	VINGROOM_ASSUME	W23/956	0.52		0.47			
R4/956	VINGROOM_ASSUME	W24/956	0.17	2.58	0.17	2.35	0.22	8.69
R5/956	VINGROOM_ASSUME	W25/956	1.24		1.14			
R5/956	VINGROOM_ASSUME	W26/956	0.14		0.13			
R5/956	VINGROOM_ASSUME	W27/956	0.48		0.44			
R5/956	VINGROOM_ASSUME	W28/956	0.13	1.99	0.13	1.83	0.15	7.70
R1/957	BEDROOM_ASSUMED	W1/957	2.21	2.21	1.95	1.95	0.26	11.75



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			ADF	Total	ADF	Total		
R2/957	BEDROOM_ASSUMEC	W2/957	1.45	1.45	1.29	1.29	0.16	10.72
R3/957	BEDROOM_ASSUMEC	W3/957	2.07	2.07	1.86	1.86	0.22	10.38
R4/957	BEDROOM_ASSUMEC	W4/957	1.41	1.41	1.28	1.28	0.13	9.23
R5/957	BEDROOM_ASSUMEC	W5/957	1.77	1.77	1.69	1.69	0.08	4.63
R6/957	BEDROOM_ASSUMEC	W6/957	1.37	1.37	1.26	1.26	0.11	7.87
R7/957	BEDROOM_ASSUMEC	W7/957	1.21	1.21	1.05	1.05	0.16	12.98
R8/957	BEDROOM_ASSUMEC	W8/957	0.85	0.85	0.75	0.75	0.10	11.90
R9/957	BEDROOM_ASSUMEC	W9/957	0.86	0.86	0.76	0.76	0.10	11.77
R10/957	BEDROOM_ASSUMEC	W10/957	0.74	0.74	0.65	0.65	0.09	12.25
R1/958	VINGROOM_ASSUME	W1/958	1.72		1.61			
R1/958	VINGROOM_ASSUME	W2/958	0.77	2.49	0.73	2.34	0.15	6.11
R2/958	VINGROOM_ASSUME	W3/958	1.06		1.01			
R2/958	VINGROOM_ASSUME	W4/958	0.72	1.78	0.69	1.69	0.09	5.00
R1/959	BEDROOM_ASSUMEC	W1/959	2.17	2.17	2.07	2.07	0.10	4.69
R2/959	BEDROOM_ASSUMEC	W2/959	1.46	1.46	1.40	1.40	0.06	4.17
R3/959	BEDROOM_ASSUMEC	W3/959	1.74	1.74	1.69	1.69	0.05	2.99
R4/959	BEDROOM_ASSUMEC	W4/959	1.37	1.37	1.32	1.32	0.05	3.66

52 Penderyn Way

R3/380	KD_ASSUMED	W1/380	0.00		0.00			
R3/380	KD_ASSUMED	W4/380	2.12	2.12	2.12	2.12	0.00	0.00
R1/381	BEDROOM_ASSUMEC	W1/381	1.21	1.21	1.18	1.18	0.03	2.07
R1/382	BEDROOM_ASSUMEC	W1/382	1.24	1.24	1.18	1.18	0.06	5.07

54 Penderyn Way



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			ADF	Total	ADF	Total		
R1/370	KD_ASSUMED	W1/370	0.00		0.00			
R1/370	KD_ASSUMED	W4/370	1.00	1.00	1.00	1.00	0.00	0.00
R1/371	BEDROOM_ASSUMED	W1/371	1.22	1.22	1.19	1.19	0.03	2.70
R1/372	BEDROOM_ASSUMED	W1/372	1.26	1.26	1.18	1.18	0.08	6.50
56 Penderyn Way								
R1/360	KD	W1/360	0.00		0.00			
R1/360	KD	W4/360	1.97		1.97			
R1/360	KD	W5/360	1.46	3.43	1.46	3.43	0.00	0.00
R1/361	BEDROOM	W1/361	1.23	1.23	1.18	1.18	0.04	3.43
R1/362	BEDROOM_ASSUMED	W1/362	1.28	1.28	1.18	1.18	0.10	7.80
58 Penderyn Way								
R1/350	KD_ASSUMED	W1/350	0.00		0.00			
R1/350	KD_ASSUMED	W4/350	0.25		0.25			
R1/350	KD_ASSUMED	W5/350	0.45		0.45			
R1/350	KD_ASSUMED	W6/350	0.25	0.94	0.25	0.94	0.00	0.00
R1/351	BEDROOM_ASSUMED	W1/351	1.21	1.21	1.16	1.16	0.05	4.13
R1/352	BEDROOM_ASSUMED	W1/352	1.28	1.28	1.16	1.16	0.12	9.09
60 Penderyn Way								
R1/340	KD_ASSUMED	W1/340	0.00		0.00			
R1/340	KD_ASSUMED	W4/340	1.93	1.93	1.93	1.93	0.00	0.00
R1/341	BEDROOM_ASSUMED	W1/341	1.29	1.29	1.23	1.23	0.06	4.96
R1/342	BEDROOM_ASSUMED	W1/342	1.27	1.27	1.14	1.14	0.13	10.48
62 Penderyn Way								
R3/330	KD_ASSUMED	W1/330	0.00		0.00			
R3/330	KD_ASSUMED	W4/330	2.14	2.14	2.14	2.14	0.00	0.00



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Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R1/331	BEDROOM_ASSUMED	W1/331	1.41	1.41	1.33	1.33	0.08	5.48
R1/332	BEDROOM_ASSUMED	W1/332	1.42	1.42	1.26	1.26	0.16	11.40

64 Penderyn Way

R3/320	KD_ASSUMED	W3/320	0.00		0.00			
R3/320	KD_ASSUMED	W4/320	1.84	1.84	1.84	1.84	0.00	0.00
R2/321	BEDROOM_ASSUMED	W2/321	1.13	1.13	1.08	1.08	0.06	5.11
R1/322	BEDROOM_ASSUMED	W1/322	1.01	1.01	0.89	0.89	0.12	11.66
R2/322	BEDROOM_ASSUMED	W2/322	1.44	1.44	1.28	1.28	0.16	10.94

44 Carleton Road

R1/1180	LIVINGROOM	W4/1180	0.43		0.43			
R1/1180	LIVINGROOM	W5/1180	1.17		1.10			
R1/1180	LIVINGROOM	W6/1180	0.44	2.04	0.44	1.96	0.09	4.26
R2/1180	KITCHEN	W2/1180	0.06		0.06			
R2/1180	KITCHEN	W3/1180	0.43	0.49	0.40	0.46	0.03	6.95
R1/1181	LIVINGROOM	W4/1181	0.47		0.46			
R1/1181	LIVINGROOM	W5/1181	1.25		1.14			
R1/1181	LIVINGROOM	W6/1181	0.58	2.30	0.54	2.15	0.16	6.77
R2/1181	KITCHEN	W2/1181	0.19		0.19			
R2/1181	KITCHEN	W3/1181	1.37	1.56	1.25	1.44	0.12	7.39
R1/1182	LIVINGROOM	W5/1182	0.93		0.85			
R1/1182	LIVINGROOM	W6/1182	0.93	1.87	0.85	1.70	0.17	8.95
R2/1182	KITCHEN	W3/1182	0.47		0.47			
R2/1182	KITCHEN	W4/1182	1.88	2.35	1.72	2.19	0.16	6.77
R1/1183	LIVINGROOM	W2/1183	0.87		0.80			
R1/1183	LIVINGROOM	W3/1183	0.86	1.73	0.79	1.60	0.14	7.80
R2/1183	KITCHEN	W1/1183	1.38	1.38	1.28	1.28	0.10	7.27



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			ADF	Total	ADF	Total		

42 Carleton Road

R1/1170	LD	W6/1170	0.66	0.66	0.61	0.61	0.06	8.30
R3/1170	KITCHEN	W4/1170	1.56	1.56	1.44	1.44	0.12	7.84
R4/1170	KITCHEN	W3/1170	1.54	1.54	1.42	1.42	0.12	7.84
R6/1170	LD	W1/1170	0.52	0.52	0.51	0.51	0.01	2.51
R1/1171	LD	W6/1171	0.76	0.76	0.68	0.68	0.09	11.29
R3/1171	KITCHEN	W4/1171	1.71	1.71	1.57	1.57	0.13	7.86
R4/1171	KITCHEN	W3/1171	1.69	1.69	1.56	1.56	0.13	7.69
R6/1171	LD	W1/1171	0.67	0.67	0.66	0.66	0.01	1.80
R1/1172	LD	W6/1172	0.79	0.79	0.70	0.70	0.08	10.57
R3/1172	KITCHEN	W4/1172	1.80	1.80	1.67	1.67	0.13	7.33
R4/1172	KITCHEN	W3/1172	1.79	1.79	1.66	1.66	0.13	7.20
R6/1172	LD	W1/1172	0.71	0.71	0.70	0.70	0.01	1.54
R1/1173	LD	W6/1173	0.71	0.71	0.62	0.62	0.08	11.63
R3/1173	KITCHEN	W4/1173	1.83	1.83	1.72	1.72	0.12	6.43
R4/1173	KITCHEN	W3/1173	1.83	1.83	1.72	1.72	0.12	6.34
R6/1173	LD	W1/1173	0.65	0.65	0.64	0.64	0.01	1.70

27 Trecastle Way

R3/110	KITCHEN	W3/110	0.10	0.10	0.07	0.07	0.02	23.96
R1/111	LIVINGROOM	W1/111	1.13	1.13	1.08	1.08	0.04	3.82
R2/112	STUDY	W2/112	1.16	1.16	1.11	1.11	0.05	4.14



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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

25 Trecastle Way

R2/100	KITCHEN	W2/100	0.02	0.02	0.00	0.00	0.02	95.83
R1/101	LIVINGROOM	W1/101	1.16	1.16	1.13	1.13	0.03	2.68
R2/102	STUDY	W2/102	1.17	1.17	1.13	1.13	0.04	3.59

23 Trecastle Way

R3/790	KITCHEN	W3/790	0.00	0.00	0.00	0.00	0.00	-
R1/791	LIVINGROOM	W1/791	1.23	1.23	1.20	1.20	0.02	1.88
R2/792	STUDY	W2/792	1.11	1.11	1.08	1.08	0.03	3.07

21 Trecastle Way

R3/780	KITCHEN	W2/780	0.02	0.02	0.02	0.02	0.00	0.00
R1/781	LIVINGROOM	W1/781	1.36	1.36	1.34	1.34	0.02	1.33
R2/782	STUDY	W2/782	1.24	1.24	1.21	1.21	0.03	2.73

19 Trecastle Way

R2/770	KITCHEN	W2/770	0.04	0.04	0.04	0.04	0.00	0.00
R1/771	LIVINGROOM	W1/771	1.19	1.19	1.18	1.18	0.01	1.09
R2/772	STUDY	W2/772	1.13	1.13	1.10	1.10	0.03	2.40

17 Trecastle Way

R3/760	KITCHEN	W3/760	0.09	0.09	0.09	0.09	0.00	0.00
R1/761	LIVINGROOM	W1/761	1.44	1.44	1.42	1.42	0.02	1.11
R2/762	STUDY	W2/762	1.38	1.38	1.35	1.35	0.04	2.54

15 Trecastle Way



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R3/750	KITCHEN	W3/750	0.09	0.09	0.09	0.09	0.00	0.00
R1/751	LIVINGROOM	W1/751	1.37	1.37	1.34	1.34	0.03	1.83
R2/752	STUDY	W2/752	1.26	1.26	1.21	1.21	0.04	3.42
13 Trecastle Way								
R3/740	KITCHEN	W2/740	0.10	0.10	0.10	0.10	0.00	0.99
R1/741	LIVINGROOM	W1/741	1.51	1.51	1.49	1.49	0.02	1.59
R2/742	STUDY	W2/742	1.37	1.37	1.32	1.32	0.05	3.50
11 Trecastle Way								
R3/730	KITCHEN	W3/730	0.13	0.13	0.12	0.12	0.01	8.46
R1/731	LIVINGROOM	W1/731	1.53	1.53	1.50	1.50	0.03	1.76
R2/732	STUDY	W2/732	1.50	1.50	1.44	1.44	0.06	3.81
9 Trecastle Way								
R3/720	KITCHEN	W3/720	0.13	0.13	0.11	0.11	0.02	15.20
R1/721	LIVINGROOM	W1/721	1.58	1.58	1.55	1.55	0.03	1.83
R2/722	STUDY	W2/722	1.28	1.28	1.23	1.23	0.05	3.89
7 Trecastle Way								
R3/710	KITCHEN	W3/710	0.17	0.17	0.15	0.15	0.02	10.91
R1/711	LIVINGROOM	W1/711	1.63	1.63	1.59	1.59	0.03	2.09
R2/712	STUDY	W2/712	1.40	1.40	1.35	1.35	0.05	3.78
5 Trecastle Way								
R2/700	KITCHEN	W2/700	0.12	0.12	0.11	0.11	0.01	8.33



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/701	LIVINGROOM	W1/701	1.58	1.58	1.54	1.54	0.03	2.10
R2/702	STUDY	W2/702	1.49	1.49	1.44	1.44	0.05	3.43
3 Trecastle Way								
R3/690	KITCHEN	W4/690	0.14	0.14	0.13	0.13	0.01	5.00
R1/691	LIVINGROOM	W1/691	1.53	1.53	1.50	1.50	0.03	2.03
R2/692	STUDY	W2/692	1.26	1.26	1.23	1.23	0.03	2.62
1 Trecastle Way								
R3/680	KITCHEN	W3/680	0.11	0.11	0.10	0.10	0.01	7.41
R1/681	LIVINGROOM	W1/681	1.46	1.46	1.42	1.42	0.04	2.40
R2/682	STUDY	W2/682	1.26	1.26	1.22	1.22	0.03	2.63
2 Trecastle Way								
R1/170	ASSUMED	W1/170	2.71	2.71	2.65	2.65	0.07	2.54
R1/171	ASSUMED	W1/171	1.94	1.94	1.86	1.86	0.08	4.08
R1/172	ASSUMED	W1/172	1.31	1.31	1.26	1.26	0.05	3.90
4 Trecastle Way								
R1/160	ASSUMED	W1/160	3.46	3.46	3.22	3.22	0.25	7.13
R1/161	ASSUMED	W1/161	2.18	2.18	2.07	2.07	0.10	4.69
R1/162	ASSUMED	W1/162	1.47	1.47	1.40	1.40	0.06	4.36
6 Trecastle Way								
R1/150	ASSUMED	W1/150	3.69	3.69	3.38	3.38	0.31	8.27
R1/151	ASSUMED	W1/151	2.12	2.12	2.01	2.01	0.11	5.37



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/152	ASSUMED	W1/152	1.43	1.43	1.36	1.36	0.07	5.02
8 Treacastle Way								
R1/140	ASSUMED	W1/140	3.82	3.82	3.48	3.48	0.34	8.86
R1/141	ASSUMED	W1/141	2.17	2.17	2.04	2.04	0.14	6.26
R1/142	ASSUMED	W1/142	1.45	1.45	1.36	1.36	0.09	5.87
10 Treacastle Way								
R1/130	ASSUMED	W1/130	3.75	3.75	3.39	3.39	0.36	9.50
R1/131	ASSUMED	W1/131	2.19	2.19	2.03	2.03	0.16	7.26
R1/132	ASSUMED	W1/132	1.47	1.47	1.37	1.37	0.10	6.79
12 Treacastle Way								
R1/120	ASSUMED	W1/120	3.76	3.76	3.24	3.24	0.53	13.95
R1/121	ASSUMED	W1/121	2.22	2.22	2.03	2.03	0.19	8.73
R1/122	ASSUMED	W1/122	1.60	1.60	1.47	1.47	0.13	8.01
85 Penderyn Way								
R1/200	KD_ASSUMED	W1/200	0.05		0.00			
R1/200	KD_ASSUMED	W2/200	0.14		0.00			
R1/200	KD_ASSUMED	W3/200	0.06	0.25	0.06	0.06	0.19	74.80
R1/201	BEDROOM_ASSUMED	W1/201	1.76	1.76	1.17	1.17	0.59	33.37
R1/202	BEDROOM_ASSUMED	W1/202	1.71	1.71	1.19	1.19	0.53	30.63
83 Penderyn Way								
R1/210	ASSUMED	W1/210	1.81		0.26			
R1/210	ASSUMED	W2/210	9.68		8.61			
R1/210	ASSUMED	W3/210	1.99	13.48	0.55	9.43	4.05	30.05



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R1/211	BEDROOM_ASSUMED	W1/211	1.78	1.78	1.17	1.17	0.61	34.10
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R1/212	BEDROOM_ASSUMED	W1/212	1.71	1.71	1.17	1.17	0.54	31.44
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81 Penderyn Way

R1/220	KD_ASSUMED	W1/220	0.71		0.28			
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R1/220	KD_ASSUMED	W2/220	0.05		0.05			
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R1/220	KD_ASSUMED	W3/220	0.76	1.52	0.26	0.59	0.93	61.37
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R1/221	BEDROOM_ASSUMED	W1/221	1.77	1.77	1.18	1.18	0.59	33.22
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R1/222	BEDROOM_ASSUMED	W1/222	1.71	1.71	1.18	1.18	0.53	30.88
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79 Penderyn Way

R1/230	KD_ASSUMED	W1/230	2.88		1.91			
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R1/230	KD_ASSUMED	W2/230	0.83		0.75			
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R1/230	KD_ASSUMED	W3/230	0.83		0.75			
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R1/230	KD_ASSUMED	W4/230	0.83		0.75			
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R1/230	KD_ASSUMED	W5/230	0.03	5.40	0.03	4.18	1.22	22.67
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R1/231	BEDROOM_ASSUMED	W1/231	1.77	1.77	1.22	1.22	0.55	31.13
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R1/232	BEDROOM_ASSUMED	W1/232	1.71	1.71	1.21	1.21	0.51	29.53
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77 Penderyn Way

R1/240	KD_ASSUMED	W1/240	1.78		1.23			
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R1/240	KD_ASSUMED	W2/240	0.70		0.67			
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R1/240	KD_ASSUMED	W3/240	0.02	2.50	0.02	1.92	0.57	22.99
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R1/241	BEDROOM	W1/241	1.77	1.77	1.25	1.25	0.52	29.24
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R1/242	BEDROOM	W1/242	1.71	1.71	1.23	1.23	0.48	28.17
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75 Penderyn Way

R1/250	KD_ASSUMED	W1/250	1.06		0.54			
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R1/250	KD_ASSUMED	W2/250	0.81		0.52			
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R1/250	KD_ASSUMED	W3/250	0.01	1.88	0.01	1.07	0.81	43.06
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DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R1/251	BEDROOM_ASSUMED	W1/251	1.77	1.77	1.26	1.26	0.51	28.71
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R1/252	BEDROOM_ASSUMED	W1/252	1.71	1.71	1.24	1.24	0.48	27.85
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73 Penderyn Way

R1/260	KD_ASSUMED	W1/260	1.05		0.53			
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R1/260	KD_ASSUMED	W2/260	1.04		0.60			
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R1/260	KD_ASSUMED	W3/260	0.01	2.10	0.01	1.14	0.96	45.90
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R1/261	BEDROOM_ASSUMED	W1/261	1.78	1.78	1.27	1.27	0.51	28.39
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R1/262	BEDROOM_ASSUMED	W1/262	1.72	1.72	1.24	1.24	0.48	27.70
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71 Penderyn Way

R1/270	KD_ASSUMED	W1/270	1.02		0.54			
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R1/270	KD_ASSUMED	W2/270	1.02		0.60			
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R1/270	KD_ASSUMED	W3/270	0.00	2.03	0.00	1.13	0.90	44.19
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R1/271	BEDROOM_ASSUMED	W1/271	1.78	1.78	1.30	1.30	0.48	26.94
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R1/272	BEDROOM_ASSUMED	W1/272	1.71	1.71	1.27	1.27	0.45	26.14
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69 Penderyn Way

R1/280	KD_ASSUMED	W1/280	0.53		0.39			
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R1/280	KD_ASSUMED	W2/280	0.38		0.28			
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R1/280	KD_ASSUMED	W3/280	0.53		0.37			
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R1/280	KD_ASSUMED	W4/280	0.00	1.44	0.00	1.04	0.40	27.94
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R1/281	BEDROOM_ASSUMED	W1/281	0.26		0.17			
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R1/281	BEDROOM_ASSUMED	W2/281	0.23		0.13			
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R1/281	BEDROOM_ASSUMED	W3/281	0.23		0.15			
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R1/281	BEDROOM_ASSUMED	W4/281	0.27	0.99	0.20	0.65	0.34	34.08
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R1/282	BEDROOM_ASSUMED	W1/282	1.71	1.71	1.30	1.30	0.41	24.02
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67 Penderyn Way

R1/290	KD_ASSUMED	W1/290	0.96		0.66			
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DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/290	KD_ASSUMED	W2/290	0.92		0.68			
R1/290	KD_ASSUMED	W3/290	0.00	1.88	0.00	1.34	0.54	28.78
R1/291	BEDROOM_ASSUMED	W1/291	1.76	1.76	1.39	1.39	0.37	20.86
R1/292	BEDROOM_ASSUMED	W1/292	1.70	1.70	1.35	1.35	0.35	20.53

65 Penderyn Way

R1/300	KD_ASSUMED	W1/300	0.91		0.66			
R1/300	KD_ASSUMED	W2/300	0.94		0.72			
R1/300	KD_ASSUMED	W3/300	0.00	1.85	0.00	1.38	0.46	25.08
R1/301	BEDROOM_ASSUMED	W1/301	1.74	1.74	1.45	1.45	0.29	16.66
R1/302	BEDROOM_ASSUMED	W1/302	1.68	1.68	1.40	1.40	0.28	16.60

63 Penderyn Way

R1/310	LKD	W1/310	0.42		0.37			
R1/310	LKD	W2/310	1.23		1.09			
R1/310	LKD	W3/310	1.32		1.24			
R1/310	LKD	W4/310	0.43		0.37			
R1/310	LKD	W5/310	0.00	3.40	0.00	3.07	0.33	9.83
R1/311	BEDROOM	W1/311	2.10	2.10	1.83	1.83	0.26	12.46
R1/312	BEDROOM	W1/312	1.50	1.50	1.31	1.31	0.19	12.77

Appendix 12.6b

Cumulative Baseline vs Development NSL Results



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

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

72-122 Dalmeny Avenue

R1/660	KITCHEN	81.8	51.1	51.1	0.0	0.0
R4/660	KITCHEN	81.8	61.4	61.4	0.0	0.0
R7/660	KITCHEN	81.8	63.3	63.3	0.0	0.0
R10/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R13/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R16/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R19/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R22/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R25/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R28/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R31/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R34/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R37/660	KITCHEN	81.8	63.8	63.8	0.0	0.0
R1/661	ASSUMED	112.8	74.3	55.7	18.6	25.0
R2/661	ASSUMED	129.0	126.8	126.8	0.0	0.0
R5/661	BEDROOM	110.9	107.4	107.4	0.0	0.0
R7/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R9/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R11/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R13/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R15/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R17/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R19/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R21/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R23/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R25/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R27/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R29/661	BEDROOM	110.9	109.0	109.0	0.0	0.0
R1/662	ASSUMED	112.8	85.5	71.4	14.1	16.5
R2/662	ASSUMED	129.0	126.9	126.9	0.0	0.0
R4/662	KITCHEN	81.8	63.3	63.3	0.0	0.0
R7/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R10/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R13/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R16/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R19/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R22/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R25/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R28/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R31/662	KITCHEN	81.8	63.8	63.8	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R34/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R37/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R40/662	KITCHEN	81.8	63.8	63.8	0.0	0.0
R1/663	ASSUMED	129.0	126.9	126.9	0.0	0.0
R2/663	ASSUMED	112.8	105.7	94.5	11.2	10.6
R4/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R6/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R8/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R10/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R12/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R14/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R16/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R18/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R20/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R22/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R24/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R26/663	BEDROOM	110.9	107.3	107.3	0.0	0.0
R28/663	BEDROOM	110.9	107.3	107.3	0.0	0.0

54-70 Dalmeny Avenue

R3/661	ASSUMED	100.2	95.1	95.1	0.0	0.0
R3/662	ASSUMED	100.2	95.1	95.1	0.0	0.0
R2/670	BEDROOM	117.2	115.7	115.7	0.0	0.0
R3/670	BEDROOM	106.0	103.5	103.5	0.0	0.0
R4/670	LD	201.5	200.8	200.8	0.0	0.0
R5/670	KITCHEN	63.7	47.7	47.4	0.3	0.6
R7/670	LD	134.9	131.7	131.7	0.0	0.0
R8/670	BEDROOM	99.9	99.6	99.6	0.0	0.0
R11/670	KITCHEN	61.5	44.5	44.5	0.0	0.0
R12/670	ASSUMED	123.5	108.9	108.8	0.2	0.2
R13/670	ASSUMED	166.8	166.2	166.2	0.0	0.0
R14/670	ASSUMED	84.0	72.2	66.8	5.5	7.6
R15/670	ASSUMED	103.1	79.0	78.9	0.1	0.1
R16/670	ASSUMED	35.7	18.2	18.2	0.0	0.0
R2/671	BEDROOM	117.2	115.7	115.7	0.0	0.0
R3/671	BEDROOM	106.0	103.5	103.5	0.0	0.0
R4/671	LD	201.5	200.6	200.6	0.0	0.0
R5/671	KITCHEN	63.7	46.2	46.2	0.0	0.0
R7/671	LD	133.8	131.6	131.6	0.0	0.0
R8/671	BEDROOM	70.7	64.9	64.9	0.0	0.0
R11/671	KITCHEN	61.5	47.8	47.8	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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Room	Room Use	Whole Room sq ft	NSL		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
R12/671	ASSUMED	123.5	116.7	116.7	0.0	0.0
R13/671	ASSUMED	166.8	166.2	166.2	0.0	0.0
R14/671	ASSUMED	84.0	71.3	66.4	4.9	6.9
R15/671	ASSUMED	103.1	80.2	80.2	0.0	0.0
R16/671	ASSUMED	35.7	16.4	16.4	0.0	0.0
R2/672	BEDROOM	117.2	115.7	115.7	0.0	0.0
R3/672	BEDROOM	106.0	103.5	103.5	0.0	0.0
R4/672	LD	201.5	200.6	200.6	0.0	0.0
R5/672	KITCHEN	63.7	46.3	46.3	0.0	0.0
R7/672	LD	133.3	132.3	132.3	0.0	0.0
R8/672	BEDROOM	70.7	65.3	65.3	0.0	0.0
R11/672	KITCHEN	61.5	47.0	47.0	0.0	0.0
R12/672	ASSUMED	123.5	114.9	114.9	0.0	0.0
R13/672	ASSUMED	166.8	166.2	166.2	0.0	0.0
R14/672	ASSUMED	84.0	71.3	67.4	3.9	5.5
R15/672	ASSUMED	103.1	81.7	81.7	0.0	0.0
R16/672	ASSUMED	35.7	16.4	16.4	0.0	0.0

30-52 Dalmeny Avenue

R1/640	BEDROOM	111.2	105.6	104.9	0.7	0.7
R2/640	BEDROOM	110.7	106.6	106.6	0.0	0.0
R3/640	BEDROOM	99.1	93.5	93.4	0.1	0.1
R4/640	BEDROOM	110.6	103.8	102.8	1.0	1.0
R5/640	BEDROOM	111.0	105.2	103.3	1.9	1.8
R6/640	BEDROOM	109.7	105.5	105.5	0.0	0.0
R7/640	BEDROOM	82.7	81.7	81.7	0.0	0.0
R8/640	BEDROOM	85.9	85.5	85.5	0.0	0.0
R9/640	BEDROOM	106.9	105.5	105.5	0.1	0.1
R1/641	BEDROOM	111.2	105.7	105.2	0.4	0.4
R2/641	BEDROOM	110.7	107.6	107.6	0.0	0.0
R3/641	BEDROOM	99.1	94.2	94.2	0.0	0.0
R4/641	BEDROOM	110.6	104.2	104.0	0.2	0.2
R5/641	BEDROOM	111.0	105.2	104.0	1.2	1.1
R6/641	BEDROOM	109.7	105.5	105.5	0.0	0.0
R7/641	BEDROOM	82.7	81.7	81.7	0.0	0.0
R8/641	BEDROOM	85.9	85.5	85.5	0.0	0.0
R9/641	BEDROOM	106.9	105.5	105.5	0.0	0.0
R1/642	BEDROOM	111.2	105.7	105.4	0.2	0.2
R2/642	BEDROOM	110.7	107.6	107.6	0.0	0.0
R3/642	BEDROOM	99.1	95.9	95.9	0.0	0.0
R4/642	BEDROOM	110.6	104.4	104.4	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

Room	Room Use	Whole Room sq ft	NSL		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
R5/642	BEDROOM	111.0	105.2	105.2	0.0	0.0
R6/642	BEDROOM	109.7	105.5	105.5	0.0	0.0
R7/642	BEDROOM	82.7	81.7	81.7	0.0	0.0
R8/642	BEDROOM	85.9	85.5	85.5	0.0	0.0
R9/642	BEDROOM	106.9	105.5	105.5	0.0	0.0

6-28 Dalmeny Avenue

R1/600	BEDROOM	115.2	108.9	108.3	0.6	0.6
R2/600	BEDROOM	114.9	110.4	107.0	3.4	3.1
R3/600	BEDROOM	103.1	97.4	96.3	1.1	1.1
R4/600	BEDROOM	114.4	107.6	96.5	11.0	10.2
R5/600	BEDROOM	110.9	105.2	102.0	3.2	3.0
R6/600	BEDROOM	108.7	105.3	104.9	0.4	0.4
R7/600	BEDROOM	98.8	96.6	96.6	0.0	0.0
R8/600	BEDROOM	126.9	121.7	116.0	5.7	4.7
R1/601	BEDROOM	115.2	109.5	108.4	1.1	1.0
R2/601	BEDROOM	114.9	110.7	109.9	0.8	0.7
R3/601	BEDROOM	103.1	98.2	98.0	0.2	0.2
R4/601	BEDROOM	114.4	107.8	99.7	8.1	7.5
R5/601	BEDROOM	110.9	105.2	102.9	2.3	2.2
R6/601	BEDROOM	108.7	105.3	105.2	0.1	0.1
R7/601	BEDROOM	98.8	96.6	96.6	0.0	0.0
R8/601	BEDROOM	126.9	121.7	119.5	2.2	1.8
R1/602	BEDROOM	115.2	109.5	108.4	1.1	1.0
R2/602	BEDROOM	114.9	110.7	110.7	0.0	0.0
R3/602	BEDROOM	103.1	99.9	99.8	0.1	0.1
R4/602	BEDROOM	114.4	108.3	104.1	4.2	3.9
R5/602	BEDROOM	110.9	105.2	103.9	1.3	1.2
R6/602	BEDROOM	108.7	105.3	105.3	0.0	0.0
R7/602	BEDROOM	98.8	96.6	96.6	0.0	0.0
R8/602	BEDROOM	126.9	121.7	121.3	0.4	0.3

275 Camden Road

R1/551	LKD	258.4	257.3	255.6	1.7	0.7
R3/551	BEDROOM	148.7	146.2	67.0	79.2	54.2
R4/551	BEDROOM	128.0	119.0	47.0	72.0	60.5
R7/551	LKD	325.5	288.6	60.9	227.7	78.9
R1/552	LKD	259.6	249.9	249.9	0.0	0.0
R3/552	BEDROOM	145.6	141.6	63.9	77.7	54.9
R4/552	BEDROOM	86.2	80.2	31.2	49.0	61.1



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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Room	Room Use	Whole Room sq ft	NSL		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
R6/552	BEDROOM	84.9	82.5	62.3	20.2	24.5
R1/553	LKD	259.6	249.9	249.9	0.0	0.0
R3/553	BEDROOM	145.6	141.6	66.3	75.3	53.2
R4/553	BEDROOM	86.2	80.2	33.1	47.1	58.7
R6/553	BEDROOM	84.9	82.5	65.3	17.2	20.8
R1/554	LKD	259.6	249.9	249.9	0.0	0.0
R3/554	BEDROOM	150.8	143.6	73.8	69.8	48.6
R1/555	BEDROOM	167.4	166.3	166.3	0.0	0.0
R3/555	BEDROOM	129.8	127.9	122.9	5.0	3.9
R2/560	BEDROOM	102.6	25.9	18.9	6.9	26.6
R4/560	BEDROOM	183.8	171.8	95.3	76.5	44.5
R5/560	LKD	334.5	330.2	328.5	1.7	0.5
R3/561	BEDROOM	88.5	30.5	23.4	7.0	23.0
R4/561	BEDROOM	160.4	152.4	93.0	59.4	39.0
R5/561	LKD	383.8	380.5	379.7	0.8	0.2
R3/562	BEDROOM	192.6	189.9	177.4	12.5	6.6
R4/562	LKD	327.8	324.4	323.7	0.8	0.2
R5/562	BEDROOM	144.5	143.3	142.8	0.5	0.3

1-30 Kimble House

R2/571	KITCHEN	53.1	36.7	31.9	4.8	13.1
R4/571	KITCHEN	53.1	34.2	30.5	3.7	10.8
R7/571	KITCHEN	53.1	34.4	32.4	2.0	5.8
R10/571	KITCHEN	53.1	38.5	37.5	1.0	2.6
R12/571	KITCHEN	53.1	37.7	37.4	0.3	0.8
R14/571	KITCHEN	53.1	39.3	38.6	0.7	1.8
R3/572	KITCHEN	53.1	36.9	33.1	3.7	10.0
R6/572	KITCHEN	53.1	34.7	33.6	1.0	2.9
R9/572	KITCHEN	53.1	35.8	34.9	0.8	2.2
R12/572	KITCHEN	53.1	38.6	38.1	0.5	1.3
R15/572	KITCHEN	53.1	40.0	39.9	0.1	0.3
R18/572	KITCHEN	53.1	40.3	39.7	0.6	1.5
R3/573	KITCHEN	53.1	37.4	35.4	2.0	5.3
R6/573	KITCHEN	53.1	38.0	37.2	0.8	2.1
R9/573	KITCHEN	53.1	40.0	39.3	0.7	1.8
R12/573	KITCHEN	53.1	40.3	40.3	0.0	0.0
R15/573	KITCHEN	53.1	40.3	40.3	0.0	0.0
R18/573	KITCHEN	53.1	40.3	40.3	0.0	0.0
R3/574	KITCHEN	53.1	40.3	39.8	0.5	1.2
R5/574	KITCHEN	53.1	40.3	39.9	0.4	1.0
R8/574	KITCHEN	53.1	40.3	40.2	0.1	0.2



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON

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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R11/574	KITCHEN	53.1	40.3	40.3	0.0	0.0
R14/574	KITCHEN	53.1	40.3	40.3	0.0	0.0
R17/574	KITCHEN	53.1	40.3	40.3	0.0	0.0
R3/575	KITCHEN	53.1	40.3	40.3	0.0	0.0
R5/575	KITCHEN	53.1	40.3	40.3	0.0	0.0
R8/575	KITCHEN	53.1	40.3	40.3	0.0	0.0
R11/575	KITCHEN	53.1	40.3	40.3	0.0	0.0
R14/575	KITCHEN	53.1	40.3	40.3	0.0	0.0
R17/575	KITCHEN	53.1	40.3	40.3	0.0	0.0

370 Camden Road

R1/70	ASSUMED_RESI	189.7	176.0	172.9	3.1	1.8
R1/71	ASSUMED_RESI	189.7	181.4	179.7	1.7	0.9
R5/72	ASSUMED_RESI	189.7	180.6	179.8	0.8	0.4
R2/73	ASSUMED_RESI	189.7	180.6	177.7	2.9	1.6

372 Camden Road

R2/70	ASSUMED_RESI_PCD	123.4	115.3	115.0	0.3	0.3
R3/70	ASSUMED_RESI_PCD	135.4	125.7	120.4	5.3	4.2
R2/71	ASSUMED_RESI_PCD	123.4	119.0	119.0	0.0	0.0
R4/71	ASSUMED_RESI_PCD	135.4	132.6	132.6	0.0	0.0
R2/72	ASSUMED_RESI_PCD	68.5	66.8	66.8	0.0	0.0
R3/72	ASSUMED_RESI_PCD	47.3	44.7	44.7	0.0	0.0
R4/72	ASSUMED_RESI_PCD	123.4	119.0	119.0	0.0	0.0
R1/73	ASSUMED_RESI_PCD	123.4	119.8	119.8	0.0	0.0
R3/73	ASSUMED_RESI_PCD	73.2	72.6	72.6	0.0	0.0
R4/73	ASSUMED_RESI_PCD	25.0	24.0	24.0	0.0	0.0
R5/73	ASSUMED_RESI_PCD	67.5	66.1	66.1	0.0	0.0

374 Camden Road

R3/61	ASSUMED_RESI	102.0	29.9	29.9	0.0	0.0
R4/70	ASSUMED_RESI	198.0	183.9	162.5	21.4	11.6
R5/71	ASSUMED_RESI	198.0	189.6	173.6	16.0	8.4
R1/72	ASSUMED_RESI	198.0	189.0	175.9	13.1	6.9
R6/73	ASSUMED_RESI	198.0	189.0	173.3	15.8	8.4

376 Camden Road

R1/40	BEDROOM	137.9	130.0	104.0	26.0	20.0
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NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R2/40	BEDROOM	150.7	135.5	117.3	18.2	13.4
R3/40	BEDROOM	152.4	141.8	118.4	23.5	16.6
R4/40	BEDROOM	140.0	134.2	114.7	19.6	14.6
R6/40	ASSUMED_KITCHEN	46.0	40.0	40.0	0.0	0.0
R1/41	BEDROOM	137.9	130.6	107.2	23.4	17.9
R2/41	BEDROOM	142.2	131.2	126.6	4.6	3.5
R3/41	BEDROOM	152.4	142.4	120.3	22.1	15.5
R4/41	BEDROOM	140.0	134.5	116.2	18.3	13.6
R6/41	ASSUMED_KITCHEN	46.0	41.4	41.4	0.0	0.0
R1/42	BEDROOM	137.9	130.6	110.8	19.7	15.1
R2/42	BEDROOM	145.4	136.1	131.7	4.4	3.2
R3/42	BEDROOM	152.4	142.5	121.1	21.4	15.0
R4/42	BEDROOM	140.0	134.5	117.5	17.0	12.6
R6/42	ASSUMED_KITCHEN	46.0	41.4	41.4	0.0	0.0
R1/43	BEDROOM	94.2	92.2	91.5	0.7	0.8
R2/43	BEDROOM	99.8	95.9	95.9	0.0	0.0
R4/43	BEDROOM	110.1	108.0	105.9	2.1	1.9
R5/43	BEDROOM	94.5	92.0	87.1	4.9	5.3
R6/43	ASSUMED_KITCHEN	46.0	41.4	41.4	0.0	0.0

Poynder Court, Camden Road

R2/20	BEDROOM	129.2	127.7	127.7	0.0	0.0
R3/20	BEDROOM	128.0	126.7	126.7	0.0	0.0
R4/20	BEDROOM	128.1	126.8	126.8	0.0	0.0
R5/20	BEDROOM	127.1	125.8	125.8	0.0	0.0
R6/20	BEDROOM	127.4	126.0	126.0	0.0	0.0
R1/21	BEDROOM	128.5	127.2	127.2	0.0	0.0
R2/21	BEDROOM	129.2	127.7	127.7	0.0	0.0
R3/21	BEDROOM	128.0	126.7	126.7	0.0	0.0
R4/21	BEDROOM	128.1	126.8	126.8	0.0	0.0
R5/21	BEDROOM	127.1	125.8	125.8	0.0	0.0
R6/21	BEDROOM	127.4	126.0	126.0	0.0	0.0
R1/22	BEDROOM	128.5	127.2	127.2	0.0	0.0
R2/22	BEDROOM	129.2	127.9	127.9	0.0	0.0
R3/22	BEDROOM	128.0	126.7	126.7	0.0	0.0
R4/22	BEDROOM	128.1	126.8	126.8	0.0	0.0
R5/22	BEDROOM	127.1	125.8	125.8	0.0	0.0
R6/22	BEDROOM	127.4	126.0	126.0	0.0	0.0
R1/23	BEDROOM	128.5	127.2	127.2	0.0	0.0
R2/23	BEDROOM	129.2	127.9	127.9	0.0	0.0
R3/23	BEDROOM	128.0	126.7	126.7	0.0	0.0



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

R4/23	BEDROOM	128.1	126.8	126.8	0.0	0.0
R5/23	BEDROOM	127.1	125.8	125.8	0.0	0.0
R6/23	BEDROOM	127.4	126.0	126.0	0.0	0.0

388 Camden Road

R2/10	KITCHEN	100.8	96.6	90.2	6.4	6.6
R3/10	LIVINGROOM	223.7	215.1	209.7	5.4	2.5
R1/11	KITCHEN	97.5	94.4	88.3	6.1	6.5
R2/11	LIVINGROOM	224.5	215.2	210.0	5.3	2.5
R1/12	KITCHEN	97.5	94.4	87.1	7.3	7.7
R2/12	LIVINGROOM	224.5	215.0	208.9	6.1	2.8
R1/13	ASSUMED_RESI	97.5	94.4	87.1	7.3	7.7
R2/1009	ASSUMED_LIVINGROOM	223.7	220.2	204.7	15.5	7.0

390 Camden Road

R4/10	LIVINGROOM	224.8	215.6	206.9	8.7	4.0
R5/10	ASSUMED_KITCHEN	108.2	104.9	98.9	6.0	5.7
R6/10	ASSUMED_RESI	70.4	68.8	68.8	0.0	0.0
R3/11	LIVINGROOM	226.3	216.7	208.5	8.2	3.8
R4/11	ASSUMED_KITCHEN	109.2	105.8	100.2	5.7	5.4
R3/12	LIVINGROOM	226.3	216.7	200.6	16.2	7.5
R4/12	KITCHEN	109.2	105.7	97.8	7.9	7.5
R6/12	ASSUMED	31.9	28.9	28.9	0.0	0.0
R4/13	ASSUMED_RESI	102.1	98.6	92.0	6.5	6.6

2 Parkhurst Road & 291 A & C Camden Road

R1/1100	DANCE_STUDIO	828.6	813.8	653.9	159.9	19.6
R1/1101	DANCE_STUDIO	878.5	872.0	864.5	7.5	0.9
R2/1101		183.8	180.1	175.9	4.3	2.4
R2/1110		123.3	114.0	44.0	70.1	61.5
R1/1111		126.3	121.3	51.9	69.4	57.2
R2/1111	STUDIO	143.5	137.6	61.9	75.7	55.0
R1/1112	ASSUMED	321.6	306.2	148.4	157.8	51.5
R1/1120	BEDROOM	152.2	76.1	76.1	0.0	0.0
R2/1122	LKD	233.4	217.7	217.7	0.0	0.0
R3/1122	LKD	318.0	312.6	312.6	0.0	0.0
R1/1123	BEDROOM	143.5	0.0	0.0	0.0	0.0
R2/1123	BEDROOM	131.8	0.0	0.0	0.0	0.0
R2/1200	LKD	439.7	422.8	422.8	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON

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

R1/1201	BEDROOM	153.2	153.2	153.2	0.0	0.0
R1/1211		179.1	179.1	179.1	0.0	0.0
R1/1212		179.1	144.0	141.8	2.1	1.5

2-5 Prospect Place

R1/1130	ASSUMED_LKD	113.5	113.5	87.4	26.1	23.0
R2/1130	ASSUMED_LKD	113.5	113.5	91.6	21.8	19.2
R3/1130	ASSUMED_LKD	109.5	109.5	66.8	42.7	39.0
R2/1131	ASSUMED_LKD	125.5	124.3	76.0	48.3	38.9
R3/1131	ASSUMED_LKD	125.5	124.3	69.6	54.7	44.0
R6/1131	ASSUMED_LKD	121.0	120.0	52.8	67.1	55.9
R2/1132	ASSUMED_LKD	125.5	124.3	79.0	45.3	36.4
R3/1132	ASSUMED_LKD	125.5	124.3	73.6	50.8	40.9
R6/1132	ASSUMED_LKD	121.0	120.0	59.2	60.7	50.6
R1/1140	ASSUMED_LKD	174.2	169.5	161.3	8.2	4.8
R2/1140	ASSUMED_LKD	156.5	149.0	129.8	19.3	13.0

Camhurst House

R1/1151	LKD	283.8	275.0	275.0	0.0	0.0
R3/1151	BEDROOM	146.9	146.3	146.3	0.0	0.0
R4/1151	BEDROOM	176.4	172.9	170.0	2.9	1.7
R5/1151	LKD	219.2	214.9	207.6	7.3	3.4
R6/1151	LKD	457.8	451.4	428.5	22.9	5.1
R1/1152	LKD	283.8	275.0	275.0	0.0	0.0
R3/1152	BEDROOM	146.9	146.3	146.3	0.0	0.0
R4/1152	BEDROOM	171.7	169.8	169.8	0.0	0.0
R5/1152	LKD	241.1	236.7	232.5	4.2	1.8
R1/1153	LKD	283.8	275.0	275.0	0.0	0.0
R3/1153	BEDROOM	146.9	146.3	146.3	0.0	0.0
R4/1153	BEDROOM	171.7	169.8	169.8	0.0	0.0
R5/1153	LKD	241.1	236.7	235.7	1.0	0.4

Whitby Court

R1/1160	KITCHEN	81.2	75.2	75.2	0.0	0.0
R4/1160	ASSUMED_BEDROOM	149.6	133.8	133.8	0.0	0.0
R1/1161	KITCHEN	81.2	77.3	76.6	0.7	0.9
R4/1161	ASSUMED_BEDROOM	149.6	135.6	135.6	0.0	0.0
R1/1162	KITCHEN	81.2	77.3	77.3	0.0	0.0
R4/1162	ASSUMED_BEDROOM	149.6	136.4	136.4	0.0	0.0



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NSL						
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R1/1163	KITCHEN	81.2	77.3	77.3	0.0	0.0
R4/1163	ASSUMED_BEDROOM	116.9	110.7	110.7	0.0	0.0

1-12 Fairweather House

R1/440	LIVINGROOM	154.8	151.7	150.6	1.0	0.7
R2/440	RESIDENTIAL	156.1	154.4	153.7	0.7	0.5
R3/440	RESIDENTIAL	160.0	157.7	157.7	0.0	0.0
R4/440	LIVINGROOM	154.8	154.2	151.7	2.5	1.6
R5/440	KITCHEN	59.0	57.4	57.4	0.0	0.0
R6/440	BEDROOM	120.0	118.3	115.7	2.6	2.2
R9/440	RESIDENTIAL	68.5	67.3	67.3	0.0	0.0
R10/440	RESIDENTIAL	68.5	67.3	67.3	0.0	0.0
R13/440	BEDROOM	122.0	120.6	119.4	1.2	1.0
R1/441	LIVINGROOM	212.1	207.8	207.2	0.6	0.3
R2/441	RESIDENTIAL	194.8	192.5	192.4	0.1	0.1
R3/441	RESIDENTIAL	195.5	193.2	193.2	0.0	0.0
R4/441	LIVINGROOM	203.8	202.6	198.7	3.8	1.9
R5/441	KITCHEN	59.0	57.9	57.7	0.2	0.3
R6/441	BEDROOM	120.0	118.3	116.2	2.1	1.8
R9/441	RESIDENTIAL	72.4	71.7	71.7	0.0	0.0
R10/441	RESIDENTIAL	72.9	72.2	72.2	0.0	0.0
R13/441	BEDROOM	122.0	120.1	119.5	0.6	0.5
R1/442	RESIDENTIAL	205.9	204.4	204.2	0.2	0.1
R2/442	RESIDENTIAL	170.2	167.7	167.5	0.2	0.1
R3/442	RESIDENTIAL	163.3	160.8	160.8	0.0	0.0
R4/442	RESIDENTIAL	199.8	198.4	195.0	3.4	1.7
R5/442	RESIDENTIAL	120.0	118.3	116.2	2.1	1.8
R7/442	RESIDENTIAL	131.4	130.2	130.2	0.0	0.0
R8/442	RESIDENTIAL	130.0	128.9	128.7	0.3	0.2
R10/442	RESIDENTIAL	122.0	120.1	119.5	0.6	0.5
R1/443	RESIDENTIAL	127.2	126.0	125.8	0.1	0.1
R2/443	RESIDENTIAL	76.3	74.3	74.3	0.0	0.0
R3/443	RESIDENTIAL	155.0	153.5	153.2	0.4	0.3
R4/443	RESIDENTIAL	158.9	156.5	156.4	0.1	0.1
R5/443	RESIDENTIAL	80.0	78.5	77.1	1.3	1.7
R6/443	RESIDENTIAL	115.8	114.4	114.3	0.2	0.2
R7/443	RESIDENTIAL	164.8	163.0	161.4	1.6	1.0
R10/443	RESIDENTIAL	117.4	116.5	116.5	0.0	0.0
R11/443	RESIDENTIAL	117.4	116.5	116.5	0.0	0.0
R14/443	RESIDENTIAL	172.1	170.2	170.2	0.0	0.0



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NSL						
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13-24 Fairweather House

R1/470	BEDROOM	122.0	120.6	120.6	0.0	0.0
R4/470	RESIDENTIAL	68.5	67.3	67.3	0.0	0.0
R5/470	RESIDENTIAL	68.5	67.3	67.3	0.0	0.0
R8/470	BEDROOM	120.0	113.9	113.9	0.0	0.0
R9/470	KITCHEN	59.0	57.4	57.4	0.0	0.0
R10/470	LIVINGROOM	154.8	154.2	152.3	1.9	1.2
R1/471	BEDROOM	122.0	120.1	120.1	0.0	0.0
R4/471	RESIDENTIAL	72.9	72.2	72.2	0.0	0.0
R5/471	RESIDENTIAL	72.4	71.7	71.7	0.0	0.0
R8/471	BEDROOM	120.0	115.4	115.4	0.0	0.0
R9/471	KITCHEN	59.0	57.9	57.6	0.3	0.5
R10/471	LIVINGROOM	203.8	202.6	200.7	1.9	0.9
R1/472	RESIDENTIAL	122.0	120.1	120.1	0.0	0.0
R3/472	RESIDENTIAL	130.0	128.9	128.9	0.0	0.0
R4/472	RESIDENTIAL	131.4	130.2	130.2	0.0	0.0
R6/472	RESIDENTIAL	120.0	118.3	118.3	0.0	0.0
R7/472	RESIDENTIAL	199.8	198.4	196.3	2.1	1.1
R1/473	RESIDENTIAL	172.1	170.2	170.2	0.0	0.0
R4/473	RESIDENTIAL	117.4	116.5	116.5	0.0	0.0
R5/473	RESIDENTIAL	117.4	116.5	116.5	0.0	0.0
R8/473	RESIDENTIAL	164.8	163.0	163.0	0.0	0.0
R9/473	RESIDENTIAL	115.8	114.4	114.4	0.1	0.1
R10/473	RESIDENTIAL	80.0	78.5	78.5	0.0	0.0

25-40 Fairweather House

R1/500	RESIDENTIAL	68.5	67.3	67.3	0.0	0.0
R4/500	RESIDENTIAL	68.5	67.3	67.3	0.0	0.0
R5/500	RESIDENTIAL	68.5	67.3	67.3	0.0	0.0
R8/500	BEDROOM	120.0	113.9	113.9	0.0	0.0
R9/500	KITCHEN	59.0	57.4	57.4	0.0	0.0
R10/500	LIVINGROOM	154.8	154.2	154.1	0.1	0.1
R1/501	RESIDENTIAL	72.4	71.6	71.6	0.0	0.0
R4/501	RESIDENTIAL	72.9	72.2	72.2	0.0	0.0
R5/501	RESIDENTIAL	72.4	71.7	71.7	0.0	0.0
R8/501	BEDROOM	120.0	115.4	115.4	0.0	0.0
R9/501	KITCHEN	59.0	57.9	57.9	0.0	0.0
R10/501	LIVINGROOM	203.8	202.6	201.2	1.3	0.6
R1/502	RESIDENTIAL	131.4	129.9	129.9	0.0	0.0
R2/502	RESIDENTIAL	130.0	128.9	128.9	0.0	0.0



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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R3/502	RESIDENTIAL	131.4	130.2	130.2	0.0	0.0
R5/502	RESIDENTIAL	120.0	118.3	118.3	0.0	0.0
R6/502	RESIDENTIAL	199.8	198.4	196.9	1.5	0.8
R1/503	RESIDENTIAL	117.4	116.1	116.1	0.0	0.0
R4/503	RESIDENTIAL	117.4	116.5	116.5	0.0	0.0
R5/503	RESIDENTIAL	117.4	116.5	116.5	0.0	0.0
R8/503	RESIDENTIAL	164.8	163.0	163.0	0.0	0.0
R9/503	RESIDENTIAL	115.8	114.4	114.4	0.0	0.0
R10/503	RESIDENTIAL	80.0	78.5	78.5	0.0	0.0

McMorran House

R1/410	BEDROOM_ASSUMED	89.3	88.7	88.7	0.1	0.1
R2/410	LIVINGROOM_ASSUMED	183.3	181.8	181.8	0.0	0.0
R3/410	LIVINGROOM_ASSUMED	183.2	181.8	181.8	0.0	0.0
R4/410	BEDROOM_ASSUMED	89.3	88.7	88.7	0.0	0.0
R5/410	BEDROOM_ASSUMED	89.3	88.6	88.6	0.0	0.0
R6/410	LIVINGROOM_ASSUMED	185.8	183.9	183.9	0.0	0.0
R1/411	LIVINGROOM_ASSUMED	183.9	180.4	176.2	4.2	2.3
R2/411	BEDROOM_ASSUMED	89.3	88.3	85.5	2.8	3.2
R3/411	BEDROOM_ASSUMED	84.9	84.2	82.3	1.9	2.3
R4/411	BEDROOM_ASSUMED	84.9	84.2	82.9	1.4	1.7
R5/411	BEDROOM_ASSUMED	89.3	88.7	87.3	1.5	1.7
R6/411	LIVINGROOM_ASSUMED	183.3	181.8	181.6	0.2	0.1
R7/411	LIVINGROOM_ASSUMED	183.2	181.8	181.8	0.0	0.0
R8/411	BEDROOM_ASSUMED	89.3	88.7	88.4	0.3	0.3
R9/411	BEDROOM_ASSUMED	84.9	84.2	84.1	0.1	0.1
R10/411	BEDROOM_ASSUMED	84.9	84.2	84.1	0.1	0.1
R11/411	BEDROOM_ASSUMED	89.3	88.6	88.6	0.0	0.0
R12/411	LIVINGROOM_ASSUMED	185.8	183.9	183.8	0.1	0.1
R1/412	LIVINGROOM_ASSUMED	183.9	180.4	180.2	0.2	0.1
R2/412	BEDROOM_ASSUMED	89.3	88.3	87.6	0.7	0.8
R3/412	BEDROOM_ASSUMED	84.9	84.2	83.9	0.3	0.4
R4/412	BEDROOM_ASSUMED	84.9	84.2	83.9	0.3	0.4
R5/412	BEDROOM_ASSUMED	89.3	88.7	88.6	0.2	0.2
R6/412	LIVINGROOM_ASSUMED	183.3	181.8	181.8	0.0	0.0
R7/412	LIVINGROOM_ASSUMED	183.2	181.8	181.8	0.0	0.0
R8/412	BEDROOM_ASSUMED	89.3	88.7	88.7	0.0	0.0
R9/412	BEDROOM_ASSUMED	84.9	84.2	84.2	0.0	0.0
R10/412	BEDROOM_ASSUMED	84.9	84.2	84.2	0.0	0.0
R11/412	BEDROOM_ASSUMED	89.3	88.6	88.6	0.0	0.0
R12/412	LIVINGROOM_ASSUMED	185.8	183.9	183.9	0.0	0.0



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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
Crayford House						
R2/400	RECEPTION_ROOM_ASSUMEC	174.6	171.8	148.2	23.6	13.7
R3/400	BEDROOM_ASSUMED	82.7	82.1	70.5	11.5	14.0
R4/400	RECEPTION_ROOM_ASSUMEC	186.5	184.9	165.1	19.8	10.7
R5/400	RECEPTION_ROOM_ASSUMEC	185.9	183.7	162.6	21.2	11.5
R6/400	BEDROOM_ASSUMED	81.7	81.1	75.5	5.6	6.9
R7/400	BEDROOM_ASSUMED	82.2	81.6	67.6	13.9	17.0
R8/400	RECEPTION_ROOM_ASSUMEC	186.8	185.3	133.8	51.5	27.8
R9/400	RECEPTION_ROOM_ASSUMEC	179.3	177.5	107.8	69.7	39.3
R10/400	BEDROOM_ASSUMED	85.2	84.4	43.8	40.6	48.1
R11/400	RECEPTION_ROOM_ASSUMEC	176.3	172.4	127.7	44.7	25.9
R2/401	RECEPTION_ROOM_ASSUMEC	174.6	171.8	151.8	20.0	11.6
R3/401	BEDROOM_ASSUMED	90.8	89.8	74.5	15.3	17.0
R4/401	BEDROOM_ASSUMED	96.9	95.9	80.1	15.8	16.5
R5/401	BEDROOM_ASSUMED	82.7	82.1	71.0	11.1	13.5
R6/401	RECEPTION_ROOM_ASSUMEC	186.5	184.9	168.6	16.3	8.8
R7/401	RECEPTION_ROOM_ASSUMEC	185.9	183.7	167.6	16.2	8.8
R8/401	BEDROOM_ASSUMED	81.7	81.1	77.7	3.4	4.2
R9/401	BEDROOM_ASSUMED	89.1	88.5	78.1	10.4	11.8
R10/401	BEDROOM_ASSUMED	97.5	96.4	83.2	13.2	13.7
R11/401	BEDROOM_ASSUMED	82.2	81.6	68.5	13.1	16.1
R12/401	RECEPTION_ROOM_ASSUMEC	186.8	185.3	140.6	44.7	24.1
R13/401	RECEPTION_ROOM_ASSUMEC	179.3	177.5	114.3	63.2	35.6
R14/401	BEDROOM_ASSUMED	85.2	84.4	46.0	38.4	45.5
R15/401	BEDROOM_ASSUMED	84.6	84.0	46.1	37.8	45.0
R16/401	BEDROOM_ASSUMED	93.4	92.6	56.2	36.4	39.3
R17/401	RECEPTION_ROOM_ASSUMEC	176.3	172.4	131.2	41.3	24.0
R2/402	RECEPTION_ROOM_ASSUMEC	174.6	171.8	155.7	16.1	9.4
R3/402	BEDROOM_ASSUMED	90.8	89.8	74.7	15.0	16.7
R4/402	BEDROOM_ASSUMED	96.9	95.9	80.6	15.2	15.8
R5/402	BEDROOM_ASSUMED	82.7	82.1	71.5	10.6	12.9
R6/402	RECEPTION_ROOM_ASSUMEC	186.5	184.9	172.5	12.4	6.7
R7/402	RECEPTION_ROOM_ASSUMEC	185.9	183.7	172.6	11.1	6.0
R8/402	BEDROOM_ASSUMED	81.7	81.1	79.4	1.7	2.1
R9/402	BEDROOM_ASSUMED	89.1	88.5	79.8	8.7	9.8
R10/402	BEDROOM_ASSUMED	97.5	96.4	85.3	11.1	11.5
R11/402	BEDROOM_ASSUMED	82.2	81.6	69.5	12.0	14.7
R12/402	RECEPTION_ROOM_ASSUMEC	186.8	185.3	150.1	35.2	19.0
R13/402	RECEPTION_ROOM_ASSUMEC	179.3	177.5	132.8	44.7	25.2
R14/402	BEDROOM_ASSUMED	85.2	84.4	48.0	36.5	43.2



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			Existing sq ft	Proposed sq ft		
R15/402	BEDROOM_ASSUMED	84.6	84.0	48.3	35.7	42.5
R16/402	BEDROOM_ASSUMED	93.4	92.6	58.9	33.7	36.4
R17/402	RECEPTION_ROOM_ASSUMED	176.3	172.4	138.1	34.4	20.0

Bunning House

R1/420	RECEPTION_ROOM_ASSUMED	176.3	172.4	172.4	0.0	0.0
R2/420	BEDROOM_ASSUMED	85.2	84.4	84.4	0.0	0.0
R3/420	RECEPTION_ROOM_ASSUMED	179.3	177.5	177.5	0.0	0.0
R4/420	RECEPTION_ROOM_ASSUMED	186.8	185.3	185.3	0.0	0.0
R5/420	BEDROOM_ASSUMED	82.2	81.6	81.6	0.0	0.0
R6/420	BEDROOM_ASSUMED	81.7	59.0	59.0	0.0	0.0
R7/420	RECEPTION_ROOM_ASSUMED	185.9	183.7	171.8	11.9	6.5
R8/420	RECEPTION_ROOM_ASSUMED	186.5	184.9	184.3	0.6	0.3
R9/420	BEDROOM_ASSUMED	82.7	82.1	81.9	0.1	0.1
R10/420	RECEPTION_ROOM_ASSUMED	174.6	170.6	169.7	0.9	0.5
R12/420	BEDROOM_ASSUMED	136.3	135.1	134.3	0.8	0.6
R13/420	KITCHEN_ASSUMED	98.5	96.7	96.7	0.0	0.0
R14/420	KITCHEN_ASSUMED	94.1	92.1	92.1	0.0	0.0
R17/420	BEDROOM_ASSUMED	156.5	151.9	151.9	0.0	0.0
R18/420	BEDROOM_ASSUMED	156.5	151.3	151.3	0.0	0.0
R21/420	KITCHEN_ASSUMED	94.1	91.7	91.7	0.0	0.0
R22/420	KITCHEN_ASSUMED	94.1	92.1	92.1	0.0	0.0
R25/420	BEDROOM_ASSUMED	156.5	151.6	151.6	0.0	0.0
R1/421	RECEPTION_ROOM_ASSUMED	176.3	172.4	172.4	0.0	0.0
R2/421	BEDROOM_ASSUMED	93.4	92.6	92.6	0.0	0.0
R3/421	BEDROOM_ASSUMED	84.6	84.0	84.0	0.0	0.0
R4/421	BEDROOM_ASSUMED	85.2	84.4	84.4	0.0	0.0
R5/421	RECEPTION_ROOM_ASSUMED	179.3	177.5	177.5	0.0	0.0
R6/421	RECEPTION_ROOM_ASSUMED	186.8	185.3	185.3	0.0	0.0
R7/421	BEDROOM_ASSUMED	82.2	81.6	81.6	0.0	0.0
R8/421	BEDROOM_ASSUMED	97.5	96.0	96.0	0.0	0.0
R9/421	BEDROOM_ASSUMED	89.1	84.4	84.4	0.0	0.0
R10/421	BEDROOM_ASSUMED	81.7	72.8	72.8	0.0	0.0
R11/421	RECEPTION_ROOM_ASSUMED	185.9	183.7	180.9	2.9	1.6
R12/421	RECEPTION_ROOM_ASSUMED	186.5	184.9	184.6	0.2	0.1
R13/421	BEDROOM_ASSUMED	82.7	82.1	81.9	0.1	0.1
R14/421	BEDROOM_ASSUMED	96.9	95.9	95.6	0.2	0.2
R15/421	BEDROOM_ASSUMED	90.8	89.8	89.6	0.1	0.1
R16/421	RECEPTION_ROOM_ASSUMED	174.6	170.6	170.0	0.5	0.3
R18/421	BEDROOM_ASSUMED	136.3	135.2	134.8	0.4	0.3
R19/421	KITCHEN_ASSUMED	98.5	96.7	96.7	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R20/421	KITCHEN_ASSUMED	94.1	92.1	92.1	0.0	0.0
R23/421	BEDROOM_ASSUMED	156.5	151.9	151.9	0.0	0.0
R24/421	BEDROOM_ASSUMED	156.5	151.8	151.8	0.0	0.0
R27/421	KITCHEN_ASSUMED	94.1	91.7	91.7	0.0	0.0
R28/421	KITCHEN_ASSUMED	94.1	92.1	92.1	0.0	0.0
R31/421	BEDROOM_ASSUMED	156.5	151.9	151.9	0.0	0.0
R1/422	RECEPTION_ROOM_ASSUMED	176.3	172.4	172.4	0.0	0.0
R2/422	BEDROOM_ASSUMED	93.4	92.6	92.6	0.0	0.0
R3/422	BEDROOM_ASSUMED	84.6	84.0	84.0	0.0	0.0
R4/422	BEDROOM_ASSUMED	85.2	84.4	84.4	0.0	0.0
R5/422	RECEPTION_ROOM_ASSUMED	179.3	177.5	177.5	0.0	0.0
R6/422	RECEPTION_ROOM_ASSUMED	186.8	185.3	185.3	0.0	0.0
R7/422	BEDROOM_ASSUMED	82.2	81.6	81.6	0.0	0.0
R8/422	BEDROOM_ASSUMED	97.5	96.4	96.4	0.0	0.0
R9/422	BEDROOM_ASSUMED	89.1	88.5	88.5	0.0	0.0
R10/422	BEDROOM_ASSUMED	81.7	81.1	81.1	0.0	0.0
R11/422	RECEPTION_ROOM_ASSUMED	185.9	183.7	183.6	0.1	0.1
R12/422	RECEPTION_ROOM_ASSUMED	186.5	184.9	184.1	0.8	0.4
R13/422	BEDROOM_ASSUMED	82.7	82.1	81.9	0.1	0.1
R14/422	BEDROOM_ASSUMED	96.9	95.9	95.3	0.5	0.5
R15/422	BEDROOM_ASSUMED	90.8	89.8	89.3	0.4	0.4
R16/422	RECEPTION_ROOM_ASSUMED	174.6	170.6	169.5	1.1	0.6
R18/422	BEDROOM_ASSUMED	136.3	135.2	134.6	0.6	0.4
R19/422	KITCHEN_ASSUMED	98.5	96.7	96.6	0.1	0.1
R20/422	KITCHEN_ASSUMED	94.1	92.1	92.1	0.0	0.0
R23/422	BEDROOM_ASSUMED	156.5	151.9	151.9	0.0	0.0
R24/422	BEDROOM_ASSUMED	156.5	152.0	152.0	0.0	0.0
R27/422	KITCHEN_ASSUMED	94.1	91.7	91.7	0.0	0.0
R28/422	KITCHEN_ASSUMED	94.1	92.1	92.1	0.0	0.0
R31/422	BEDROOM_ASSUMED	156.5	151.9	151.9	0.0	0.0

41 Crayford Road

R1/800	ASSUMED_WINDOW_RESI	107.0	106.1	97.2	8.9	8.4
R2/800	ASSUMED_WINDOW_RESI	121.4	114.5	83.8	30.7	26.8
R1/801	ASSUMED_RESI	96.0	95.5	83.6	11.9	12.5
R1/802	ASSUMED_RESI_HALF	94.0	92.4	88.4	3.9	4.2
R1/803	ASSUMED_RESI	222.2	214.3	214.3	0.0	0.0
R1/811	ASSUMED_RESI	120.7	117.5	109.5	8.0	6.8
R1/812	ASSUMED_RESI_HALF	117.1	114.9	109.4	5.5	4.8

43 Crayford Road



NSL ANALYSIS

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Room	Room Use	Whole Room sq ft	NSL		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
R1/820	SSUMED_WINDOW_RESI_HAI	107.1	87.1	87.1	0.0	0.0
R1/821	ASSUMED_RESI_HALF	107.1	104.4	104.4	0.0	0.0
R1/822	ASSUMED_RESI_HALF	107.1	104.3	104.3	0.0	0.0
R1/823	ASSUMED_RESI_HALF	193.5	120.9	85.6	35.3	29.2
R1/830	SSUMED_WINDOW_RESI_HAI	97.5	93.2	67.5	25.7	27.6
R2/830	UMED_WINDOW_RESI_ASSUM	73.5	71.1	65.3	5.8	8.2
R1/831	ASSUMED_RESI	97.5	88.7	65.9	22.8	25.7
R2/831	ASSUMED_RESI	73.5	71.8	68.0	3.8	5.3
R1/832	ASSUMED_RESI_HALF	108.5	104.6	104.6	0.0	0.0

45 Crayford Road

R1/840	ASSUMED_WINDOW_RESI	114.0	109.6	106.1	3.5	3.2
R2/840		105.8	69.8	69.8	0.0	0.0
R1/841	ASSUMED_RESI	123.7	115.9	109.6	6.2	5.3
R1/842	ASSUMED_RESI_HALF	106.7	103.7	97.2	6.5	6.3
R1/843	ASSUMED_RESI_HALF	270.6	241.5	237.9	3.6	1.5
R1/850	SSUMED_WINDOW_RESI_HAI	106.8	71.2	71.2	0.0	0.0
R1/851	SSUMED_WINDOW_RESI_HAI	106.8	104.6	103.9	0.7	0.7
R1/852	ASSUMED_RESI_HALF	106.8	104.6	104.2	0.5	0.5

47 Crayford Road

R1/860	SSUMED_WINDOW_RESI_HAI	104.6	81.0	81.0	0.0	0.0
R1/861	SSUMED_WINDOW_RESI_HAI	104.6	101.8	101.8	0.0	0.0
R1/862	ASSUMED_RESI_HALF	104.6	101.4	101.4	0.0	0.0
R1/863	ASSUMED_RESI_HALF	184.9	162.5	149.6	13.0	8.0
R1/870	SSUMED_WINDOW_RESI_HAI	102.1	85.1	67.4	17.7	20.8
R2/870	SSUMED_WINDOW_RESI_HAI	68.3	66.8	66.5	0.3	0.4
R1/871	SSUMED_WINDOW_RESI_HAI	102.1	97.2	97.2	0.0	0.0
R2/871	SSUMED_WINDOW_RESI_HAI	68.3	66.2	66.2	0.0	0.0
R1/872	ASSUMED_RESI_HALF	100.9	97.3	97.3	0.0	0.0

49 Crayford Road

R1/880	SSUMED_WINDOW_RESI_HAI	161.6	159.7	157.1	2.6	1.6
R1/881	SSUMED_WINDOW_RESI_HAI	161.6	157.1	156.8	0.4	0.3
R1/882	SSUMED_WINDOW_RESI_HAI	116.3	109.9	106.0	3.9	3.5
R1/883	ASSUMED_RESI_HALF	216.5	109.3	80.5	28.8	26.3
R1/890	SSUMED_WINDOW_RESI_HAI	118.1	107.6	107.6	0.0	0.0
R1/891	SSUMED_WINDOW_RESI_HAI	118.1	115.1	115.1	0.0	0.0



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HM HOLLOWAY PRISON, LONDON

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

R1/892	ASSUMED_RESI_HALF	118.1	115.1	115.1	0.0	0.0
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51 Crayford Road

R1/900	ASSUMED_WINDOW_RESI	144.3	144.3	144.3	0.0	0.0
R1/901	SSUMED_WINDOW_RESI_HAI	102.1	100.3	100.3	0.0	0.0
R1/902	SSUMED_WINDOW_RESI_HAI	102.1	100.5	100.5	0.0	0.0
R1/903	ASSUMED_HALF_RESI	179.3	151.2	144.8	6.4	4.2
R1/911	ASSUMED_WINDOW_RESI_3M	48.2	46.8	46.8	0.0	0.0
R1/912	SSUMED_WINDOW_RESI_HAI	104.1	92.4	92.4	0.0	0.0

53 Crayford Road

R1/919	ASSUMED_WINDOW_RESI	136.6	83.2	83.2	0.0	0.0
R1/920	ASSUMED_WINDOW_RESI	136.6	101.1	101.0	0.1	0.1
R1/921	SSUMED_WINDOW_RESI_HAI	100.1	98.0	98.0	0.0	0.0
R1/922	ASSUMED_RESI_HALF	100.1	98.3	98.3	0.0	0.0
R1/930	ASSUMED_WINDOW_RESI_3M	52.8	50.6	50.6	0.0	0.0
R1/931	ASSUMED_WINDOW_RESI_3M	52.8	50.6	50.6	0.0	0.0
R1/932	ASSUMED_RESI_HALF	104.9	94.2	94.2	0.0	0.0

Bakersfield - Block 1, Crayford Road

R1/970	LIVINGROOM_ASSUMED	179.6	152.5	142.7	9.8	6.4
R2/970	LIVINGROOM_ASSUMED	179.6	162.0	150.7	11.2	6.9
R3/970	LIVINGROOM_ASSUMED	179.6	165.9	151.4	14.4	8.7
R4/970	LIVINGROOM_ASSUMED	180.0	169.9	153.5	16.3	9.6
R5/970	LIVINGROOM_ASSUMED	179.3	171.1	148.2	22.9	13.4
R6/970	LIVINGROOM_ASSUMED	179.0	171.5	144.8	26.7	15.6
R7/970	LIVINGROOM_ASSUMED	180.4	173.4	141.7	31.8	18.3
R8/970	LIVINGROOM_ASSUMED	179.2	173.5	135.5	38.1	22.0
R9/970	LIVINGROOM_ASSUMED	179.2	170.5	134.1	36.3	21.3
R10/970	LIVINGROOM_ASSUMED	179.3	153.2	144.9	8.3	5.4
R1/971	BEDROOM_ASSUMED	126.5	106.0	106.0	0.0	0.0
R2/971	BEDROOM_ASSUMED	64.2	47.9	47.9	0.0	0.0
R3/971	BEDROOM_ASSUMED	144.3	132.0	124.7	7.3	5.5
R4/971	BEDROOM_ASSUMED	71.9	62.6	59.2	3.5	5.6
R5/971	BEDROOM_ASSUMED	144.3	124.1	113.6	10.6	8.5
R6/971	BEDROOM_ASSUMED	71.9	64.0	54.2	9.8	15.3
R7/971	BEDROOM_ASSUMED	139.8	121.8	105.3	16.5	13.5
R8/971	BEDROOM_ASSUMED	71.9	65.9	52.1	13.8	20.9
R9/971	BEDROOM_ASSUMED	141.5	136.3	105.4	31.0	22.7



NSL ANALYSIS

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Room	Room Use	Whole Room sq ft	NSL		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
R10/971	BEDROOM_ASSUMED	71.9	67.4	46.8	20.6	30.6
R11/971	BEDROOM_ASSUMED	141.4	137.3	95.2	42.2	30.7
R12/971	BEDROOM_ASSUMED	71.9	68.2	44.9	23.3	34.2
R13/971	BEDROOM_ASSUMED	141.4	136.3	84.7	51.7	37.9
R14/971	BEDROOM_ASSUMED	71.9	68.3	35.8	32.5	47.6
R15/971	BEDROOM_ASSUMED	141.4	137.0	77.7	59.2	43.2
R16/971	BEDROOM_ASSUMED	71.9	68.5	33.7	34.8	50.8
R17/971	BEDROOM_ASSUMED	141.4	119.4	54.8	64.6	54.1
R18/971	BEDROOM_ASSUMED	71.9	67.3	26.0	41.3	61.4
R19/971	BEDROOM_ASSUMED	141.4	139.6	73.8	65.8	47.1
R20/971	BEDROOM_ASSUMED	70.5	68.1	34.4	33.7	49.5
R1/972	BEDROOM_ASSUMED	126.5	113.2	113.2	0.0	0.0
R2/972	BEDROOM_ASSUMED	65.0	58.0	58.0	0.0	0.0
R3/972	BEDROOM_ASSUMED	144.3	136.0	133.0	3.1	2.3
R4/972	BEDROOM_ASSUMED	71.9	67.7	67.3	0.5	0.7
R5/972	BEDROOM_ASSUMED	144.3	139.8	130.8	9.1	6.5
R6/972	BEDROOM_ASSUMED	71.9	66.6	61.2	5.5	8.3
R7/972	BEDROOM_ASSUMED	139.8	137.4	121.1	16.3	11.9
R8/972	BEDROOM_ASSUMED	71.9	69.7	61.3	8.4	12.1
R9/972	BEDROOM_ASSUMED	141.5	138.7	115.2	23.6	17.0
R10/972	BEDROOM_ASSUMED	71.9	65.1	49.8	15.2	23.3
R11/972	BEDROOM_ASSUMED	141.4	138.8	104.2	34.7	25.0
R12/972	BEDROOM_ASSUMED	71.9	69.6	53.0	16.6	23.9
R13/972	BEDROOM_ASSUMED	141.4	139.8	97.3	42.6	30.5
R14/972	BEDROOM_ASSUMED	71.9	65.2	39.4	25.8	39.6
R15/972	BEDROOM_ASSUMED	141.4	139.0	90.5	48.5	34.9
R16/972	BEDROOM_ASSUMED	71.9	69.4	44.1	25.3	36.5
R17/972	BEDROOM_ASSUMED	141.4	138.3	68.6	69.7	50.4
R18/972	BEDROOM_ASSUMED	71.9	64.5	15.8	48.7	75.5
R19/972	BEDROOM_ASSUMED	141.4	137.2	82.5	54.7	39.9
R20/972	BEDROOM_ASSUMED	70.5	66.0	24.2	41.8	63.3
R1/973	LIVINGROOM_ASSUMED	163.0	157.2	157.2	0.0	0.0
R2/973	LIVINGROOM_ASSUMED	163.9	156.3	156.3	0.0	0.0
R3/973	LIVINGROOM_ASSUMED	163.9	156.3	156.1	0.2	0.1
R4/973	LIVINGROOM_ASSUMED	163.9	160.1	158.7	1.4	0.9
R5/973	LIVINGROOM_ASSUMED	163.9	155.6	153.6	2.0	1.3
R6/973	LIVINGROOM_ASSUMED	163.9	160.3	157.7	2.5	1.6
R7/973	LIVINGROOM_ASSUMED	165.0	163.8	158.4	5.4	3.3
R8/973	LIVINGROOM_ASSUMED	163.9	160.3	153.1	7.2	4.5
R9/973	LIVINGROOM_ASSUMED	163.9	160.2	154.9	5.2	3.2
R10/973	LIVINGROOM_ASSUMED	162.8	162.7	159.1	3.6	2.2
R1/974	LIVINGROOM_ASSUMED	163.0	157.9	157.9	0.0	0.0



NSL ANALYSIS

HM HOLLOWAY PRISON, LONDON

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NSL						
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R2/974	LIVINGROOM_ASSUMED	163.9	157.2	157.2	0.0	0.0
R3/974	LIVINGROOM_ASSUMED	163.9	156.3	156.3	0.0	0.0
R4/974	LIVINGROOM_ASSUMED	163.9	160.3	160.3	0.0	0.0
R5/974	LIVINGROOM_ASSUMED	163.9	155.8	155.8	0.0	0.0
R6/974	LIVINGROOM_ASSUMED	163.9	160.3	160.3	0.0	0.0
R7/974	LIVINGROOM_ASSUMED	165.0	164.5	164.5	0.0	0.0
R8/974	LIVINGROOM_ASSUMED	163.9	159.1	159.1	0.0	0.0
R1/975	BEDROOM_ASSUMED	126.5	115.9	115.9	0.0	0.0
R2/975	BEDROOM_ASSUMED	65.0	61.1	61.1	0.0	0.0
R3/975	BEDROOM_ASSUMED	144.3	136.8	136.8	0.0	0.0
R4/975	BEDROOM_ASSUMED	71.9	67.3	67.3	0.0	0.0
R5/975	BEDROOM_ASSUMED	144.3	138.7	136.7	2.0	1.4
R6/975	BEDROOM_ASSUMED	71.9	67.6	67.5	0.1	0.1
R7/975	BEDROOM_ASSUMED	139.8	137.6	132.8	4.8	3.5
R8/975	BEDROOM_ASSUMED	71.9	69.6	69.6	0.0	0.0
R9/975	BEDROOM_ASSUMED	141.5	139.0	128.9	10.1	7.3
R10/975	BEDROOM_ASSUMED	71.9	67.5	65.9	1.6	2.4
R11/975	BEDROOM_ASSUMED	141.4	137.5	120.5	17.0	12.4
R12/975	BEDROOM_ASSUMED	71.9	69.6	66.0	3.6	5.2
R13/975	BEDROOM_ASSUMED	141.4	140.7	114.7	26.0	18.5
R14/975	BEDROOM_ASSUMED	71.9	69.3	64.4	4.9	7.1
R15/975	BEDROOM_ASSUMED	141.4	139.0	109.3	29.6	21.3
R16/975	BEDROOM_ASSUMED	70.6	67.3	61.8	5.5	8.2
R1/976	LIVINGROOM_ASSUMED	177.0	159.1	159.1	0.0	0.0
R2/976	LIVINGROOM_ASSUMED	196.5	182.7	182.7	0.0	0.0
R3/976	LIVINGROOM_ASSUMED	179.1	168.0	168.0	0.0	0.0
R4/976	LIVINGROOM_ASSUMED	183.6	161.2	161.2	0.0	0.0
R1/977	BEDROOM_ASSUMED	126.5	119.3	119.3	0.0	0.0
R2/977	BEDROOM_ASSUMED	64.2	56.8	56.8	0.0	0.0
R3/977	BEDROOM_ASSUMED	144.3	135.3	135.3	0.0	0.0
R4/977	BEDROOM_ASSUMED	71.9	65.6	65.6	0.0	0.0
R5/977	BEDROOM_ASSUMED	144.3	122.6	122.6	0.0	0.0
R6/977	BEDROOM_ASSUMED	71.9	69.2	69.2	0.0	0.0
R7/977	BEDROOM_ASSUMED	139.8	131.3	131.3	0.0	0.0
R8/977	BEDROOM_ASSUMED	71.9	69.7	69.7	0.0	0.0
R1/978	LIVINGROOM_ASSUMED	163.0	160.9	160.9	0.0	0.0
R2/978	LIVINGROOM_ASSUMED	163.9	157.9	157.9	0.0	0.0
R1/979	BEDROOM_ASSUMED	126.5	124.6	124.6	0.0	0.0
R2/979	BEDROOM_ASSUMED	65.0	64.8	64.8	0.0	0.0
R3/979	BEDROOM_ASSUMED	144.3	142.0	142.0	0.0	0.0
R4/979	BEDROOM_ASSUMED	71.9	69.8	69.8	0.0	0.0



NSL ANALYSIS

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

Bakersfield - Block 2, Crayford Road

R1/950	LIVINGROOM_ASSUMED	183.5	148.4	148.6	-0.3	-0.2
R2/950	LIVINGROOM_ASSUMED	179.0	132.5	139.0	-6.6	-5.0
R3/950	LIVINGROOM_ASSUMED	183.1	145.7	142.2	3.5	2.4
R4/950	LIVINGROOM_ASSUMED	183.0	139.7	140.4	-0.7	-0.5
R5/950	LIVINGROOM_ASSUMED	182.7	142.2	137.7	4.5	3.2
R6/950	LIVINGROOM_ASSUMED	180.1	160.5	145.8	14.8	9.2
R7/950	LIVINGROOM_ASSUMED	184.0	177.5	157.1	20.4	11.5
R8/950	LIVINGROOM_ASSUMED	183.5	177.5	158.0	19.5	11.0
R9/950	LIVINGROOM_ASSUMED	182.9	178.1	164.3	13.8	7.7
R10/950	LIVINGROOM_ASSUMED	183.5	175.2	163.5	11.7	6.7
R1/951	BEDROOM_ASSUMED	124.4	122.1	51.2	70.9	58.1
R2/951	BEDROOM_ASSUMED	80.5	71.9	12.1	59.8	83.2
R3/951	BEDROOM_ASSUMED	122.3	120.1	51.6	68.5	57.0
R4/951	BEDROOM_ASSUMED	73.2	69.7	21.9	47.8	68.6
R5/951	BEDROOM_ASSUMED	136.3	128.8	68.0	60.8	47.2
R6/951	BEDROOM_ASSUMED	80.5	76.6	27.2	49.4	64.5
R7/951	BEDROOM_ASSUMED	136.3	133.5	74.6	58.9	44.1
R8/951	BEDROOM_ASSUMED	73.2	69.9	25.9	44.0	62.9
R9/951	BEDROOM_ASSUMED	136.3	133.8	85.1	48.7	36.4
R10/951	BEDROOM_ASSUMED	73.2	62.9	30.4	32.5	51.7
R11/951	BEDROOM_ASSUMED	122.1	118.5	92.4	26.1	22.0
R12/951	BEDROOM_ASSUMED	73.2	69.2	44.2	25.0	36.1
R13/951	BEDROOM_ASSUMED	136.3	131.5	118.1	13.4	10.2
R14/951	BEDROOM_ASSUMED	73.2	69.3	52.6	16.7	24.1
R15/951	BEDROOM_ASSUMED	136.3	129.3	120.8	8.4	6.5
R16/951	BEDROOM_ASSUMED	73.2	68.8	59.1	9.7	14.1
R17/951	BEDROOM_ASSUMED	136.3	131.4	130.1	1.3	1.0
R18/951	BEDROOM_ASSUMED	72.3	68.4	65.5	3.0	4.4
R19/951	BEDROOM_ASSUMED	136.3	128.5	128.3	0.3	0.2
R20/951	BEDROOM_ASSUMED	77.2	72.4	70.5	1.9	2.6
R1/952	BEDROOM_ASSUMED	124.4	122.9	59.8	63.2	51.4
R2/952	BEDROOM_ASSUMED	80.5	72.9	21.2	51.7	70.9
R3/952	BEDROOM_ASSUMED	122.3	120.8	70.0	50.8	42.1
R4/952	BEDROOM_ASSUMED	73.2	70.8	34.1	36.7	51.8
R5/952	BEDROOM_ASSUMED	136.3	129.8	82.9	46.9	36.1
R6/952	BEDROOM_ASSUMED	80.5	73.6	31.7	41.9	56.9
R7/952	BEDROOM_ASSUMED	136.3	134.4	92.3	42.1	31.3
R8/952	BEDROOM_ASSUMED	73.2	70.8	41.5	29.3	41.4
R9/952	BEDROOM_ASSUMED	136.3	134.4	100.2	34.2	25.4
R10/952	BEDROOM_ASSUMED	73.2	60.8	39.4	21.5	35.4



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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R11/952	BEDROOM_ASSUMED	123.9	122.4	108.4	14.0	11.4
R12/952	BEDROOM_ASSUMED	73.2	71.4	60.5	11.0	15.4
R13/952	BEDROOM_ASSUMED	136.3	134.7	131.0	3.7	2.7
R14/952	BEDROOM_ASSUMED	76.3	74.1	68.0	6.1	8.2
R15/952	BEDROOM_ASSUMED	132.6	127.7	127.3	0.4	0.3
R16/952	BEDROOM_ASSUMED	73.2	70.6	70.3	0.3	0.4
R17/952	BEDROOM_ASSUMED	136.3	134.5	134.5	0.0	0.0
R18/952	BEDROOM_ASSUMED	72.3	70.7	70.7	0.0	0.0
R19/952	BEDROOM_ASSUMED	136.3	131.1	131.1	0.0	0.0
R20/952	BEDROOM_ASSUMED	77.2	74.0	74.0	0.0	0.0
R1/953	LIVINGROOM_ASSUMED	168.1	163.1	157.1	5.9	3.6
R2/953	LIVINGROOM_ASSUMED	163.8	159.8	157.5	2.3	1.4
R3/953	LIVINGROOM_ASSUMED	167.7	160.8	150.5	10.3	6.4
R4/953	LIVINGROOM_ASSUMED	168.1	164.9	159.0	5.9	3.6
R5/953	LIVINGROOM_ASSUMED	166.6	157.5	151.0	6.6	4.2
R6/953	LIVINGROOM_ASSUMED	163.8	160.6	157.4	3.2	2.0
R7/953	LIVINGROOM_ASSUMED	170.1	166.7	166.3	0.4	0.2
R8/953	LIVINGROOM_ASSUMED	167.7	161.6	161.6	0.0	0.0
R9/953	LIVINGROOM_ASSUMED	170.5	166.9	166.9	0.0	0.0
R10/953	LIVINGROOM_ASSUMED	170.8	163.3	163.3	0.0	0.0
R1/954	LIVINGROOM_ASSUMED	161.0	155.7	155.0	0.7	0.4
R2/954	LIVINGROOM_ASSUMED	168.1	164.9	164.2	0.7	0.4
R3/954	LIVINGROOM_ASSUMED	166.6	157.5	155.7	1.9	1.2
R4/954	LIVINGROOM_ASSUMED	163.8	160.6	160.4	0.2	0.1
R5/954	LIVINGROOM_ASSUMED	170.1	166.7	166.5	0.1	0.1
R6/954	LIVINGROOM_ASSUMED	167.7	161.6	161.6	0.0	0.0
R7/954	LIVINGROOM_ASSUMED	170.5	166.9	166.9	0.0	0.0
R8/954	LIVINGROOM_ASSUMED	170.8	163.3	163.3	0.0	0.0
R1/955	BEDROOM_ASSUMED	122.3	120.8	95.0	25.9	21.4
R2/955	BEDROOM_ASSUMED	80.5	77.2	57.7	19.6	25.4
R3/955	BEDROOM_ASSUMED	136.3	136.1	120.5	15.6	11.5
R4/955	BEDROOM_ASSUMED	73.2	70.8	57.6	13.2	18.6
R5/955	BEDROOM_ASSUMED	136.3	134.4	123.2	11.2	8.3
R6/955	BEDROOM_ASSUMED	73.2	63.5	59.0	4.5	7.1
R7/955	BEDROOM_ASSUMED	123.9	123.7	123.2	0.5	0.4
R8/955	BEDROOM_ASSUMED	73.2	71.4	71.0	0.4	0.6
R9/955	BEDROOM_ASSUMED	136.3	134.7	134.7	0.0	0.0
R10/955	BEDROOM_ASSUMED	76.3	74.1	74.1	0.0	0.0
R11/955	BEDROOM_ASSUMED	132.6	128.5	128.5	0.0	0.0
R12/955	BEDROOM_ASSUMED	73.2	70.6	70.6	0.0	0.0
R13/955	BEDROOM_ASSUMED	136.3	134.1	134.1	0.0	0.0
R14/955	BEDROOM_ASSUMED	72.3	70.5	70.5	0.0	0.0



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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R15/955	BEDROOM_ASSUMED	136.3	131.1	131.1	0.0	0.0
R16/955	BEDROOM_ASSUMED	77.2	74.0	74.0	0.0	0.0
R1/956	LIVINGROOM_ASSUMED	177.2	170.0	166.9	3.2	1.9
R2/956	LIVINGROOM_ASSUMED	181.8	170.2	167.8	2.4	1.4
R3/956	LIVINGROOM_ASSUMED	182.7	177.6	177.6	0.0	0.0
R4/956	LIVINGROOM_ASSUMED	180.6	175.4	175.4	0.0	0.0
R5/956	LIVINGROOM_ASSUMED	186.0	177.5	177.5	0.0	0.0
R1/957	BEDROOM_ASSUMED	123.9	117.7	117.7	0.0	0.0
R2/957	BEDROOM_ASSUMED	73.2	71.4	71.4	0.0	0.0
R3/957	BEDROOM_ASSUMED	136.3	134.7	134.7	0.0	0.0
R4/957	BEDROOM_ASSUMED	76.3	74.2	74.2	0.0	0.0
R5/957	BEDROOM_ASSUMED	132.6	130.0	130.0	0.0	0.0
R6/957	BEDROOM_ASSUMED	77.0	74.8	74.8	0.0	0.0
R7/957	BEDROOM_ASSUMED	128.5	125.8	125.8	0.0	0.0
R8/957	BEDROOM_ASSUMED	72.3	68.3	68.3	0.0	0.0
R9/957	BEDROOM_ASSUMED	132.6	124.1	124.1	0.0	0.0
R10/957	BEDROOM_ASSUMED	77.2	72.1	72.1	0.0	0.0
R1/958	LIVINGROOM_ASSUMED	170.5	159.3	159.3	0.0	0.0
R2/958	LIVINGROOM_ASSUMED	170.8	164.0	164.0	0.0	0.0
R1/959	BEDROOM_ASSUMED	128.5	127.0	127.0	0.0	0.0
R2/959	BEDROOM_ASSUMED	72.3	70.3	70.3	0.0	0.0
R3/959	BEDROOM_ASSUMED	132.6	130.7	130.7	0.0	0.0
R4/959	BEDROOM_ASSUMED	77.2	75.1	75.1	0.0	0.0
52 Penderyn Way						
R3/380	KD_ASSUMED	200.3	199.8	199.8	0.0	0.0
R1/381	BEDROOM_ASSUMED	125.8	117.0	117.0	0.0	0.0
R1/382	BEDROOM_ASSUMED	89.0	87.4	87.4	0.0	0.0
54 Penderyn Way						
R1/370	KD_ASSUMED	306.3	271.1	271.1	0.0	0.0
R1/371	BEDROOM_ASSUMED	124.3	114.6	114.6	0.0	0.0
R1/372	BEDROOM_ASSUMED	88.4	86.7	86.7	0.0	0.0
56 Penderyn Way						
R1/360	KD	316.7	315.6	315.6	0.0	0.0
R1/361	BEDROOM	123.8	115.0	115.0	0.0	0.0
R1/362	BEDROOM_ASSUMED	87.7	86.1	86.1	0.0	0.0



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58 Penderyn Way						
R1/350	KD_ASSUMED	319.9	254.6	254.6	0.0	0.0
R1/351	BEDROOM_ASSUMED	127.0	116.4	116.4	0.0	0.0
R1/352	BEDROOM_ASSUMED	89.2	87.5	87.2	0.4	0.5
60 Penderyn Way						
R1/340	KD_ASSUMED	200.1	200.0	200.0	0.0	0.0
R1/341	BEDROOM_ASSUMED	127.6	119.5	119.5	0.0	0.0
R1/342	BEDROOM_ASSUMED	90.8	89.1	87.0	2.1	2.4
62 Penderyn Way						
R3/330	KD_ASSUMED	348.3	346.9	346.9	0.0	0.0
R1/331	BEDROOM_ASSUMED	123.9	115.1	115.1	0.0	0.0
R1/332	BEDROOM_ASSUMED	88.0	84.9	84.7	0.2	0.2
64 Penderyn Way						
R3/320	KD_ASSUMED	249.1	247.2	247.2	0.0	0.0
R2/321	BEDROOM_ASSUMED	137.6	125.1	123.7	1.3	1.0
R1/322	BEDROOM_ASSUMED	137.9	134.2	133.2	1.0	0.7
R2/322	BEDROOM_ASSUMED	121.4	116.9	116.9	0.0	0.0
44 Carleton Road						
R1/1180	LIVINGROOM	219.0	217.9	216.5	1.3	0.6
R2/1180	KITCHEN	77.5	71.7	71.7	0.0	0.0
R1/1181	LIVINGROOM	219.0	217.9	217.9	0.0	0.0
R2/1181	KITCHEN	77.5	76.8	76.8	0.0	0.0
R1/1182	LIVINGROOM	207.0	202.6	202.6	0.0	0.0
R2/1182	KITCHEN	73.5	73.1	73.1	0.0	0.0
R1/1183	LIVINGROOM	199.7	196.1	196.1	0.0	0.0
R2/1183	KITCHEN	102.1	100.4	100.4	0.0	0.0
42 Carleton Road						
R1/1170	LD	116.9	96.5	96.4	0.1	0.1
R3/1170	KITCHEN	37.0	35.1	35.1	0.0	0.0
R4/1170	KITCHEN	38.7	37.3	37.3	0.0	0.0
R6/1170	LD	120.5	69.1	69.1	0.0	0.0



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R1/1171	LD	116.9	100.2	100.2	0.0	0.0
R3/1171	KITCHEN	37.0	35.1	35.1	0.0	0.0
R4/1171	KITCHEN	38.7	37.3	37.3	0.0	0.0
R6/1171	LD	120.5	100.9	100.9	0.0	0.0
R1/1172	LD	116.9	100.3	100.3	0.0	0.0
R3/1172	KITCHEN	37.0	35.1	35.1	0.0	0.0
R4/1172	KITCHEN	38.7	37.3	37.3	0.0	0.0
R6/1172	LD	120.5	101.1	101.1	0.0	0.0
R1/1173	LD	116.9	100.4	100.4	0.0	0.0
R3/1173	KITCHEN	37.0	35.1	35.1	0.0	0.0
R4/1173	KITCHEN	38.7	37.3	37.3	0.0	0.0
R6/1173	LD	120.5	101.2	101.2	0.0	0.0
27 Trecastle Way						
R3/110	KITCHEN	79.8	38.2	31.1	7.1	18.6
R1/111	LIVINGROOM	141.5	130.8	128.5	2.4	1.8
R2/112	STUDY	99.3	96.3	96.3	0.0	0.0
25 Trecastle Way						
R2/100	KITCHEN	74.1	13.2	5.1	8.1	61.4
R1/101	LIVINGROOM	143.1	133.2	133.1	0.0	0.0
R2/102	STUDY	103.2	101.6	101.6	0.0	0.0
23 Trecastle Way						
R3/790	KITCHEN	74.2	10.0	5.3	4.8	48.0
R1/791	LIVINGROOM	144.5	134.5	134.5	0.0	0.0
R2/792	STUDY	104.5	101.4	101.4	0.0	0.0
21 Trecastle Way						
R3/780	KITCHEN	68.2	5.5	4.2	1.3	23.6
R1/781	LIVINGROOM	129.0	121.8	121.8	0.0	0.0
R2/782	STUDY	84.1	81.8	81.8	0.0	0.0
19 Trecastle Way						
R2/770	KITCHEN	84.4	16.1	15.5	0.6	3.7
R1/771	LIVINGROOM	148.6	139.8	139.8	0.0	0.0
R2/772	STUDY	106.6	103.2	103.2	0.0	0.0



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17 Trecastle Way						
R3/760	KITCHEN	56.0	31.7	31.7	0.0	0.0
R1/761	LIVINGROOM	120.7	116.1	116.1	0.0	0.0
R2/762	STUDY	78.1	76.8	76.8	0.0	0.0
15 Trecastle Way						
R3/750	KITCHEN	64.9	41.3	41.3	0.1	0.2
R1/751	LIVINGROOM	126.0	120.6	120.6	0.0	0.0
R2/752	STUDY	83.0	81.8	81.8	0.0	0.0
13 Trecastle Way						
R3/740	KITCHEN	59.0	31.1	30.8	0.3	1.0
R1/741	LIVINGROOM	121.4	115.8	115.8	0.0	0.0
R2/742	STUDY	85.6	83.9	83.9	0.0	0.0
11 Trecastle Way						
R3/730	KITCHEN	63.1	39.5	39.4	0.1	0.3
R1/731	LIVINGROOM	123.3	118.8	118.8	0.0	0.0
R2/732	STUDY	71.0	70.3	70.3	0.0	0.0
9 Trecastle Way						
R3/720	KITCHEN	58.9	39.7	39.7	0.0	0.0
R1/721	LIVINGROOM	117.2	112.6	112.6	0.0	0.0
R2/722	STUDY	79.6	78.0	78.0	0.0	0.0
7 Trecastle Way						
R3/710	KITCHEN	53.4	40.3	40.3	0.0	0.0
R1/711	LIVINGROOM	118.6	113.3	113.3	0.0	0.0
R2/712	STUDY	82.5	81.1	81.1	0.0	0.0
5 Trecastle Way						
R2/700	KITCHEN	74.6	55.3	55.3	0.0	0.0
R1/701	LIVINGROOM	127.9	122.4	122.4	0.0	0.0
R2/702	STUDY	84.0	83.3	83.3	0.0	0.0



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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
3 Trecastle Way						
R3/690	KITCHEN	52.1	43.9	43.9	0.0	0.0
R1/691	LIVINGROOM	120.2	114.8	114.8	0.0	0.0
R2/692	STUDY	90.5	89.7	89.7	0.0	0.0
1 Trecastle Way						
R3/680	KITCHEN	71.0	51.8	51.8	0.0	0.0
R1/681	LIVINGROOM	138.8	129.4	129.4	0.0	0.0
R2/682	STUDY	91.6	90.5	90.5	0.0	0.0
2 Trecastle Way						
R1/170	ASSUMED	154.7	154.1	154.1	0.0	0.0
R1/171	ASSUMED	197.8	196.3	196.3	0.0	0.0
R1/172	ASSUMED	197.8	195.2	195.2	0.0	0.0
4 Trecastle Way						
R1/160	ASSUMED	132.3	132.3	132.3	0.0	0.0
R1/161	ASSUMED	172.9	171.4	171.4	0.0	0.0
R1/162	ASSUMED	172.9	170.3	170.3	0.0	0.0
6 Trecastle Way						
R1/150	ASSUMED	138.4	138.4	138.4	0.0	0.0
R1/151	ASSUMED	180.9	179.2	179.2	0.0	0.0
R1/152	ASSUMED	180.9	178.2	178.2	0.0	0.0
8 Trecastle Way						
R1/140	ASSUMED	134.9	134.9	134.9	0.0	0.0
R1/141	ASSUMED	176.6	175.0	175.0	0.0	0.0
R1/142	ASSUMED	176.6	174.0	174.0	0.0	0.0
10 Trecastle Way						
R1/130	ASSUMED	135.1	135.1	135.1	0.0	0.0
R1/131	ASSUMED	176.1	174.5	174.5	0.0	0.0
R1/132	ASSUMED	176.1	173.5	173.5	0.0	0.0



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NSL						
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12 Trecastle Way						
R1/120	ASSUMED	135.5	135.4	135.4	0.0	0.0
R1/121	ASSUMED	176.8	175.3	175.3	0.0	0.0
R1/122	ASSUMED	176.8	174.2	174.2	0.0	0.0
85 Penderyn Way						
R1/200	KD_ASSUMED	204.1	181.2	106.9	74.4	41.1
R1/201	BEDROOM_ASSUMED	208.9	207.1	90.7	116.4	56.2
R1/202	BEDROOM_ASSUMED	166.1	163.5	102.1	61.4	37.6
83 Penderyn Way						
R1/210	ASSUMED	103.4	102.6	102.6	0.0	0.0
R1/211	BEDROOM_ASSUMED	205.9	204.3	107.3	97.0	47.5
R1/212	BEDROOM_ASSUMED	166.1	163.6	115.1	48.5	29.6
81 Penderyn Way						
R1/220	KD_ASSUMED	202.2	187.4	171.0	16.5	8.8
R1/221	BEDROOM_ASSUMED	205.9	204.3	122.6	81.7	40.0
R1/222	BEDROOM_ASSUMED	166.1	163.6	128.6	35.1	21.5
79 Penderyn Way						
R1/230	KD_ASSUMED	317.6	305.4	306.6	-1.2	-0.4
R1/231	BEDROOM_ASSUMED	205.9	204.3	150.8	53.5	26.2
R1/232	BEDROOM_ASSUMED	166.1	163.6	141.4	22.2	13.6
77 Penderyn Way						
R1/240	KD_ASSUMED	309.3	241.1	300.7	-59.6	-24.7
R1/241	BEDROOM	205.9	204.3	172.9	31.3	15.3
R1/242	BEDROOM	166.1	163.6	147.4	16.2	9.9
75 Penderyn Way						
R1/250	KD_ASSUMED	202.2	189.3	185.5	3.7	2.0
R1/251	BEDROOM_ASSUMED	205.9	204.3	196.3	7.9	3.9
R1/252	BEDROOM_ASSUMED	166.1	163.6	159.7	3.9	2.4



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NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
73 Penderyn Way						
R1/260	KD_ASSUMED	202.2	194.9	178.0	16.9	8.7
R1/261	BEDROOM_ASSUMED	205.9	204.3	198.5	5.8	2.8
R1/262	BEDROOM_ASSUMED	166.1	163.6	162.4	1.2	0.7
71 Penderyn Way						
R1/270	KD_ASSUMED	200.2	192.3	175.9	16.4	8.5
R1/271	BEDROOM_ASSUMED	205.9	204.3	182.4	21.8	10.7
R1/272	BEDROOM_ASSUMED	166.1	163.6	161.8	1.8	1.1
69 Penderyn Way						
R1/280	KD_ASSUMED	296.0	278.8	193.2	85.6	30.7
R1/281	BEDROOM_ASSUMED	205.9	203.9	162.3	41.6	20.4
R1/282	BEDROOM_ASSUMED	166.1	163.6	162.2	1.5	0.9
67 Penderyn Way						
R1/290	KD_ASSUMED	202.2	195.0	172.6	22.4	11.5
R1/291	BEDROOM_ASSUMED	205.9	204.3	181.0	23.2	11.4
R1/292	BEDROOM_ASSUMED	166.1	163.6	159.6	4.0	2.4
65 Penderyn Way						
R1/300	KD_ASSUMED	202.2	191.1	165.6	25.5	13.3
R1/301	BEDROOM_ASSUMED	205.9	204.3	190.1	14.2	7.0
R1/302	BEDROOM_ASSUMED	166.1	163.6	162.9	0.7	0.4
63 Penderyn Way						
R1/310	LKD	329.1	283.4	280.1	3.3	1.2
R1/311	BEDROOM	166.8	158.9	158.6	0.2	0.1
R1/312	BEDROOM	167.6	159.1	159.1	0.0	0.0

Appendix 12.6c

Cumulative Baseline vs Development

APSH Results



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

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		

72-122 Dalmeny Avenue

R1/661	W2/661	ASSUMED	20	62	20	62	0.0	0.0	20	62	20	62	0.0	0.0
R2/661	W3/661	ASSUMED	19	65	19	65	0.0	0.0	19	65	19	65	0.0	0.0
R1/662	W2/662	ASSUMED	21	64	21	64	0.0	0.0	21	64	21	64	0.0	0.0
R2/662	W3/662	ASSUMED	22	68	22	68	0.0	0.0	22	68	22	68	0.0	0.0
R1/663	W1/663	ASSUMED	23	68	23	67	0.0	1.5	23	68	23	67	0.0	1.5
R2/663	W2/663	ASSUMED	22	66	22	66	0.0	0.0	22	66	22	66	0.0	0.0

54-70 Dalmeny Avenue

R3/661	W1/661	ASSUMED	19	49	19	49	0.0	0.0						
R3/661	W4/661	ASSUMED	0	0	0	0	-	-	19	49	19	49	0.0	0.0
R3/662	W1/662	ASSUMED	21	55	21	55	0.0	0.0						
R3/662	W4/662	ASSUMED	0	0	0	0	-	-	21	55	21	55	0.0	0.0
R2/670	W12/670	BEDROOM	21	65	19	57	9.5	12.3	21	65	19	57	9.5	12.3
R3/670	W13/670	BEDROOM	19	62	18	56	5.3	9.7	19	62	18	56	5.3	9.7
R4/670	W7/670	LD	0	3	0	3	-	0.0						



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

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		
R4/670	W14/670	LD	11	21	10	17	9.1	19.0	11	24	10	20	9.1	16.7
R7/670	W18/670	LD	13	57	13	54	0.0	5.3	13	57	13	54	0.0	5.3
R8/670	W19/670	BEDROOM	12	53	12	49	0.0	7.5	12	53	12	49	0.0	7.5
R12/670	W17/670	ASSUMED	6	10	6	8	0.0	20.0	6	10	6	8	0.0	20.0
R13/670	W15/670	ASSUMED	18	62	17	58	5.6	6.5						
R13/670	W16/670	ASSUMED	11	19	11	19	0.0	0.0	18	62	17	58	5.6	6.5
R2/671	W12/671	BEDROOM	23	67	22	62	4.3	7.5	23	67	22	62	4.3	7.5
R3/671	W13/671	BEDROOM	20	63	19	59	5.0	6.3	20	63	19	59	5.0	6.3
R4/671	W7/671	LD	0	4	0	4	-	0.0						
R4/671	W14/671	LD	12	21	11	17	8.3	19.0	12	25	11	21	8.3	16.0
R7/671	W18/671	LD	18	63	18	61	0.0	3.2						
R7/671	W19/671	LD	12	17	12	17	0.0	0.0	19	64	19	62	0.0	3.1
R8/671	W20/671	BEDROOM	4	6	4	6	0.0	0.0	4	6	4	6	0.0	0.0
R12/671	W17/671	ASSUMED	7	11	7	10	0.0	9.1	7	11	7	10	0.0	9.1
R13/671	W15/671	ASSUMED	21	66	21	62	0.0	6.1						
R13/671	W16/671	ASSUMED	16	21	16	21	0.0	0.0	22	67	22	63	0.0	6.0



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

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		
R2/672	W12/672	BEDROOM	21	55	20	53	4.8	3.6	21	55	20	53	4.8	3.6
R3/672	W13/672	BEDROOM	21	56	20	53	4.8	5.4	21	56	20	53	4.8	5.4
R4/672	W7/672	LD	0	4	0	4	-	0.0						
R4/672	W14/672	LD	11	20	10	18	9.1	10.0	11	24	10	22	9.1	8.3
R7/672	W18/672	LD	20	55	20	53	0.0	3.6						
R7/672	W19/672	LD	14	18	14	18	0.0	0.0	21	56	21	54	0.0	3.6
R8/672	W20/672	BEDROOM	7	9	7	9	0.0	0.0	7	9	7	9	0.0	0.0
R12/672	W17/672	ASSUMED	9	13	9	12	0.0	7.7	9	13	9	12	0.0	7.7
R13/672	W15/672	ASSUMED	21	56	21	54	0.0	3.6						
R13/672	W16/672	ASSUMED	14	18	14	18	0.0	0.0	21	56	21	54	0.0	3.6

275 Camden Road

R1/551	W1/551	LKD	11	34	11	34	0.0	0.0						
R1/551	W2/551	LKD	15	38	15	38	0.0	0.0						
R1/551	W3/551	LKD	2	23	2	23	0.0	0.0	16	40	16	40	0.0	0.0
R7/551	W9/551	LKD	0	1	0	0	-	100.0						
R7/551	W10/551	LKD	3	9	3	9	0.0	0.0	3	10	3	9	0.0	10.0



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

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		
R1/552	W1/552	LKD	8	30	8	30	0.0	0.0						
R1/552	W2/552	LKD	15	35	15	35	0.0	0.0	15	37	15	37	0.0	0.0
R1/553	W1/553	LKD	9	31	9	31	0.0	0.0						
R1/553	W2/553	LKD	16	36	16	36	0.0	0.0	16	38	16	38	0.0	0.0
R1/554	W1/554	LKD	9	31	9	31	0.0	0.0						
R1/554	W2/554	LKD	16	36	16	36	0.0	0.0	16	38	16	38	0.0	0.0
R1/555	W1/555	BEDROOM	24	70	24	70	0.0	0.0						
R1/555	W2/555	BEDROOM	24	70	24	70	0.0	0.0	24	70	24	70	0.0	0.0
R2/560	W2/560	BEDROOM	5	20	5	19	0.0	5.0	5	20	5	19	0.0	5.0
R3/561	W3/561	BEDROOM	5	32	5	27	0.0	15.6	5	32	5	27	0.0	15.6
R3/562	W3/562	BEDROOM	13	57	13	51	0.0	10.5						
R3/562	W4/562	BEDROOM	3	24	3	13	0.0	45.8	16	62	16	54	0.0	12.9

376 Camden Road

R1/40	W1/40	BEDROOM	1	16	1	16	0.0	0.0						
R1/40	W2/40	BEDROOM	3	21	3	21	0.0	0.0	3	21	3	21	0.0	0.0
R3/40	W5/40	BEDROOM	2	19	2	19	0.0	0.0						
R3/40	W6/40	BEDROOM	4	24	4	23	0.0	4.2	5	25	5	25	0.0	0.0



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

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		
R1/41	W1/41	BEDROOM	4	24	4	24	0.0	0.0						
R1/41	W2/41	BEDROOM	4	23	4	23	0.0	0.0	4	25	4	25	0.0	0.0
R3/41	W6/41	BEDROOM	2	23	2	23	0.0	0.0						
R3/41	W7/41	BEDROOM	5	26	5	25	0.0	3.8	5	27	5	27	0.0	0.0
R1/42	W1/42	BEDROOM	4	29	4	29	0.0	0.0						
R1/42	W2/42	BEDROOM	4	24	4	24	0.0	0.0	4	30	4	30	0.0	0.0
R3/42	W6/42	BEDROOM	3	26	3	26	0.0	0.0						
R3/42	W7/42	BEDROOM	5	26	5	25	0.0	3.8	5	28	5	28	0.0	0.0

2 Parkhurst Road & 291 A & C Camden Road

R1/1101	W1/1101	DANCE_STUDIO	7	34	5	19	28.6	44.1						
R1/1101	W2/1101	DANCE_STUDIO	8	35	5	19	37.5	45.7						
R1/1101	W3/1101	DANCE_STUDIO	6	31	4	17	33.3	45.2						
R1/1101	W4/1101	DANCE_STUDIO	7	34	5	20	28.6	41.2						
R1/1101	W6/1101	DANCE_STUDIO	3	24	3	24	0.0	0.0						
R1/1101	W7/1101	DANCE_STUDIO	1	20	1	20	0.0	0.0						
R1/1101	W8/1101	DANCE_STUDIO	0	16	0	16	-	0.0	11	67	8	52	27.3	22.4
R2/1101	W5/1101		7	34	5	20	28.6	41.2						
R2/1101	W9/1101		1	14	1	14	0.0	0.0	8	48	6	34	25.0	29.2
R1/1211	W1/1211		3	25	3	25	0.0	0.0						
R1/1211	W2/1211		2	18	2	18	0.0	0.0						



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

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		
R1/1211	W4/1211		21	51	21	51	0.0	0.0						
R1/1211	W5/1211		15	40	15	40	0.0	0.0	24	77	24	77	0.0	0.0
R1/1212	W1/1212		3	24	3	24	0.0	0.0						
R1/1212	W2/1212		19	59	19	53	0.0	10.2	22	83	22	77	0.0	7.2
Camhurst House														
R3/1151	W4/1151	BEDROOM	3	30	3	20	0.0	33.3						
R3/1151	W5/1151	BEDROOM	20	65	20	57	0.0	12.3	20	67	20	58	0.0	13.4
R4/1151	W6/1151	BEDROOM	21	65	21	58	0.0	10.8	21	65	21	58	0.0	10.8
R5/1151	W7/1151	LKD	21	62	21	55	0.0	11.3	21	62	21	55	0.0	11.3
R6/1151	W8/1151	LKD	20	58	19	50	5.0	13.8						
R6/1151	W9/1151	LKD	20	59	19	51	5.0	13.6	20	59	19	51	5.0	13.6
R3/1152	W4/1152	BEDROOM	7	34	6	24	14.3	29.4						
R3/1152	W5/1152	BEDROOM	24	70	23	60	4.2	14.3	24	70	23	60	4.2	14.3
R4/1152	W6/1152	BEDROOM	23	69	22	59	4.3	14.5	23	69	22	59	4.3	14.5
R5/1152	W7/1152	LKD	22	66	21	57	4.5	13.6	22	66	21	57	4.5	13.6
R3/1153	W4/1153	BEDROOM	9	33	6	22	33.3	33.3						
R3/1153	W5/1153	BEDROOM	25	64	22	53	12.0	17.2	25	64	22	53	12.0	17.2



SUNLIGHT ANALYSIS

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P2104 - rel100

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		
R4/1153	W6/1153	BEDROOM	24	63	21	53	12.5	15.9	24	63	21	53	12.5	15.9
R5/1153	W7/1153	LKD	25	65	22	55	12.0	15.4	25	65	22	55	12.0	15.4
1-12 Fairweather House														
R1/440	W1/440	LIVINGROOM	1	21	1	21	0.0	0.0						
R1/440	W2/440	LIVINGROOM	22	68	16	62	27.3	8.8	22	68	16	62	27.3	8.8
R2/440	W3/440	RESIDENTIAL	22	69	14	57	36.4	17.4	22	69	14	57	36.4	17.4
R3/440	W4/440	RESIDENTIAL	21	68	13	56	38.1	17.6	21	68	13	56	38.1	17.6
R4/440	W5/440	LIVINGROOM	21	67	11	48	47.6	28.4						
R4/440	W6/440	LIVINGROOM	24	73	7	27	70.8	63.0	27	96	11	55	59.3	42.7
R5/440	W7/440	KITCHEN	24	73	9	32	62.5	56.2	24	73	9	32	62.5	56.2
R6/440	W8/440	BEDROOM	24	72	7	30	70.8	58.3						
R6/440	W9/440	BEDROOM	4	26	1	9	75.0	65.4	24	72	8	31	66.7	56.9
R1/441	W1/441	LIVINGROOM	2	23	2	23	0.0	0.0						
R1/441	W2/441	LIVINGROOM	23	68	17	62	26.1	8.8						
R1/441	W3/441	LIVINGROOM	23	68	17	62	26.1	8.8	23	68	17	62	26.1	8.8
R2/441	W4/441	RESIDENTIAL	24	69	16	60	33.3	13.0						



SUNLIGHT ANALYSIS

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P2104 - rel100

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		
R2/441	W5/441	RESIDENTIAL	24	69	15	59	37.5	14.5	24	69	16	60	33.3	13.0
R3/441	W6/441	RESIDENTIAL	23	68	14	56	39.1	17.6						
R3/441	W7/441	RESIDENTIAL	22	68	13	55	40.9	19.1	23	69	14	56	39.1	18.8
R4/441	W8/441	LIVINGROOM	23	70	13	53	43.5	24.3						
R4/441	W9/441	LIVINGROOM	22	69	10	48	54.5	30.4						
R4/441	W10/441	LIVINGROOM	25	74	7	29	72.0	60.8	27	97	13	61	51.9	37.1
R5/441	W11/441	KITCHEN	25	73	9	35	64.0	52.1	25	73	9	35	64.0	52.1
R6/441	W12/441	BEDROOM	25	72	9	35	64.0	51.4						
R6/441	W13/441	BEDROOM	4	26	2	12	50.0	53.8	25	72	9	35	64.0	51.4
R1/442	W1/442	RESIDENTIAL	3	24	3	24	0.0	0.0						
R1/442	W2/442	RESIDENTIAL	24	69	19	64	20.8	7.2						
R1/442	W3/442	RESIDENTIAL	24	69	18	63	25.0	8.7	24	69	19	64	20.8	7.2
R2/442	W4/442	RESIDENTIAL	24	69	17	62	29.2	10.1						
R2/442	W5/442	RESIDENTIAL	23	68	14	59	39.1	13.2	24	69	17	62	29.2	10.1
R3/442	W6/442	RESIDENTIAL	23	68	14	58	39.1	14.7						
R3/442	W7/442	RESIDENTIAL	23	68	14	58	39.1	14.7	23	68	14	58	39.1	14.7
R4/442	W8/442	RESIDENTIAL	23	69	13	55	43.5	20.3						
R4/442	W9/442	RESIDENTIAL	23	70	11	51	52.2	27.1						
R4/442	W10/442	RESIDENTIAL	26	75	7	32	73.1	57.3	28	98	13	64	53.6	34.7



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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P2104 - rel100

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		
R5/442	W11/442	RESIDENTIAL	25	72	8	36	68.0	50.0						
R5/442	W12/442	RESIDENTIAL	5	26	3	12	40.0	53.8	25	72	8	36	68.0	50.0
R1/443	W1/443	RESIDENTIAL	3	22	3	22	0.0	0.0						
R1/443	W2/443	RESIDENTIAL	24	64	19	59	20.8	7.8	24	64	19	59	20.8	7.8
R2/443	W3/443	RESIDENTIAL	24	64	19	59	20.8	7.8	24	64	19	59	20.8	7.8
R3/443	W4/443	RESIDENTIAL	24	64	18	58	25.0	9.4						
R3/443	W5/443	RESIDENTIAL	24	64	16	56	33.3	12.5	24	64	18	58	25.0	9.4
R4/443	W6/443	RESIDENTIAL	24	64	16	56	33.3	12.5						
R4/443	W7/443	RESIDENTIAL	24	64	15	55	37.5	14.1	24	64	16	56	33.3	12.5
R5/443	W8/443	RESIDENTIAL	24	64	14	53	41.7	17.2	24	64	14	53	41.7	17.2
R6/443	W9/443	RESIDENTIAL	24	64	12	51	50.0	20.3						
R6/443	W10/443	RESIDENTIAL	25	69	6	29	76.0	58.0	29	99	12	64	58.6	35.4
R7/443	W11/443	RESIDENTIAL	26	73	8	40	69.2	45.2						
R7/443	W12/443	RESIDENTIAL	6	22	3	8	50.0	63.6						
R7/443	W13/443	RESIDENTIAL	4	20	1	6	75.0	70.0	26	73	8	40	69.2	45.2

13-24 Fairweather House

R8/470	W9/470	BEDROOM	5	22	0	14	100.0	36.4						
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SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

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		
R8/470	W10/470	BEDROOM	9	46	4	34	55.6	26.1	9	46	4	35	55.6	23.9
R9/470	W11/470	KITCHEN	5	35	2	26	60.0	25.7	5	35	2	26	60.0	25.7
R10/470	W12/470	LIVINGROOM	2	21	2	18	0.0	14.3						
R10/470	W13/470	LIVINGROOM	13	51	13	51	0.0	0.0	13	59	13	56	0.0	5.1
R8/471	W9/471	BEDROOM	6	23	2	17	66.7	26.1						
R8/471	W10/471	BEDROOM	12	54	9	47	25.0	13.0	12	54	9	47	25.0	13.0
R9/471	W11/471	KITCHEN	11	47	8	40	27.3	14.9	11	47	8	40	27.3	14.9
R10/471	W12/471	LIVINGROOM	7	34	6	29	14.3	14.7						
R10/471	W13/471	LIVINGROOM	14	55	14	55	0.0	0.0						
R10/471	W14/471	LIVINGROOM	15	59	15	59	0.0	0.0	16	74	15	69	6.3	6.8
R6/472	W9/472	RESIDENTIAL	6	27	3	22	50.0	18.5						
R6/472	W10/472	RESIDENTIAL	13	59	10	53	23.1	10.2	13	60	10	54	23.1	10.0
R7/472	W11/472	RESIDENTIAL	8	41	6	36	25.0	12.2						
R7/472	W12/472	RESIDENTIAL	16	61	16	61	0.0	0.0						
R7/472	W13/472	RESIDENTIAL	18	63	18	63	0.0	0.0	20	81	18	76	10.0	6.2
R8/473	W12/473	RESIDENTIAL	4	21	1	16	75.0	23.8						
R8/473	W13/473	RESIDENTIAL	6	23	3	18	50.0	21.7						
R8/473	W14/473	RESIDENTIAL	24	71	18	63	25.0	11.3	24	71	18	63	25.0	11.3



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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		

R9/473	W15/473	RESIDENTIAL	11	55	9	51	18.2	7.3						
R9/473	W16/473	RESIDENTIAL	20	60	20	60	0.0	0.0	22	92	20	88	9.1	4.3
R10/473	W17/473	RESIDENTIAL	22	62	21	61	4.5	1.6	22	62	21	61	4.5	1.6

25-40 Fairweather House

R8/500	W8/500	BEDROOM	3	25	1	23	66.7	8.0						
R8/500	W9/500	BEDROOM	7	46	5	44	28.6	4.3	7	46	5	44	28.6	4.3
R9/500	W10/500	KITCHEN	4	35	2	33	50.0	5.7	4	35	2	33	50.0	5.7
R10/500	W11/500	LIVINGROOM	2	21	2	21	0.0	0.0						
R10/500	W12/500	LIVINGROOM	13	50	13	50	0.0	0.0	13	58	13	58	0.0	0.0
R8/501	W8/501	BEDROOM	4	27	3	26	25.0	3.7						
R8/501	W9/501	BEDROOM	11	55	9	53	18.2	3.6	11	55	9	53	18.2	3.6
R9/501	W10/501	KITCHEN	10	48	8	45	20.0	6.3	10	48	8	45	20.0	6.3
R10/501	W11/501	LIVINGROOM	7	34	6	33	14.3	2.9						
R10/501	W12/501	LIVINGROOM	14	55	14	55	0.0	0.0						
R10/501	W13/501	LIVINGROOM	15	59	15	59	0.0	0.0	16	74	15	73	6.3	1.4
R5/502	W8/502	RESIDENTIAL	4	26	3	25	25.0	3.8						
R5/502	W9/502	RESIDENTIAL	12	59	11	58	8.3	1.7	12	59	11	58	8.3	1.7



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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		
R6/502	W10/502	RESIDENTIAL	7	40	6	39	14.3	2.5						
R6/502	W11/502	RESIDENTIAL	16	60	16	60	0.0	0.0						
R6/502	W12/502	RESIDENTIAL	18	63	18	63	0.0	0.0	19	80	18	79	5.3	1.3
R8/503	W11/503	RESIDENTIAL	4	21	2	19	50.0	9.5						
R8/503	W12/503	RESIDENTIAL	6	23	4	21	33.3	8.7						
R8/503	W13/503	RESIDENTIAL	24	71	22	69	8.3	2.8	24	71	22	69	8.3	2.8
R9/503	W14/503	RESIDENTIAL	11	54	9	53	18.2	1.9						
R9/503	W15/503	RESIDENTIAL	20	60	20	60	0.0	0.0	22	91	20	90	9.1	1.1
R10/503	W16/503	RESIDENTIAL	22	62	22	62	0.0	0.0	22	62	22	62	0.0	0.0

McMorran House

R1/410	W1/410	BEDROOM_ASSUMED	21	66	19	64	9.5	3.0	21	66	19	64	9.5	3.0
R2/410	W2/410	LIVINGROOM_ASSUMED	20	65	18	63	10.0	3.1						
R2/410	W3/410	LIVINGROOM_ASSUMED	20	65	17	62	15.0	4.6	20	65	18	63	10.0	3.1
R3/410	W4/410	LIVINGROOM_ASSUMED	20	64	17	61	15.0	4.7						
R3/410	W5/410	LIVINGROOM_ASSUMED	21	64	18	61	14.3	4.7	21	65	18	62	14.3	4.6
R4/410	W6/410	BEDROOM_ASSUMED	21	64	17	60	19.0	6.3	21	64	17	60	19.0	6.3
R5/410	W7/410	BEDROOM_ASSUMED	21	62	17	58	19.0	6.5	21	62	17	58	19.0	6.5



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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		
R6/410	W8/410	LIVINGROOM_ASSUMEC	20	61	17	58	15.0	4.9						
R6/410	W9/410	LIVINGROOM_ASSUMEC	21	62	18	59	14.3	4.8	21	62	18	59	14.3	4.8
R1/411	W1/411	LIVINGROOM_ASSUMEC	24	73	19	68	20.8	6.8						
R1/411	W2/411	LIVINGROOM_ASSUMEC	24	71	19	66	20.8	7.0	24	73	19	68	20.8	6.8
R2/411	W3/411	BEDROOM_ASSUMED	24	71	19	66	20.8	7.0	24	71	19	66	20.8	7.0
R3/411	W4/411	BEDROOM_ASSUMED	23	69	19	65	17.4	5.8	23	69	19	65	17.4	5.8
R4/411	W5/411	BEDROOM_ASSUMED	23	70	20	67	13.0	4.3	23	70	20	67	13.0	4.3
R5/411	W6/411	BEDROOM_ASSUMED	23	70	19	66	17.4	5.7	23	70	19	66	17.4	5.7
R6/411	W7/411	LIVINGROOM_ASSUMEC	23	69	19	65	17.4	5.8						
R6/411	W8/411	LIVINGROOM_ASSUMEC	23	69	20	66	13.0	4.3	23	69	20	66	13.0	4.3
R7/411	W9/411	LIVINGROOM_ASSUMEC	24	69	20	65	16.7	5.8						
R7/411	W10/411	LIVINGROOM_ASSUMEC	23	68	20	65	13.0	4.4	24	69	20	65	16.7	5.8
R8/411	W11/411	BEDROOM_ASSUMED	23	68	19	64	17.4	5.9	23	68	19	64	17.4	5.9
R9/411	W12/411	BEDROOM_ASSUMED	22	67	19	64	13.6	4.5	22	67	19	64	13.6	4.5
R10/411	W13/411	BEDROOM_ASSUMED	23	67	19	63	17.4	6.0	23	67	19	63	17.4	6.0
R11/411	W14/411	BEDROOM_ASSUMED	23	66	18	61	21.7	7.6	23	66	18	61	21.7	7.6



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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		
R12/411	W15/411	LIVINGROOM_ASSUMED	23	66	19	62	17.4	6.1						
R12/411	W16/411	LIVINGROOM_ASSUMED	23	65	19	61	17.4	6.2	23	66	19	62	17.4	6.1
R1/412	W1/412	LIVINGROOM_ASSUMED	25	68	21	64	16.0	5.9						
R1/412	W2/412	LIVINGROOM_ASSUMED	23	65	19	61	17.4	6.2	25	68	21	64	16.0	5.9
R2/412	W3/412	BEDROOM_ASSUMED	23	65	20	62	13.0	4.6	23	65	20	62	13.0	4.6
R3/412	W4/412	BEDROOM_ASSUMED	23	65	20	62	13.0	4.6	23	65	20	62	13.0	4.6
R4/412	W5/412	BEDROOM_ASSUMED	23	65	21	63	8.7	3.1	23	65	21	63	8.7	3.1
R5/412	W6/412	BEDROOM_ASSUMED	23	65	20	62	13.0	4.6	23	65	20	62	13.0	4.6
R6/412	W7/412	LIVINGROOM_ASSUMED	23	65	19	61	17.4	6.2						
R6/412	W8/412	LIVINGROOM_ASSUMED	23	65	19	61	17.4	6.2	23	65	19	61	17.4	6.2
R7/412	W9/412	LIVINGROOM_ASSUMED	24	66	20	62	16.7	6.1						
R7/412	W10/412	LIVINGROOM_ASSUMED	23	65	20	62	13.0	4.6	24	66	20	62	16.7	6.1
R8/412	W11/412	BEDROOM_ASSUMED	24	66	20	62	16.7	6.1	24	66	20	62	16.7	6.1
R9/412	W12/412	BEDROOM_ASSUMED	23	65	20	62	13.0	4.6	23	65	20	62	13.0	4.6
R10/412	W13/412	BEDROOM_ASSUMED	24	65	19	60	20.8	7.7	24	65	19	60	20.8	7.7



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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		
R11/412	W14/412	BEDROOM_ASSUMED	24	65	19	60	20.8	7.7	24	65	19	60	20.8	7.7
R12/412	W15/412	LIVINGROOM_ASSUMED	23	63	19	59	17.4	6.3						
R12/412	W16/412	LIVINGROOM_ASSUMED	24	64	19	59	20.8	7.8	24	64	19	59	20.8	7.8

Crayford House

R2/400	W15/400	CEPTION_ROOM_ASSUM	24	66	9	46	62.5	30.3						
R2/400	W16/400	CEPTION_ROOM_ASSUM	24	65	10	45	58.3	30.8	24	66	11	48	54.2	27.3
R3/400	W14/400	BEDROOM_ASSUMED	24	68	7	45	70.8	33.8	24	68	7	45	70.8	33.8
R4/400	W12/400	CEPTION_ROOM_ASSUM	24	69	8	46	66.7	33.3						
R4/400	W13/400	CEPTION_ROOM_ASSUM	24	68	7	44	70.8	35.3	24	69	9	48	62.5	30.4
R5/400	W10/400	CEPTION_ROOM_ASSUM	24	69	8	45	66.7	34.8						
R5/400	W11/400	CEPTION_ROOM_ASSUM	24	70	7	45	70.8	35.7	24	70	8	46	66.7	34.3
R6/400	W9/400	BEDROOM_ASSUMED	24	69	10	49	58.3	29.0	24	69	10	49	58.3	29.0
R7/400	W8/400	BEDROOM_ASSUMED	23	68	10	47	56.5	30.9	23	68	10	47	56.5	30.9
R8/400	W6/400	CEPTION_ROOM_ASSUM	24	70	7	43	70.8	38.6						
R8/400	W7/400	CEPTION_ROOM_ASSUM	23	69	9	46	60.9	33.3	24	70	9	46	62.5	34.3
R9/400	W4/400	CEPTION_ROOM_ASSUM	23	70	7	43	69.6	38.6						
R9/400	W5/400	CEPTION_ROOM_ASSUM	24	71	7	43	70.8	39.4	24	71	8	45	66.7	36.6



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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		
R10/400	W3/400	BEDROOM_ASSUMED	23	70	8	43	65.2	38.6	23	70	8	43	65.2	38.6
R11/400	W1/400	CEPTION_ROOM_ASSUM	19	68	6	44	68.4	35.3						
R11/400	W2/400	CEPTION_ROOM_ASSUM	21	70	8	45	61.9	35.7	21	70	8	47	61.9	32.9
R2/401	W21/401	CEPTION_ROOM_ASSUM	25	69	13	52	48.0	24.6						
R2/401	W22/401	CEPTION_ROOM_ASSUM	25	68	13	51	48.0	25.0	25	69	15	54	40.0	21.7
R3/401	W20/401	BEDROOM_ASSUMED	24	69	11	50	54.2	27.5	24	69	11	50	54.2	27.5
R4/401	W19/401	BEDROOM_ASSUMED	24	69	10	48	58.3	30.4	24	69	10	48	58.3	30.4
R5/401	W18/401	BEDROOM_ASSUMED	24	70	10	49	58.3	30.0	24	70	10	49	58.3	30.0
R6/401	W16/401	CEPTION_ROOM_ASSUM	24	70	11	49	54.2	30.0						
R6/401	W17/401	CEPTION_ROOM_ASSUM	24	70	10	48	58.3	31.4	24	70	12	51	50.0	27.1
R7/401	W14/401	CEPTION_ROOM_ASSUM	24	70	12	52	50.0	25.7						
R7/401	W15/401	CEPTION_ROOM_ASSUM	24	70	10	48	58.3	31.4	24	71	12	52	50.0	26.8
R8/401	W13/401	BEDROOM_ASSUMED	24	70	12	53	50.0	24.3	24	70	12	53	50.0	24.3
R9/401	W12/401	BEDROOM_ASSUMED	25	72	12	53	52.0	26.4	25	72	12	53	52.0	26.4
R10/401	W11/401	BEDROOM_ASSUMED	25	70	12	52	52.0	25.7	25	70	12	52	52.0	25.7



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			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R11/401	W10/401	BEDROOM_ASSUMED	25	71	10	50	60.0	29.6	25	71	10	50	60.0	29.6
R12/401	W8/401	CEPTION_ROOM_ASSUM	25	72	9	48	64.0	33.3	25	72	9	50	64.0	30.6
R12/401	W9/401	CEPTION_ROOM_ASSUM	25	72	9	49	64.0	31.9						
R13/401	W6/401	CEPTION_ROOM_ASSUM	24	71	9	48	62.5	32.4						
R13/401	W7/401	CEPTION_ROOM_ASSUM	24	71	9	48	62.5	32.4	24	71	10	49	58.3	31.0
R14/401	W5/401	BEDROOM_ASSUMED	25	72	9	49	64.0	31.9	25	72	9	49	64.0	31.9
R15/401	W4/401	BEDROOM_ASSUMED	25	72	10	48	60.0	33.3	25	72	10	48	60.0	33.3
R16/401	W3/401	BEDROOM_ASSUMED	24	71	11	49	54.2	31.0	24	71	11	49	54.2	31.0
R17/401	W1/401	CEPTION_ROOM_ASSUM	21	70	12	52	42.9	25.7	22	71	12	52	45.5	26.8
R17/401	W2/401	CEPTION_ROOM_ASSUM	22	69	10	48	54.5	30.4						
R2/402	W21/402	CEPTION_ROOM_ASSUM	25	67	13	52	48.0	22.4	25	67	14	53	44.0	20.9
R2/402	W22/402	CEPTION_ROOM_ASSUM	25	66	12	50	52.0	24.2						
R3/402	W20/402	BEDROOM_ASSUMED	24	66	12	51	50.0	22.7						
R4/402	W19/402	BEDROOM_ASSUMED	24	66	13	51	45.8	22.7	24	66	13	51	45.8	22.7
R5/402	W18/402	BEDROOM_ASSUMED	24	66	12	50	50.0	24.2	24	66	12	50	50.0	24.2
R6/402	W16/402	CEPTION_ROOM_ASSUM	24	66	12	49	50.0	25.8						



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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		
R6/402	W17/402	CEPTION_ROOM_ASSUM	24	66	13	50	45.8	24.2	24	66	13	50	45.8	24.2
R7/402	W14/402	CEPTION_ROOM_ASSUM	25	66	11	48	56.0	27.3						
R7/402	W15/402	CEPTION_ROOM_ASSUM	25	67	11	48	56.0	28.4	25	67	12	49	52.0	26.9
R8/402	W13/402	BEDROOM_ASSUMED	25	66	11	49	56.0	25.8	25	66	11	49	56.0	25.8
R9/402	W12/402	BEDROOM_ASSUMED	25	67	11	48	56.0	28.4	25	67	11	48	56.0	28.4
R10/402	W11/402	BEDROOM_ASSUMED	24	64	11	48	54.2	25.0	24	64	11	48	54.2	25.0
R11/402	W10/402	BEDROOM_ASSUMED	24	66	9	46	62.5	30.3	24	66	9	46	62.5	30.3
R12/402	W8/402	CEPTION_ROOM_ASSUM	24	66	8	46	66.7	30.3						
R12/402	W9/402	CEPTION_ROOM_ASSUM	24	66	8	45	66.7	31.8	24	66	8	47	66.7	28.8
R13/402	W6/402	CEPTION_ROOM_ASSUM	23	65	9	46	60.9	29.2						
R13/402	W7/402	CEPTION_ROOM_ASSUM	24	66	8	45	66.7	31.8	24	66	9	46	62.5	30.3
R14/402	W5/402	BEDROOM_ASSUMED	24	66	9	46	62.5	30.3	24	66	9	46	62.5	30.3
R15/402	W4/402	BEDROOM_ASSUMED	24	66	10	46	58.3	30.3	24	66	10	46	58.3	30.3
R16/402	W3/402	BEDROOM_ASSUMED	24	66	10	46	58.3	30.3	24	66	10	46	58.3	30.3
R17/402	W1/402	CEPTION_ROOM_ASSUM	26	68	16	51	38.5	25.0						
R17/402	W2/402	CEPTION_ROOM_ASSUM	24	66	12	47	50.0	28.8	26	68	16	51	38.5	25.0



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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			
Bunning House															
R1/420	W31/420	CEPTION_ROOM_ASSUM	20	53	17	50	15.0	5.7							
R1/420	W32/420	CEPTION_ROOM_ASSUM	20	50	17	47	15.0	6.0	20	55	17	52	15.0	5.5	
R2/420	W30/420	BEDROOM_ASSUMED	20	60	18	58	10.0	3.3	20	60	18	58	10.0	3.3	
R3/420	W28/420	CEPTION_ROOM_ASSUM	19	59	16	56	15.8	5.1							
R3/420	W29/420	CEPTION_ROOM_ASSUM	19	59	16	56	15.8	5.1	19	59	16	56	15.8	5.1	
R4/420	W26/420	CEPTION_ROOM_ASSUM	17	60	12	55	29.4	8.3							
R4/420	W27/420	CEPTION_ROOM_ASSUM	18	60	14	56	22.2	6.7	18	61	14	57	22.2	6.6	
R5/420	W25/420	BEDROOM_ASSUMED	16	59	10	53	37.5	10.2	16	59	10	53	37.5	10.2	
R6/420	W24/420	BEDROOM_ASSUMED	19	60	9	50	52.6	16.7	19	60	9	50	52.6	16.7	
R7/420	W22/420	CEPTION_ROOM_ASSUM	19	57	6	44	68.4	22.8							
R7/420	W23/420	CEPTION_ROOM_ASSUM	18	58	8	48	55.6	17.2	19	60	9	50	52.6	16.7	
R8/420	W20/420	CEPTION_ROOM_ASSUM	21	60	7	45	66.7	25.0							
R8/420	W21/420	CEPTION_ROOM_ASSUM	21	58	8	44	61.9	24.1	21	62	8	48	61.9	22.6	
R9/420	W19/420	BEDROOM_ASSUMED	21	58	7	41	66.7	29.3	21	58	7	41	66.7	29.3	
R10/420	W17/420	CEPTION_ROOM_ASSUM	19	61	6	39	68.4	36.1							



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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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		
R10/420	W18/420	CEPTION_ROOM_ASSUM	20	62	5	40	75.0	35.5	21	63	6	41	71.4	34.9
R1/421	W37/421	CEPTION_ROOM_ASSUM	21	60	17	56	19.0	6.7						
R1/421	W38/421	CEPTION_ROOM_ASSUM	21	59	17	55	19.0	6.8	21	61	17	57	19.0	6.6
R2/421	W36/421	BEDROOM_ASSUMED	22	62	18	58	18.2	6.5	22	62	18	58	18.2	6.5
R3/421	W35/421	BEDROOM_ASSUMED	23	63	19	59	17.4	6.3	23	63	19	59	17.4	6.3
R4/421	W34/421	BEDROOM_ASSUMED	24	66	21	63	12.5	4.5	24	66	21	63	12.5	4.5
R5/421	W32/421	CEPTION_ROOM_ASSUM	22	66	18	62	18.2	6.1						
R5/421	W33/421	CEPTION_ROOM_ASSUM	22	65	18	61	18.2	6.2	23	67	18	62	21.7	7.5
R6/421	W30/421	CEPTION_ROOM_ASSUM	21	65	17	61	19.0	6.2						
R6/421	W31/421	CEPTION_ROOM_ASSUM	22	66	18	62	18.2	6.1	22	66	18	62	18.2	6.1
R7/421	W29/421	BEDROOM_ASSUMED	20	64	14	58	30.0	9.4	20	64	14	58	30.0	9.4
R8/421	W28/421	BEDROOM_ASSUMED	19	63	12	56	36.8	11.1	19	63	12	56	36.8	11.1
R9/421	W27/421	BEDROOM_ASSUMED	19	63	12	56	36.8	11.1	19	63	12	56	36.8	11.1
R10/421	W26/421	BEDROOM_ASSUMED	19	63	10	54	47.4	14.3	19	63	10	54	47.4	14.3
R11/421	W24/421	CEPTION_ROOM_ASSUM	21	64	10	53	52.4	17.2						
R11/421	W25/421	CEPTION_ROOM_ASSUM	18	61	8	51	55.6	16.4	21	64	11	54	47.6	15.6



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

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		
R12/421	W22/421	CEPTION_ROOM_ASSUM	21	62	7	47	66.7	24.2						
R12/421	W23/421	CEPTION_ROOM_ASSUM	21	63	9	51	57.1	19.0	21	63	9	51	57.1	19.0
R13/421	W21/421	BEDROOM_ASSUMED	22	63	8	48	63.6	23.8	22	63	8	48	63.6	23.8
R14/421	W20/421	BEDROOM_ASSUMED	22	64	8	47	63.6	26.6	22	64	8	47	63.6	26.6
R15/421	W19/421	BEDROOM_ASSUMED	23	65	9	48	60.9	26.2	23	65	9	48	60.9	26.2
R16/421	W17/421	CEPTION_ROOM_ASSUM	23	68	7	44	69.6	35.3						
R16/421	W18/421	CEPTION_ROOM_ASSUM	23	66	7	45	69.6	31.8	23	68	7	47	69.6	30.9
R1/422	W37/422	CEPTION_ROOM_ASSUM	24	62	22	60	8.3	3.2						
R1/422	W38/422	CEPTION_ROOM_ASSUM	23	62	21	60	8.7	3.2	24	63	22	61	8.3	3.2
R2/422	W36/422	BEDROOM_ASSUMED	24	62	21	59	12.5	4.8	24	62	21	59	12.5	4.8
R3/422	W35/422	BEDROOM_ASSUMED	24	63	21	60	12.5	4.8	24	63	21	60	12.5	4.8
R4/422	W34/422	BEDROOM_ASSUMED	24	63	21	60	12.5	4.8	24	63	21	60	12.5	4.8
R5/422	W32/422	CEPTION_ROOM_ASSUM	24	64	21	61	12.5	4.7						
R5/422	W33/422	CEPTION_ROOM_ASSUM	24	63	21	60	12.5	4.8	24	64	21	61	12.5	4.7
R6/422	W30/422	CEPTION_ROOM_ASSUM	24	63	20	59	16.7	6.3						
R6/422	W31/422	CEPTION_ROOM_ASSUM	24	64	20	60	16.7	6.3	24	64	20	60	16.7	6.3



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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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		
R7/422	W29/422	BEDROOM_ASSUMED	24	63	19	58	20.8	7.9	24	63	19	58	20.8	7.9
R8/422	W28/422	BEDROOM_ASSUMED	24	63	18	57	25.0	9.5	24	63	18	57	25.0	9.5
R9/422	W27/422	BEDROOM_ASSUMED	23	62	18	57	21.7	8.1	23	62	18	57	21.7	8.1
R10/422	W26/422	BEDROOM_ASSUMED	23	62	16	55	30.4	11.3	23	62	16	55	30.4	11.3
R11/422	W24/422	CEPTION_ROOM_ASSUM	21	61	13	53	38.1	13.1	22	62	14	54	36.4	12.9
R11/422	W25/422	CEPTION_ROOM_ASSUM	22	62	14	54	36.4	12.9						
R12/422	W22/422	CEPTION_ROOM_ASSUM	23	63	12	52	47.8	17.5	23	63	12	52	47.8	17.5
R12/422	W23/422	CEPTION_ROOM_ASSUM	22	61	11	50	50.0	18.0						
R13/422	W21/422	BEDROOM_ASSUMED	24	64	11	51	54.2	20.3	24	64	11	51	54.2	20.3
R14/422	W20/422	BEDROOM_ASSUMED	24	64	12	52	50.0	18.8	24	64	12	52	50.0	18.8
R15/422	W19/422	BEDROOM_ASSUMED	24	64	9	48	62.5	25.0	24	64	9	48	62.5	25.0
R16/422	W17/422	CEPTION_ROOM_ASSUM	24	64	8	46	66.7	28.1	24	64	8	47	66.7	26.6
R16/422	W18/422	CEPTION_ROOM_ASSUM	24	64	8	47	66.7	26.6						

41 Crayford Road

R1/800	W1/800	SSUMED_WINDOW_RE:	2	31	2	31	0.0	0.0
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SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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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		
R1/800	W2/800	SSUMED_WINDOW_RE:	5	36	2	33	60.0	8.3	5	42	2	39	60.0	7.1
R2/800	W3/800	SSUMED_WINDOW_RE:	6	12	3	9	50.0	25.0	6	12	3	9	50.0	25.0
R1/801	W1/801	ASSUMED_RESI	25	68	13	56	48.0	17.6	25	68	13	56	48.0	17.6
R1/802	W1/802	ASSUMED_RESI_HALF	23	69	15	61	34.8	11.6	23	69	15	61	34.8	11.6
R1/803	W1/803	ASSUMED_RESI	25	72	18	65	28.0	9.7						
R1/803	W2/803	ASSUMED_RESI	25	73	21	69	16.0	5.5	29	98	24	93	17.2	5.1
R1/811	W1/811	ASSUMED_RESI	23	60	14	51	39.1	15.0	23	60	14	51	39.1	15.0
R1/812	W1/812	ASSUMED_RESI_HALF	25	71	18	64	28.0	9.9	25	71	18	64	28.0	9.9

43 Crayford Road

R1/820	W1/820	JMED_WINDOW_RESI_F	10	25	4	19	60.0	24.0	10	25	4	19	60.0	24.0
R1/821	W1/821	ASSUMED_RESI_HALF	11	47	6	42	45.5	10.6	11	47	6	42	45.5	10.6
R1/822	W1/822	ASSUMED_RESI_HALF	24	70	18	64	25.0	8.6	24	70	18	64	25.0	8.6
R1/823	W1/823	ASSUMED_RESI_HALF	25	73	21	69	16.0	5.5	25	73	21	69	16.0	5.5
R1/830	W1/830	JMED_WINDOW_RESI_F	15	41	6	32	60.0	22.0						
R1/830	W3/830	JMED_WINDOW_RESI_F	11	24	4	17	63.6	29.2	15	41	7	33	53.3	19.5



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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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		

R2/830	W2/830	1ED_WINDOW_RESI_ASS	21	62	9	50	57.1	19.4	21	62	9	50	57.1	19.4
R1/831	W1/831	ASSUMED_RESI	21	49	9	37	57.1	24.5	21	49	9	37	57.1	24.5
R2/831	W2/831	ASSUMED_RESI	24	66	11	53	54.2	19.7	24	66	11	53	54.2	19.7
R1/832	W1/832	ASSUMED_RESI_HALF	24	70	16	62	33.3	11.4	24	70	16	62	33.3	11.4

45 Crayford Road

R1/840	W1/840	ASSUMED_WINDOW_RESI	9	48	3	42	66.7	12.5						
R1/840	W2/840	ASSUMED_WINDOW_RESI	19	58	7	46	63.2	20.7						
R1/840	W3/840	ASSUMED_WINDOW_RESI	0	16	0	16	-	0.0	21	62	8	49	61.9	21.0
R1/841	W1/841	ASSUMED_RESI	22	64	12	54	45.5	15.6	22	64	12	54	45.5	15.6
R1/842	W1/842	ASSUMED_RESI_HALF	24	70	16	62	33.3	11.4	24	70	16	62	33.3	11.4
R1/843	W1/843	ASSUMED_RESI_HALF	24	62	20	58	16.7	6.5						
R1/843	W2/843	ASSUMED_RESI_HALF	0	58	0	58	-	0.0						
R1/843	W3/843	ASSUMED_RESI_HALF	11	65	11	65	0.0	0.0	27	94	23	90	14.8	4.3
R1/850	W1/850	JMED_WINDOW_RESI_H	2	19	1	18	50.0	5.3	2	19	1	18	50.0	5.3
R1/851	W1/851	JMED_WINDOW_RESI_H	21	66	14	59	33.3	10.6	21	66	14	59	33.3	10.6



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

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		
R1/852	W1/852	ASSUMED_RESI_HALF	24	70	17	63	29.2	10.0	24	70	17	63	29.2	10.0
47 Crayford Road														
R1/860	W1/860	JMED_WINDOW_RESI_H	8	36	5	33	37.5	8.3	8	36	5	33	37.5	8.3
R1/861	W1/861	JMED_WINDOW_RESI_H	21	63	14	56	33.3	11.1	21	63	14	56	33.3	11.1
R1/862	W1/862	ASSUMED_RESI_HALF	23	68	17	62	26.1	8.8	23	68	17	62	26.1	8.8
R1/863	W1/863	ASSUMED_RESI_HALF	23	68	20	65	13.0	4.4	23	68	20	65	13.0	4.4
R1/870	W3/870	JMED_WINDOW_RESI_H	10	38	5	33	50.0	13.2	10	38	6	34	40.0	10.5
R1/870	W4/870	JMED_WINDOW_RESI_H	7	30	5	28	28.6	6.7						
R2/870	W1/870	JMED_WINDOW_RESI_H	15	54	7	46	53.3	14.8	18	65	9	56	50.0	13.8
R2/870	W2/870	JMED_WINDOW_RESI_H	15	46	7	38	53.3	17.4						
R1/871	W2/871	JMED_WINDOW_RESI_H	17	51	11	45	35.3	11.8	20	54	12	46	40.0	14.8
R1/871	W3/871	JMED_WINDOW_RESI_H	20	48	12	40	40.0	16.7						
R2/871	W1/871	JMED_WINDOW_RESI_H	18	59	10	51	44.4	13.6	18	59	10	51	44.4	13.6
R1/872	W1/872	ASSUMED_RESI_HALF	23	67	15	59	34.8	11.9	23	67	15	59	34.8	11.9

49 Crayford Road



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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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		
R1/880	W1/880	JMED_WINDOW_RESI_F	0	13	0	13	-	0.0						
R1/880	W2/880	JMED_WINDOW_RESI_F	9	45	6	42	33.3	6.7	9	47	6	44	33.3	6.4
R1/881	W1/881	JMED_WINDOW_RESI_F	17	57	10	50	41.2	12.3						
R1/881	W2/881	JMED_WINDOW_RESI_F	1	17	1	17	0.0	0.0	17	58	10	51	41.2	12.1
R1/882	W1/882	JMED_WINDOW_RESI_F	21	63	14	56	33.3	11.1	21	63	14	56	33.3	11.1
R1/883	W1/883	ASSUMED_RESI_HALF	23	68	20	65	13.0	4.4	23	68	20	65	13.0	4.4
R1/890	W1/890	JMED_WINDOW_RESI_F	1	18	1	18	0.0	0.0	1	18	1	18	0.0	0.0
R1/891	W1/891	JMED_WINDOW_RESI_F	17	60	13	56	23.5	6.7	17	60	13	56	23.5	6.7
R1/892	W1/892	ASSUMED_RESI_HALF	22	65	18	61	18.2	6.2	22	65	18	61	18.2	6.2

51 Crayford Road

R1/900	W1/900	SSUMED_WINDOW_REI	9	42	8	41	11.1	2.4						
R1/900	W2/900	SSUMED_WINDOW_REI	6	46	6	46	0.0	0.0						
R1/900	W3/900	SSUMED_WINDOW_REI	14	53	12	51	14.3	3.8	14	57	12	55	14.3	3.5
R1/901	W1/901	JMED_WINDOW_RESI_F	19	59	15	55	21.1	6.8	19	59	15	55	21.1	6.8
R1/902	W1/902	JMED_WINDOW_RESI_F	20	62	17	59	15.0	4.8	20	62	17	59	15.0	4.8
R1/903	W1/903	ASSUMED_HALF_RESI	23	68	21	66	8.7	2.9						



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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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		

R1/903	W2/903	ASSUMED_HALF_RESI	23	61	21	59	8.7	3.3	23	68	21	66	8.7	2.9
R1/911	W1/911	ASSUMED_WINDOW_RESI	17	56	13	52	23.5	7.1	17	56	13	52	23.5	7.1
R1/912	W1/912	ASSUMED_WINDOW_RESI	21	64	17	60	19.0	6.3	21	64	17	60	19.0	6.3

53 Crayford Road

R1/919	W1/919	ASSUMED_WINDOW_RESI	6	38	6	38	0.0	0.0	6	38	6	38	0.0	0.0
R1/920	W1/920	ASSUMED_WINDOW_RESI	17	54	12	49	29.4	9.3	17	54	12	49	29.4	9.3
R1/921	W1/921	ASSUMED_WINDOW_RESI	21	64	17	60	19.0	6.3	21	64	17	60	19.0	6.3
R1/922	W1/922	ASSUMED_RESI_HALF	21	64	18	61	14.3	4.7	21	64	18	61	14.3	4.7
R1/930	W1/930	ASSUMED_WINDOW_RESI	17	54	13	50	23.5	7.4	17	54	13	50	23.5	7.4
R1/931	W1/931	ASSUMED_WINDOW_RESI	19	59	14	54	26.3	8.5	19	59	14	54	26.3	8.5
R1/932	W1/932	ASSUMED_RESI_HALF	21	64	18	61	14.3	4.7	21	64	18	61	14.3	4.7

Bakersfield - Block 1, Crayford Road

R1/970	W1/970	LIVINGROOM_ASSUMED	0	2	0	2	-	0.0						
R1/970	W2/970	LIVINGROOM_ASSUMED	13	45	8	37	38.5	17.8						
R1/970	W3/970	LIVINGROOM_ASSUMED	12	40	7	32	41.7	20.0						



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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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		
R1/970	W4/970	LIVINGROOM_ASSUMEC	0	4	0	4	-	0.0						
R1/970	W5/970	LIVINGROOM_ASSUMEC	8	42	5	36	37.5	14.3						
R1/970	W6/970	LIVINGROOM_ASSUMEC	1	30	0	27	100.0	10.0	13	47	8	39	38.5	17.0
R2/970	W7/970	LIVINGROOM_ASSUMEC	0	0	0	0	-	-						
R2/970	W8/970	LIVINGROOM_ASSUMEC	13	47	8	38	38.5	19.1						
R2/970	W9/970	LIVINGROOM_ASSUMEC	12	40	7	30	41.7	25.0						
R2/970	W10/970	LIVINGROOM_ASSUMEC	0	6	0	6	-	0.0						
R2/970	W11/970	LIVINGROOM_ASSUMEC	10	44	5	34	50.0	22.7						
R2/970	W12/970	LIVINGROOM_ASSUMEC	7	35	4	27	42.9	22.9	13	47	8	38	38.5	19.1
R3/970	W13/970	LIVINGROOM_ASSUMEC	0	2	0	2	-	0.0						
R3/970	W14/970	LIVINGROOM_ASSUMEC	12	45	7	35	41.7	22.2						
R3/970	W15/970	LIVINGROOM_ASSUMEC	9	36	5	27	44.4	25.0						
R3/970	W16/970	LIVINGROOM_ASSUMEC	0	6	0	5	-	16.7						
R3/970	W17/970	LIVINGROOM_ASSUMEC	6	38	2	28	66.7	26.3						
R3/970	W18/970	LIVINGROOM_ASSUMEC	2	22	0	15	100.0	31.8	12	45	8	36	33.3	20.0
R4/970	W19/970	LIVINGROOM_ASSUMEC	0	4	0	3	-	25.0						
R4/970	W20/970	LIVINGROOM_ASSUMEC	11	44	8	33	27.3	25.0						
R4/970	W21/970	LIVINGROOM_ASSUMEC	8	33	5	24	37.5	27.3						
R4/970	W22/970	LIVINGROOM_ASSUMEC	0	6	0	3	-	50.0						
R4/970	W23/970	LIVINGROOM_ASSUMEC	5	36	2	24	60.0	33.3						
R4/970	W24/970	LIVINGROOM_ASSUMEC	3	23	0	14	100.0	39.1	11	44	8	33	27.3	25.0
R5/970	W25/970	LIVINGROOM_ASSUMEC	0	2	0	1	-	50.0						
R5/970	W26/970	LIVINGROOM_ASSUMEC	11	44	8	31	27.3	29.5						



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HM HOLLOWAY PRISON, LONDON

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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		
R5/970	W27/970	LIVINGROOM_ASSUMEC	7	33	5	24	28.6	27.3						
R5/970	W28/970	LIVINGROOM_ASSUMEC	0	6	0	1	-	83.3						
R5/970	W29/970	LIVINGROOM_ASSUMEC	5	37	3	22	40.0	40.5						
R5/970	W30/970	LIVINGROOM_ASSUMEC	2	22	0	13	100.0	40.9	11	44	8	31	27.3	29.5
R6/970	W31/970	LIVINGROOM_ASSUMEC	0	2	0	0	-	100.0						
R6/970	W32/970	LIVINGROOM_ASSUMEC	8	39	7	25	12.5	35.9						
R6/970	W33/970	LIVINGROOM_ASSUMEC	7	33	5	22	28.6	33.3						
R6/970	W34/970	LIVINGROOM_ASSUMEC	0	5	0	1	-	80.0						
R6/970	W35/970	LIVINGROOM_ASSUMEC	5	36	3	21	40.0	41.7						
R6/970	W36/970	LIVINGROOM_ASSUMEC	2	22	0	11	100.0	50.0	9	41	7	26	22.2	36.6
R7/970	W37/970	LIVINGROOM_ASSUMEC	0	2	0	0	-	100.0						
R7/970	W38/970	LIVINGROOM_ASSUMEC	7	39	5	22	28.6	43.6						
R7/970	W39/970	LIVINGROOM_ASSUMEC	6	30	5	21	16.7	30.0						
R7/970	W40/970	LIVINGROOM_ASSUMEC	0	4	0	1	-	75.0						
R7/970	W41/970	LIVINGROOM_ASSUMEC	3	31	2	18	33.3	41.9						
R7/970	W42/970	LIVINGROOM_ASSUMEC	1	21	0	11	100.0	47.6	7	39	5	24	28.6	38.5
R8/970	W43/970	LIVINGROOM_ASSUMEC	0	2	0	0	-	100.0						
R8/970	W44/970	LIVINGROOM_ASSUMEC	5	36	4	22	20.0	38.9						
R8/970	W45/970	LIVINGROOM_ASSUMEC	3	26	3	18	0.0	30.8						
R8/970	W46/970	LIVINGROOM_ASSUMEC	0	5	0	0	-	100.0						
R8/970	W47/970	LIVINGROOM_ASSUMEC	0	26	1	13	-	50.0						
R8/970	W48/970	LIVINGROOM_ASSUMEC	0	14	0	6	-	57.1	5	36	5	23	0.0	36.1
R9/970	W49/970	LIVINGROOM_ASSUMEC	0	3	0	0	-	100.0						



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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		
R9/970	W50/970	LIVINGROOM_ASSUMED	6	38	7	26	-16.7	31.6						
R9/970	W51/970	LIVINGROOM_ASSUMED	4	30	4	22	0.0	26.7						
R9/970	W52/970	LIVINGROOM_ASSUMED	0	3	0	0	-	100.0						
R9/970	W53/970	LIVINGROOM_ASSUMED	0	27	0	17	-	37.0						
R9/970	W54/970	LIVINGROOM_ASSUMED	0	18	0	11	-	38.9	6	38	7	27	-16.7	28.9
R10/970	W55/970	LIVINGROOM_ASSUMED	0	2	0	0	-	100.0						
R10/970	W56/970	LIVINGROOM_ASSUMED	6	32	7	27	-16.7	15.6						
R10/970	W57/970	LIVINGROOM_ASSUMED	5	30	6	27	-20.0	10.0						
R10/970	W58/970	LIVINGROOM_ASSUMED	0	1	0	0	-	100.0						
R10/970	W59/970	LIVINGROOM_ASSUMED	6	29	6	25	0.0	13.8						
R10/970	W60/970	LIVINGROOM_ASSUMED	8	34	6	26	25.0	23.5	9	39	7	28	22.2	28.2
R1/971	W1/971	BEDROOM_ASSUMED	11	30	4	22	63.6	26.7	11	30	4	22	63.6	26.7
R2/971	W2/971	BEDROOM_ASSUMED	10	31	6	26	40.0	16.1	10	31	6	26	40.0	16.1
R3/971	W3/971	BEDROOM_ASSUMED	8	25	3	18	62.5	28.0	8	25	3	18	62.5	28.0
R4/971	W4/971	BEDROOM_ASSUMED	10	33	5	25	50.0	24.2	10	33	5	25	50.0	24.2
R5/971	W5/971	BEDROOM_ASSUMED	8	31	3	23	62.5	25.8	8	31	3	23	62.5	25.8
R6/971	W6/971	BEDROOM_ASSUMED	3	19	0	13	100.0	31.6	3	19	0	13	100.0	31.6
R7/971	W7/971	BEDROOM_ASSUMED	8	31	4	24	50.0	22.6	8	31	4	24	50.0	22.6



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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		
R8/971	W8/971	BEDROOM_ASSUMED	3	26	0	18	100.0	30.8	3	26	0	18	100.0	30.8
R9/971	W9/971	BEDROOM_ASSUMED	7	30	3	19	57.1	36.7	7	30	3	19	57.1	36.7
R10/971	W10/971	BEDROOM_ASSUMED	3	18	0	8	100.0	55.6	3	18	0	8	100.0	55.6
R11/971	W11/971	BEDROOM_ASSUMED	8	31	5	18	37.5	41.9	8	31	5	18	37.5	41.9
R12/971	W12/971	BEDROOM_ASSUMED	3	26	1	13	66.7	50.0	3	26	1	13	66.7	50.0
R13/971	W13/971	BEDROOM_ASSUMED	6	30	3	15	50.0	50.0	6	30	3	15	50.0	50.0
R14/971	W14/971	BEDROOM_ASSUMED	3	20	1	6	66.7	70.0	3	20	1	6	66.7	70.0
R15/971	W15/971	BEDROOM_ASSUMED	8	31	5	15	37.5	51.6	8	31	5	15	37.5	51.6
R16/971	W16/971	BEDROOM_ASSUMED	3	26	3	13	0.0	50.0	3	26	3	13	0.0	50.0
R17/971	W17/971	BEDROOM_ASSUMED	3	18	2	4	33.3	77.8	3	18	2	4	33.3	77.8
R18/971	W18/971	BEDROOM_ASSUMED	1	12	1	3	0.0	75.0	1	12	1	3	0.0	75.0
R19/971	W19/971	BEDROOM_ASSUMED	11	45	8	32	27.3	28.9	11	45	8	32	27.3	28.9
R20/971	W20/971	BEDROOM_ASSUMED	9	42	8	32	11.1	23.8	9	42	8	32	11.1	23.8
R1/972	W1/972	BEDROOM_ASSUMED	15	47	9	40	40.0	14.9	15	47	9	40	40.0	14.9



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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		
R2/972	W2/972	BEDROOM_ASSUMED	14	48	10	43	28.6	10.4						
R2/972	W3/972	BEDROOM_ASSUMED	14	40	10	34	28.6	15.0	14	48	10	43	28.6	10.4
R3/972	W4/972	BEDROOM_ASSUMED	8	35	4	29	50.0	17.1	8	35	4	29	50.0	17.1
R4/972	W5/972	BEDROOM_ASSUMED	13	47	9	41	30.8	12.8	13	47	9	41	30.8	12.8
R5/972	W6/972	BEDROOM_ASSUMED	10	42	5	35	50.0	16.7	10	42	5	35	50.0	16.7
R6/972	W7/972	BEDROOM_ASSUMED	6	31	2	25	66.7	19.4	6	31	2	25	66.7	19.4
R7/972	W8/972	BEDROOM_ASSUMED	12	45	8	38	33.3	15.6	12	45	8	38	33.3	15.6
R8/972	W9/972	BEDROOM_ASSUMED	6	34	3	28	50.0	17.6	6	34	3	28	50.0	17.6
R9/972	W10/972	BEDROOM_ASSUMED	9	41	7	34	22.2	17.1	9	41	7	34	22.2	17.1
R10/972	W11/972	BEDROOM_ASSUMED	4	29	1	21	75.0	27.6	4	29	1	21	75.0	27.6
R11/972	W12/972	BEDROOM_ASSUMED	11	44	8	36	27.3	18.2	11	44	8	36	27.3	18.2
R12/972	W13/972	BEDROOM_ASSUMED	5	33	4	25	20.0	24.2	5	33	4	25	20.0	24.2
R13/972	W14/972	BEDROOM_ASSUMED	0	7	0	2	-	71.4						
R13/972	W15/972	BEDROOM_ASSUMED	9	42	8	31	11.1	26.2	9	42	8	32	11.1	23.8



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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		
R14/972	W16/972	BEDROOM_ASSUMED	4	30	2	18	50.0	40.0	4	30	2	18	50.0	40.0
R15/972	W17/972	BEDROOM_ASSUMED	8	43	6	30	25.0	30.2	8	43	6	30	25.0	30.2
R16/972	W18/972	BEDROOM_ASSUMED	2	25	1	11	50.0	56.0	2	25	1	11	50.0	56.0
R17/972	W19/972	BEDROOM_ASSUMED	2	11	2	2	0.0	81.8	2	11	2	2	0.0	81.8
R18/972	W20/972	BEDROOM_ASSUMED	0	7	0	0	-	100.0	0	7	0	0	-	100.0
R19/972	W21/972	BEDROOM_ASSUMED	0	6	0	0	-	100.0						
R19/972	W22/972	BEDROOM_ASSUMED	4	12	4	4	0.0	66.7	4	12	4	4	0.0	66.7
R20/972	W23/972	BEDROOM_ASSUMED	5	13	4	4	20.0	69.2	5	13	4	4	20.0	69.2
R1/973	W1/973	LIVINGROOM_ASSUMED	15	47	11	42	26.7	10.6						
R1/973	W2/973	LIVINGROOM_ASSUMED	15	49	11	44	26.7	10.2						
R1/973	W3/973	LIVINGROOM_ASSUMED	15	41	11	35	26.7	14.6	15	49	11	44	26.7	10.2
R2/973	W4/973	LIVINGROOM_ASSUMED	9	36	6	31	33.3	13.9						
R2/973	W5/973	LIVINGROOM_ASSUMED	14	48	10	42	28.6	12.5	14	48	11	43	21.4	10.4
R3/973	W6/973	LIVINGROOM_ASSUMED	11	43	7	37	36.4	14.0						
R3/973	W7/973	LIVINGROOM_ASSUMED	6	32	3	27	50.0	15.6	11	43	7	37	36.4	14.0
R4/973	W8/973	LIVINGROOM_ASSUMED	12	46	9	41	25.0	10.9						
R4/973	W9/973	LIVINGROOM_ASSUMED	5	33	3	29	40.0	12.1	12	46	10	42	16.7	8.7



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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		
R5/973	W10/973	LIVINGROOM_ASSUMEC	10	42	7	35	30.0	16.7						
R5/973	W11/973	LIVINGROOM_ASSUMEC	5	30	3	23	40.0	23.3	10	43	8	37	20.0	14.0
R6/973	W12/973	LIVINGROOM_ASSUMEC	12	47	10	40	16.7	14.9						
R6/973	W13/973	LIVINGROOM_ASSUMEC	6	34	4	26	33.3	23.5	12	47	10	40	16.7	14.9
R7/973	W14/973	LIVINGROOM_ASSUMEC	0	7	0	3	-	57.1						
R7/973	W15/973	LIVINGROOM_ASSUMEC	10	43	8	34	20.0	20.9						
R7/973	W16/973	LIVINGROOM_ASSUMEC	5	31	3	22	40.0	29.0	10	43	8	34	20.0	20.9
R8/973	W17/973	LIVINGROOM_ASSUMEC	13	50	10	39	23.1	22.0						
R8/973	W18/973	LIVINGROOM_ASSUMEC	3	37	1	26	66.7	29.7	13	50	10	39	23.1	22.0
R9/973	W19/973	LIVINGROOM_ASSUMEC	11	46	10	35	9.1	23.9						
R9/973	W20/973	LIVINGROOM_ASSUMEC	4	38	3	28	25.0	26.3	11	46	10	36	9.1	21.7
R10/973	W21/973	LIVINGROOM_ASSUMEC	0	7	0	1	-	85.7						
R10/973	W22/973	LIVINGROOM_ASSUMEC	12	47	11	35	8.3	25.5						
R10/973	W23/973	LIVINGROOM_ASSUMEC	12	47	10	35	16.7	25.5	12	47	11	37	8.3	21.3
R1/974	W1/974	LIVINGROOM_ASSUMEC	15	45	12	41	20.0	8.9						
R1/974	W2/974	LIVINGROOM_ASSUMEC	15	50	12	46	20.0	8.0						
R1/974	W3/974	LIVINGROOM_ASSUMEC	15	41	12	37	20.0	9.8	15	50	12	46	20.0	8.0
R2/974	W4/974	LIVINGROOM_ASSUMEC	9	36	6	32	33.3	11.1						
R2/974	W5/974	LIVINGROOM_ASSUMEC	15	48	12	44	20.0	8.3	15	48	12	44	20.0	8.3



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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		
R3/974	W6/974	LIVINGROOM_ASSUMEC	11	43	8	38	27.3	11.6						
R3/974	W7/974	LIVINGROOM_ASSUMEC	7	33	4	28	42.9	15.2	11	43	8	38	27.3	11.6
R4/974	W8/974	LIVINGROOM_ASSUMEC	13	49	10	44	23.1	10.2						
R4/974	W9/974	LIVINGROOM_ASSUMEC	6	35	3	30	50.0	14.3	13	49	10	44	23.1	10.2
R5/974	W10/974	LIVINGROOM_ASSUMEC	11	44	8	39	27.3	11.4						
R5/974	W11/974	LIVINGROOM_ASSUMEC	6	32	3	25	50.0	21.9	11	44	8	39	27.3	11.4
R6/974	W12/974	LIVINGROOM_ASSUMEC	13	49	10	41	23.1	16.3						
R6/974	W13/974	LIVINGROOM_ASSUMEC	7	35	4	27	42.9	22.9	13	49	10	41	23.1	16.3
R7/974	W14/974	LIVINGROOM_ASSUMEC	0	7	0	3	-	57.1						
R7/974	W15/974	LIVINGROOM_ASSUMEC	11	44	8	35	27.3	20.5						
R7/974	W16/974	LIVINGROOM_ASSUMEC	5	31	3	23	40.0	25.8	11	44	8	35	27.3	20.5
R8/974	W17/974	LIVINGROOM_ASSUMEC	14	51	11	41	21.4	19.6						
R8/974	W18/974	LIVINGROOM_ASSUMEC	14	51	11	41	21.4	19.6	14	51	11	41	21.4	19.6
R1/975	W1/975	BEDROOM_ASSUMED	12	31	9	28	25.0	9.7	12	31	9	28	25.0	9.7
R2/975	W2/975	BEDROOM_ASSUMED	15	41	12	38	20.0	7.3						
R2/975	W3/975	BEDROOM_ASSUMED	15	31	12	28	20.0	9.7	15	47	12	44	20.0	6.4
R3/975	W4/975	BEDROOM_ASSUMED	9	32	6	28	33.3	12.5	9	32	6	28	33.3	12.5



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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		
R4/975	W5/975	BEDROOM_ASSUMED	12	39	9	35	25.0	10.3	12	39	9	35	25.0	10.3
R5/975	W6/975	BEDROOM_ASSUMED	8	29	5	25	37.5	13.8	8	29	5	25	37.5	13.8
R6/975	W7/975	BEDROOM_ASSUMED	8	33	5	29	37.5	12.1	8	33	5	29	37.5	12.1
R7/975	W8/975	BEDROOM_ASSUMED	15	51	12	47	20.0	7.8	15	51	12	47	20.0	7.8
R8/975	W9/975	BEDROOM_ASSUMED	6	41	3	37	50.0	9.8	6	41	3	37	50.0	9.8
R9/975	W10/975	BEDROOM_ASSUMED	12	49	9	44	25.0	10.2	12	49	9	44	25.0	10.2
R10/975	W11/975	BEDROOM_ASSUMED	6	40	3	34	50.0	15.0	6	40	3	34	50.0	15.0
R11/975	W12/975	BEDROOM_ASSUMED	15	52	12	45	20.0	13.5	15	52	12	45	20.0	13.5
R12/975	W13/975	BEDROOM_ASSUMED	6	40	3	33	50.0	17.5	6	40	3	33	50.0	17.5
R13/975	W14/975	BEDROOM_ASSUMED	0	7	0	5	-	28.6						
R13/975	W15/975	BEDROOM_ASSUMED	13	48	10	40	23.1	16.7	13	48	10	41	23.1	14.6
R14/975	W16/975	BEDROOM_ASSUMED	5	39	3	32	40.0	17.9	5	39	3	32	40.0	17.9
R15/975	W17/975	BEDROOM_ASSUMED	14	51	12	43	14.3	15.7	14	51	12	43	14.3	15.7
R16/975	W18/975	BEDROOM_ASSUMED	14	51	11	42	21.4	17.6	14	51	11	42	21.4	17.6



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

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APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter	Annual	Winter	Annual			Winter	Annual	Winter	Annual		
			APSH	APSH	APSH	APSH			APSH	APSH	APSH	APSH		
R1/976	W1/976	LIVINGROOM_ASSUMED	0	4	0	4	-	0.0						
R1/976	W2/976	LIVINGROOM_ASSUMED	15	50	13	48	13.3	4.0						
R1/976	W3/976	LIVINGROOM_ASSUMED	12	44	10	42	16.7	4.5						
R1/976	W4/976	LIVINGROOM_ASSUMED	0	6	0	6	-	0.0						
R1/976	W5/976	LIVINGROOM_ASSUMED	15	51	13	49	13.3	3.9						
R1/976	W6/976	LIVINGROOM_ASSUMED	19	52	17	50	10.5	3.8	19	58	17	56	10.5	3.4
R2/976	W7/976	LIVINGROOM_ASSUMED	15	48	13	46	13.3	4.2						
R2/976	W8/976	LIVINGROOM_ASSUMED	0	6	0	6	-	0.0						
R2/976	W9/976	LIVINGROOM_ASSUMED	15	51	12	48	20.0	5.9						
R2/976	W10/976	LIVINGROOM_ASSUMED	14	49	11	46	21.4	6.1	16	57	14	55	12.5	3.5
R3/976	W11/976	LIVINGROOM_ASSUMED	0	6	0	6	-	0.0						
R3/976	W12/976	LIVINGROOM_ASSUMED	15	51	12	48	20.0	5.9						
R3/976	W13/976	LIVINGROOM_ASSUMED	5	24	2	21	60.0	12.5						
R3/976	W14/976	LIVINGROOM_ASSUMED	0	2	0	2	-	0.0						
R3/976	W15/976	LIVINGROOM_ASSUMED	15	49	12	46	20.0	6.1						
R3/976	W16/976	LIVINGROOM_ASSUMED	11	35	8	32	27.3	8.6	15	51	12	48	20.0	5.9
R4/976	W17/976	LIVINGROOM_ASSUMED	0	4	0	4	-	0.0						
R4/976	W18/976	LIVINGROOM_ASSUMED	8	21	5	18	37.5	14.3						
R4/976	W19/976	LIVINGROOM_ASSUMED	5	8	2	5	60.0	37.5						
R4/976	W20/976	LIVINGROOM_ASSUMED	0	5	0	5	-	0.0						
R4/976	W21/976	LIVINGROOM_ASSUMED	9	23	6	20	33.3	13.0						
R4/976	W22/976	LIVINGROOM_ASSUMED	7	10	4	7	42.9	30.0	9	23	6	20	33.3	13.0
R1/977	W1/977	BEDROOM_ASSUMED	9	24	7	22	22.2	8.3	9	24	7	22	22.2	8.3



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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		
R2/977	W2/977	BEDROOM_ASSUMED	9	26	7	24	22.2	7.7	9	26	7	24	22.2	7.7
R3/977	W3/977	BEDROOM_ASSUMED	8	18	6	16	25.0	11.1	8	18	6	16	25.0	11.1
R4/977	W4/977	BEDROOM_ASSUMED	9	27	7	25	22.2	7.4	9	27	7	25	22.2	7.4
R5/977	W5/977	BEDROOM_ASSUMED	13	49	11	47	15.4	4.1	13	49	11	47	15.4	4.1
R6/977	W6/977	BEDROOM_ASSUMED	5	38	3	36	40.0	5.3	5	38	3	36	40.0	5.3
R7/977	W7/977	BEDROOM_ASSUMED	15	50	13	48	13.3	4.0	15	50	13	48	13.3	4.0
R8/977	W8/977	BEDROOM_ASSUMED	15	50	13	48	13.3	4.0	15	50	13	48	13.3	4.0
R1/978	W1/978	LIVINGROOM_ASSUMED	15	51	14	50	6.7	2.0	15	51	14	50	6.7	2.0
R1/978	W2/978	LIVINGROOM_ASSUMED	15	51	14	50	6.7	2.0						
R1/978	W3/978	LIVINGROOM_ASSUMED	15	42	13	40	13.3	4.8						
R2/978	W4/978	LIVINGROOM_ASSUMED	9	33	7	31	22.2	6.1	15	52	13	50	13.3	3.8
R2/978	W5/978	LIVINGROOM_ASSUMED	15	52	13	50	13.3	3.8						
R1/979	W1/979	BEDROOM_ASSUMED	15	50	14	49	6.7	2.0	15	50	14	49	6.7	2.0
R2/979	W2/979	BEDROOM_ASSUMED	15	50	14	49	6.7	2.0	17	58	16	57	5.9	1.7
R2/979	W3/979	BEDROOM_ASSUMED	17	52	16	51	5.9	1.9						



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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		
R3/979	W4/979	BEDROOM_ASSUMED	9	44	8	43	11.1	2.3	9	44	8	43	11.1	2.3
R4/979	W5/979	BEDROOM_ASSUMED	15	50	14	49	6.7	2.0	15	50	14	49	6.7	2.0

Bakersfield - Block 2, Crayford Road

R1/950	W1/950	LIVINGROOM_ASSUMED	0	10	0	5	-	50.0						
R1/950	W2/950	LIVINGROOM_ASSUMED	5	56	5	46	0.0	17.9						
R1/950	W3/950	LIVINGROOM_ASSUMED	6	26	5	23	16.7	11.5						
R1/950	W4/950	LIVINGROOM_ASSUMED	10	57	7	45	30.0	21.1						
R1/950	W5/950	LIVINGROOM_ASSUMED	4	19	2	15	50.0	21.1	10	64	7	51	30.0	20.3
R2/950	W6/950	LIVINGROOM_ASSUMED	2	9	0	4	100.0	55.6						
R2/950	W7/950	LIVINGROOM_ASSUMED	9	61	5	41	44.4	32.8						
R2/950	W8/950	LIVINGROOM_ASSUMED	6	30	4	27	33.3	10.0						
R2/950	W9/950	LIVINGROOM_ASSUMED	4	28	0	14	100.0	50.0						
R2/950	W10/950	LIVINGROOM_ASSUMED	10	64	4	47	60.0	26.6						
R2/950	W11/950	LIVINGROOM_ASSUMED	4	25	2	22	50.0	12.0	10	64	5	48	50.0	25.0
R3/950	W12/950	LIVINGROOM_ASSUMED	4	22	0	10	100.0	54.5						
R3/950	W13/950	LIVINGROOM_ASSUMED	11	64	6	49	45.5	23.4						
R3/950	W14/950	LIVINGROOM_ASSUMED	6	28	6	28	0.0	0.0						
R3/950	W15/950	LIVINGROOM_ASSUMED	5	31	0	16	100.0	48.4						
R3/950	W16/950	LIVINGROOM_ASSUMED	11	62	8	48	27.3	22.6						
R3/950	W17/950	LIVINGROOM_ASSUMED	4	19	5	20	-25.0	-5.3	11	65	8	52	27.3	20.0
R4/950	W18/950	LIVINGROOM_ASSUMED	2	11	0	6	100.0	45.5						



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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		
R4/950	W19/950	LIVINGROOM_ASSUMED	11	62	8	49	27.3	21.0						
R4/950	W20/950	LIVINGROOM_ASSUMED	6	28	8	30	-33.3	-7.1						
R4/950	W21/950	LIVINGROOM_ASSUMED	5	32	0	17	100.0	46.9						
R4/950	W22/950	LIVINGROOM_ASSUMED	10	61	7	48	30.0	21.3						
R4/950	W23/950	LIVINGROOM_ASSUMED	4	19	5	20	-25.0	-5.3	11	65	9	53	18.2	18.5
R5/950	W24/950	LIVINGROOM_ASSUMED	4	23	0	13	100.0	43.5						
R5/950	W25/950	LIVINGROOM_ASSUMED	12	65	9	53	25.0	18.5						
R5/950	W26/950	LIVINGROOM_ASSUMED	7	28	9	30	-28.6	-7.1						
R5/950	W27/950	LIVINGROOM_ASSUMED	5	29	0	15	100.0	48.3						
R5/950	W28/950	LIVINGROOM_ASSUMED	11	61	9	49	18.2	19.7						
R5/950	W29/950	LIVINGROOM_ASSUMED	4	18	6	20	-50.0	-11.1	12	65	11	56	8.3	13.8
R6/950	W30/950	LIVINGROOM_ASSUMED	1	8	1	8	0.0	0.0						
R6/950	W31/950	LIVINGROOM_ASSUMED	10	60	10	51	0.0	15.0						
R6/950	W32/950	LIVINGROOM_ASSUMED	8	29	9	30	-12.5	-3.4						
R6/950	W33/950	LIVINGROOM_ASSUMED	5	30	1	17	80.0	43.3						
R6/950	W34/950	LIVINGROOM_ASSUMED	13	64	9	51	30.8	20.3						
R6/950	W35/950	LIVINGROOM_ASSUMED	8	29	7	28	12.5	3.4	15	67	10	53	33.3	20.9
R7/950	W36/950	LIVINGROOM_ASSUMED	4	20	2	15	50.0	25.0						
R7/950	W37/950	LIVINGROOM_ASSUMED	15	65	9	51	40.0	21.5						
R7/950	W38/950	LIVINGROOM_ASSUMED	9	28	7	26	22.2	7.1						
R7/950	W39/950	LIVINGROOM_ASSUMED	7	32	2	19	71.4	40.6						
R7/950	W40/950	LIVINGROOM_ASSUMED	15	64	8	51	46.7	20.3						
R7/950	W41/950	LIVINGROOM_ASSUMED	8	27	6	25	25.0	7.4	16	67	9	54	43.8	19.4



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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		
R8/950	W42/950	LIVINGROOM_ASSUMED	2	3	2	3	0.0	0.0						
R8/950	W43/950	LIVINGROOM_ASSUMED	15	51	9	41	40.0	19.6						
R8/950	W44/950	LIVINGROOM_ASSUMED	8	25	6	23	25.0	8.0						
R8/950	W45/950	LIVINGROOM_ASSUMED	12	36	3	23	75.0	36.1						
R8/950	W46/950	LIVINGROOM_ASSUMED	18	62	10	49	44.4	21.0						
R8/950	W47/950	LIVINGROOM_ASSUMED	7	21	6	20	14.3	4.8	20	64	10	49	50.0	23.4
R9/950	W48/950	LIVINGROOM_ASSUMED	7	25	5	22	28.6	12.0						
R9/950	W49/950	LIVINGROOM_ASSUMED	18	59	10	48	44.4	18.6						
R9/950	W50/950	LIVINGROOM_ASSUMED	7	21	5	19	28.6	9.5						
R9/950	W51/950	LIVINGROOM_ASSUMED	13	38	6	27	53.8	28.9						
R9/950	W52/950	LIVINGROOM_ASSUMED	20	62	11	49	45.0	21.0						
R9/950	W53/950	LIVINGROOM_ASSUMED	7	21	5	19	28.6	9.5	20	65	11	52	45.0	20.0
R10/950	W54/950	LIVINGROOM_ASSUMED	0	0	0	0	-	-						
R10/950	W55/950	LIVINGROOM_ASSUMED	16	46	10	38	37.5	17.4						
R10/950	W56/950	LIVINGROOM_ASSUMED	4	13	3	12	25.0	7.7						
R10/950	W57/950	LIVINGROOM_ASSUMED	13	37	7	28	46.2	24.3						
R10/950	W58/950	LIVINGROOM_ASSUMED	16	52	9	42	43.8	19.2						
R10/950	W59/950	LIVINGROOM_ASSUMED	3	11	2	10	33.3	9.1	17	55	10	45	41.2	18.2
R1/951	W1/951	BEDROOM_ASSUMED	25	45	7	20	72.0	55.6	25	45	7	20	72.0	55.6
R2/951	W2/951	BEDROOM_ASSUMED	19	19	3	3	84.2	84.2	19	19	3	3	84.2	84.2
R3/951	W3/951	BEDROOM_ASSUMED	26	47	5	18	80.8	61.7	26	47	5	18	80.8	61.7



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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		
R4/951	W4/951	BEDROOM_ASSUMED	25	45	5	19	80.0	57.8	25	45	5	19	80.0	57.8
R5/951	W5/951	BEDROOM_ASSUMED	26	44	7	18	73.1	59.1	26	44	7	18	73.1	59.1
R6/951	W6/951	BEDROOM_ASSUMED	23	26	7	8	69.6	69.2	23	26	7	8	69.6	69.2
R7/951	W7/951	BEDROOM_ASSUMED	25	45	9	22	64.0	51.1	25	45	9	22	64.0	51.1
R8/951	W8/951	BEDROOM_ASSUMED	24	42	8	20	66.7	52.4	24	42	8	20	66.7	52.4
R9/951	W9/951	BEDROOM_ASSUMED	26	46	10	25	61.5	45.7	26	46	10	25	61.5	45.7
R10/951	W10/951	BEDROOM_ASSUMED	22	25	10	10	54.5	60.0	22	25	10	10	54.5	60.0
R11/951	W11/951	BEDROOM_ASSUMED	23	43	13	26	43.5	39.5	23	43	13	26	43.5	39.5
R12/951	W12/951	BEDROOM_ASSUMED	24	43	13	26	45.8	39.5	24	43	13	26	45.8	39.5
R13/951	W13/951	BEDROOM_ASSUMED	24	43	12	27	50.0	37.2	24	43	12	27	50.0	37.2
R14/951	W14/951	BEDROOM_ASSUMED	23	41	9	23	60.9	43.9	23	41	9	23	60.9	43.9
R15/951	W15/951	BEDROOM_ASSUMED	17	17	11	11	35.3	35.3	17	17	11	11	35.3	35.3
R16/951	W16/951	BEDROOM_ASSUMED	22	37	12	27	45.5	27.0	22	37	12	27	45.5	27.0
R17/951	W17/951	BEDROOM_ASSUMED	22	38	12	25	45.5	34.2	22	38	12	25	45.5	34.2



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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		
R18/951	W18/951	BEDROOM_ASSUMED	21	37	12	26	42.9	29.7	21	37	12	26	42.9	29.7
R19/951	W19/951	BEDROOM_ASSUMED	14	15	10	11	28.6	26.7	14	15	10	11	28.6	26.7
R20/951	W20/951	BEDROOM_ASSUMED	18	30	10	22	44.4	26.7	18	30	10	22	44.4	26.7
R1/952	W1/952	BEDROOM_ASSUMED	26	78	7	54	73.1	30.8	26	78	7	54	73.1	30.8
R2/952	W2/952	BEDROOM_ASSUMED	22	37	5	17	77.3	54.1	22	37	5	17	77.3	54.1
R3/952	W3/952	BEDROOM_ASSUMED	14	39	2	23	85.7	41.0	27	83	8	60	70.4	27.7
R3/952	W4/952	BEDROOM_ASSUMED	27	83	7	58	74.1	30.1						
R4/952	W5/952	BEDROOM_ASSUMED	26	82	6	57	76.9	30.5	26	82	6	57	76.9	30.5
R5/952	W6/952	BEDROOM_ASSUMED	27	79	8	55	70.4	30.4	27	79	8	55	70.4	30.4
R6/952	W7/952	BEDROOM_ASSUMED	22	38	9	24	59.1	36.8	22	38	9	24	59.1	36.8
R7/952	W8/952	BEDROOM_ASSUMED	14	39	0	24	100.0	38.5	27	81	9	62	66.7	23.5
R7/952	W9/952	BEDROOM_ASSUMED	27	81	9	59	66.7	27.2						
R8/952	W10/952	BEDROOM_ASSUMED	27	73	9	50	66.7	31.5	27	73	9	50	66.7	31.5
R9/952	W11/952	BEDROOM_ASSUMED	27	79	11	57	59.3	27.8	27	79	11	57	59.3	27.8



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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		
R10/952	W23/952	BEDROOM_ASSUMED	23	43	13	31	43.5	27.9	23	43	13	31	43.5	27.9
R11/952	W12/952	BEDROOM_ASSUMED	14	40	2	24	85.7	40.0						
R11/952	W13/952	BEDROOM_ASSUMED	24	78	13	63	45.8	19.2	25	79	13	64	48.0	19.0
R12/952	W14/952	BEDROOM_ASSUMED	26	80	14	65	46.2	18.8	26	80	14	65	46.2	18.8
R13/952	W15/952	BEDROOM_ASSUMED	26	79	14	64	46.2	19.0	26	79	14	64	46.2	19.0
R14/952	W16/952	BEDROOM_ASSUMED	26	78	14	64	46.2	17.9	26	78	14	64	46.2	17.9
R15/952	W17/952	BEDROOM_ASSUMED	19	38	13	32	31.6	15.8	19	38	13	32	31.6	15.8
R16/952	W18/952	BEDROOM_ASSUMED	22	59	13	49	40.9	16.9	22	59	13	49	40.9	16.9
R17/952	W19/952	BEDROOM_ASSUMED	23	67	13	55	43.5	17.9	23	67	13	55	43.5	17.9
R18/952	W20/952	BEDROOM_ASSUMED	23	67	14	57	39.1	14.9	23	67	14	57	39.1	14.9
R19/952	W21/952	BEDROOM_ASSUMED	17	35	12	30	29.4	14.3	17	35	12	30	29.4	14.3
R20/952	W22/952	BEDROOM_ASSUMED	19	50	11	42	42.1	16.0	19	50	11	42	42.1	16.0
R1/953	W1/953	LIVINGROOM_ASSUMED	28	82	9	61	67.9	25.6						
R1/953	W2/953	LIVINGROOM_ASSUMED	23	50	6	32	73.9	36.0	29	83	9	61	69.0	26.5
R2/953	W3/953	LIVINGROOM_ASSUMED	14	41	2	28	85.7	31.7						



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

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		
R2/953	W4/953	LIVINGROOM_ASSUMEC	28	84	9	62	67.9	26.2						
R2/953	W5/953	LIVINGROOM_ASSUMEC	27	83	10	65	63.0	21.7	28	84	12	68	57.1	19.0
R3/953	W6/953	LIVINGROOM_ASSUMEC	27	79	10	60	63.0	24.1						
R3/953	W7/953	LIVINGROOM_ASSUMEC	22	38	9	24	59.1	36.8	27	79	10	60	63.0	24.1
R4/953	W8/953	LIVINGROOM_ASSUMEC	14	40	1	25	92.9	37.5						
R4/953	W9/953	LIVINGROOM_ASSUMEC	27	82	10	62	63.0	24.4						
R4/953	W10/953	LIVINGROOM_ASSUMEC	27	73	10	51	63.0	30.1	27	82	10	63	63.0	23.2
R5/953	W11/953	LIVINGROOM_ASSUMEC	27	79	11	60	59.3	24.1						
R5/953	W12/953	LIVINGROOM_ASSUMEC	23	45	13	34	43.5	24.4	27	79	13	62	51.9	21.5
R6/953	W13/953	LIVINGROOM_ASSUMEC	14	40	2	26	85.7	35.0						
R6/953	W14/953	LIVINGROOM_ASSUMEC	25	80	14	68	44.0	15.0						
R6/953	W15/953	LIVINGROOM_ASSUMEC	27	81	15	67	44.4	17.3	27	82	15	69	44.4	15.9
R7/953	W16/953	LIVINGROOM_ASSUMEC	27	80	18	70	33.3	12.5						
R7/953	W17/953	LIVINGROOM_ASSUMEC	27	80	18	70	33.3	12.5	27	80	18	70	33.3	12.5
R8/953	W18/953	LIVINGROOM_ASSUMEC	21	41	16	36	23.8	12.2						
R8/953	W19/953	LIVINGROOM_ASSUMEC	23	62	15	54	34.8	12.9	24	63	16	55	33.3	12.7
R9/953	W20/953	LIVINGROOM_ASSUMEC	23	68	13	57	43.5	16.2						
R9/953	W21/953	LIVINGROOM_ASSUMEC	23	68	14	58	39.1	14.7	23	70	14	60	39.1	14.3
R10/953	W22/953	LIVINGROOM_ASSUMEC	19	39	14	34	26.3	12.8						



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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		
R10/953	W23/953	LIVINGROOM_ASSUMEC	21	52	15	46	28.6	11.5	23	55	17	49	26.1	10.9
R1/954	W1/954	LIVINGROOM_ASSUMEC	29	81	12	63	58.6	22.2						
R1/954	W2/954	LIVINGROOM_ASSUMEC	23	40	11	27	52.2	32.5	29	81	13	64	55.2	21.0
R2/954	W3/954	LIVINGROOM_ASSUMEC	14	40	2	28	85.7	30.0						
R2/954	W4/954	LIVINGROOM_ASSUMEC	29	83	13	67	55.2	19.3						
R2/954	W5/954	LIVINGROOM_ASSUMEC	28	74	14	59	50.0	20.3	29	83	15	69	48.3	16.9
R3/954	W6/954	LIVINGROOM_ASSUMEC	28	80	15	66	46.4	17.5						
R3/954	W7/954	LIVINGROOM_ASSUMEC	24	46	17	39	29.2	15.2	28	80	18	70	35.7	12.5
R4/954	W8/954	LIVINGROOM_ASSUMEC	14	40	5	31	64.3	22.5						
R4/954	W9/954	LIVINGROOM_ASSUMEC	25	81	16	72	36.0	11.1						
R4/954	W10/954	LIVINGROOM_ASSUMEC	27	83	18	73	33.3	12.0	27	83	18	74	33.3	10.8
R5/954	W11/954	LIVINGROOM_ASSUMEC	27	80	18	71	33.3	11.3						
R5/954	W12/954	LIVINGROOM_ASSUMEC	27	80	18	71	33.3	11.3	27	80	18	71	33.3	11.3
R6/954	W13/954	LIVINGROOM_ASSUMEC	23	44	19	40	17.4	9.1						
R6/954	W14/954	LIVINGROOM_ASSUMEC	25	66	19	60	24.0	9.1	26	67	20	61	23.1	9.0
R7/954	W15/954	LIVINGROOM_ASSUMEC	25	71	19	65	24.0	8.5						
R7/954	W16/954	LIVINGROOM_ASSUMEC	23	69	17	63	26.1	8.7	25	72	19	66	24.0	8.3
R8/954	W17/954	LIVINGROOM_ASSUMEC	19	40	17	38	10.5	5.0						
R8/954	W18/954	LIVINGROOM_ASSUMEC	22	54	19	51	13.6	5.6	23	56	20	53	13.0	5.4



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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		
R1/955	W1/955	BEDROOM_ASSUMED	29	83	16	70	44.8	15.7	29	83	16	70	44.8	15.7
R2/955	W2/955	BEDROOM_ASSUMED	23	50	12	39	47.8	22.0	23	50	12	39	47.8	22.0
R3/955	W3/955	BEDROOM_ASSUMED	14	42	5	33	64.3	21.4						
R3/955	W4/955	BEDROOM_ASSUMED	29	84	19	74	34.5	11.9	29	84	19	74	34.5	11.9
R4/955	W5/955	BEDROOM_ASSUMED	28	76	18	66	35.7	13.2	28	76	18	66	35.7	13.2
R5/955	W6/955	BEDROOM_ASSUMED	29	83	20	74	31.0	10.8	29	83	20	74	31.0	10.8
R6/955	W7/955	BEDROOM_ASSUMED	24	58	19	53	20.8	8.6	24	58	19	53	20.8	8.6
R7/955	W8/955	BEDROOM_ASSUMED	14	43	7	36	50.0	16.3						
R7/955	W9/955	BEDROOM_ASSUMED	27	83	20	76	25.9	8.4	28	84	21	77	25.0	8.3
R8/955	W10/955	BEDROOM_ASSUMED	28	84	19	75	32.1	10.7	28	84	19	75	32.1	10.7
R9/955	W11/955	BEDROOM_ASSUMED	27	83	18	74	33.3	10.8	27	83	18	74	33.3	10.8
R10/955	W12/955	BEDROOM_ASSUMED	27	82	20	75	25.9	8.5	27	82	20	75	25.9	8.5
R11/955	W13/955	BEDROOM_ASSUMED	23	33	19	29	17.4	12.1	23	33	19	29	17.4	12.1
R12/955	W14/955	BEDROOM_ASSUMED	26	48	21	43	19.2	10.4	26	48	21	43	19.2	10.4



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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		
R13/955	W15/955	BEDROOM_ASSUMED	26	37	21	32	19.2	13.5	26	37	21	32	19.2	13.5
R14/955	W16/955	BEDROOM_ASSUMED	24	46	20	42	16.7	8.7	24	46	20	42	16.7	8.7
R15/955	W17/955	BEDROOM_ASSUMED	19	30	18	29	5.3	3.3	19	30	18	29	5.3	3.3
R16/955	W18/955	BEDROOM_ASSUMED	23	43	20	40	13.0	7.0	23	43	20	40	13.0	7.0
R1/956	W1/956	LIVINGROOM_ASSUMED	13	37	7	31	46.2	16.2						
R1/956	W2/956	LIVINGROOM_ASSUMED	23	25	19	21	17.4	16.0						
R1/956	W3/956	LIVINGROOM_ASSUMED	7	7	7	7	0.0	0.0						
R1/956	W4/956	LIVINGROOM_ASSUMED	8	8	3	3	62.5	62.5						
R1/956	W5/956	LIVINGROOM_ASSUMED	24	24	19	19	20.8	20.8						
R1/956	W6/956	LIVINGROOM_ASSUMED	6	6	6	6	0.0	0.0	26	50	21	45	19.2	10.0
R2/956	W7/956	LIVINGROOM_ASSUMED	9	9	3	3	66.7	66.7						
R2/956	W8/956	LIVINGROOM_ASSUMED	24	24	20	20	16.7	16.7						
R2/956	W9/956	LIVINGROOM_ASSUMED	6	6	6	6	0.0	0.0						
R2/956	W10/956	LIVINGROOM_ASSUMED	9	9	5	5	44.4	44.4						
R2/956	W11/956	LIVINGROOM_ASSUMED	24	24	20	20	16.7	16.7						
R2/956	W12/956	LIVINGROOM_ASSUMED	6	6	6	6	0.0	0.0	24	24	20	20	16.7	16.7
R3/956	W13/956	LIVINGROOM_ASSUMED	15	23	11	19	26.7	17.4						
R3/956	W14/956	LIVINGROOM_ASSUMED	27	80	24	77	11.1	3.8						
R3/956	W15/956	LIVINGROOM_ASSUMED	12	34	12	34	0.0	0.0						
R3/956	W16/956	LIVINGROOM_ASSUMED	15	36	12	33	20.0	8.3						
R3/956	W17/956	LIVINGROOM_ASSUMED	27	82	23	78	14.8	4.9						



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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		
R3/956	W18/956	LIVINGROOM_ASSUMED	12	35	12	35	0.0	0.0	27	83	24	80	11.1	3.6
R4/956	W19/956	LIVINGROOM_ASSUMED	15	41	12	38	20.0	7.3						
R4/956	W20/956	LIVINGROOM_ASSUMED	27	80	24	77	11.1	3.8						
R4/956	W21/956	LIVINGROOM_ASSUMED	12	34	12	34	0.0	0.0						
R4/956	W22/956	LIVINGROOM_ASSUMED	15	40	12	37	20.0	7.5						
R4/956	W23/956	LIVINGROOM_ASSUMED	25	76	22	73	12.0	3.9						
R4/956	W24/956	LIVINGROOM_ASSUMED	10	35	10	35	0.0	0.0	27	84	24	81	11.1	3.6
R5/956	W25/956	LIVINGROOM_ASSUMED	21	57	20	56	4.8	1.8						
R5/956	W26/956	LIVINGROOM_ASSUMED	13	32	12	31	7.7	3.1						
R5/956	W27/956	LIVINGROOM_ASSUMED	23	65	21	63	8.7	3.1						
R5/956	W28/956	LIVINGROOM_ASSUMED	8	23	8	23	0.0	0.0	23	72	21	70	8.7	2.8
R1/957	W1/957	BEDROOM_ASSUMED	28	85	24	81	14.3	4.7	28	85	24	81	14.3	4.7
R2/957	W2/957	BEDROOM_ASSUMED	29	86	24	81	17.2	5.8	29	86	24	81	17.2	5.8
R3/957	W3/957	BEDROOM_ASSUMED	28	85	26	83	7.1	2.4	28	85	26	83	7.1	2.4
R4/957	W4/957	BEDROOM_ASSUMED	28	85	26	83	7.1	2.4	28	85	26	83	7.1	2.4
R5/957	W5/957	BEDROOM_ASSUMED	22	58	22	58	0.0	0.0	22	58	22	58	0.0	0.0
R6/957	W6/957	BEDROOM_ASSUMED	28	75	26	73	7.1	2.7	28	75	26	73	7.1	2.7
R7/957	W7/957	BEDROOM_ASSUMED	27	33	25	31	7.4	6.1	27	33	25	31	7.4	6.1



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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		
R8/957	W8/957	BEDROOM_ASSUMED	27	31	25	29	7.4	6.5	27	31	25	29	7.4	6.5
R9/957	W9/957	BEDROOM_ASSUMED	12	12	12	12	0.0	0.0	12	12	12	12	0.0	0.0
R10/957	W10/957	BEDROOM_ASSUMED	19	22	18	21	5.3	4.5	19	22	18	21	5.3	4.5
R1/958	W1/958	LIVINGROOM_ASSUMED	28	85	26	83	7.1	2.4						
R1/958	W2/958	LIVINGROOM_ASSUMED	27	84	25	82	7.4	2.4	28	85	26	83	7.1	2.4
R2/958	W3/958	LIVINGROOM_ASSUMED	23	42	23	42	0.0	0.0						
R2/958	W4/958	LIVINGROOM_ASSUMED	23	67	21	65	8.7	3.0	27	71	25	69	7.4	2.8
R1/959	W1/959	BEDROOM_ASSUMED	30	87	29	86	3.3	1.1	30	87	29	86	3.3	1.1
R2/959	W2/959	BEDROOM_ASSUMED	29	86	28	85	3.4	1.2	29	86	28	85	3.4	1.2
R3/959	W3/959	BEDROOM_ASSUMED	23	57	23	57	0.0	0.0	23	57	23	57	0.0	0.0
R4/959	W4/959	BEDROOM_ASSUMED	28	75	27	74	3.6	1.3	28	75	27	74	3.6	1.3

52 Penderyn Way

R3/380	W1/380	KD_ASSUMED	0	0	0	0	-	-						
R3/380	W4/380	KD_ASSUMED	1	21	1	21	0.0	0.0	1	21	1	21	0.0	0.0

54 Penderyn Way



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

R1/370	W1/370	KD_ASSUMED	0	0	0	0	-	-						
R1/370	W4/370	KD_ASSUMED	5	34	5	34	0.0	0.0	5	34	5	34	0.0	0.0
R1/371	W1/371	BEDROOM_ASSUMED	12	47	8	43	33.3	8.5	12	47	8	43	33.3	8.5
R1/372	W1/372	BEDROOM_ASSUMED	14	50	12	48	14.3	4.0	14	50	12	48	14.3	4.0

56 Penderyn Way

R1/360	W1/360	KD	0	0	0	0	-	-						
R1/360	W4/360	KD	7	36	7	36	0.0	0.0						
R1/360	W5/360	KD	6	35	6	35	0.0	0.0	8	38	8	38	0.0	0.0
R1/361	W1/361	BEDROOM	13	48	10	45	23.1	6.3	13	48	10	45	23.1	6.3
R1/362	W1/362	BEDROOM_ASSUMED	15	51	12	48	20.0	5.9	15	51	12	48	20.0	5.9

58 Penderyn Way

R1/350	W1/350	KD_ASSUMED	0	0	0	0	-	-						
R1/350	W4/350	KD_ASSUMED	5	32	5	32	0.0	0.0						
R1/350	W5/350	KD_ASSUMED	8	34	8	34	0.0	0.0						
R1/350	W6/350	KD_ASSUMED	5	33	5	33	0.0	0.0	8	37	8	37	0.0	0.0
R1/351	W1/351	BEDROOM_ASSUMED	15	53	12	50	20.0	5.7	15	53	12	50	20.0	5.7



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

R1/352	W1/352	BEDROOM_ASSUMED	17	56	14	53	17.6	5.4	17	56	14	53	17.6	5.4
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60 Penderyn Way

R1/340	W1/340	KD_ASSUMED	0	0	0	0	-	-						
R1/340	W4/340	KD_ASSUMED	0	15	0	15	-	0.0	0	15	0	15	-	0.0
R1/341	W1/341	BEDROOM_ASSUMED	17	55	13	50	23.5	9.1	17	55	13	50	23.5	9.1
R1/342	W1/342	BEDROOM_ASSUMED	19	58	15	53	21.1	8.6	19	58	15	53	21.1	8.6

62 Penderyn Way

R3/330	W1/330	KD_ASSUMED	0	0	0	0	-	-						
R3/330	W4/330	KD_ASSUMED	4	26	4	26	0.0	0.0	4	26	4	26	0.0	0.0
R1/331	W1/331	BEDROOM_ASSUMED	17	58	13	52	23.5	10.3	17	58	13	52	23.5	10.3
R1/332	W1/332	BEDROOM_ASSUMED	19	60	14	53	26.3	11.7	19	60	14	53	26.3	11.7

64 Penderyn Way

R3/320	W3/320	KD_ASSUMED	1	1	1	1	0.0	0.0						
R3/320	W4/320	KD_ASSUMED	1	13	1	13	0.0	0.0	2	14	2	14	0.0	0.0
R2/321	W2/321	BEDROOM_ASSUMED	15	57	13	53	13.3	7.0	15	57	13	53	13.3	7.0



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			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/322	W1/322	BEDROOM_ASSUMED	20	63	15	56	25.0	11.1	20	63	15	56	25.0	11.1
R2/322	W2/322	BEDROOM_ASSUMED	20	63	15	56	25.0	11.1	20	63	15	56	25.0	11.1
44 Carleton Road														
R1/1180	W4/1180	LIVINGROOM	13	45	11	43	15.4	4.4						
R1/1180	W5/1180	LIVINGROOM	17	57	15	55	11.8	3.5						
R1/1180	W6/1180	LIVINGROOM	11	36	8	33	27.3	8.3	17	57	15	55	11.8	3.5
R2/1180	W2/1180	KITCHEN	4	12	4	12	0.0	0.0						
R2/1180	W3/1180	KITCHEN	12	49	10	45	16.7	8.2	12	49	10	45	16.7	8.2
R1/1181	W4/1181	LIVINGROOM	21	58	19	56	9.5	3.4						
R1/1181	W5/1181	LIVINGROOM	21	70	19	67	9.5	4.3						
R1/1181	W6/1181	LIVINGROOM	12	47	10	44	16.7	6.4	21	70	19	67	9.5	4.3
R2/1181	W2/1181	KITCHEN	8	16	8	16	0.0	0.0						
R2/1181	W3/1181	KITCHEN	18	59	16	56	11.1	5.1	18	59	16	56	11.1	5.1
R1/1182	W5/1182	LIVINGROOM	23	72	21	70	8.7	2.8						
R1/1182	W6/1182	LIVINGROOM	23	72	21	70	8.7	2.8	23	72	21	70	8.7	2.8
R2/1182	W3/1182	KITCHEN	8	25	8	25	0.0	0.0						
R2/1182	W4/1182	KITCHEN	20	70	18	68	10.0	2.9	20	73	18	71	10.0	2.7
R1/1183	W2/1183	LIVINGROOM	25	74	24	73	4.0	1.4						



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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		
R1/1183	W3/1183	LIVINGROOM	25	74	24	73	4.0	1.4	25	74	24	73	4.0	1.4
R2/1183	W1/1183	KITCHEN	26	76	25	75	3.8	1.3	26	76	25	75	3.8	1.3
42 Carleton Road														
R1/1170	W6/1170	LD	3	24	2	23	33.3	4.2	3	24	2	23	33.3	4.2
R3/1170	W4/1170	KITCHEN	19	67	17	63	10.5	6.0	19	67	17	63	10.5	6.0
R4/1170	W3/1170	KITCHEN	16	65	14	61	12.5	6.2	16	65	14	61	12.5	6.2
R6/1170	W1/1170	LD	5	24	5	24	0.0	0.0	5	24	5	24	0.0	0.0
R1/1171	W6/1171	LD	6	34	3	30	50.0	11.8	6	34	3	30	50.0	11.8
R3/1171	W4/1171	KITCHEN	23	73	21	70	8.7	4.1	23	73	21	70	8.7	4.1
R4/1171	W3/1171	KITCHEN	22	72	20	68	9.1	5.6	22	72	20	68	9.1	5.6
R6/1171	W1/1171	LD	18	47	18	47	0.0	0.0	18	47	18	47	0.0	0.0
R1/1172	W6/1172	LD	6	34	3	30	50.0	11.8	6	34	3	30	50.0	11.8
R3/1172	W4/1172	KITCHEN	25	75	23	72	8.0	4.0	25	75	23	72	8.0	4.0
R4/1172	W3/1172	KITCHEN	25	75	23	72	8.0	4.0	25	75	23	72	8.0	4.0



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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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		

R6/1172	W1/1172	LD	22	51	22	51	0.0	0.0	22	51	22	51	0.0	0.0
R1/1173	W6/1173	LD	6	37	4	35	33.3	5.4	6	37	4	35	33.3	5.4
R3/1173	W4/1173	KITCHEN	26	74	24	72	7.7	2.7	26	74	24	72	7.7	2.7
R4/1173	W3/1173	KITCHEN	26	74	24	72	7.7	2.7	26	74	24	72	7.7	2.7
R6/1173	W1/1173	LD	23	43	23	43	0.0	0.0	23	43	23	43	0.0	0.0

27 Trecastle Way

R3/110	W3/110	KITCHEN	4	16	2	12	50.0	25.0	4	16	2	12	50.0	25.0
R1/111	W1/111	LIVINGROOM	21	75	19	73	9.5	2.7	21	75	19	73	9.5	2.7
R2/112	W2/112	STUDY	26	80	25	79	3.8	1.3	26	80	25	79	3.8	1.3

25 Trecastle Way

R2/100	W2/100	KITCHEN	1	1	1	1	0.0	0.0	1	1	1	1	0.0	0.0
R1/101	W1/101	LIVINGROOM	20	74	19	73	5.0	1.4	20	74	19	73	5.0	1.4
R2/102	W2/102	STUDY	26	80	25	79	3.8	1.3	26	80	25	79	3.8	1.3



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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		

23 Treacastle Way

R3/790	W3/790	KITCHEN	2	2	2	2	0.0	0.0	2	2	2	2	0.0	0.0
R1/791	W1/791	LIVINGROOM	21	75	21	75	0.0	0.0	21	75	21	75	0.0	0.0
R2/792	W2/792	STUDY	27	81	25	79	7.4	2.5	27	81	25	79	7.4	2.5

21 Treacastle Way

R3/780	W2/780	KITCHEN	1	1	1	1	0.0	0.0	1	1	1	1	0.0	0.0
R1/781	W1/781	LIVINGROOM	21	75	21	75	0.0	0.0	21	75	21	75	0.0	0.0
R2/782	W2/782	STUDY	27	81	25	79	7.4	2.5	27	81	25	79	7.4	2.5

19 Treacastle Way

R2/770	W2/770	KITCHEN	0	0	0	0	-	-	0	0	0	0	-	-
R1/771	W1/771	LIVINGROOM	20	73	20	73	0.0	0.0	20	73	20	73	0.0	0.0
R2/772	W2/772	STUDY	27	81	27	81	0.0	0.0	27	81	27	81	0.0	0.0

17 Treacastle Way

R3/760	W3/760	KITCHEN	3	3	3	3	0.0	0.0	3	3	3	3	0.0	0.0
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SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

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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		

R1/761	W1/761	LIVINGROOM	18	65	18	65	0.0	0.0	18	65	18	65	0.0	0.0
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R2/762	W2/762	STUDY	22	72	22	72	0.0	0.0	22	72	22	72	0.0	0.0
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15 Trecastle Way

R3/750	W3/750	KITCHEN	3	4	3	4	0.0	0.0	3	4	3	4	0.0	0.0
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R1/751	W1/751	LIVINGROOM	16	61	16	61	0.0	0.0	16	61	16	61	0.0	0.0
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R2/752	W2/752	STUDY	22	67	22	67	0.0	0.0	22	67	22	67	0.0	0.0
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13 Trecastle Way

R3/740	W2/740	KITCHEN	4	6	4	6	0.0	0.0	4	6	4	6	0.0	0.0
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R1/741	W1/741	LIVINGROOM	14	56	14	56	0.0	0.0	14	56	14	56	0.0	0.0
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R2/742	W2/742	STUDY	19	62	19	62	0.0	0.0	19	62	19	62	0.0	0.0
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11 Trecastle Way

R3/730	W3/730	KITCHEN	1	6	1	6	0.0	0.0	1	6	1	6	0.0	0.0
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R1/731	W1/731	LIVINGROOM	11	48	11	48	0.0	0.0	11	48	11	48	0.0	0.0
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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		

R2/732	W2/732	STUDY	16	56	16	56	0.0	0.0	16	56	16	56	0.0	0.0
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2 Treacastle Way

R1/170	W1/170	ASSUMED	14	39	14	39	0.0	0.0	14	39	14	39	0.0	0.0
R1/171	W1/171	ASSUMED	22	76	21	73	4.5	3.9	22	76	21	73	4.5	3.9
R1/172	W1/172	ASSUMED	23	77	22	74	4.3	3.9	23	77	22	74	4.3	3.9

4 Treacastle Way

R1/160	W1/160	ASSUMED	17	46	16	42	5.9	8.7	17	46	16	42	5.9	8.7
R1/161	W1/161	ASSUMED	23	77	22	74	4.3	3.9	23	77	22	74	4.3	3.9
R1/162	W1/162	ASSUMED	27	81	26	78	3.7	3.7	27	81	26	78	3.7	3.7

6 Treacastle Way

R1/150	W1/150	ASSUMED	18	48	16	42	11.1	12.5	18	48	16	42	11.1	12.5
R1/151	W1/151	ASSUMED	24	78	22	71	8.3	9.0	24	78	22	71	8.3	9.0
R1/152	W1/152	ASSUMED	27	81	25	77	7.4	4.9	27	81	25	77	7.4	4.9

8 Treacastle Way



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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		
R1/140	W1/140	ASSUMED	19	48	16	41	15.8	14.6	19	48	16	41	15.8	14.6
R1/141	W1/141	ASSUMED	25	79	23	72	8.0	8.9	25	79	23	72	8.0	8.9
R1/142	W1/142	ASSUMED	27	81	25	76	7.4	6.2	27	81	25	76	7.4	6.2
10 Trecastle Way														
R1/130	W1/130	ASSUMED	18	45	17	41	5.6	8.9	18	45	17	41	5.6	8.9
R1/131	W1/131	ASSUMED	26	80	23	72	11.5	10.0	26	80	23	72	11.5	10.0
R1/132	W1/132	ASSUMED	27	81	24	74	11.1	8.6	27	81	24	74	11.1	8.6
12 Trecastle Way														
R1/120	W1/120	ASSUMED	18	49	17	42	5.6	14.3	18	49	17	42	5.6	14.3
R1/121	W1/121	ASSUMED	27	81	24	72	11.1	11.1	27	81	24	72	11.1	11.1
R1/122	W1/122	ASSUMED	27	81	24	74	11.1	8.6	27	81	24	74	11.1	8.6
85 Penderyn Way														
R1/200	W1/200	KD_ASSUMED	0	0	0	0	-	-						
R1/200	W2/200	KD_ASSUMED	1	3	0	0	100.0	100.0						



SUNLIGHT ANALYSIS

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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		

R1/200	W3/200	KD_ASSUMED	0	0	0	0	-	-	1	3	0	0	100.0	100.0
R1/201	W1/201	BEDROOM_ASSUMED	22	69	10	44	54.5	36.2	22	69	10	44	54.5	36.2
R1/202	W1/202	BEDROOM_ASSUMED	24	71	13	49	45.8	31.0	24	71	13	49	45.8	31.0

83 Penderyn Way

R1/210	W1/210	ASSUMED	16	46	3	14	81.3	69.6						
R1/210	W2/210	ASSUMED	23	72	9	42	60.9	41.7						
R1/210	W3/210	ASSUMED	11	46	1	17	90.9	63.0	23	73	9	42	60.9	42.5
R1/211	W1/211	BEDROOM_ASSUMED	21	67	8	42	61.9	37.3	21	67	8	42	61.9	37.3
R1/212	W1/212	BEDROOM_ASSUMED	23	69	11	48	52.2	30.4	23	69	11	48	52.2	30.4

81 Penderyn Way

R1/220	W1/220	KD_ASSUMED	3	28	0	10	100.0	64.3						
R1/220	W2/220	KD_ASSUMED	1	2	1	2	0.0	0.0						
R1/220	W3/220	KD_ASSUMED	12	30	1	7	91.7	76.7	13	40	2	14	84.6	65.0
R1/221	W1/221	BEDROOM_ASSUMED	21	66	8	43	61.9	34.8	21	66	8	43	61.9	34.8
R1/222	W1/222	BEDROOM_ASSUMED	23	68	10	48	56.5	29.4	23	68	10	48	56.5	29.4

79 Penderyn Way



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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		

R1/230	W1/230	KD_ASSUMED	19	62	6	33	68.4	46.8						
R1/230	W2/230	KD_ASSUMED	20	66	9	41	55.0	37.9						
R1/230	W3/230	KD_ASSUMED	20	68	9	43	55.0	36.8						
R1/230	W4/230	KD_ASSUMED	21	68	8	40	61.9	41.2						
R1/230	W5/230	KD_ASSUMED	0	3	0	3	-	0.0	21	72	10	48	52.4	33.3

R1/231	W1/231	BEDROOM_ASSUMED	20	65	10	42	50.0	35.4	20	65	10	42	50.0	35.4
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R1/232	W1/232	BEDROOM_ASSUMED	21	66	11	45	47.6	31.8	21	66	11	45	47.6	31.8
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77 Penderyn Way

R1/240	W1/240	KD_ASSUMED	17	60	4	32	76.5	46.7						
R1/240	W2/240	KD_ASSUMED	20	65	7	39	65.0	40.0						
R1/240	W3/240	KD_ASSUMED	0	2	0	2	-	0.0	20	67	7	41	65.0	38.8

R1/241	W1/241	BEDROOM	20	65	8	40	60.0	38.5	20	65	8	40	60.0	38.5
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R1/242	W1/242	BEDROOM	21	66	10	44	52.4	33.3	21	66	10	44	52.4	33.3
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75 Penderyn Way

R1/250	W1/250	KD_ASSUMED	9	31	2	8	77.8	74.2						
R1/250	W2/250	KD_ASSUMED	2	27	2	12	0.0	55.6						
R1/250	W3/250	KD_ASSUMED	0	1	0	1	-	0.0	9	37	2	15	77.8	59.5



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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		

R1/251	W1/251	BEDROOM_ASSUMED	19	62	8	35	57.9	43.5	19	62	8	35	57.9	43.5
R1/252	W1/252	BEDROOM_ASSUMED	20	63	10	37	50.0	41.3	20	63	10	37	50.0	41.3

73 Penderyn Way

R1/260	W1/260	KD_ASSUMED	11	32	2	7	81.8	78.1						
R1/260	W2/260	KD_ASSUMED	12	41	3	17	75.0	58.5						
R1/260	W3/260	KD_ASSUMED	0	0	0	0	-	-	13	42	3	18	76.9	57.1
R1/261	W1/261	BEDROOM_ASSUMED	19	60	8	33	57.9	45.0	19	60	8	33	57.9	45.0
R1/262	W1/262	BEDROOM_ASSUMED	19	60	9	38	52.6	36.7	19	60	9	38	52.6	36.7

71 Penderyn Way

R1/270	W1/270	KD_ASSUMED	11	32	3	8	72.7	75.0						
R1/270	W2/270	KD_ASSUMED	6	34	3	15	50.0	55.9						
R1/270	W3/270	KD_ASSUMED	0	0	0	0	-	-	12	40	4	17	66.7	57.5
R1/271	W1/271	BEDROOM_ASSUMED	19	58	9	33	52.6	43.1	19	58	9	33	52.6	43.1
R1/272	W1/272	BEDROOM_ASSUMED	19	58	9	36	52.6	37.9	19	58	9	36	52.6	37.9

69 Penderyn Way

R1/280	W1/280	KD_ASSUMED	16	51	6	26	62.5	49.0						
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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		
R1/280	W2/280	KD_ASSUMED	17	54	7	29	58.8	46.3						
R1/280	W3/280	KD_ASSUMED	18	53	7	23	61.1	56.6						
R1/280	W4/280	KD_ASSUMED	0	1	0	1	-	0.0	19	57	7	30	63.2	47.4
R1/281	W1/281	BEDROOM_ASSUMED	19	58	8	36	57.9	37.9						
R1/281	W2/281	BEDROOM_ASSUMED	19	58	7	36	63.2	37.9						
R1/281	W3/281	BEDROOM_ASSUMED	17	53	6	32	64.7	39.6						
R1/281	W4/281	BEDROOM_ASSUMED	14	47	4	28	71.4	40.4	19	58	8	38	57.9	34.5
R1/282	W1/282	BEDROOM_ASSUMED	19	58	11	43	42.1	25.9	19	58	11	43	42.1	25.9

67 Penderyn Way

R1/290	W1/290	KD_ASSUMED	6	27	2	15	66.7	44.4						
R1/290	W2/290	KD_ASSUMED	3	26	0	14	100.0	46.2						
R1/290	W3/290	KD_ASSUMED	1	1	1	1	0.0	0.0	8	33	3	20	62.5	39.4
R1/291	W1/291	BEDROOM_ASSUMED	17	56	8	41	52.9	26.8	17	56	8	41	52.9	26.8
R1/292	W1/292	BEDROOM_ASSUMED	17	56	9	43	47.1	23.2	17	56	9	43	47.1	23.2

65 Penderyn Way

R1/300	W1/300	KD_ASSUMED	8	23	0	12	100.0	47.8						
R1/300	W2/300	KD_ASSUMED	6	28	1	16	83.3	42.9						
R1/300	W3/300	KD_ASSUMED	1	1	1	1	0.0	0.0	11	33	2	18	81.8	45.5



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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		
R1/301	W1/301	BEDROOM_ASSUMED	17	56	5	41	70.6	26.8	17	56	5	41	70.6	26.8
R1/302	W1/302	BEDROOM_ASSUMED	18	57	10	47	44.4	17.5	18	57	10	47	44.4	17.5

63 Penderyn Way

R1/310	W1/310	LKD	13	43	3	31	76.9	27.9						
R1/310	W2/310	LKD	13	43	3	29	76.9	32.6						
R1/310	W3/310	LKD	17	53	6	41	64.7	22.6						
R1/310	W4/310	LKD	14	46	3	32	78.6	30.4						
R1/310	W5/310	LKD	1	1	1	1	0.0	0.0	18	54	7	42	61.1	22.2
R1/311	W1/311	BEDROOM	14	49	5	39	64.3	20.4	14	49	5	39	64.3	20.4
R1/312	W1/312	BEDROOM	15	51	8	43	46.7	15.7	15	51	8	43	46.7	15.7

Appendix 12.7 Future Baseline and Development Daylight and Sunlight Results

Appendix 12.7

Future Baseline and Development DLSL Results

Appendix 12.7a

Future Baseline vs Development VSC Results



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

Islington Arts Factory

R1/1601	LKD_WG	W1/1601	0.90		0.90			
R1/1601	LKD_WG	W2/1601	0.12		0.12			
R1/1601	LKD_WG	W3/1601	0.95		0.95			
R1/1601	LKD_WG	W4/1601	1.02		0.87			
R1/1601	LKD_WG	W5/1601	1.04		0.69			
R1/1601	LKD_WG	W6/1601	1.00		0.63			
R1/1601	LKD_WG	W7/1601	1.00	6.03	0.61	4.76	1.26	20.97
R2/1601	BEDROOM	W8/1601	3.24	3.24	1.89	1.89	1.35	41.74
R3/1601	BEDROOM	W9/1601	2.43	2.43	1.37	1.37	1.06	43.64
R4/1601	BEDROOM	W10/1601	2.61	2.61	1.37	1.37	1.24	47.37
R5/1601	BEDROOM	W11/1601	2.18	2.18	1.10	1.10	1.08	49.40
R6/1601	BEDROOM	W12/1601	2.20	2.20	1.07	1.07	1.13	51.39
R7/1601	BEDROOM	W13/1601	2.62	2.62	1.24	1.24	1.38	52.62
R8/1601	BEDROOM	W15/1601	2.52	2.52	1.13	1.13	1.39	55.25
R9/1601	LKD	W16/1601	0.93		0.00			
R9/1601	LKD	W17/1601	0.86	1.79	0.86	0.86	0.93	52.18
R1/1602	LKD_WG	W1/1602	1.02		1.02			
R1/1602	LKD_WG	W2/1602	0.12		0.12			
R1/1602	LKD_WG	W3/1602	1.01		1.01			
R1/1602	LKD_WG	W4/1602	0.61		0.60			
R1/1602	LKD_WG	W5/1602	1.07		0.85			
R1/1602	LKD_WG	W6/1602	1.03		0.67			
R1/1602	LKD_WG	W7/1602	1.04	5.89	0.65	4.91	0.98	16.62
R2/1602	BEDROOM	W8/1602	3.37	3.37	2.06	2.06	1.32	39.08
R3/1602	BEDROOM	W9/1602	3.72	3.72	2.21	2.21	1.51	40.52
R5/1602	BEDROOM	W11/1602	2.73	2.73	1.53	1.53	1.20	43.93
R6/1602	BEDROOM	W12/1602	2.28	2.28	1.24	1.24	1.04	45.74
R7/1602	BEDROOM	W13/1602	2.23	2.23	1.14	1.14	1.09	48.92



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT								
Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R8/1602	BEDROOM	W14/1602	2.67	2.67	1.33	1.33	1.34	50.26
R9/1602	BEDROOM	W15/1602	2.60	2.60	1.24	1.24	1.36	52.41
R10/1602	LKD_WG	W16/1602	1.33		0.62			
R10/1602	LKD_WG	W17/1602	0.24		0.24			
R10/1602	LKD_WG	W18/1602	0.85	2.42	0.85	1.71	0.71	29.36
R1/1603	LKD_WG	W1/1603	1.08		1.08			
R1/1603	LKD_WG	W2/1603	0.12		0.12			
R1/1603	LKD_WG	W3/1603	1.04		1.04			
R1/1603	LKD_WG	W4/1603	1.07		0.93			
R1/1603	LKD_WG	W5/1603	1.09		0.76			
R1/1603	LKD_WG	W6/1603	1.06		0.70			
R1/1603	LKD_WG	W7/1603	1.05	6.51	0.68	5.32	1.19	18.26
R2/1603	BEDROOM	W8/1603	3.41	3.41	2.15	2.15	1.26	36.90
R3/1603	BEDROOM	W9/1603	3.76	3.76	2.31	2.31	1.45	38.45
R4/1603	LKD	W16/1603	1.43		0.73			
R4/1603	LKD	W17/1603	1.29		0.99			
R4/1603	LKD	W18/1603	1.36	4.08	0.70	2.41	1.67	40.93
R5/1603	BEDROOM	W10/1603	2.75	2.75	1.61	1.61	1.14	41.52
R6/1603	BEDROOM	W11/1603	2.30	2.30	1.31	1.31	0.99	43.18
R7/1603	BEDROOM	W12/1603	2.26	2.26	1.25	1.25	1.01	44.81
R8/1603	BEDROOM	W13/1603	2.70	2.70	1.46	1.46	1.24	45.91
R9/1603	BEDROOM	W15/1603	2.64	2.64	1.36	1.36	1.27	48.25
R1/1604	LKD	W1/1604	4.39		4.39			
R1/1604	LKD	W2/1604	0.89	5.28	0.56	4.94	0.33	6.29
R2/1604	BEDROOM	W3/1604	1.69	1.69	1.03	1.03	0.66	39.14
R3/1604	STAIRS	W4/1604	1.96	1.96	1.14	1.14	0.82	41.69
R4/1604	LKD	W5/1604	0.46		0.26			
R4/1604	LKD	W6/1604	0.47		0.25			



DAYLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R4/1604	LKD	W12/1604	3.46	4.38	3.46	3.97	0.41	9.43
R5/1604	BEDROOM	W7/1604	1.35	1.35	0.70	0.70	0.64	47.77
R6/1604	STUDY	W8/1604	2.34	2.34	1.18	1.18	1.16	49.47
R8/1604	BEDROOM	W10/1604	2.06	2.06	0.99	0.99	1.07	52.14
R9/1604	BEDROOM	W11/1604	1.44	1.44	0.67	0.67	0.77	53.62

Appendix 12.7b

Future Baseline vs Development APSH Results



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON

EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO

P2104 - rel100

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		
Islington Arts Factory														
R1/1601	W1/1601	LKD_WG	7	10	7	10	0.0	0.0						
R1/1601	W2/1601	LKD_WG	0	2	0	2	-	0.0						
R1/1601	W3/1601	LKD_WG	23	74	23	74	0.0	0.0						
R1/1601	W4/1601	LKD_WG	22	69	21	59	4.5	14.5						
R1/1601	W5/1601	LKD_WG	8	38	7	27	12.5	28.9						
R1/1601	W6/1601	LKD_WG	6	33	5	21	16.7	36.4						
R1/1601	W7/1601	LKD_WG	6	33	5	21	16.7	36.4	26	96	25	87	3.8	9.4
R1/1602	W1/1602	LKD_WG	7	10	7	10	0.0	0.0						
R1/1602	W2/1602	LKD_WG	0	2	0	2	-	0.0						
R1/1602	W3/1602	LKD_WG	24	75	24	75	0.0	0.0						
R1/1602	W4/1602	LKD_WG	26	81	24	70	7.7	13.6						
R1/1602	W5/1602	LKD_WG	18	57	17	47	5.6	17.5						
R1/1602	W6/1602	LKD_WG	7	34	5	22	28.6	35.3						
R1/1602	W7/1602	LKD_WG	7	34	5	23	28.6	32.4	28	98	26	88	7.1	10.2
R10/1602	W16/1602	LKD_WG	7	34	5	20	28.6	41.2						
R10/1602	W17/1602	LKD_WG	0	0	0	0	-	-						
R10/1602	W18/1602	LKD_WG	0	0	0	0	-	-	7	34	5	20	28.6	41.2
R1/1603	W1/1603	LKD_WG	7	10	7	10	0.0	0.0						
R1/1603	W2/1603	LKD_WG	0	2	0	2	-	0.0						
R1/1603	W3/1603	LKD_WG	25	76	25	76	0.0	0.0						
R1/1603	W4/1603	LKD_WG	25	72	23	61	8.0	15.3						
R1/1603	W5/1603	LKD_WG	9	39	7	28	22.2	28.2						
R1/1603	W6/1603	LKD_WG	7	34	5	22	28.6	35.3						
R1/1603	W7/1603	LKD_WG	7	34	5	22	28.6	35.3	28	98	26	88	7.1	10.2



SUNLIGHT ANALYSIS

HM HOLLOWAY PRISON, LONDON
EXISTING VS PROPOSED SCHEME 23/09/21_CUMULATIVE SCENARIO
P2104 - rel100

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		
R1/1604	W1/1604	LKD	28	79	28	79	0.0	0.0						
R1/1604	W2/1604	LKD	8	35	5	23	37.5	34.3	30	100	28	89	6.7	11.0
R4/1604	W5/1604	LKD	8	35	5	25	37.5	28.6						
R4/1604	W6/1604	LKD	8	35	5	23	37.5	34.3						
R4/1604	W12/1604	LKD	22	65	22	65	0.0	0.0	30	100	27	90	10.0	10.0

Appendix 12.8 Window Maps

Appendix 12.8

Window Maps





Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris
Info Received: 28/08/19
File Name: 190828_17105_Massing_Current.dwg

Key:

Project: HM Holloway Prison
London

Title: Window Layouts
Bakersfield

Scheme Confirmed: -

Date: -

Drawn By:
JF/CJ

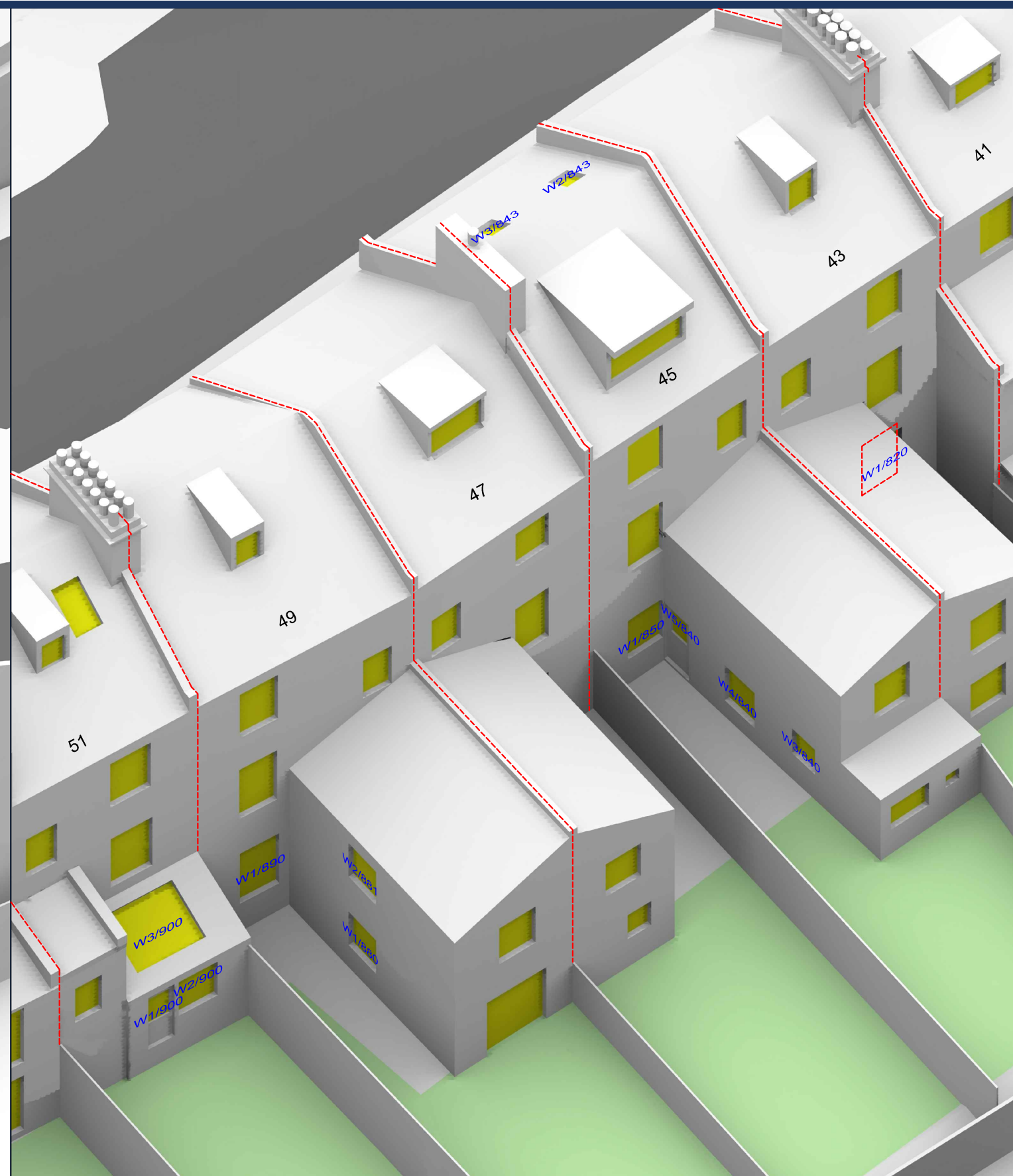
Scale:
NTS@A3

Date:
SEP 19

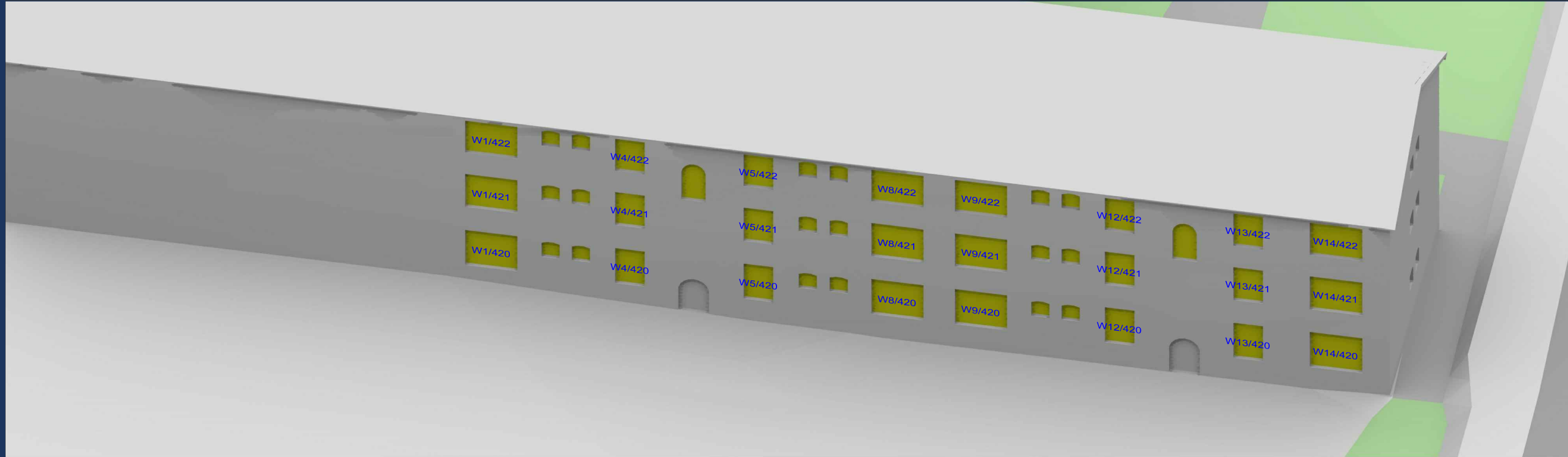
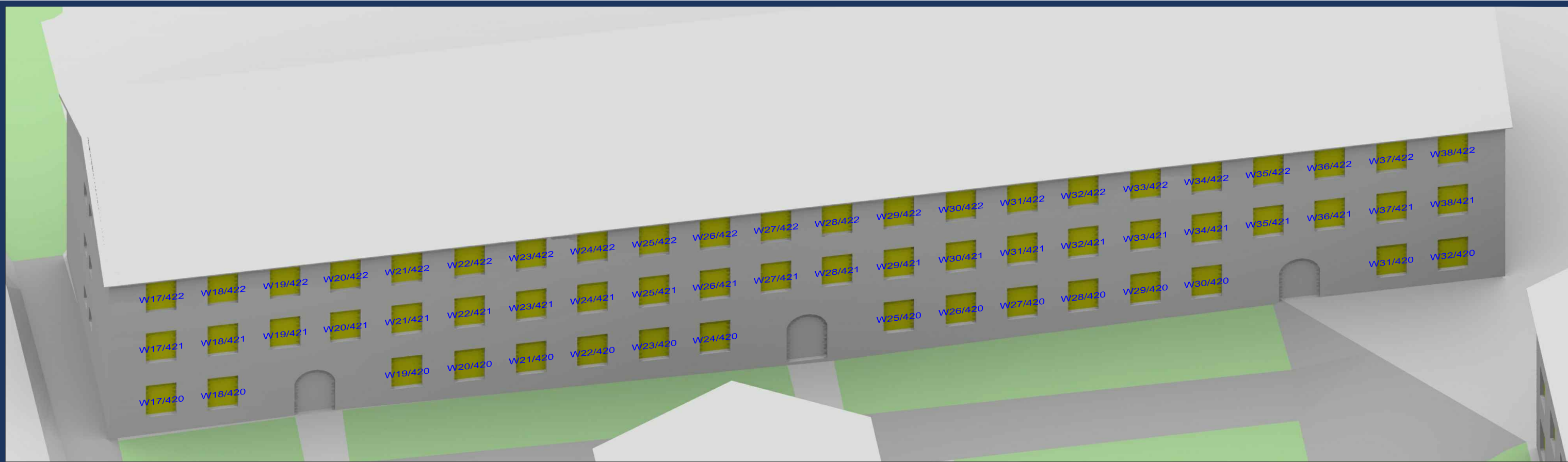
Dwg No:
P2104/W/02

Rel:
09




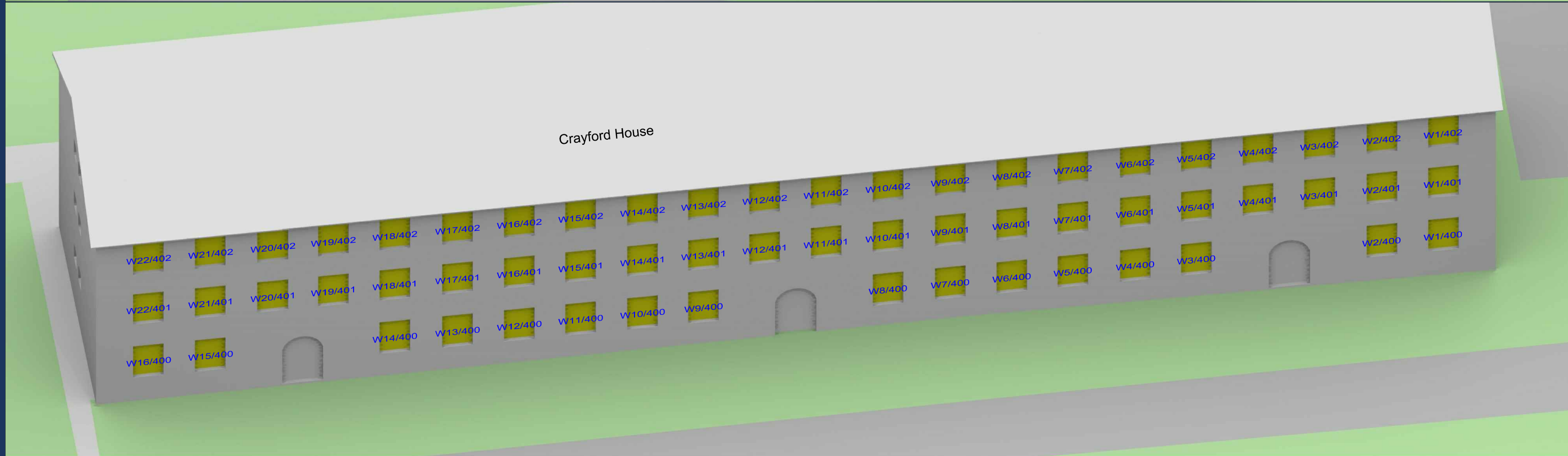
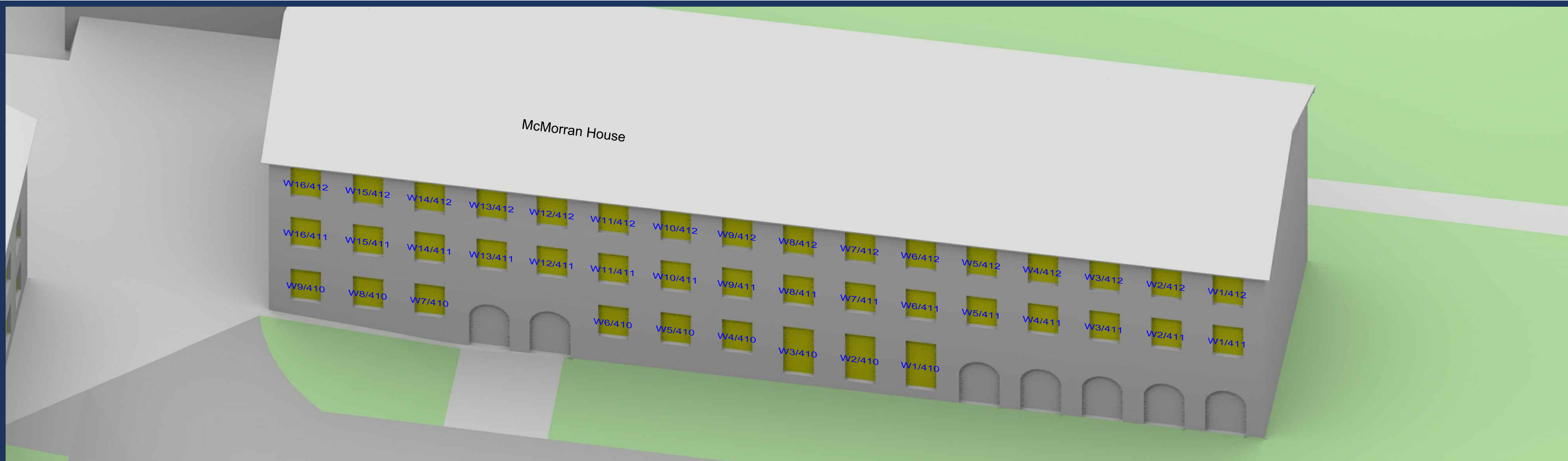


POINT 2



Sources: Point 2 - Point Cloud Data -Site Photos Local Planning Authority Zmapping LTD Allford Hall Monaghan Morris Info Received: 28/08/19 File Name: 190828_17105_Massing_Current.dwg		Key:		Project: HM Holloway Prison London			Title: Window Layouts Bunning House	
Scheme Confirmed: -		Date: -		Drawn By: JF/CJ	Scale: NTS@A3	Date: SEP 19	Dwg No: P2104/W/04	Rel: 09





Sources: Point 2 - Point Cloud Data -Site Photos		Key:		Project: HM Holloway Prison London		Title: Window Layouts Crayford House McMorran House	
Local Planning Authority Zmapping LTD							
Allford Hall Monaghan Morris Info Received: 28/08/19 File Name: 190828_17105_Massing_Current.dwg							
Scheme Confirmed: -		Date: -		Drawn By: JF/CJ		Scale: NTS@A3	
				Date: SEP 19		Dwg No: P2104/W/05	
						Rel: 09	





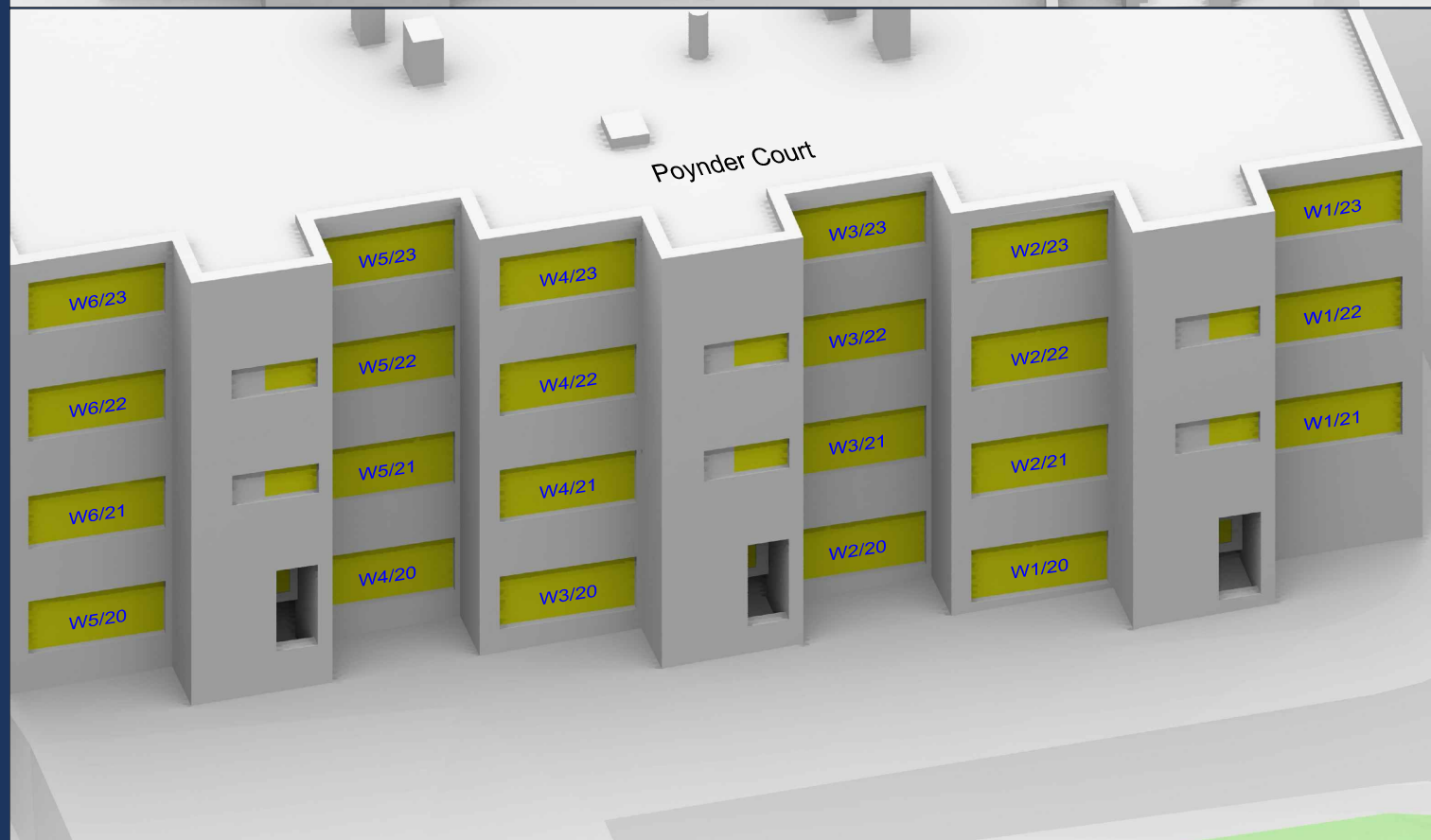
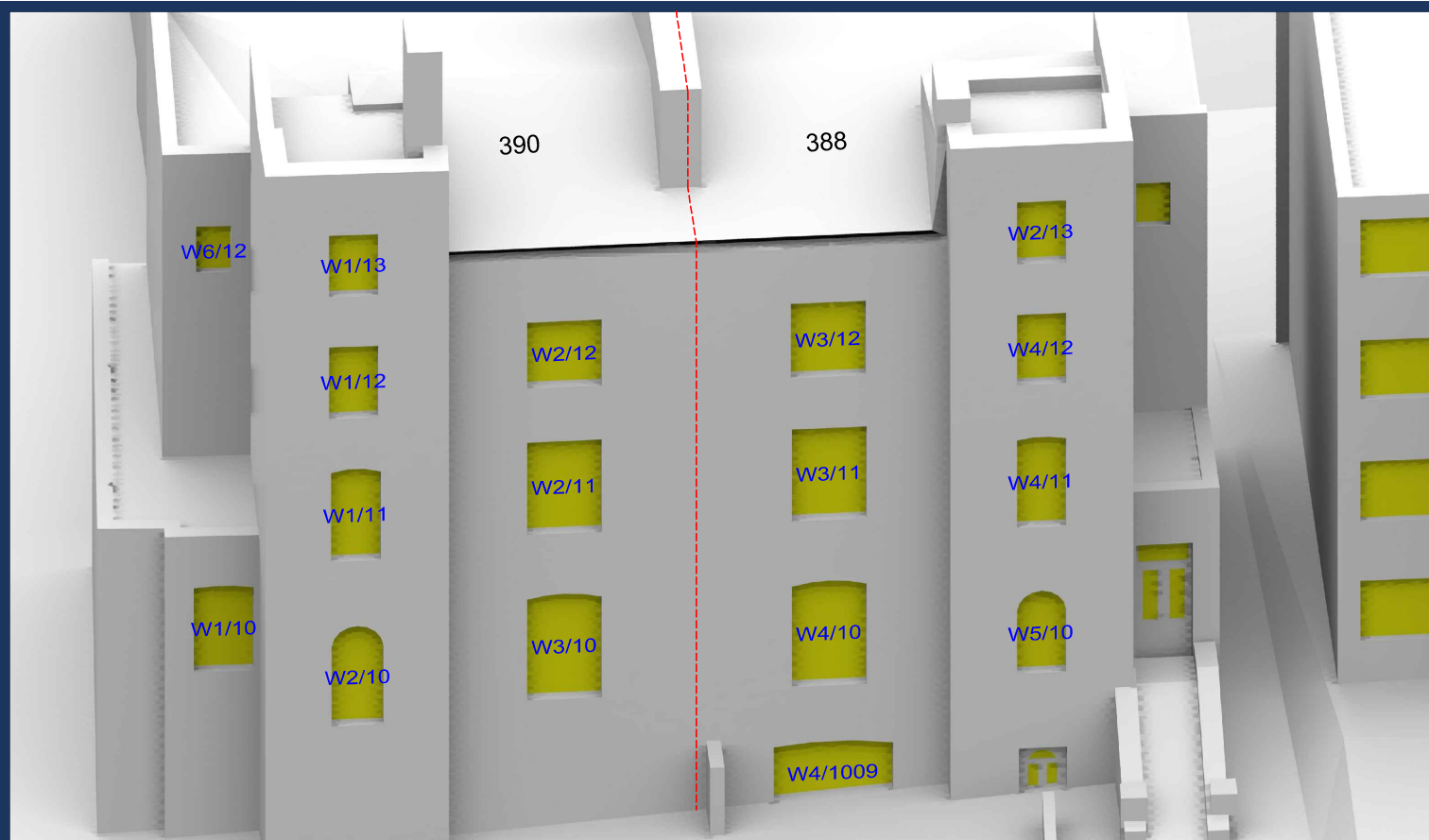
<div>Sources: Point 2 - Point Cloud Data -Site Photos</div> <div>Local Planning Authority</div> <div>Zmapping LTD</div> <div>Allford Hall Monaghan Morris Info Received: 28/08/19 File Name: 190828_17105_Massing_Current.dwg</div>		<div>Key:</div>		<div>Project: HM Holloway Prison London</div>			<div>Title: Window Layouts 1-40 Fairweather House</div>	
<div>Scheme Confirmed:</div> <div>-</div>		<div>Date:</div> <div>-</div>		<div>Drawn By:</div> <div>JF/CJ</div>	<div>Scale:</div> <div>NTS@A3</div>	<div>Date:</div> <div>SEP 19</div>	<div>Dwg No:</div> <div>P2104/W/06</div>	<div>Rel:</div> <div>09</div>

POINT





Sources: Point 2 - Point Cloud Data -Site Photos Local Planning Authority Zmapping LTD Allford Hall Monaghan Morris Info Received: 28/08/19 File Name: 190828_17105_Massing_Current.dwg		Key:		Project: HM Holloway Prison London		Title: Window Layouts 2-5 Prospect Place Camhurst House Whitby Court		
Scheme Confirmed: -		Date: -		Drawn By: JF/CJ	Scale: NTS@A3	Date: SEP 19	Dwg No: P2104/W/07	Rel: 09



Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Alford Hall Monaghan Morris

Info Received: 28/08/19

File Name: 190828_17105_Massing_Current.dwg

Key:

Scheme Confirmed:

Date:

Project: HM Holloway Prison
London

Drawn By:
JF/CJ

Scale:
NTS@A3

Date: SEP 19

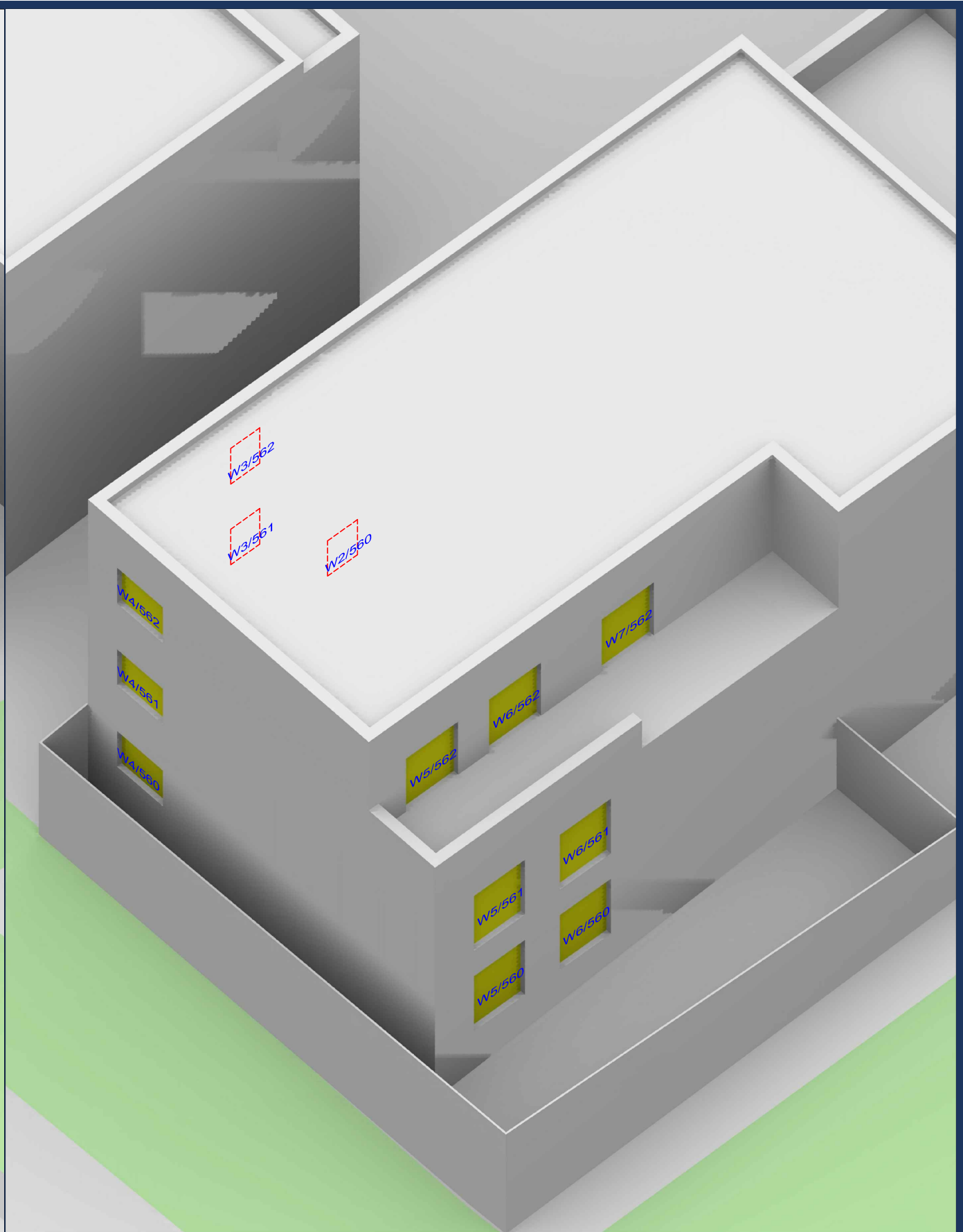
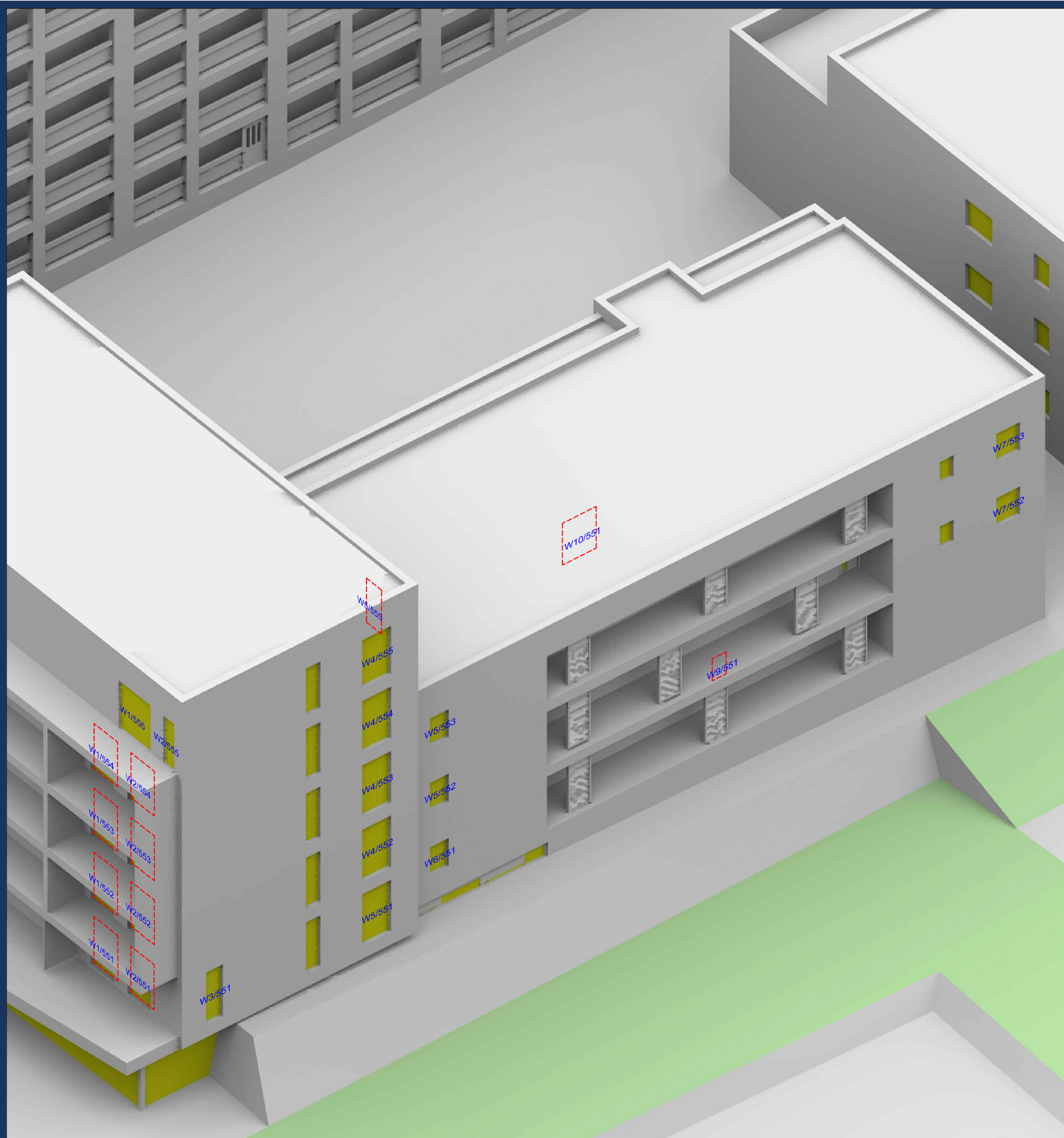
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Poynder Court, Camden Road
370-390 Camden Road

Dwg No: **P2104/W/08**

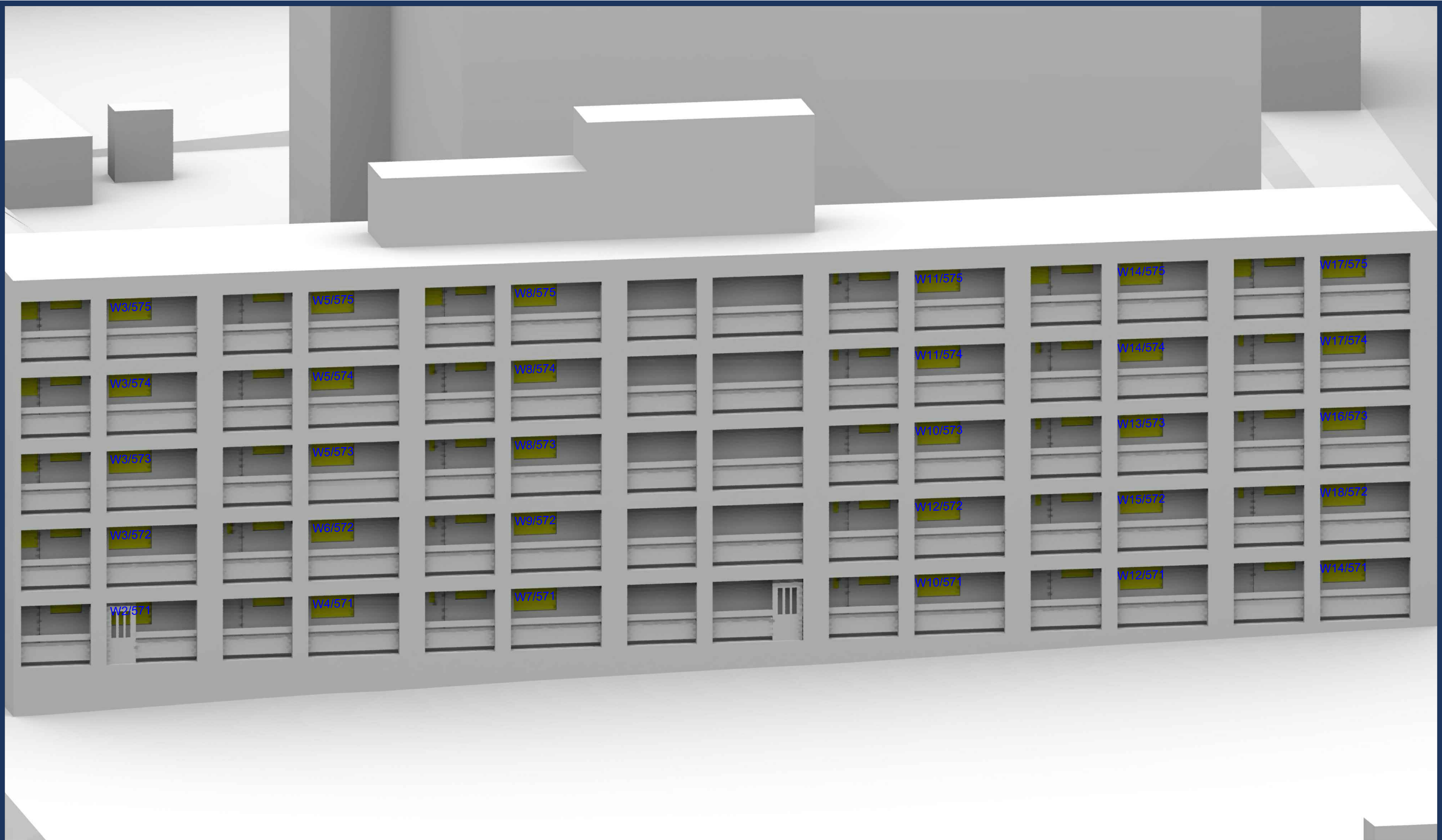
Rel: 09

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<div>Sources: Point 2 - Point Cloud Data -Site Photos</div> <div>Local Planning Authority</div> <div>Zmapping LTD</div> <div>Allford Hall Monaghan Morris Info Received: 28/08/19 File Name: 190828_17105_Massing_Current.dwg</div>	Key:		Project: HM Holloway Prison London			Title: Window Layouts 275 Camden Road	
	Scheme Confirmed: -	Date: -	Drawn By: JF/CJ	Scale: NTS@A3	Date: SEP 19	Dwg No: P2104/W/09	Rel: 09



Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris
Info Received: 28/08/19
File Name: 190828_17105_Massing_Current.dwg

Key:

Project: HM Holloway Prison
London

Title: Window Layouts
1-30 Kimble House

Scheme Confirmed: -

Date: -

Drawn By: JF/CJ

Scale: NTS@A3

Date: SEP 19

Dwg No: P2104/W/10

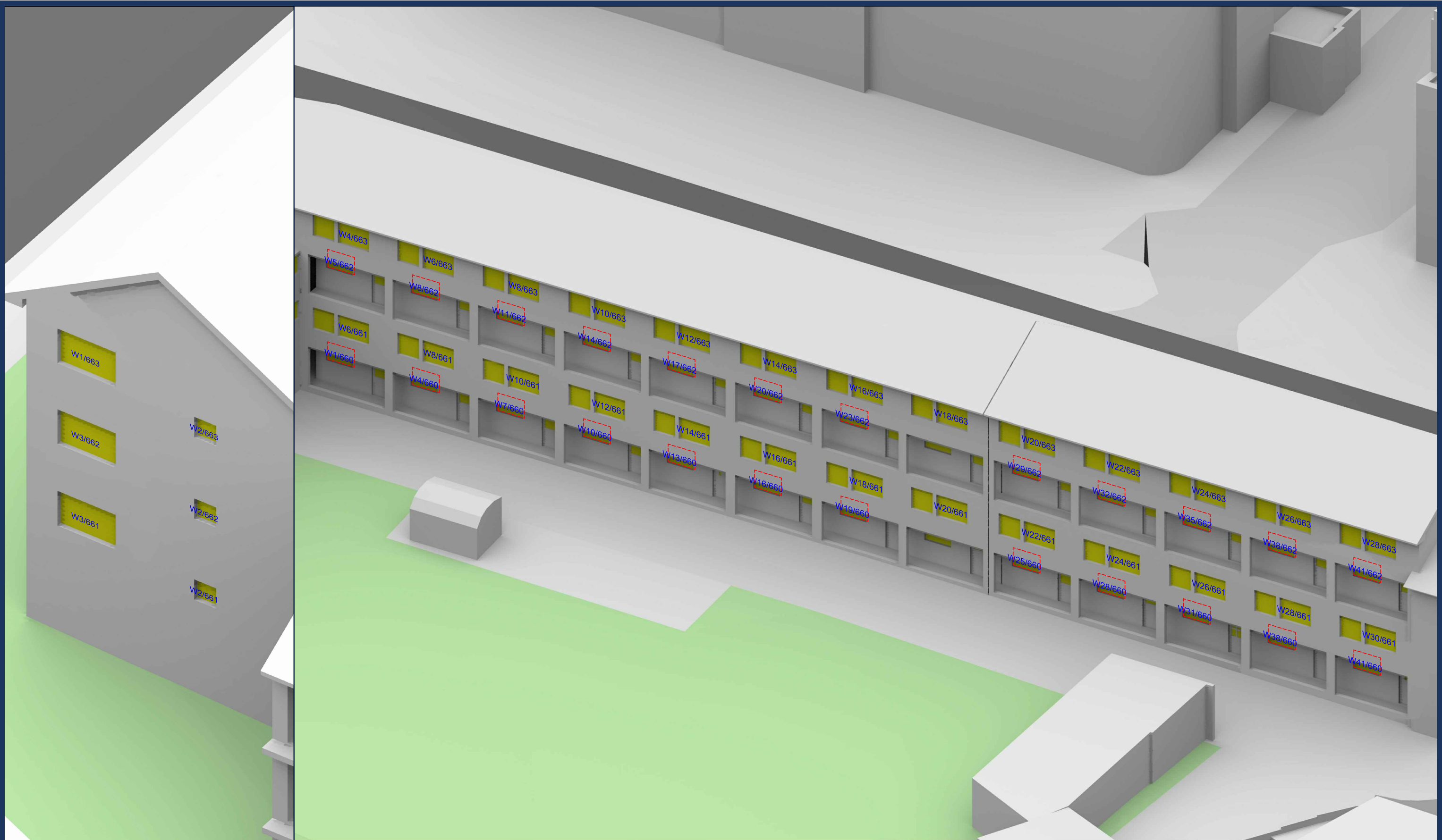
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<div>Sources: Point 2 - Point Cloud Data -Site Photos</div> <div>Local Planning Authority</div> <div>Zmapping LTD</div> <div>Allford Hall Monaghan Morris Info Received: 28/08/19 File Name: 190828_17105_Massing_Current.dwg</div>	Key:		Project: HM Holloway Prison London			Title: Window Layouts 6-52 Dalmeny Avenue	
	Scheme Confirmed: -	Date: -	Drawn By: JF/CJ	Scale: NTS@A3	Date: SEP 19	Dwg No: P2104/W/11	Rel: 09





Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris
Info Received: 28/08/19
File Name: 190828_17105_Massing_Current.dwg

Key:

Project: HM Holloway Prison
London

Title: Window Layouts
72-122 Dalmeny Avenue

Scheme Confirmed:
-

Date:
-

Drawn By:
JF/CJ

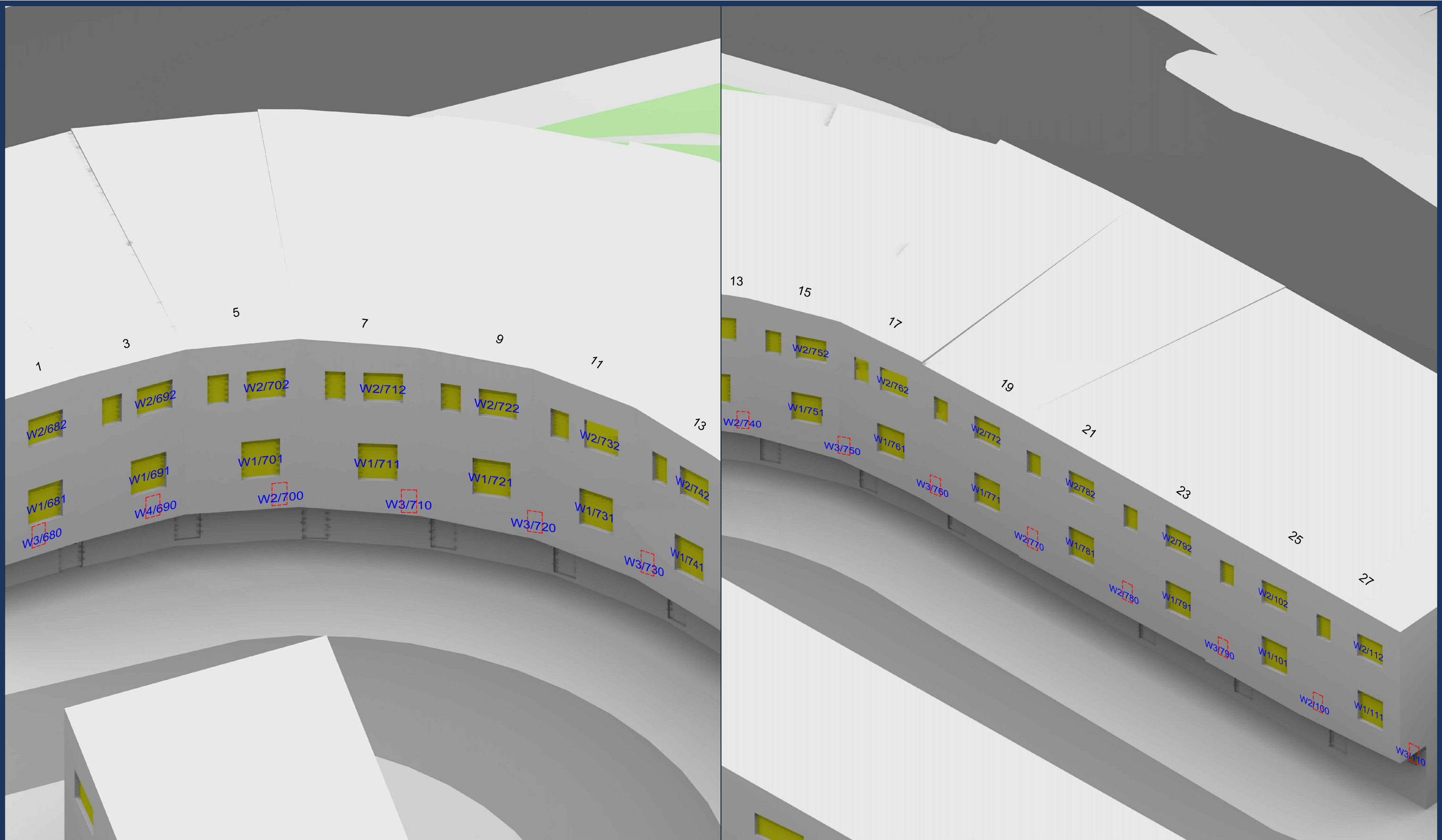
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SEP 19

Dwg No:
P2104/W/13

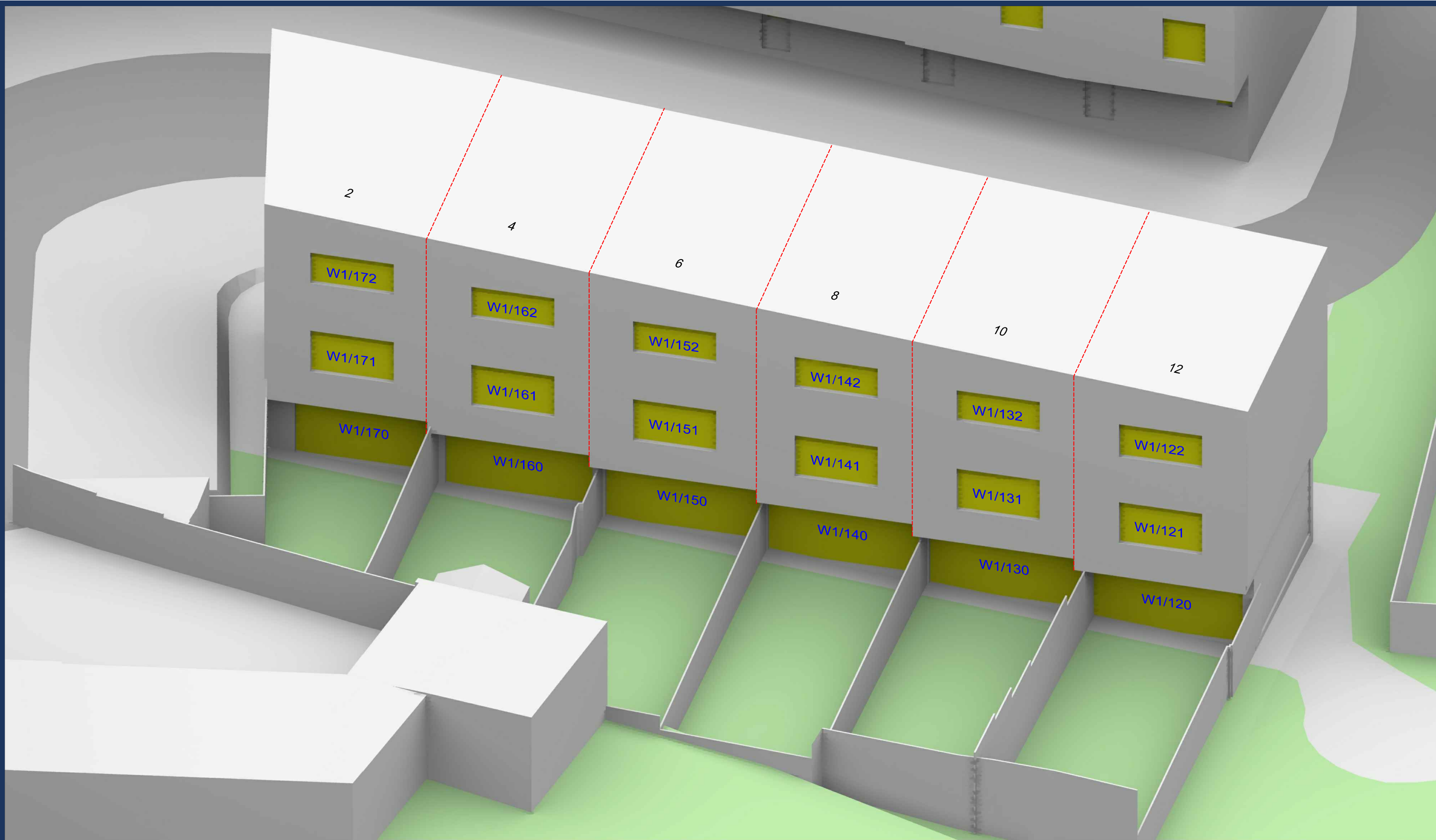
Rel:
09





Sources: Point 2 - Point Cloud Data -Site Photos		Key:		Project: HM Holloway Prison London		Title: Window Layouts 1-27 Trecastle Way	
Local Planning Authority							
Zmapping LTD							
Allford Hall Monaghan Morris							
Info Received: 28/08/19							
File Name: 190828_17105_Massing_Current.dwg							
Scheme Confirmed:		Date:		Drawn By:		Scale:	
-		-		JF/CJ		NTS@A3	
						SEP 19	
						Dwg No:	
						P2104/W/14	
						Rel:	
						09	





<div>Sources: Point 2 - Point Cloud Data -Site Photos</div> <div>Local Planning Authority</div> <div>Zmapping LTD</div> <div>Allford Hall Monaghan Morris Info Received: 28/08/19 File Name: 190828_17105_Massing_Current.dwg</div>		<div>Key:</div>		<div>Project: HM Holloway Prison London</div>		<div>Title: Window Layouts 2-12 Trecastle Way</div>		
<div>Scheme Confirmed:</div> <div>-</div>		<div>Date:</div> <div>-</div>		<div>Drawn By:</div> <div>JF/CJ</div>	<div>Scale:</div> <div>NTS@A3</div>	<div>Date:</div> <div>SEP 19</div>	<div>Dwg No:</div> <div>P2104/W/15</div>	<div>Rel:</div> <div>09</div>

POINT



Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris
Info Received: 28/08/19
File Name: 190828_17105_Massing_Current.dwg

Key:

Project: HM Holloway Prison
London

Title: Window Layouts
42-44 Carleton Road

Scheme Confirmed:
-

Date:
-

Drawn By:
JF/CJ

Scale:
NTS@A3

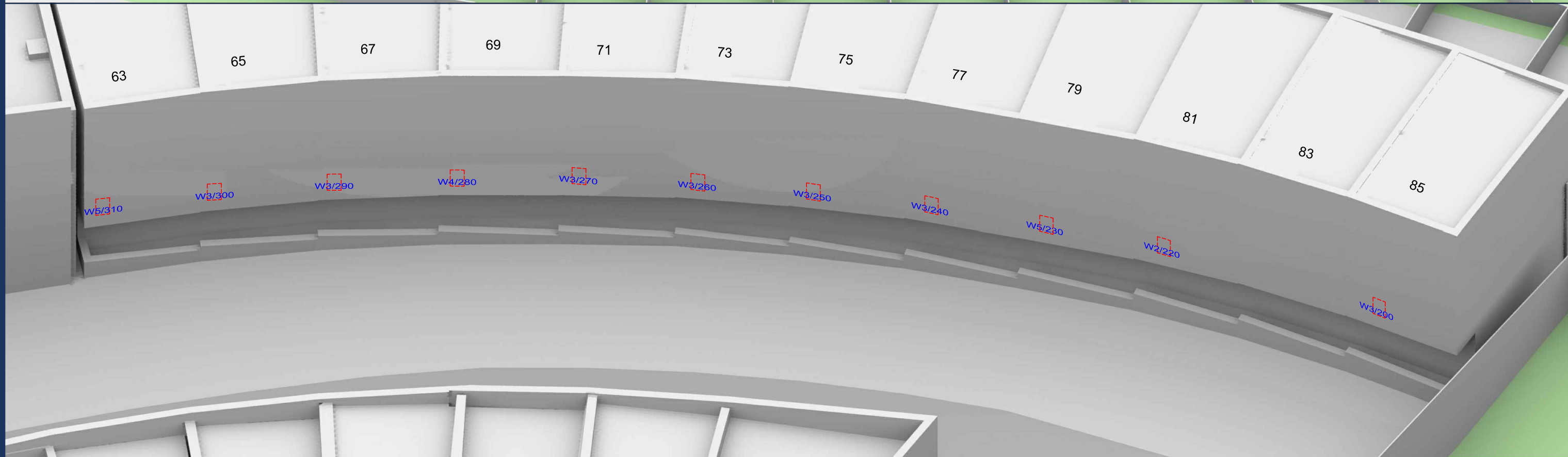
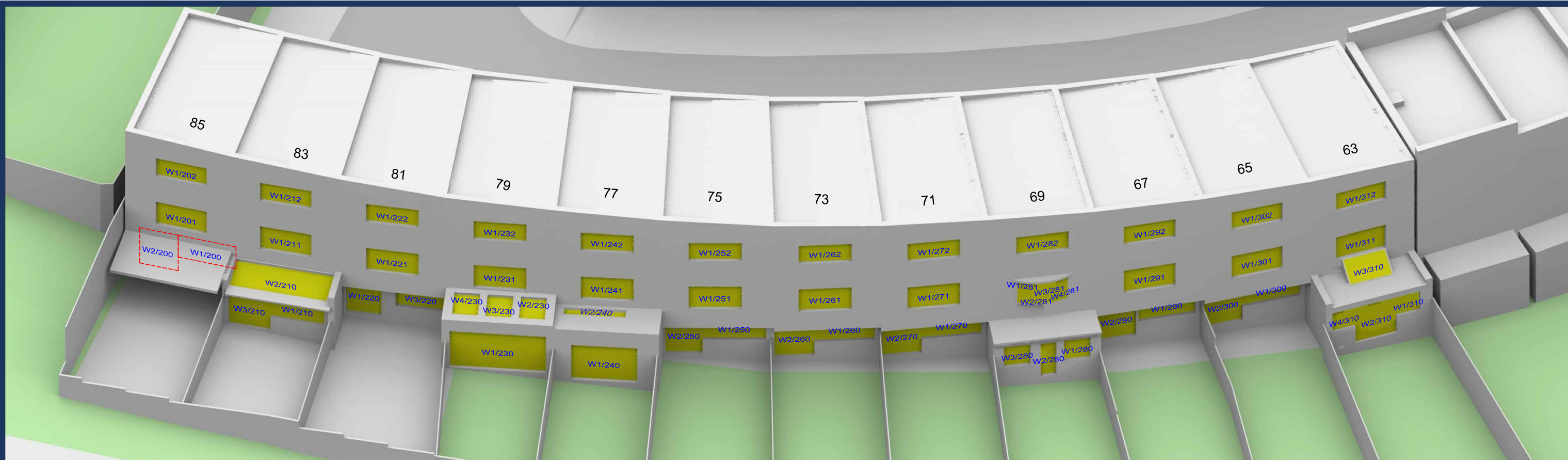
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SEP 19

Dwg No:
P2104/W/16

Rel:
09

POINT





Sources: Point 2 - Point Cloud Data
-Site Photos

Local Planning Authority

Zmapping LTD

Allford Hall Monaghan Morris

Info Received: 28/08/19

File Name: 190828_17105_Massing_Current.dwg

Key:

Project: HM Holloway Prison
London

Title: Window Layouts
63-85 Penderyn Way

Scheme Confirmed:

Date:

Drawn By:
JF/CJ

Scale:
NTS@A3

Date: SEP 19

Dwg No: **P2104/W/18**

Rel: 09

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Appendix 12.9 HM Holloway Prison Daylight Wide Area Assessment

Appendix 12.9

Research Paper

HOLLOWAY PRISON

LONDON BOROUGH OF ISLINGTON

WIDE-AREA DAYLIGHT ASSESSMENT – RESEARCH PAPER

CLIENT: PEABODY CONSTRUCTION LIMITED

DATE: NOVEMBER 2021

STRICTLY PRIVATE AND CONFIDENTIAL

01

INTRODUCTION

This Research Paper should be read in conjunction with Chapter 12 of the ES Submission, as well as the Standalone Daylight, Sunlight and Overshadowing Report submitted in support of the planning application for the Holloway Prison site.

Point 2 have undertaken an extensive research study in relation to the Holloway Prison site and surrounding areas. This research piece examines the existing levels of daylight within the immediately surrounding properties, as well as the local context to identify the range of existing daylight levels that are currently experienced, as well as looking at agreed and accepted levels of baseline VSC levels within the emerging urban landscape around more recently approved developments in the area.

This detailed and broad piece of work provides a basis to evaluate what levels of retained daylight potential could be considered commensurate for the surrounding properties in relation to the Holloway Prison site. The specific daylight and sunlight effects of the proposed development are assessed in detail in chapter 12 of the accompanying environmental statement.



Site Context and Setting of Alternative Target Values

Site Context

The urban context in which the Holloway Prison site is being developed is interesting and rather unique for a number of reasons. With the existing site buildings having formed the former Holloway Prison, the site has been an isolated walled environment for well over a century, closed off to its neighbours, the surrounding parcels of land have been developed, predominantly for residential use, with a range of local authority flat typologies, terraced housing and standalone residential blocks. These properties have naturally been located in some instances close to the site boundaries, with windows facing towards the site. There has, historically, been no reason for the site to connect with any of its neighbours, a challenge that the current Proposed Development has sought to unlock to improve the permeability across the site generally.

The existing buildings on the development site are relatively low rise in nature, and it is therefore inevitable that any meaningful form of development proposals will result in daylight and sunlight reductions which exceed the convention advice offered by the BRE Guidelines. This is further substantiated by the BRE compliant envelope studies in section 5 of the Standalone Daylight, Sunlight and Overshadowing Report and illustrated at the drawings in Appendix 1 of this Research Paper.

Given the low rise nature of the existing site buildings, consequently the existing site levels enjoyed by the surrounding properties immediately overlooking the site are in many cases, uncharacteristically high for an urban setting such as this, and it is therefore necessary to not only consider the existing levels of daylight that are currently being enjoyed in the immediate vicinity of the site but also within the wider vicinity, looking at both the established street scenes that are commonly found within a reasonable walking distance of the site, as well as emerging or recently developed street scenes as a result of recently approved and/or completed developments.

That being the case, there cannot be any reasonable expectation for the current daylight and sunlight levels to be maintained, as there is combined aspiration of the applicant and LBI for the site to be comprehensively redeveloped. It is therefore necessary to consider the manner in which the BRE Guidelines are to be interpreted and applied in urban locations and more specifically areas earmarked for transformational urban regeneration.

The BRE Guidelines is a national document that offers advice and site layouts to provide good natural daylighting within new developments and the safeguarding of daylight and sunlight within existing buildings. Due to its national application, the framework for designers, practitioners and planning officials to refer to 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 dense city centre environments, to areas where significant urban regeneration is taking place.

The technical specification offered by the BRE Guidelines is widely accepted to be predicated upon a low-rise suburban environment as opposed to more urban environments or areas undergoing regeneration. As such, it is our professional opinion there is a need for a practical and intelligent application of the BRE Guidelines in this particular instance. As explained in detail in section 5 of this report, the BRE Guidelines repeatedly acknowledges the shortcoming of the one size fits all approach and encourages the user to apply the guidelines in a manner that is appropriate for a particular situation.

Both the BRE and local and national policy also acknowledge that a degree of flexibility must be applied that given that numerical advice offered by the BRE is not mandatory and that a practical application of target values is required as natural lighting is only one of many factors that should be considered. Where appropriate, the BRE Guidelines promote the use of alternative target values to those discussed in the main body of the document and so the example of using the approach on modern high-rise buildings.

It is our opinion that the Holloway Prison site is a perfect example where the use of alternative targets should be used, particularly given the 'once in a generation' opportunity to significantly redevelop this large, accessible site, for a predominantly affordable housing lead development with major urban regeneration attributes.

Setting Alternative Targets

Appendix F of the BRE Guidelines 'Setting Alternative Target Values for Skylight and Sunlight Access' provides a methodology for setting alternative daylight and sunlight target values. The guidelines provide a self-regulating methodology to establish a set of consistent target values which can be determined using the 'mirrored massing concept' this essentially assumes a hypothetical massing is in place based on a development site which is of an equivalent height to the neighbouring building that could be affected by the new development. The image below is the example used in the BRE Guidelines to illustrate how this methodology should be adopted.

Where the angle of an obstruction is known, an equivalent VSC can be set as an alternative target value. The BRE gives the example of a mews in a historic centre, where a typical obstruction angle from a ground floor window might be close to 40° (the BRE's 27% VSC target is predicated upon an obstruction angle of 25°). This will correspond to a VSC of 18% (see the table below – columns 1 and 3), which could be used as a target value for development in that street if new development is to match the existing layout.

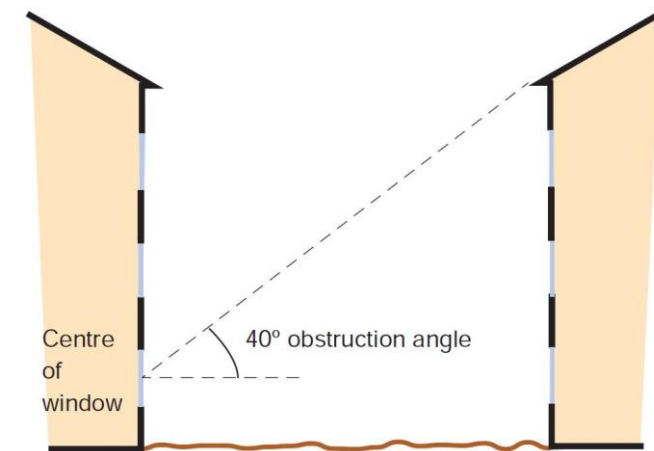


Figure F1: Hypothetical example of a narrow mews with a higher obstruction angle

Table F1: Equivalent VSCs, spacing-to-height ratios and boundary parameters corresponding to particular obstruction angles between rows of buildings. (Heights and angles are usually relative to a point at the centre of a window, see figure F2.)

Obstruction angle on building, degrees to horizontal	Equivalent spacing-to-height ratio (s^1/h^1)	Equivalent vertical sky component t (VSC) (%)	Obstruction angle at boundary (degrees to horizontal)	Spacing from boundary, divided by height (s^2/h^2)	Vertical sky component at boundary (%)
16	3.5	32	30	1.7	24
18	3.1	31	33	1.5	23
20	2.7	30	36	1.4	21
22	2.5	29	39	1.2	19
24	2.2	28	42	1.1	17
25	2.1	27	43	1.1	17
26	2.1	27	44	1.0	16
28	1.9	26	47	0.93	14
30	1.7	24	49	0.87	13
32	1.6	23	51	0.81	12
34	1.5	22	53	0.75	11
36	1.4	21	55	0.69	10
38	1.3	20	57	0.64	9
40	1.2	18	59	0.60	8
42	1.1	17	61	0.56	7
44	1.0	16	63	0.52	6
46	1.0	15	64	0.48	6
48	0.90	14	66	0.45	5
50	0.84	13	67	0.42	4

As discussed above, the immediate locality surrounding the site is interesting in that the majority of buildings range in height from 3-5 storeys, with the occasional taller blocks (for example Bakersfield rises to 10 storeys). As one moves further afield, there is an area of lower rise 2-3 storey housing, and as one moves closer to the arterial routes, then taller buildings are evident. The image below illustrates the general storey heights of buildings within the Wide-Area assessment zone (i.e. in relative locality to the Site).

There are a number of examples of more recently approved and emerging developments of a taller, arguably denser scale, where naturally existing daylight and sunlight levels are lower. There are, therefore a wide variety of building typologies surrounding the site, however it is our opinion that given the aspiration of both the Applicant and LBI is for the Holloway Prison site to be comprehensively redeveloped, then particular focus should be on the levels of light (and angles of obstruction), currently experienced within established 'building on building' relationships that exist between what one might consider to be more 'urban' building typologies in the site's locality as opposed to more traditional 2-3 storey terraced housing typology.

Equally, it is our opinion that it is more logical to follow the intention of Appendix F, but apply it to reality as opposed to upon a hypothetical situation. By this, we mean quantifying the actual daylight availability that exists within the emerging street scenes set within the established and more recently constructed developments neighbouring the site, as opposed to relying solely upon a hypothetical mirrored massing as suggested within the BRE Guidelines and set out in Table F.1 in Appendix F.

Methodology for Setting Alternative Target Values

We have created a basic 3D computer model of the immediate surrounding area which roughly extends to Holloway Road to the north, Tufnell Park Road to the west, Caledonian Road and the mainline railway to the east and York Way/Camden Park Road to the south. This covers an extensive area and a range of established and recently approved building typologies.

Given the scale of the wide area assessment, the analysis model has been based upon a z-map photogrammetry model, and therefore, we cannot be absolutely certain that every single building identically reflects the actual buildings that exist on the site, however the model and subsequent analysis we have produced is considered to be a representative of the daylight standards that are being achieved within the context.

From the wide area model we have produced of the locality, we have completed 2 studies to establish an appropriate set of alternative target values for this site:

1. Building on building relationships – calculating the angles of obstruction that exist within identified location, which in turn allows to determine the corresponding VSC values that are achieved by reference to the BRE Appendix F methodology (table F.1);
2. A VSC façade massing study across the whole assessment area including the adjacent residential buildings to the site that already exist. From this, we are able to extract detailed VSC figures at any given point on the façade of such those buildings to analyse the daylight availability to those specific buildings to draw comparison to the theoretical VSC values derived from the BRE Appendix F table based upon the angle of obstruction.

Building on Building Relationships

We have undertaken a thorough review of the wide area assessment and have selected 11 locations within our wide area model where there are conventional streets (both established and more recently constructed) with typical residential 'building on building' relationships that are arguably commensurate with an urban environment. We have drawn sections to establish the angles of obstruction that exist within the subject streets. To the best of our knowledge, we have drawn the sections from the lowest level of residential accommodation and excluded all commercial uses from the assessment.

Detailed drawings illustrating the locations of these sections are provided within Appendix 1 of this Research Paper. The individual sections for the assessment points are also included within the drawings at Appendix 20. The table below summarises the angles of obstruction for each of the assessment points and the corresponding VSC's which have been quantitatively assessed at a point 1.5m above ground.

The analysis calculates VSC values at 1msq intervals across the facades of each building. To calculate the VSC values that are being achieved at a particular floor level across the wide area model, we have sliced each of the buildings at 3m intervals which is broadly representative of a residential floor to floor height.

The model excludes elevational details such as balconies and winter gardens as their shape and design vary dramatically from building to building. Given the size of the assessment area we have examined, it would be impractical to model all of the individual façade features of the various schemes.

This is an important point as windows with balconies above them receive less daylight and sunlight as the balcony blocks out light from the top part of the sky. As such, the VSC values we have calculated in the wide area assessment represent the highest VSC's that would be experienced at any particular point. In practice, all of windows that are below balconies or recessed within buildings would demonstrate significantly lower values than those identified in this study however, for simplicity, we have calculated the VSC on the outer face of the buildings.

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A false colour scale is applied to the elevations to represent a particular VSC value. The cooler colours (purple to cyan) represent the lower VSC's, with the warmer colours (greens to reds) representing the higher values.

Location	Angle of Obstruction	VSC derived from Appendix F Table F1 (based upon theoretical uniform obstruction)	Average VSC reading from detailed VSC façade mapping analysis (*excluding any balconies/deck access/overhangs)
1	37°	20.5%	18.6%*
2	25°	27%	19%
3	30°	24%	19%
4	46°	15%	17.5%*
5	39°	19%	19.8%
6	33°	22.5%	19.2%
7	36°	21%	17.6%
8	45°	15.5%	12.3%
9	40°	18%	19.5%
10	29°	25%	19.1%
11	38°	20%	17.5%

As you can see, the angles of obstruction across each of the 11 locations range from 25° - 46°. This produces corresponding VSC values of between 15% and 27% when derived directly from the BRE Appendix F Table F.1. However, when analysing the VSC readings from detailed VSC façade mapping analysis, it is evident that the VSC ranges from these locations are between 12.3% and 19.8%.

Rather interestingly, the BRE table is based upon a theoretical uniform obstruction directly opposite the windows two dimensionally, whereas the detailed façade mapping analysis takes in to account the articulation of the buildings in the skyline opposite in three dimensions.

To provide an example, whilst the BRE recommends a VSC of 27% with an obstruction angle of 25°, you can see from location 2 that the obstruction angle is 25°. The VSC derived from the VSC façade mapping, however, is only 19% when taking into account the form of the buildings directly opposite. This provides one example of the theoretical nature of Appendix F within the BRE Guidelines, and that in reality, it is entirely plausible for lower VSC levels to be realised when considering the angle of obstruction.

To further substantiate this point, there are also a number of examples where the actual VSC reading from the façade mapping is greater than the theoretical VSC figure derived from Appendix F Table F.1; location 9 shows a 40° angle of obstruction which would result in a corresponding theoretical VSC figure of 18% derived from Table F.1, however the detailed VSC reading from the façade mapping is 19.5%.

What is evident, is that from this sample of 11 locations taken from the wide area assessment, there are examples where the angles of obstruction range from the BRE example of 25° up to 46°, with VSC readings from the façade mapping ranging from 12.3%-19.8% well below the BRE 27% numerical criteria. These are not locations that are entirely high-rise developments with close building relationships; these provide a cross-section analysis of building typologies ranging from 'desirable' established street scenes with 3-4 storey housing opposite one another on a tree lined street, through to more recently developed buildings typologies close to arterial routes where obstruction angles are naturally greater and VSC levels are naturally lower.

In our opinion, the results of this wide area assessment provide a rational basis for setting alternative target values, as they are clearly representative of a reasonable expectation of daylight within this urban setting.

Wide Area Assessment – Locations

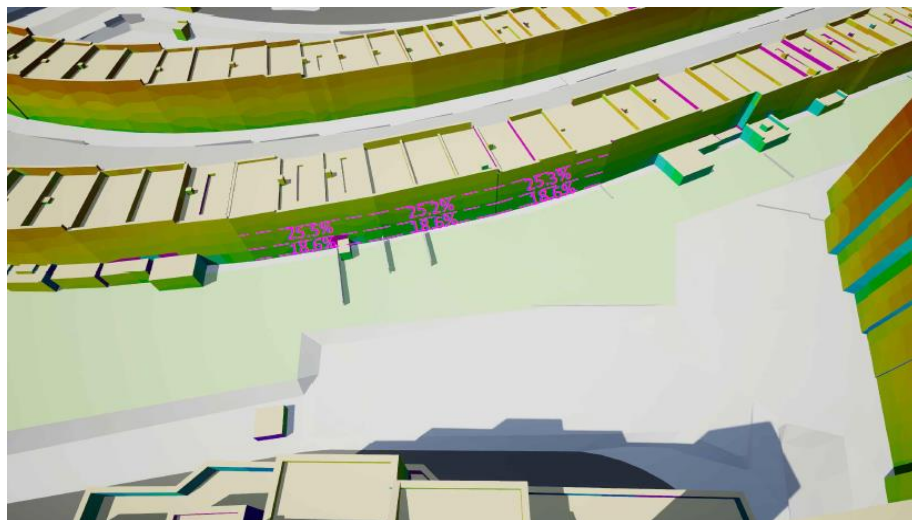
Set out below is a commentary on the findings of the wide area assessment of each of the 11 locations.



Locations:

1. Penderyn Way
2. Hollins House
3. Dalmeny Avenue (Courtyard)
4. Dalmeny Avenue
5. Russet Crescent (Courtyard)
6. Widdenham Road
7. Biddestone Road
8. Hornsey Street
9. Eden Grove
10. Shearing Way (Courtyard)
11. Chris Pullen Way (Courtyard)

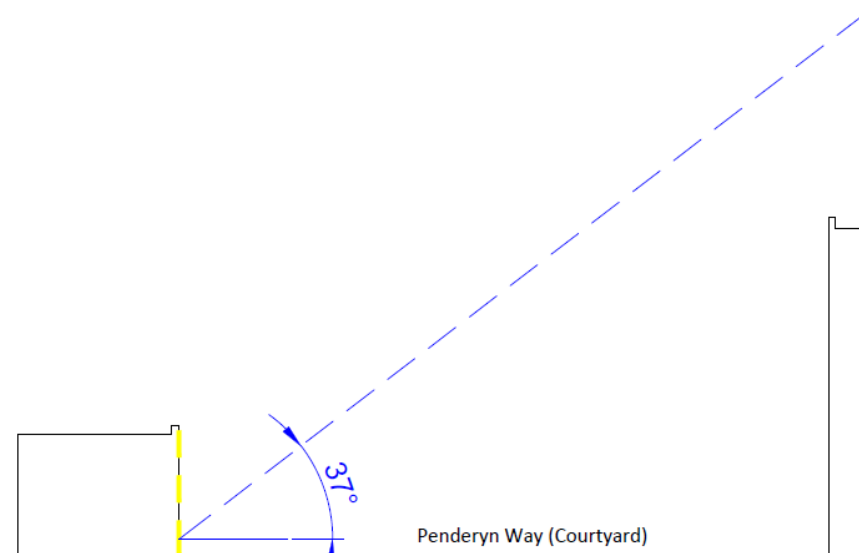
Extent of Wide-Area Assessment and Selected Locations



Drawing P2104/FS/02 at Appendix 1 shows the existing VSC levels taken at ground level along Penderyn Way located directly opposite the Bakersfield Estate, a well-established building to building relationship in the immediate vicinity of the site.

It is important to note, that the vast majority of Penderyn Way properties, at ground floor level, have heavily overhung windows serving main living spaces. As such, existing VSC levels are inevitably much lower than were the windows to be flush with the main rear elevation of the buildings. The wide area assessment analysis as a general principle excludes elevational detail such as balconies and overhangs, as their shape and design vary dramatically from building to building.

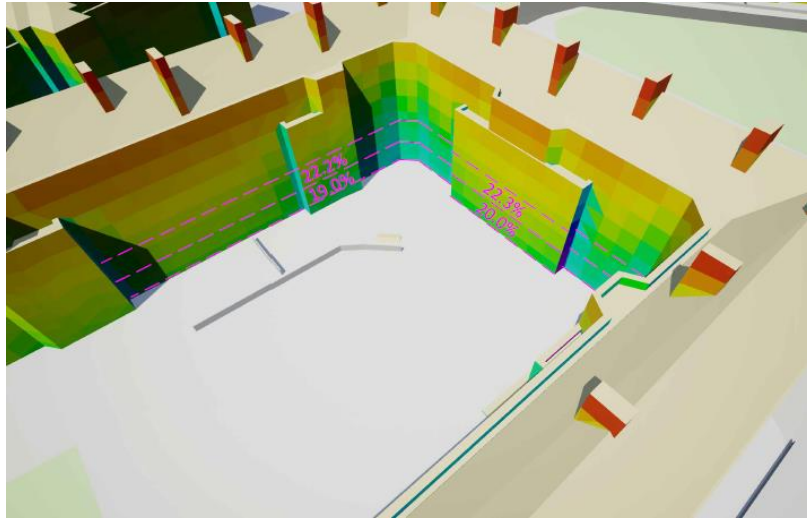
This is an important point as windows with balconies above them receive less daylight and sunlight as the balcony blocks out light from the top part of the sky. As such, the VSC values we have calculated on the wide area assessment represent the highest VSC that will be experienced at any particular point. In practice, all of the windows that are below balconies or recessed within buildings would demonstrate significantly lower values than those identified in this study, however for simplicity, we have calculated the VSC on the outer face of the building.



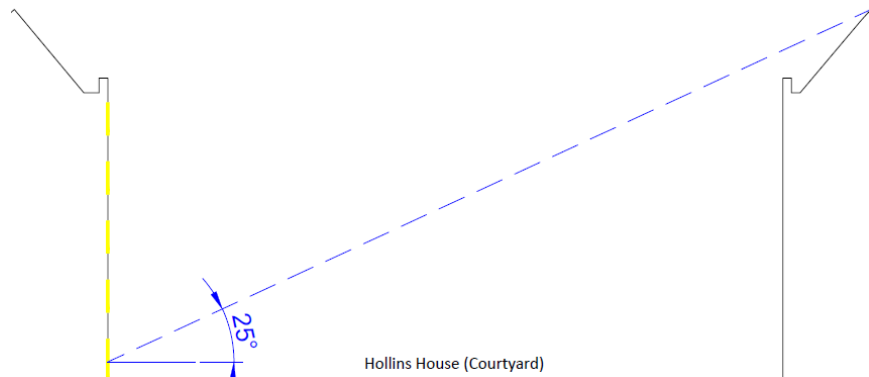
The analysis indicates that the average angle obstruction at ground floor level of the Penderyn Way properties in this location would be 37°, assuming the windows were on the outer face of the building. This corresponds to a VSC reading from the BRE Guidelines Table F1 of 20.5%.

What is evident from the VSC façade mapping analysis, is that the average VSC reading at ground floor level is lower at 18.6%, albeit we know that this is significantly higher than it would be in reality due to their heavily overhung nature.

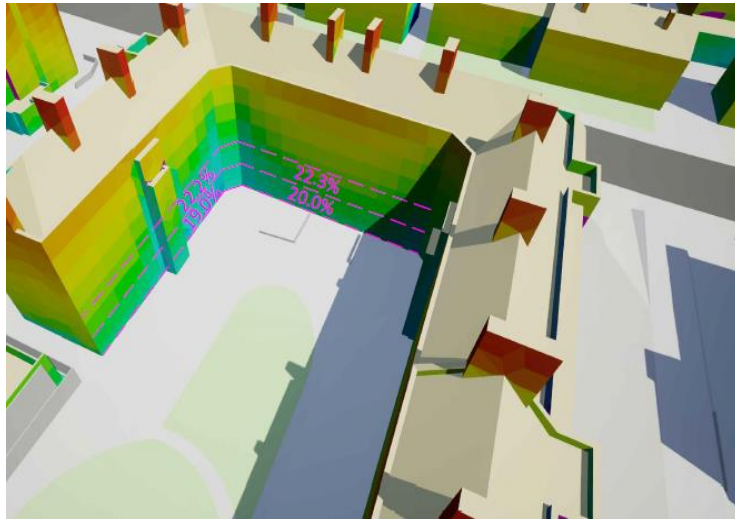
This demonstrates that desirable, 3 storey townhouses on a street immediately adjoining the site to the west, has a well-established relationship with its neighbours that results in existing VSC levels to the principal living spaces at ground floor level, well below the BRE 27% target. This is further exacerbated by the fact the ground floor windows (except where occupants have extended their ground floor living areas) are heavily recessed into the building, resulting in even further reduced existing VSC levels.



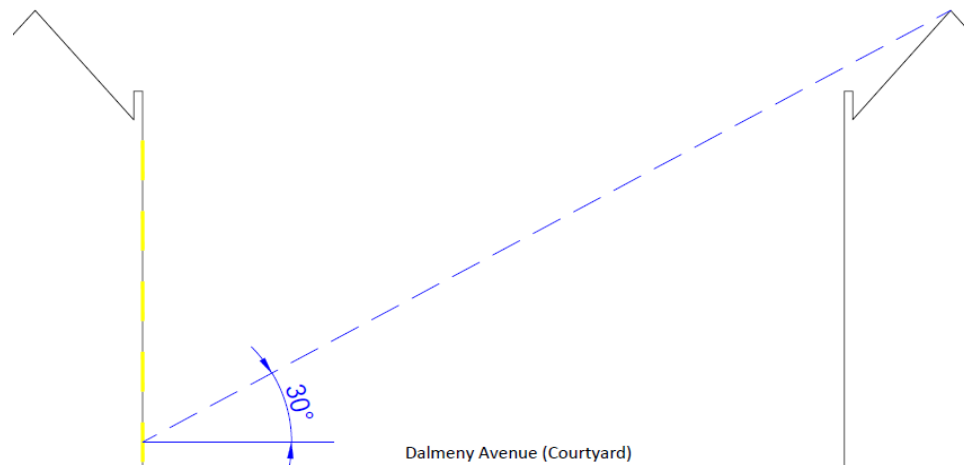
Drawing P2104/FS/03 at Appendix 1 illustrates this established 5 storey local authority courtyard block arrangement located to the north west of the site. When considering the typology, the angle of VSC from the assumed lowest level habitable window is 25°, which corresponds to a VSC of 27% when applying the BRE table at Appendix F table F.1.



The VSC façade analysis has, however indicated that VSC levels are on average between 19% and 20% at lowest floor level assuming that none of the windows are overhung by projected balconies which is indeed the case in this situation. This indicates that even with a relatively generous courtyard arrangement VSC levels below the recommended 27% are experienced in this established typology.

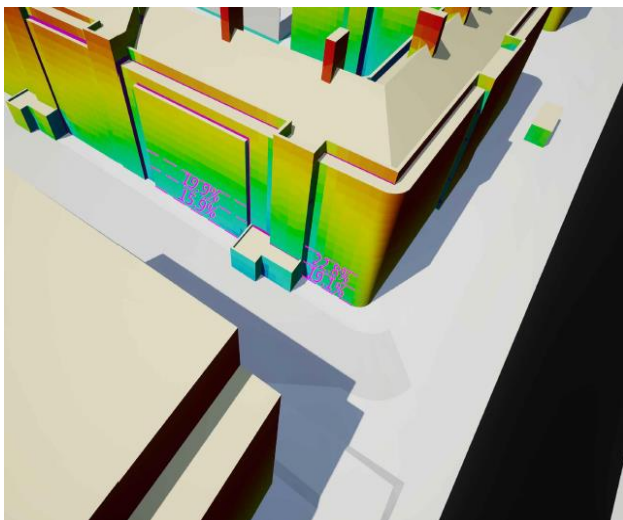


Drawing P2104/FS/04 at Appendix 1 illustrates another established 5 storey existing local authority block with a courtyard typology with main habitable rooms facing out on to an internal courtyard, some of which have windows overhung by projecting balconies, albeit the majority are unobstructed.



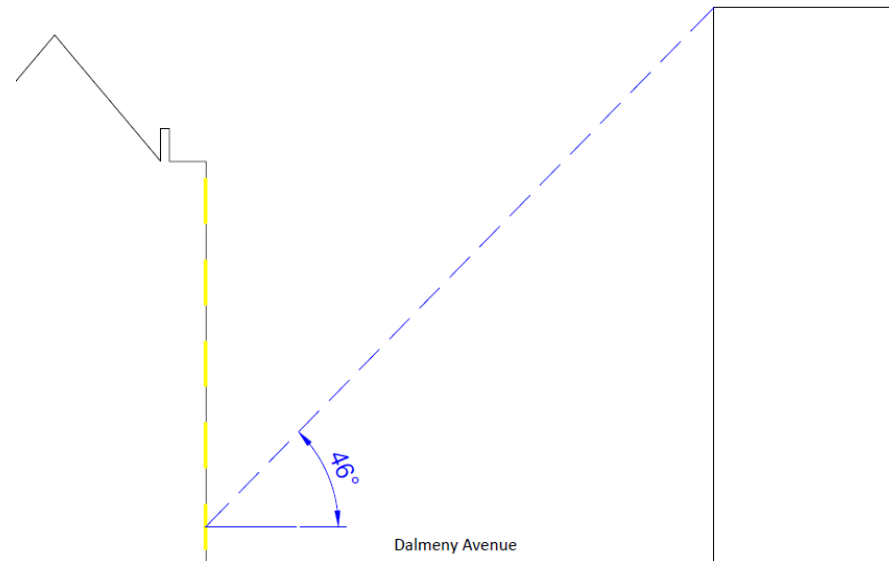
The angle of obstruction from the assumed lowest ground floor level, is c.30%, corresponding to a VSC of 24% when derived from the BRE's Appendix F table F.1, however the average VSC reading from the wide area assessment, again assuming no balcony overhangs, is between 19-20%.

This again demonstrates that despite a reasonable courtyard arrangement, and window separation distances, a typical angle of obstruction for a 5 storey block would be in theory close to the BRE Guideline recommendations, however in reality the existing VSC levels within those units is likely to be much lower at closer to 20% VSC for unobstructed windows.



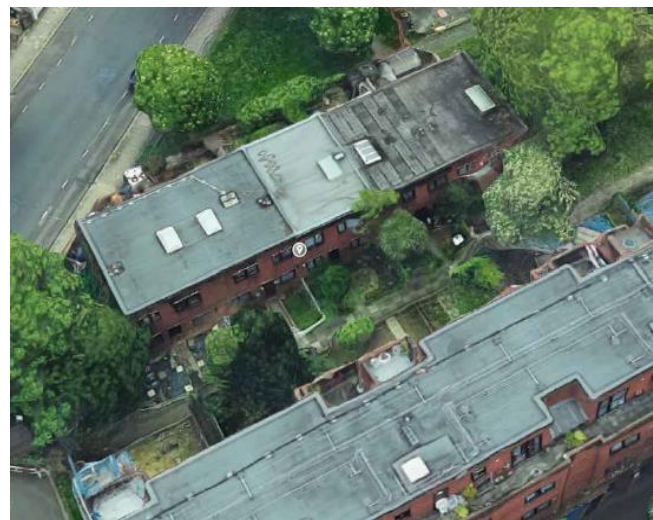
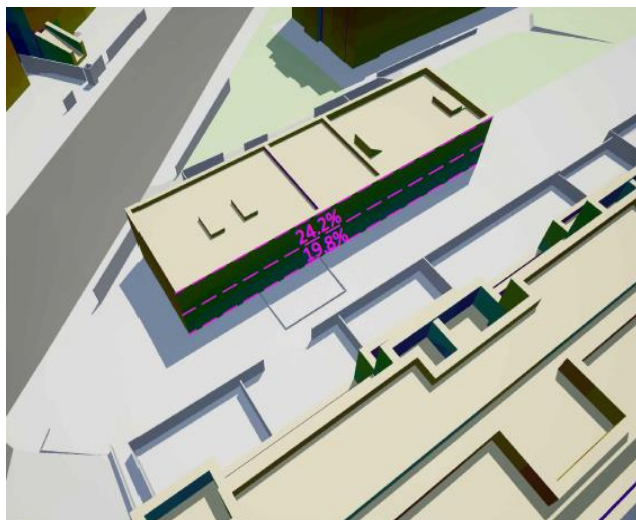
Drawing P2104/FS/05 at Appendix 1 illustrates the relationship between the established 5 storey local authority block on Dalmeny Avenue and its relationship with the relatively recently constructed 1 Dalmeny Avenue development. Again, these windows are heavily obstructed by deck access walkways such that their existing VSC levels are substantially lower than they would be if the windows were on the outer facing of the building. However, the wide area assessment has ignored the effect of the deck access walkways for the purposes of this assessment.

The angle of obstruction from the outer face of the building to the neighbouring 1 Dalmeny Avenue Development is c. 46% from the lowest habitable window which would correspond to a VSC of 50% when considering the BRE Appendix F table F.1 theoretical value.

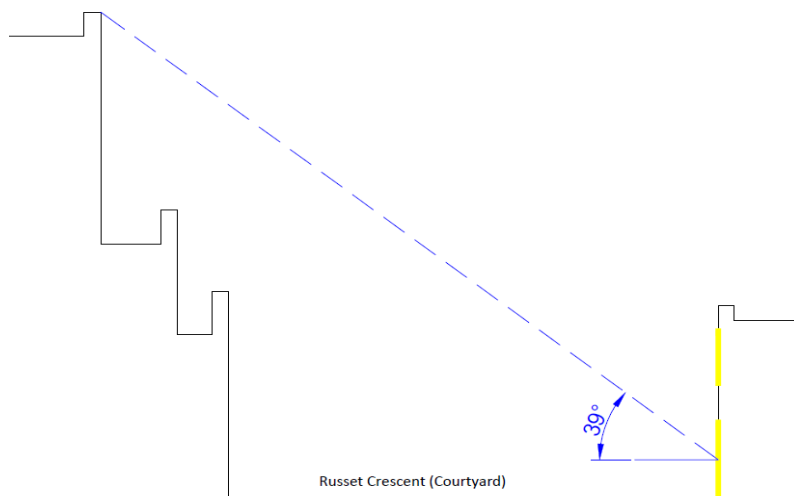


The average VSC reading from the VSC façade analysis reads at 17.5% which does not take into account the deck access. This therefore demonstrates that a relatively recent building to building relationship as a result of an approved development, results in existing VSC levels that theoretically would be c.17.5% at ground floor level (i.e. well below the BRE 27% target) but in reality is much lower because of the existing architectural features of the building.

In conclusion, it is evident that existing residents living within a few hundred metres of the site are experiencing VSC levels of below 20% in not only established building to building typologies, but recently evolving building to building typologies and this has been considered acceptable.

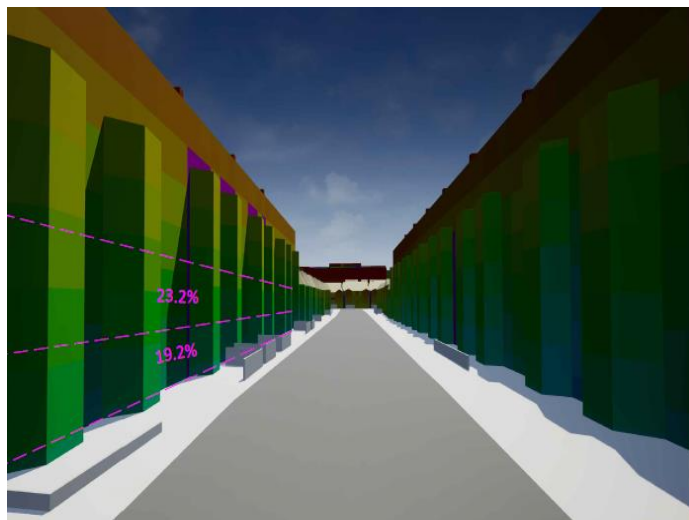


Drawing P2104/FS/06 at Appendix 1 shows a location to the east of the site where there is an established building to building relationship of 2 storey residential dwellings facing onto 4 storey buildings with an angle of obstruction of 39° of the lowest habitable window.

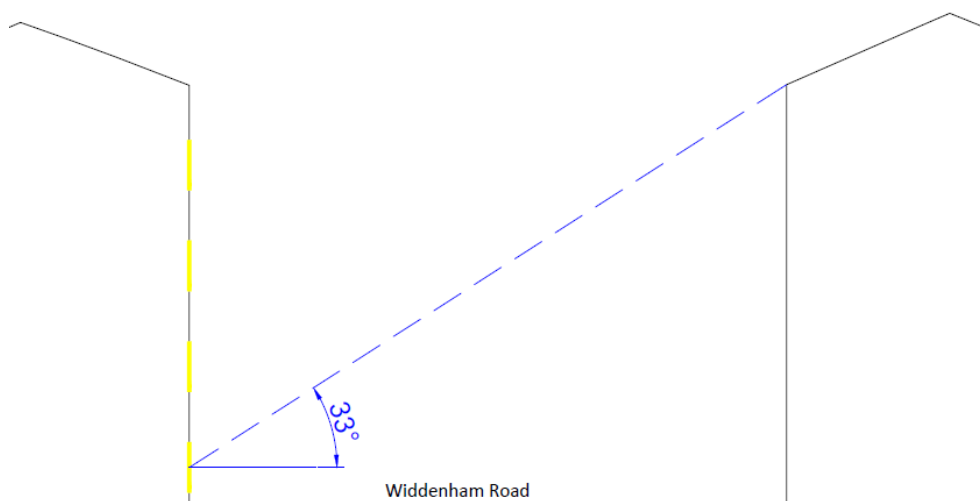


This would correspond to a VSC of 19% from the BRE Appendix F table F.1. The VSC façade analysis indicates a generally comparable VSC figure of 19.8% at ground floor level.

This indicates that a well-established street scene has a VSC of below 27% in the existing scenario and would be considered to be acceptable given the urban context.

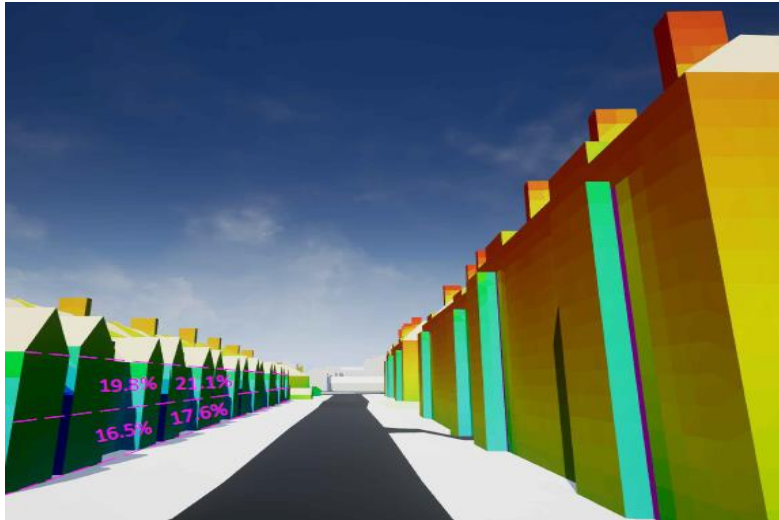


Drawing P2104/FS/07 at Appendix 1 illustrates an arguably desirable street located to the north east of the development site, characterised by handsome 4 storey mansion blocks separated by a typical tree lined street.

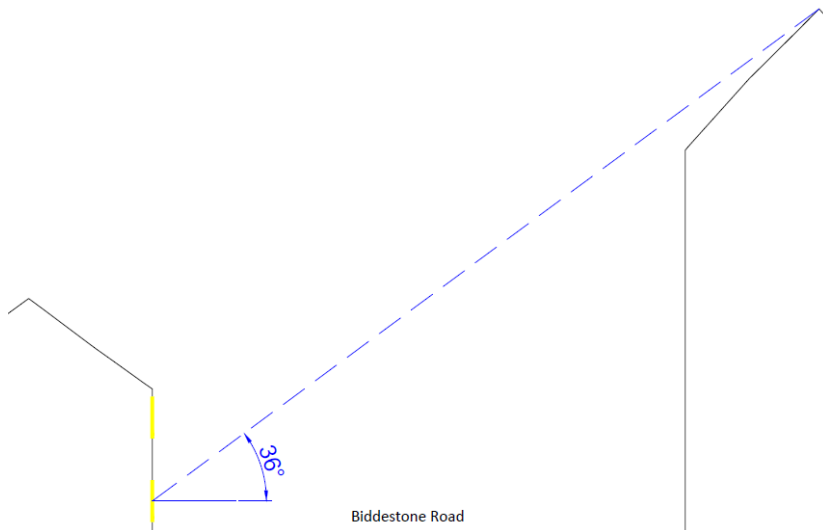


Despite this street displaying more suburban characteristics, the average angle obstruction from the ground floor bay window is 33° which would correspond to a VSC of 22.5% from the BRE Appendix F table F.1. The VSC façade analysis indicates an average VSC figure of 19.2% at ground floor level.

This illustrates that VSC levels around 20% remain common within even relatively modest street scenes within the local vicinity, despite the fact that this four storey mansion block arrangement is unlikely to be perceived as over-development.

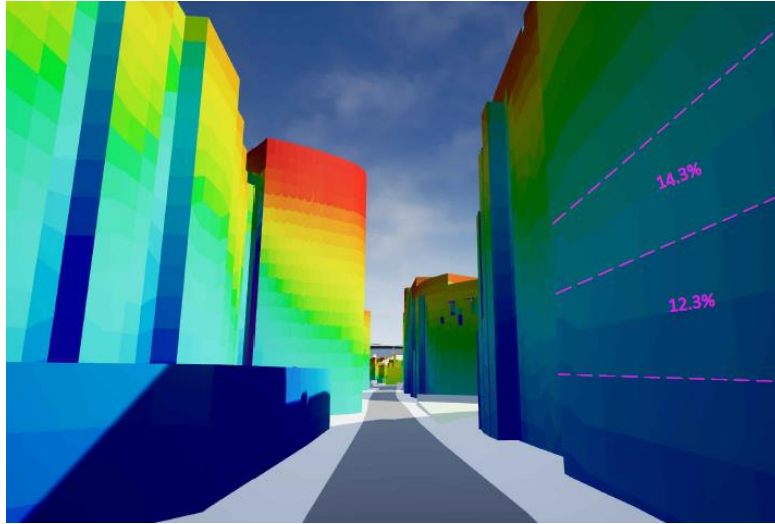


Drawing P2104/FS/08 at Appendix 1 illustrates a relatively modest street scene characterised by two-storey terraced housing opposite five storey local authority housing blocks located to the north east of the site.

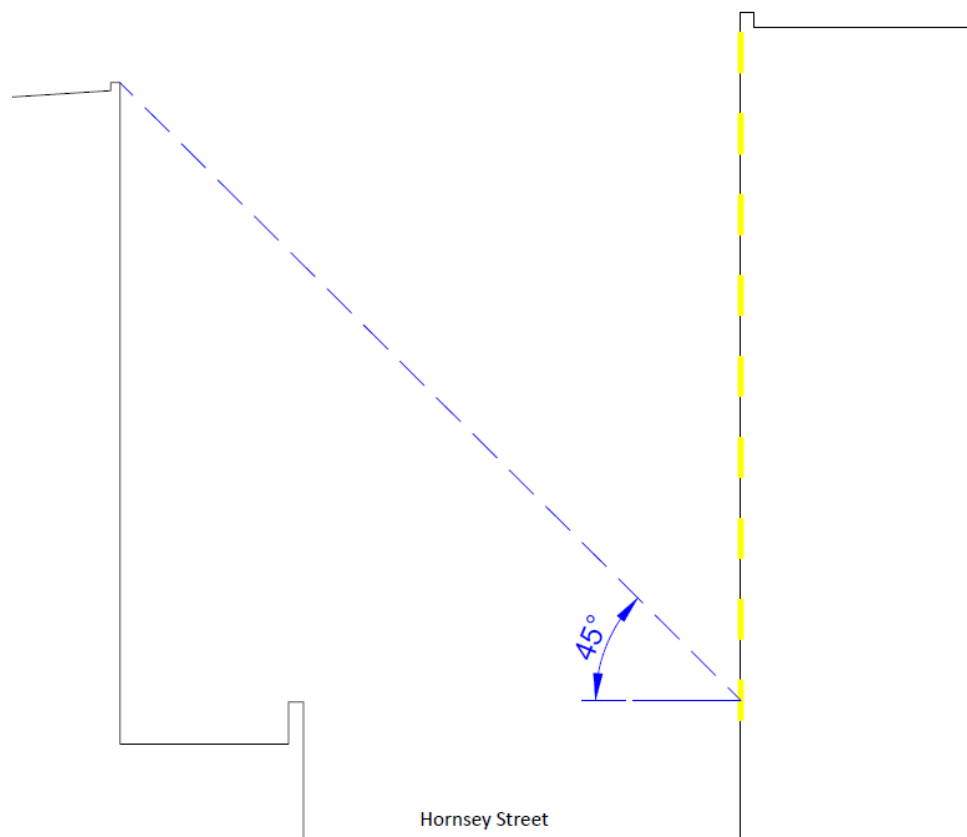


Again, despite this street displaying more suburban characteristics, the average angle obstruction from the ground floor bay window is 36° which would correspond to a VSC of 21% from the BRE Appendix F table F.1. The VSC façade analysis indicates an average VSC figure of 17.6% at ground floor level.

This illustrates that an established building to building relationship of two-storey terraced housing opposite 5 storey local authority blocks astride a typical street width, results in existing VSC levels of below 20% at ground floor level.

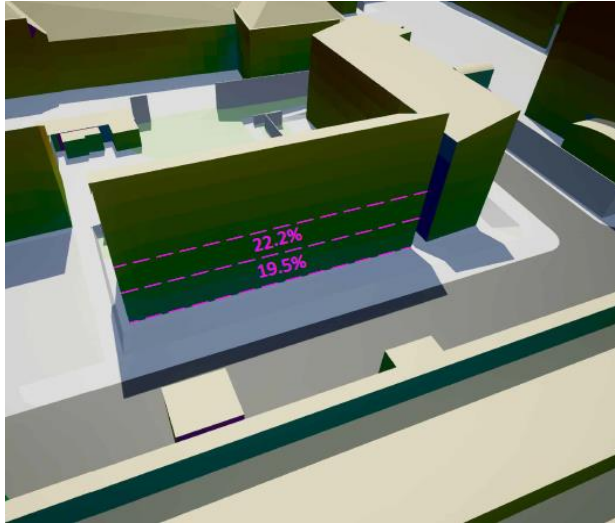


Drawing P2104/FS/09 at Appendix 1 illustrates a more recently developed street scene located closer to the railway to the north east of the site, with taller 9/10 storey residential blocks located relatively close to one another. Whilst this is a more extreme example, these developments are not a significant distance from the Site and their living conditions have been deemed to be acceptable.



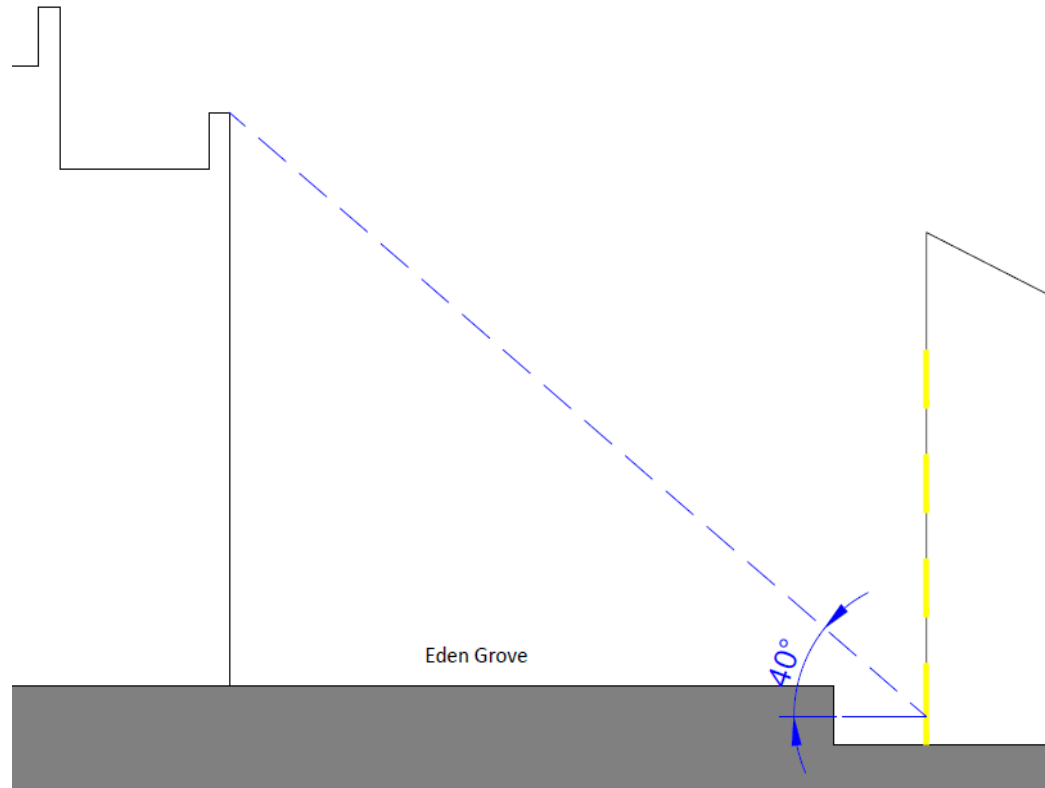
With ground floor commercial/retail within these buildings, the obstruction angles have been taken at first floor level and the analysis indicates an average obstruction angle of 45° which would correspond to a VSC of 15.5% from the BRE Appendix F table F.1. The VSC façade analysis indicates an average VSC figure of 12.3% at first floor level. Again, in reality many of these windows would have lower VSC levels owing to the projecting balconies and deck access walkways that are a clear design feature of these more recently constructed buildings.

This example serves to illustrate that more dense environments, closer to mainline stations and amenities are significantly lower than the BRE recommendations, and so it would appear practical and reasonable to apply a 20% alternative VSC target to the Site given it is less dense than Hornsey Street and more sympathetic building relationships with the existing context will remain following the implementation of the Proposed Development.

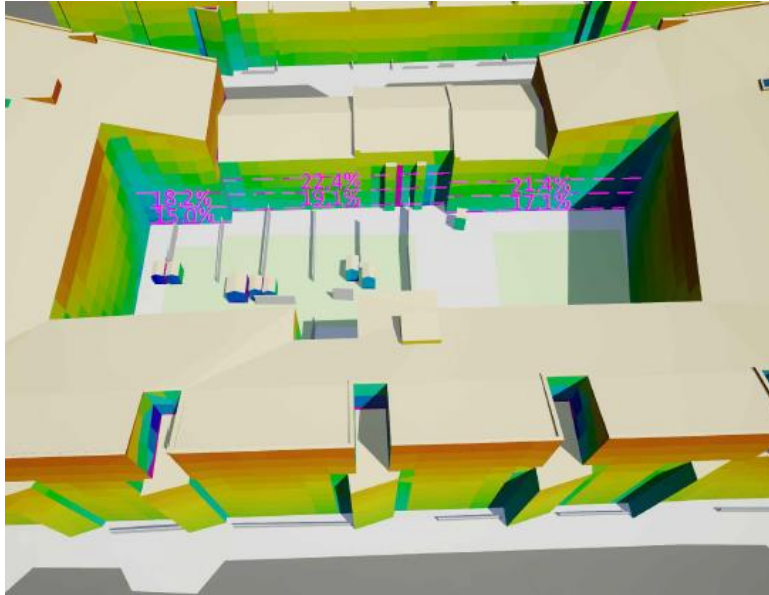


Drawing P2104/FS/10 at Appendix 1 illustrates a more recently developed street scene located closer to the railway to the north east of the site, with a recently developed 4/5 storey residential development located opposite an established four storey residential block.

The analysis indicates an average obstruction angle of 40° which would correspond to a VSC of 18% from the BRE Appendix F table F.1. The VSC façade analysis indicates an average VSC figure of 19.5% at ground floor level.

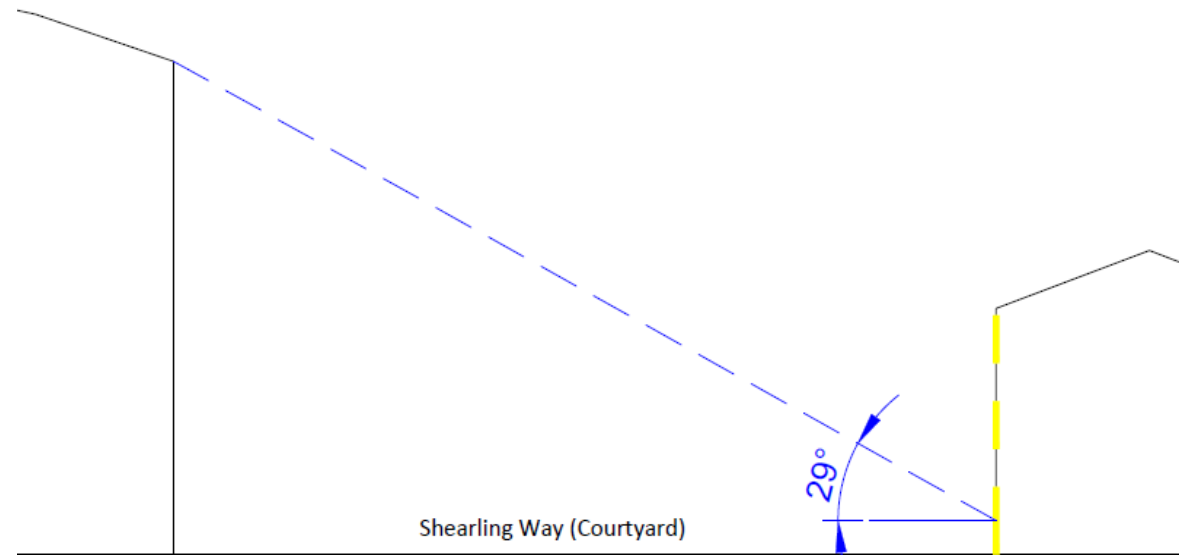


This location demonstrates the juxtaposition between new development and established lower scale residential typologies, and how the BRE 27% is unrealistic in such urban locations. Again, in these scenarios, where development is taking place that seeks to change the shape and character of an area over time, an alternative target VSC of 20% seems wholly reasonable.

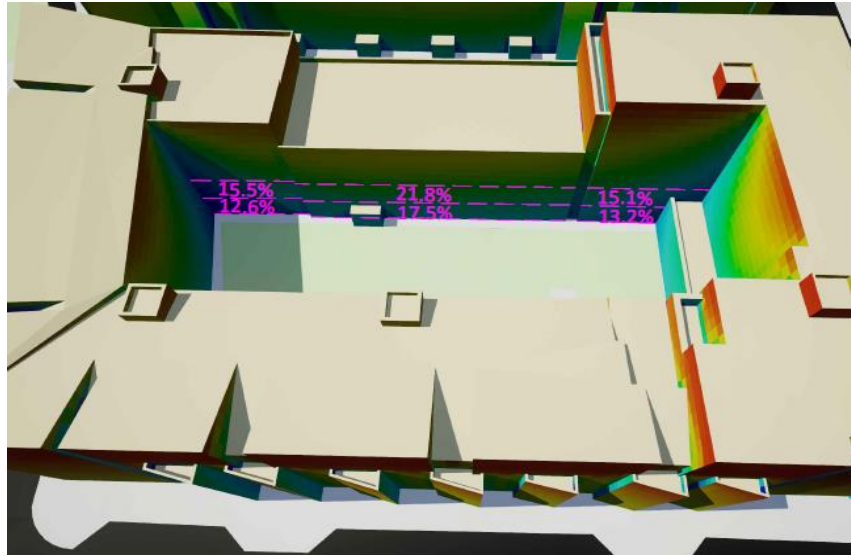


Drawing P2104/FS/11 at Appendix 1 illustrates a typical courtyard development located to the south east of the site, with typical adjacencies of 3-5 storeys of residential accommodation separated by internal courtyard gardens. The proximities do not feel overly oppressive despite the relatively built-up nature of the developments.

The analysis indicates an average obstruction angle of 29° which would correspond to a VSC of 25% from the BRE Appendix F table F.1. The VSC façade analysis, however, indicates an average VSC figure of 19.1% at ground floor level, albeit there are also VSC levels in the order of 15% and 17% recorded closer to the internal quoins of the courtyard spaces.

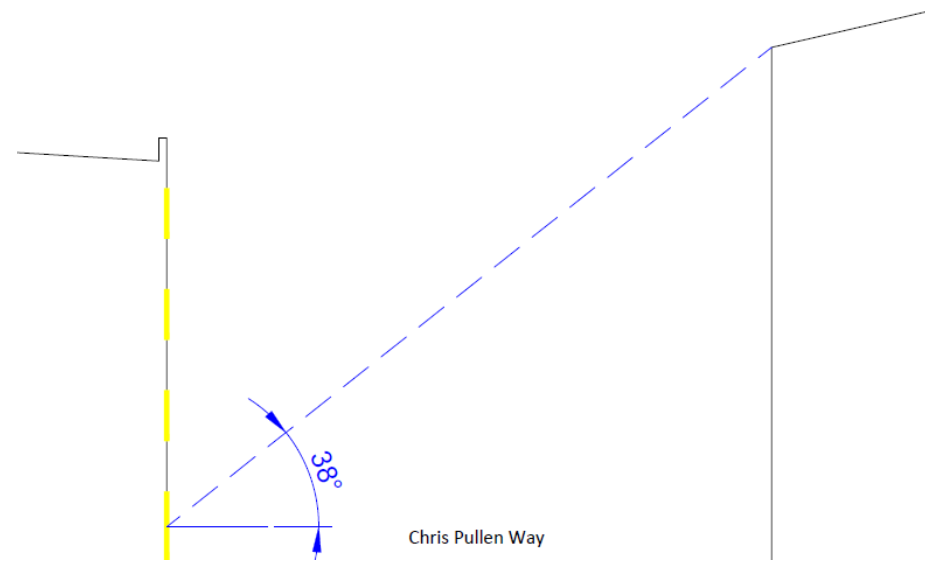


The section has been taken through the three-storey townhouse element of the residential courtyard block, and so the VSC reading and associated obstruction angle relates to the ground floor living space (with direct access to the garden via a patio door). This indicates that whilst arguably a more desirable location in the centre of the block, VSC levels below the BRE recommendations are being realised and ultimately deemed to be acceptable.



Drawing P2104/FS/12 at Appendix 1 illustrates a typical courtyard development located to the south east of the site, with typical adjacencies of 4-5 storeys of residential accommodation separated by internal courtyard gardens. These courtyards are slightly tighter than the adjoining courtyard at Shearling Way.

The analysis indicates an average obstruction angle of 38° which would correspond to a VSC of 20% from the BRE Appendix F table F.1. The VSC façade analysis, however, indicates an average VSC figure of 17.5% at ground floor level, albeit there are also VSC levels in the order of 12.6% and 13.2% recorded closer to the internal quoin of the courtyard spaces.



Once again, a relatively common courtyard block typology records VSC levels well below the BRE recommendations within ground floor courtyard facing units. This is a reasonably established building, despite its modern appearance, and VSC levels in the order of mid-teens has been deemed acceptable in this locality. Whilst not wholly dissimilar in context to the Site, this further supports the recommendation that a 20% alternative VSC target would not be unreasonable.

The redevelopment of the Holloway Prison site represents a 'Once in a Generation' opportunity for major urban regeneration and place making, with the delivery of much needed affordable housing and the reconnection of the site to its neighbours.

Given the low-rise nature of the existing site buildings and the relatively high levels of daylight and sunlight enjoyed by neighbouring properties at present, it is inevitable that any development proposals that respond to the aspirations of the local authority to see this site comprehensively redeveloped, will result in daylight and sunlight reductions that exceed the conventional national advice offered by the BRE guidelines; which are theoretically as applicable to a low-rise suburban environment as they are to an area undergoing transformational urban regeneration.

The suburban characteristics upon which the BRE Guidelines are predicated are very obviously absent in this case, and therefore a practical and intelligent application of the Guidelines is required if the effects to the neighbouring buildings are to be properly understood.

The BRE recognise that in certain circumstances, it is appropriate to use different target values to those described in the main text of the guidelines. To quantify what an appropriate set of 'alternative target values' might be, we have undertaken a wide-area assessment of existing daylight availability within the locality of the Site and focused on a number of locations to identify the levels that are experienced at ground floor level, representing a cross-section of building typologies that can be found in the area.

These assessments indicate that generally VSC's of 17-20% VSC are indicative of ground floor residential windows in key locations within the locality where both established and emerging building-on-building relationships are comparable with those that would be experienced around the Site following implementation of the Proposed Development. This does not include windows that are overhung by projecting balconies or deck access walkways where VSC levels are naturally lower.

We are of the opinion that the Site is located within an urban environment, as defined in the London Plan, and it is evidently the aspiration of both the Applicant and LBI for the site to be comprehensively redeveloped, thus involving a departure from the current site conditions.

Therefore, in our view 20% VSC could be considered as an appropriate alternative daylight target value for reference within the locality of the Holloway Prison site. Clearly, where existing windows are self-obstructed by balconies, deck access walkways, overhanging projections etc. then naturally lower VSC levels are likely – as demonstrated by the existing VSC results which indicate that a quarter of the windows tested around the site have VSC levels below 20% despite the relatively limited existing buildings on the site.

Appendix 1

- WIDE AREA ASSESSMENT LOCATIONS



- 1. Penderyn Way (Courtyard)
- 2. Hollins House (Courtyard)
- 3. Dalmeny Avenue (Courtyard)
- 4. Dalmeny Avenue
- 5. Russet Crescent (Courtyard)
- 6. Widdenham Road
- 7. Biddestone Road
- 8. Hornsey Street
- 9. Eden Grove
- 10. Shearling Way (Courtyard)
- 11. Chris Pullen Way (Courtyard)



Sources: Zmapping LTD
Aerial Survey

Key: VSC (%)

0%

5%

10%

15%

20%

25%

30%

35%

≥ 40%

- Site boundary

Project: HM Holloway Prison
London

Title: Daylight (VSC) Levels on Facade
Sections Location

Scheme Confirmed:

Date:

Drawn By:
EVJ

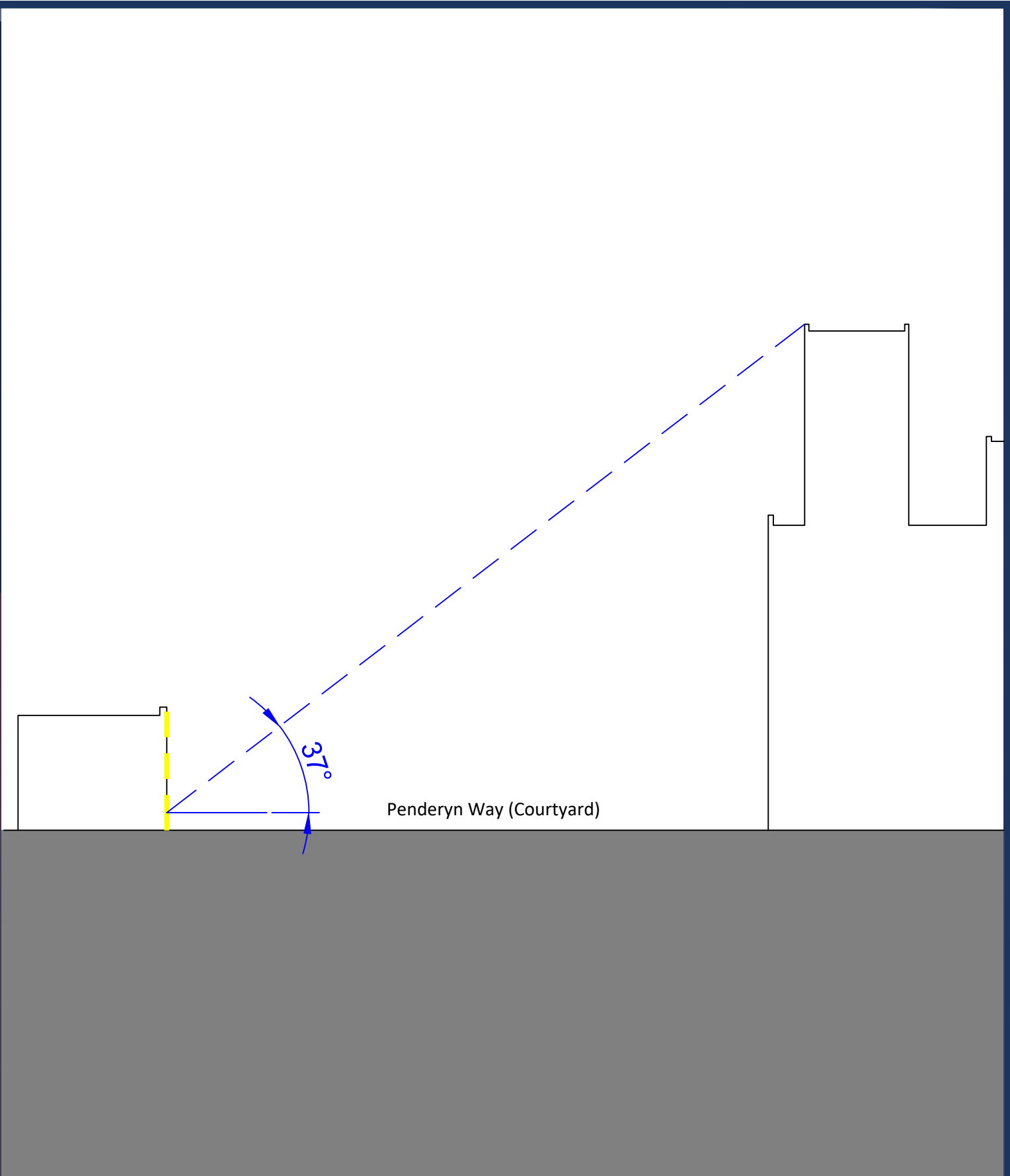
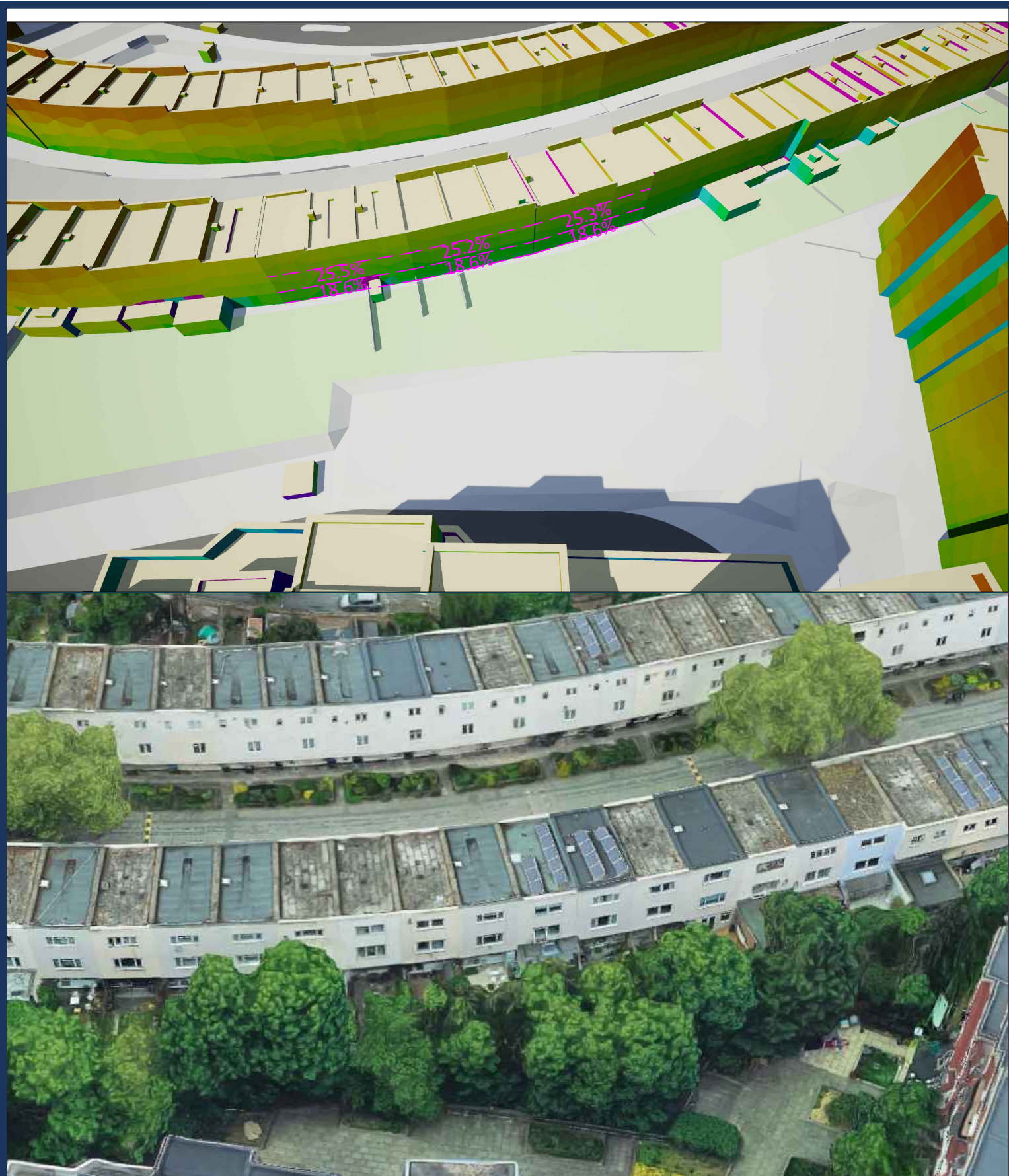
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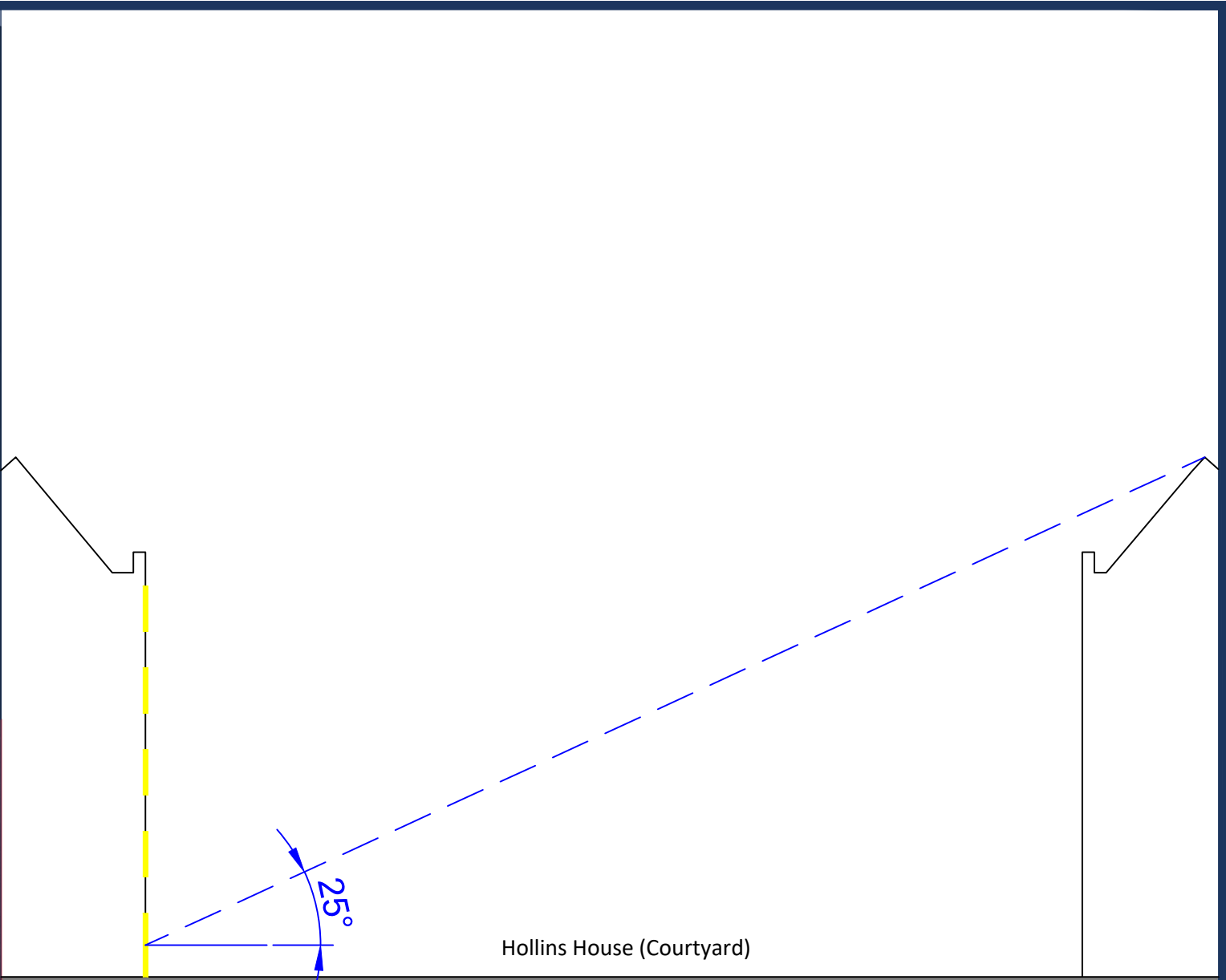
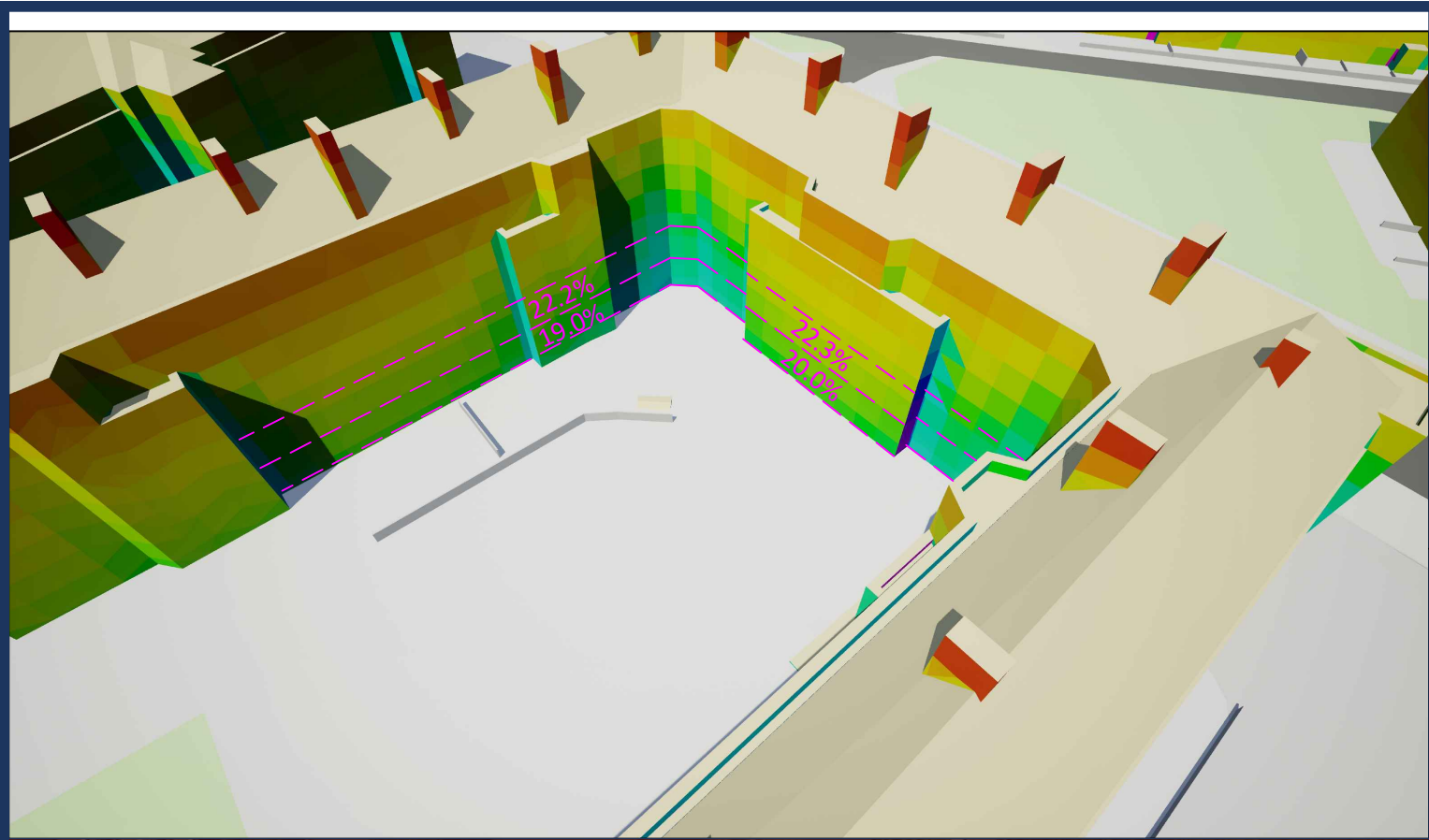
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Sources: Zmapping LTD Aerial Survey	Key: VSC (%) <div><div>0%</div><div>5%</div><div>10%</div><div>15%</div><div>20%</div><div>25%</div><div>30%</div><div>35%</div><div>≥ 40%</div></div> - VSC % Average		Project: HM Holloway Prison London			Title: Daylight (VSC) Levels on Facade Penderyn Way (Courtyard)	
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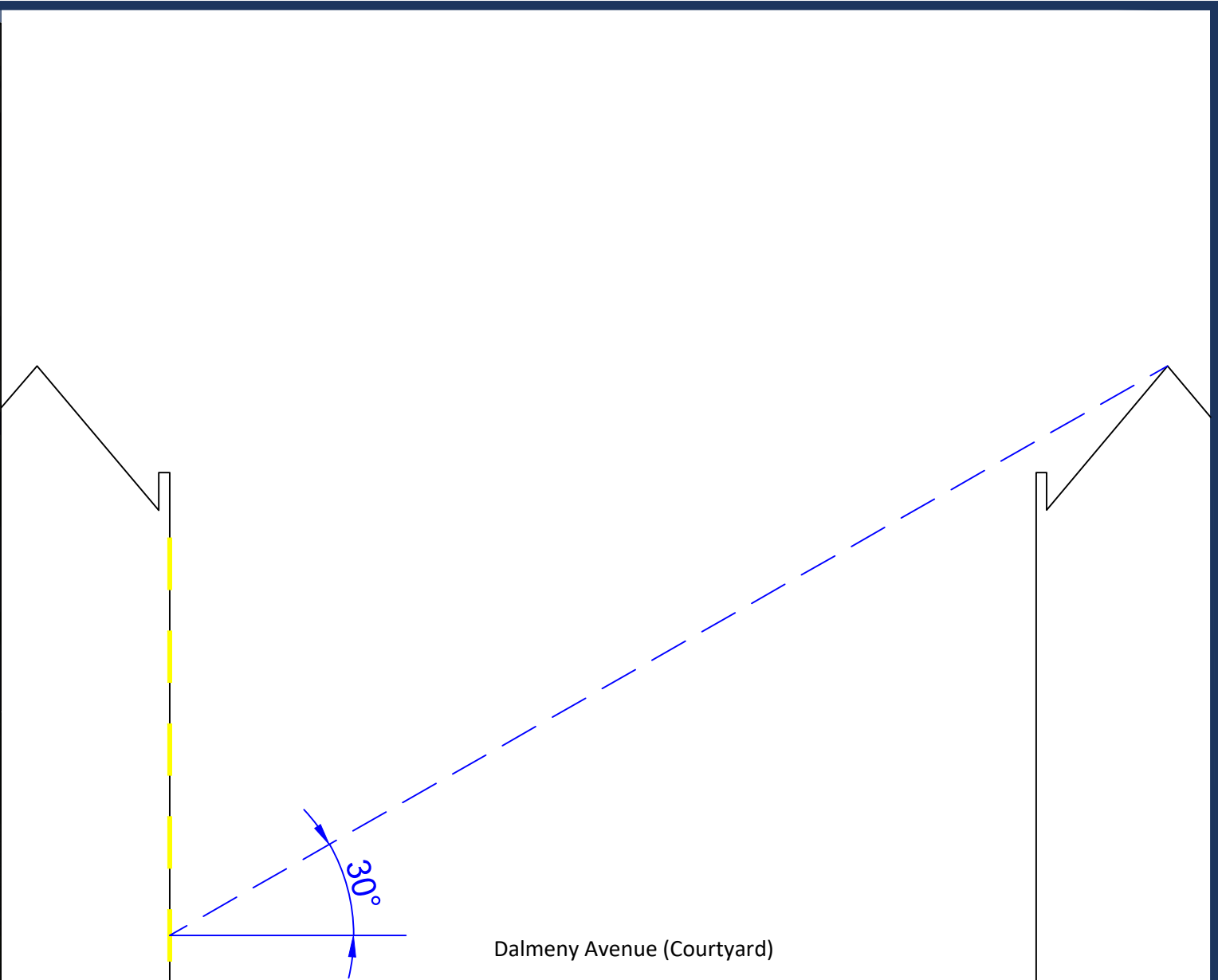
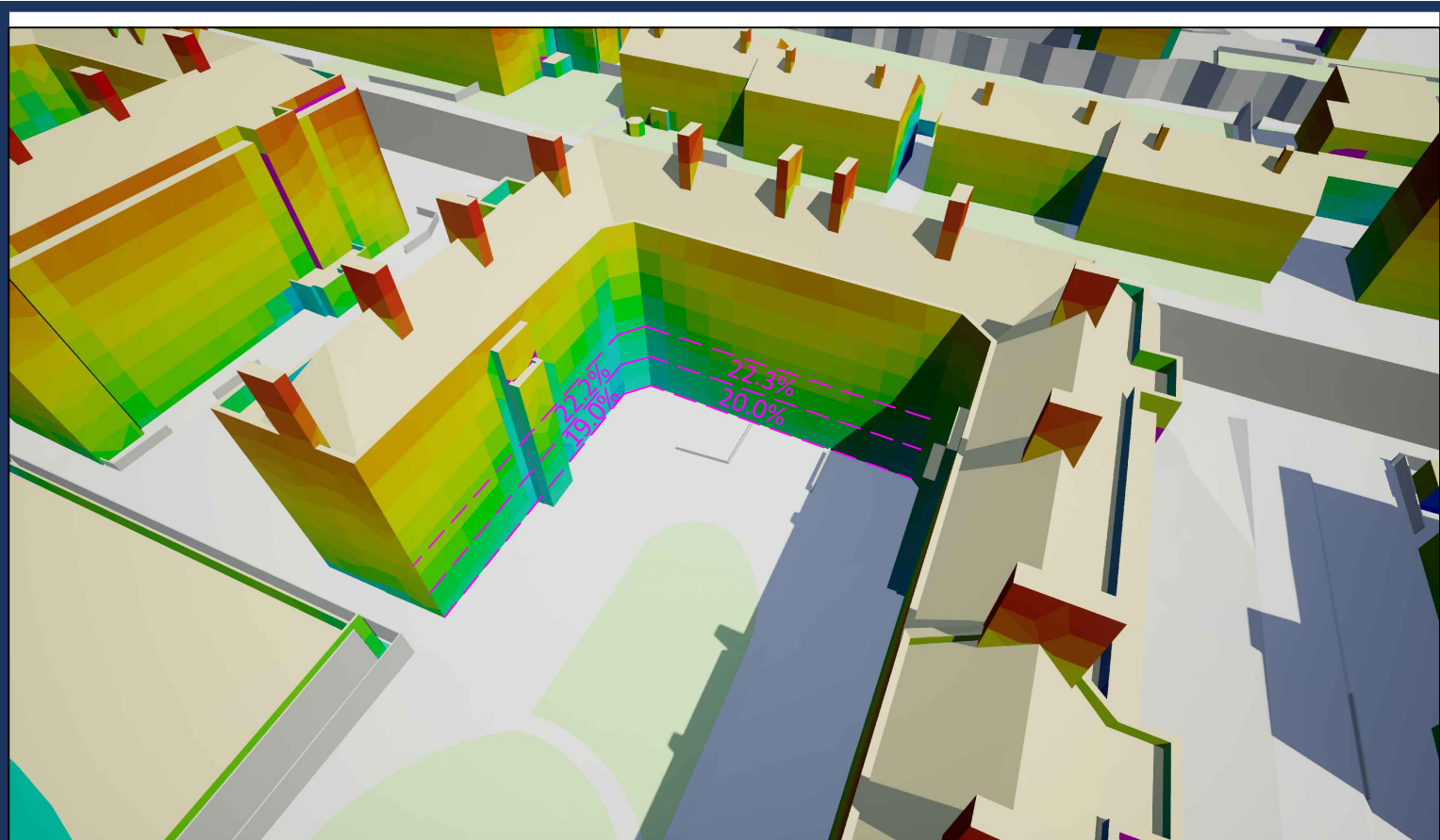




Hollins House (Courtyard)

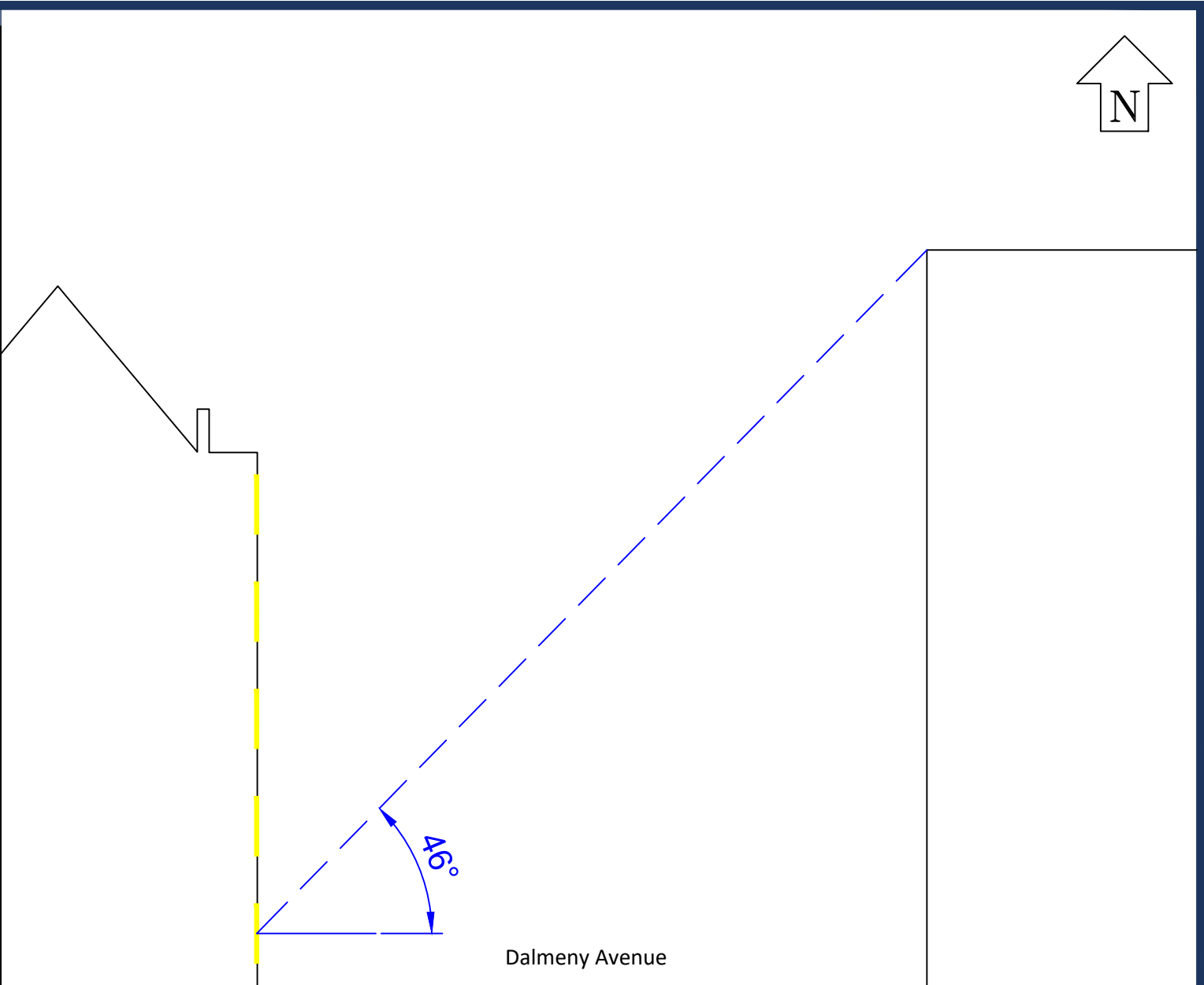
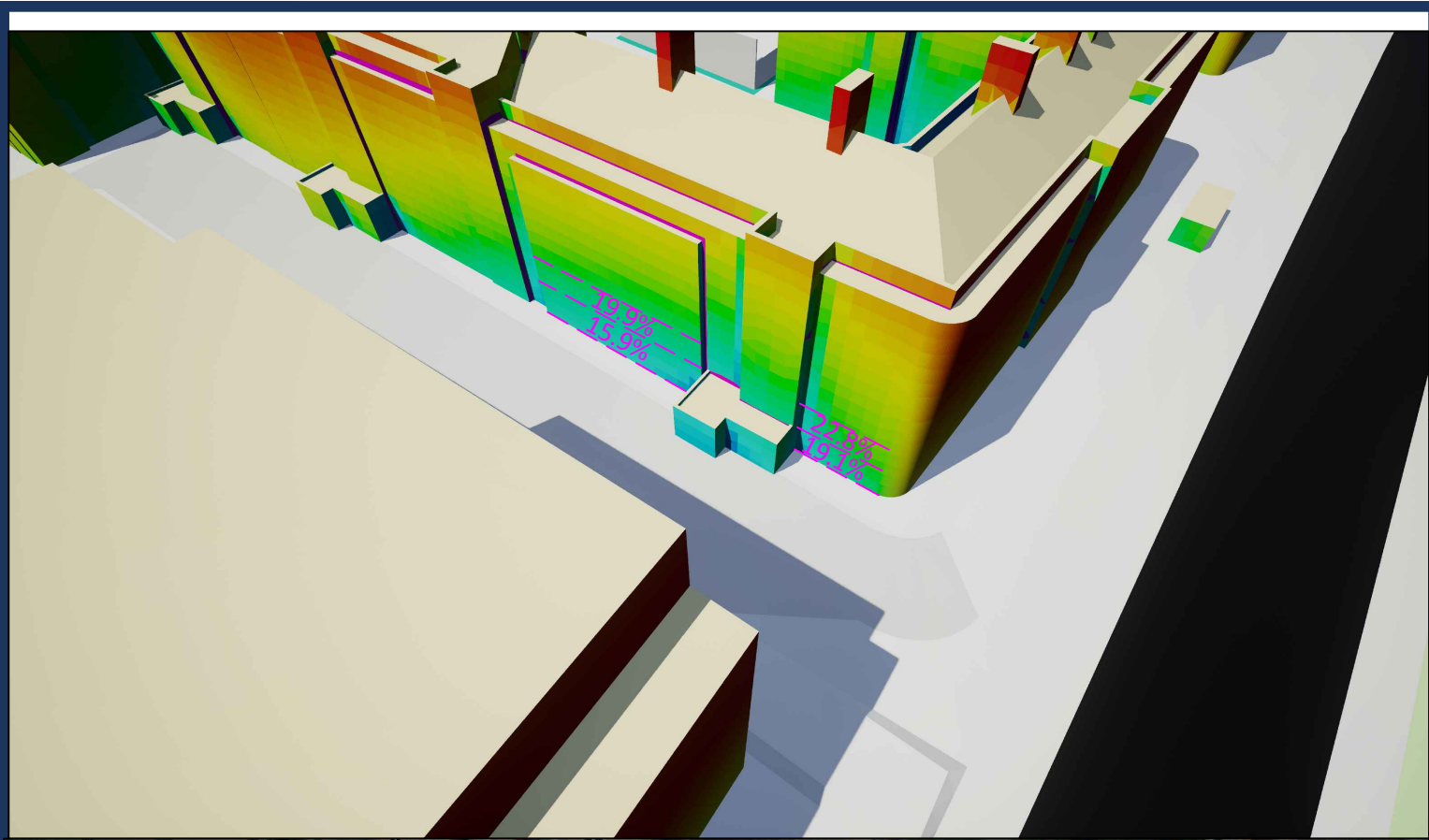
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Sources: Zmapping LTD Aerial Survey	Key: VSC (%) <div><div>0%</div><div>5%</div><div>10%</div><div>15%</div><div>20%</div><div>25%</div><div>30%</div><div>35%</div><div>≥ 40%</div></div> - VSC % Average		Project: HM Holloway Prison London			Title: Daylight (VSC) Levels on Facade Dalmeny Avenue (Courtyard)	
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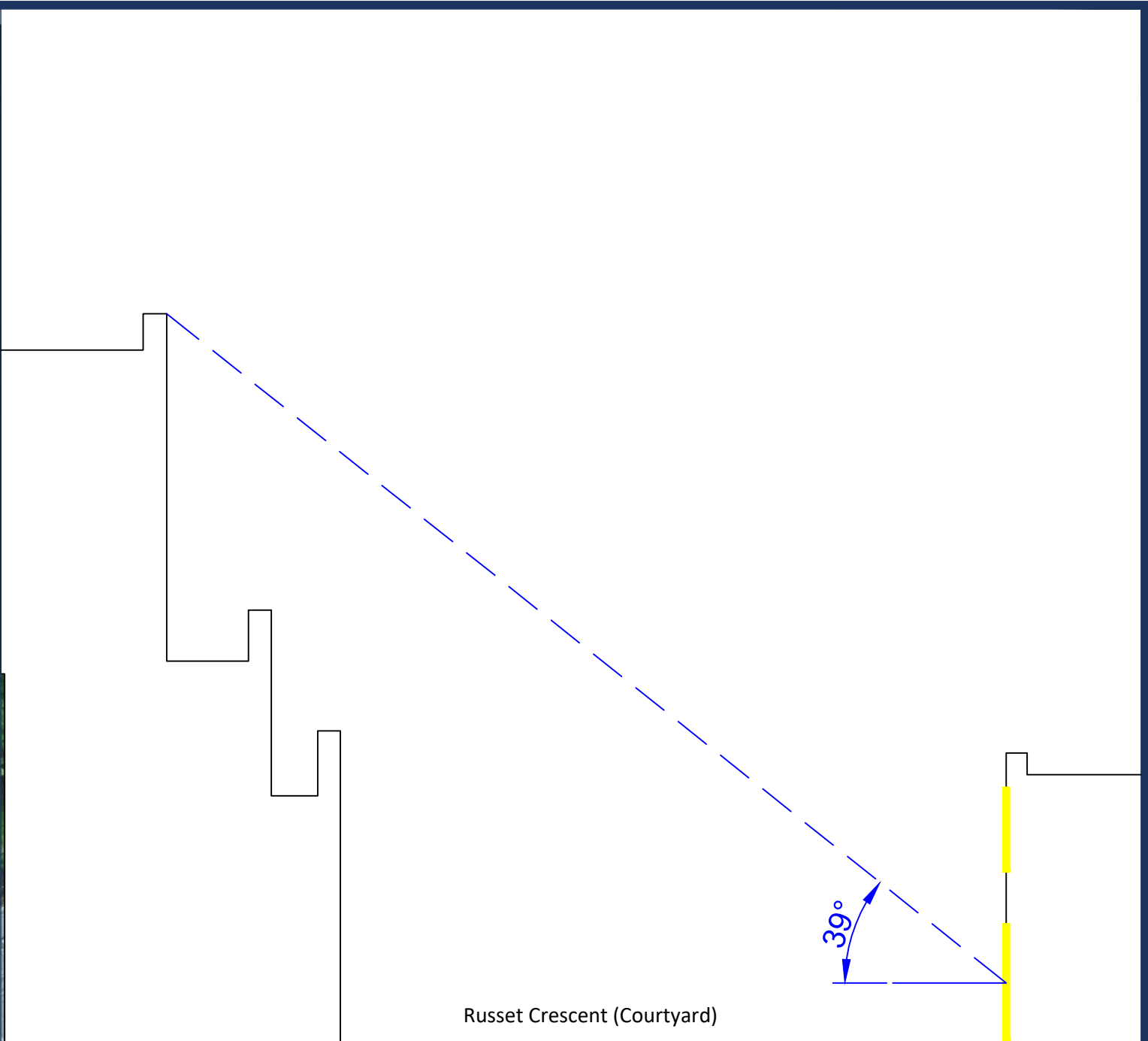
Sources: Zmapping LTD
Aerial Survey

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Project: HM Holloway Prison London	
Drawn By:	EVJ
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Date:	SEPT 21

Title: Daylight (VSC) Levels on Facade Dalmeny Avenue	
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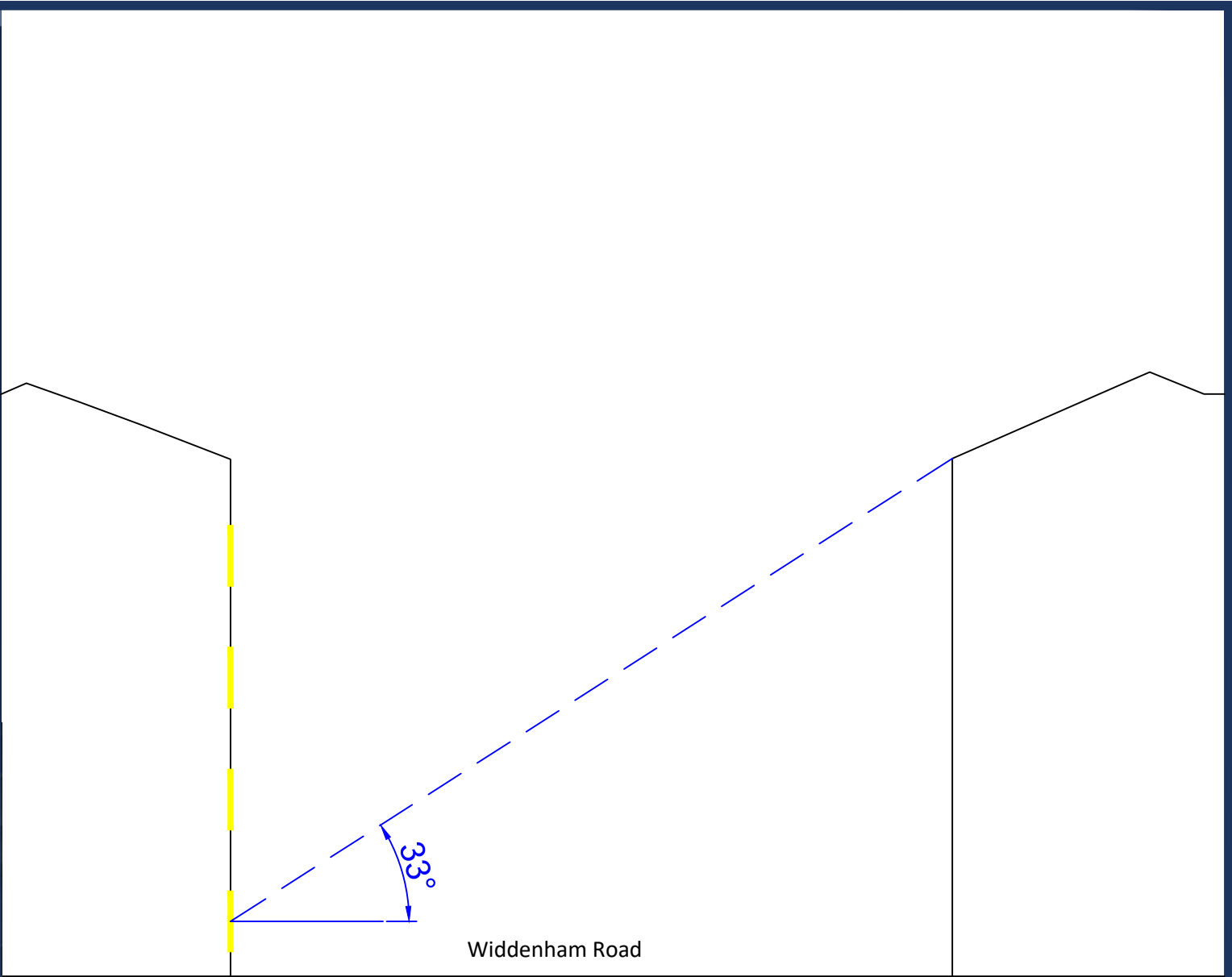
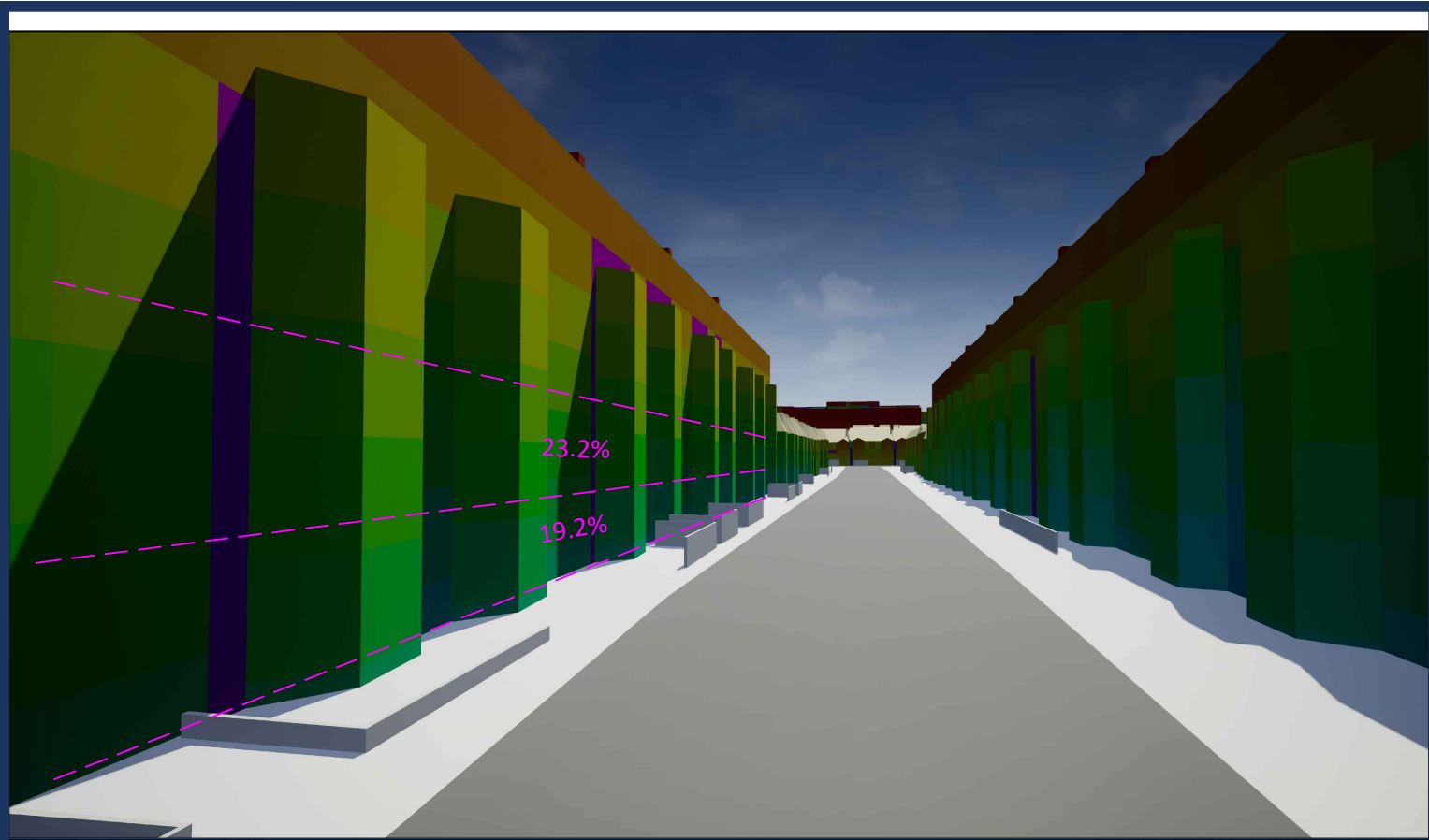
Sources: Zmapping LTD
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Project: HM Holloway Prison London	
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Title: Daylight (VSC) Levels on Facade Russet Crescent (Courtyard)	
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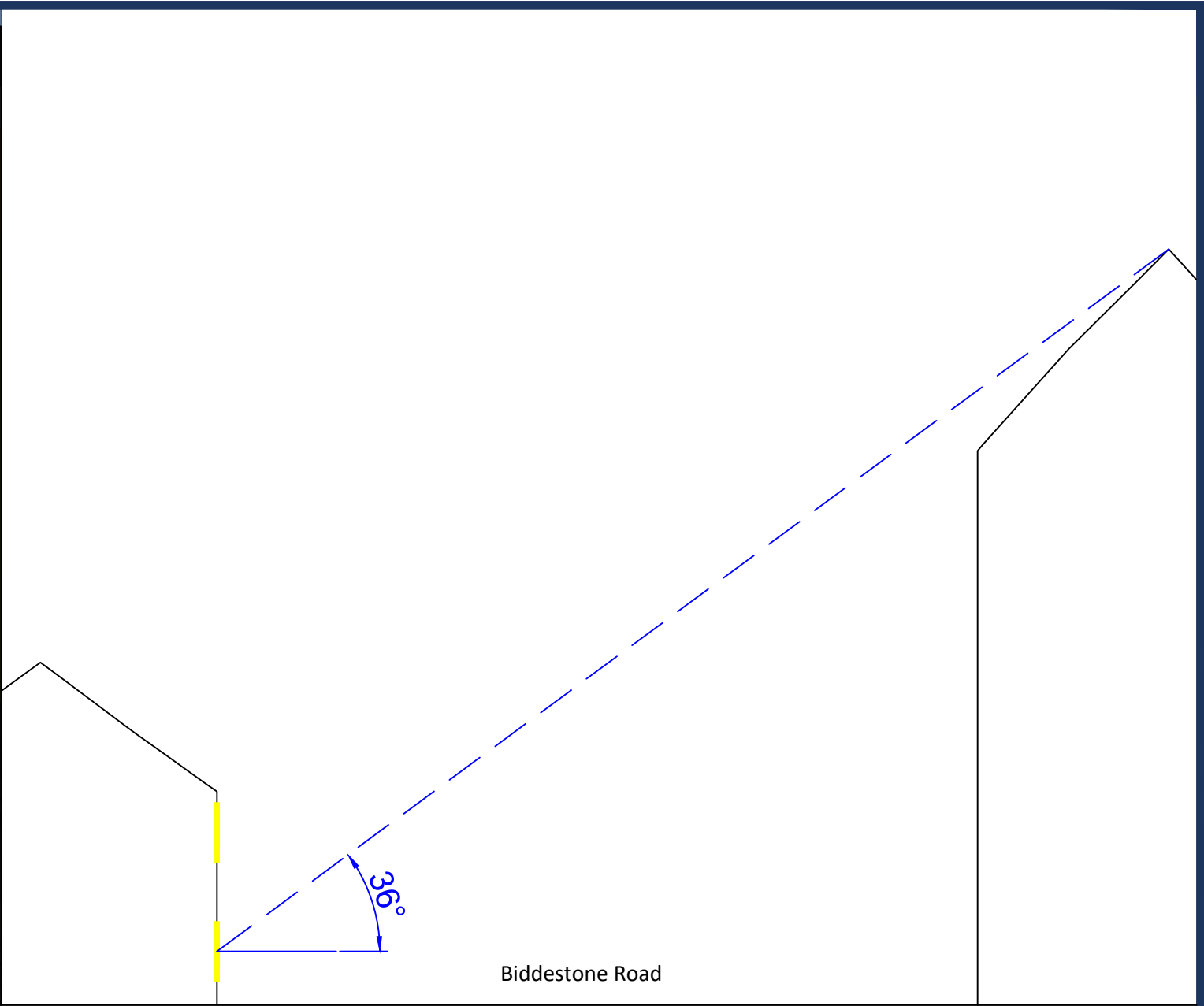
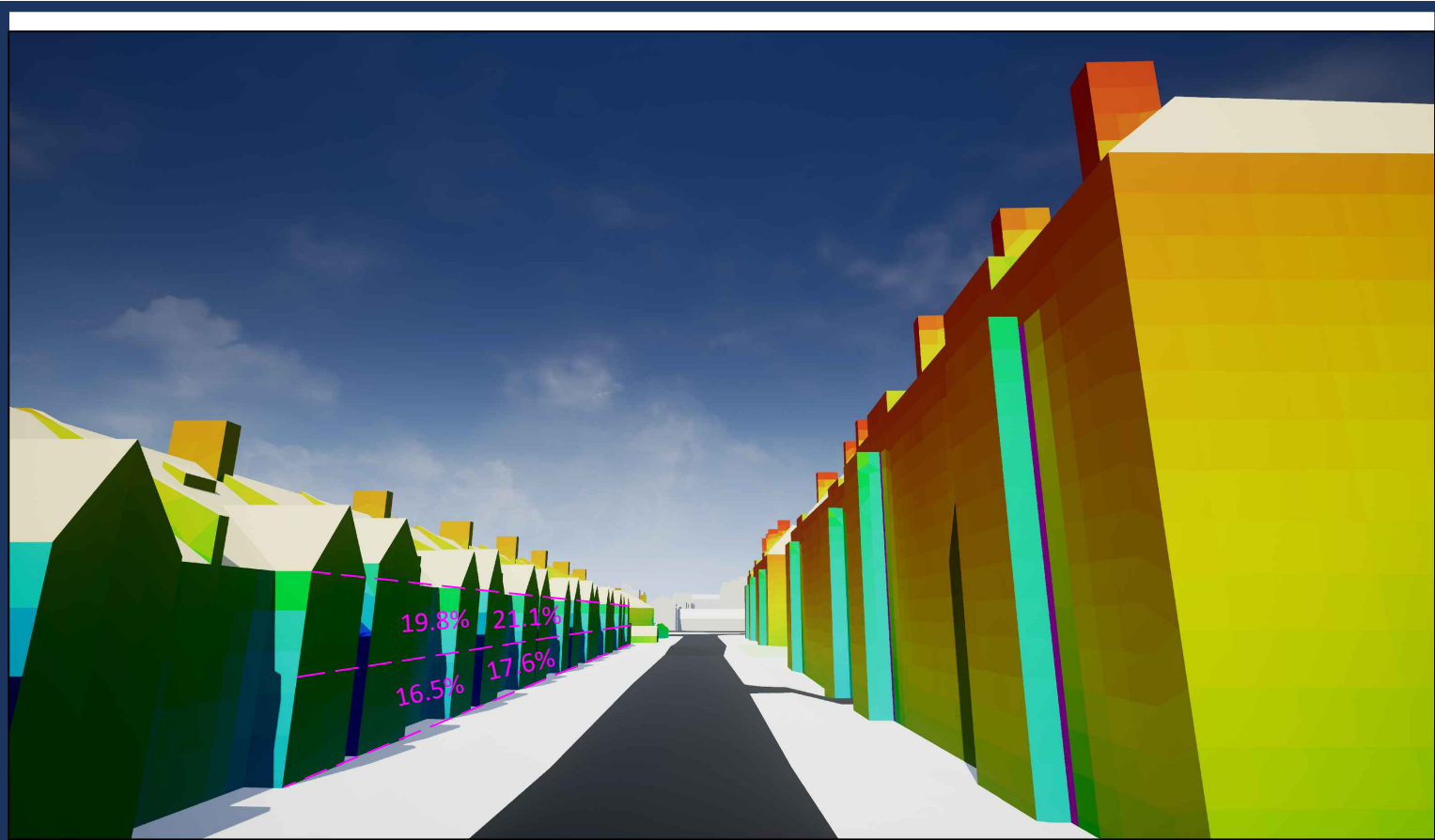
Sources: Zmapping LTD
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Date:	-

Project: HM Holloway Prison London
Drawn By: EVJ
Scale: NTS
Date: SEPT 21

Title: Daylight (VSC) Levels on Facade Widdenham Road
Dwg No: P2104/FS/07
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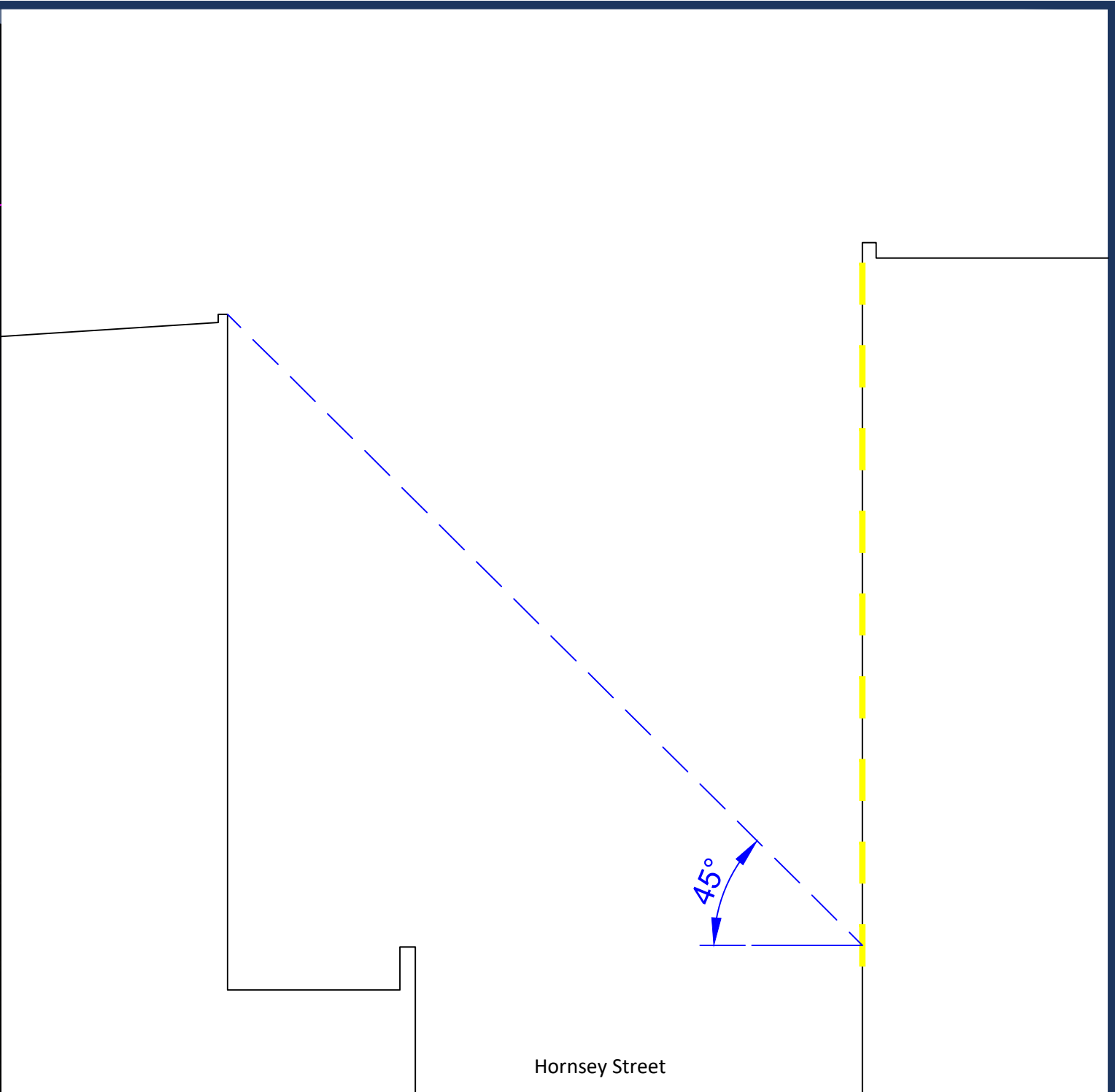
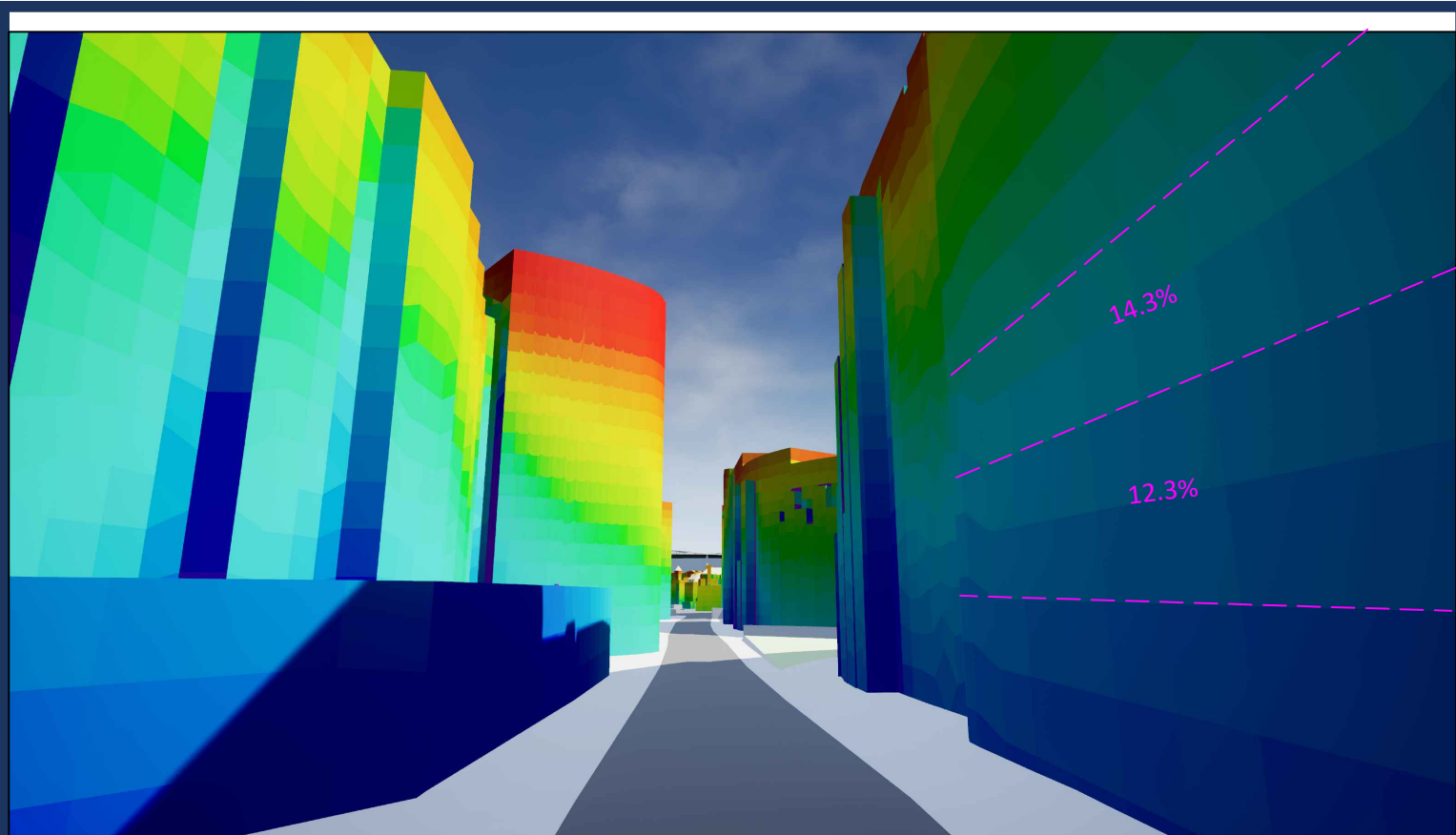
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Project: HM Holloway Prison London	
Drawn By:	EVJ
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Date:	SEPT 21

Title: Daylight (VSC) Levels on Facade Biddestone Road	
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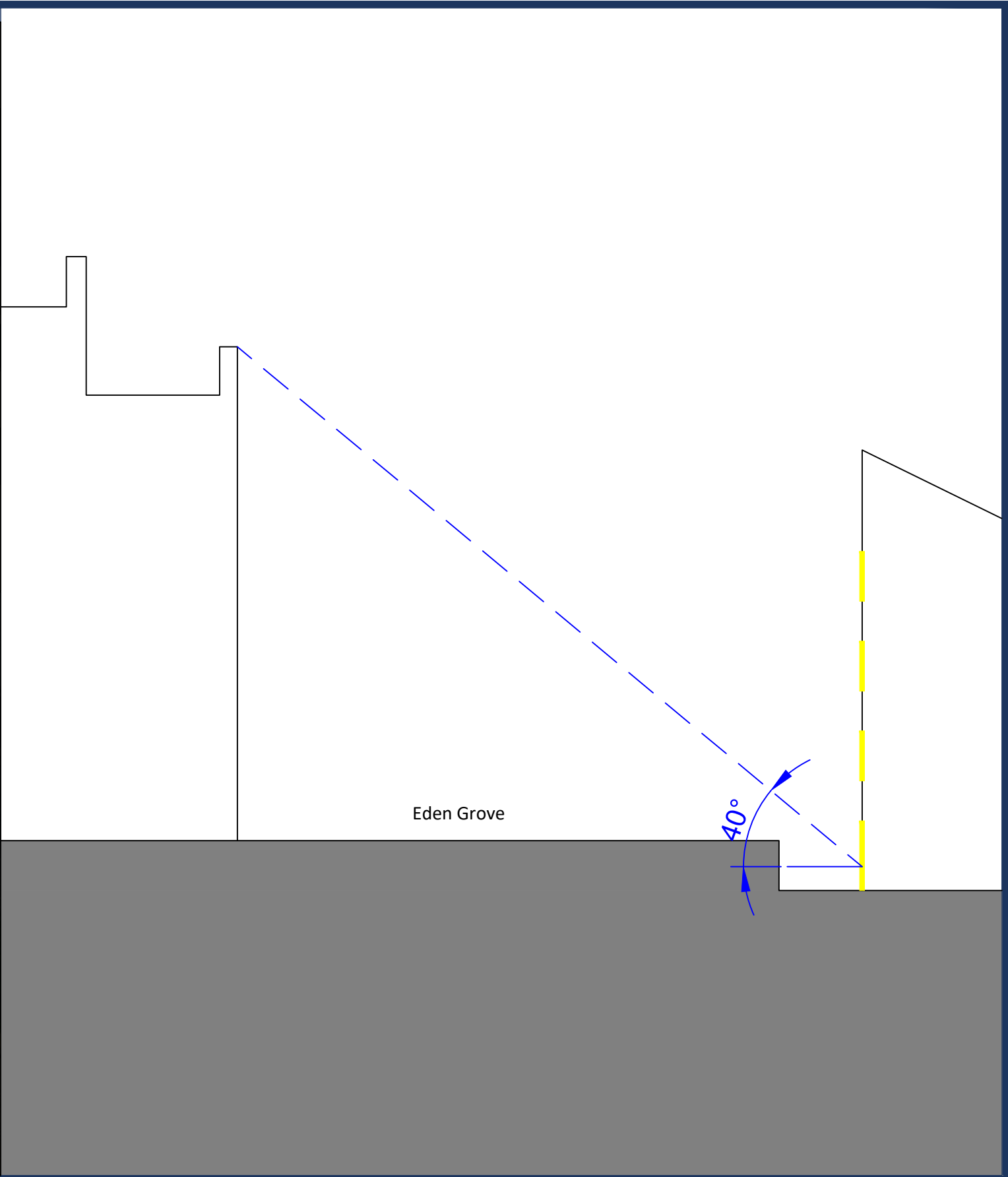
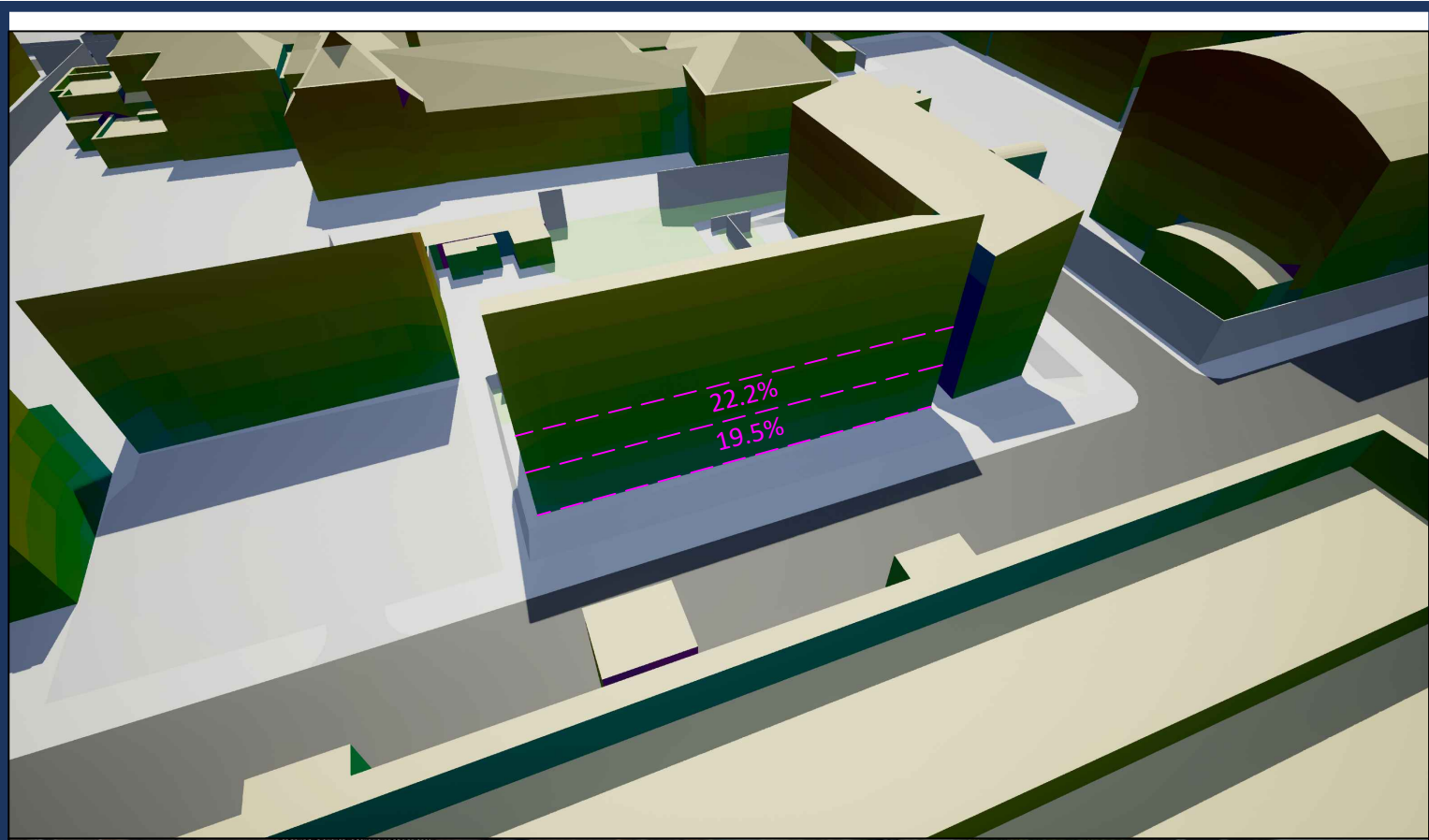
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Project:	HM Holloway Prison London
Drawn By:	EVJ
Scale:	NTS
Date:	SEPT 21

Title:	Daylight (VSC) Levels on Facade Hornsey Street
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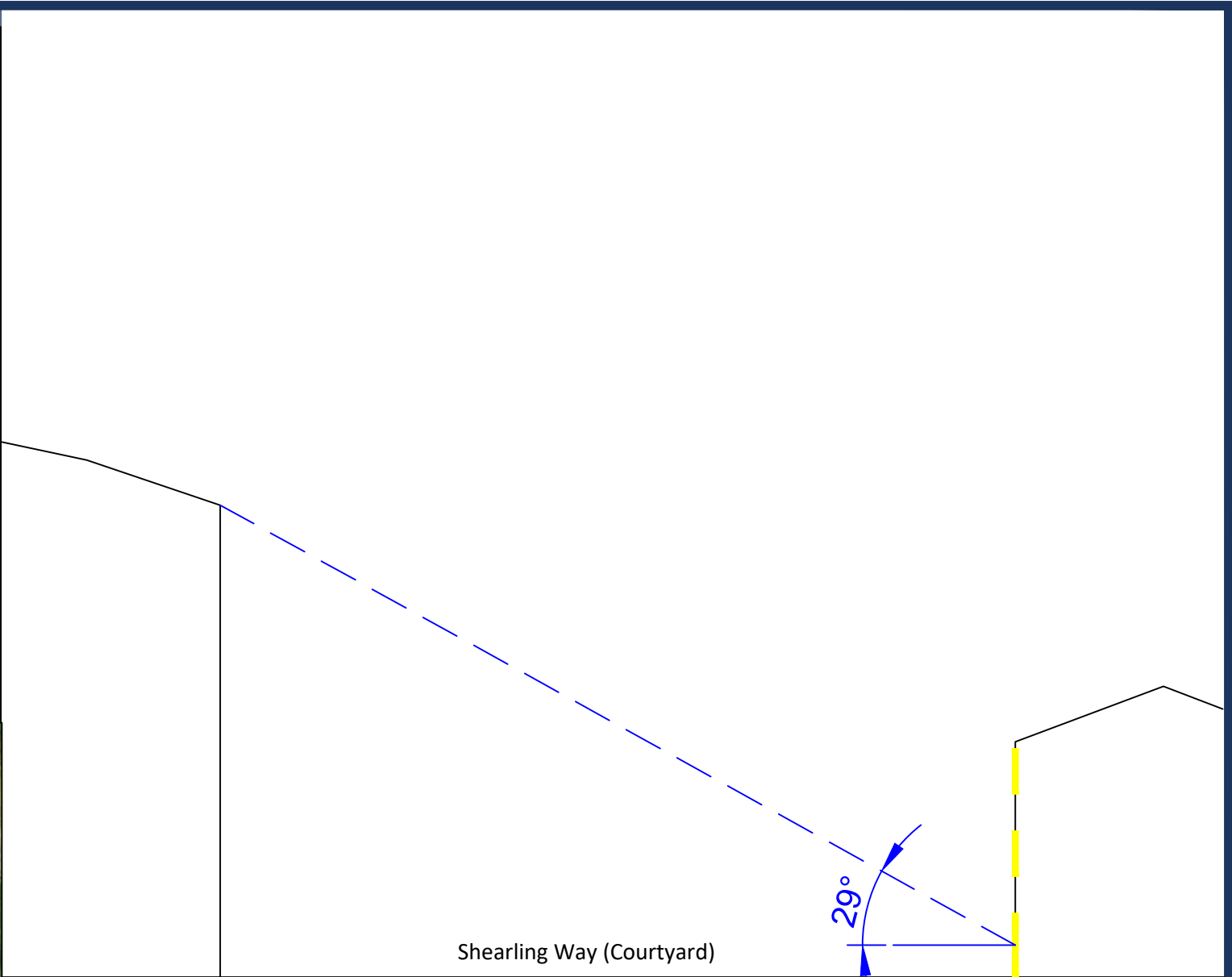
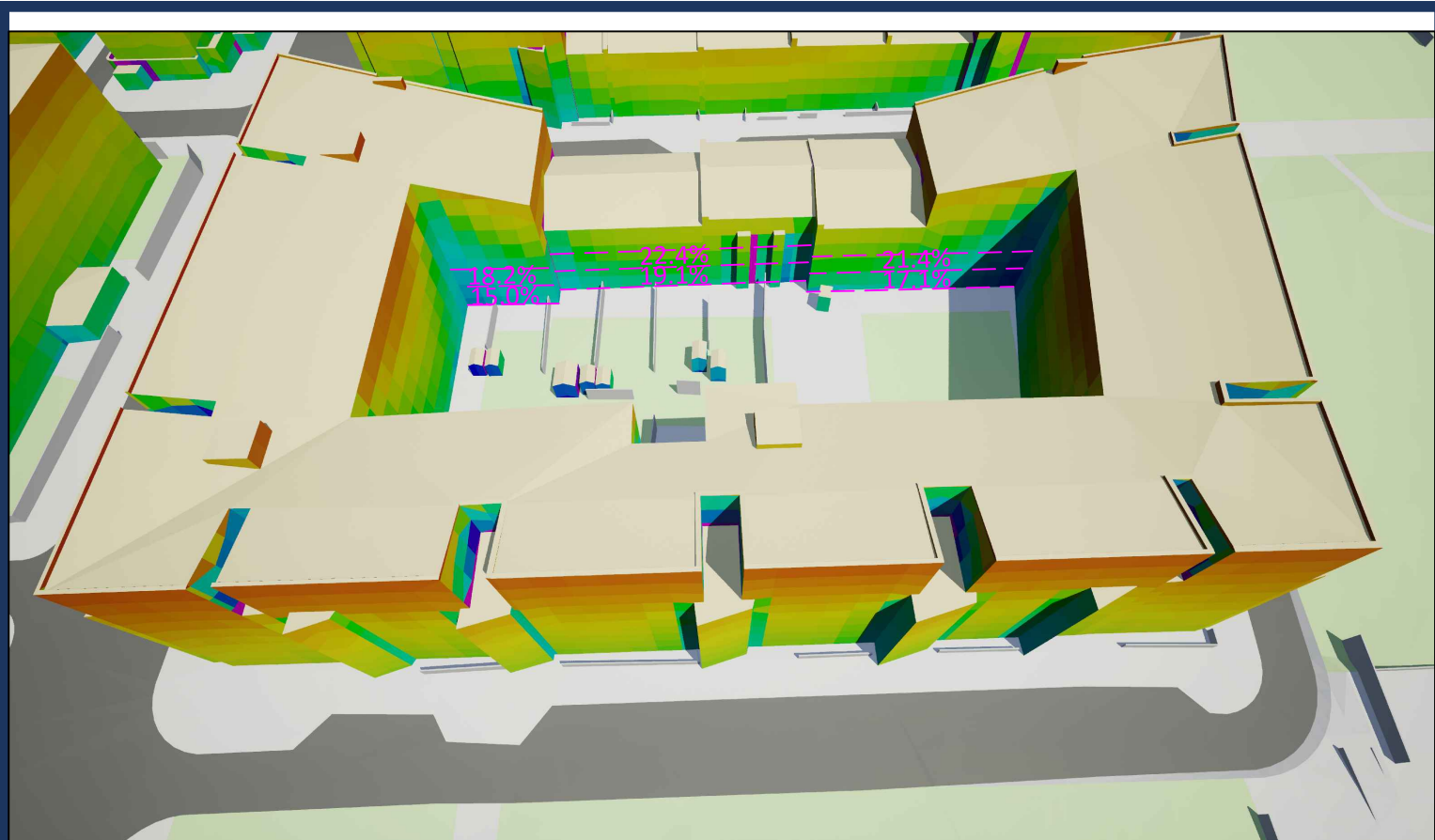
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Project: HM Holloway Prison London	
Drawn By:	EVJ
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Title: Daylight (VSC) Levels on Facade Eden Grove	
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Shearling Way (Courtyard)

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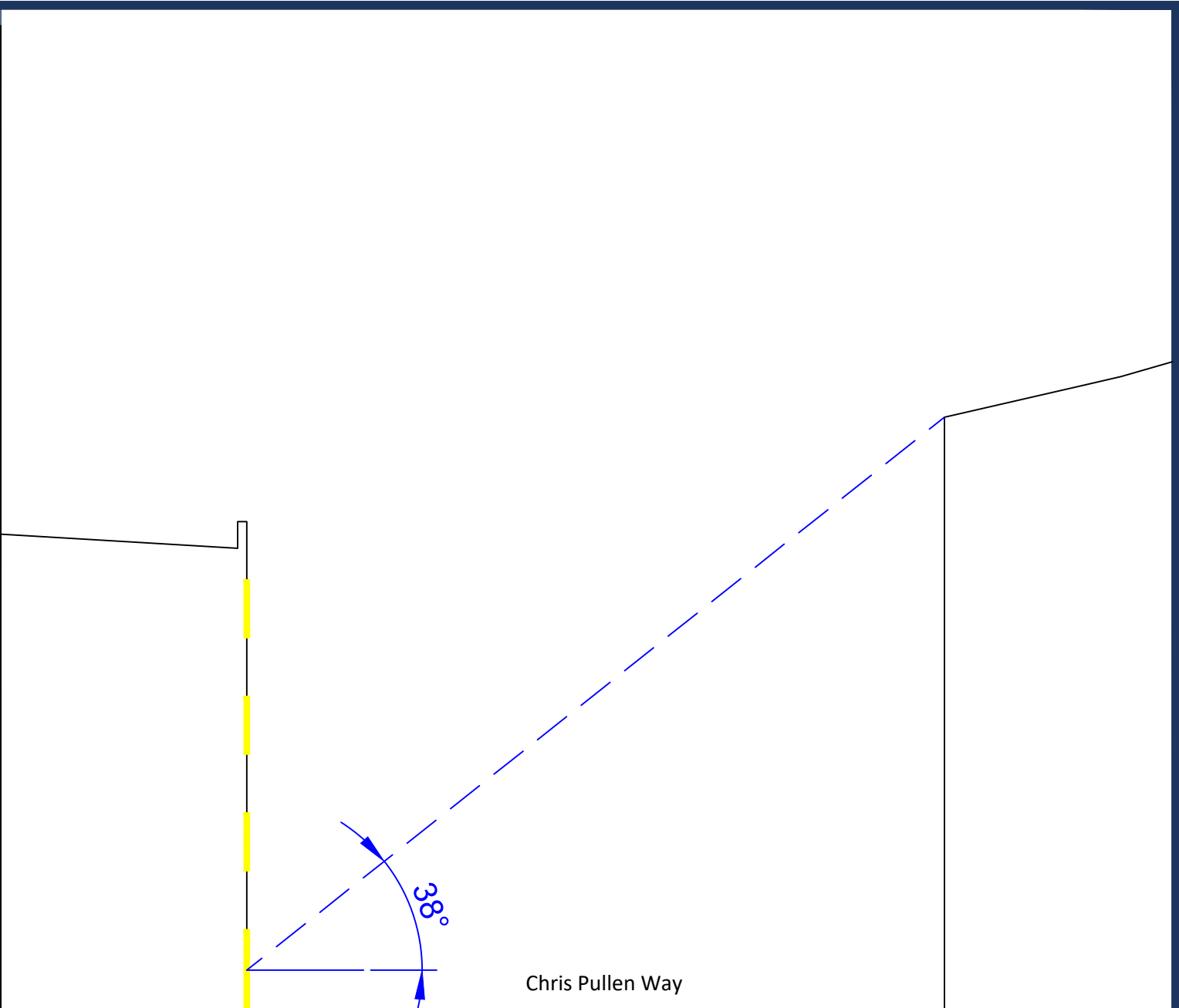
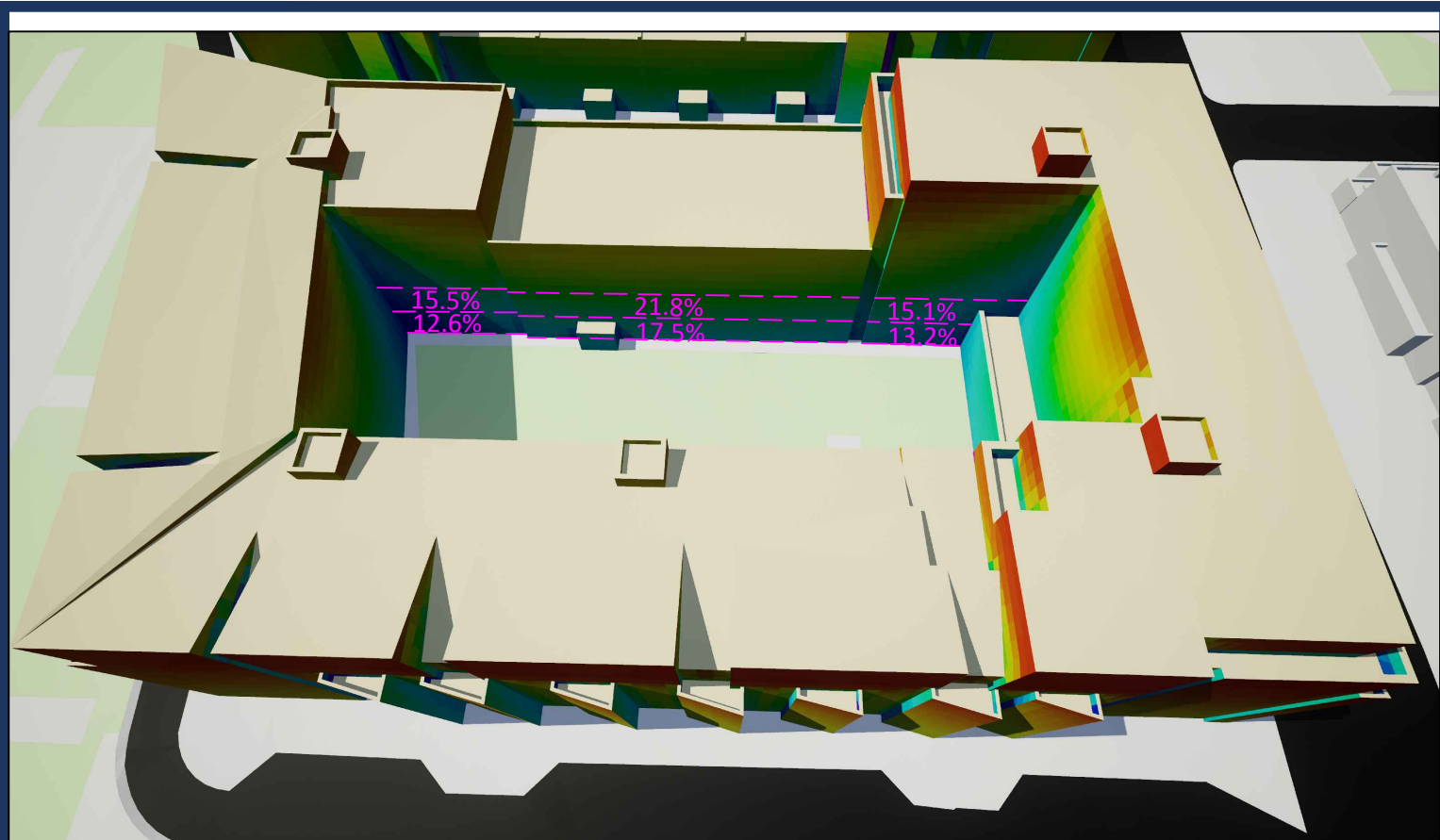
Sources: Zmapping LTD
Aerial Survey

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Project: HM Holloway Prison London	
Drawn By:	EVJ
Scale:	NTS
Date:	SEPT 21

Title: Daylight (VSC) Levels on Facade Shearling Way (Courtyard)	
Dwg No:	P2104/FS/11
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Chris Pullen Way

Sources: Zmapping LTD Aerial Survey		Key: VSC (%) 0% 5% 10% 15% 20% 25% 30% 35% ≥ 40% - VSC % Average		Project: HM Holloway Prison London		Title: Daylight (VSC) Levels on Facade Chris Pullen Way	
Scheme Confirmed: -		Date: -		Drawn By: EVJ	Scale: NTS	Date: SEPT 21	Dwg No: P2104/FS/12
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Appendix 13.1-13.3 Greenhouse Gases Appendices

GHG Appendices: Holloway Prison

October 2021



Experts in air quality
management & assessment



Document Control

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Job Number	J10/12290/10
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Document Status and Review Schedule

Report No.	Date	Status	Reviewed by
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Companies House Registration No: 2814570

Appendices

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A13.1 Planning Policy Context

A13.1.1 In preparing this GHG assessment, consideration has been given to the requirements of national, regional and local planning policies.

National Planning Policy

National Planning Policy Framework

A13.1.2 The National Planning Policy Framework (NPPF)¹ sets out planning policy for England. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has three overarching objectives, one of which (8c) is an environmental objective:

“to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.

A13.1.3 Part 14 of the framework is entitled “Meeting the challenge of climate change, flooding and coastal change” and sets out the strategy for minimising the climate change effects of new development. Paragraph 154 states that:

“New development should be planned for in ways that [...] can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards.”.

A13.1.4 Paragraph 155 states further that:

“To help increase the use and supply of renewable and low carbon energy and heat, plans should:

a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);

b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and

c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.”

A13.1.5 Paragraph 157 states that when determining planning applications, the NPPF requests that local planning authorities should expect new development to:

¹ Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework, Available: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

“a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.”

Climate Change Act (2008) ²

A13.1.6 The overarching Act in relation to climate is the Climate Change Act 2008. The Act introduces a legally binding target to reduce the UK's GHG emissions to at least 80% below 1990 levels by 2050. It also provides for a Committee on Climate Change (CCC) with power to set out carbon budgets binding on the Government for five-year periods.

A13.1.7 In the 2009 budget, the first three carbon budgets were announced which set out a binding 34% CO₂e reduction by 2020; and the Government has since adopted the fourth and fifth carbon budgets to reduce CO₂e by 50% by 2025 and 57% by 2030.

A13.1.8 The CCC also produces annual reports to monitor the progress in meeting these carbon budgets. Consequent upon the enactment of the Climate Change Act, a raft of policy at national and local level has been developed aimed at reducing carbon emissions.

Climate Change Act 2008 (2050 Target Amendment) Order 2019 ⁴

A13.1.9 In June 2019, the Government passed an order to amend the 2050 carbon emissions target in the Climate Change Act 2008 from 80% below 1990 levels to zero net carbon (i.e. 100% below 1990 levels). This new target will essentially end the UK's contribution to climate change by 2050.

Energy Act (2013) ⁵

A13.1.10 The Energy Act makes a provision for the setting of a decarbonisation target range, duties in relation to it and for the reforming of the electricity market for the purposes of encouraging low carbon electricity generation.

² Her Majesty's Stationery Office (2008), 'Climate Change Act 2008'

³ Carbon dioxide equivalent (CO₂e) is a term for describing different greenhouse gases in a common unit. For any quantity and type of greenhouse gas, CO₂e signifies the amount of CO₂ which would have the equivalent global warming impact.

⁴ Her Majesty's Stationery Office (2019) The Climate Change Act 2008 (2050 Target Amendment) Order 2019.

⁵ Her Majesty's Stationery Office (2013) Energy Act 2013.

Climate Change and Sustainable Energy Act (2006)⁶

A13.1.11 The Climate Change and Sustainable Energy Act enhances the contribution of the UK to combating climate change and securing a diverse and viable long-term energy supply by boosting the number of heat and electricity microgeneration installations in the United Kingdom.

The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting⁷

A13.1.12 The National Adaptation Programme sets out government's response to the second Climate Change Risk Assessment, showing the actions government is, and will be, taking to address the risks and opportunities posed by a changing climate. It forms part of the five-yearly cycle of requirements laid down in the Climate Change Act 2008 to drive a dynamic and adaptive approach to building our resilience to climate change.

The Clean Growth Strategy⁸

A13.1.13 The Clean Growth Strategy sets out a comprehensive set of policies and proposals that aim to accelerate the pace of "clean growth", i.e. deliver increased economic growth and decreased emissions. In the context of the UK's legal requirements under the Climate Change Act, the UK's approach to reducing emissions has two guiding objectives:

1. To meet our domestic commitments at the lowest possible net cost to UK taxpayers, consumers and businesses; and
2. To maximise the social and economic benefits for the UK from this transition.

A13.1.14 The Strategy contains policies relating to the delivery of clean, smart and flexible power, including reducing power for homes and businesses and more transparent carbon pricing. It effectively replaces "The Carbon Plan: delivering our Low Carbon Future" published in 2011.

Approved Documents L1A⁹ ***and L2A***¹⁰

A13.1.15 The Ministry of Housing, Communities and Local Government has published a series of 'Approved Documents' which provide guidance on ways to meet building regulations. The latest version of the Approved Documents L1A and L2A on the Conservation of Fuel and Power define the energy efficiency requirements for new buildings (domestic and non-domestic). The baseline Part L

⁶ Her Majesty's Stationery Office (2006) Climate Change and Sustainable Energy Act 2006.

⁷ Defra (2018) The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting.

⁸ HM Government (2017) The Clean Growth Strategy.

⁹ The Ministry of Housing, Communities and Local Government (2016) Approved Document L1A, Conservation of Fuel and Power in new dwellings, 2013 edition incorporating 2016 amendments – for use in England.

¹⁰ The Ministry of Housing, Communities and Local Government (2016) Approved Document L2A, Conservation of Fuel and Power in new buildings other than new dwellings, 2013 edition incorporating 2016 amendments – for use in England.

compliant CO₂ emissions calculated for the Proposed Development and presented within the Sustainable Design and Construction Statement¹¹ were determined in accordance with the methodology detailed within these Approved Documents.

Regional Policy

The London Plan ¹²

A13.1.16 The London Plan establishes strategic planning policy for London over the next 20 – 25 years and promotes the fundamental objective of accommodating London's population and economic growth through sustainable development. It sets out the Spatial Development Strategy for Greater London; Development Plans of all London boroughs must eventually comply with the general requirements of the London Plan.

A13.1.17 The London Plan includes planning policies for both reducing energy consumption within buildings and, significantly, promoting the use of decentralised electricity generation and renewable energy. These policies cover the role of boroughs in supporting the Mayor's Energy Strategy and the requirements of planning applications.

A13.1.18 Policy SI 2 in the London Plan relates specifically to greenhouse gas emissions; it states:

"Policy SI 2 – Minimising Greenhouse Gas Emissions

A. Major development should be net zero-carbon. This means reducing carbon dioxide emissions from construction an operation, and minimising both annual and peak energy demand in accordance with the following energy hierarchy:

- 1) Be lean: use less energy and manage demand during operation.*
- 2) Be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly..*
- 3) Be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site.*
- 4) Be seen: monitor, verify and report on energy performance.*

B. Major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy.

¹¹ Hoare Lea (2021) Holloway Islington, London. Sustainable Design and Construction Statement

¹² GLA (2021) The London Plan: The Spatial Development Strategy for London, Available: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

C. A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development. Residential development should aim to achieve 10 per cent, and non-residential development should aim to achieve 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either:

- 1) through a cash in lieu contribution to the relevant borough's carbon offset fund, or*
- 2) off-site provided that an alternative proposal is identified and delivery is certain.*

D. Boroughs must establish and administer a carbon offset fund. Offset fund payments must be ring-fenced to implement projects that deliver greenhouse gas reductions. The operation of offset funds should be monitored and reported on annually.

E. Major development proposals should calculate and minimise carbon emissions from any other part of the development, including plant or equipment, that are not covered by Building Regulations, i.e. unregulated emissions.

F. Development proposals referable to the Mayor should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.”

GLA Guidance on Energy Assessments ¹³

A13.1.19 The GLA guidance on energy assessments provides guidance to assist with the preparation of energy assessments for new developments, and the role these assessments and strategies play in compliance with Policy SI 2 of the London Plan. The GLA guidance states that:

“Each application is considered on its merits, taking into account the individual characteristics of the development. Case-specific energy comments for each development are provided at Stage 1 and 2 of the GLA planning process by GLA energy officers to ensure applications comply with London Plan policy. However, for the avoidance of doubt, energy assessments must:

- report estimated site-wide regulated CO₂ emissions and reductions (broken down for the domestic and non-domestic elements of the development), expressed in tonnes per annum, after each stage of the energy hierarchy;*
- demonstrate how the net zero carbon target for major domestic and non-domestic development will be met, with at least a 35% on-site reduction beyond Part L 2013 and proposals for making up the shortfall to achieve net zero carbon, where required;*

¹³ GLA (2020) Energy Assessment Guidance: Greater London Authority guidance on preparing energy assessments as part of planning applications (April 2020).

- *commit to reducing regulated CO₂ emissions by 10 percent below those of a development compliant with Part L 2013 of the Building Regulations through energy efficiency measures alone, and by 15% for non-residential applications;*
- *align with related documents and assessments that are submitted as part of the planning application, e.g. Whole Life-Cycle Carbon Assessments, Air Quality Assessments, Sustainability Statements.”*

A13.1.20 Therefore, the target reduction on CO₂ emissions for the Proposed Development according to the GLA's requirements is:

- Domestic development: 35% reduction below the Part L 2013 Baseline, with 10% reduction from energy efficiency measures alone, and proposals for making up the shortfall (e.g. offsetting) to net zero carbon; and
- Non-domestic development: 35% reduction below the Part L 2013 Baseline, with 15% reduction from energy efficiency measures alone, and proposals for making up the shortfall (e.g. offsetting) to net zero carbon.

Whole Life-Cycle Carbon Assessments Guidance Pre-consultation Draft ¹⁴

A13.1.21 This guidance document explains how to prepare a Whole Life-Cycle Carbon (WLC) assessment in line with Policy SI 2 of the London Plan.

A13.1.22 It defines WLC emissions as the carbon emissions resulting from the construction and the use of a building over its entire life, including its demolition and disposal. As such, they capture a building's operational carbon emissions from both regulated and unregulated energy use, as well as its embodied carbon emissions, i.e. those associated with raw material extraction, manufacture and transport of building materials, construction and the emissions associated with maintenance, repair and replacement as well as dismantling, demolition and eventual material disposal.

A13.1.23 The draft guidance confirms that the Mayor's net zero-carbon target continues to apply to the operational emissions of a building. The WLC requirement is therefore not subject to this target but, as set out in London Plan Policy SI2, planning applicants are required to calculate the embodied emissions of the development, as well as the operational emissions, and demonstrate how these can be reduced as part of the WLC assessment.

A13.1.24 The guidance confirms that planning applicants should continue to follow the GLA's Energy Assessment Guidance to assess and reduce operational emissions and insert the relevant information into the WLC assessment.

¹⁴ GLA (2020) Whole Life-Cycle Carbon Assessments guidance Pre-consultation draft (April 2020).

A13.1.25 A WLC assessment has been completed for the Proposed Development by Hoare Lea and is submitted as a separate document to the planning application¹⁵. It should be noted that this assessment is not intended as a WLC in line with the draft guidance, but is a holistic greenhouse gas assessment designed to satisfy the requirements of the EIA Regulations 2017 (amended). The scope of this assessment goes beyond the requirements of the GLA's WLC approach, and does not specifically follow the guidance in producing the assessment.

Delivering London's Energy Future: The Mayor's Climate Change Mitigation and Energy Strategy¹⁶

A13.1.26 This strategy sets out the Mayor's strategic approach to limiting further climate change and securing a low carbon energy supply for London.

A13.1.27 To limit further climate change impacts, the Mayor has set a target to reduce London's CO₂ emissions by 60% on 1990 levels by 2025. The strategy details the programmes and activities that are on-going across London to achieve this. This strategy also details policies and activities underway to reduce CO₂ emissions from new development and transport through The London Plan and the Mayor's Transport Strategy.

London Environment Strategy¹⁷

A13.1.28 The London Environment Strategy, published in May 2018, sets out an action plan for environmental improvement in London up to 2050 and covers a range of core environmental aspects including energy and climate change, air quality, green infrastructure, waste and noise.

A13.1.29 The strategy sets a series of targets, including the aim to make London a zero-carbon city by 2050; reiterating the same commitment as in the London Plan. The strategy sets out a series of measures designed to achieve this aim, which are focussed upon delivering zero-carbon energy, zero-carbon transport and zero-carbon development. The strategy also sets out plans for retro-fitting existing buildings to enable them to be considered to be zero-carbon.

Local Policies

Islington Core Strategy

A13.1.30 The Islington Core Strategy 2011¹⁸ sets out the planning vision and framework for the Borough. It identifies where and how the Borough wants to deliver new homes and jobs and other supporting

¹⁵ Hoare Lea (2021) GLA Whole Lifecycle Carbon Assessment

¹⁶ GLA (2011) Delivering London's Energy Future: The Mayor's Climate Change Mitigation Energy Strategy.

¹⁷ GLA (2018) London Environment Strategy.

¹⁸ London Borough of Islington (2011) Islington's Core Strategy, Available [Online]

<https://www.islington.gov.uk/planning/planning-policy/islington-local-plan/core-strategy>

social infrastructure. These policies will be used set out the strategic vision for the borough for up to 2035.

A13.1.31 Policy CS 10 relates to Sustainable Design, and states:

“The council will seek to minimise Islington’s contribution to climate change and ensure that the borough develops in a way which respects environmental limits and improves quality of life. It will do this by:

A. Promoting zero carbon development by:

- *requiring all development to demonstrate that it has minimised on-site carbon dioxide (CO₂) emissions by using less energy through maximising energy efficiency, supplying energy efficiently using low carbon heating and cooling systems, and using on-site renewable energy generation. All major development should achieve an on-site reduction in total (regulated and unregulated) CO₂ emissions of at least 40% in comparison with total emissions from a building which complies with Building Regulations 2006, unless it can be demonstrated that such provision is not feasible. Major development in areas where connection to a decentralised energy network is possible should achieve an on-site reduction in total (regulated and unregulated) CO₂ emissions of at least 50% in comparison with total emissions from a building which complies with Building Regulations 2006, unless it can be demonstrated that such provision is not feasible. Further detail around these targets, including requirements for minor schemes will be set out in the Development Management Policies.*
- *requiring development to offset all remaining CO₂ emissions associated with the building through a financial contribution towards measures which reduce CO₂ emissions from the existing building stock. This contribution would be made on the basis of an established price per tonne of CO₂ which would be based on the cost of reducing emissions from existing buildings, for example through retrofitting of energy efficiency measures. The proposed price per tonne and further details around implementation of the offset policy will be set out in the Sustainable Design SPD.*

H. Encouraging sustainable transport choices through new development by maximising opportunities for walking, cycling and public transport use, and requiring that all new developments are car-free. Key proposals to increase cycling and improve safety are set out in the Islington Cycling Action Plan.

A13.2 Extract from London Atmospheric Emissions Inventory

Year	2025											
	Values											
Borough	Road Transport	Aviation	River	Rail	Industry	NRMM	Domestic and Commercial Gas	Domestic and Commercial Other Fuels	Other	Total		
Barking and Dagenham	125,822	-	7,941	1,513	298,056	15,901	182,271	13,320	20,343	665,168		
Barnet	351,999	223	-	2,477	172	6,440	498,584	5,669	12,340	877,903		
Bexley	170,922	10,331	6,261	782	17,718	12,367	245,074	8,602	47,348	519,406		
Brent	185,617	319	-	7,936	10,026	11,901	367,533	7,294	739	591,364		
Bromley	225,200	1,397	-	690	-	4,548	400,503	8,763	12,889	653,989		
Camden	132,703	-	-	4,615	-	5,143	327,206	5,076	21	474,765		
City	44,302	1,609	2,033	-	-	1,311	83,037	921	-	133,212		
City of Westminster	212,884	-	1,741	2,209	-	6,289	438,210	7,030	42	668,405		
Croydon	216,163	280	-	1,323	5,092	7,670	424,300	5,741	17,308	677,877		
Ealing	255,513	164	-	9,637	-	12,324	392,784	9,111	12,294	691,827		
Enfield	329,347	397	-	474	792,013	17,218	332,321	7,873	43,840	1,523,484		
Greenwich	207,816	8,328	6,583	556	10,180	17,016	331,354	6,498	10,549	598,880		
Hackney	108,457	147	-	769	26	11,573	232,307	2,446	-	355,725		
Hammersmith and Fulham	101,117	13,592	81	2,002	40	4,705	227,089	3,636	84	352,345		
Haringey	117,540	-	-	1,947	-	10,565	284,986	3,114	-	418,151		
Harrow	123,992	237	-	3,305	28,058	2,912	297,045	3,184	5,197	463,930		
Havering	335,107	3,690	579	1,842	13,513	11,322	297,767	7,760	254,696	926,276		
Hillingdon	366,256	694,258	-	8,773	74,516	24,646	348,014	32,830	168,979	1,718,273		
Hounslow	252,871	96,682	98	348	20,000	18,880	261,869	6,791	61,383	718,921		
Islington	85,427	-	-	1,474	10,659	5,861	243,388	3,022	-	349,829		
Kensington and Chelsea	100,046	1,719	15	1,307	-	2,871	243,212	2,968	87	352,225		
Kingston	144,779	-	36	511	14,000	1,617	187,788	2,154	162	351,047		
Lambeth	145,592	-	1,182	851	-	6,200	357,425	2,777	-	514,026		
Lewisham	141,220	12	2	1,295	404,000	11,859	282,882	2,854	1,644	845,767		
Merton	118,501	-	-	660	1	2,690	223,780	3,585	11,171	360,389		
Newham	168,382	49,640	1,734	2,197	224,951	25,282	315,183	14,494	5,956	807,820		
Redbridge	231,301	1,062	-	652	13	2,572	301,779	5,638	51,758	594,776		
Richmond	146,340	38,463	241	121	10,000	1,396	254,150	3,580	2,397	456,688		
Southwark	144,280	1,601	2,596	653	-	6,568	325,217	3,542	43	484,501		
Sutton	100,829	44	-	-	2,751	3,061	204,252	4,462	16,691	332,090		
Tower Hamlets	150,891	15,950	7,020	2	-	12,263	335,540	5,026	6,816	533,509		
Waltham Forest	160,141	738	-	1,864	13	11,544	262,742	4,321	1,647	443,010		
Wandsworth	152,954	12,006	136	1,292	26	3,917	345,234	3,193	1,408	520,167		
NonGLA	2,945,599	33,779	30,481	12,405	85,114	8,886	1,358,659	60,444	619,155	5,154,522		
Grand Total	8,799,911	986,667	68,763	76,482	2,020,939	309,318	11,213,486	267,718	1,386,985	25,130,268		

A13.3 Extract from Sustainable Design & Construction Statement

	Residential	Non-Residential	Sitewide
Be lean.	10.1% reduction	4.3% reduction	9.8% reduction
Be clean.	0.0% reduction	0.0% reduction	0.0% reduction
Be green.	42.8% reduction	33.8% reduction	42.3% reduction
Total	52.8% reduction	38.1% reduction	52.1% reduction

Table 14 Overall Carbon Dioxide Emissions Reduction

	Regulated Carbon Dioxide Emission Savings (tonnes CO ₂ /yr.)	
	Regulated	Unregulated
Baseline: Part L 2013 Building Regulations with SAP 10 carbon factors	1,159	166
After energy demand reduction (Be Lean)	1,046	166
After heat network / CHP (Be Clean)	1,046	166
After renewable energy (Be Green)	555	166
	Regulated domestic carbon dioxide savings (tonnes CO ₂ /yr.)	
	(tonnes CO ₂ /yr.)	(%)
Savings from energy demand reduction	114	9.8%
Savings from heat network / CHP	0	0.0%
Savings from renewable energy	491	42.3%
Cumulative on-site savings	605	52.1%
Total target savings	1,159	
Shortfall	555	47.9%
GLA Offset Payment Rate (£/tCO ₂)	£2,850	
Total Offset Payment	£1,581,500	

A13.4 London Travel Demand Survey 2020

A13.4.1 Every year TfL conduct a survey across 8,000 randomly selected households in London and the surrounding area to monitor travel habits.

A13.4.2 The collated results contain information ranging from trips per person per day, modal distributions, purposes of travel, travel times, travel distances and car ownership. Data are collected and grouped into Greater London, Inner London and Outer London.

A13.4.3 Table A4.1 provides the results of the survey of travel distances by mode for 2019/2020 for Inner London.

Table A4.1: Travel Distances

Travel Mode	Distance (Kilometres per Person per Day)
National Rail	26.7
Underground / DLR	7.3
Bus / Tram	3.7
Taxi / Other	7.5
Car Driver	8.0
Car Passenger	7.9
Motorcycle	10.0
Cycle	4.0
Walk	1.1

A13.4.4 The Travel Survey does not provide any information regarding the average distance for Heavy Goods Vehicles, or for the average distance travelled by delivery vehicles. In order to provide a conservative assessment, the calculation of GHG emissions from vans travelling to the Proposed Development has assumed to have the same average trip distance of 7.5 km as for taxi/other vehicles and the same as construction articulated HGVs for HGVs (44.3 km). This is considered a reasonable assumption since any parcel that was not delivered, the occupant would need to take a different mode of transport in order to collect the item.

A13.5 Glossary

AQC	Air Quality Consultants
ASHP	Air Source Heat Pump
BEIS	Business, Energy and Industrial Strategy
CCC	Committee on Climate Change
CEMP	Construction Environmental Management Plan
CLP	Construction Logistics Plan
CO₂e	Carbon Dioxide Equivalent
CoCP	Code of Construction Practice
CMS	Construction Method Statement
EIA	Environmental Impact Assessment
FTP	Framework Travel Plan
GHG	Greenhouse Gas
GLA	Greater London Authority
GWP	Global Warming Potential
IEMA	Institute of Environmental Management and Assessment
LAE	London Academy of Excellence
LBN	London Borough of Newham
LLDC	London Legacy Development Corporation
LZC	Low and Zero Carbon
NPPF	National Planning Policy Framework
RICS	Royal Institution of Chartered Surveyors
SAP	Standard Assessment Procedure
SWMP	Site Waste Management Plan
WLC	Whole Life-Cycle Carbon

Appendix 13.2 Extract from London Atmospheric Emissions Inventory

Appendix 13.3 Extract from the Sustainable Design & Construction Statement

Appendix 13.4 London Travel Demand Survey 2020

Appendix 13.5 Glossary