

## Appendix A

GVA Rights of Light Study

---

The drawings are made to scale unless stated otherwise.  
Do not scale the drawings.  
All dimensions are in millimeters unless otherwise stated.  
Copyright © 2013 GVA

Survey Info:  
Michael Gault & Partners  
3812.1  
3812.2  
3812.3  
3812.4

Proposed Info:  
bp-00.dwg  
lp-01.dwg  
bp-02.dwg  
bp-03.dwg

ROL Culiback for 44 Mornington Crescent



08449 02 03 04  
GVA Schatnowski Brooks  
10 Station Street, London, W1J 8JF  
www.gva.co.uk

Project Name:  
Greater London House  
client

Client:  
Lush Investments Ltd

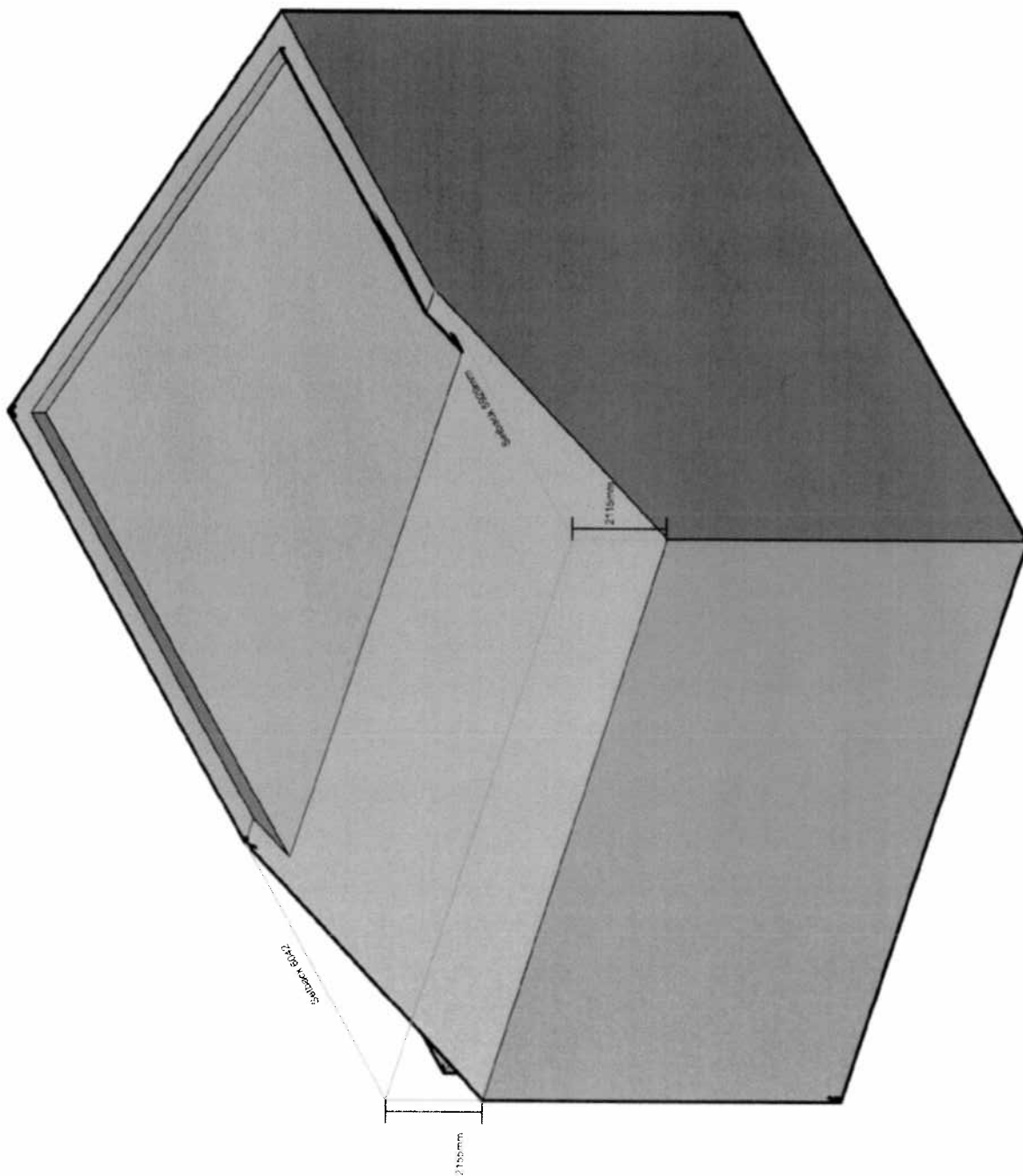
Drawn by:  
20 View of ROL Culiback

Scale:  
N/A

Date:  
Mar 2013

Project:  
GVA/30

A3





## GREATER LONDON HOUSE

## EFZ ANALYSIS

## Cutback for No 44 - March 2013

Room/ Floor	Room Use	Room Area	Extg 0.20%	% Extg	Prop 0.20%	% Prop	Loss	Front	1st	2nd	Mkwt	EFZ
<b>40-41 Mornington Crescent - ROL/23</b>												
<b>Ground floor</b>												
R1/10	BEDROOM	143.00	40.10	28.04%	40.10	28.04%	0.00	0.00	0.00	0.00	0.00	0.00
R2/10	UNKNOWN	150.10	35.70	23.78%	35.70	23.78%	0.00	0.00	0.00	0.00	0.00	0.00
<b>First floor</b>												
R1/11	UNKNOWN	129.30	32.20	24.90%	31.80	24.59%	0.40	0.40	0.00	0.00	0.00	0.60
R2/11	UNKNOWN	110.50	36.00	32.58%	35.50	32.13%	0.60	0.00	0.60	0.00	0.00	0.60
<b>Second floor</b>												
R1/12	UNKNOWN	207.50	99.30	47.86%	99.00	47.71%	0.30	0.00	0.30	0.00	0.00	0.30
R2/12	UNKNOWN	197.70	109.80	55.54%	108.40	54.83%	1.40	0.00	0.00	0.00	1.40	0.40
<b>Third floor</b>												
R1/13	UNKNOWN	207.50	82.90	39.95%	82.90	39.95%	0.00	0.00	0.00	0.00	0.00	0.00
R2/13	UNKNOWN	196.30	90.90	46.31%	90.90	46.31%	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL</b>												<b>1.90</b>
<b>42 Mornington Crescent - ROL/24</b>												
<b>Ground floor</b>												
R1/20	BEDROOM	137.30	40.10	29.21%	40.10	29.21%	0.00	0.00	0.00	0.00	0.00	0.00
<b>First floor</b>												
R1/21	LIVINGROOM	98.50	32.30	32.79%	32.00	32.49%	0.30	0.00	0.30	0.00	0.00	0.30
<b>Second floor</b>												
R1/22	LIVINGROOM	152.70	111.70	73.15%	111.30	72.89%	0.40	0.00	0.00	0.00	0.40	0.10
<b>Third floor</b>												
R1/23	BEDROOM	126.80	98.10	77.37%	98.10	77.37%	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL</b>												<b>0.40</b>
<b>43 Mornington Crescent - ROL/25</b>												
<b>Ground floor</b>												
R1/30	UNKNOWN	172.90	81.20	46.96%	65.90	38.11%	15.20	0.00	15.20	0.00	0.00	15.20
<b>First floor</b>												
R1/31	UNKNOWN	133.90	90.90	67.89%	75.70	56.53%	15.20	0.00	0.00	0.00	15.20	3.80
<b>Second floor</b>												
R1/32	UNKNOWN	170.70	133.80	78.38%	132.90	77.86%	0.90	0.00	0.00	0.00	0.90	0.20
<b>Third floor</b>												
R1/33	UNKNOWN	170.70	126.60	74.17%	126.30	73.99%	0.30	0.00	0.00	0.00	0.30	0.10
<b>Fourth floor</b>												
R1/34	UNKNOWN	153.80	50.20	32.64%	49.80	32.38%	0.40	0.00	0.40	0.00	0.00	0.40
<b>TOTAL</b>												<b>19.70</b>
<b>44 Mornington Crescent - ROL/26</b>												
<b>Ground floor</b>												
R1/40	UNKNOWN	170.20	77.20	45.36%	74.80	43.95%	2.50	0.00	2.50	0.00	0.00	2.50
<b>First floor</b>												
R1/41	UNKNOWN	120.40	70.60	58.64%	67.90	56.40%	2.60	0.00	0.00	0.00	2.60	0.70
<b>Second floor</b>												
R1/42	UNKNOWN	169.00	147.60	87.34%	146.80	86.86%	0.80	0.00	0.00	0.00	0.80	0.20
<b>Third floor</b>												
R1/43	UNKNOWN	168.90	144.50	85.55%	144.40	85.49%	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL</b>												<b>3.40</b>



Room/ Floor	Room Use	Room Area	Extg 0.20%	% Extg	Prop 0.20%	% Prop	Loss	Front	1st	2nd	Mkwt	EFZ
<b>45 Mornington Crescentt - ROL/27</b>												
<b>Ground floor</b>												
R1/50	BEDROOM	129.90	86.00	66.20%	75.60	58.20%	10.50	0.00	0.00	0.00	10.50	2.60
<b>First floor</b>												
R1/51	LIVINGROOM	129.90	99.00	76.21%	96.90	74.60%	2.10	0.00	0.00	0.00	2.10	0.50
<b>Second floor</b>												
R1/52	LIVINGROOM	179.70	163.00	90.71%	162.00	90.15%	0.90	0.00	0.00	0.00	0.90	0.20
<b>Third floor</b>												
R1/53	LKD	171.00	155.80	91.11%	155.80	91.11%	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL</b>												<b>3.30</b>
<b>46 Mornington Crescentt - ROL/28</b>												
<b>Ground floor</b>												
R1/60	SERVERY	316.20	276.50	87.44%	236.80	74.89%	39.70	0.00	0.00	0.00	39.70	9.90
<b>First floor</b>												
R1/61	UNKNOWN	235.40	212.00	90.06%	208.80	88.70%	3.20	0.00	0.00	0.00	3.20	0.80
<b>Second floor</b>												
R1/62	UNKNOWN	235.40	209.60	89.04%	209.50	89.00%	0.10	0.00	0.00	0.00	0.10	0.00
<b>TOTAL</b>												<b>10.70</b>
<b>47 Mornington Crescentt - ROL/29</b>												
<b>Ground floor</b>												
R1/70	UNKNOWN	230.00	229.10	99.61%	229.10	99.61%	0.00	0.00	0.00	0.00	0.00	0.00
<b>First floor</b>												
R1/71	UNKNOWN	90.70	89.00	98.13%	89.00	98.13%	0.00	0.00	0.00	0.00	0.00	0.00
R2/71	UNKNOWN	79.50	78.50	98.74%	78.50	98.74%	0.00	0.00	0.00	0.00	0.00	0.00
R3/71	UNKNOWN	85.00	83.50	98.24%	83.50	98.24%	0.00	0.00	0.00	0.00	0.00	0.00
<b>Second floor</b>												
R1/72	UNKNOWN	90.70	88.90	98.02%	88.90	98.02%	0.00	0.00	0.00	0.00	0.00	0.00
R2/72	UNKNOWN	79.50	78.50	98.74%	78.50	98.74%	0.00	0.00	0.00	0.00	0.00	0.00
R3/72	UNKNOWN	85.00	83.50	98.24%	83.50	98.24%	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL</b>												<b>0.00</b>