

17-29 Leather Lane



Sources: Poin2
 Survey info (received (17-04-2023)
 Waterhouse Square - ReCAP

Z-mapping Ltd
 Indicative Site Model

Local Planning Authority
 Various Surrounding Building Information

Orms Designers & Architects Ltd
 3D Model Received 23-06-2023 (North)
 WHS-ORM-2W-ZZ-DR-A-00006-P01-Proposed External Envelope Model
 Is.dwg
 3D Model Received 27-01-2023 (South)
 No3 Waterhouse Square Model.dwg

Key:

Project: Waterhouse Square

Title: Window Maps
19-29 Leather Lane

Scheme Confirmed:

Date:

Drawn By:
MB

Scale:
nts @A3

Date:
Jun 2023

Dwg No:
P3154/06/WM

Rel:
9



17-29 Leather Lane



Sources: Poin2
 Survey info (received (17-04-2023)
 Waterhouse Square - ReCAP

Z-mapping Ltd
 Indicative Site Model

Local Planning Authority
 Various Surrounding Building Information

Orms Designers & Architects Ltd
 3D Model Received 23-06-2023 (North)
 WHS-ORM-2W-ZZ-DR-A-00006-P01-Proposed External Envelope Model
 Is.dwg
 3D Model Received 27-01-2023 (South)
 No3 Waterhouse Square Model.dwg

Key:

Project: Waterhouse Square

Title: Window Maps
 19-29 Leather Lane

Scheme Confirmed:

Date:

Drawn By:
 MB

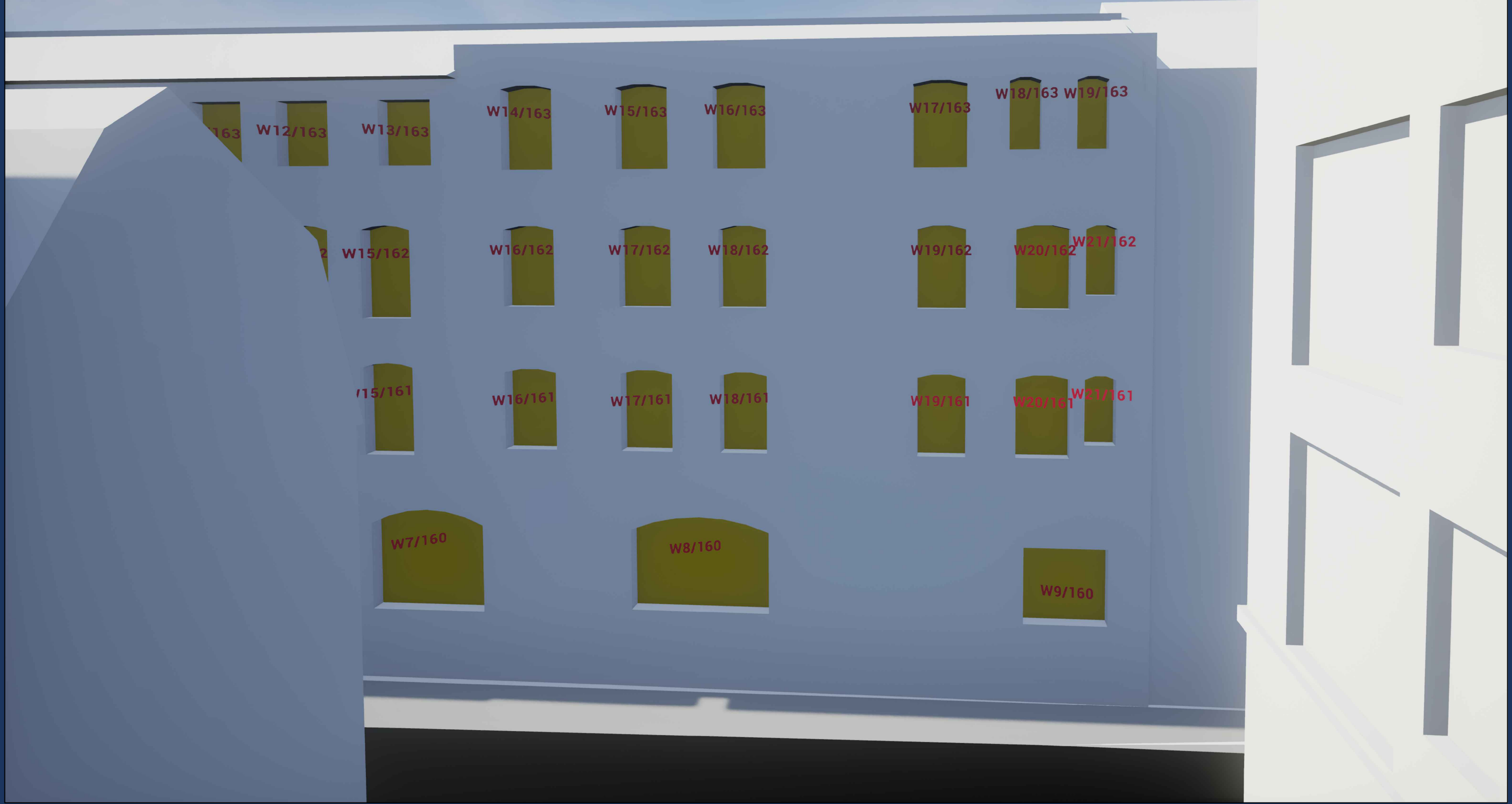
Scale:
 nts @A3

Date:
 Jun 2023

Dwg No:
P3154/07/WM

Rel:
9





Sources: Poin2
 Survey info (received (17-04-2023)
 Waterhouse Square - ReCAP

Z-mapping Ltd
 Indicative Site Model

Local Planning Authority
 Various Surrounding Building Information

Orms Designers & Architects Ltd
 3D Model Received 23-06-2023 (North)
 WHS-ORM-2W-ZZ-DR-A-00006-P01-Proposed External Envelope Model
 Is.dwg
 3D Model Received 27-01-2023 (South)
 No3 Waterhouse Square Model.dwg

Key:

Project: Waterhouse Square

Title: Window Maps
 Langdale House, 4-12 Dorrington Street

Scheme Confirmed:

Date:

Drawn By:
 MB

Scale:
 nts @A3

Date:
 Jun 2023

Dwg No:
P3154/08/WM

Rel:
9





Sources: Poin2
 Survey info (received (17-04-2023)
 Waterhouse Square - ReCAP

Z-mapping Ltd
 Indicative Site Model

Local Planning Authority
 Various Surrounding Building Information

Orms Designers & Architects Ltd
 3D Model Received 23-06-2023 (North)
 WHS-ORM-2W-ZZ-DR-A-00006-P01-Proposed External Envelope Model
 Is.dwg
 3D Model Received 27-01-2023 (South)
 No3 Waterhouse Square Model.dwg

Key:

Project: Waterhouse Square

Title: Window Maps
 Langdale House, 4-12 Dorrington Street

Scheme Confirmed:

Date:

Drawn By:
 MB

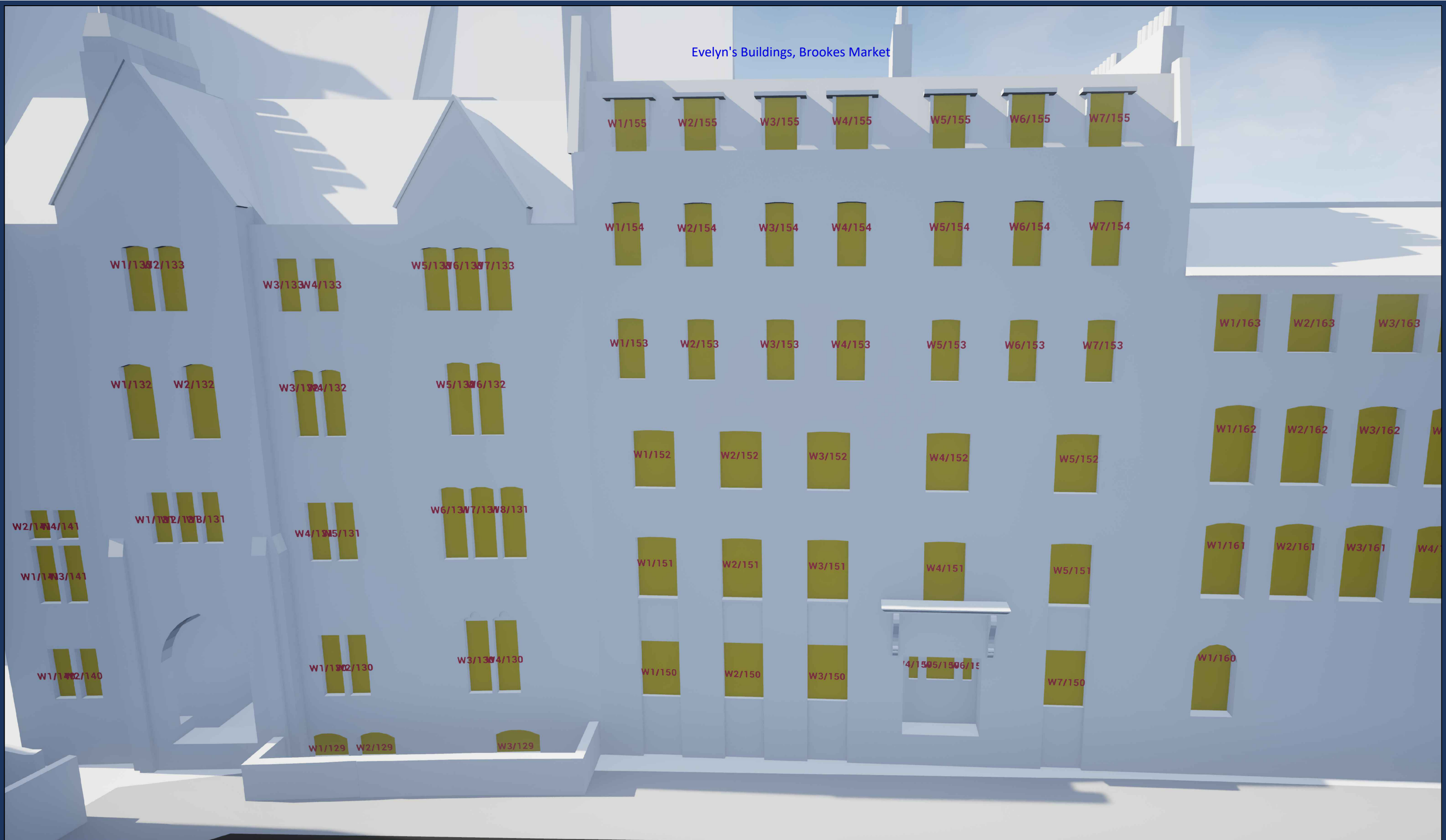
Scale:
 nts @A3

Date:
 Jun 2023

Dwg No:
P3154/09/WM

Rel:
9





Sources: Poin2
 Survey info (received (17-04-2023)
 Waterhouse Square - ReCAP

Z-mapping Ltd
 Indicative Site Model

Local Planning Authority
 Various Surrounding Building Information

Orms Designers & Architects Ltd
 3D Model Received 23-06-2023 (North)
 WHS-ORM-2W-ZZ-DR-A-00006-P01-Proposed External Envelope Model
 Is.dwg
 3D Model Received 27-01-2023 (South)
 No3 Waterhouse Square Model.dwg

Key:

Scheme Confirmed:

Date:

Project: Waterhouse Square

Drawn By:
 MB

Scale:
 nts @A3

Date:
 Jun 2023

Title: Window Maps
 Evelyn's Buildings, Brookes Market

Dwg No:
P3154/10/WM

Rel:
9



Baldwins Gardens, Brookes Court



Sources: Poin2
 Survey info (received (17-04-2023)
 Waterhouse Square - ReCAP

Z-mapping Ltd
 Indicative Site Model

Local Planning Authority
 Various Surrounding Building Information

Orms Designers & Architects Ltd
 3D Model Received 23-06-2023 (North)
 WHS-ORM-2W-ZZ-DR-A-00006-P01-Proposed External Envelope Model
 Is.dwg
 3D Model Received 27-01-2023 (South)
 No3 Waterhouse Square Model.dwg

Key:

Project: Waterhouse Square

Title: Window Maps
 Baldwins Gardens, Brookes Court

Scheme Confirmed:

Date:

Drawn By:
 MB

Scale:
 nts @A3

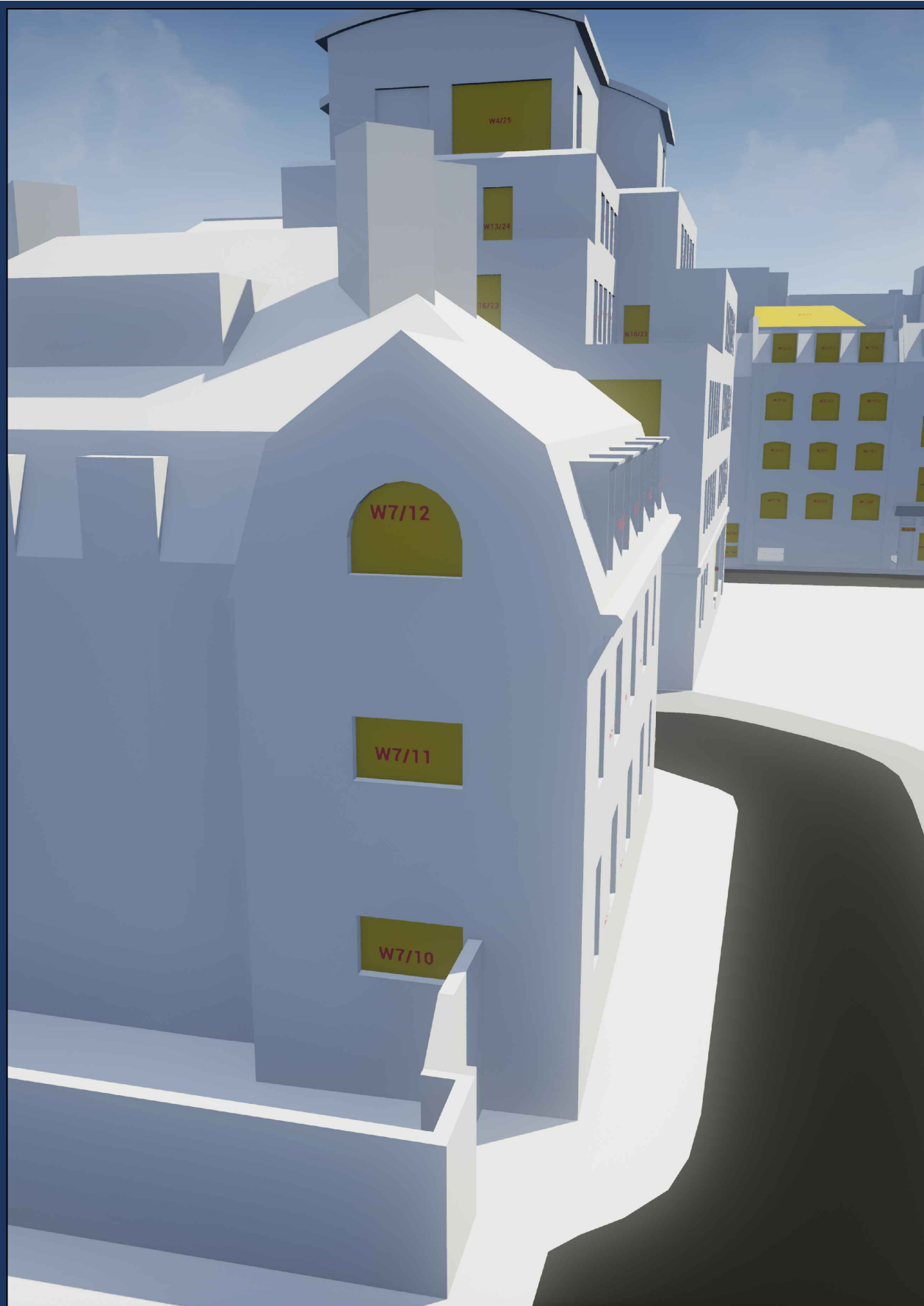
Date:
 Jun 2023

Dwg No:
P3154/11/WM

Rel:
9



1-12 Cranley Buildings Brooks Market



Sources: Poin2
 Survey info (received (17-04-2023)
 Waterhouse Square - ReCAP

Z-mapping Ltd
 Indicative Site Model

Local Planning Authority
 Various Surrounding Building Information

Orms Designers & Architects Ltd
 3D Model Received 23-06-2023 (North)
 WHS-ORM-2W-ZZ-DR-A-00006-P01-Proposed External Envelope Model
 Is.dwg
 3D Model Received 27-01-2023 (South)
 No3 Waterhouse Square Model.dwg

Key:

Scheme Confirmed:

Date:

Project: Waterhouse Square

Drawn By:
 MB

Scale:
 nts @A3

Date:
 Jun 2023

Title: Window Maps
 1-12 Cranley Buildings Brooks Market

Dwg No:
P3154/12/WM

Rel:
9



Appendix 3: VSC Tabular Results



DAYLIGHT Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON
SCHEME 23/06/2023 AND 27/01/2023

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
------	----------	--------	--------------	--------------	------	-------

1-12 Cranley Buildings Brooks Market

R2/10	KITCHEN	W3/10	7.80	6.75	1.05	13.46
R3/10	BEDROOM	W4/10	7.81	6.67	1.14	14.60
R4/10	ASSUMED_RESI_4.2M	W5/10	7.80	6.63	1.17	15.00
R5/10	ASSUMED_RESI_4.2M	W6/10	7.77	6.55	1.22	15.70
R5/10	ASSUMED_RESI_4.2M	W7/10	21.37	20.63	0.74	3.46
R2/11	KITCHEN	W3/11	8.75	7.37	1.38	15.77
R3/11	BEDROOM	W4/11	8.80	7.31	1.49	16.93
R4/11	ASSUMED_RESI_4.2M	W5/11	8.78	7.26	1.52	17.31
R5/11	ASSUMED_RESI_4.2M	W6/11	8.75	7.20	1.55	17.71
R5/11	ASSUMED_RESI_4.2M	W7/11	23.54	22.63	0.91	3.87
R2/12	KITCHEN	W3/12	11.97	10.47	1.50	12.53
R3/12	BEDROOM	W4/12	12.08	10.45	1.63	13.49
R4/12	ASSUMED_RESI_4.2M	W5/12	12.04	10.37	1.67	13.87
R5/12	ASSUMED_RESI_4.2M	W6/12	11.97	10.30	1.67	13.95
R5/12	ASSUMED_RESI_4.2M	W7/12	25.84	24.72	1.12	4.33

9-15 Leather Lane

R1/21	LIVINGROOM	W10/21	10.17	10.05	0.12	1.18
R1/21	LIVINGROOM	W11/21	9.63	9.44	0.19	1.97
R1/21	LIVINGROOM	W12/21	9.16	9.01	0.15	1.64
R1/21	LIVINGROOM	W13/21	8.77	8.73	0.04	0.46
R1/21	LIVINGROOM	W14/21	22.91	22.26	0.65	2.84
R1/21	LIVINGROOM	W15/21	23.97	23.26	0.71	2.96
R1/21	LIVINGROOM	W16/21	24.43	23.65	0.78	3.19
R2/21	BEDROOM	W9/21	11.08	10.68	0.40	3.61
R3/21	BEDROOM	W6/21	16.35	16.25	0.10	0.61
R3/21	BEDROOM	W7/21	14.97	14.48	0.49	3.27
R3/21	BEDROOM	W8/21	13.59	13.14	0.45	3.31
R4/21	ASSUMED_4.2M	W1/21	22.64	22.64	0.00	0.00
R4/21	ASSUMED_4.2M	W2/21	21.95	21.95	0.00	0.00



DAYLIGHT Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON
SCHEME 23/06/2023 AND 27/01/2023

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/21	ASSUMED_4.2M	W3/21	19.50	19.96	-0.46	-2.36
R4/21	ASSUMED_4.2M	W4/21	18.58	18.98	-0.40	-2.15
R4/21	ASSUMED_4.2M	W5/21	17.58	17.85	-0.27	-1.54
R5/21	ASSUMED_4.2M	W17/21	24.63	23.90	0.73	2.96
R5/21	ASSUMED_4.2M	W18/21	24.81	24.19	0.62	2.50
R1/22	LIVINGROOM	W10/22	12.42	12.38	0.04	0.32
R1/22	LIVINGROOM	W11/22	11.86	11.79	0.07	0.59
R1/22	LIVINGROOM	W12/22	11.40	11.34	0.06	0.53
R1/22	LIVINGROOM	W13/22	11.03	11.05	-0.02	-0.18
R1/22	LIVINGROOM	W14/22	27.57	26.78	0.79	2.87
R1/22	LIVINGROOM	W15/22	28.55	27.67	0.88	3.08
R1/22	LIVINGROOM	W16/22	29.05	28.16	0.89	3.06
R2/22	BEDROOM	W9/22	13.34	13.07	0.27	2.02
R3/22	BEDROOM	W6/22	18.78	18.83	-0.05	-0.27
R3/22	BEDROOM	W7/22	17.27	17.02	0.25	1.45
R3/22	BEDROOM	W8/22	15.89	15.64	0.25	1.57
R4/22	ASSUMED_4.2M	W1/22	29.17	29.17	0.00	0.00
R4/22	ASSUMED_4.2M	W2/22	28.46	28.46	0.00	0.00
R4/22	ASSUMED_4.2M	W3/22	22.70	22.94	-0.24	-1.06
R4/22	ASSUMED_4.2M	W4/22	21.53	22.05	-0.52	-2.42
R4/22	ASSUMED_4.2M	W5/22	20.27	20.60	-0.33	-1.63
R5/22	ASSUMED_4.2M	W17/22	29.33	28.50	0.83	2.83
R5/22	ASSUMED_4.2M	W18/22	29.82	28.99	0.83	2.78
R1/23	BEDROOM	W1/23	33.76	33.76	0.00	0.00
R1/23	BEDROOM	W2/23	33.85	33.85	0.00	0.00
R1/23	BEDROOM	W3/23	33.90	33.90	0.00	0.00
R1/23	BEDROOM	W4/23	25.80	25.92	-0.12	-0.47
R1/23	BEDROOM	W5/23	24.76	25.09	-0.33	-1.33
R2/23	BEDROOM	W6/23	23.40	23.84	-0.44	-1.88
R2/23	BEDROOM	W7/23	21.73	22.04	-0.31	-1.43
R2/23	BEDROOM	W8/23	20.19	20.35	-0.16	-0.79
R3/23	HALL	W9/23	18.89	18.99	-0.10	-0.53
R3/23	HALL	W10/23	14.96	14.47	0.49	3.28
R4/23	LKD	W11/23	12.15	11.99	0.16	1.32
R4/23	LKD	W12/23	15.77	15.85	-0.08	-0.51
R4/23	LKD	W13/23	18.15	18.05	0.10	0.55
R4/23	LKD	W14/23	18.83	18.81	0.02	0.11



DAYLIGHT Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON
SCHEME 23/06/2023 AND 27/01/2023

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/23	LKD	W15/23	18.69	18.57	0.12	0.64
R4/23	LKD	W16/23	32.64	31.69	0.95	2.91
R1/24	LIVINGROOM_4.2M	W1/24	36.20	36.20	0.00	0.00
R1/24	LIVINGROOM_4.2M	W2/24	36.23	36.23	0.00	0.00
R1/24	LIVINGROOM_4.2M	W3/24	36.49	36.49	0.00	0.00
R1/24	LIVINGROOM_4.2M	W4/24	28.80	28.89	-0.09	-0.31
R1/24	LIVINGROOM_4.2M	W5/24	27.96	28.25	-0.29	-1.04
R1/24	LIVINGROOM_4.2M	W6/24	26.82	27.13	-0.31	-1.16
R1/24	LIVINGROOM_4.2M	W7/24	25.75	25.90	-0.15	-0.58
R2/24	BEDROOM	W8/24	24.31	24.35	-0.04	-0.16
R5/24	BEDROOM	W11/24	23.80	23.71	0.09	0.38
R5/24	BEDROOM	W12/24	23.80	23.79	0.01	0.04
R5/24	BEDROOM	W13/24	34.46	33.62	0.84	2.44
R1/25	ASSUMED_RESI_4.2	W3/25	29.30	28.99	0.31	1.06
R1/25	ASSUMED_RESI_4.2	W4/25	36.29	35.43	0.86	2.37
R2/25	ASSUMED_RESI_4.2M	W1/25	37.92	37.92	0.00	0.00
R2/25	ASSUMED_RESI_4.2M	W2/25	31.02	30.96	0.06	0.19

2 Greville Street

R1/92	ASSUMED_RESI_4.2M	W1/92	16.88	16.88	0.00	0.00
R1/92	ASSUMED_RESI_4.2M	W2/92	2.19	2.17	0.02	0.91
R2/92	ASSUMED_RESI_4.2M	W3/92	14.88	14.87	0.01	0.07
R2/92	ASSUMED_RESI_4.2M	W4/92	25.35	25.51	-0.16	-0.63
R3/92	ASSUMED_RESI_4.2M	W5/92	21.47	21.61	-0.14	-0.65
R3/92	ASSUMED_RESI_4.2M	W6/92	16.73	16.87	-0.14	-0.84
R4/92	ASSUMED_RESI_4.2M	W7/92	15.59	16.14	-0.55	-3.53
R4/92	ASSUMED_RESI_4.2M	W8/92	29.18	29.28	-0.10	-0.34
R1/93	ASSUMED_RESI_4.2M	W1/93	20.07	20.07	0.00	0.00
R1/93	ASSUMED_RESI_4.2M	W2/93	2.79	2.76	0.03	1.08
R2/93	ASSUMED_RESI_4.2M	W3/93	17.48	17.48	0.00	0.00
R2/93	ASSUMED_RESI_4.2M	W4/93	27.49	27.63	-0.14	-0.51
R3/93	ASSUMED_RESI_4.2M	W5/93	23.19	23.32	-0.13	-0.56
R3/93	ASSUMED_RESI_4.2M	W6/93	18.03	18.16	-0.13	-0.72
R4/93	ASSUMED_RESI_4.2M	W7/93	17.52	18.06	-0.54	-3.08



DAYLIGHT Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON
SCHEME 23/06/2023 AND 27/01/2023

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/93	ASSUMED_RESI_4.2M	W8/93	32.06	32.15	-0.09	-0.28
R1/94	ASSUMED_RESI_4.2M	W1/94	21.92	21.92	0.00	0.00
R1/94	ASSUMED_RESI_4.2M	W2/94	4.33	4.27	0.06	1.39
R2/94	ASSUMED_RESI_4.2M	W3/94	20.54	20.54	0.00	0.00
R2/94	ASSUMED_RESI_4.2M	W4/94	28.29	28.44	-0.15	-0.53
R3/94	ASSUMED_RESI_4.2M	W5/94	23.27	23.40	-0.13	-0.56
R3/94	ASSUMED_RESI_4.2M	W6/94	17.33	17.46	-0.13	-0.75
R4/94	ASSUMED_RESI_4.2M	W7/94	19.16	19.69	-0.53	-2.77
R4/94	ASSUMED_RESI_4.2M	W8/94	33.11	33.18	-0.07	-0.21
R1/95	ASSUMED_RESI_4.2M	W1/95	23.65	23.65	0.00	0.00
R1/95	ASSUMED_RESI_4.2M	W2/95	8.45	8.42	0.03	0.36
R2/95	ASSUMED_RESI_4.2M	W3/95	24.48	24.59	-0.11	-0.45
R2/95	ASSUMED_RESI_4.2M	W4/95	15.32	15.43	-0.11	-0.72
R3/95	ASSUMED_RESI_4.2M	W5/95	12.36	12.37	-0.01	-0.08
R3/95	ASSUMED_RESI_4.2M	W6/95	6.91	6.92	-0.01	-0.14
R4/95	ASSUMED_RESI_4.2M	W7/95	9.35	9.79	-0.44	-4.71
R4/95	ASSUMED_RESI_4.2M	W8/95	17.71	17.77	-0.06	-0.34
R1/96	ASSUMED_RESI_4.2M	W1/96	25.55	25.54	0.01	0.04
R1/96	ASSUMED_RESI_4.2M	W2/96	30.31	30.34	-0.03	-0.10
R2/96	ASSUMED_RESI_4.2M	W3/96	30.93	31.14	-0.21	-0.68
R2/96	ASSUMED_RESI_4.2M	W4/96	31.79	31.84	-0.05	-0.16
R3/96	ASSUMED_RESI_4.2M	W5/96	21.12	21.12	0.00	0.00
R3/96	ASSUMED_RESI_4.2M	W6/96	20.88	20.89	-0.01	-0.05
R4/96	ASSUMED_RESI_4.2M	W7/96	26.63	27.16	-0.53	-1.99
R4/96	ASSUMED_RESI_4.2M	W8/96	32.35	32.38	-0.03	-0.09

16 Leather Lane

R1/41	ASSUMED_RESI_4.2	W1/41	18.67	18.90	-0.23	-1.23
R2/41	ASSUMED_RESI_4.2	W2/41	19.31	19.55	-0.24	-1.24
R1/42	ASSUMED_RESI_4.2	W1/42	21.41	21.73	-0.32	-1.49
R2/42	ASSUMED_RESI_4.2	W2/42	22.05	22.37	-0.32	-1.45



DAYLIGHT Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON
SCHEME 23/06/2023 AND 27/01/2023

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/43	ASSUMED_RESI_4.2	W1/43	23.76	24.13	-0.37	-1.56
R2/43	ASSUMED_RESI_4.2	W2/43	24.34	24.70	-0.36	-1.48
R1/44	ASSUMED_RESI_4.2	W1/44	27.10	27.41	-0.31	-1.14
R2/44	ASSUMED_RESI_4.2	W2/44	27.55	27.82	-0.27	-0.98

20-22 Leather Lane

R1/61	ASSUMED_RESI	W1/61	16.65	16.47	0.18	1.08
R2/61	ASSUMED_RESI	W2/61	14.96	14.96	0.00	0.00
R2/61	ASSUMED_RESI	W3/61	14.26	14.35	-0.09	-0.63
R1/62	BEDROOM	W1/62	19.16	18.99	0.17	0.89
R1/62	BEDROOM	W2/62	17.67	17.67	0.00	0.00
R1/63	LD	W1/63	22.25	22.08	0.17	0.76
R1/63	LD	W2/63	21.07	21.09	-0.02	-0.09
R1/63	LD	W3/63	20.52	20.53	-0.01	-0.05
R1/64	ASSUMED_RESI	W3/64	25.71	25.71	0.00	0.00
R2/64	ASSUMED_RESI	W1/64	26.80	26.70	0.10	0.37
R2/64	ASSUMED_RESI	W2/64	26.21	26.13	0.08	0.31

24-26 Leather Lane

R1/71	ASSUMED_RESI_4.2	W1/71	18.35	18.38	-0.03	-0.16
R1/71	ASSUMED_RESI_4.2	W2/71	17.47	17.51	-0.04	-0.23
R1/71	ASSUMED_RESI_4.2	W3/71	15.60	15.64	-0.04	-0.26
R1/71	ASSUMED_RESI_4.2	W4/71	15.20	15.25	-0.05	-0.33
R2/71	ASSUMED_RESI_4.2	W5/71	14.49	14.54	-0.05	-0.35
R2/71	ASSUMED_RESI_4.2	W6/71	14.34	14.41	-0.07	-0.49
R1/72	ASSUMED_RESI_4.2	W1/72	22.43	22.46	-0.03	-0.13
R1/72	ASSUMED_RESI_4.2	W2/72	21.52	21.56	-0.04	-0.19
R1/72	ASSUMED_RESI_4.2	W3/72	19.48	19.54	-0.06	-0.31
R1/72	ASSUMED_RESI_4.2	W4/72	18.94	19.01	-0.07	-0.37
R2/72	ASSUMED_RESI_4.2	W5/72	18.01	18.09	-0.08	-0.44
R2/72	ASSUMED_RESI_4.2	W6/72	17.86	17.91	-0.05	-0.28
R1/73	ASSUMED_RESI_4.2	W1/73	26.69	26.74	-0.05	-0.19



DAYLIGHT Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON
SCHEME 23/06/2023 AND 27/01/2023

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/73	ASSUMED_RESI_4.2	W2/73	26.00	26.06	-0.06	-0.23
R1/73	ASSUMED_RESI_4.2	W3/73	24.18	24.23	-0.05	-0.21
R1/73	ASSUMED_RESI_4.2	W4/73	23.56	23.60	-0.04	-0.17
R2/73	ASSUMED_RESI_4.2	W5/73	22.37	22.43	-0.06	-0.27
R2/73	ASSUMED_RESI_4.2	W6/73	22.13	22.18	-0.05	-0.23

Baldwins Gardens, Brookes Court

R1/120		W1/120	16.53	15.82	0.71	4.30
R2/120		W2/120	5.04	4.90	0.14	2.78
R3/120		W3/120	5.99	5.70	0.29	4.84
R4/120		W4/120	19.35	18.48	0.87	4.50
R5/120		W5/120	19.01	18.14	0.87	4.58
R6/120		W6/120	6.64	6.56	0.08	1.20
R7/120		W7/120	4.86	4.80	0.06	1.23
R8/120		W8/120	14.61	14.14	0.47	3.22
R1/121		W1/121	19.65	18.93	0.72	3.66
R1/121		W2/121	0.30	0.26	0.04	13.33
R2/121		W3/121	0.59	0.59	0.00	0.00
R3/121		W4/121	0.63	0.64	-0.01	-1.59
R4/121		W5/121	0.66	0.66	0.00	0.00
R4/121		W6/121	22.35	21.33	1.02	4.56
R5/121		W7/121	21.93	21.01	0.92	4.20
R5/121		W8/121	0.05	0.04	0.01	20.00
R6/121		W9/121	0.79	0.79	0.00	0.00
R7/121		W10/121	0.71	0.72	-0.01	-1.41
R8/121		W11/121	1.32	1.32	0.00	0.00
R8/121		W12/121	17.11	16.44	0.67	3.92
R1/122		W1/122	22.17	21.29	0.88	3.97
R1/122		W2/122	0.80	0.65	0.15	18.75



DAYLIGHT Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON
SCHEME 23/06/2023 AND 27/01/2023

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/122		W3/122	1.84	1.82	0.02	1.09
R3/122		W4/122	1.92	1.92	0.00	0.00
R4/122		W5/122	1.45	1.45	0.00	0.00
R4/122		W6/122	24.85	23.71	1.14	4.59
R5/122		W7/122	24.70	23.50	1.20	4.86
R5/122		W8/122	0.18	0.11	0.07	38.89
R6/122		W9/122	1.83	1.80	0.03	1.64
R7/122		W10/122	1.96	1.94	0.02	1.02
R8/122		W11/122	2.66	2.66	0.00	0.00
R8/122		W12/122	19.62	18.80	0.82	4.18
R1/123		W1/123	11.29	10.52	0.77	6.82
R2/123		W2/123	5.45	5.29	0.16	2.94
R2/123		W3/123	12.22	11.35	0.87	7.12
R3/123		W4/123	12.04	11.18	0.86	7.14
R3/123		W5/123	5.36	5.25	0.11	2.05
R4/123		W6/123	7.72	7.72	0.00	0.00
R4/123		W7/123	21.22	20.35	0.87	4.10
R4/123		W8/123	0.26	0.24	0.02	7.69
R1/124		W1/124	27.09	26.11	0.98	3.62
R1/124		W2/124	28.12	27.05	1.07	3.81
R2/124		W3/124	29.55	28.23	1.32	4.47
R2/124		W4/124	29.48	28.10	1.38	4.68
R3/124		W5/124	28.97	27.53	1.44	4.97
R3/124		W6/124	28.43	26.92	1.51	5.31
R4/124		W7/124	24.38	23.15	1.23	5.05
R4/124		W8/124	22.35	21.38	0.97	4.34

Evelyn's Buildings, Brookes Market

R1/150	SITTING_ROOM	W7/150	21.52	20.02	1.50	6.97
R3/150	DINNING_ROOM	W1/150	22.09	20.63	1.46	6.61



DAYLIGHT Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON
SCHEME 23/06/2023 AND 27/01/2023

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/150	DINNING_ROOM	W2/150	21.93	20.46	1.47	6.70
R3/150	DINNING_ROOM	W3/150	21.62	20.04	1.58	7.31
R1/151	BEDROOM	W1/151	24.35	22.76	1.59	6.53
R2/151	BEDROOM	W2/151	24.20	22.60	1.60	6.61
R3/151	BEDROOM	W3/151	24.17	22.47	1.70	7.03
R4/151	SITTING_ROOM	W4/151	24.06	22.36	1.70	7.07
R4/151	SITTING_ROOM	W5/151	23.97	22.32	1.65	6.88
R1/152	BEDROOM	W1/152	26.72	25.02	1.70	6.36
R2/152	BEDROOM	W2/152	26.56	24.83	1.73	6.51
R3/152	BEDROOM	W3/152	26.50	24.68	1.82	6.87
R4/152	BEDROOM	W4/152	26.37	24.54	1.83	6.94
R5/152	BEDROOM	W5/152	26.24	24.46	1.78	6.78
R1/153	BEDROOM	W1/153	29.03	27.25	1.78	6.13
R1/153	BEDROOM	W2/153	28.91	27.11	1.80	6.23
R2/153	BEDROOM	W3/153	28.80	26.93	1.87	6.49
R3/153	BEDROOM	W4/153	28.72	26.81	1.91	6.65
R4/153	BEDROOM	W5/153	28.60	26.68	1.92	6.71
R5/153	BEDROOM	W6/153	28.51	26.58	1.93	6.77
R5/153	BEDROOM	W7/153	28.36	26.45	1.91	6.73
R1/154	BEDROOM	W1/154	31.02	29.19	1.83	5.90
R1/154	BEDROOM	W2/154	30.89	29.02	1.87	6.05
R2/154	BEDROOM	W3/154	30.79	28.87	1.92	6.24
R3/154	BEDROOM	W4/154	30.74	28.76	1.98	6.44
R4/154	BEDROOM	W5/154	30.66	28.66	2.00	6.52
R5/154	BEDROOM	W6/154	30.60	28.60	2.00	6.54
R1/155	BEDROOM	W1/155	32.88	31.09	1.79	5.44
R1/155	BEDROOM	W2/155	32.85	30.95	1.90	5.78



DAYLIGHT Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON
SCHEME 23/06/2023 AND 27/01/2023

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/155	BEDROOM	W3/155	32.77	30.86	1.91	5.83
R3/155	BEDROOM	W4/155	32.75	30.78	1.97	6.02
R4/155	BEDROOM	W5/155	32.65	30.69	1.96	6.00
R5/155	BEDROOM	W6/155	32.64	30.62	2.02	6.19

Langdale House, 4-12 Dorrington Street

R1/161	ASSUMED_RESI	W1/161	24.24	22.57	1.67	6.89
R1/161	ASSUMED_RESI	W2/161	24.23	22.59	1.64	6.77
R2/161	ASSUMED_RESI	W3/161	24.21	22.56	1.65	6.82
R2/161	ASSUMED_RESI	W4/161	24.13	22.54	1.59	6.59
R2/161	ASSUMED_RESI	W5/161	24.12	22.51	1.61	6.67
R3/161	ASSUMED_RESI	W6/161	24.04	22.57	1.47	6.11
R3/161	ASSUMED_RESI	W7/161	24.01	22.58	1.43	5.96
R3/161	ASSUMED_RESI	W8/161	23.99	22.57	1.42	5.92
R4/161	ASSUMED_RESI	W9/161	23.89	22.54	1.35	5.65
R4/161	ASSUMED_RESI	W10/161	23.67	22.38	1.29	5.45
R4/161	ASSUMED_RESI	W11/161	23.37	22.17	1.20	5.13
R4/161	ASSUMED_RESI	W12/161	23.00	22.00	1.00	4.35
R5/161	ASSUMED_RESI	W13/161	22.58	21.72	0.86	3.81
R5/161	ASSUMED_RESI	W14/161	22.33	21.59	0.74	3.31
R5/161	ASSUMED_RESI	W15/161	22.08	21.45	0.63	2.85
R6/161	ASSUMED_RESI	W16/161	21.91	21.32	0.59	2.69
R6/161	ASSUMED_RESI	W17/161	21.68	21.06	0.62	2.86
R6/161	ASSUMED_RESI	W18/161	21.23	20.61	0.62	2.92
R7/161	ASSUMED_RESI	W19/161	19.73	19.16	0.57	2.89
R7/161	ASSUMED_RESI	W20/161	18.27	17.79	0.48	2.63
R7/161	ASSUMED_RESI	W21/161	17.45	17.03	0.42	2.41
R1/162	ASSUMED_RESI	W1/162	26.40	24.59	1.81	6.86
R1/162	ASSUMED_RESI	W2/162	26.35	24.59	1.76	6.68
R2/162	ASSUMED_RESI	W3/162	26.31	24.54	1.77	6.73
R2/162	ASSUMED_RESI	W4/162	26.24	24.53	1.71	6.52
R2/162	ASSUMED_RESI	W5/162	26.26	24.53	1.73	6.59
R3/162	ASSUMED_RESI	W6/162	26.22	24.61	1.61	6.14



DAYLIGHT Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON
SCHEME 23/06/2023 AND 27/01/2023

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/162	ASSUMED_RESI	W7/162	26.21	24.67	1.54	5.88
R3/162	ASSUMED_RESI	W8/162	26.27	24.77	1.50	5.71
R4/162	ASSUMED_RESI	W9/162	26.25	24.81	1.44	5.49
R4/162	ASSUMED_RESI	W10/162	26.09	24.68	1.41	5.40
R4/162	ASSUMED_RESI	W11/162	26.00	24.71	1.29	4.96
R4/162	ASSUMED_RESI	W12/162	25.80	24.66	1.14	4.42
R4/162	ASSUMED_RESI	W13/162	25.62	24.57	1.05	4.10
R5/162	ASSUMED_RESI	W14/162	25.38	24.46	0.92	3.62
R5/162	ASSUMED_RESI	W15/162	25.19	24.34	0.85	3.37
R6/162	ASSUMED_RESI	W16/162	25.01	24.15	0.86	3.44
R6/162	ASSUMED_RESI	W17/162	24.64	23.74	0.90	3.65
R6/162	ASSUMED_RESI	W18/162	24.09	23.27	0.82	3.40
R7/162	ASSUMED_RESI	W19/162	22.59	21.90	0.69	3.05
R7/162	ASSUMED_RESI	W20/162	21.40	20.79	0.61	2.85
R7/162	ASSUMED_RESI	W21/162	20.54	20.00	0.54	2.63
R1/163	ASSUMED_RESI	W1/163	25.04	23.14	1.90	7.59
R1/163	ASSUMED_RESI	W2/163	24.89	23.02	1.87	7.51
R2/163	ASSUMED_RESI	W3/163	24.93	23.06	1.87	7.50
R2/163	ASSUMED_RESI	W4/163	24.95	23.14	1.81	7.25
R2/163	ASSUMED_RESI	W5/163	25.05	23.22	1.83	7.31
R3/163	ASSUMED_RESI	W6/163	25.12	23.41	1.71	6.81
R3/163	ASSUMED_RESI	W7/163	26.21	24.64	1.57	5.99
R4/163	ASSUMED_RESI	W8/163	26.12	24.64	1.48	5.67
R4/163	ASSUMED_RESI	W9/163	25.23	23.85	1.38	5.47
R4/163	ASSUMED_RESI	W10/163	25.22	23.91	1.31	5.19
R4/163	ASSUMED_RESI	W11/163	25.15	23.91	1.24	4.93
R5/163	ASSUMED_RESI	W12/163	25.06	23.88	1.18	4.71
R5/163	ASSUMED_RESI	W13/163	25.10	23.98	1.12	4.46
R6/163	ASSUMED_RESI	W14/163	27.57	26.57	1.00	3.63
R6/163	ASSUMED_RESI	W15/163	27.27	26.32	0.95	3.48
R6/163	ASSUMED_RESI	W16/163	26.78	25.92	0.86	3.21
R7/163	ASSUMED_RESI	W17/163	25.47	24.73	0.74	2.91
R7/163	ASSUMED_RESI	W18/163	24.94	24.28	0.66	2.65
R7/163	ASSUMED_RESI	W19/163	24.23	23.62	0.61	2.52



DAYLIGHT Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON
SCHEME 23/06/2023 AND 27/01/2023

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/171	ASSUMED_RESI	W3/171	18.43	18.43	0.00	0.00
R1/171	ASSUMED_RESI	W4/171	18.89	18.89	0.00	0.00
R1/171	ASSUMED_RESI	W5/171	12.99	12.99	0.00	0.00
R2/171	ASSUMED_RESI_4.2M	W1/171	16.53	16.53	0.00	0.00
R2/171	ASSUMED_RESI_4.2M	W2/171	17.91	17.91	0.00	0.00
R3/171	ASSUMED_RESI_4.2M	W6/171	9.77	9.77	0.00	0.00
R3/171	ASSUMED_RESI_4.2M	W7/171	9.16	9.16	0.00	0.00
R4/171	ASSUMED_RESI_4.2M	W8/171	8.83	8.82	0.01	0.11
R4/171	ASSUMED_RESI_4.2M	W9/171	8.77	8.76	0.01	0.11
R5/171	ASSUMED_RESI_4.2M	W10/171	8.98	8.91	0.07	0.78
R5/171	ASSUMED_RESI_4.2M	W11/171	9.31	9.20	0.11	1.18
R6/171	ASSUMED_RESI_4.2M	W12/171	10.00	9.82	0.18	1.80
R7/171	ASSUMED_RESI_4.2M	W13/171	12.79	12.31	0.48	3.75
R1/172	ASSUMED_RESI	W3/172	23.81	23.81	0.00	0.00
R1/172	ASSUMED_RESI	W4/172	24.23	24.23	0.00	0.00
R1/172	ASSUMED_RESI	W5/172	17.00	17.00	0.00	0.00
R2/172	ASSUMED_RESI_4.2M	W1/172	21.96	21.96	0.00	0.00
R2/172	ASSUMED_RESI_4.2M	W2/172	23.38	23.38	0.00	0.00
R3/172	ASSUMED_RESI_4.2M	W6/172	13.62	13.62	0.00	0.00
R3/172	ASSUMED_RESI_4.2M	W7/172	12.93	12.93	0.00	0.00
R4/172	ASSUMED_RESI_4.2M	W8/172	12.57	12.56	0.01	0.08
R4/172	ASSUMED_RESI_4.2M	W9/172	12.50	12.49	0.01	0.08
R5/172	ASSUMED_RESI_4.2M	W10/172	12.70	12.63	0.07	0.55
R5/172	ASSUMED_RESI_4.2M	W11/172	13.06	12.95	0.11	0.84
R6/172	ASSUMED_RESI_4.2M	W12/172	13.72	13.54	0.18	1.31
R7/172	ASSUMED_RESI_4.2M	W13/172	16.29	15.77	0.52	3.19
R1/173	ASSUMED_RESI	W3/173	29.05	29.05	0.00	0.00
R1/173	ASSUMED_RESI	W4/173	29.16	29.16	0.00	0.00
R1/173	ASSUMED_RESI	W5/173	22.11	22.08	0.03	0.14
R2/173	ASSUMED_RESI_4.2M	W1/173	28.53	28.53	0.00	0.00
R2/173	ASSUMED_RESI_4.2M	W2/173	29.02	29.02	0.00	0.00



DAYLIGHT Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON
SCHEME 23/06/2023 AND 27/01/2023

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/173	ASSUMED_RESI_4.2M	W6/173	18.91	18.86	0.05	0.26
R3/173	ASSUMED_RESI_4.2M	W7/173	18.08	18.03	0.05	0.28
R4/173	ASSUMED_RESI_4.2M	W8/173	17.52	17.46	0.06	0.34
R5/173	ASSUMED_RESI_4.2M	W9/173	17.79	17.70	0.09	0.51
R5/173	ASSUMED_RESI_4.2M	W10/173	18.38	18.28	0.10	0.54
R6/173	ASSUMED_RESI_4.2M	W11/173	19.21	19.04	0.17	0.88
R7/173	ASSUMED_RESI_4.2M	W12/173	21.48	20.96	0.52	2.42

Appendix 4: NSL Tabular Results



NSL Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON

SCHEME 23/06/2023 AND 27/01/2023

NSL

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

1-12 Cranley Buildings Brooks Market

R2/10	KITCHEN	100.8	23.2	18.0	5.2	22.4
R3/10	BEDROOM	103.9	21.2	18.1	3.1	14.6
R4/10	ASSUMED_RESI_4.2M	110.7	21.6	16.5	5.0	23.1
R5/10	ASSUMED_RESI_4.2M	84.7	61.2	59.9	1.3	2.1
R2/11	KITCHEN	100.8	21.2	16.6	4.6	21.7
R3/11	BEDROOM	103.9	20.3	15.2	5.0	24.6
R4/11	ASSUMED_RESI_4.2M	110.7	20.3	15.5	4.8	23.6
R5/11	ASSUMED_RESI_4.2M	84.8	61.8	60.5	1.3	2.1
R2/12	KITCHEN	100.8	23.7	17.2	6.5	27.4
R3/12	BEDROOM	103.9	23.4	17.7	5.7	24.4
R4/12	ASSUMED_RESI_4.2M	110.7	23.3	17.3	6.0	25.8
R5/12	ASSUMED_RESI_4.2M	84.9	63.5	62.0	1.6	2.5

9-15 Leather Lane

R1/21	LIVINGROOM	557.5	542.1	541.0	1.1	0.2
R2/21	BEDROOM	143.7	17.7	17.1	0.6	3.4
R3/21	BEDROOM	221.4	195.1	193.5	1.6	0.8
R4/21	ASSUMED_4.2M	293.1	288.8	288.8	0.0	0.0
R5/21	ASSUMED_4.2M	187.6	185.3	185.3	0.0	0.0
R1/22	LIVINGROOM	557.5	555.1	555.0	0.1	0.0
R2/22	BEDROOM	143.7	25.6	27.6	-2.0	-7.8
R3/22	BEDROOM	221.4	208.7	205.8	3.0	1.4
R4/22	ASSUMED_4.2M	293.1	290.8	290.8	0.0	0.0
R5/22	ASSUMED_4.2M	187.6	185.3	185.3	0.0	0.0
R1/23	BEDROOM	195.8	193.8	193.6	0.2	0.1
R2/23	BEDROOM	143.6	133.3	135.7	-2.4	-1.8
R3/23	HALL	157.4	136.6	138.8	-2.2	-1.6
R4/23	LKD	374.5	369.6	369.6	0.0	0.0
R1/24	LIVINGROOM_4.2M	305.8	305.4	305.4	0.0	0.0
R2/24	BEDROOM	180.2	118.4	134.4	-16.0	-13.5
R5/24	BEDROOM	161.8	158.9	158.9	0.0	0.0
R1/25	ASSUMED_RESI_4.2	196.0	196.0	196.0	0.0	0.0
R2/25	ASSUMED_RESI_4.2M	236.4	234.3	234.3	0.0	0.0

2 Greville Street

R1/92	ASSUMED_RESI_4.2M	221.0	180.3	180.3	0.0	0.0
R2/92	ASSUMED_RESI_4.2M	136.5	135.4	135.4	0.0	0.0
R3/92	ASSUMED_RESI_4.2M	98.4	96.1	96.1	0.0	0.0
R4/92	ASSUMED_RESI_4.2M	116.5	114.8	115.8	-1.0	-0.9
R1/93	ASSUMED_RESI_4.2M	221.0	205.2	205.2	0.0	0.0
R2/93	ASSUMED_RESI_4.2M	136.5	135.5	135.5	0.0	0.0
R3/93	ASSUMED_RESI_4.2M	98.4	96.1	96.1	0.0	0.0
R4/93	ASSUMED_RESI_4.2M	116.5	116.0	116.4	-0.4	-0.3



NSL Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON
SCHEME 23/06/2023 AND 27/01/2023

NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/94	ASSUMED_RESI_4.2M	221.0	212.7	212.7	0.0	0.0
R2/94	ASSUMED_RESI_4.2M	136.5	135.6	135.6	0.0	0.0
R3/94	ASSUMED_RESI_4.2M	98.4	95.9	95.9	0.0	0.0
R4/94	ASSUMED_RESI_4.2M	116.5	116.5	116.5	0.0	0.0
R1/95	ASSUMED_RESI_4.2M	221.0	215.3	215.8	-0.5	-0.2
R2/95	ASSUMED_RESI_4.2M	136.5	134.7	134.7	0.0	0.0
R3/95	ASSUMED_RESI_4.2M	98.4	94.1	94.1	0.0	0.0
R4/95	ASSUMED_RESI_4.2M	116.5	116.4	116.4	0.0	0.0
R1/96	ASSUMED_RESI_4.2M	221.0	219.0	219.0	0.0	0.0
R2/96	ASSUMED_RESI_4.2M	136.5	135.8	135.8	0.0	0.0
R3/96	ASSUMED_RESI_4.2M	98.4	95.9	95.9	0.0	0.0
R4/96	ASSUMED_RESI_4.2M	116.5	116.5	116.5	0.0	0.0

16 Leather Lane

R1/41	ASSUMED_RESI_4.2	149.7	96.2	93.4	2.8	2.9
R2/41	ASSUMED_RESI_4.2	107.1	61.7	61.5	0.2	0.3
R1/42	ASSUMED_RESI_4.2	149.7	107.0	105.5	1.5	1.4
R2/42	ASSUMED_RESI_4.2	107.1	67.7	66.2	1.5	2.2
R1/43	ASSUMED_RESI_4.2	149.7	104.6	102.8	1.7	1.6
R2/43	ASSUMED_RESI_4.2	107.1	65.6	64.7	0.9	1.4
R1/44	ASSUMED_RESI_4.2	149.7	95.4	95.2	0.2	0.2
R2/44	ASSUMED_RESI_4.2	107.1	66.9	66.4	0.5	0.7

20-22 Leather Lane

R1/61	ASSUMED_RESI	166.2	104.1	95.1	9.0	8.6
R2/61	ASSUMED_RESI	240.5	98.4	96.3	2.2	2.2
R1/62	BEDROOM	219.0	162.6	160.6	2.0	1.2
R1/63	LD	438.2	324.1	315.7	8.4	2.6
R1/64	ASSUMED_RESI	110.2	100.5	100.5	0.0	0.0
R2/64	ASSUMED_RESI	221.1	211.5	210.8	0.7	0.3

24-26 Leather Lane

R1/71	ASSUMED_RESI_4.2	392.5	324.2	324.2	0.0	0.0
R2/71	ASSUMED_RESI_4.2	217.1	108.8	109.1	-0.2	-0.2
R1/72	ASSUMED_RESI_4.2	392.5	339.4	339.4	0.0	0.0
R2/72	ASSUMED_RESI_4.2	216.9	115.5	112.0	3.5	3.0
R1/73	ASSUMED_RESI_4.2	392.5	366.0	366.1	-0.1	0.0
R2/73	ASSUMED_RESI_4.2	218.5	145.0	143.1	1.9	1.3

Baldwins Gardens, Brookes Court

R1/120		128.6	97.5	97.5	0.0	0.0
R2/120		60.0	44.6	43.8	0.8	1.8
R3/120		59.7	49.8	49.8	0.0	0.0



NSL Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON
SCHEME 23/06/2023 AND 27/01/2023

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R4/120		108.2	96.5	94.2	2.3	2.4
R5/120		110.3	89.4	87.4	2.1	2.3
R6/120		60.0	34.7	34.1	0.7	2.0
R7/120		59.7	53.9	53.9	0.0	0.0
R8/120		111.3	76.5	74.3	2.2	2.9
R1/121		165.7	145.3	143.8	1.5	1.0
R2/121		64.1	58.7	58.7	0.0	0.0
R3/121		64.1	58.1	58.1	0.0	0.0
R4/121		151.7	146.1	145.3	0.8	0.5
R5/121		151.7	132.5	129.0	3.5	2.6
R6/121		64.1	59.5	59.2	0.4	0.7
R7/121		64.2	53.1	53.3	-0.1	-0.2
R8/121		151.3	135.4	135.4	0.0	0.0
R1/122		165.7	154.2	150.2	4.0	2.6
R2/122		64.1	59.9	59.9	0.0	0.0
R3/122		64.1	59.9	59.6	0.3	0.5
R4/122		151.7	148.3	147.2	1.1	0.7
R5/122		151.7	138.1	134.0	4.1	3.0
R6/122		64.1	60.4	60.4	0.0	0.0
R7/122		64.2	57.4	56.8	0.6	1.0
R8/122		151.3	137.4	137.3	0.1	0.1
R1/123		141.4	134.6	131.6	3.1	2.3
R2/123		155.3	149.3	148.0	1.2	0.8
R3/123		149.9	138.5	135.3	3.2	2.3
R4/123		206.5	198.3	197.1	1.2	0.6
R1/124		141.2	138.0	138.0	0.0	0.0
R2/124		141.2	138.0	138.0	0.0	0.0
R3/124		141.2	136.0	130.6	5.4	4.0
R4/124		141.2	127.9	123.3	4.6	3.6

Evelyn's Buildings, Brookes Market

R1/150	SITTING_ROOM	154.7	85.0	74.5	10.5	12.4
R3/150	DINNING_ROOM	399.7	274.9	260.9	14.0	5.1
R1/151	BEDROOM	152.5	107.7	98.1	9.5	8.8
R2/151	BEDROOM	82.5	64.2	59.0	5.1	7.9
R3/151	BEDROOM	97.1	64.1	56.8	7.3	11.4
R4/151	SITTING_ROOM	245.3	170.3	161.3	9.0	5.3
R1/152	BEDROOM	152.5	116.6	103.4	13.2	11.3
R2/152	BEDROOM	82.5	67.2	60.9	6.2	9.2
R3/152	BEDROOM	97.1	69.8	60.4	9.3	13.3
R4/152	BEDROOM	86.9	61.6	49.3	12.3	20.0
R5/152	BEDROOM	150.6	106.1	88.6	17.4	16.4
R1/153	BEDROOM	152.5	131.0	116.8	14.1	10.8
R2/153	BEDROOM	82.5	60.5	45.7	14.9	24.6
R3/153	BEDROOM	97.1	71.0	53.3	17.7	24.9
R4/153	BEDROOM	86.9	70.8	53.6	17.1	24.2



NSL Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON
SCHEME 23/06/2023 AND 27/01/2023

NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R5/153	BEDROOM	150.6	134.1	117.9	16.1	12.0
R1/154	BEDROOM	152.5	147.5	126.5	21.0	14.2
R2/154	BEDROOM	82.5	77.9	55.6	22.4	28.8
R3/154	BEDROOM	97.1	90.2	64.4	25.8	28.6
R4/154	BEDROOM	86.9	81.3	64.8	16.5	20.3
R5/154	BEDROOM	71.7	69.0	54.9	14.2	20.6
R1/155	BEDROOM	138.7	136.9	130.2	6.7	4.9
R2/155	BEDROOM	74.9	73.4	60.3	13.1	17.8
R3/155	BEDROOM	87.3	83.9	69.9	14.0	16.7
R4/155	BEDROOM	78.0	75.2	70.3	5.0	6.6
R5/155	BEDROOM	64.3	63.2	58.8	4.4	7.0

Langdale House, 4-12 Dorrington Street

R1/161	ASSUMED_RESI	149.1	126.3	110.5	15.9	12.6
R2/161	ASSUMED_RESI	201.8	172.3	153.2	19.2	11.1
R3/161	ASSUMED_RESI	309.0	204.8	185.4	19.4	9.5
R4/161	ASSUMED_RESI	456.3	246.7	225.8	21.0	8.5
R5/161	ASSUMED_RESI	403.9	204.5	179.7	24.8	12.1
R6/161	ASSUMED_RESI	299.8	223.5	193.3	30.2	13.5
R7/161	ASSUMED_RESI	229.0	136.7	123.5	13.2	9.7
R1/162	ASSUMED_RESI	152.4	144.1	125.2	18.8	13.0
R2/162	ASSUMED_RESI	146.8	141.7	141.6	0.1	0.1
R3/162	ASSUMED_RESI	393.6	233.4	208.4	25.0	10.7
R4/162	ASSUMED_RESI	332.8	327.7	302.4	25.3	7.7
R5/162	ASSUMED_RESI	189.7	179.5	154.5	24.9	13.9
R6/162	ASSUMED_RESI	299.8	274.6	241.7	32.9	12.0
R7/162	ASSUMED_RESI	229.0	179.3	164.2	15.1	8.4
R1/163	ASSUMED_RESI	152.4	139.0	119.1	20.0	14.4
R2/163	ASSUMED_RESI	135.9	130.0	130.0	0.0	0.0
R3/163	ASSUMED_RESI	393.6	196.0	175.0	21.0	10.7
R4/163	ASSUMED_RESI	332.8	312.3	294.8	17.5	5.6
R5/163	ASSUMED_RESI	189.7	175.0	157.9	17.1	9.8
R6/163	ASSUMED_RESI	299.8	287.5	285.2	2.2	0.8
R7/163	ASSUMED_RESI	229.0	207.5	207.5	0.0	0.0

17-29 Leather Lane

R1/171	ASSUMED_RESI	127.6	118.9	118.9	0.0	0.0
R2/171	ASSUMED_RESI_4.2M	166.4	100.5	100.5	0.0	0.0
R3/171	ASSUMED_RESI_4.2M	140.9	41.5	41.5	0.0	0.0
R4/171	ASSUMED_RESI_4.2M	137.5	29.4	29.4	0.0	0.0
R5/171	ASSUMED_RESI_4.2M	138.1	31.6	31.6	0.0	0.0
R6/171	ASSUMED_RESI_4.2M	129.8	16.2	16.2	0.0	0.0
R7/171	ASSUMED_RESI_4.2M	156.2	21.9	21.9	0.0	0.0
R1/172	ASSUMED_RESI	127.6	126.6	126.6	0.0	0.0
R2/172	ASSUMED_RESI_4.2M	166.4	134.1	134.1	0.0	0.0



NSL Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON
SCHEME 23/06/2023 AND 27/01/2023

NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R3/172	ASSUMED_RESI_4.2M	140.9	57.8	57.8	0.0	0.0
R4/172	ASSUMED_RESI_4.2M	137.5	51.6	51.6	0.0	0.0
R5/172	ASSUMED_RESI_4.2M	138.1	52.1	52.1	0.0	0.0
R6/172	ASSUMED_RESI_4.2M	129.8	31.3	31.3	0.0	0.0
R7/172	ASSUMED_RESI_4.2M	156.2	36.3	36.3	0.0	0.0
R1/173	ASSUMED_RESI	127.6	126.7	126.7	0.0	0.0
R2/173	ASSUMED_RESI_4.2M	166.4	136.5	136.5	0.0	0.0
R3/173	ASSUMED_RESI_4.2M	140.9	81.8	81.8	0.0	0.0
R4/173	ASSUMED_RESI_4.2M	137.5	41.7	41.0	0.7	1.7
R5/173	ASSUMED_RESI_4.2M	138.1	63.8	63.8	0.0	0.0
R6/173	ASSUMED_RESI_4.2M	129.8	34.2	34.2	0.0	0.0
R7/173	ASSUMED_RESI_4.2M	156.2	44.5	44.6	-0.1	-0.2

Appendix 5: APSH Tabular Results



SUNLIGHT Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON
SCHEME 23/06/2023 AND 27/01/2023

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		
R2/10	W3/10	KITCHEN	0	20	0	14	-	30.0	0	20	0	14	-	30.0
R3/10	W4/10	BEDROOM	0	21	0	16	-	23.8	0	21	0	16	-	23.8
R4/10	W5/10	ASSUMED_RESI_4.2M	0	20	0	14	-	30.0	0	20	0	14	-	30.0
R5/10	W6/10	ASSUMED_RESI_4.2M	0	16	0	12	-	25.0						
R5/10	W7/10	ASSUMED_RESI_4.2M	0	17	0	16	-	5.9	0	26	0	23	-	11.5
R2/11	W3/11	KITCHEN	0	21	0	17	-	19.0	0	21	0	17	-	19.0
R3/11	W4/11	BEDROOM	0	22	0	19	-	13.6	0	22	0	19	-	13.6
R4/11	W5/11	ASSUMED_RESI_4.2M	0	19	0	16	-	15.8	0	19	0	16	-	15.8
R5/11	W6/11	ASSUMED_RESI_4.2M	0	24	0	18	-	25.0						
R5/11	W7/11	ASSUMED_RESI_4.2M	0	23	0	18	-	21.7	0	34	0	27	-	20.6
R2/12	W3/12	KITCHEN	0	35	0	29	-	17.1	0	35	0	29	-	17.1
R3/12	W4/12	BEDROOM	0	35	0	29	-	17.1	0	35	0	29	-	17.1

1-12 Cranley Buildings Brooks Market



SUNLIGHT Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON

SCHEME 23/06/2023 AND 27/01/2023

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		
R4/12	W5/12	ASSUMED_RESI_4.2M	0	35	0	28	-	20.0	0	35	0	28	-	20.0
R5/12	W6/12	ASSUMED_RESI_4.2M	0	34	0	29	-	14.7						
R5/12	W7/12	ASSUMED_RESI_4.2M	0	26	0	22	-	15.4	0	43	0	39	-	9.3

9-15 Leather Lane

R1/21	W10/21	LIVINGROOM	1	30	1	32	0.0	-6.7						
R1/21	W11/21	LIVINGROOM	1	30	1	30	0.0	0.0						
R1/21	W12/21	LIVINGROOM	1	28	1	32	0.0	-14.3						
R1/21	W13/21	LIVINGROOM	1	28	1	31	0.0	-10.7						
R1/21	W14/21	LIVINGROOM	0	23	0	22	-	4.3						
R1/21	W15/21	LIVINGROOM	0	27	0	25	-	7.4						
R1/21	W16/21	LIVINGROOM	1	29	0	27	100.0	6.9	2	49	1	47	50.0	4.1
R2/21	W9/21	BEDROOM	2	32	1	34	50.0	-6.3	2	32	1	34	50.0	-6.3
R3/21	W6/21	BEDROOM	5	43	5	42	0.0	2.3						
R3/21	W7/21	BEDROOM	4	39	3	40	25.0	-2.6						
R3/21	W8/21	BEDROOM	2	36	2	38	0.0	-5.6	5	44	5	45	0.0	-2.3
R4/21	W1/21	ASSUMED_4.2M	5	28	5	28	0.0	0.0						



SUNLIGHT Existing VS PROPOSED

2 WATERHOUSE SQUARE, HOLBORN BARS, LONDON

SCHEME 23/06/2023 AND 27/01/2023

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		
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R4/21	W2/21	ASSUMED_4.2M	4	26	4	26	0.0	0.0						
R4/21	W3/21	ASSUMED_4.2M	8	50	8	50	0.0	0.0						
R4/21	W4/21	ASSUMED_4.2M	8	48	8	48	0.0	0.0						
R4/21	W5/21	ASSUMED_4.2M	6	45	7	46	-16.7	-2.2	8	51	8	51	0.0	0.0
R5/21	W17/21	ASSUMED_4.2M	1	30	1	30	0.0	0.0						
R5/21	W18/21	ASSUMED_4.2M	2	32	1	31	50.0	3.1	2	33	1	32	50.0	3.0
R1/22	W10/22	LIVINGROOM	1	40	1	41	0.0	-2.5						
R1/22	W11/22	LIVINGROOM	1	40	1	41	0.0	-2.5						
R1/22	W12/22	LIVINGROOM	1	39	1	38	0.0	2.6						
R1/22	W13/22	LIVINGROOM	1	39	1	38	0.0	2.6						
R1/22	W14/22	LIVINGROOM	1	32	0	30	100.0	6.3						
R1/22	W15/22	LIVINGROOM	1	35	1	35	0.0	0.0						
R1/22	W16/22	LIVINGROOM	3	37	1	35	66.7	5.4	5	63	3	62	40.0	1.6
R2/22	W9/22	BEDROOM	2	42	1	40	50.0	4.8	2	42	1	40	50.0	4.8
R3/22	W6/22	BEDROOM	6	52	6	51	0.0	1.9						
R3/22	W7/22	BEDROOM	5	49	4	51	20.0	-4.1						
R3/22	W8/22	BEDROOM	3	45	3	46	0.0	-2.2	6	52	6	53	0.0	-1.9
R4/22	W1/22	ASSUMED_4.2M	5	33	5	33	0.0	0.0						