

Sources of Information

Zmapping

3D model
Received 25/04/2012

FT Architects Ltd

Kings_Mews_Existing.3ds
Kings_Mews_Prop.3ds
2930 km floorplans 280512.dwg
2930 proposed km elevation.dwg
Received 25/04/2012

Murphy Phillips

17 - 36.dwg
19 proposed second floor mm.DWG
PR-Basement.DWG
Received 29/05/2012

AWW Architects

43 Grays Inn Road consented drawings
Received 29/05/2012

Site Photographs

Waldrams

Chartered Surveyors

Rights of Light
Daylight and sunlight

Project 26-30 Kings Mews
London

Drawing 3D view of existing condition with the
planning consented scheme at 43-45
Grays Inn Road

Date 01/06/2012 Scale NTS

Drawn By PS Checked By IT

Drawing No. Rev.

0641

08

02



Sources of Information

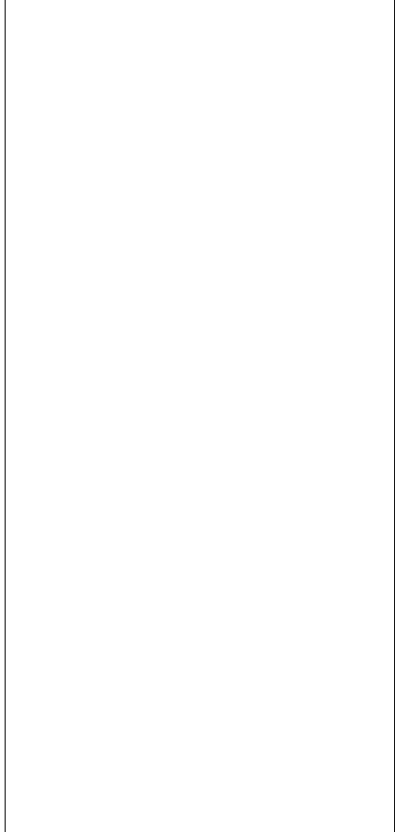
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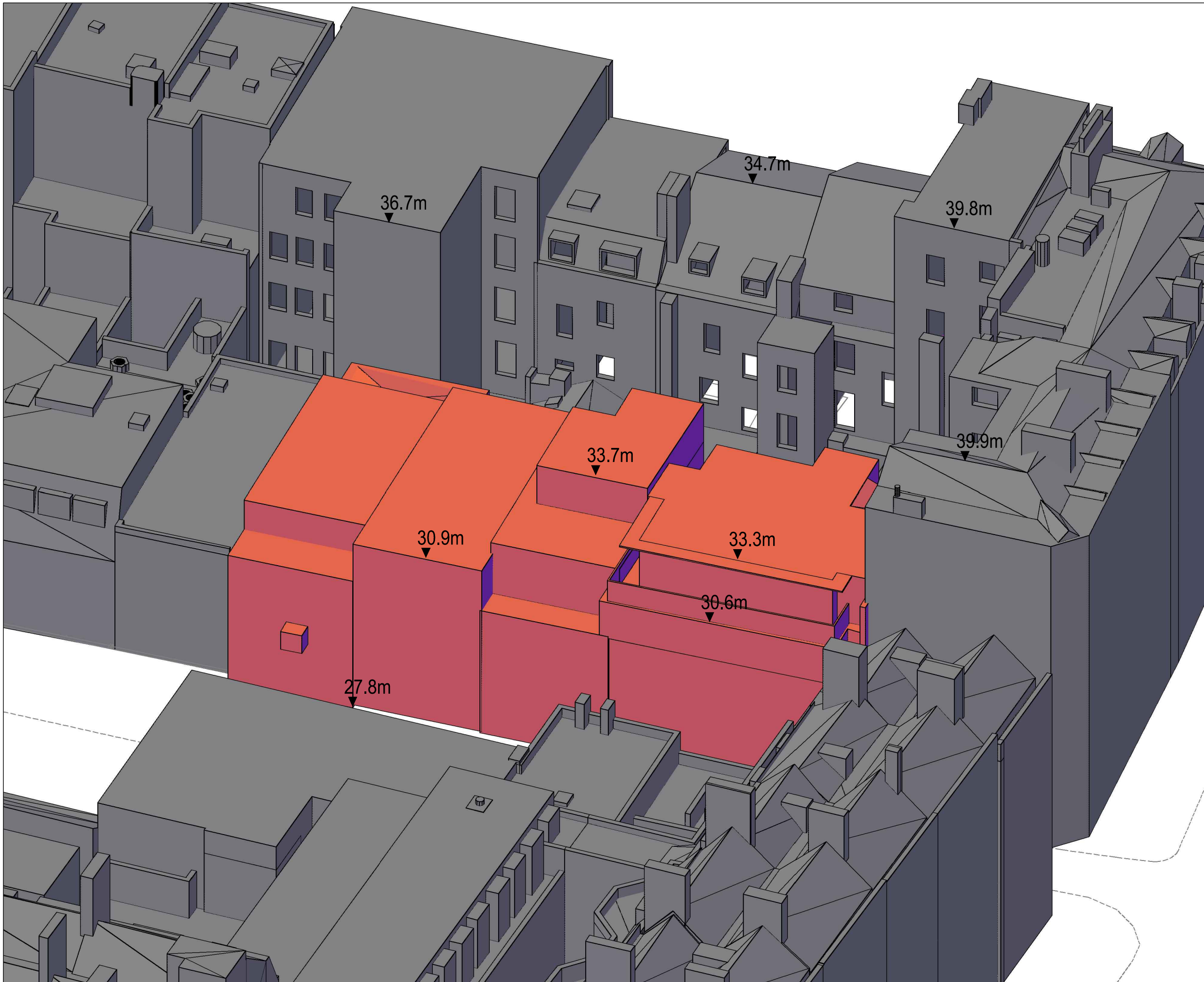
Chartered Surveyors

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London

Drawing Plan view of proposed condition with the
planning consented scheme at 43-45
Grays Inn Road

Date	11/06/2012	Scale	NTS
Drawn By	PS	Checked By	IT
Drawing No.	0641	Rev.	02



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Drawing 3D view of proposed condition with the
planning consented scheme at 43-45
Grays Inn Road

Date 11/06/2012 Scale NTS

Drawn By PS Checked By IT

Drawing No. Rev.

0641	10	02
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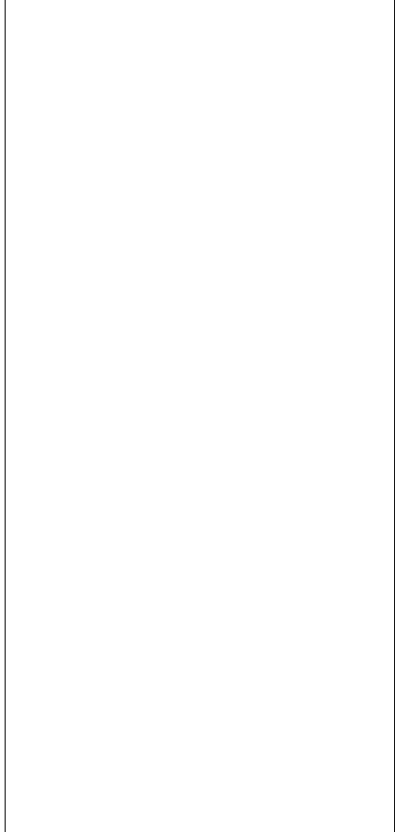
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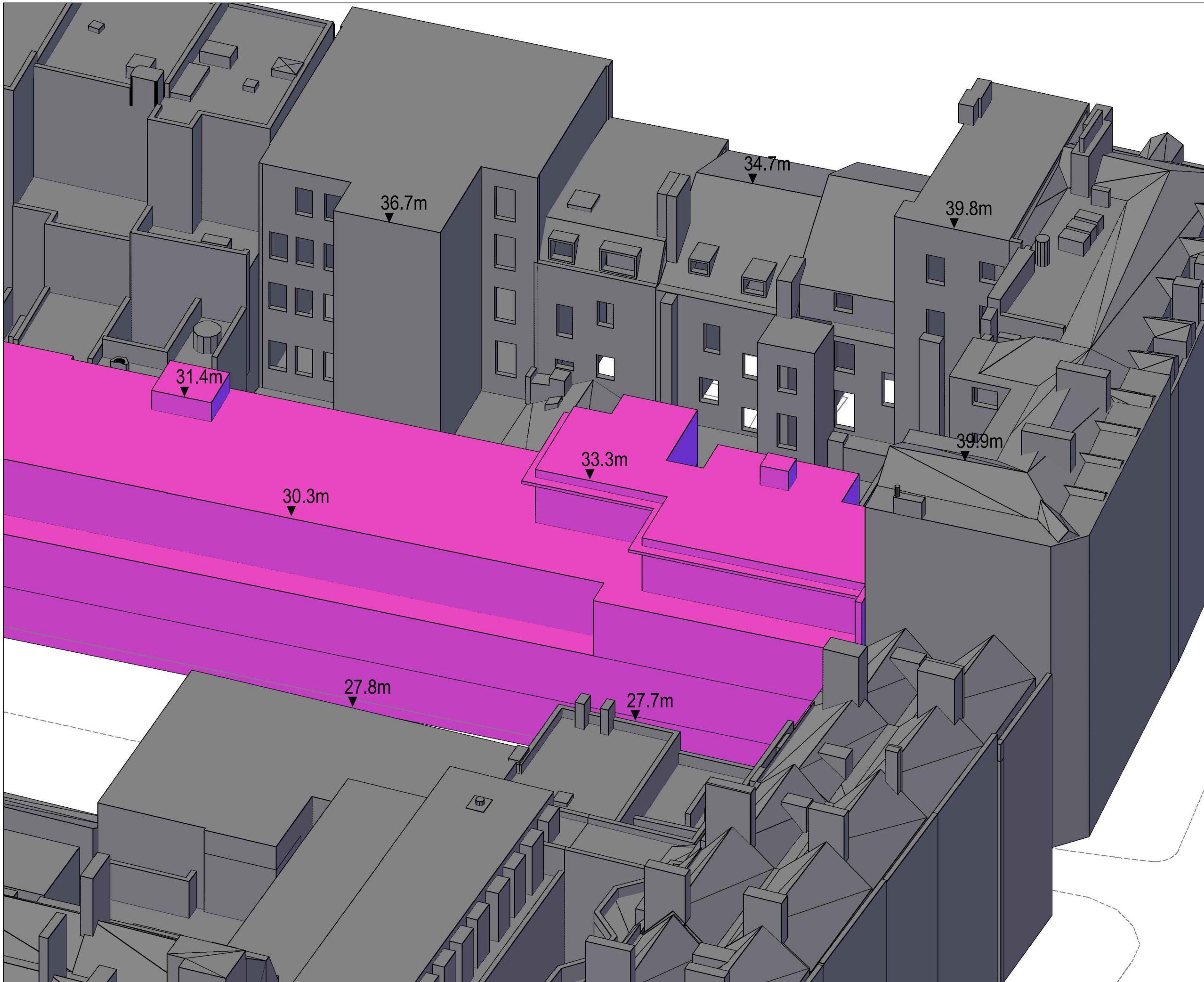
Project 26-30 Kings Mews
London

Drawing Plan view of planning consented
schemes at 23-30 Kings Mews and
43-45 Grays Inn Road

Date 01/06/2012 Scale NTS

Drawn By PS Checked By IT

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0641	02



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Rights of Light
Daylight and sunlight

Project 26-30 Kings Mews
London

Drawing 3D view of planning consented schemes
at 23-30 Kings Mews and 43-45
Inn Road

Date 01/06/2012 Scale NTS

Drawn By PS Checked By IT

Drawing No. Rev.

0641 12 02

Appendix 2.1

Daylight and sunlight results to the surrounds comparing the existing buildings at 26-30 Kings Mews with the proposed planning scheme at 26-30 Kings Mews

Address	Room	Window	EXISTING PROPOSEDLOSS				%LOSS		Room	Window	Room Use	EXISTING		PROPOSED		TOTAL LOSS	%LOSS ADF	
			VSC	VSC	VSC	VSC	VSC	VSC				ADF	TOTAL	ADF	TOTAL			
35 Grays Inn Road																		
First	R1	W1	20.65	16.09	4.56	22.10	R1	W1-L W1-U	Unknown	0.27 0.64	0.91	0.23 0.56	0.78	0.13	13.85			
First	R2	W2 W3	20.02 17.20	16.64 14.12	3.38 3.08	16.86 17.89	R2	W2 W3-L W3-U	Unknown	0.31 0.39 1.11	1.80	0.27 0.34 1.00	1.61	0.19	10.70			
Second	R1	W1	25.23	23.19	2.04	8.09	R1	W1-L W1-U	Unknown	0.47 0.83	1.30	0.44 0.80	1.24	0.07	5.25			
Second	R2	W2	20.52	19.87	0.65	3.15	R2	W2	Unknown	1.44	1.44	1.41	1.41	0.03	1.98			
Third	R1	W1	29.01	29.01	0.00	0.00	R1	W1-L W1-U	Unknown	0.52 0.93	1.45	0.52 0.93	1.45	0.00	0.00			
Third	R2	W2	23.43	23.43	0.00	0.00	R2	W2	Unknown	1.36	1.36	1.36	1.36	0.00	0.00			
Fourth	R1	W1	34.79	34.79	0.00	0.00	R1	W1	Unknown	1.56	1.56	1.56	1.56	0.00	0.00			
Fourth	R2	W2	28.96	28.96	0.00	0.00	R2	W2	Unknown	1.13	1.13	1.13	1.13	0.00	0.00			
37 Grays Inn Road																		
First	R1	W1	27.03	19.73	7.29	26.99	R1	W1-L W1-U	Unknown	0.45 1.03	1.48	0.36 0.84	1.21	0.28	18.56			
First	R2	W2	13.14	11.17	1.97	15.00	R2	W2-L W2-U	Unknown	0.40 0.88	1.28	0.36 0.81	1.17	0.11	8.63			
First	R3	W3	20.75	17.55	3.20	15.42	R3	W3-L W3-U	Unknown	0.13 1.26	1.39	0.11 1.14	1.26	0.14	9.73			
Second	R1	W1	31.35	27.71	3.64	11.63	R1	W1	Unknown	1.38	1.38	1.25	1.25	0.12	9.00			
Second	R2	W2	17.69	16.61	1.09	6.14	R2	W2-L W2-U	Unknown	0.13 1.13	1.26	0.12 1.09	1.22	0.05	3.64			
Third	R1	W1	29.82	29.73	0.09	0.32	R1	W1	Unknown	0.66	0.66	0.66	0.66	0.00	0.24			
Third	R2	W2	18.21	18.19	0.02	0.12	R2	W2	Unknown	0.37	0.37	0.37	0.37	0.00	0.07			
39 Grays Inn Road																		
First	R1	W1	24.39	18.55	5.84	23.93	R1	W1	Commercial	0.66	0.66	0.55	0.55	0.11	16.08			
First	R2	W2	20.60	15.00	5.60	27.20	R2	W2	Commercial	0.56	0.56	0.47	0.47	0.10	17.45			
Second	R1	W1	29.32	26.97	2.34	7.99	R1	W1	Commercial	0.71	0.71	0.67	0.67	0.04	5.96			
Second	R2	W2	25.55	21.60	3.95	15.47	R2	W2	Commercial	0.58	0.58	0.51	0.51	0.06	10.59			
Third	R3	W1	35.10	35.01	0.09	0.25	R3	W1	Unknown	0.44	0.44	0.44	0.44	0.00	0.23			
Third	R4	W2	33.44	33.25	0.19	0.57	R4	W2	Unknown	0.71	0.71	0.71	0.71	0.00	0.49			
41 Grays Inn Road																		
First	R1	W1	28.07	23.57	4.50	16.04	R1	W1	Unknown	0.28	0.28	0.24	0.24	0.03	11.48			
First	R2	W2	29.53	24.34	5.19	17.56	R2	W2	Unknown	0.75	0.75	0.65	0.65	0.10	12.90			
Second	R1	W1	32.33	30.36	1.97	6.10	R1	W1-L W1-U	Commercial	0.30 0.59	0.89	0.28 0.57	0.85	0.04	4.84			
Second	R2	W2	33.46	32.17	1.28	3.83	R2	W2	Commercial	0.81	0.81	0.78	0.78	0.03	3.25			
Third	R1	W1	35.53	35.52	0.01	0.02	R1	W1	Unknown	1.01	1.01	1.01	1.01	0.00	0.02			
Third	R2	W2	35.94	35.89	0.05	0.14	R2	W2	Unknown	1.65	1.65	1.65	1.65	0.00	0.13			
43 Grays Inn Road																		
First	R1	W1	16.36	16.00	0.37	2.25	R1	W1	Unknown	0.29	0.29	0.28	0.28	0.00	1.33			
First	R2	W2 W3	18.23 23.85	15.95 20.65	2.28 3.20	12.52 13.40	R2	W2 W3	Unknown	0.60 0.71	1.31	0.55 0.65	1.20	0.11	8.37			
Second	R1	W1	33.36	30.70	2.66	7.98	R1	W1	Unknown	0.46	0.46	0.43	0.43	0.03	6.61			
Second	R2	W2 W3	21.80 28.54	21.30 27.85	0.50 0.69	2.29 2.43	R2	W2 W3	Unknown	0.67 0.81	1.48	0.66 0.79	1.45	0.02	1.65			
Third	R1	W1	35.92	35.82	0.09	0.25	R1	W1	Unknown	0.51	0.51	0.50	0.50	0.00	0.24			
Fourth	R1	W1	36.04	36.04	0.00	0.00	R1	W1-L W1-U	Unknown	0.29 0.65	0.94	0.29 0.65	0.94	0.00	0.00			
Fourth	R2	W2 W3	27.16 34.45	27.16 34.45	0.00 0.00	0.00 0.00	R2	W2 W3	Unknown	0.79 0.96	1.75	0.79 0.96	1.75	0.00	0.00			
45 Grays Inn Road																		
First	R1	W1 W2	20.34 23.31	20.00 22.89	0.33 0.42	1.64 1.82	R1	W1-L W1-U W2-L W2-U	Unknown	0.05 0.49 0.05 0.53	1.12	0.05 0.48 0.05 0.53	1.11	0.01	1.16			
First	R2	W3	24.03	23.52	0.51	2.14	R2	W3-L W3-U	Unknown	0.06 0.61		0.06 0.60						

Address	Room	Window	EXISTING PROPOSELOSS				Room	Window	Room Use	EXISTING		PROPOSED		TOTAL LOSS	%LOSS ADF	
			VSC	VSC	VSC	VSC				ADF	TOTAL	ADF	TOTAL			
35 Grays Inn Road																
		W4	21.12	20.69	0.44	2.07		W4-L		0.22		0.22				
								W4-U		0.48	1.37	0.47	1.35	0.02	1.47	
Second	R1	W1	34.96	34.91	0.05	0.13	R1	W1-L	Unknown	0.07		0.07				
		W2	35.41	35.33	0.08	0.22		W1-U		0.72		0.72				
								W2-L		0.08		0.08				
								W2-U		0.72	1.59	0.72	1.59	0.00	0.18	
Second	R2	W3	35.37	35.26	0.11	0.31	R2	W3-L	Unknown	0.09		0.09				
		W4	35.16	34.99	0.17	0.47		W3-U		0.82		0.81				
								W4-L		0.09		0.08				
								W4-U		0.81	1.80	0.81	1.79	0.01	0.41	
Third	R1	W1	36.97	36.97	0.00	0.00	R1	W1-L	Unknown	0.34		0.34				
		W2	37.08	37.08	0.00	0.00		W1-U		0.87		0.87				
								W2-L		0.02		0.02				
								W2-U		0.85	2.07	0.85	2.07	0.00	0.00	
Third	R2	W3	37.03	37.03	0.00	0.00	R2	W3-L	Unknown	0.02		0.02				
		W4	36.54	36.54	0.00	0.00		W3-U		1.00		1.00				
								W4-L		0.02		0.02				
								W4-U		0.99	2.03	0.99	2.03	0.00	0.00	
4-10 Theobalds Road																
Second	R1	W1	13.10	11.33	1.77	13.51	R1	W1	Unknown	1.34	1.34	1.24	1.24	0.11	7.86	
Second	R2	W2	21.43	17.69	3.75	17.48	R2	W2	Unknown	1.32	1.32	1.18	1.18	0.15	11.25	
Third	R1	W1	17.99	17.99	0.00	0.00	R1	W1	Unknown	1.46	1.46	1.46	1.46	0.00	0.00	
Third	R2	W2	24.33	24.33	0.00	0.00	R2	W2	Unknown	1.31	1.31	1.31	1.31	0.00	0.00	
Third	R3	W3	14.94	14.92	0.02	0.12	R3	W3	Unknown	0.91	0.91	0.91	0.91	0.00	0.07	
Fourth	R1	W1	31.74	31.74	0.00	0.00	R1	W1	Unknown	1.50	1.50	1.50	1.50	0.00	0.00	
Fourth	R2	W2	33.83	33.83	0.00	0.00	R2	W2	Unknown	1.22	1.22	1.22	1.22	0.00	0.00	
Fourth	R3	W3	25.27	25.27	0.00	0.00	R3	W3	Unknown	1.26	1.26	1.26	1.26	0.00	0.00	
12 Theobalds Road																
Ground	R1	W1	8.46	7.64	0.81	9.63	R1	W1	Commercial	0.47	0.47	0.45	0.45	0.03	5.34	
Ground	R2	W2	9.23	7.46	1.77	19.19	R2	W2	Commercial	0.34		0.30				
		W3	10.01	7.52	2.50	24.92		W3		0.35		0.30				
		W4	10.84	7.74	3.11	28.64		W4		0.37	1.06	0.31	0.91	0.15	14.09	
1 Kings Mews																
Ground	R1	W1	10.67	7.36	3.30	30.95	R1	W1	Unknown	0.09		0.07				
		W2	9.89	6.89	3.00	30.31		W2		0.12		0.10				
		W3	9.96	6.93	3.03	30.45		W3		0.12	0.33	0.10	0.27	0.06	17.90	
Ground	R2	W4	10.83	7.45	3.38	31.23	R2	W4	Unknown	0.05		0.04				
		W5	10.05	6.96	3.09	30.72		W5		0.13	0.18	0.10	0.15	0.03	18.12	
Ground	R3	W6	22.46	20.21	2.26	10.04	R3	W6	Unknown	0.47		0.44				
		W7	21.72	19.56	2.16	9.95		W7		0.80		0.75				
		W8	20.33	18.32	2.01	9.90		W8		0.77		0.72				
		W9	18.83	16.94	1.88	10.00		W9		0.42		0.39				
		W10	15.68	13.94	1.74	11.11		W10		0.57	3.02	0.54	2.83	0.19	6.39	
First	R1	W1	16.17	10.93	5.24	32.43	R1	W1	Unknown	0.36	0.36	0.29	0.29	0.07	20.09	
First	R2	W2	30.11	27.36	2.74	9.12	R2	W2	Unknown	1.25		1.16				
		W3	22.42	20.44	1.98	8.82		W3		1.01	2.26	0.96	2.12	0.14	6.39	
2-4 Kings Mews																
Ground	R1	W1	14.77	10.34	4.43	30.02	R1	W1-L	Unknown	0.37		0.31				
								W1-U		2.17	2.54	1.74	2.06	0.48	18.88	
Ground	R2	W2	15.91	12.28	3.62	22.78	R2	W2-L	Unknown	0.40		0.35				
								W2-U		2.24	2.64	1.91	2.26	0.38	14.40	
First	R1	W1	28.92	23.63	5.29	18.28	R1	W1-L	Unknown	0.53		0.45				
								W1-U		3.45	3.98	3.00	3.46	0.52	13.13	
First	R2	W2	30.34	25.72	4.63	15.24	R2	W2	Unknown	1.16	1.16	1.02	1.02	0.13	11.45	
First	R3	W3	30.25	26.40	3.85	12.72	R3	W3-L	Unknown	0.55		0.49				
								W3-U		3.57	4.12	3.24	3.73	0.39	9.40	
First	R4	W4	30.97	28.32	2.66	8.58	R4	W4	Unknown	1.90	1.90	1.78	1.78	0.13	6.64	

Floor	Room/ Floor	Room use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
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35 Grays Inn Road

First	R1	Unknown	98.89	83.03	50.85	32.19	38.76
First	R2	Unknown	127.91	122.78	104.32	18.46	15.03
Second	R1	Unknown	98.89	87.82	87.74	0.08	0.09
Second	R2	Unknown	127.91	90.06	90.02	0.04	0.04
Third	R1	Unknown	98.89	95.43	95.43	0.00	0.00
Third	R2	Unknown	127.91	101.99	101.99	0.00	0.00
Fourth	R1	Unknown	98.89	97.13	97.13	0.00	0.00
Fourth	R2	Unknown	127.91	117.20	117.20	0.00	0.00

37 Grays Inn Road

First	R1	Unknown	100.30	92.12	50.76	41.36	44.89
First	R2	Unknown	78.29	74.73	52.66	22.06	29.52
First	R3	Unknown	100.21	98.04	98.04	0.00	0.00
Second	R1	Unknown	100.30	96.89	96.75	0.15	0.15
Second	R2	Unknown	78.29	77.16	77.16	0.00	0.00
Third	R1	Unknown	158.59	134.61	134.61	0.00	0.00
Third	R2	Unknown	119.74	50.80	50.75	0.05	0.10

39 Grays Inn Road

First	R1	Commercial	207.01	176.56	84.29	92.27	52.26
First	R2	Commercial	171.96	119.55	62.11	57.44	48.04
Second	R1	Commercial	207.01	196.99	174.80	22.19	11.26
Second	R2	Commercial	171.96	164.87	105.36	59.50	36.09
Third	R3	Unknown	207.01	182.75	182.59	0.16	0.09
Third	R4	Unknown	171.96	154.17	152.78	1.39	0.90

41 Grays Inn Road

First	R1	Unknown	163.12	56.61	27.15	29.47	52.05
First	R2	Unknown	163.12	159.99	86.38	73.61	46.01
Second	R1	Commercial	163.12	159.62	157.78	1.84	1.15
Second	R2	Commercial	163.12	158.82	158.82	0.00	0.00
Third	R1	Unknown	163.12	159.88	159.88	0.00	0.00
Third	R2	Unknown	163.12	161.93	161.93	0.00	0.00

43 Grays Inn Road

First	R1	Unknown	156.58	34.75	32.12	2.63	7.56
First	R2	Unknown	234.03	230.81	194.90	35.91	15.56
Second	R1	Unknown	156.58	148.23	108.02	40.22	27.13
Second	R2	Unknown	234.03	231.32	231.32	0.00	0.00
Third	R1	Unknown	156.58	150.63	150.63	0.00	0.00
Fourth	R1	Unknown	156.58	152.84	152.84	0.00	0.00
Fourth	R2	Unknown	234.03	232.16	232.16	0.00	0.00

45 Grays Inn Road

Floor	Room/ Floor	Room use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
First	R1	Unknown	205.71	116.21	115.89	0.32	0.28
First	R2	Unknown	170.12	94.08	94.00	0.08	0.08
Second	R1	Unknown	205.71	205.13	205.13	0.00	0.00
Second	R2	Unknown	170.12	169.92	169.92	0.00	0.00
Third	R1	Unknown	205.71	204.48	204.48	0.00	0.00
Third	R2	Unknown	170.12	169.81	169.81	0.00	0.00
4-10 Theobalds Road							
Second	R1	Unknown	89.88	58.23	58.08	0.15	0.25
Second	R2	Unknown	137.79	126.59	126.59	0.00	0.00
Third	R1	Unknown	89.88	73.27	73.27	0.00	0.00
Third	R2	Unknown	137.79	128.60	128.60	0.00	0.00
Third	R3	Unknown	151.30	110.46	110.45	0.01	0.01
Fourth	R1	Unknown	89.88	87.55	87.55	0.00	0.00
Fourth	R2	Unknown	137.79	134.49	134.49	0.00	0.00
Fourth	R3	Unknown	151.30	147.65	147.65	0.00	0.00
12 Theobalds Road							
Ground	R1	Commercial	258.33	43.57	37.02	6.55	15.02
Ground	R2	Commercial	425.36	167.83	128.20	39.63	23.61
1 Kings Mews							
Ground	R1	Unknown	52.42	6.65	4.54	2.12	31.82
Ground	R2	Unknown	56.62	1.32	0.29	1.04	78.33
Ground	R3	Unknown	117.73	115.45	115.45	0.00	0.00
First	R1	Unknown	54.54	14.70	8.26	6.44	43.79
First	R2	Unknown	175.84	174.43	174.42	0.00	0.00
2-4 Kings Mews							
Ground	R1	Unknown	183.72	125.00	82.84	42.16	33.73
Ground	R2	Unknown	183.72	117.63	100.95	16.68	14.18
First	R1	Unknown	183.72	183.30	139.94	43.35	23.65
First	R2	Unknown	145.98	140.68	106.83	33.85	24.06
First	R3	Unknown	183.72	183.30	178.46	4.84	2.64
First	R4	Unknown	130.35	127.74	125.31	2.43	1.90

Floor	Room	Window	Room Use	EXISTING		PROPOSED		% Loss	
				Total	Winter	Total	Winter	Total	Winter
35 Grays Inn Road									
First	R1	W1	Unknown	16	0	10	0	37.50	0.00
First	R2	W2	Unknown	13	0	9	0	30.77	0.00
First	R2	W3	Unknown	13	0	7	0	46.15	0.00
Second	R1	W1	Unknown	24	1	21	0	12.50	100.00
Second	R2	W2	Unknown	18	2	17	1	5.56	50.00
Third	R1	W1	Unknown	32	2	32	2	0.00	0.00
Third	R2	W2	Unknown	22	2	22	2	0.00	0.00
Fourth	R1	W1	Unknown	37	7	37	7	0.00	0.00
Fourth	R2	W2	Unknown	31	3	31	3	0.00	0.00
37 Grays Inn Road									
First	R1	W1	Unknown	33	2	20	0	39.39	100.00
First	R2	W2	Unknown	22	2	19	0	13.64	100.00
First	R3	W3	Unknown	21	2	17	1	19.05	50.00
Second	R1	W1	Unknown	39	7	36	6	7.69	14.29
Second	R2	W2	Unknown	25	3	24	2	4.00	33.33
Third	R1	W1	Unknown	34	6	34	6	0.00	0.00
Third	R2	W2	Unknown	15	2	15	2	0.00	0.00
39 Grays Inn Road									
First	R1	W1	Commercial	31	5	22	1	29.03	80.00
First	R2	W2	Commercial	22	2	10	0	54.55	100.00
Second	R1	W1	Commercial	35	6	34	5	2.86	16.67
Second	R2	W2	Commercial	26	4	22	2	15.38	50.00
Third	R3	W1	Unknown	31	9	31	9	0.00	0.00
Third	R4	W2	Unknown	34	9	33	8	2.94	11.11
41 Grays Inn Road									
First	R1	W1	Unknown	20	6	13	2	35.00	66.67
First	R2	W2	Unknown	31	5	26	2	16.13	60.00
Second	R1	W1	Commercial	38	9	35	6	7.89	33.33
Second	R2	W2	Commercial	38	9	36	7	5.26	22.22
Third	R1	W1	Unknown	44	15	44	15	0.00	0.00
Third	R2	W2	Unknown	45	16	45	16	0.00	0.00
43 Grays Inn Road									
First	R1	W1	Unknown	9	0	7	0	22.22	0.00
First	R2	W2	Unknown	30	8	27	6	10.00	25.00
First	R2	W3	Unknown	36	9	32	6	11.11	33.33
Second	R1	W1	Unknown	30	6	28	4	6.67	33.33
Second	R2	W2	Unknown	33	11	32	10	3.03	9.09
Second	R2	W3	Unknown	39	11	38	10	2.56	9.09
Third	R1	W1	Unknown	31	7	31	7	0.00	0.00
Fourth	R1	W1	Unknown	41	11	41	11	0.00	0.00
Fourth	R2	W2	Unknown	37	13	37	13	0.00	0.00
Fourth	R2	W3	Unknown	44	13	44	13	0.00	0.00
45 Grays Inn Road									
First	R1	W1	Unknown	25	4	25	4	0.00	0.00
First	R1	W2	Unknown	26	4	26	4	0.00	0.00
First	R2	W3	Unknown	27	4	25	2	7.41	50.00
First	R2	W4	Unknown	21	1	19	1	9.52	0.00
Second	R1	W1	Unknown	39	10	39	10	0.00	0.00
Second	R1	W2	Unknown	39	10	39	10	0.00	0.00
Second	R2	W3	Unknown	39	10	39	10	0.00	0.00
Second	R2	W4	Unknown	39	10	39	10	0.00	0.00
Third	R1	W1	Unknown	42	12	42	12	0.00	0.00
Third	R1	W2	Unknown	41	11	41	11	0.00	0.00
Third	R2	W3	Unknown	41	11	41	11	0.00	0.00
Third	R2	W4	Unknown	41	11	41	11	0.00	0.00
4-10 Theobalds Road									
Second	R1	W1	Unknown	8	0	5	0	37.50	0.00

Floor	Room	Window	Room Use	EXISTING		PROPOSED		% Loss	
				Total	Winter	Total	Winter	Total	Winter
Third	R1	W1	Unknown	15	0	15	0	0.00	0.00
Fourth	R1	W1	Unknown	36	7	36	7	0.00	0.00

Appendix 2.2

Daylight and sunlight results to the surrounds comparing the existing buildings with the consented 2009 proposal at 26-30 Kings Mews but with the consented scheme at 43-45 Grays Inn Road

Address	Room	Window	EXISTING		PROPOSED		LOSS		%LOSS		Room	Window	Room Use	EXISTING		PROPOSED		TOTAL LOSS	%LOSS ADF	
			VSC	VSC	VSC	VSC	VSC	VSC	ADF	TOTAL				ADF	TOTAL					
35 Grays Inn Road																				
First	R1	W1	20.65	16.93	3.72	18.02	R1	W1-L	Unknown	0.27					0.23					
								W1-U		0.64	0.91	0.57	0.81	0.10	11.30					
First	R2	W2	19.99	17.20	2.79	13.97	R2	W2	Unknown	0.31				0.28						
		W3	17.16	14.65	2.51	14.62		W3-L		0.39		0.35								
						W3-U		1.11		1.80	1.02	1.64	0.16	8.74						
Second	R1	W1	25.22	23.43	1.79	7.08	R1	W1-L	Unknown	0.47				0.44						
							W1-U		0.83	1.30	0.80	1.24	0.06	4.58						
Second	R2	W2	20.47	19.89	0.58	2.81	R2	W2	Unknown	1.43	1.43	1.41	1.41	0.03	1.77					
Third	R1	W1	28.98	28.98	0.00	0.00	R1	W1-L	Unknown	0.52				0.52						
							W1-U		0.92	1.44	0.92	1.44	0.00	0.01						
Third	R2	W2	23.42	23.42	0.00	0.00	R2	W2	Unknown	1.36	1.36	1.36	1.36	0.00	0.00					
Fourth	R1	W1	34.79	34.79	0.00	0.00	R1	W1	Unknown	1.56	1.56	1.56	1.56	0.00	0.00					
Fourth	R2	W2	28.96	28.96	0.00	0.00	R2	W2	Unknown	1.13	1.13	1.13	1.13	0.00	0.00					
37 Grays Inn Road																				
First	R1	W1	26.88	20.68	6.20	23.06	R1	W1-L	Unknown	0.45				0.38						
								W1-U		1.03	1.48	0.87	1.24	0.23	15.85					
First	R2	W2	13.14	11.25	1.89	14.38	R2	W2-L	Unknown	0.40				0.36						
								W2-U		0.88	1.28	0.81	1.17	0.11	8.26					
First	R3	W3	20.75	17.96	2.79	13.45	R3	W3-L	Unknown	0.13				0.12						
							W3-U		1.26	1.39	1.16	1.27	0.12	8.50						
Second	R1	W1	31.24	27.83	3.40	10.89	R1	W1	Unknown	1.37	1.37	1.26	1.26	0.12	8.43					
Second	R2	W2	17.69	16.58	1.12	6.31	R2	W2-L	Unknown	0.13				0.12						
							W2-U		1.13	1.26	1.09	1.22	0.05	3.75						
Third	R1	W1	29.82	29.75	0.07	0.24	R1	W1	Unknown	0.66	0.66	0.66	0.66	0.00	0.18					
Third	R2	W2	18.14	18.06	0.09	0.49	R2	W2	Unknown	0.37	0.37	0.37	0.37	0.00	0.30					
39 Grays Inn Road																				
First	R1	W1	24.30	19.90	4.40	18.11	R1	W1	Commercial	0.65	0.65	0.58	0.58	0.08	12.15					
First	R2	W2	20.40	16.19	4.22	20.66	R2	W2	Commercial	0.56	0.56	0.49	0.49	0.07	13.15					
Second	R1	W1	29.23	27.11	2.11	7.23	R1	W1	Commercial	0.71	0.71	0.67	0.67	0.04	5.39					
Second	R2	W2	25.36	22.16	3.20	12.63	R2	W2	Commercial	0.57	0.57	0.52	0.52	0.05	8.63					
Third	R3	W1	34.31	34.29	0.02	0.05	R3	W1	Unknown	0.43	0.43	0.43	0.43	0.00	0.04					
Third	R4	W2	32.97	32.93	0.04	0.13	R4	W2	Unknown	0.70	0.70	0.70	0.70	0.00	0.11					
41 Grays Inn Road																				
First	R1	W1	23.81	21.38	2.42	10.18	R1	W1	Unknown	0.25	0.25	0.23	0.23	0.02	6.79					
First	R2	W2	26.61	23.37	3.24	12.18	R2	W2	Unknown	0.69	0.69	0.64	0.64	0.06	8.51					
Second	R1	W1	27.34	26.18	1.16	4.26	R1	W1-L	Commercial	0.26				0.25						
							W1-U	0.52		0.78	0.50	0.76	0.02	3.09						
Second	R2	W2	30.36	29.26	1.10	3.64	R2	W2	Commercial	0.75	0.75	0.73	0.73	0.02	2.81					
Third	R1	W1	30.42	30.42	0.00	0.00	R1	W1	Unknown	0.89	0.89	0.89	0.89	0.00	0.00					
Third	R2	W2	33.67	33.67	0.01	0.02	R2	W2	Unknown	1.56	1.56	1.56	1.56	0.00	0.02					
4-10 Theobalds Road																				
Second	R1	W1	13.10	11.34	1.76	13.41	R1	W1	Unknown	1.34	1.34	1.24	1.24	0.10	7.80					
Second	R2	W2	21.08	18.04	3.04	14.41	R2	W2	Unknown	1.31	1.31	1.19	1.19	0.12	9.22					
Third	R1	W1	17.99	17.99	0.00	0.00	R1	W1	Unknown	1.46	1.46	1.46	1.46	0.00	0.00					
Third	R2	W2	24.21	24.21	0.00	0.00	R2	W2	Unknown	1.30	1.30	1.30	1.30	0.00	0.00					
Third	R3	W3	14.77	14.71	0.06	0.40	R3	W3	Unknown	0.90	0.90	0.90	0.90	0.00	0.23					
Fourth	R1	W1	31.74	31.74	0.00	0.00	R1	W1	Unknown	1.50	1.50	1.50	1.50	0.00	0.00					
Fourth	R2	W2	33.83	33.83	0.00	0.00	R2	W2	Unknown	1.22	1.22	1.22	1.22	0.00	0.00					
Fourth	R3	W3	25.27	25.27	0.00	0.00	R3	W3	Unknown	1.26	1.26	1.26	1.26	0.00	0.00					
12 Theobalds Road																				
Ground	R1	W1	8.46	8.14	0.31	3.71	R1	W1	Commercial	0.47	0.47	0.46	0.46	0.01	2.01					
Ground	R2	W2	9.23	8.43	0.80	8.70	R2	W2	Commercial	0.34				0.32						
		W3	10.01	8.77	1.25	12.44		W3		0.35				0.33						
		W4	10.84	9.20	1.65	15.18		W4		0.37	1.06	0.34	0.99	0.07	6.86					
1 Kings Mews																				
Ground	R1	W1	10.67	8.96	1.71	16.00	R1	W1	Unknown	0.09				0.08						
		W2	9.89	8.37	1.52	15.41		W2		0.12		0.11								
		W3	9.96	8.43	1.53	15.37		W3		0.12	0.33	0.11	0.30	0.03	8.79					
Ground	R2	W4	10.83	9.16	1.67	15.42	R2	W4	Unknown	0.05				0.05						
		W5	10.05	8.56	1.48	14.76		W5		0.13	0.18	0.12	0.16	0.02	8.45					
		W6	22.46	21.99	0.47	2.11		R3		W6	Unknown	0.47				0.46				
Ground	R3	W7	21.72	21.15	0.57	2.61	R3	W7	Unknown	0.80				0.78						
		W8	20.33	19.69	0.64	3.15		W8		0.77		0.75								
		W9	18.83	18.14	0.69	3.66		W9		0.42		0.41								
		W10	15.68	14.94	0.74	4.70		W10		0.57	3.02	0.56	2.96	0.06	1.99					
First	R1	W1	16.17	13.26	2.91	18.00	R1	W1	Unknown	0.36	0.36	0.32	0.32	0.04	10.89					
First	R2	W2	30.02	28.77	1.25	4.17	R2	W2	Unknown	1.25				1.21						
		W3	22.19	21.33	0.86	3.87		W3		1.01	2.25	0.98	2.19	0.07	2.89					
2-4 Kings Mews																				
Ground	R1	W1	14.77	12.68	2.09	14.12	R1	W1-L	Unknown	0.37				0.35						
								W1-U		2.17	2.54	1.97	2.32	0.22	8.68					
Ground	R2	W2	15.91	13.91	2.00	12.59	R2	W2-L	Unknown	0.40				0.37						
								W2-U		2.24	2.64	2.06	2.43	0.21	7.85					
First	R1	W1	28.34	25.59	2.75	9.69	R1	W1-L	Unknown	0.52				0.48						
							W1-U	3.40		3.92	3.16	3.65	0.27	6.97						
First	R2	W2	29.64	27.48	2.15	7.26	R2	W2	Unknown	1.14	1.14	1.07	1.07	0.06	5.45					
First	R3	W3	29.52	27.56	1.96	6.63	R3	W3-L	Unknown	0.54				0.51						
							W3-U	3.50		4.04	3.33	3.84	0.20	4.94						
First	R4	W4	30.15	28.62	1.53	5.08	R4	W4	Unknown	1.86	1.86	1.79	1.79	0.07	3.89					
43-45 Grays Inn Road Consent																				
First	R1	W1	15.10	16.81	-1.72	-11.36	R1	W1	Bedroom	0.62				0.67						
		W2	16.35	18.34	-2.00	-12.22		W2		0.65	1.28	0.70	1.37	-0.09	-6.87					
First	R2	W3	14.13	15.75	-1.62	-11.43	R2	W3	Bedroom	0.78	0.78	0.83	0.83	-0.05	-6.49					
		W4	17.28	16.02	1.27	7.32		R3		W4-L	0.08									
							W4-U		1.03	1.11	0.99	1.06	0.05	4.43						
Second	R1	W1	32.53	32.29	0.24	0.72	R1	W1	Bedroom	1.05				1.05						

Address	Room	Window	EXISTING		PROPOSED		LOSS		%LOSS		Room	Window	Room Use	EXISTING		PROPOSED		TOTAL		%LOSS
			VSC	VSC	VSC	VSC	VSC	VSC	ADF	TOTAL				ADF	TOTAL	LOSS	ADF			
		W2	30.33	30.10	0.23	0.76					W2			1.00	2.05	0.99	2.04	0.01	0.60	
Second	R2	W3	24.32	24.15	0.16	0.67				R2	W3	Bedroom	1.10	1.10	1.10	1.10	0.01	0.46		
Second	R3	W4	20.67	20.07	0.60	2.90				R3	W4-L	Bedroom	0.24		0.23					
											W4-U		1.06	1.30	1.04	1.27	0.02	1.89		
Third	R1	W1	34.60	34.60	0.00	0.00				R1	W1	Bedroom	1.14		1.14					
		W2	32.02	32.02	0.00	0.00					W2		1.04	2.18	1.04	2.18	0.00	0.00		
Third	R2	W3	25.40	25.40	0.00	0.00				R2	W3	Bedroom	1.16	1.16	1.16	1.16	0.00	0.00		
Third	R3	W4	22.72	22.72	0.00	0.00				R3	W4-L	Bedroom	0.27		0.27					
											W4-U		1.10	1.37	1.10	1.37	0.00	0.02		
Fourth	R1	W1	35.31	35.31	0.00	0.00				R1	W1-L	Bedroom	0.10		0.10					
											W1-U		1.05	1.14	1.05	1.14	0.00	0.00		
Fourth	R2	W2	28.51	28.51	0.00	0.00				R2	W2-L	Bedroom	0.11		0.11					
											W2-U		1.15	1.26	1.15	1.26	0.00	0.00		
Fourth	R3	W3	27.68	27.68	0.00	0.00				R3	W3-L	Bedroom	0.33		0.33					
											W3-U		1.31	1.64	1.31	1.64	0.00	0.00		

Floor	Room	Window	Room Use	EXISTING		PROPOSED		% Loss	
				Total	Winter	Total	Winter	Total	Winter
35 Grays Inn Road									
First	R1	W1	Unknown	16	0	10	0	37.50	0.00
First	R2	W2	Unknown	13	0	9	0	30.77	0.00
First	R2	W3	Unknown	13	0	8	0	38.46	0.00
Second	R1	W1	Unknown	24	1	21	0	12.50	100.00
Second	R2	W2	Unknown	18	2	17	1	5.56	50.00
Third	R1	W1	Unknown	32	2	32	2	0.00	0.00
Third	R2	W2	Unknown	22	2	22	2	0.00	0.00
Fourth	R1	W1	Unknown	37	7	37	7	0.00	0.00
Fourth	R2	W2	Unknown	31	3	31	3	0.00	0.00
37 Grays Inn Road									
First	R1	W1	Unknown	33	2	21	0	36.36	100.00
First	R2	W2	Unknown	22	2	20	1	9.09	50.00
First	R3	W3	Unknown	21	2	17	1	19.05	50.00
Second	R1	W1	Unknown	39	7	36	6	7.69	14.29
Second	R2	W2	Unknown	25	3	24	2	4.00	33.33
Third	R1	W1	Unknown	34	6	34	6	0.00	0.00
Third	R2	W2	Unknown	15	2	14	1	6.67	50.00
39 Grays Inn Road									
First	R1	W1	Commercial	31	5	23	1	25.81	80.00
First	R2	W2	Commercial	22	2	14	0	36.36	100.00
Second	R1	W1	Commercial	35	6	34	5	2.86	16.67
Second	R2	W2	Commercial	26	4	23	2	11.54	50.00
Third	R3	W1	Unknown	31	9	31	9	0.00	0.00
Third	R4	W2	Unknown	34	9	34	9	0.00	0.00
41 Grays Inn Road									
First	R1	W1	Unknown	18	6	15	3	16.67	50.00
First	R2	W2	Unknown	31	5	29	2	6.45	60.00
Second	R1	W1	Commercial	35	9	33	7	5.71	22.22
Second	R2	W2	Commercial	37	9	35	7	5.41	22.22
Third	R1	W1	Unknown	40	15	40	15	0.00	0.00
Third	R2	W2	Unknown	44	16	44	16	0.00	0.00
4-10 Theobalds Road									
Second	R1	W1	Unknown	8	0	5	0	37.50	0.00
Third	R1	W1	Unknown	15	0	15	0	0.00	0.00
Fourth	R1	W1	Unknown	36	7	36	7	0.00	0.00
43-45 Grays Inn Road Consent									
First	R1	W1	Bedroom	20	2	24	4	-20.00	-100.00
First	R1	W2	Bedroom	17	1	22	3	-29.41	-200.00
First	R2	W3	Bedroom	9	0	14	1	-55.56	0.00
First	R3	W4	Bedroom	31	9	30	7	3.23	22.22
Second	R1	W1	Bedroom	40	10	40	10	0.00	0.00
Second	R1	W2	Bedroom	34	7	34	7	0.00	0.00
Second	R2	W3	Bedroom	22	2	22	2	0.00	0.00
Second	R3	W4	Bedroom	33	10	33	10	0.00	0.00
Third	R1	W1	Bedroom	42	12	42	12	0.00	0.00
Third	R1	W2	Bedroom	36	8	36	8	0.00	0.00
Third	R2	W3	Bedroom	23	3	23	3	0.00	0.00
Third	R3	W4	Bedroom	37	14	37	14	0.00	0.00
Fourth	R1	W1	Bedroom	39	9	39	9	0.00	0.00
Fourth	R2	W2	Bedroom	29	4	29	4	0.00	0.00
Fourth	R3	W3	Bedroom	40	15	40	15	0.00	0.00

Appendix 2.3

Daylight and sunlight results to the surrounds comparing existing buildings at 26-30 Kings Mews with the proposed planning scheme at 26-30 Kings Mews but with the consented scheme at 43-45 Grays Inn Road

Address	Room	Window	EXISTING	PROPOSED	LOSS	%LOSS	Room	Window	Room Use	EXISTING	PROPOSED	TOTAL	TOTAL	%LOSS	ADF
			VSC	VSC	VSC	VSC				ADF	ADF	ADF			
35 Grays Inn Road															
First	R1	W1	20.65	16.09	4.56	22.10	R1	W1-L W1-U	Unknown	0.27			0.23	0.13	13.85
										0.64	0.91	0.56	0.78		
First	R2	W2 W3	19.99	16.62	3.38	16.88	R2	W2 W3-L W3-U	Unknown	0.31			0.27	0.19	10.72
			17.16	14.08	3.08	17.93				0.39		0.34			
										1.11	1.80	1.00	1.61		
Second	R1	W1	25.22	23.18	2.04	8.09	R1	W1-L W1-U	Unknown	0.47		0.44	1.24	0.07	5.25
										0.83	1.30	0.80			
Second	R2	W2	20.47	19.82	0.65	3.15	R2	W2	Unknown	1.43	1.43	1.41	1.41	0.03	1.98
Third	R1	W1	28.98	28.98	0.00	0.00	R1	W1-L W1-U	Unknown	0.52		0.52		0.00	0.00
										0.92	1.44	0.92	1.44		
Third	R2	W2	23.42	23.42	0.00	0.00	R2	W2	Unknown	1.36	1.36	1.36	1.36	0.00	0.00
Fourth	R1	W1	34.79	34.79	0.00	0.00	R1	W1	Unknown	1.56	1.56	1.56	1.56	0.00	0.00
Fourth	R2	W2	28.96	28.96	0.00	0.00	R2	W2	Unknown	1.13	1.13	1.13	1.13	0.00	0.00
37 Grays Inn Road															
First	R1	W1	26.88	19.59	7.29	27.13	R1	W1-L W1-U	Unknown	0.45		0.36		0.28	18.62
										1.03	1.48	0.84	1.20		
First	R2	W2	13.14	11.17	1.97	15.00	R2	W2-L W2-U	Unknown	0.40		0.36		0.11	8.63
										0.88	1.28	0.81	1.17		
First	R3	W3	20.75	17.55	3.20	15.42	R3	W3-L W3-U	Unknown	0.13		0.11		0.14	9.73
										1.26	1.39	1.14	1.26		
Second	R1	W1	31.24	27.59	3.64	11.67	R1	W1	Unknown	1.37	1.37	1.25	1.25	0.12	9.01
Second	R2	W2	17.69	16.61	1.09	6.14	R2	W2-L W2-U	Unknown	0.13		0.12		0.05	3.64
										1.13	1.26	1.09	1.22		
Third	R1	W1	29.82	29.73	0.09	0.32	R1	W1	Unknown	0.66	0.66	0.66	0.66	0.00	0.24
Third	R2	W2	18.14	18.12	0.02	0.12	R2	W2	Unknown	0.37	0.37	0.37	0.37	0.00	0.07
39 Grays Inn Road															
First	R1	W1	24.30	18.47	5.84	24.02	R1	W1	Commercial	0.65	0.65	0.55	0.55	0.11	16.12
First	R2	W2	20.40	14.80	5.60	27.44	R2	W2	Commercial	0.56	0.56	0.46	0.46	0.10	17.57
Second	R1	W1	29.23	26.89	2.34	8.02	R1	W1	Commercial	0.71	0.71	0.67	0.67	0.04	5.96
Second	R2	W2	25.36	21.41	3.95	15.58	R2	W2	Commercial	0.57	0.57	0.51	0.51	0.06	10.63
Third	R3	W1	34.31	34.22	0.09	0.26	R3	W1	Unknown	0.43	0.43	0.43	0.43	0.00	0.23
Third	R4	W2	32.97	32.78	0.19	0.58	R4	W2	Unknown	0.70	0.70	0.70	0.70	0.00	0.49
41 Grays Inn Road															
First	R1	W1	23.81	19.44	4.37	18.37	R1	W1	Unknown	0.25	0.25	0.22	0.22	0.03	12.22
First	R2	W2	26.61	21.46	5.14	19.33	R2	W2	Unknown	0.69	0.69	0.60	0.60	0.09	13.43
Second	R1	W1	27.34	25.38	1.96	7.18	R1	W1-L W1-U	Commercial	0.26		0.24		0.04	5.03
										0.52	0.78	0.50	0.74		
Second	R2	W2	30.36	29.08	1.28	4.22	R2	W2	Commercial	0.75	0.75	0.72	0.72	0.02	3.26
Third	R1	W1	30.42	30.42	0.01	0.02	R1	W1	Unknown	0.89	0.89	0.89	0.89	0.00	0.02
Third	R2	W2	33.67	33.63	0.05	0.15	R2	W2	Unknown	1.56	1.56	1.55	1.55	0.00	0.13
4-10 Theobalds Road															
Second	R1	W1	13.10	11.33	1.77	13.51	R1	W1	Unknown	1.34	1.34	1.24	1.24	0.11	7.86
Second	R2	W2	21.08	17.50	3.58	17.00	R2	W2	Unknown	1.31	1.31	1.17	1.17	0.14	10.89
Third	R1	W1	17.99	17.99	0.00	0.00	R1	W1	Unknown	1.46	1.46	1.46	1.46	0.00	0.00
Third	R2	W2	24.21	24.21	0.00	0.00	R2	W2	Unknown	1.30	1.30	1.30	1.30	0.00	0.00
Third	R3	W3	14.77	14.75	0.02	0.10	R3	W3	Unknown	0.90	0.90	0.90	0.90	0.00	0.06
Fourth	R1	W1	31.74	31.74	0.00	0.00	R1	W1	Unknown	1.50	1.50	1.50	1.50	0.00	0.00
Fourth	R2	W2	33.83	33.83	0.00	0.00	R2	W2	Unknown	1.22	1.22	1.22	1.22	0.00	0.00
Fourth	R3	W3	25.27	25.27	0.00	0.00	R3	W3	Unknown	1.26	1.26	1.26	1.26	0.00	0.00
12 Theobalds Road															
Ground	R1	W1	8.46	7.64	0.81	9.63	R1	W1	Commercial	0.47	0.47	0.45	0.45	0.03	5.34
Ground	R2	W2 W3 W4	9.23	7.46	1.77	19.19	R2	W2 W3 W4	Commercial	0.34		0.30		0.15	14.09
			10.01	7.52	2.50	24.92				0.35		0.30			
			10.84	7.74	3.11	28.64				0.37	1.06	0.31	0.91		
1 Kings Mews															
Ground	R1	W1 W2	10.67	7.36	3.30	30.95	R1	W1 W2	Unknown	0.09		0.07			
			9.89	6.89	3.00	30.31				0.12		0.10			

Address	Room	Window	EXISTING	PROPOSED	LOSS	%LOSS	Room	Window	Room Use	EXISTING	TOTAL	PROPOSED	TOTAL	TOTAL	%LOSS	
			VSC	VSC	VSC	VSC				ADF		ADF		LOSS	ADF	
35 Grays Inn Road																
		W3	9.96	6.93	3.03	30.45		W3		0.12	0.33	0.10	0.27	0.06	17.90	
Ground	R2	W4	10.83	7.45	3.38	31.23	R2	W4	Unknown	0.05		0.04				
		W5	10.05	6.96	3.09	30.72		W5		0.13	0.18	0.10	0.15	0.03	18.12	
Ground	R3	W6	22.46	20.21	2.26	10.04	R3	W6	Unknown	0.47		0.44				
		W7	21.72	19.56	2.16	9.95		W7		0.80		0.75				
		W8	20.33	18.32	2.01	9.90		W8		0.77		0.72				
		W9	18.83	16.94	1.88	10.00		W9		0.42		0.39				
		W10	15.68	13.94	1.74	11.11		W10		0.57	3.02	0.54	2.83	0.19	6.39	
First	R1	W1	16.17	10.93	5.24	32.43	R1	W1	Unknown	0.36	0.36	0.29	0.29	0.07	20.09	
First	R2	W2	30.02	27.36	2.66	8.86	R2	W2	Unknown	1.25		1.16				
		W3	22.19	20.44	1.75	7.90		W3		1.01	2.25	0.96	2.12	0.14	6.00	
2-4 Kings Mews																
Ground	R1	W1	14.77	10.34	4.43	30.02	R1	W1-L	Unknown	0.37		0.31				
								W1-U		2.17	2.54	1.74	2.06	0.48	18.88	
Ground	R2	W2	15.91	12.28	3.62	22.78	R2	W2-L	Unknown	0.40		0.35				
								W2-U		2.24	2.64	1.91	2.26	0.38	14.40	
First	R1	W1	28.34	23.63	4.71	16.61	R1	W1-L	Unknown	0.52		0.45				
								W1-U		3.40	3.92	3.00	3.46	0.46	11.82	
First	R2	W2	29.64	25.72	3.92	13.22	R2	W2	Unknown	1.14	1.14	1.02	1.02	0.11	9.82	
First	R3	W3	29.52	26.39	3.13	10.60	R3	W3-L	Unknown	0.54		0.49				
								W3-U		3.50	4.04	3.24	3.73	0.32	7.82	
First	R4	W4	30.15	28.26	1.89	6.27	R4	W4	Unknown	1.86	1.86	1.77	1.77	0.09	4.79	
43-45 Grays Inn Road																
First	R1	W1	15.10	14.95	0.15	0.98	R1	W1	Bedroom	0.62		0.62				
		W2	16.35	16.20	0.15	0.89		W2		0.65	1.28	0.65	1.27	0.01	0.55	
First	R2	W3	14.13	14.05	0.08	0.56	R2	W3	Bedroom	0.78	0.78	0.78	0.78	0.00	0.32	
First	R3	W4	17.28	14.52	2.76	15.95	R3	W4-L	Bedroom	0.08		0.07				
								W4-U		1.03	1.11	0.93	1.00	0.11	9.77	
Second	R1	W1	32.53	32.47	0.06	0.17	R1	W1	Bedroom	1.05		1.05				
		W2	30.33	30.22	0.10	0.34		W2		1.00	2.05	0.99	2.05	0.00	0.21	
Second	R2	W3	24.32	24.25	0.07	0.28	R2	W3	Bedroom	1.10	1.10	1.10	1.10	0.00	0.19	
Second	R3	W4	20.67	19.60	1.06	5.14	R3	W4-L	Bedroom	0.24		0.22				
								W4-U		1.06	1.30	1.03	1.26	0.04	3.26	
Third	R1	W1	34.60	34.60	0.00	0.00	R1	W1	Bedroom	1.14		1.14				
		W2	32.02	32.02	0.00	0.00		W2		1.04	2.18	1.04	2.18	0.00	0.00	
Third	R2	W3	25.40	25.40	0.00	0.00	R2	W3	Bedroom	1.16	1.16	1.16	1.16	0.00	0.00	
Third	R3	W4	22.72	22.71	0.01	0.05	R3	W4-L	Bedroom	0.27		0.27				
								W4-U		1.10	1.37	1.10	1.37	0.00	0.06	
Fourth	R1	W1	35.31	35.31	0.00	0.00	R1	W1-L	Bedroom	0.10		0.10				
								W1-U		1.05	1.14	1.05	1.14	0.00	0.00	
Fourth	R2	W2	28.51	28.51	0.00	0.00	R2	W2-L	Bedroom	0.11		0.11				
								W2-U		1.15	1.26	1.15	1.26	0.00	0.00	
Fourth	R3	W3	27.68	27.68	0.00	0.00	R3	W3-L	Bedroom	0.33		0.33				
								W3-U		1.31	1.64	1.31	1.64	0.00	0.00	

Floor	Room/ Floor	Room use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
35 Grays Inn Road							
First	R1	Unknown	98.89	83.03	50.85	32.19	38.76
First	R2	Unknown	127.91	122.78	104.32	18.46	15.03
Second	R1	Unknown	98.89	87.82	87.74	0.08	0.09
Second	R2	Unknown	127.91	90.06	90.02	0.04	0.04
Third	R1	Unknown	98.89	95.43	95.43	0.00	0.00
Third	R2	Unknown	127.91	101.99	101.99	0.00	0.00
Fourth	R1	Unknown	98.89	97.13	97.13	0.00	0.00
Fourth	R2	Unknown	127.91	117.20	117.20	0.00	0.00
37 Grays Inn Road							
First	R1	Unknown	100.30	92.12	50.76	41.36	44.89
First	R2	Unknown	78.29	74.73	52.66	22.06	29.52
First	R3	Unknown	100.21	98.04	98.04	0.00	0.00
Second	R1	Unknown	100.30	96.89	96.75	0.15	0.15
Second	R2	Unknown	78.29	77.16	77.16	0.00	0.00
Third	R1	Unknown	158.59	134.61	134.61	0.00	0.00
Third	R2	Unknown	119.74	50.80	50.75	0.05	0.10
39 Grays Inn Road							
First	R1	Commercial	207.01	176.56	84.29	92.27	52.26
First	R2	Commercial	171.96	119.55	62.11	57.44	48.05
Second	R1	Commercial	207.01	196.99	174.80	22.19	11.26
Second	R2	Commercial	171.96	164.87	105.36	59.50	36.09
Third	R3	Unknown	207.01	182.75	182.59	0.16	0.09
Third	R4	Unknown	171.96	154.17	152.78	1.39	0.90
41 Grays Inn Road							
First	R1	Unknown	163.12	54.29	26.04	28.25	52.03
First	R2	Unknown	163.12	158.63	85.01	73.62	46.41
Second	R1	Commercial	163.12	150.62	148.25	2.37	1.57
Second	R2	Commercial	163.12	158.25	158.25	0.00	0.00
Third	R1	Unknown	163.12	156.31	156.31	0.00	0.00
Third	R2	Unknown	163.12	161.91	161.91	0.00	0.00
4-10 Theobalds Road							
Second	R1	Unknown	89.88	58.23	58.08	0.15	0.25
Second	R2	Unknown	137.79	126.59	126.58	0.00	0.00
Third	R1	Unknown	89.88	73.27	73.27	0.00	0.00
Third	R2	Unknown	137.79	128.60	128.60	0.00	0.00
Third	R3	Unknown	151.30	110.46	110.45	0.01	0.01
Fourth	R1	Unknown	89.88	87.55	87.55	0.00	0.00
Fourth	R2	Unknown	137.79	134.49	134.49	0.00	0.00
Fourth	R3	Unknown	151.30	147.65	147.65	0.00	0.00

Floor	Room/ Floor	Room use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
12 Theobalds Road							
Ground	R1	Commercial	258.33	43.57	37.02	6.55	15.02
Ground	R2	Commercial	425.36	167.83	128.20	39.63	23.61
1 Kings Mews							
Ground	R1	Unknown	52.42	6.65	4.54	2.12	31.82
Ground	R2	Unknown	56.62	1.32	0.29	1.04	78.33
Ground	R3	Unknown	117.73	115.45	115.45	0.00	0.00
First	R1	Unknown	54.54	14.70	8.26	6.44	43.79
First	R2	Unknown	175.84	174.43	174.42	0.00	0.00
2-4 Kings Mews							
Ground	R1	Unknown	183.72	125.00	82.84	42.16	33.73
Ground	R2	Unknown	183.72	117.63	100.95	16.68	14.18
First	R1	Unknown	183.72	183.30	139.94	43.35	23.65
First	R2	Unknown	145.98	139.09	106.24	32.85	23.62
First	R3	Unknown	183.72	183.30	177.53	5.77	3.15
First	R4	Unknown	130.35	127.36	124.75	2.61	2.05
43-45 Grays Inn Road Con							
First	R1	Bedroom	143.34	128.80	128.61	0.19	0.15
First	R2	Bedroom	100.57	94.34	94.34	0.00	0.00
First	R3	Bedroom	118.36	106.42	106.35	0.06	0.06
Second	R1	Bedroom	143.34	142.10	142.10	0.00	0.00
Second	R2	Bedroom	100.57	94.78	94.78	0.00	0.00
Second	R3	Bedroom	118.36	104.58	104.58	0.00	0.00
Third	R1	Bedroom	144.12	143.28	143.28	0.00	0.00
Third	R2	Bedroom	101.83	95.93	95.93	0.00	0.00
Third	R3	Bedroom	118.36	106.85	106.85	0.00	0.00
Fourth	R1	Bedroom	143.34	138.19	138.19	0.00	0.00
Fourth	R2	Bedroom	100.57	94.67	94.67	0.00	0.00
Fourth	R3	Bedroom	109.12	102.38	102.38	0.00	0.00

Floor	Room	Window	Room Use	EXISTING		PROPOSED		% Loss	% Loss
				Total	Winter	Total	Winter	Total	Winter
35 Grays Inn Road									
First	R1	W1	Unknown	16	0	10	0	37.50	0.00
First	R2	W2	Unknown	13	0	9	0	30.77	0.00
First	R2	W3	Unknown	13	0	7	0	46.15	0.00
Second	R1	W1	Unknown	24	1	21	0	12.50	100.00
Second	R2	W2	Unknown	18	2	17	1	5.56	50.00
Third	R1	W1	Unknown	32	2	32	2	0.00	0.00
Third	R2	W2	Unknown	22	2	22	2	0.00	0.00
Fourth	R1	W1	Unknown	37	7	37	7	0.00	0.00
Fourth	R2	W2	Unknown	31	3	31	3	0.00	0.00
37 Grays Inn Road									
First	R1	W1	Unknown	33	2	20	0	39.39	100.00
First	R2	W2	Unknown	22	2	19	0	13.64	100.00
First	R3	W3	Unknown	21	2	17	1	19.05	50.00
Second	R1	W1	Unknown	39	7	36	6	7.69	14.29
Second	R2	W2	Unknown	25	3	24	2	4.00	33.33
Third	R1	W1	Unknown	34	6	34	6	0.00	0.00
Third	R2	W2	Unknown	15	2	15	2	0.00	0.00
39 Grays Inn Road									
First	R1	W1	Commercial	31	5	22	1	29.03	80.00
First	R2	W2	Commercial	22	2	10	0	54.55	100.00
Second	R1	W1	Commercial	35	6	34	5	2.86	16.67
Second	R2	W2	Commercial	26	4	22	2	15.38	50.00
Third	R3	W1	Unknown	31	9	31	9	0.00	0.00
Third	R4	W2	Unknown	34	9	33	8	2.94	11.11
41 Grays Inn Road									
First	R1	W1	Unknown	18	6	12	2	33.33	66.67
First	R2	W2	Unknown	31	5	26	2	16.13	60.00
Second	R1	W1	Commercial	35	9	32	6	8.57	33.33
Second	R2	W2	Commercial	37	9	35	7	5.41	22.22
Third	R1	W1	Unknown	40	15	40	15	0.00	0.00
Third	R2	W2	Unknown	44	16	44	16	0.00	0.00
4-10 Theobalds Road									
Second	R1	W1	Unknown	8	0	5	0	37.50	0.00
Third	R1	W1	Unknown	15	0	15	0	0.00	0.00
Fourth	R1	W1	Unknown	36	7	36	7	0.00	0.00
43-45 Grays Inn Road Coi									
First	R1	W1	Bedroom	20	2	20	2	0.00	0.00
First	R1	W2	Bedroom	17	1	18	2	-5.88	-100.00
First	R2	W3	Bedroom	9	0	9	0	0.00	0.00
First	R3	W4	Bedroom	31	9	26	4	16.13	55.56
Second	R1	W1	Bedroom	40	10	40	10	0.00	0.00
Second	R1	W2	Bedroom	34	7	34	7	0.00	0.00
Second	R2	W3	Bedroom	22	2	22	2	0.00	0.00
Second	R3	W4	Bedroom	33	10	32	9	3.03	10.00
Third	R1	W1	Bedroom	42	12	42	12	0.00	0.00
Third	R1	W2	Bedroom	36	8	36	8	0.00	0.00
Third	R2	W3	Bedroom	23	3	23	3	0.00	0.00
Third	R3	W4	Bedroom	37	14	37	14	0.00	0.00
Fourth	R1	W1	Bedroom	39	9	39	9	0.00	0.00
Fourth	R2	W2	Bedroom	29	4	29	4	0.00	0.00
Fourth	R3	W3	Bedroom	40	15	40	15	0.00	0.00