

26-30 Kings Mews, London WC1

Daylight and Sunlight Report

Client: Nicholas Rae & Associates Ltd
Prepared by: Michael Harper
Reference: 1172
Date: 13th June 2012



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Executive Summary

1. This report provides analysis of the daylight and sunlight to surrounding residential properties for the planning application scheme at 26-30 Kings Mews, WC1. This report has been written for planning purposes.
2. Local planning policy refers to the BRE Guidelines as the principal reference in determining the acceptability of proposals in terms of daylight and sunlight. The methods and approach recommended in the BRE Guidelines have been used in the analysis included within this report. A detailed computer analysis has been used to calculate accurately the numerical results in three dimensions.
3. The daylight and sunlight results show that all rooms and windows in the surrounding properties will meet or be sufficiently close to the BRE Guidelines' daylight and sunlight criteria so as to be acceptable in planning terms and in accordance with planning policy.

1. Introduction

This report provides analysis of the daylight and sunlight to surrounding properties for the planning application scheme at 26-30 Kings Mews, WC1. It provides the daylight and sunlight to the neighbouring properties comparing:

- 1) existing buildings at 26-30 Kings Mews with the proposed planning scheme at 26-30 Kings Mews;
- 2) existing buildings at 26-30 Kings Mews with the consented 2009 proposal at 26-30 Kings Mews but with the consented scheme at 43 Kings Mews;
- 3) existing buildings at 26-30 Kings Mews with the proposed planning scheme at 26-30 Kings Mews but with the consented scheme at 43 Kings Mews;

The report has been written by Waldrams Chartered Surveyors, specialists in provision of daylight, sunlight and overlooking reports.

This report has been written for planning purposes to demonstrate that the proposal meets acceptable levels of daylight and sunlight as specified within the BRE Guidelines and thus local planning policy.

Summary of how daylight and sunlight are considered for planning

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

The BRE Guidelines specify that the daylight and sunlight results be considered flexibly and in the context of the site. Clearly there would be a higher expectation for daylight and sunlight in a rural or suburban environment than in a dense city centre location. The important factor in all cases is that the

levels of daylight and sunlight are appropriate, taking into account all the planning policy requirements of the site. The BRE Guidelines acknowledge this in the introduction where the BRE Guidelines state:

“The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and thus this document should not be seen as an instrument of planning policy. Its aim is to help rather constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values.”

(Page 1, BRE Guidelines)

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

The BRE Guidelines specifies on Page 3 that in calculating daylight, “For calculation purposes, trees may be ignored unless they form dense continuous belts.”

According to the BRE Guidelines a building will retain the potential for good interior daylighting provided that the Vertical Sky Component is in excess of 27%.

The method for assessing internal daylight is:

- Vertical Sky Component (VSC) and if below 27%
- Average Daylight Factor (ADF);

and for internal sunlight it is:

- Annual Probable Sunlight Hours (APSH).

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

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

area of the window serving the room, the glazing transmittance, the total area of the room's surfaces and the internal reflectance of the room.

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

Method used for calculating the daylight and sunlight results

The analysis provided in this report utilises state-of-the-art software to calculate in three dimensions the internal VSC and ADF for daylight and APSH for sunlight following the methods specified in the BRE Guidelines. A three dimensional accurate computer model has been created for the existing site in context of the immediate surrounding properties which either could be affected by the proposal or which could materially affect the result of a potentially affected room and window.

2. Assumptions used in the analysis

Where access has not been obtained into the neighbouring properties, assumed room layouts have been used based on 14 feet rooms for residential property and 6m deep for commercial property with reasonable window to room allocations.

The floor levels within the surrounding properties have likewise been assumed, but best estimates, based on window positions, ground and eaves levels, have been used. Floor levels are used in the analysis to calculate daylight distribution contours and ADF results which are referenced to the floor level.

3. Sources of information used in the report

Zmapping

3D model

Received 25/5/2012

FT Architects Ltd

Kings_Mews_Existing.3ds

Kings_Mews_Prop.3ds

2930 km floorplans 280512.dwg

2930 proposed km elevation.dwg

Received 29/5/2012

26-30 Kings Mews, WC1

Daylight and Sunlight Report

Client: Nicholas Rae and Associates Ltd

Murphy Phillips

17-36.dwg

19 proposed second floor mm.DWG

PR-Basement.DWG

Received 29/5/2012

AWW Architects

43 Grays Inn Road consented drawings

Received 29/5/2012

Waldrams Chartered Surveyors

Site Photographs

References:

BRE Guidelines (BR 209):- Site layout planning for daylight and sunlight: a guide to good practice, by PJ Littlefair (1991), revised 2011.

These Guidelines provide the basis of the analysis described in this report. Please refer to this document for a detailed description as to the approach, methodology and implementation of the numerical analysis used in this report. A summary of the approach and methods recommended by the BRE Guidelines is included in the Introduction (Section 1) of this report.

4. The Existing Site

The existing office building is shown on Photo 1 below and on drawings 0641-01 and 02 in Appendix 1.



Photo 1: The existing on site at 26-30 Kings Mews

5. Daylight and Sunlight Analysis

The daylight and sunlight analysis reported here provides the daylight and sunlight to the neighbouring properties comparing:

- 1) existing buildings at 26-30 Kings Mews with the proposed planning scheme at 26-30 Kings Mews (results in Appendix 2.1);
- 2) existing buildings at 26-30 Kings Mews with the consented 2009 proposal at 26-30 Kings Mews but with the consented scheme at 43 Kings Mews (results in Appendix 2.2);
- 3) existing buildings at 26-30 Kings Mews with the proposed planning scheme at 26-30 Kings Mews but with the consented scheme at 43 Kings Mews (results in Appendix 2.3);

Drawings of these scenarios are provided in Appendix 1 as follows:

- Existing site layout with surrounding buildings as existing: Drawings 0641-01 and 02
- Proposed site layout with surrounding buildings as existing: Drawings 0641-03 and 04
- Existing site layout including consented scheme at 43 Grays Inn Road as if built out: Drawings 0641-07 and 08
- Proposed site layout including consented scheme at 43 Grays Inn Road as if built out: Drawings 0641-09 and 10
- Consented scheme at 26-30 Kings Mews including consented scheme at 43 Grays Inn Road as if built out: Drawings 0641-11 and 12

Daylight and sunlight is primarily of consideration to residential rooms surrounding the proposal, however all potentially habitable rooms have been analysed.

The following properties have been analysed for daylight and sunlight due to their proximity:

- 35, 37, 39, 41, 45 Grays Inn Road
- 4-10, 12 Theobalds Road
- 1, 2-4 Kings Mews

35 and 37 Grays Inn Road

The daylight results show comparing the existing with proposal that all windows meet the BRE Guidelines' VSC criteria and so are in accordance with planning policy with the proposal in place. The window in the doorway on the lowest level with windows is assumed to serve a non-habitable space and so does not have a requirement for VSC according to the BRE Guidelines.

All windows in these properties facing the site meet the BRE Guidelines' sunlight criteria as they either lose less than 20% of their existing level or do not need to be analysed for sunlight due to their use as only main living rooms need to be analysed for sunlight according to the BRE Guidelines.



Photo 2: 37 Grays Inn Road



Photo 3: 35 Grays Inn Road

39 and 41 Grays Inn Road

The daylight results comparing the existing with proposal show that all windows meet the BRE Guidelines' VSC criteria except 2 windows on the lowest visible floor of 39 Grays Inn Road which both appear to serve non-habitable space i.e. a stairwell and bathroom and so are in accordance with planning policy with the proposal in place.

All windows in these properties facing the site meet the BRE Guidelines' sunlight criteria as they either lose less than 20% of their existing level or do not need to be

analysed for sunlight due to their use as only main living rooms need to be analysed for sunlight according to the BRE Guidelines.



Photo 4: 41 Grays Inn Road



Photo 5: 39 Grays Inn Road

43 and 45 Grays Inn Road

The daylight results comparing the existing with proposal show that all windows meet the BRE Guidelines' VSC criteria and so are in accordance with planning policy with the proposal in place.

All existing windows in these properties facing the site meet the BRE Guidelines' sunlight criteria as they either lose less than 20% of their existing level or do not need to be analysed for sunlight due to their use as only main living rooms need to be analysed for sunlight according to the BRE Guidelines.

There is a consented scheme for residential use at 43 Grays Inn Road which projects the rear facade closer to the proposal. Daylight and sunlight results for this consented scheme have been calculated both for the proposal (Appendix 2.3) and for the consented scheme at 26-30 Kings Mews (Appendix 2.2). These analyses shown that the daylight and sunlight to this consented scheme will be fully compliant with the BRE Guidelines' daylight and sunlight criteria with the 26-30 Kings Mews proposal in place given the consented room uses.



Photo 6: 43 and 45 Grays Inn Road (rights hand side of photo)

4-10 Theobalds Road

The only windows in this property facing the site are shown on Photo 7 below. The only windows that are affected by the proposal are the two windows on the lowest level shown in this photo. The windows shown on the right was observed to likely serve a bathroom which has no requirement in relation to daylight and sunlight, whilst the window on the left may serve a kitchen, referenced in the analysis as R1 served by W1 on the second floor. The daylight results comparing the existing with proposal show that all windows meet the BRE Guidelines' VSC criteria. Therefore this property is acceptable and in accordance with the BRE Guidelines and thus with planning policy.

All windows in these properties facing the site meet the BRE Guidelines' sunlight criteria as they either lose less than 20% of their existing level or do not need to be analysed for sunlight due to their use as only main living rooms need to be analysed for sunlight according to the BRE Guidelines.



Photo 7: 4-10 Theobalds Road

12 Theobalds Road

The daylight results comparing the existing with proposal show that all windows except 2 windows on the ground floor meet the BRE Guidelines' VSC criteria. These windows are likely to serve a space also served by a window that meets the VSC criteria. Furthermore the absolute change in daylight is very small with the affected space losing 0.15 of 1% ADF which is very small change in absolute light level, probably unnoticeable to the occupants. Therefore the daylight of the property is sufficiently close to the BRE Guidelines to be considered acceptable and in accordance with planning policy.

All windows in these properties facing the site do not need to be analysed as they do not face within 90 degrees of due south.

1, Kings Mews

The daylight results comparing the existing with proposal show the VSC results are below the BRE Guidelines however the absolute change in light is very small, with room on ground floor directly facing the site losing no more than 0.06 of 1% ADF which is a negligibly small loss of light. The VSC result only reflects a loss greater than 20% because the existing VSC is small.

Therefore the daylight is in accordance with the intent of the BRE Guidelines and thus planning policy with the proposal in place.

All windows in these properties facing the site meet the BRE Guidelines' sunlight criteria as they either lose less than 20% of their existing level or do not need to be analysed for sunlight due to their use as only main living rooms need to be analysed for sunlight according to the BRE Guidelines.



Photo 8: 1 Kings Mews facade facing the site

2-4 Kings Mews

The daylight results comparing the existing with proposal show that all windows meet the BRE Guidelines' VSC criteria except 2 rooms on ground floor shown on Photos 9 and 10 below. However the retained level of ADF for these 2 rooms is 2.1% and 2.3% respectively which is above the BRE Guidelines recommendation for a well

daylit appearance. Therefore these rooms are considered to retain an acceptable level of daylight as recommended by the BRE Guidelines and thus compliant with planning policy.

All windows in these properties facing the site do not face within 90 degrees of due south and therefore do not need to be analysed according to the BRE Guidelines and so are acceptable.



Photo 9: 2 Kings Mews (right hand side of photo)



Photo 10: 4 Kings Mews

6. Conclusion

This report provides analysis of the daylight and sunlight to surrounding residential properties for the planning application scheme at 26-30 Kings Mews, WC1. It provides the daylight and sunlight to the neighbouring properties comparing:

- 1) existing buildings at 26-30 Kings Mews with the proposed planning scheme at 26-30 Kings Mews ;
- 2) existing buildings at 26-30 Kings Mews with the consented 2009 proposal at 26-30 Kings Mews but with the consented scheme at 43 Kings Mews;
- 3) existing buildings at 26-30 Kings Mews with the proposed planning scheme at 26-30 Kings Mews but with the consented scheme at 43 Kings Mews.

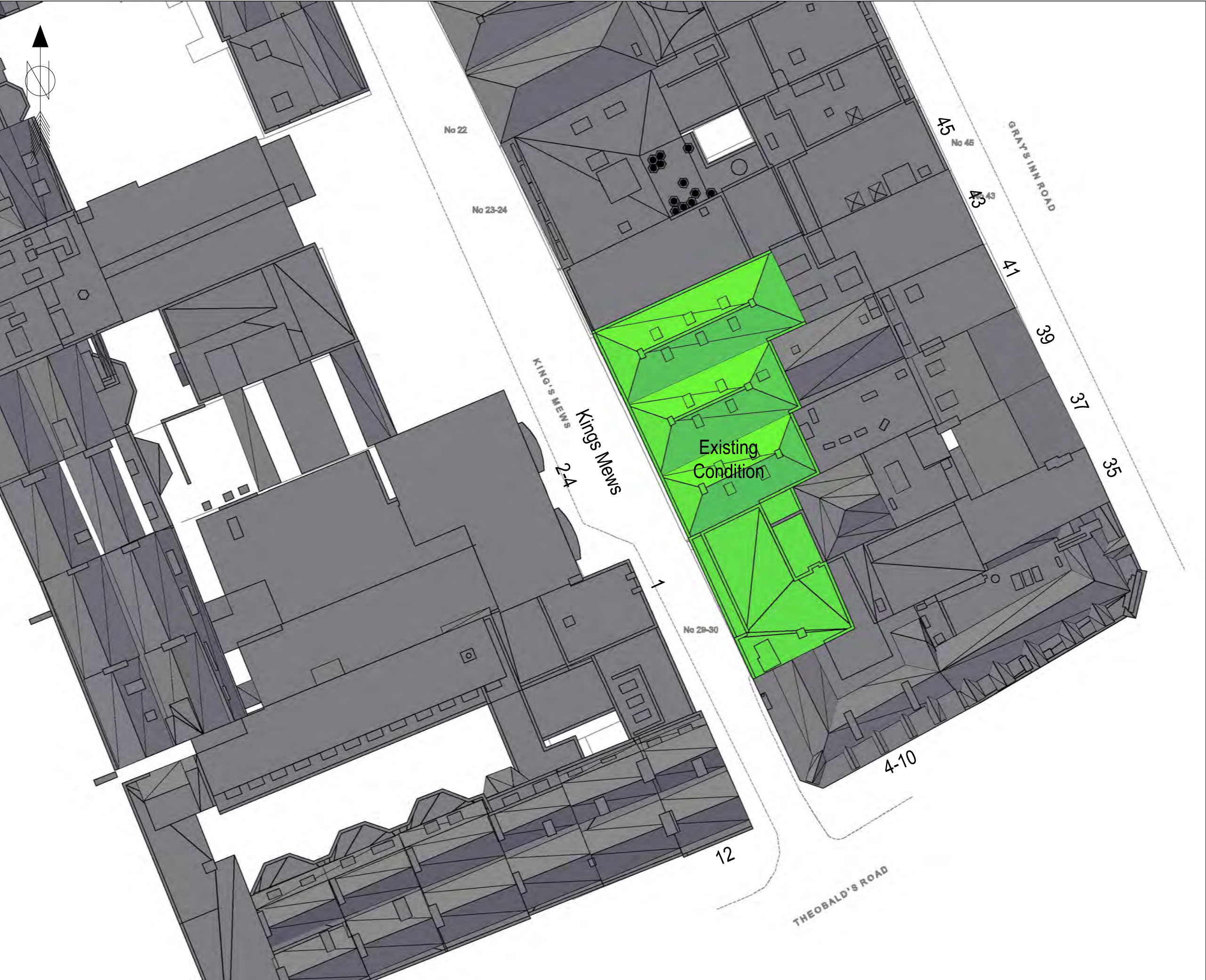
The daylight and sunlight analysis is based on the methods laid out in the BRE Guidelines, used by planning officers to determine acceptability of daylight and sunlight.

The daylight and sunlight results show that all rooms and windows in the surrounding properties will meet or be sufficiently close to the BRE Guidelines' daylight and

sunlight criteria so as to be acceptable in planning terms and in accordance with planning policy.

Appendix 1

Drawings



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 Plan view of existing condition

Date 01/06/2012

Scale NTS

Drawn By PS

Checked By IT

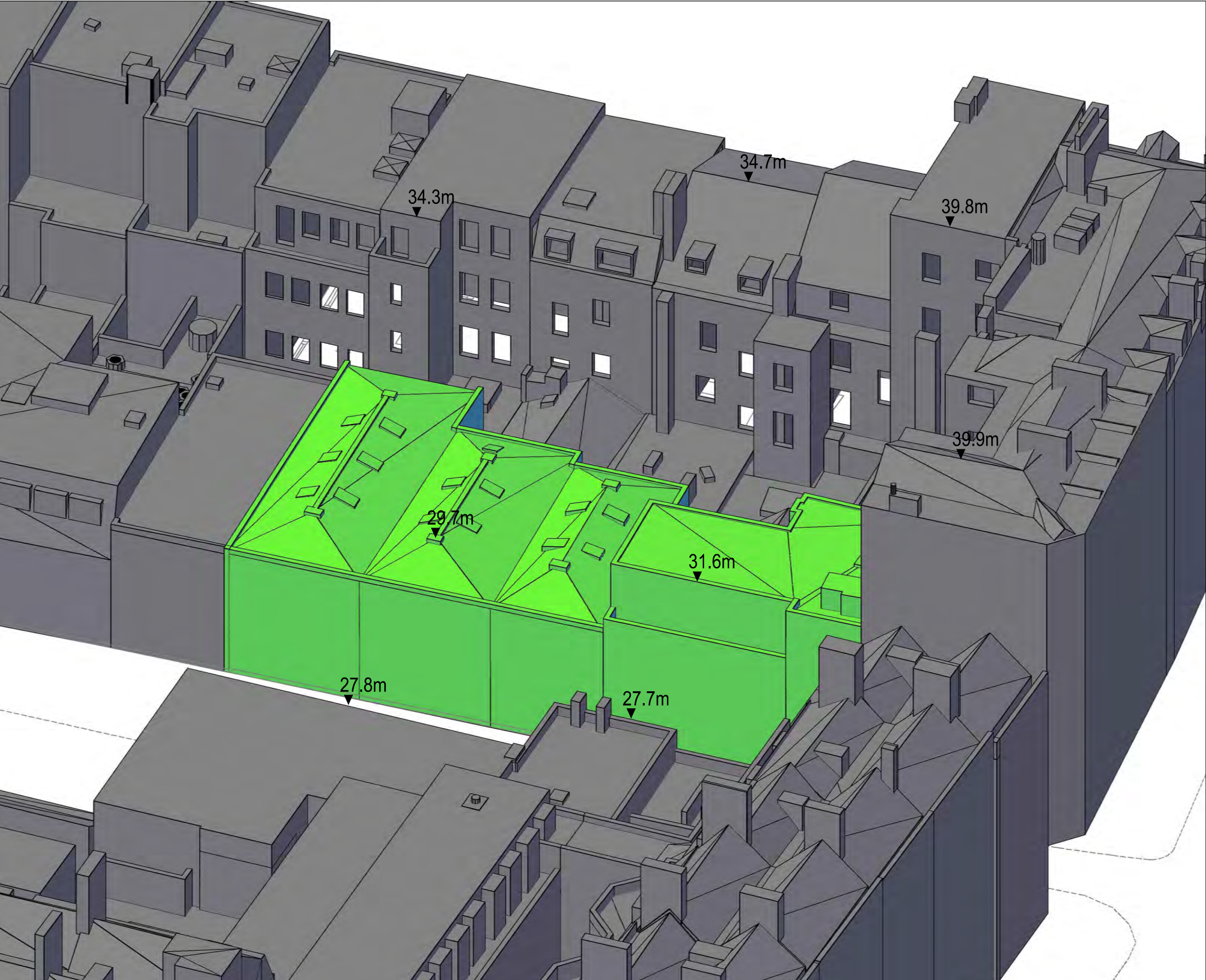
Drawing No.

0641

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Rev.

01



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Chartered Surveyors

Rights of Light
Daylight and sunlight

Project 26-30 Kings Mews
London

Drawing 3D view of existing condition

Date	01/06/2012	Scale	NTS
Drawn By	PS	Checked By	IT
Drawing No.	0641	02	01



Sources of Information

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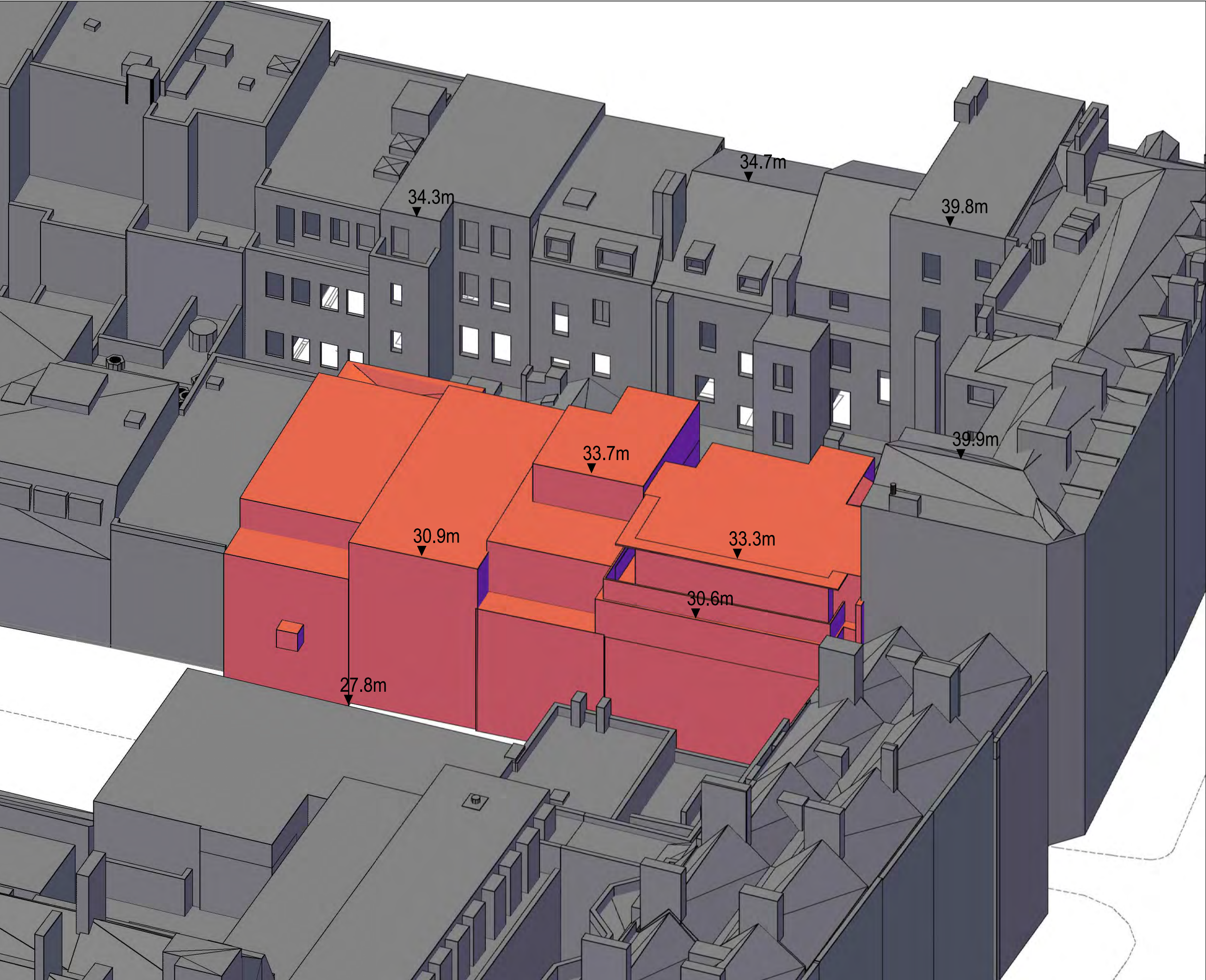
Waldrams
Chartered Surveyors

Rights of Light
Daylight and sunlight

Project 26-30 Kings Mews
London

Drawing Plan view of proposed condition

Date	11/06/2012	Scale	NTS
Drawn By	PS	Checked By	IT
Drawing No.	0641		01



Sources of Information

- Zmapping**
3D model
Received 25/04/2012
- FT Architects Ltd**
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- AWW Architects**
43 Grays Inn Road consented drawings
Received 29/05/2012
- Site Photographs**

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Chartered Surveyors

Rights of Light
Daylight and sunlight

Project	26-30 Kings Mews London		
Drawing	3D view of proposed condition		
Date	05/06/2012	Scale	NTS
Drawn By	PS	Checked By	IT
Drawing No.	0641	04	01



Sources of Information

Zmapping
3D model
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Site Photographs

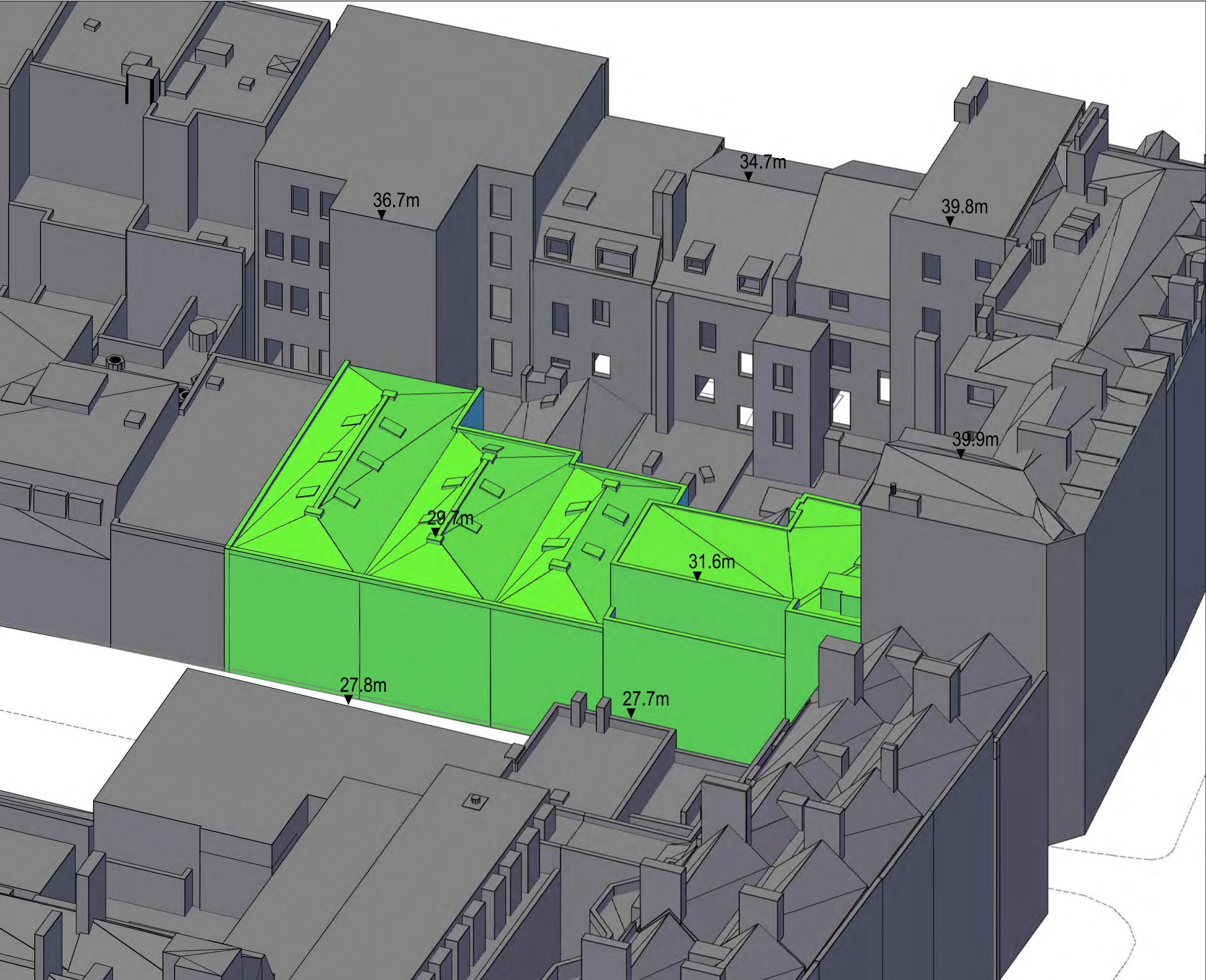
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Rights of Light
Daylight and sunlight

Project 26-30 Kings Mews
London

Drawing Plan 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.	0641	07	02



Sources of Information

Zmapping
3D model
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Murphy Phillips
17 - 36.dwg
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AWW Architects
43 Grays Inn Road consented drawings
Received 29/05/2012

Site Photographs

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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.	0641	08	02



Sources of Information

Zmapping
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PR-Basement.DWG
Received 29/05/2012

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

Site Photographs

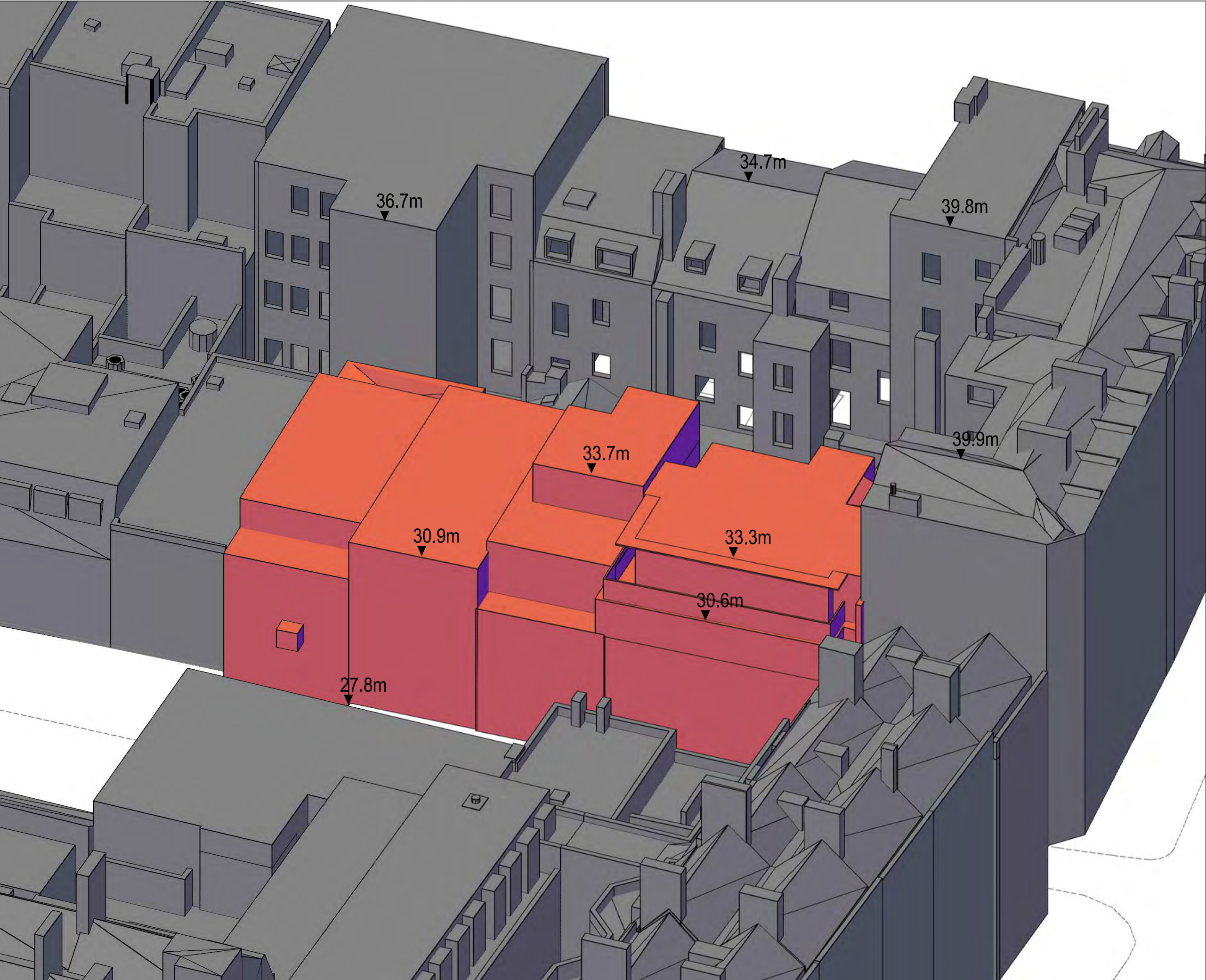
Waldrams
Chartered Surveyors

Rights of Light
Daylight and sunlight

Project 26-30 Kings Mews
London

Drawing 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		02



Sources of Information

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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 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	10	02



Sources of Information

Zmapping
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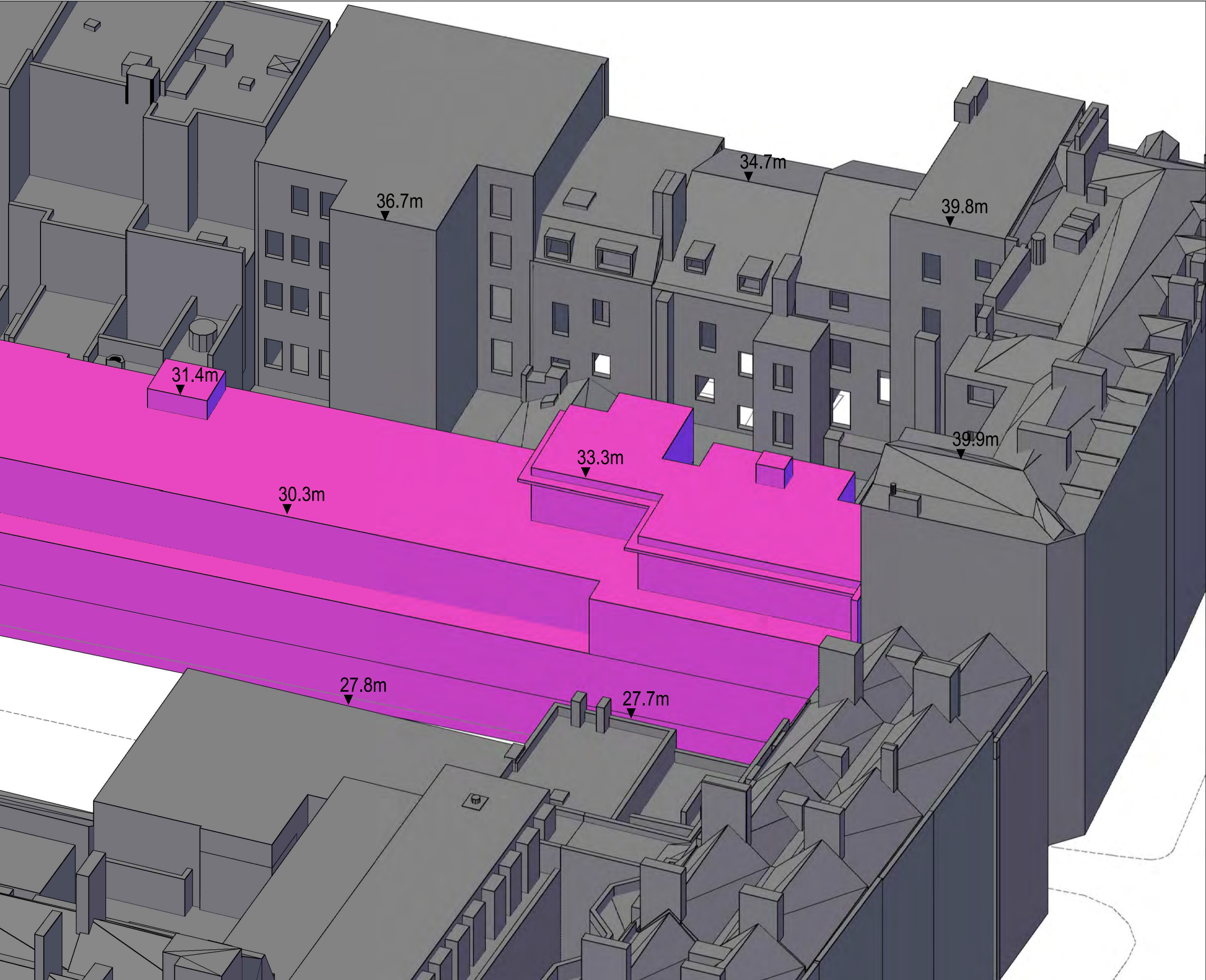
Waldrams
Chartered Surveyors

Rights of Light
Daylight and sunlight

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
Drawing No.	0641	11	02



Sources of Information

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43 Grays Inn Road consented drawings
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Site Photographs

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Chartered Surveyors

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 Grays Inn Road		
Date	01/06/2012	Scale	NTS
Drawn By	PS	Checked By	IT
Drawing No.	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		PROPOSED	LOSS	%LOSS	Room	Window	Room Use	EXISTING		PROPOSED		TOTAL	%LOSS	
			VSC	VSC	VSC	VSC	VSC				ADF	TOTAL	ADF	TOTAL	LOSS	ADF	
35 Grays Inn Road																	
First	R1	W1	20.65	16.09	4.56	22.10	R1	W1-L W1-U	Unknown	0.27 0.64	0.91	0.23 0.56	0.78	0.13	13.85		
First	R2	W2	20.02	16.64	3.38	16.86	R2	W2	Unknown	0.31		0.27					
		W3	17.20	14.12	3.08	17.89		W3-L W3-U		0.39 1.11	1.80	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	18.23	15.95	2.28	12.52	R2	W2	Unknown	0.60		0.55					
		W3	23.85	20.65	3.20	13.40		W3		0.71	1.31	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	21.80	21.30	0.50	2.29	R2	W2	Unknown	0.67		0.66					
		W3	28.54	27.85	0.69	2.43		W3		0.81	1.48	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	27.16	27.16	0.00	0.00	R2	W2	Unknown	0.79		0.79					
		W3	34.45	34.45	0.00	0.00		W3		0.96	1.75	0.96	1.75	0.00	0.00		
45 Grays Inn Road																	
First	R1	W1	20.34	20.00	0.33	1.64	R1	W1-L W1-U	Unknown	0.05 0.49		0.05 0.48					
		W2	23.31	22.89	0.42	1.82		W2-L W2-U		0.05 0.53	1.12	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 VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC	Room	Window	Room Use	EXISTING ADF	TOTAL	PROPOSED ADF	TOTAL	TOTAL LOSS	%LOSS ADF	
35 Grays Inn Road																
		W4	21.12	20.69	0.44	2.07		W4-L W4-U		0.22 0.48	1.37	0.22 0.47	1.35	0.02	1.47	
Second	R1	W1	34.96	34.91	0.05	0.13	R1	W1-L W1-U	Unknown	0.07 0.72		0.07 0.72				
		W2	35.41	35.33	0.08	0.22		W2-L W2-U		0.08 0.72	1.59	0.08 0.72	1.59	0.00	0.18	
Second	R2	W3	35.37	35.26	0.11	0.31	R2	W3-L W3-U	Unknown	0.09 0.82		0.09 0.81				
		W4	35.16	34.99	0.17	0.47		W4-L W4-U		0.09 0.81	1.80	0.08 0.81	1.79	0.01	0.41	
Third	R1	W1	36.97	36.97	0.00	0.00	R1	W1-L W1-U	Unknown	0.34 0.87		0.34 0.87				
		W2	37.08	37.08	0.00	0.00		W2-L W2-U		0.02 0.85	2.07	0.02 0.85	2.07	0.00	0.00	
Third	R2	W3	37.03	37.03	0.00	0.00	R2	W3-L W3-U	Unknown	0.02 1.00		0.02 1.00				
		W4	36.54	36.54	0.00	0.00		W4-L W4-U		0.02 0.99	2.03	0.02 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 W1-U	Unknown	0.37 2.17	2.54	0.31 1.74	2.06	0.48	18.88	
Ground	R2	W2	15.91	12.28	3.62	22.78	R2	W2-L W2-U	Unknown	0.40 2.24	2.64	0.35 1.91	2.26	0.38	14.40	
First	R1	W1	28.92	23.63	5.29	18.28	R1	W1-L W1-U	Unknown	0.53 3.45	3.98	0.45 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 W3-U	Unknown	0.55 3.57	4.12	0.49 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	% 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 Kings Mews

Address	Room	Window	EXISTING	PROPOSED	LOSS	%LOSS	Room	Window	Room Use	EXISTING	TOTAL	PROPOSED	TOTAL	TOTAL LOSS	%LOSS	
			VSC	VSC	VSC	VSC				ADF		ADF			ADF	
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		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		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		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		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		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		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		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		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		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		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	
								W2		1.30	1.30	1.30	1.30	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		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		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		0.34		0.32				
		W3	10.01	8.77	1.25	12.44		W3		0.35		0.33				
			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		W6		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		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		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	
First	R3	W4	17.28	16.02	1.27	7.32	R3	W4-L	Bedroom	0.08		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				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	% 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 Kings Mews

Address	Room	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC	Room	Window	Room Use	EXISTING ADF	TOTAL	PROPOSED ADF	TOTAL	TOTAL LOSS	%LOSS ADF	
35 Grays Inn Road																
First	R1	W1	20.65	16.09	4.56	22.10	R1	W1-L W1-U	Unknown	0.27 0.64	0.91	0.23 0.56	0.78	0.13	13.85	
First	R2	W2 W3	19.99 17.16	16.62 14.08	3.38 3.08	16.88 17.93	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	10.72	
Second	R1	W1	25.22	23.18	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	20.47	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 0.92	1.44	0.52 0.92	1.44	0.00	0.00	
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 1.03	1.48	0.36 0.84	1.20	0.28	18.62	
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	31.24	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 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	18.14	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 0.52	0.78	0.24 0.50	0.74	0.04	5.03	
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 10.01 10.84	7.46 7.52 7.74	1.77 2.50 3.11	19.19 24.92 28.64	R2	W2 W3 W4	Commercial	0.34 0.35 0.37	1.06	0.30 0.30 0.31	0.91	0.15	14.09	
1 Kings Mews																
Ground	R1	W1 W2	10.67 9.89	7.36 6.89	3.30 3.00	30.95 30.31	R1	W1 W2	Unknown	0.09 0.12		0.07 0.10				

Address	Room	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC	Room	Window	Room Use	EXISTING ADF	TOTAL	PROPOSED ADF	TOTAL	TOTAL LOSS	%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

				EXISTING		PROPOSED		% Loss	% Loss
Floor	Room	Window	Room Use	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