

27 Kings Mews, London WC1

Daylight & Sunlight Report

Client: Danell Enterprises
Prepared by: Michael Harper
Reference: 1172
Date: 8th December 2015



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daylight & sunlight

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Executive Summary

- This is daylight and sunlight analysis of the proposal at 27 King's Mews, London and its impact to the surrounding residential properties based on the planning application scheme by Nico Warr Architects received on 19th November 2015. The proposed scheme is shown in Appendix 1.
- It is important to note that there is a consented but as yet not implemented scheme at 27 King's Mews. In addition there is a consented schemes at 26 King's Mews and 28 King's Mews adjacent to the proposal. In order to properly assess the impact from the proposal on the neighbouring properties it is appropriate to consider the consented daylight and sunlight position to the neighbouring properties in addition to that from the existing position.
- Although there is some reduction to daylight and sunlight to 39-45 Gray's Inn Road with the proposal in place, the results to those rooms affected are materially unaltered from previously consented levels. Since the proposed levels are not materially different from those already consented, the proposed daylight and sunlight must also be acceptable and in our opinion the proposal is in accordance with planning policy in relation to daylight and sunlight.

1. Introduction

Waldrams Ltd has been instructed to provide a daylight and sunlight analysis of the proposed scheme at 27 King's Mews, London, based upon a photogrammetric survey of the site and scheme drawings.

It is important to note that there is a consented but as yet not implemented scheme at 27 King's Mews. In addition there is a consented scheme at 39-45 Gray's Inn Road which is currently under construction and mostly complete as well as consented but as yet not implemented schemes at 26 King's Mews and 28 King's Mews adjacent to the proposal. In order to properly assess the impact from the proposal on the neighbouring properties it is appropriate to consider the consented daylight and sunlight position to the neighbouring properties in addition to that from the existing position. The analysis within this report includes the almost complete consented scheme at 39-45 Gray's Inn Road in the surrounding context. This report therefore considers the following three scenarios:

Scenario 1

This scenario compares the proposed scheme with previously consented scheme at 27 King's Mews with the consented schemes at 26 and 28 King's Mews in the surrounding context.

This baseline position is shown on drawings 1172-02-01 and -02 in Appendix 1, and the proposal on drawings 1172-02-03 and -04, also in Appendix 1. The results for the daylight and sunlight analysis to the surrounding properties are found in Appendix 2.1.

Scenario 2

This scenario compares the proposed scheme with existing building at 27 King's Mews with the consented schemes at 26 and 28 King's Mews in the surrounding context;

This baseline position is shown on drawings 1172-03-01 and -02 in Appendix 1, and the proposal on drawings 1172-03-03 and -04, also in Appendix 1. The results for the daylight and sunlight analysis to the surrounding properties are found in Appendix 2.2.

Scenario 3

This scenario compares the proposed scheme with existing building at 27 King's Mews with the existing position at 26 and 28 King's Mews, in other words the true existing versus proposed scenario.

The existing site is shown on drawings 1172-04-01 and -02 in Appendix 1, and the proposal on drawings 1172-04-03 and -04, also in Appendix 1. The results for the daylight and sunlight analysis to the surrounding properties are found in Appendix 2.3.

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.”

2. Daylight and sunlight criteria to surrounding residential property

According to the BRE Guidelines a surrounding existing building to a proposed scheme will retain the potential for good interior daylighting, provided that the scheme subtends less than 25 degrees from the horizontal as measured from the lowest habitable windows in the neighbouring windows. If this is not achieved then good daylighting to the neighbouring properties is still achieved if the Vertical Sky Component (VSC) is in excess of 27% or is reduced by less than 20% from its existing level. Furthermore, if the area of the room that can see the sky at desk height (known as the daylight distribution or no sky contour) is reduced by less than 20% of its existing area, then the loss of daylight will probably be unnoticeable according to the BRE Guidelines.

Where the existing level of VSC or daylight distribution is below the BRE Guideline suggested level, very small absolute losses of daylight can reflect in greater than 20% reductions of VSC and daylight distribution, even though such small losses may not be noticeable.

In these cases, so long as the Average Daylight Factor meets the criteria suggested by the BRE Guidelines (i.e. 1.5% ADF for a living room, 1% ADF for a bedroom and 2% ADF for a kitchen) then good internal daylight can still be achieved.

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 test for sunlight to the neighbouring properties 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 that 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). If the retained total APSH is reduced by less than 4% or the change from

the existing is less than 20% for total and winter levels of APSH then this too would meet the BRE Guideline levels.

2.1 Method used for calculating the daylight and sunlight results

The analysis provided in this report utilizes state-of-the-art software to calculate in three dimensions the daylight and 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.

Drawings of the existing and proposed building in context of the surrounding properties are shown in Appendix 1.

2.2 Surrounding properties

Daylight and sunlight levels comparing the existing and proposed daylight (VSC, daylight distribution and ADF) and sunlight (APSH) situation are then calculated for the surrounding properties. The results comparing the existing with proposed situation are provided in Appendix 2.

3. Assumptions used in the analysis

Uses of the surrounding properties have been based on external appearance to determine whether they are residential or commercial use. Where this is ambiguous we have researched the Council Tax records for the property, which if listed would indicate residential use.

A 3-dimensional CAD model of the site and surrounding properties was constructed using a photogrammetric survey and plans for the surrounding consented properties at 39-45 Gray's Inn Road, 26 King's Mews and 28 King's Mews provided by the architect. The consented scheme for the site and the proposal were modelled using plans provided by the architect. The floor levels in the neighbouring properties have been assumed based upon reasonable relationships with the window cill.

Room layouts for all surrounding buildings are assumed with approximately 4m deep rooms for property that appears to be of residential use and 6m deep rooms for commercial space except where layouts have been obtained as follows:

- The consented scheme drawings have been provided by the architect for the development at 39-45 Gray's Inn Road currently under construction and incorporated into our 3D model for analysis.
- The consented scheme drawings have been provided by the architect for the development at 26 King's Mews and incorporated into our 3D model for analysis.
- The consented scheme drawings have been provided by the architect for the development at 28 King's Mews and incorporated into our 3D model for analysis.

Reasonable window to room allocations have also been made. Professional judgment has been used where the above assumptions seem unlikely.

4. Sources of Information Used in the Report

Zmapping

3D model

Received 25.4.2012

FT Architects Ltd

Kings_Mews_Existing.3ds

Kings_Mews_Prop.3ds

2930 km floorplans 280512.dwg

2930 proposed km elevation.dwg

Received 25.4.2012

07_Proposed RofL Model.dwg

Received 15.2.2013

Murphy Phillips

17-36.dwg

19 proposed second floor mm.DWG

PR-Basement.DWG

Received 29.5.2012

AWW Architects

43-45 Grays Inn Road consented drawings

Received 29.5.2012

Nico Warr Architects

35 GIR_PROPOSED PLANS & ELEVATIONS.pdf

35 GIR_PROPOSED REAR ELEVATION.pdf

35 GIR_PROPOSED SECTION.pdf

Received 9.11.15

26 Kings Mews_ Complete floorplans.pdf

26 Kings Mews_ Front Ele.pdf

26 Kings Mews_ Rear Ele.pdf

26 Kings Mews_Section.pdf

Received 17.11.15

27 Kings Mews_ Complete floorplans.pdf

27 Kings Mews_ floorplans.pdf

27 Kings Mews_ Front Ele.pdf

27 Kings Mews_ Rear Ele.pdf

27 Kings Mews_Section.pdf

Received 17.11.15

28 kings mews.pdf

Received 17.11.15

115_P4_A1300_PROPOSED

SECTION_smaller.pdf

Received 18.11.15

Appeal application plan further revised

front elevation 28 Kings mews Proposed

Drawing-3145830.pdf

Appeal application plan revised rear

elevation 28 Kings mews Proposed

Drawing-3145830.pdf

Appeal application plans 28 Kings mews

Proposed Drawing-3145830.pdf

Appeal application plans revised 28 Kings

mews Proposed Drawing-3145830.pdf

Received 19.11.15

Camden planning portal (29/30 King's Mews)

KM29-30-P101-Ground and First Floor plans.PDF

KM29-30-P102-Second and Third Floor plans.PDF
KM29-30-P103-Roof plan.PDF
KM29-30-P201-Front Elevation.PDF
KM29-30-P202-Rear Elevation.PDF
KM29-30-P301-Section AA.PDF
PROPOSED FRONT & REAR ELEVATION REV B.PDF
Received 7.12.15

Camden planning portal (28 King's Mews)
FLOOR PLAN, ELEVATIONS AND SECTIONS.PDF
FLOOR PLANS, ELEVATIONS AND SECTIONS.PDF
Received 7.12.15

Waldrams Chartered Surveyors
Site Photographs
Ordnance Survey

5. The Existing Site

The existing site is shown below on Phot 1 and on drawings 1172-04-01 and -02 in Appendix 1.



Photo 1: Existing building

6. Daylight & Sunlight Analysis

In terms of daylight and sunlight, the following properties were analysed due to their proximity to the development site:

- 26 King's Mews
- 28 King's Mews
- 39-45 Gray's Inn Road

- 1 King's Mews
- 2 King's Mews
- 4 King's Mews

The following properties are understood to be entirely of commercial use in the existing situation:

- 26 King's Mews
- 28 King's Mews

Analysis of these surrounding commercial properties is included in Appendix 2, however the BRE guidelines make it clear that daylight and sunlight is of primary importance for residential properties and considers commercial properties less sensitive. Given therefore the commercial use of these properties the retained levels of daylight and sunlight to them will be acceptable and in accordance with planning policy.

The following properties are understood to be at least partially of residential use:

- 39-45 Gray's Inn Road
- 1 King's Mews
- 2 King's Mews
- 4 King's Mews

The following properties listed below are fully compliant with the BRE Guidelines for daylight and sunlight with the proposal in place:

- 26 King's Mews (existing and consented layouts)
- 28 King's Mews (existing and consented layouts)
- 1 King's Mews
- 2 King's Mews
- 4 King's Mews

It is important to note that there is a consented but as yet not implemented scheme at 27 King's Mews. In addition there is a consented scheme at 39-45 Gray's Inn Road which is currently under construction and mostly complete as well as consented but as yet not implemented schemes at 26 King's Mews and 28 King's Mews adjacent to the proposal. In order to properly assess the impact from the proposal on the neighbouring properties it is appropriate to consider the consented daylight and sunlight position to the neighbouring properties in addition to that from the existing position. The analysis within this report includes the almost complete consented scheme at 39-45 Gray's Inn Road in the surrounding context. This report therefore considers the following three scenarios:

Scenario 1

This scenario compares the proposed scheme with previously consented scheme at 27 King's Mews with the consented schemes at 26 and 28 King's Mews in the surrounding context.

Scenario 2

This scenario compares the proposed scheme with existing building at 27 King's Mews with the consented schemes at 26 and 28 King's Mews in the surrounding context;

Scenario 3

This scenario compares the proposed scheme with existing building at 27 King's Mews with the existing position at 26 and 28 King's Mews, in other words the true existing versus proposed scenario.

The analysis for 39-45 Gray's Inn Road follows:

39-45 Gray's Inn Road

This property is shown below in photo 1 and was under construction at the time of our site visit. The plans provided by the architect for this property show that this is a residential block and these layouts have been used in the analysis.

In daylight terms comparing the existing situation with the proposal the results show that there is a loss of daylight beyond the levels recommended in the BRE Guidelines for VSC to 7 rooms on the first and second floors to the rear of 39-45 Gray's Inn Road. However, 5 of these rooms meet the BRE Guidelines for daylight distribution indicating that they will be unnoticeably altered in terms of their day-lit appearance. The two rooms that are below for both VSC and daylight distribution are R2 and R3 on the first floor and lose 29% and 23% daylight distribution respectively, marginally beyond the 20% considered acceptable by the BRE Guidelines. Importantly, when comparing the proposed scheme to the previously consented daylight position for these two rooms (see Appendix 2.1), the results for daylight distribution are materially unaltered (losing 4% in relative terms and both losing less than 1% of their room area able to see the sky in absolute terms) from the consented situation and as such are in our opinion acceptable in planning terms. Where the internal layouts are known, as in this situation for 39-45 Gray's Inn Road the BRE Guidelines state that daylight distribution provides a robust indication of the daylight within the surrounding properties.

In sunlight terms the BRE Guidelines make it clear that sunlight is of most concern to main living spaces. There is one living room (R2 on the first floor) that is below the BRE Guidelines for sunlight when comparing the existing and proposed situations as all other living rooms have at least 1 main window meeting the BRE Guidelines. However, this room (R2 on the first floor) is insignificantly altered in terms of sunlight when comparing the proposal with that already consented since it loses no more than 1% of its consented level of sunlight. Therefore the sunlight position is considered sufficiently close to the consented position to be acceptable with planning policy.

Overall therefore the proposed levels of daylight and sunlight are materially unaltered from the consented situation and as such it is in our opinion in accordance with planning policy.



Photo 2: 39-45 Gray's Inn Road

7. Conclusions and Recommendations

This is daylight and sunlight analysis of the proposal at 27 King's Mews, London WC1 and its impact to the surrounding residential properties based on the planning application scheme by Nico Warr Architects received on 19th November 2015. The proposed scheme is shown in Appendix 1.

It is important to note that there is a consented but as yet not implemented scheme at 27 King's Mews. In addition there is a consented schemes at 26 King's Mews and 28 King's Mews adjacent to the proposal. In order to properly assess the impact from the proposal on the neighbouring properties it is appropriate to consider the consented daylight and sunlight position to the neighbouring properties in addition to that from the existing position.

Although there is some reduction to daylight and sunlight to 39-45 Gray's Inn Road with the proposal in place, the results to those rooms affected are materially unaltered from previously consented levels. Since the proposed levels are not materially different from those already consented, the proposed daylight and sunlight must also be acceptable and in our opinion the proposal is in accordance with planning policy in relation to daylight and sunlight.

Appendix 1

Drawings

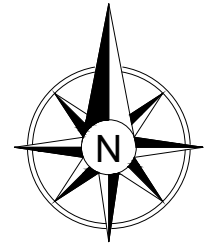


SOURCES OF INFORMATION:

NICO WARR
 IR02 (RECEIVED 09.11.2015)
 IR03 (RECEIVED 18.11.2015)
 IR04 (RECEIVED 19.11.2015)
 IR05 (RECEIVED 07.12.2015)

LOIUSE TURLEY
 3D MODEL (RECEIVED 15.02.2013)

SURROUNDING PROPERTIES



NOTES:
 CONSENTED SCHEME SHOWN IN RED

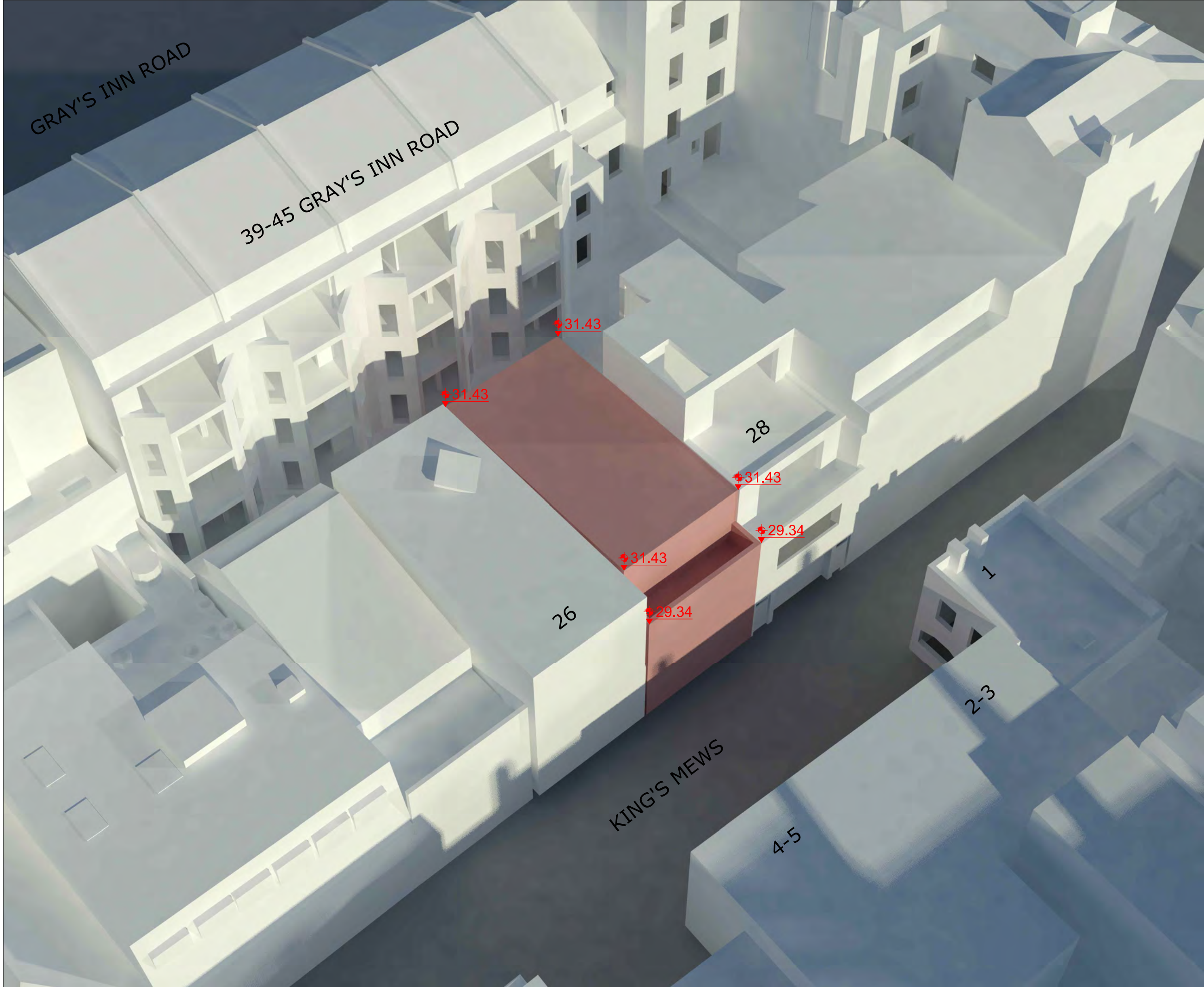


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PROJECT
 27 KING'S MEWS
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DRAWING
 PLAN VIEW
 CONSENTED SCHEME

DATE 07.12.15	SCALE NTS
DRAWN BY ET	REVISION A
PROJECT No. 1172-02	DRAWING No. 02-01



SOURCES OF INFORMATION:

NICO WARR
 IR02 (RECEIVED 09.11.2015)
 IR03 (RECEIVED 18.11.2015)
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 IR05 (RECEIVED 07.12.2015)

LOIUUSE TURLEY
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SURROUNDING PROPERTIES

NOTES:
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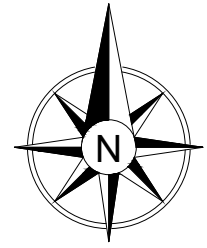


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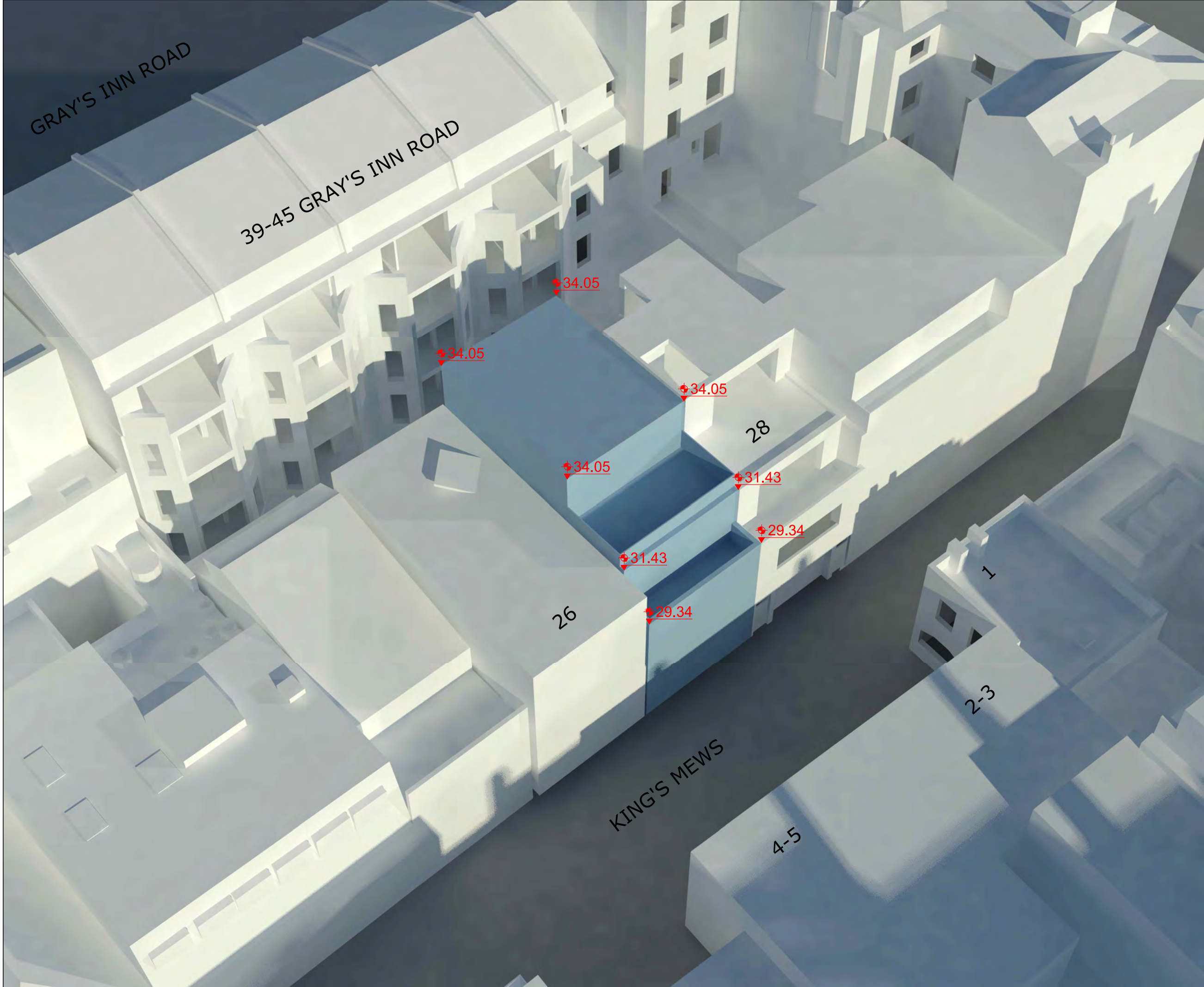
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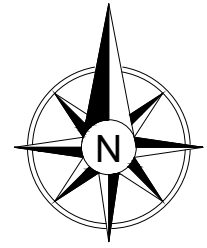


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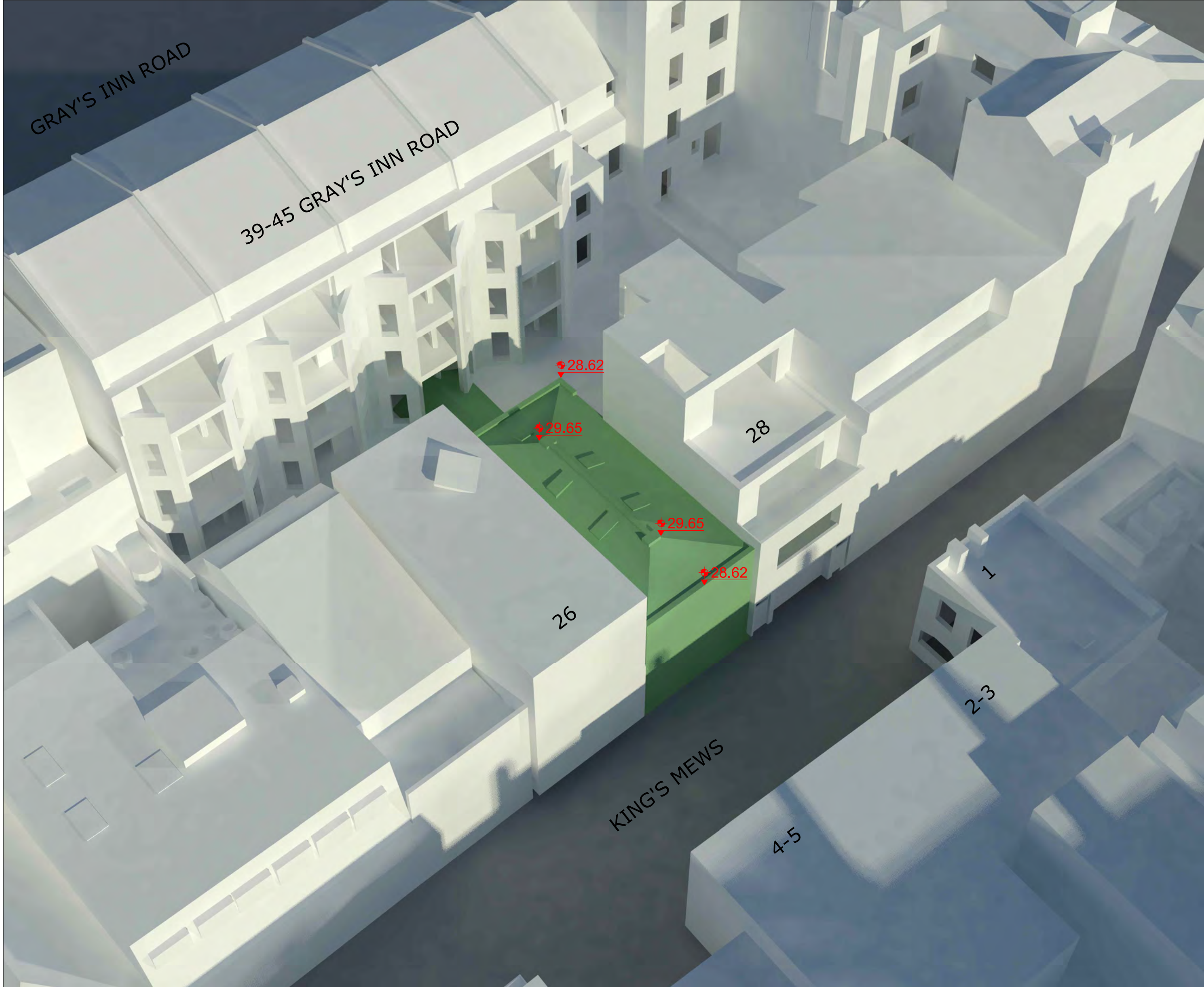


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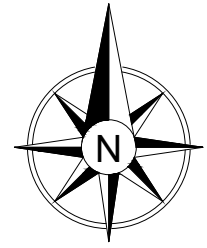


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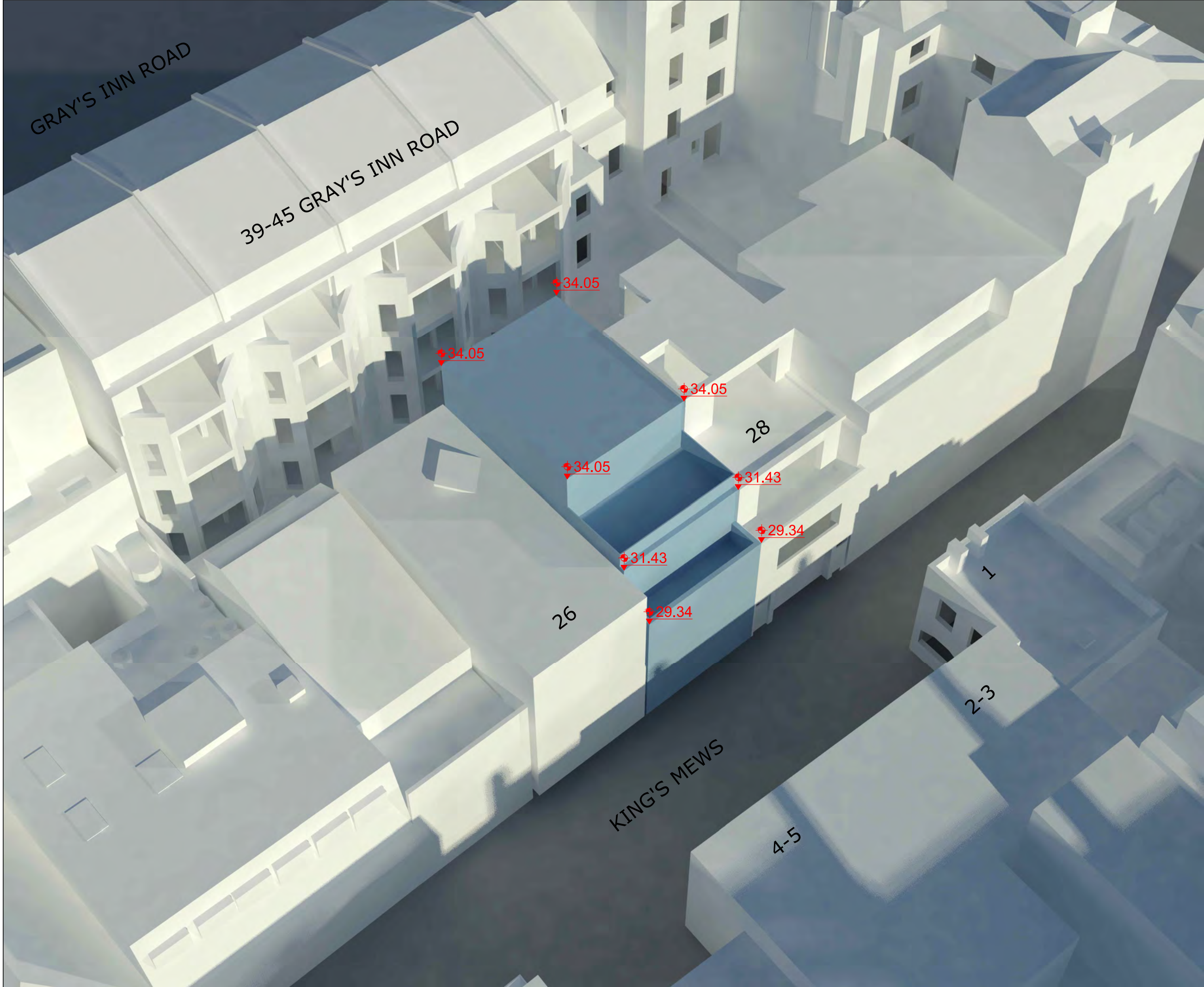
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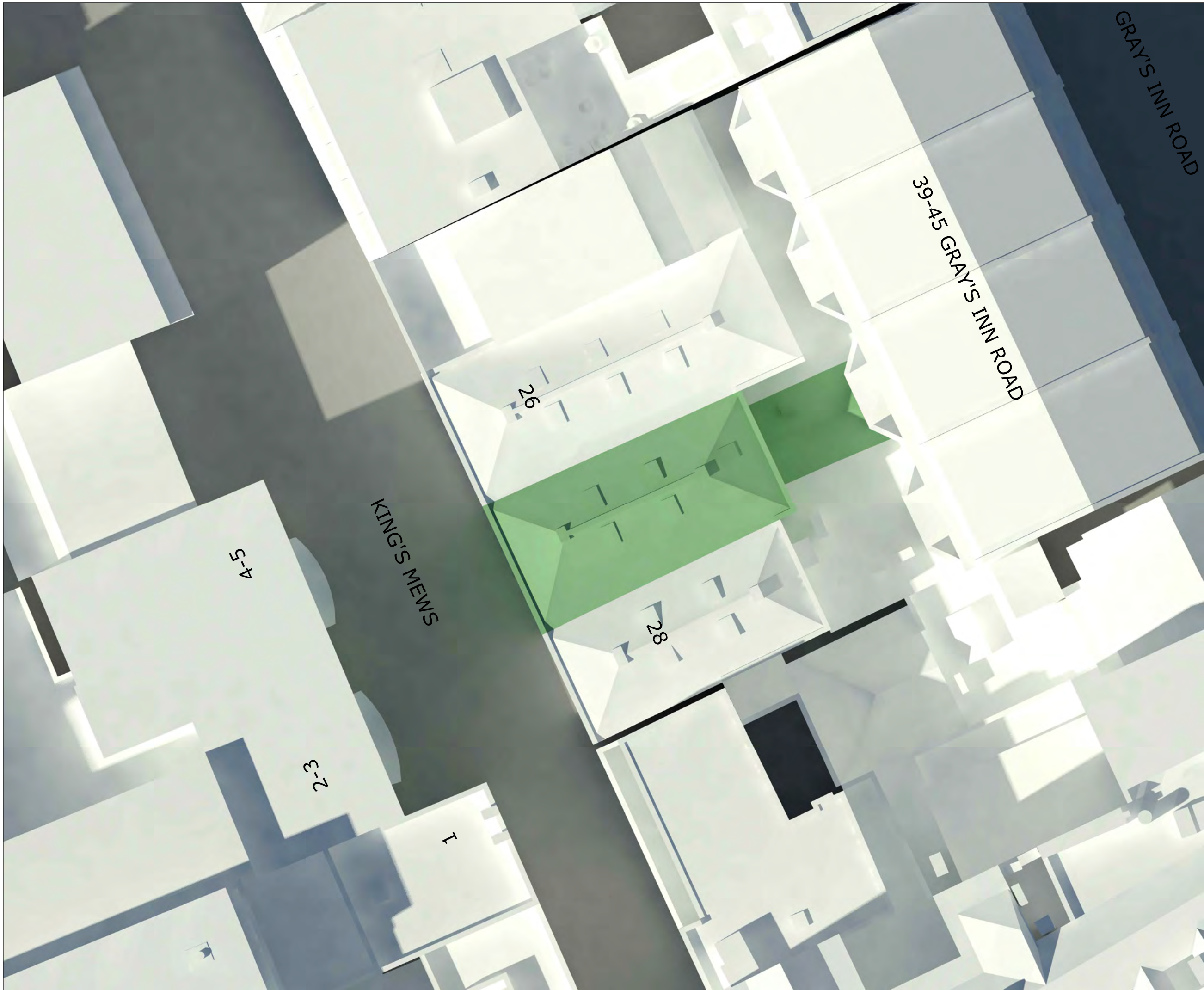
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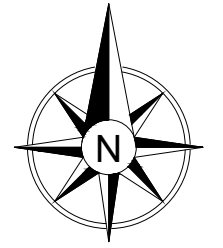
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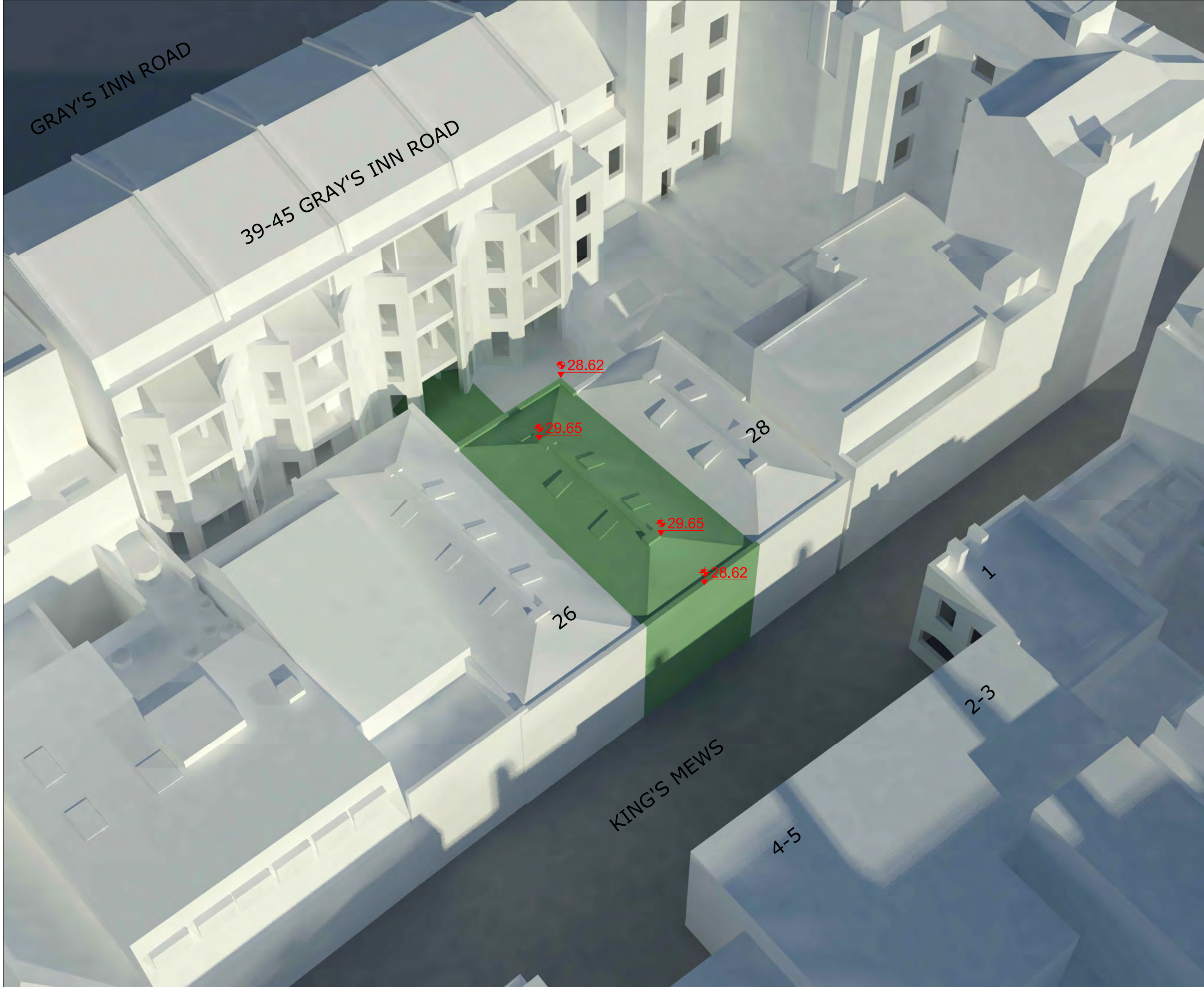
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 IR02 (RECEIVED 09.11.2015)
 IR03 (RECEIVED 18.11.2015)
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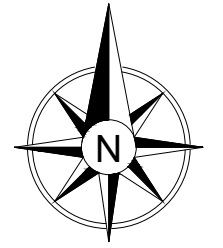
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 IR02 (RECEIVED 09.11.2015)
 IR03 (RECEIVED 18.11.2015)
 LOIUSE TURLEY
 3D MODEL (RECEIVED 15.02.2013)



NOTES:
 PROPOSED SCHEME SHOWN IN BLUE

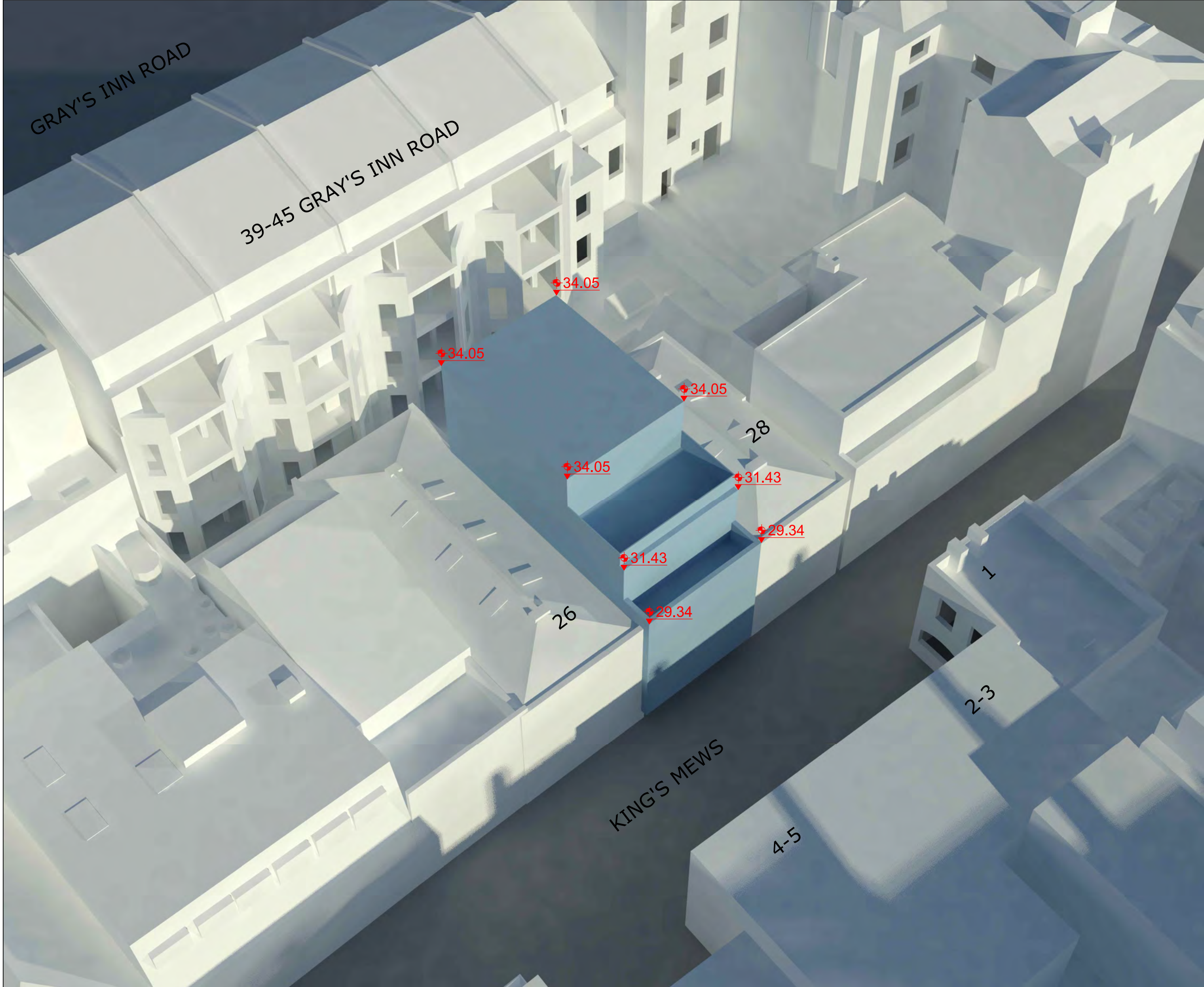


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PROJECT
 27 KING'S MEWS
 LONDON WC1 2JB

DRAWING
 PLAN VIEW
 PROPOSED SCHEME

DATE 27.11.15	SCALE NTS
DRAWN BY ET	REVISION A
PROJECT No. 1172-04	DRAWING No. 04-03



SOURCES OF INFORMATION:

NICO WARR
 IR02 (RECEIVED 09.11.2015)
 IR03 (RECEIVED 18.11.2015)

LOIUSE TURLEY
 3D MODEL (RECEIVED 15.02.2013)

NOTES:
 ALL AOD HEIGHTS ARE IN METRES
 PROPOSED SCHEME SHOWN IN BLUE



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PROJECT
 27 KING'S MEWS
 LONDON WC1 2JB

DRAWING
 3D VIEW
 PROPOSED SCHEME

DATE 27.11.15	SCALE NTS
DRAWN BY ET	REVISION A
PROJECT No. 1172-04	DRAWING No. 04-04

Appendix 2.1

Daylight and sunlight results to surrounding properties comparing the proposed scheme with previously consented scheme at 27 King's Mews with the consented schemes at 26 King's Mews and 28 King's Mews in the surrounding context

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours			
							Annual %	Diff	Winter %	Diff
39-45 Gray's Inn Road										
First	R1	LKD	W1	Existing	3.03	1.00	3	1.00	1	1.00
				Proposed	3.03		3		1	
First	R1	LKD	W2	Existing	1.04	0.57	0	0.00	0	0.00
				Proposed	0.59		0		0	
First	R1	LKD	W3	Existing	3.95	0.45	*North Facing			
				Proposed	1.77					
First	R1	LKD	W5	Existing	11.91	0.79	*North Facing			
				Proposed	9.38					
First	R2	LKD	W4	Existing	10.82	0.86	15	0.93	2	1.00
				Proposed	9.35		14		2	
First	R2	LKD	W7	Existing	3.69	0.30	3	0.00	0	0.00
				Proposed	1.11		0		0	
First	R2	LKD	W8	Existing	6.64	0.74	*North Facing			
				Proposed	4.9					
First	R3	Bedroom	W6	Existing	5.91	0.69	8	0.25	0	0.00
				Proposed	4.1		2		0	
First	R3	Bedroom	W9	Existing	12.12	0.88	*North Facing			
				Proposed	10.72					
First	R4	Bedroom	W10	Existing	6.15	0.72	9	0.67	2	0.00
				Proposed	4.45		6		0	
First	R4	Bedroom	W11	Existing	3.72	0.81	2	0.50	0	0.00
				Proposed	3.02		1		0	
First	R4	Bedroom	W13	Existing	12.79	1.00	*North Facing			
				Proposed	12.73					
First	R5	LKD	W12	Existing	11.84	0.91	17	0.88	3	0.33
				Proposed	10.77		15		1	
First	R5	LKD	W14	Existing	3.74	0.86	7	0.86	2	0.50
				Proposed	3.21		6		1	
First	R5	LKD	W15	Existing	1.92	0.97	0	0.00	0	0.00
				Proposed	1.86		0		0	
First	R5	LKD	W16	Existing	4.77	1.00	*North Facing			
				Proposed	4.77					
First	R5	LKD	W17	Existing	6.74	1.00	*North Facing			
				Proposed	6.74					
Second	R1	LKD	W1	Existing	6.66	1.00	10	1.00	4	1.00
				Proposed	6.66		10		4	
Second	R1	LKD	W2	Existing	6.19	0.70	6	0.67	0	0.00
				Proposed	4.35		4		0	
Second	R1	LKD	W3	Existing	9.57	0.65	*North Facing			
				Proposed	6.26					
Second	R1	LKD	W5	Existing	20.69	0.76	*North Facing			
				Proposed	15.75					
Second	R2	LKD	W4	Existing	17.97	0.82	28	0.82	4	1.00
				Proposed	14.77		23		4	
Second	R2	LKD	W7	Existing	11.37	0.54	14	0.36	0	0.00
				Proposed	6.16		5		0	
Second	R2	LKD	W8	Existing	13.63	0.73	*North Facing			
				Proposed	9.89					
Second	R3	Bedroom	W6	Existing	11.27	0.70	18	0.67	5	0.60
				Proposed	7.94		12		3	
Second	R3	Bedroom	W9	Existing	22.15	0.86	*North Facing			
				Proposed	19.06					
Second	R4	Bedroom	W10	Existing	9.72	0.74	15	0.80	6	0.50
				Proposed	7.21		12		3	
Second	R4	Bedroom	W11	Existing	9.63	0.84	12	0.82	1	0.00

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours			
							Annual %	Diff	Winter %	Diff
Second	R4	Bedroom	W11	Proposed	8.05	0.84	10	0.85	0	0.80
Second	R4	Bedroom	W13	Existing	23.75	0.99	*North Facing			
				Proposed	23.55					
Second	R5	LKD	W12	Existing	22.44	0.93	34	0.97	8	0.88
				Proposed	20.92		33		7	
Second	R5	LKD	W14	Existing	11.22	0.93	17	0.94	8	0.88
				Proposed	10.47		16		7	
Second	R5	LKD	W15	Existing	11.67	1.00	17	0.94	3	0.67
				Proposed	11.63		16		2	
Second	R5	LKD	W16	Existing	13.43	1.00	*North Facing			
				Proposed	13.43					
Second	R5	LKD	W17	Existing	31.42	1.00	*North Facing			
				Proposed	31.42					
Third	R1	LKD	W1	Existing	12.03	1.00	17	1.00	8	1.00
				Proposed	12.03		17		8	
Third	R1	LKD	W2	Existing	13.15	0.93	17	0.88	3	1.00
				Proposed	12.18		15		3	
Third	R1	LKD	W3	Existing	14.91	0.87	*North Facing			
				Proposed	13					
Third	R1	LKD	W5	Existing	29.22	0.90	*North Facing			
				Proposed	26.22					
Third	R2	LKD	W4	Existing	26.66	0.92	41	0.93	14	0.86
				Proposed	24.56		38		12	
Third	R2	LKD	W7	Existing	15.26	0.78	20	0.85	6	0.50
				Proposed	11.93		17		3	
Third	R2	LKD	W8	Existing	16.34	0.84	*North Facing			
				Proposed	13.7					
Third	R3	Bedroom	W6	Existing	13.93	0.84	21	0.90	12	0.83
				Proposed	11.72		19		10	
Third	R3	Bedroom	W9	Existing	30.52	0.93	*North Facing			
				Proposed	28.4					
Third	R4	Bedroom	W10	Existing	15.09	0.91	22	0.95	13	0.92
				Proposed	13.72		21		12	
Third	R4	Bedroom	W11	Existing	16.07	0.93	20	0.95	6	0.83
				Proposed	14.99		19		5	
Third	R4	Bedroom	W13	Existing	30.73	0.99	*North Facing			
				Proposed	30.55					
Third	R5	LKD	W12	Existing	29.51	0.98	43	1.00	16	1.00
				Proposed	28.91		43		16	
Third	R5	LKD	W14	Existing	15.49	0.98	22	1.00	13	1.00
				Proposed	15.21		22		13	
Third	R5	LKD	W15	Existing	16.31	1.00	21	1.00	7	1.00
				Proposed	16.27		21		7	
Third	R5	LKD	W16	Existing	16.77	1.00	*North Facing			
				Proposed	16.77					
Third	R5	LKD	W17	Existing	36.2	1.00	*North Facing			
				Proposed	36.2					
Fourth	R1	LKD	W1	Existing	36.88	1.00	56	1.00	20	1.00
				Proposed	36.88		56		20	
Fourth	R2	LKD	W2	Existing	37.49	1.00	56	1.00	20	1.00
				Proposed	37.49		56		20	
Fourth	R3	Bedroom	W3	Existing	37.79	1.00	56	1.00	20	1.00
				Proposed	37.79		56		20	
Fourth	R4	LKD	W4	Existing	37.97	1.00	56	1.00	20	1.00
				Proposed	37.97		56		20	
Fourth	R5	Bedroom	W2	Existing	37.49	1.00	56	1.00	20	1.00
				Proposed	37.49		56		20	

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours			
							Annual %	Diff	Winter %	Diff
1 King's Mews										
Ground	R1	Commercial	W1	Existing	18.6	0.99	*North Facing			
				Proposed	18.44					
Ground	R1	Commercial	W2	Existing	13.42	0.99	*North Facing			
				Proposed	13.26					
First	R1	Bedroom?	W1	Existing	26.58	0.99	*North Facing			
				Proposed	26.34					
First	R2	Bedroom?	W2	Existing	19.71	0.99	*North Facing			
				Proposed	19.48					
2-3 King's Mews										
Ground	R1	Office	W1	Existing	10.4	0.97	*North Facing			
				Proposed	10.11					
First	R1	Office	W1	Existing	22.97	0.98	*North Facing			
				Proposed	22.49					
First	R2	Office	W2	Existing	24.58	0.98	*North Facing			
				Proposed	24.01					
4-5 King's Mews										
Ground	R1	Office	W1	Existing	11.47	0.97	*North Facing			
				Proposed	11.15					
First	R1	Office	W1	Existing	24.43	0.98	*North Facing			
				Proposed	24.02					
First	R2	Office	W2	Existing	25.73	0.99	*North Facing			
				Proposed	25.51					

Floor	Room	Room Use.	Window	Room Area	Lit Area Existing	Lit Area Proposed	Difference
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39-45 Gray's Inn Road

First	R1	LKD	Area m2 % of room	32.18	8.72 27.10%	6.29 19.55%	0.72
First	R2	LKD	Area m2 % of room	25.79	4.87 18.88%	4.67 18.11%	0.96
First	R3	Bedroom	Area m2 % of room	10.63	3.37 31.70%	3.25 30.57%	0.96
First	R4	Bedroom	Area m2 % of room	15.6	7.35 47.12%	6.97 44.68%	0.95
First	R5	LKD	Area m2 % of room	29.26	12.68 43.34%	12.46 42.58%	0.98
Second	R1	LKD	Area m2 % of room	32.18	27.06 84.09%	14.31 44.47%	0.53
Second	R2	LKD	Area m2 % of room	25.79	22.8 88.41%	13.12 50.87%	0.58
Second	R3	Bedroom	Area m2 % of room	10.63	9.73 91.53%	8.03 75.54%	0.83
Second	R4	Bedroom	Area m2 % of room	15.6	15.48 99.23%	15.41 98.78%	1.00
Second	R5	LKD	Area m2 % of room	29.26	29.26 100.00%	29.26 100.00%	1.00
Third	R1	LKD	Area m2 % of room	32.18	32.18 100.00%	32.18 100.00%	1.00
Third	R2	LKD	Area m2 % of room	25.79	25.79 100.00%	25.79 100.00%	1.00
Third	R3	Bedroom	Area m2 % of room	10.63	10.23 96.24%	10.23 96.24%	1.00
Third	R4	Bedroom	Area m2 % of room	15.6	15.48 99.23%	15.48 99.23%	1.00
Third	R5	LKD	Area m2 % of room	29.26	29.26 100.00%	29.26 100.00%	1.00
Fourth	R1	LKD	Area m2 % of room	30.11	30.01 99.67%	30.01 99.67%	1.00
Fourth	R2	LKD	Area m2 % of room	24.91	24.85 99.76%	24.85 99.76%	1.00
Fourth	R3	Bedroom	Area m2 % of room	14.04	13.98 99.57%	13.98 99.57%	1.00
Fourth	R4	LKD	Area m2 % of room	27.44	27.36 99.71%	27.36 99.71%	1.00
Fourth	R5	Bedroom	Area m2 % of room	8.87	8.69 97.97%	8.69 97.97%	1.00

1 King's Mews

Ground	R1	Commercial	Area m2 % of room	34.09	22.64 66.41%	22.49 65.97%	0.99
First	R1	Bedroom?	Area m2 % of room	11.64	11.46 98.45%	11.46 98.45%	1.00
First	R2	Bedroom?	Area m2 % of room	11.64	11.24 96.56%	11.24 96.56%	1.00

2-3 King's Mews

Ground	R1	Office	Area m2 % of room	22.91	10.2 44.52%	10.16 44.35%	1.00
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Floor	Room	Room Use.	Window	Room Area	Lit Area Existing	Lit Area Proposed	Difference
First	R1	Office	Area m2 % of room	22.91	18.03 78.70%	15.89 69.36%	0.88
First	R2	Office	Area m2 % of room	10.29	7.94 77.16%	6.88 66.86%	0.87

4-5 King's Mews

Ground	R1	Office	Area m2 % of room	15.75	8.36 53.08%	8.31 52.76%	0.99
First	R1	Office	Area m2 % of room	15.75	13.68 86.86%	12.47 79.17%	0.91
First	R2	Office	Area m2 % of room	11.65	9.14 78.45%	8.36 71.76%	0.91

Floor	Room	Room Use.	Window	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed
26 King's Mews												
Ground	R1	LKD	W1	0.68	0.42	3.12	3.12	86.52	0.50	1.00	0.01	0.01
			W2	0.68	0.42	1.51	1.51	86.52	0.50	1.00	0.01	0.01
			W3	0.68	0.42	0.00	0.00	86.52	0.50	1.00	0.00	0.00
											0.02	0.02
First	R1	LKD	W1-L	0.68	0.21	29.10	29.10	83.51	0.50	0.15	0.01	0.01
			W1-U	0.68	0.80	27.65	27.65	83.51	0.50	1.00	0.24	0.24
			W2	0.68	0.34	0.00	0.00	83.51	0.50	1.00	0.00	0.00
			W3-L	0.68	0.21	27.88	27.88	83.51	0.50	0.15	0.01	0.01
			W3-U	0.68	0.80	27.18	27.18	83.51	0.50	1.00	0.23	0.23
											0.49	0.49
Second	R1	Living room	W1	0.68	1.01	39.27	39.27	101.54	0.50	1.00	0.35	0.35
			W2	0.68	0.50	33.76	33.76	101.54	0.50	1.00	0.15	0.15
			W3	0.68	1.01	39.48	39.48	101.54	0.50	1.00	0.35	0.35
											0.86	0.86
28 King's Mews												
Ground	R1	Unknown	W2-L	0.68	1.20	17.96	17.64	194.19	0.50	0.15	0.02	0.01
			W2-U	0.68	2.84	19.02	18.63	194.19	0.50	1.00	0.25	0.25
Ground	R1	Unknown	W4-L	0.68	1.21	11.57	10.32	194.19	0.50	0.15	0.01	0.01
			W4-U	0.68	2.88	18.02	16.56	194.19	0.50	1.00	0.24	0.22
			W6	0.68	1.58	22.35	22.35	194.19	0.50	1.00	0.16	0.16
			W7	0.68	0.40	48.67	48.67	194.19	0.50	1.00	0.09	0.09
											0.77	0.75
First	R1	Corridor	W1	0.68	1.29	24.72	23.11	17.10	0.50	1.00	1.68	1.57
											1.68	1.57
First	R2	WC	W2	0.68	1.29	26.49	25.72	22.41	0.50	1.00	1.38	1.34
											1.38	1.34
First	R3	LKD	W3-L	0.68	1.21	19.94	17.17	203.94	0.50	0.15	0.02	0.01
			W3-U	0.68	2.86	23.09	18.50	203.94	0.50	1.00	0.29	0.24
			W4-L	0.68	2.73	19.63	19.63	203.94	0.50	0.15	0.04	0.04
			W4-U	0.68	6.26	60.94	60.94	203.94	0.50	1.00	1.70	1.70
											2.04	1.98
Second	R1	Bathroom	W1	0.68	1.28	36.44	30.81	31.66	0.50	1.00	1.33	1.13
			W2	0.68	1.28	39.23	33.10	31.66	0.50	1.00	1.43	1.21
											2.77	2.34
Second	R2	Bedroom	W3-L	0.68	1.21	32.49	23.65	69.20	0.50	0.15	0.08	0.06
			W3-U	0.68	2.87	42.16	27.66	69.20	0.50	1.00	1.59	1.04
											1.66	1.10
Third	R1	Living room	W1-L	0.68	1.38	55.41	40.51	131.63	0.50	0.15	0.08	0.06
			W1-U	0.68	2.71	61.73	55.59	131.63	0.50	1.00	1.15	1.04
			W2	0.68	1.28	50.41	49.53	131.63	0.50	1.00	0.44	0.44
			W3-L	0.68	2.94	72.22	71.74	131.63	0.50	0.15	0.22	0.22
			W3-U	0.68	4.84	75.02	75.02	131.63	0.50	1.00	2.50	2.50
											2.08	2.08
											6.47	6.33
39-45 Gray's Inn Road												
First	R1	LKD	W1-L	0.68	0.78	22.21	22.21	131.53	0.50	0.15	0.02	0.02
			W1-U	0.68	1.41	7.04	7.04	131.53	0.50	1.00	0.07	0.07
			W2-L	0.68	0.87	17.75	14.83	131.53	0.50	0.15	0.02	0.01
			W2-U	0.68	1.57	2.07	0.00	131.53	0.50	1.00	0.02	0.00
			W3-L	0.68	0.78	24.14	18.84	131.53	0.50	0.15	0.02	0.02
			W3-U	0.68	1.41	10.69	4.95	131.53	0.50	1.00	0.10	0.05
First	R1	LKD	W5-L	0.68	0.42	34.91	30.69	131.53	0.50	0.15	0.02	0.01
			W5-U	0.68	1.17	38.40	33.19	131.53	0.50	1.00	0.31	0.27
											0.57	0.44
First	R2	LKD	W4-L	0.68	0.39	33.34	31.21	107.83	0.50	0.15	0.02	0.02
			W4-U	0.68	1.08	36.03	33.21	107.83	0.50	1.00	0.33	0.30
			W7-L	0.68	0.87	24.32	17.69	107.83	0.50	0.15	0.03	0.02
			W7-U	0.68	1.57	2.07	2.07	107.83	0.50	1.00	0.03	0.03
			W8-L	0.68	0.78	26.76	23.69	107.83	0.50	0.15	0.03	0.02
			W8-U	0.68	1.41	22.29	16.87	107.83	0.50	1.00	0.26	0.20
											0.69	0.59
First	R3	Bedroom	W6-L	0.68	0.78	25.91	22.50	57.66	0.50	0.15	0.05	0.04
			W6-U	0.68	1.41	19.73	12.74	57.66	0.50	1.00	0.44	0.28
			W9-L	0.68	0.39	34.82	32.88	57.66	0.50	0.15	0.03	0.03
			W9-U	0.68	1.08	38.74	36.19	57.66	0.50	1.00	0.66	0.62
											1.18	0.97

First	R4	Bedroom	W10-L	0.68	0.78	26.19	22.50	77.25	0.50	0.15	0.04	0.03
			W10-U	0.68	1.41	20.97	14.76	77.25	0.50	1.00	0.35	0.24
			W11-L	0.68	0.87	24.37	23.02	77.25	0.50	0.15	0.04	0.04
			W11-U	0.68	1.57	5.03	5.03	77.25	0.50	1.00	0.09	0.09
			W13-L	0.68	0.39	35.29	35.29	77.25	0.50	0.15	0.02	0.02
			W13-U	0.68	1.08	40.31	40.31	77.25	0.50	1.00	0.51	0.51
												1.05
First	R5	LKD	W12-L	0.68	0.39	34.26	32.34	125.36	0.50	0.15	0.01	0.01
			W12-U	0.68	1.08	38.28	36.18	125.36	0.50	1.00	0.30	0.28
			W14-L	0.68	0.78	22.93	21.80	125.36	0.50	0.15	0.02	0.02
			W14-U	0.68	1.41	8.94	8.60	125.36	0.50	1.00	0.09	0.09
			W15-L	0.68	0.87	20.65	20.16	125.36	0.50	0.15	0.02	0.02
			W15-U	0.68	1.57	5.80	5.80	125.36	0.50	1.00	0.07	0.07
			W16-L	0.68	0.78	23.72	23.72	125.36	0.50	0.15	0.02	0.02
			W16-U	0.68	1.41	15.59	15.59	125.36	0.50	1.00	0.16	0.16
			W17-L	0.68	0.39	22.81	22.81	125.36	0.50	0.15	0.01	0.01
			W17-U	0.68	1.08	30.27	30.27	125.36	0.50	1.00	0.24	0.24
												0.94
Second	R1	LKD	W1-L	0.68	0.78	29.54	29.54	131.53	0.50	0.15	0.02	0.02
			W1-U	0.68	1.41	19.16	19.16	131.53	0.50	1.00	0.19	0.19
			W2-L	0.68	0.87	30.36	27.03	131.53	0.50	0.15	0.03	0.02
			W2-U	0.68	1.57	16.27	10.41	131.53	0.50	1.00	0.18	0.11
			W3-L	0.68	0.78	34.60	28.33	131.53	0.50	0.15	0.03	0.02
			W3-U	0.68	1.41	27.40	18.53	131.53	0.50	1.00	0.27	0.18
			W5-L	0.68	0.42	48.13	40.86	131.53	0.50	0.15	0.02	0.02
			W5-U	0.68	1.17	53.24	44.86	131.53	0.50	1.00	0.43	0.36
												1.16
Second	R2	LKD	W4-L	0.68	0.39	44.03	39.75	107.83	0.50	0.15	0.02	0.02
			W4-U	0.68	1.08	48.20	43.13	107.83	0.50	1.00	0.44	0.39
			W7-L	0.68	0.87	38.24	29.23	107.83	0.50	0.15	0.04	0.03
			W7-U	0.68	1.57	29.70	15.00	107.83	0.50	1.00	0.39	0.20
			W8-L	0.68	0.78	38.26	32.95	107.83	0.50	0.15	0.04	0.03
			W8-U	0.68	1.41	36.88	29.92	107.83	0.50	1.00	0.44	0.35
												1.37
Second	R3	Bedroom	W6-L	0.68	0.78	35.26	29.93	57.66	0.50	0.15	0.07	0.06
			W6-U	0.68	1.41	31.97	25.24	57.66	0.50	1.00	0.71	0.56
			W9-L	0.68	0.39	49.70	45.64	57.66	0.50	0.15	0.05	0.04
			W9-U	0.68	1.08	55.61	50.58	57.66	0.50	1.00	0.95	0.86
									1.76	1.52		
Second	R4	Bedroom	W10-L	0.68	0.78	34.24	29.52	77.25	0.50	0.15	0.05	0.04
			W10-U	0.68	1.41	27.53	21.20	77.25	0.50	1.00	0.45	0.35
			W11-L	0.68	0.87	36.63	34.38	77.25	0.50	0.15	0.06	0.05
			W11-U	0.68	1.57	25.87	22.84	77.25	0.50	1.00	0.48	0.42
			W13-L	0.68	0.39	52.31	52.31	77.25	0.50	0.15	0.04	0.04
			W13-U	0.68	1.08	57.83	57.79	77.25	0.50	1.00	0.73	0.73
												1.80
Second	R5	LKD	W12-L	0.68	0.30	50.01	47.70	125.36	0.50	0.15	0.02	0.02
			W12-U	0.68	1.08	55.19	52.71	125.36	0.50	1.00	0.43	0.41
Second	R5	LKD	W14-L	0.68	0.78	36.73	35.47	125.36	0.50	0.15	0.03	0.03
			W14-U	0.68	1.41	30.47	28.80	125.36	0.50	1.00	0.31	0.29
			W15-L	0.68	0.87	40.08	39.85	125.36	0.50	0.15	0.04	0.04
			W15-U	0.68	1.57	29.47	29.32	125.36	0.50	1.00	0.33	0.33
			W16-L	0.68	0.78	40.96	40.96	125.36	0.50	0.15	0.03	0.03
			W16-U	0.68	1.41	34.10	34.10	125.36	0.50	1.00	0.35	0.35
			W17-L	0.68	0.39	65.01	65.01	125.36	0.50	0.15	0.03	0.03
			W17-U	0.68	1.08	70.40	70.40	125.36	0.50	1.00	0.55	0.55
												2.12
Third	R1	LKD	W1-L	0.68	0.78	38.62	38.62	131.53	0.50	0.15	0.03	0.03
			W1-U	0.68	1.41	31.27	31.27	131.53	0.50	1.00	0.30	0.30
			W2-L	0.68	0.87	43.23	40.87	131.53	0.50	0.15	0.04	0.04
			W2-U	0.68	1.57	31.93	30.68	131.53	0.50	1.00	0.34	0.33
			W3-L	0.68	0.78	44.55	39.74	131.53	0.50	0.15	0.04	0.03
			W3-U	0.68	1.41	36.07	33.48	131.53	0.50	1.00	0.35	0.32
			W5-L	0.68	0.42	63.58	56.31	131.53	0.50	0.15	0.03	0.02
			W5-U	0.68	1.17	65.80	61.89	131.53	0.50	1.00	0.53	0.50
									1.66	1.58		
Third	R2	LKD	W4-L	0.68	0.39	58.02	53.47	107.83	0.50	0.15	0.03	0.03
			W4-U	0.68	1.08	61.60	59.07	107.83	0.50	1.00	0.56	0.54
			W7-L	0.68	0.87	48.85	40.89	107.83	0.50	0.15	0.05	0.05
			W7-U	0.68	1.57	34.99	30.29	107.83	0.50	1.00	0.46	0.40
			W8-L	0.68	0.78	47.11	41.57	107.83	0.50	0.15	0.05	0.04
			W8-U	0.68	1.41	37.51	34.52	107.83	0.50	1.00	0.44	0.41
												1.59
Third	R3	Bedroom	W6-L	0.68	0.78	42.55	37.85	57.66	0.50	0.15	0.08	0.07
			W6-U	0.68	1.41	34.20	31.40	57.66	0.50	1.00	0.76	0.69
			W9-L	0.68	0.39	66.35	61.37	57.66	0.50	0.15	0.06	0.06
			W9-U	0.68	1.08	67.40	64.58	57.66	0.50	1.00	1.15	1.10
									2.04	1.92		

Third	R4	Bedroom	W10-L	0.68	0.78	45.20	41.67	77.25	0.50	0.15	0.06	0.06
			W10-U	0.68	1.41	35.94	34.17	77.25	0.50	1.00	0.59	0.56
			W11-L	0.68	0.87	50.96	48.47	77.25	0.50	0.15	0.08	0.07
			W11-U	0.68	1.57	36.01	34.70	77.25	0.50	1.00	0.66	0.64
			W13-L	0.68	0.39	66.74	66.52	77.25	0.50	0.15	0.05	0.05
			W13-U	0.68	1.08	67.60	67.50	77.25	0.50	1.00	0.86	0.86
											2.30	2.24
Third	R5	LKD	W12-L	0.68	0.39	64.15	62.34	125.36	0.50	0.15	0.03	0.03
			W12-U	0.68	1.08	65.58	64.87	125.36	0.50	1.00	0.51	0.51
Third	R5	LKD	W14-L	0.68	0.78	46.18	45.23	125.36	0.50	0.15	0.04	0.04
			W14-U	0.68	1.41	36.51	36.23	125.36	0.50	1.00	0.37	0.37
			W15-L	0.68	0.87	50.86	50.78	125.36	0.50	0.15	0.05	0.05
			W15-U	0.68	1.57	36.09	36.07	125.36	0.50	1.00	0.41	0.41
			W16-L	0.68	0.78	48.40	48.40	125.36	0.50	0.15	0.04	0.04
			W16-U	0.68	1.41	38.10	38.10	125.36	0.50	1.00	0.39	0.39
			W17-L	0.68	0.39	76.81	76.81	125.36	0.50	0.15	0.03	0.03
			W17-U	0.68	1.08	77.04	77.04	125.36	0.50	1.00	0.60	0.60
											2.47	2.46
Fourth	R1	LKD	W1-L	0.68	2.86	76.95	76.95	122.95	0.50	0.15	0.24	0.24
			W1-U	0.68	4.54	80.53	80.53	122.95	0.50	1.00	2.69	2.69
											2.94	2.94
Fourth	R2	LKD	W2-L	0.68	2.86	77.37	77.37	103.98	0.50	0.15	0.29	0.29
			W2-U	0.68	4.54	81.71	81.71	103.98	0.50	1.00	3.23	3.23
											3.52	3.52
Fourth	R3	Bedroom	W3-L	0.68	2.86	77.55	77.55	72.17	0.50	0.15	0.42	0.42
			W3-U	0.68	4.54	82.29	82.29	72.17	0.50	1.00	4.69	4.69
											5.11	5.11
Fourth	R4	LKD	W4-L	0.68	2.86	77.67	77.67	117.11	0.50	0.15	0.26	0.26
			W4-U	0.68	4.54	82.66	82.66	117.11	0.50	1.00	2.90	2.90
											3.16	3.16
Fourth	R5	Bedroom	W2-L	0.68	2.86	77.37	77.37	51.31	0.50	0.15	0.59	0.59
			W2-U	0.68	4.54	81.71	81.71	51.31	0.50	1.00	6.55	6.55
											7.14	7.14
1 King's Mews												
Ground	R1	Commercial	W1	0.68	2.69	48.32	48.05	126.32	0.50	1.00	0.93	0.93
			W2	0.68	0.95	40.07	39.80	126.32	0.50	1.00	0.27	0.27
											1.21	1.20
First	R1	Bedroom?	W1-L	0.68	0.05	58.13	57.77	57.17	0.50	0.15	0.01	0.01
			W1-U	0.68	1.32	61.53	61.12	57.17	0.50	1.00	1.29	1.28
											1.29	1.29
First	R2	Bedroom?	W2-L	0.68	0.05	48.34	48.00	57.18	0.50	0.15	0.01	0.01
			W2-U	0.68	1.32	50.64	50.26	57.18	0.50	1.00	1.06	1.05
											1.06	1.06
2-3 King's Mews												
Ground	R1	Office	W1-L	0.68	1.15	36.96	36.47	92.75	0.50	0.15	0.06	0.06
			W1-U	0.68	3.69	30.52	29.86	92.75	0.50	1.00	1.10	1.08
											1.16	1.14
First	R1	Office	W1-L	0.68	1.15	54.29	53.58	92.75	0.50	0.15	0.09	0.09
			W1-U	0.68	3.69	56.62	55.74	92.75	0.50	1.00	2.04	2.01
											2.14	2.10
First	R2	Office	W2	0.68	1.11	56.31	55.36	51.97	0.50	1.00	1.09	1.07
4-5 King's Mews												
Ground	R1	Office	W1-L	0.68	1.15	39.79	39.27	69.61	0.50	0.15	0.09	0.09
			W1-U	0.68	3.69	31.77	31.08	69.61	0.50	1.00	1.53	1.50
											1.62	1.58
First	R1	Office	W1-L	0.68	1.15	56.74	56.12	69.61	0.50	0.15	0.13	0.13
			W1-U	0.68	3.69	59.02	58.30	69.61	0.50	1.00	2.84	2.81
											2.97	2.93
First	R2	Office	W2	0.68	1.66	59.40	59.02	56.37	0.50	1.00	1.58	1.57

Appendix 2.2

Daylight and sunlight results to surrounding properties comparing the proposed scheme with existing building at 27 King's Mews with the consented schemes at 26 King's Mews and 28 King's Mews in the surrounding context

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours			
							Annual %	Diff	Winter %	Diff
39-45 Gray's Inn Road										
First	R1	LKD	W1	Existing	3.03	1.00	3	1.00	1	1.00
				Proposed	3.03		3		1	
First	R1	LKD	W2	Existing	2.93	0.20	2	0.00	0	0.00
				Proposed	0.59		0		0	
First	R1	LKD	W3	Existing	6.71	0.26	*North Facing			
				Proposed	1.77					
First	R1	LKD	W5	Existing	15.95	0.59	*North Facing			
				Proposed	9.38					
First	R2	LKD	W4	Existing	13.44	0.70	20	0.70	2	1.00
				Proposed	9.35		14		2	
First	R2	LKD	W7	Existing	7.47	0.15	11	0.00	0	0.00
				Proposed	1.11		0		0	
First	R2	LKD	W8	Existing	9.57	0.51	*North Facing			
				Proposed	4.9					
First	R3	Bedroom	W6	Existing	8.18	0.50	13	0.15	1	0.00
				Proposed	4.1		2		0	
First	R3	Bedroom	W9	Existing	14.57	0.74	*North Facing			
				Proposed	10.72					
First	R4	Bedroom	W10	Existing	6.73	0.66	10	0.60	3	0.00
				Proposed	4.45		6		0	
First	R4	Bedroom	W11	Existing	4.5	0.67	2	0.50	0	0.00
				Proposed	3.02		1		0	
First	R4	Bedroom	W13	Existing	12.79	1.00	*North Facing			
				Proposed	12.73					
First	R5	LKD	W12	Existing	11.94	0.90	17	0.88	3	0.33
				Proposed	10.77		15		1	
First	R5	LKD	W14	Existing	3.76	0.85	7	0.86	2	0.50
				Proposed	3.21		6		1	
First	R5	LKD	W15	Existing	1.92	0.97	0	0.00	0	0.00
				Proposed	1.86		0		0	
First	R5	LKD	W16	Existing	4.77	1.00	*North Facing			
				Proposed	4.77					
First	R5	LKD	W17	Existing	6.74	1.00	*North Facing			
				Proposed	6.74					
Second	R1	LKD	W1	Existing	6.66	1.00	10	1.00	4	1.00
				Proposed	6.66		10		4	
Second	R1	LKD	W2	Existing	7.26	0.60	8	0.50	0	0.00
				Proposed	4.35		4		0	
Second	R1	LKD	W3	Existing	11.03	0.57	*North Facing			
				Proposed	6.26					
Second	R1	LKD	W5	Existing	23.4	0.67	*North Facing			
				Proposed	15.75					
Second	R2	LKD	W4	Existing	19.86	0.74	30	0.77	5	0.80
				Proposed	14.77		23		4	
Second	R2	LKD	W7	Existing	13.96	0.44	16	0.31	1	0.00
				Proposed	6.16		5		0	
Second	R2	LKD	W8	Existing	15.9	0.62	*North Facing			
				Proposed	9.89					
Second	R3	Bedroom	W6	Existing	12.91	0.62	18	0.67	5	0.60
				Proposed	7.94		12		3	
Second	R3	Bedroom	W9	Existing	23.98	0.79	*North Facing			
				Proposed	19.06					
Second	R4	Bedroom	W10	Existing	9.77	0.74	15	0.80	6	0.50
				Proposed	7.21		12		3	
Second	R4	Bedroom	W11	Existing	9.96	0.81	12	0.82	1	0.00

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours			
							Annual %	Diff	Winter %	Diff
Second	R4	Bedroom	W11	Proposed	8.05	0.81	10	0.85	0	0.80
Second	R4	Bedroom	W13	Existing	23.75	0.99	*North Facing			
				Proposed	23.55					
Second	R5	LKD	W12	Existing	22.44	0.93	34	0.97	8	0.88
				Proposed	20.92		33		7	
Second	R5	LKD	W14	Existing	11.22	0.93	17	0.94	8	0.88
				Proposed	10.47		16		7	
Second	R5	LKD	W15	Existing	11.67	1.00	17	0.94	3	0.67
				Proposed	11.63		16		2	
Second	R5	LKD	W16	Existing	13.43	1.00	*North Facing			
				Proposed	13.43					
Second	R5	LKD	W17	Existing	31.42	1.00	*North Facing			
				Proposed	31.42					
Third	R1	LKD	W1	Existing	12.03	1.00	17	1.00	8	1.00
				Proposed	12.03		17		8	
Third	R1	LKD	W2	Existing	13.15	0.93	17	0.88	3	1.00
				Proposed	12.18		15		3	
Third	R1	LKD	W3	Existing	14.91	0.87	*North Facing			
				Proposed	13					
Third	R1	LKD	W5	Existing	29.22	0.90	*North Facing			
				Proposed	26.22					
Third	R2	LKD	W4	Existing	26.66	0.92	41	0.93	14	0.86
				Proposed	24.56		38		12	
Third	R2	LKD	W7	Existing	15.26	0.78	20	0.85	6	0.50
				Proposed	11.93		17		3	
Third	R2	LKD	W8	Existing	16.34	0.84	*North Facing			
				Proposed	13.7					
Third	R3	Bedroom	W6	Existing	13.93	0.84	21	0.90	12	0.83
				Proposed	11.72		19		10	
Third	R3	Bedroom	W9	Existing	30.52	0.93	*North Facing			
				Proposed	28.4					
Third	R4	Bedroom	W10	Existing	15.09	0.91	22	0.95	13	0.92
				Proposed	13.72		21		12	
Third	R4	Bedroom	W11	Existing	16.07	0.93	20	0.95	6	0.83
				Proposed	14.99		19		5	
Third	R4	Bedroom	W13	Existing	30.73	0.99	*North Facing			
				Proposed	30.55					
Third	R5	LKD	W12	Existing	29.51	0.98	43	1.00	16	1.00
				Proposed	28.91		43		16	
Third	R5	LKD	W14	Existing	15.49	0.98	22	1.00	13	1.00
				Proposed	15.21		22		13	
Third	R5	LKD	W15	Existing	16.31	1.00	21	1.00	7	1.00
				Proposed	16.27		21		7	
Third	R5	LKD	W16	Existing	16.77	1.00	*North Facing			
				Proposed	16.77					
Third	R5	LKD	W17	Existing	36.2	1.00	*North Facing			
				Proposed	36.2					
Fourth	R1	LKD	W1	Existing	36.88	1.00	56	1.00	20	1.00
				Proposed	36.88		56		20	
Fourth	R2	LKD	W2	Existing	37.49	1.00	56	1.00	20	1.00
				Proposed	37.49		56		20	
Fourth	R3	Bedroom	W3	Existing	37.79	1.00	56	1.00	20	1.00
				Proposed	37.79		56		20	
Fourth	R4	LKD	W4	Existing	37.97	1.00	56	1.00	20	1.00
				Proposed	37.97		56		20	
Fourth	R5	Bedroom	W2	Existing	37.49	1.00	56	1.00	20	1.00
				Proposed	37.49		56		20	

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours			
							Annual %	Diff	Winter %	Diff
1 King's Mews										
Ground	R1	Commercial	W1	Existing	19.03	0.97	*North Facing			
				Proposed	18.44					
Ground	R1	Commercial	W2	Existing	13.85	0.96	*North Facing			
				Proposed	13.26					
First	R1	Bedroom?	W1	Existing	27.14	0.97	*North Facing			
				Proposed	26.34					
First	R2	Bedroom?	W2	Existing	20.13	0.97	*North Facing			
				Proposed	19.48					
2-3 King's Mews										
Ground	R1	Office	W1	Existing	11.48	0.88	*North Facing			
				Proposed	10.11					
First	R1	Office	W1	Existing	23.77	0.95	*North Facing			
				Proposed	22.49					
First	R2	Office	W2	Existing	25.37	0.95	*North Facing			
				Proposed	24.01					
4-5 King's Mews										
Ground	R1	Office	W1	Existing	12.49	0.89	*North Facing			
				Proposed	11.15					
First	R1	Office	W1	Existing	25.14	0.96	*North Facing			
				Proposed	24.02					
First	R2	Office	W2	Existing	25.99	0.98	*North Facing			
				Proposed	25.51					

Floor	Room	Room Use.	Window	Room Area	Lit Area Existing	Lit Area Proposed	Difference
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39-45 Gray's Inn Road

First	R1	LKD	Area m2 % of room	32.18	23.74 73.77%	6.29 19.55%	0.26
First	R2	LKD	Area m2 % of room	25.79	18.15 70.38%	4.67 18.11%	0.26
First	R3	Bedroom	Area m2 % of room	10.63	7.79 73.28%	3.25 30.57%	0.42
First	R4	Bedroom	Area m2 % of room	15.6	11.24 72.05%	6.97 44.68%	0.62
First	R5	LKD	Area m2 % of room	29.26	12.73 43.51%	12.46 42.58%	0.98
Second	R1	LKD	Area m2 % of room	32.18	29.43 91.45%	14.31 44.47%	0.49
Second	R2	LKD	Area m2 % of room	25.79	25.79 100.00%	13.12 50.87%	0.51
Second	R3	Bedroom	Area m2 % of room	10.63	9.78 92.00%	8.03 75.54%	0.82
Second	R4	Bedroom	Area m2 % of room	15.6	15.48 99.23%	15.41 98.78%	1.00
Second	R5	LKD	Area m2 % of room	29.26	29.26 100.00%	29.26 100.00%	1.00
Third	R1	LKD	Area m2 % of room	32.18	32.18 100.00%	32.18 100.00%	1.00
Third	R2	LKD	Area m2 % of room	25.79	25.79 100.00%	25.79 100.00%	1.00
Third	R3	Bedroom	Area m2 % of room	10.63	10.23 96.24%	10.23 96.24%	1.00
Third	R4	Bedroom	Area m2 % of room	15.6	15.48 99.23%	15.48 99.23%	1.00
Third	R5	LKD	Area m2 % of room	29.26	29.26 100.00%	29.26 100.00%	1.00
Fourth	R1	LKD	Area m2 % of room	30.11	30.01 99.67%	30.01 99.67%	1.00
Fourth	R2	LKD	Area m2 % of room	24.91	24.85 99.76%	24.85 99.76%	1.00
Fourth	R3	Bedroom	Area m2 % of room	14.04	13.98 99.57%	13.98 99.57%	1.00
Fourth	R4	LKD	Area m2 % of room	27.44	27.36 99.71%	27.36 99.71%	1.00
Fourth	R5	Bedroom	Area m2 % of room	8.87	8.69 97.97%	8.69 97.97%	1.00

1 King's Mews

Ground	R1	Commercial	Area m2 % of room	34.09	23.16 67.94%	22.49 65.97%	0.97
First	R1	Bedroom?	Area m2 % of room	11.64	11.46 98.45%	11.46 98.45%	1.00
First	R2	Bedroom?	Area m2 % of room	11.64	11.24 96.56%	11.24 96.56%	1.00

2-3 King's Mews

Ground	R1	Office	Area m2 % of room	22.91	13.51 58.97%	10.16 44.35%	0.75
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Floor	Room	Room Use.	Window	Room Area	Lit Area Existing	Lit Area Proposed	Difference
First	R1	Office	Area m2 % of room	22.91	20.54 89.66%	15.89 69.36%	0.77
First	R2	Office	Area m2 % of room	10.29	9.13 88.73%	6.88 66.86%	0.75

4-5 King's Mews

Ground	R1	Office	Area m2 % of room	15.75	10.4 66.03%	8.31 52.76%	0.80
First	R1	Office	Area m2 % of room	15.75	15.39 97.71%	12.47 79.17%	0.81
First	R2	Office	Area m2 % of room	11.65	10 85.84%	8.36 71.76%	0.84

Floor	Room	Room Use.	Window	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed
26 King's Mews												
Ground	R1	LKD	W1	0.68	0.42	3.12	3.12	86.52	0.50	1.00	0.01	0.01
			W2	0.68	0.42	1.51	1.51	86.52	0.50	1.00	0.01	0.01
			W3	0.68	0.42	0.00	0.00	86.52	0.50	1.00	0.00	0.00
											0.02	0.02
First	R1	LKD	W1-L	0.68	0.21	29.10	29.10	83.51	0.50	0.15	0.01	0.01
			W1-U	0.68	0.80	27.65	27.65	83.51	0.50	1.00	0.24	0.24
			W2	0.68	0.34	0.00	0.00	83.51	0.50	1.00	0.00	0.00
			W3-L	0.68	0.21	27.88	27.88	83.51	0.50	0.15	0.01	0.01
			W3-U	0.68	0.80	27.18	27.18	83.51	0.50	1.00	0.23	0.23
											0.49	0.49
Second	R1	Living room	W1	0.68	1.01	39.27	39.27	101.54	0.50	1.00	0.35	0.35
			W2	0.68	0.50	33.76	33.76	101.54	0.50	1.00	0.15	0.15
			W3	0.68	1.01	39.48	39.48	101.54	0.50	1.00	0.35	0.35
											0.86	0.86
28 King's Mews												
Ground	R1	Unknown	W2-L	0.68	1.20	18.00	17.64	194.19	0.50	0.15	0.02	0.01
			W2-U	0.68	2.84	20.30	18.63	194.19	0.50	1.00	0.27	0.25
Ground	R1	Unknown	W4-L	0.68	1.21	14.29	10.32	194.19	0.50	0.15	0.01	0.01
			W4-U	0.68	2.88	20.25	16.56	194.19	0.50	1.00	0.27	0.22
			W6	0.68	1.58	22.35	22.35	194.19	0.50	1.00	0.16	0.16
			W7	0.68	0.40	48.67	48.67	194.19	0.50	1.00	0.09	0.09
											0.82	0.75
First	R1	Corridor	W1	0.68	1.29	30.09	23.11	17.10	0.50	1.00	2.05	1.57
											2.05	1.57
First	R2	WC	W2	0.68	1.29	31.65	25.72	22.41	0.50	1.00	1.65	1.34
											1.65	1.34
First	R3	LKD	W3-L	0.68	1.21	29.54	17.17	203.94	0.50	0.15	0.02	0.01
			W3-U	0.68	2.86	39.00	18.50	203.94	0.50	1.00	0.50	0.24
			W4-L	0.68	2.73	19.63	19.63	203.94	0.50	0.15	0.04	0.04
			W4-U	0.68	6.26	60.94	60.94	203.94	0.50	1.00	1.70	1.70
											2.25	1.98
Second	R1	Bathroom	W1	0.68	1.28	37.37	30.81	31.66	0.50	1.00	1.37	1.13
			W2	0.68	1.28	45.05	33.10	31.66	0.50	1.00	1.65	1.21
											3.01	2.34
Second	R2	Bedroom	W3-L	0.68	1.21	45.42	23.65	69.20	0.50	0.15	0.11	0.06
			W3-U	0.68	2.87	48.83	27.66	69.20	0.50	1.00	1.84	1.04
											1.95	1.10
Third	R1	Living room	W1-L	0.68	1.38	55.41	40.51	131.63	0.50	0.15	0.08	0.06
			W1-U	0.68	2.71	61.73	55.59	131.63	0.50	1.00	1.15	1.04
			W2	0.68	1.28	50.41	49.53	131.63	0.50	1.00	0.44	0.44
			W3-L	0.68	2.94	72.22	71.74	131.63	0.50	0.15	0.22	0.22
			W3-U	0.68	4.84	75.02	75.02	131.63	0.50	1.00	2.50	2.50
			W4	0.68	4.13	72.98	72.98	131.63	0.50	1.00	2.08	2.08
											6.47	6.33
39-45 Gray's Inn Road												
First	R1	LKD	W1-L	0.68	0.78	22.21	22.21	131.53	0.50	0.15	0.02	0.02
			W1-U	0.68	1.41	7.04	7.04	131.53	0.50	1.00	0.07	0.07
			W2-L	0.68	0.87	22.32	14.83	131.53	0.50	0.15	0.02	0.01
			W2-U	0.68	1.57	12.13	0.00	131.53	0.50	1.00	0.13	0.00
			W3-L	0.68	0.78	30.07	18.84	131.53	0.50	0.15	0.02	0.02
			W3-U	0.68	1.41	20.92	4.95	131.53	0.50	1.00	0.20	0.05
First	R1	LKD	W5-L	0.68	0.42	41.37	30.69	131.53	0.50	0.15	0.02	0.01
			W5-U	0.68	1.17	45.59	33.19	131.53	0.50	1.00	0.37	0.27
											0.85	0.44
First	R2	LKD	W4-L	0.68	0.39	37.37	31.21	107.83	0.50	0.15	0.02	0.02
			W4-U	0.68	1.08	40.76	33.21	107.83	0.50	1.00	0.37	0.30
			W7-L	0.68	0.87	0.00	17.69	107.83	0.50	0.15	0.00	0.02
			W7-U	0.68	1.57	20.99	2.07	107.83	0.50	1.00	0.28	0.03
			W8-L	0.68	0.78	0.00	23.69	107.83	0.50	0.15	0.00	0.02
			W8-U	0.68	1.41	28.53	16.87	107.83	0.50	1.00	0.34	0.20
											1.00	0.59
First	R3	Bedroom	W6-L	0.68	0.78	29.78	22.50	57.66	0.50	0.15	0.06	0.04
			W6-U	0.68	1.41	24.86	12.74	57.66	0.50	1.00	0.55	0.28
			W9-L	0.68	0.39	38.74	32.88	57.66	0.50	0.15	0.04	0.03
			W9-U	0.68	1.08	43.31	36.19	57.66	0.50	1.00	0.74	0.62
											1.38	0.97

First	R4	Bedroom	W10-L	0.68	0.78	27.77	22.50	77.25	0.50	0.15	0.04	0.03
			W10-U	0.68	1.41	22.19	14.76	77.25	0.50	1.00	0.37	0.24
			W11-L	0.68	0.87	26.00	23.02	77.25	0.50	0.15	0.04	0.04
			W11-U	0.68	1.57	10.27	5.03	77.25	0.50	1.00	0.19	0.09
			W13-L	0.68	0.39	35.29	5.03	77.25	0.50	0.15	0.02	0.02
			W13-U	0.68	1.08	40.31	40.31	77.25	0.50	1.00	0.51	0.51
												1.17
First	R5	LKD	W12-L	0.68	0.39	34.56	32.34	125.36	0.50	0.15	0.01	0.01
			W12-U	0.68	1.08	38.40	36.18	125.36	0.50	1.00	0.30	0.28
			W14-L	0.68	0.78	23.02	21.80	125.36	0.50	0.15	0.02	0.02
			W14-U	0.68	1.41	8.94	8.60	125.36	0.50	1.00	0.09	0.09
			W15-L	0.68	0.87	20.68	20.16	125.36	0.50	0.15	0.02	0.02
			W15-U	0.68	1.57	5.80	5.80	125.36	0.50	1.00	0.07	0.07
			W16-L	0.68	0.78	23.72	23.72	125.36	0.50	0.15	0.02	0.02
			W16-U	0.68	1.41	15.59	15.59	125.36	0.50	1.00	0.16	0.16
			W17-L	0.68	0.39	22.81	22.81	125.36	0.50	0.15	0.01	0.01
			W17-U	0.68	1.08	30.27	30.27	125.36	0.50	1.00	0.24	0.24
												0.94
Second	R1	LKD	W1-L	0.68	0.78	29.54	29.54	131.53	0.50	0.15	0.02	0.02
			W1-U	0.68	1.41	19.16	19.16	131.53	0.50	1.00	0.19	0.19
			W2-L	0.68	0.87	33.20	27.03	131.53	0.50	0.15	0.03	0.02
			W2-U	0.68	1.57	18.65	10.41	131.53	0.50	1.00	0.20	0.11
			W3-L	0.68	0.78	38.32	28.33	131.53	0.50	0.15	0.03	0.02
			W3-U	0.68	1.41	29.77	18.53	131.53	0.50	1.00	0.29	0.18
			W5-L	0.68	0.42	53.99	40.86	131.53	0.50	0.15	0.02	0.02
			W5-U	0.68	1.17	56.84	44.86	131.53	0.50	1.00	0.46	0.36
									1.24	0.93		
Second	R2	LKD	W4-L	0.68	0.39	48.14	39.75	107.83	0.50	0.15	0.02	0.02
			W4-U	0.68	1.08	50.64	43.13	107.83	0.50	1.00	0.46	0.39
			W7-L	0.68	0.87	44.28	29.23	107.83	0.50	0.15	0.05	0.03
			W7-U	0.68	1.57	33.65	15.00	107.83	0.50	1.00	0.44	0.20
			W8-L	0.68	0.78	42.45	32.95	107.83	0.50	0.15	0.04	0.03
			W8-U	0.68	1.41	39.46	29.92	107.83	0.50	1.00	0.47	0.35
									1.49	1.03		
Second	R3	Bedroom	W6-L	0.68	0.78	38.50	29.93	57.66	0.50	0.15	0.07	0.06
			W6-U	0.68	1.41	33.90	25.24	57.66	0.50	1.00	0.75	0.56
			W9-L	0.68	0.39	53.77	45.64	57.66	0.50	0.15	0.05	0.04
			W9-U	0.68	1.08	58.12	50.58	57.66	0.50	1.00	0.99	0.86
									1.86	1.52		
Second	R4	Bedroom	W10-L	0.68	0.78	34.50	29.52	77.25	0.50	0.15	0.05	0.04
			W10-U	0.68	1.41	27.54	21.20	77.25	0.50	1.00	0.45	0.35
			W11-L	0.68	0.87	37.57	34.38	77.25	0.50	0.15	0.06	0.05
			W11-U	0.68	1.57	26.41	22.84	77.25	0.50	1.00	0.49	0.42
			W13-L	0.68	0.39	52.31	52.31	77.25	0.50	0.15	0.04	0.04
			W13-U	0.68	1.08	57.83	57.79	77.25	0.50	1.00	0.73	0.73
												1.82
Second	R5	LKD	W12-L	0.68	0.30	50.01	47.70	125.36	0.50	0.15	0.02	0.02
			W12-U	0.68	1.08	55.19	52.71	125.36	0.50	1.00	0.43	0.41
Second	R5	LKD	W14-L	0.68	0.78	36.73	35.47	125.36	0.50	0.15	0.03	0.03
			W14-U	0.68	1.41	30.47	28.80	125.36	0.50	1.00	0.31	0.29
			W15-L	0.68	0.87	40.08	39.85	125.36	0.50	0.15	0.04	0.04
			W15-U	0.68	1.57	29.47	29.32	125.36	0.50	1.00	0.33	0.33
			W16-L	0.68	0.78	40.96	40.96	125.36	0.50	0.15	0.03	0.03
			W16-U	0.68	1.41	34.10	34.10	125.36	0.50	1.00	0.35	0.35
			W17-L	0.68	0.39	65.01	65.01	125.36	0.50	0.15	0.03	0.03
			W17-U	0.68	1.08	70.40	70.40	125.36	0.50	1.00	0.55	0.55
												2.12
Third	R1	LKD	W1-L	0.68	0.78	38.62	38.62	131.53	0.50	0.15	0.03	0.03
			W1-U	0.68	1.41	31.27	31.27	131.53	0.50	1.00	0.30	0.30
			W2-L	0.68	0.87	43.23	40.87	131.53	0.50	0.15	0.04	0.04
			W2-U	0.68	1.57	31.93	30.68	131.53	0.50	1.00	0.34	0.33
			W3-L	0.68	0.78	44.55	39.74	131.53	0.50	0.15	0.04	0.03
			W3-U	0.68	1.41	36.07	33.48	131.53	0.50	1.00	0.35	0.32
			W5-L	0.68	0.42	63.58	56.31	131.53	0.50	0.15	0.03	0.02
			W5-U	0.68	1.17	65.80	61.89	131.53	0.50	1.00	0.53	0.50
									1.66	1.58		
Third	R2	LKD	W4-L	0.68	0.39	58.02	53.47	107.83	0.50	0.15	0.03	0.03
			W4-U	0.68	1.08	61.60	59.07	107.83	0.50	1.00	0.56	0.54
			W7-L	0.68	0.87	48.85	40.89	107.83	0.50	0.15	0.05	0.05
			W7-U	0.68	1.57	34.99	30.29	107.83	0.50	1.00	0.46	0.40
			W8-L	0.68	0.78	47.11	41.57	107.83	0.50	0.15	0.05	0.04
			W8-U	0.68	1.41	37.51	34.52	107.83	0.50	1.00	0.44	0.41
									1.59	1.46		
Third	R3	Bedroom	W6-L	0.68	0.78	42.55	37.85	57.66	0.50	0.15	0.08	0.07
			W6-U	0.68	1.41	34.20	31.40	57.66	0.50	1.00	0.76	0.69
			W9-L	0.68	0.39	66.35	61.37	57.66	0.50	0.15	0.06	0.06
			W9-U	0.68	1.08	67.40	64.58	57.66	0.50	1.00	1.15	1.10
									2.04	1.92		

Third	R4	Bedroom	W10-L	0.68	0.78	45.20	41.67	77.25	0.50	0.15	0.06	0.06
			W10-U	0.68	1.41	35.94	34.17	77.25	0.50	1.00	0.59	0.56
			W11-L	0.68	0.87	50.96	48.47	77.25	0.50	0.15	0.08	0.07
			W11-U	0.68	1.57	36.01	34.70	77.25	0.50	1.00	0.66	0.64
			W13-L	0.68	0.39	66.74	66.52	77.25	0.50	0.15	0.05	0.05
			W13-U	0.68	1.08	67.60	67.50	77.25	0.50	1.00	0.86	0.86
											2.30	2.24
Third	R5	LKD	W12-L	0.68	0.39	64.15	62.34	125.36	0.50	0.15	0.03	0.03
			W12-U	0.68	1.08	65.58	64.87	125.36	0.50	1.00	0.51	0.51
Third	R5	LKD	W14-L	0.68	0.78	46.18	45.23	125.36	0.50	0.15	0.04	0.04
			W14-U	0.68	1.41	36.51	36.23	125.36	0.50	1.00	0.37	0.37
			W15-L	0.68	0.87	50.86	50.78	125.36	0.50	0.15	0.05	0.05
			W15-U	0.68	1.57	36.09	36.07	125.36	0.50	1.00	0.41	0.41
			W16-L	0.68	0.78	48.40	48.40	125.36	0.50	0.15	0.04	0.04
			W16-U	0.68	1.41	38.10	38.10	125.36	0.50	1.00	0.39	0.39
			W17-L	0.68	0.39	76.81	76.81	125.36	0.50	0.15	0.03	0.03
			W17-U	0.68	1.08	77.04	77.04	125.36	0.50	1.00	0.60	0.60
											2.47	2.46
Fourth	R1	LKD	W1-L	0.68	2.86	76.95	76.95	122.95	0.50	0.15	0.24	0.24
			W1-U	0.68	4.54	80.53	80.53	122.95	0.50	1.00	2.69	2.69
											2.94	2.94
Fourth	R2	LKD	W2-L	0.68	2.86	77.37	77.37	103.98	0.50	0.15	0.29	0.29
			W2-U	0.68	4.54	81.71	81.71	103.98	0.50	1.00	3.23	3.23
											3.52	3.52
Fourth	R3	Bedroom	W3-L	0.68	2.86	77.55	77.55	72.17	0.50	0.15	0.42	0.42
			W3-U	0.68	4.54	82.29	82.29	72.17	0.50	1.00	4.69	4.69
											5.11	5.11
Fourth	R4	LKD	W4-L	0.68	2.86	77.67	77.67	117.11	0.50	0.15	0.26	0.26
			W4-U	0.68	4.54	82.66	82.66	117.11	0.50	1.00	2.90	2.90
											3.16	3.16
Fourth	R5	Bedroom	W2-L	0.68	2.86	77.37	77.37	51.31	0.50	0.15	0.59	0.59
			W2-U	0.68	4.54	81.71	81.71	51.31	0.50	1.00	6.55	6.55
											7.14	7.14

1 King's Mews

Ground	R1	Commercial	W1	0.68	2.69	49.02	48.05	126.32	0.50	1.00	0.95	0.93
			W2	0.68	0.95	40.83	39.80	126.32	0.50	1.00	0.28	0.27
											1.23	1.20
First	R1	Bedroom?	W1-L	0.68	0.05	59.02	57.77	57.17	0.50	0.15	0.01	0.01
			W1-U	0.68	1.32	62.43	61.12	57.17	0.50	1.00	1.31	1.28
											1.31	1.29
First	R2	Bedroom?	W2-L	0.68	0.05	49.10	48.00	57.18	0.50	0.15	0.01	0.01
			W2-U	0.68	1.32	51.31	50.26	57.18	0.50	1.00	1.07	1.05
											1.08	1.06

2-3 King's Mews

Ground	R1	Office	W1-L	0.68	1.15	38.72	36.47	92.75	0.50	0.15	0.07	0.06
			W1-U	0.68	3.69	32.82	29.86	92.75	0.50	1.00	1.19	1.08
											1.25	1.14
First	R1	Office	W1-L	0.68	1.15	55.96	53.58	92.75	0.50	0.15	0.09	0.09
			W1-U	0.68	3.69	57.72	55.74	92.75	0.50	1.00	2.08	2.01
											2.18	2.10
First	R2	Office	W2	0.68	1.11	57.54	55.36	51.97	0.50	1.00	1.11	1.07

4-5 King's Mews

Ground	R1	Office	W1-L	0.68	1.15	41.45	39.27	69.61	0.50	0.15	0.09	0.09
			W1-U	0.68	3.69	33.88	31.08	69.61	0.50	1.00	1.63	1.50
											1.72	1.58
First	R1	Office	W1-L	0.68	1.15	58.27	56.12	69.61	0.50	0.15	0.13	0.13
			W1-U	0.68	3.69	60.02	58.30	69.61	0.50	1.00	2.89	2.81
											3.02	2.93
First	R2	Office	W2	0.68	1.66	59.82	59.02	56.37	0.50	1.00	1.60	1.57

Appendix 2.3

Daylight and sunlight results to surrounding properties
comparing the proposed scheme with existing building at
27 King's Mews

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours			
							Annual %	Diff	Winter %	Diff

26 King's Mews

Second	R1	Commercial	W1	Existing	14.32	1.00	*North Facing			
				Proposed	14.32					
Second	R1	Commercial	W2	Existing	15.08	1	*North Facing			
				Proposed	15.08					
Second	R1	Commercial	W3	Existing	14.44	1	*North Facing			
				Proposed	14.44					

28 King's Mews

Ground	R1	Commercial	W7	Existing	23.5	1.00	36	1	4	1
				Proposed	23.44		36		4	
Second	R1	Commercial	W1	Existing	20.2	0.80	*North Facing			
				Proposed	16.24					
Second	R1	Commercial	W2	Existing	19.97	0.63	*North Facing			
				Proposed	12.62					
Second	R2	Commercial	W3	Existing	31.01	0.30	*North Facing			
				Proposed	9.27					

39-45 Gray's Inn Road

First	R1	LKD	W1	Existing	8.6	1.00	13	1.00	4	1.00
				Proposed	8.6		13		4	
First	R1	LKD	W2	Existing	9.29	0.70	11	0.64	1	1.00
				Proposed	6.5		7		1	
First	R1	LKD	W3	Existing	10.85	0.43	*North Facing			
				Proposed	4.69					
First	R1	LKD	W5	Existing	20.91	0.63	*North Facing			
				Proposed	13.26					
First	R2	LKD	W4	Existing	19.27	0.75	30	0.73	5	1.00
				Proposed	14.4		22		5	
First	R2	LKD	W7	Existing	10.96	0.24	15	0.07	1	0.00
				Proposed	2.65		1		0	
First	R2	LKD	W8	Existing	11.11	0.50	*North Facing			
				Proposed	5.59					
First	R3	Bedroom	W6	Existing	11.93	0.52	19	0.32	6	0.67
				Proposed	6.22		6		4	
First	R3	Bedroom	W9	Existing	14.12	0.68	*North Facing			
				Proposed	9.65					
First	R4	Bedroom	W10	Existing	5.86	0.76	9	0.67	2	0.00
				Proposed	4.47		6		0	
First	R4	Bedroom	W11	Existing	4.37	0.81	4	0.75	0	0.00
				Proposed	3.54		3		0	
First	R4	Bedroom	W13	Existing	12.02	1.00	*North Facing			
				Proposed	11.99					
First	R5	LKD	W12	Existing	11.45	0.93	16	0.94	2	0.50
				Proposed	10.65		15		1	
First	R5	LKD	W14	Existing	4.38	0.84	7	0.86	2	0.50
				Proposed	3.7		6		1	
First	R5	LKD	W15	Existing	2.44	0.96	0	0.00	0	0.00
				Proposed	2.35		0		0	
First	R5	LKD	W16	Existing	4.77	1.00	*North Facing			
				Proposed	4.77					
First	R5	LKD	W17	Existing	6.74	1.00	*North Facing			
				Proposed	6.74					

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours			
							Annual %	Diff	Winter %	Diff
Second	R1	LKD	W1	Existing	12.16	1.00	16	1.00	7	1.00
				Proposed	12.16		16		7	
Second	R1	LKD	W2	Existing	14.27	0.76	17	0.76	4	1.00
				Proposed	10.81		13		4	
Second	R1	LKD	W3	Existing	15.37	0.61	*North Facing			
				Proposed	9.3					
Second	R1	LKD	W5	Existing	28	0.70	*North Facing			
				Proposed	19.54					
Second	R2	LKD	W4	Existing	25.29	0.76	37	0.78	11	0.91
				Proposed	19.19		29		10	
Second	R2	LKD	W7	Existing	17.46	0.44	21	0.33	4	0.00
				Proposed	7.61		7		0	
Second	R2	LKD	W8	Existing	17.83	0.63	*North Facing			
				Proposed	11.16					
Second	R3	Bedroom	W6	Existing	16.21	0.58	22	0.64	9	0.56
				Proposed	9.34		14		5	
Second	R3	Bedroom	W9	Existing	27.72	0.79	*North Facing			
				Proposed	21.99					
Second	R4	Bedroom	W10	Existing	14.14	0.63	21	0.57	12	0.25
				Proposed	8.89		12		3	
Second	R4	Bedroom	W11	Existing	14.33	0.77	16	0.75	4	0.25
				Proposed	10.97		12		1	
Second	R4	Bedroom	W13	Existing	26.25	0.97	*North Facing			
				Proposed	25.48					
Second	R5	LKD	W12	Existing	25.7	0.87	40	0.88	14	0.64
				Proposed	22.39		35		9	
Second	R5	LKD	W14	Existing	12.32	0.86	19	0.84	10	0.70
				Proposed	10.6		16		7	
Second	R5	LKD	W15	Existing	12.26	0.97	18	0.89	4	0.50
				Proposed	11.94		16		2	
Second	R5	LKD	W16	Existing	13.43	1.00	*North Facing			
				Proposed	13.43					
Second	R5	LKD	W17	Existing	31.44	1.00	*North Facing			
				Proposed	31.42					
Third	R1	LKD	W1	Existing	13.95	1.00	20	1.00	11	1.00
				Proposed	13.95		20		11	
Third	R1	LKD	W2	Existing	15.6	0.93	20	0.90	6	1.00
				Proposed	14.5		18		6	
Third	R1	LKD	W3	Existing	16.27	0.87	*North Facing			
				Proposed	14.21					
Third	R1	LKD	W5	Existing	30.35	0.90	*North Facing			
				Proposed	27.32					
Third	R2	LKD	W4	Existing	28.21	0.92	43	0.93	16	0.88
				Proposed	25.83		40		14	
Third	R2	LKD	W7	Existing	15.93	0.76	21	0.86	7	0.57
				Proposed	12.14		18		4	
Third	R2	LKD	W8	Existing	16.34	0.84	*North Facing			
				Proposed	13.7					
Third	R3	Bedroom	W6	Existing	14.74	0.81	22	0.86	13	0.77
				Proposed	12.01		19		10	
Third	R3	Bedroom	W9	Existing	30.63	0.93	*North Facing			
				Proposed	28.4					
Third	R4	Bedroom	W10	Existing	15.27	0.90	22	0.95	13	0.92
				Proposed	13.72		21		12	
Third	R4	Bedroom	W11	Existing	16.1	0.93	20	0.95	6	0.83
				Proposed	14.99		19		5	
Third	R4	Bedroom	W13	Existing	30.73	0.99	*North Facing			
				Proposed	30.55					

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours			
							Annual %	Diff	Winter %	Diff
Third	R5	LKD	W12	Existing	29.58	0.98	43	1.00	16	1.00
				Proposed	28.91		43		16	
Third	R5	LKD	W14	Existing	15.53	0.98	22	1.00	13	1.00
				Proposed	15.21		22		13	
Third	R5	LKD	W15	Existing	16.31	1.00	21	1.00	7	1.00
				Proposed	16.27		21		7	
Third	R5	LKD	W16	Existing	16.77	1.00	*North Facing			
				Proposed	16.77					
Third	R5	LKD	W17	Existing	36.2	1.00	*North Facing			
				Proposed	36.2					
Fourth	R1	LKD	W1	Existing	36.88	1.00	56	1.00	20	1.00
				Proposed	36.88		56		20	
Fourth	R2	LKD	W2	Existing	37.49	1.00	56	1.00	20	1.00
				Proposed	37.49		56		20	
Fourth	R3	Bedroom	W3	Existing	37.79	1.00	56	1.00	20	1.00
				Proposed	37.79		56		20	
Fourth	R4	LKD	W4	Existing	37.97	1.00	56	1.00	20	1.00
				Proposed	37.97		56		20	
Fourth	R5	Bedroom	W2	Existing	37.49	1.00	56	1.00	20	1.00
				Proposed	37.49		56		20	
1 King's Mews										
Ground	R1	Commercial	W1	Existing	20.43	0.95	*North Facing			
				Proposed	19.35					
Ground	R1	Commercial	W2	Existing	15.11	0.93	*North Facing			
				Proposed	14.1					
First	R1	Bedroom?	W1	Existing	29.07	0.94	*North Facing			
				Proposed	27.35					
First	R2	Bedroom?	W2	Existing	21.32	0.95	*North Facing			
				Proposed	20.28					
2-3 King's Mews										
Ground	R1	Office	W1	Existing	14.65	0.89	*North Facing			
				Proposed	12.98					
First	R1	Office	W1	Existing	27.18	0.95	*North Facing			
				Proposed	25.73					
First	R2	Office	W2	Existing	28.28	0.94	*North Facing			
				Proposed	26.59					
4-5 King's Mews										
Ground	R1	Office	W1	Existing	15.92	0.89	*North Facing			
				Proposed	14.13					
First	R1	Office	W1	Existing	28.31	0.94	*North Facing			
				Proposed	26.66					
First	R2	Office	W2	Existing	28.88	0.96	*North Facing			
				Proposed	27.6					

Floor	Room	Room Use.	Window	Room Area	Lit Area Existing	Lit Area Proposed	Difference
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26 King's Mews

Ground	R1	Commercial	Area m2 % of room	17.98	0 0.00%	0 0.00%	0.00
First	R1	Commercial	Area m2 % of room	20.67	0 0.00%	0 0.00%	0.00
Second	R1	Commercial	Area m2 % of room	23.55	8.85 37.58%	8.85 37.58%	1.00

28 King's Mews

Ground	R1	Commercial	Area m2 % of room	53.51	1.04 1.94%	1.04 1.94%	1.00
First	R1	Commercial	Area m2 % of room	1.64	0 0.00%	0 0.00%	0.00
First	R2	Commercial	Area m2 % of room	2.65	0 0.00%	0 0.00%	0.00
First	R3	Commercial	Area m2 % of room	55.38	0 0.00%	0 0.00%	0.00
Second	R1	Commercial	Area m2 % of room	4.42	0.27 6.11%	0.27 6.11%	1.00
Second	R2	Commercial	Area m2 % of room	13.53	10.23 75.61%	8.4 62.08%	0.82

39-45 Gray's Inn Road

First	R1	LKD	Area m2 % of room	32.18	29.35 91.21%	26.52 82.41%	0.90
First	R2	LKD	Area m2 % of room	25.79	19.65 76.19%	13.9 53.90%	0.71
First	R3	Bedroom	Area m2 % of room	10.63	9.96 93.70%	7.63 71.78%	0.77
First	R4	Bedroom	Area m2 % of room	15.6	9.17 58.78%	8.46 54.23%	0.92
First	R5	LKD	Area m2 % of room	29.26	13.81 47.20%	13.06 44.63%	0.95
Second	R1	LKD	Area m2 % of room	32.18	32.18 100.00%	32.14 99.88%	1.00
Second	R2	LKD	Area m2 % of room	25.79	25.79 100.00%	22.8 88.41%	0.88
Second	R3	Bedroom	Area m2 % of room	10.63	10.22 96.14%	9.36 88.05%	0.92
Second	R4	Bedroom	Area m2 % of room	15.6	15.48 99.23%	15.42 98.85%	1.00
Second	R5	LKD	Area m2 % of room	29.26	29.26 100.00%	29.26 100.00%	1.00
Third	R1	LKD	Area m2 % of room	32.18	32.18 100.00%	32.18 100.00%	1.00
Third	R2	LKD	Area m2 % of room	25.79	25.79 100.00%	25.79 100.00%	1.00
Third	R3	Bedroom	Area m2 % of room	10.63	10.23 96.24%	10.23 96.24%	1.00
Third	R4	Bedroom	Area m2 % of room	15.6	15.48 99.23%	15.48 99.23%	1.00
Third	R5	LKD	Area m2 % of room	29.26	29.26 100.00%	29.26 100.00%	1.00

Floor	Room	Room Use.	Window	Room Area	Lit Area Existing	Lit Area Proposed	Difference
Fourth	R1	LKD	Area m2 % of room	30.11	30.01 99.67%	30.01 99.67%	1.00
Fourth	R2	LKD	Area m2 % of room	24.91	24.85 99.76%	24.85 99.76%	1.00
Fourth	R3	Bedroom	Area m2 % of room	14.04	13.98 99.57%	13.98 99.57%	1.00
Fourth	R4	LKD	Area m2 % of room	27.44	27.36 99.71%	27.36 99.71%	1.00
Fourth	R5	Bedroom	Area m2 % of room	8.87	8.69 97.97%	8.69 97.97%	1.00

1 King's Mews

Ground	R1	Commercial	Area m2 % of room	34.09	24.83 72.84%	23.68 69.46%	0.95
First	R1	Bedroom?	Area m2 % of room	11.64	11.46 98.45%	11.46 98.45%	1.00
First	R2	Bedroom?	Area m2 % of room	11.64	11.25 96.65%	11.25 96.65%	1.00

2-3 King's Mews

Ground	R1	Office	Area m2 % of room	22.91	15.11 65.95%	14.67 64.03%	0.97
First	R1	Office	Area m2 % of room	22.91	22.58 98.56%	22.53 98.34%	1.00
First	R2	Office	Area m2 % of room	10.29	9.78 95.04%	8.31 80.76%	0.85

4-5 King's Mews

Ground	R1	Office	Area m2 % of room	15.75	10.68 67.81%	10.41 66.10%	0.97
First	R1	Office	Area m2 % of room	15.75	15.69 99.62%	15.07 95.68%	0.96
First	R2	Office	Area m2 % of room	11.65	11.23 96.39%	10.27 88.15%	0.91

Floor	Room	Room Use.	Window	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed
26 King's Mews												
Ground	R1	Commercial	W1	0.68	0.42	0.00	0.00	86.52	0.50	1.00	0.00	0.00
			W2	0.68	0.42	0.00	0.00	86.52	0.50	1.00	0.00	0.00
			W3	0.68	0.42	0.00	0.00	86.52	0.50	1.00	0.00	0.00
											0.00	0.00
First	R1	Commercial	W1-L	0.68	0.21	0.00	0.00	83.51	0.50	0.15	0.00	0.00
			W1-U	0.68	0.80	0.00	0.00	83.51	0.50	1.00	0.00	0.00
			W2	0.68	0.34	0.00	0.00	83.51	0.50	1.00	0.00	0.00
			W3-L	0.68	0.21	0.00	0.00	83.51	0.50	0.15	0.00	0.00
			W3-U	0.68	0.80	0.00	0.00	83.51	0.50	1.00	0.00	0.00
											0.00	0.00
Second	R1	Commercial	W1	0.68	1.01	43.88	43.76	101.54	0.50	1.00	0.39	0.39
			W2	0.68	0.50	45.18	45.09	101.54	0.50	1.00	0.20	0.20
			W3	0.68	1.01	44.08	44.02	101.54	0.50	1.00	0.40	0.40
											0.99	0.99
28 King's Mews												
Ground	R1	Commercial	W2-L	0.68	1.20	0.00	0.00	194.19	0.50	0.15	0.00	0.00
			W2-U	0.68	2.84	0.00	0.00	194.19	0.50	1.00	0.00	0.00
Ground	R1	Commercial	W3-L	0.68	1.36	0.00	0.00	194.19	0.50	0.15	0.00	0.00
			W3-U	0.68	2.48	0.00	0.00	194.19	0.50	1.00	0.00	0.00
			W4-L	0.68	1.21	0.00	0.00	194.19	0.50	0.15	0.00	0.00
			W4-U	0.68	2.88	0.00	0.00	194.19	0.50	1.00	0.00	0.00
			W5-L	0.68	1.21	0.00	0.00	194.19	0.50	0.15	0.00	0.00
			W5-U	0.68	2.51	0.00	0.00	194.19	0.50	1.00	0.00	0.00
			W7	0.68	0.40	58.54	58.44	194.19	0.50	1.00	0.11	0.11
											0.11	0.11
First	R1	Commercial	W1	0.68	1.29	0.00	0.00	17.10	0.50	1.00	0.00	0.00
											0.00	0.00
First	R2	Commercial	W2	0.68	1.29	0.00	0.00	22.41	0.50	1.00	0.00	0.00
											0.00	0.00
First	R3	Commercial	W3-L	0.68	1.21	0.00	0.00	203.94	0.50	0.15	0.00	0.00
			W3-U	0.68	2.86	0.00	0.00	203.94	0.50	1.00	0.00	0.00
			W4-L	0.68	2.73	0.00	0.00	203.94	0.50	0.15	0.00	0.00
			W4-U	0.68	6.26	0.00	0.00	203.94	0.50	1.00	0.00	0.00
											0.00	0.00
Second	R1	Commercial	W1	0.68	1.28	53.48	46.67	31.66	0.50	1.00	1.95	1.71
			W2	0.68	1.28	53.10	40.39	31.66	0.50	1.00	1.94	1.48
											3.90	3.18
Second	R2	Commercial	W3-L	0.68	1.21	0.00	0.00	69.20	0.50	0.15	0.00	0.00
			W3-U	0.68	2.87	72.42	37.26	69.20	0.50	1.00	2.73	1.40
											2.73	1.40
39-45 Gray's Inn Road												
First	R1	LKD	W1-L	0.68	0.78	32.93	32.93	131.53	0.50	0.15	0.03	0.03
			W1-U	0.68	1.41	24.23	24.23	131.53	0.50	1.00	0.23	0.23
			W2-L	0.68	0.87	35.99	30.76	131.53	0.50	0.15	0.03	0.03
			W2-U	0.68	1.57	24.37	19.69	131.53	0.50	1.00	0.26	0.21
			W3-L	0.68	0.78	35.88	24.30	131.53	0.50	0.15	0.03	0.02
			W3-U	0.68	1.41	29.60	16.40	131.53	0.50	1.00	0.29	0.16
			W5-L	0.68	0.42	47.78	36.45	131.53	0.50	0.15	0.02	0.02
			W5-U	0.68	1.17	53.73	40.17	131.53	0.50	1.00	0.43	0.32
First	R2	LKD	W4-L	0.68	0.39	46.20	40.02	107.83	0.50	0.15	0.02	0.02
			W4-U	0.68	1.08	50.45	42.47	107.83	0.50	1.00	0.46	0.39
			W7-L	0.68	0.87	0.00	20.96	107.83	0.50	0.15	0.00	0.02
			W7-U	0.68	1.57	29.28	12.21	107.83	0.50	1.00	0.39	0.16
			W8-L	0.68	0.78	0.00	24.26	107.83	0.50	0.15	0.00	0.02
W8-U	0.68	1.41	32.94	20.42	107.83	0.50	1.00	0.39	0.24			
											1.26	0.86
First	R3	Bedroom	W6-L	0.68	0.78	36.48	27.66	57.66	0.50	0.15	0.07	0.05
			W6-U	0.68	1.41	33.48	20.15	57.66	0.50	1.00	0.74	0.45
			W9-L	0.68	0.39	35.50	28.86	57.66	0.50	0.15	0.03	0.03
			W9-U	0.68	1.08	43.73	35.89	57.66	0.50	1.00	0.74	0.61
											1.58	1.13
First	R4	Bedroom	W10-L	0.68	0.78	23.14	21.54	77.25	0.50	0.15	0.03	0.03
			W10-U	0.68	1.41	23.33	16.54	77.25	0.50	1.00	0.39	0.27
			W11-L	0.68	0.87	23.30	22.26	77.25	0.50	0.15	0.04	0.03
			W11-U	0.68	1.57	13.60	11.79	77.25	0.50	1.00	0.25	0.22
			W13-L	0.68	0.39	33.03	33.03	77.25	0.50	0.15	0.02	0.02
			W13-U	0.68	1.08	40.06	40.06	77.25	0.50	1.00	0.51	0.51
											1.23	1.09

First	R5	LKD	W12-L	0.68	0.39	31.49	30.86	125.36	0.50	0.15	0.01	0.01
			W12-U	0.68	1.08	39.20	36.89	125.36	0.50	1.00	0.31	0.29
			W14-L	0.68	0.78	23.26	22.86	125.36	0.50	0.15	0.02	0.02
			W14-U	0.68	1.41	13.79	10.90	125.36	0.50	1.00	0.14	0.11
			W15-L	0.68	0.87	21.46	21.04	125.36	0.50	0.15	0.02	0.02
			W15-U	0.68	1.57	7.31	7.18	125.36	0.50	1.00	0.08	0.08
			W16-L	0.68	0.78	23.72	23.72	125.36	0.50	0.15	0.02	0.02
			W16-U	0.68	1.41	15.59	15.59	125.36	0.50	1.00	0.16	0.16
			W17-L	0.68	0.39	22.81	22.81	125.36	0.50	0.15	0.01	0.01
			W17-U	0.68	1.08	30.27	30.27	125.36	0.50	1.00	0.24	0.24
											1.01	0.96
Second	R1	LKD	W1-L	0.68	0.78	39.76	39.76	131.53	0.50	0.15	0.03	0.03
			W1-U	0.68	1.41	30.42	30.42	131.53	0.50	1.00	0.29	0.29
			W2-L	0.68	0.87	46.69	40.58	131.53	0.50	0.15	0.04	0.04
			W2-U	0.68	1.57	33.06	27.73	131.53	0.50	1.00	0.36	0.30
			W3-L	0.68	0.78	45.50	33.36	131.53	0.50	0.15	0.04	0.03
			W3-U	0.68	1.41	36.00	24.27	131.53	0.50	1.00	0.35	0.24
			W5-L	0.68	0.42	62.50	47.49	131.53	0.50	0.15	0.03	0.02
			W5-U	0.68	1.17	63.31	50.32	131.53	0.50	1.00	0.51	0.41
											1.65	1.35
Second	R2	LKD	W4-L	0.68	0.39	57.80	47.95	107.83	0.50	0.15	0.03	0.02
			W4-U	0.68	1.08	58.60	49.87	107.83	0.50	1.00	0.53	0.45
Second	R2	LKD	W7-L	0.68	0.87	50.95	32.34	107.83	0.50	0.15	0.06	0.04
			W7-U	0.68	1.57	38.59	18.40	107.83	0.50	1.00	0.51	0.24
			W8-L	0.68	0.78	46.96	36.04	107.83	0.50	0.15	0.05	0.04
			W8-U	0.68	1.41	41.97	31.99	107.83	0.50	1.00	0.50	0.38
											1.67	1.17
Second	R3	Bedroom	W6-L	0.68	0.78	45.15	33.26	57.66	0.50	0.15	0.08	0.06
			W6-U	0.68	1.41	39.31	28.05	57.66	0.50	1.00	0.87	0.62
			W9-L	0.68	0.39	61.01	51.77	57.66	0.50	0.15	0.06	0.05
			W9-U	0.68	1.08	62.73	54.45	57.66	0.50	1.00	1.07	0.93
											2.08	1.66
Second	R4	Bedroom	W10-L	0.68	0.78	42.95	32.70	77.25	0.50	0.15	0.06	0.05
			W10-U	0.68	1.41	34.10	23.78	77.25	0.50	1.00	0.56	0.39
			W11-L	0.68	0.87	46.30	40.75	77.25	0.50	0.15	0.07	0.06
			W11-U	0.68	1.57	33.23	28.07	77.25	0.50	1.00	0.61	0.52
			W13-L	0.68	0.39	56.90	56.46	77.25	0.50	0.15	0.04	0.04
			W13-U	0.68	1.08	60.99	60.46	77.25	0.50	1.00	0.77	0.77
											2.12	1.82
Second	R5	LKD	W12-L	0.68	0.30	57.21	51.03	125.36	0.50	0.15	0.02	0.02
			W12-U	0.68	1.08	59.65	54.65	125.36	0.50	1.00	0.47	0.43
			W14-L	0.68	0.78	39.55	35.90	125.36	0.50	0.15	0.03	0.03
			W14-U	0.68	1.41	32.19	28.95	125.36	0.50	1.00	0.33	0.29
			W15-L	0.68	0.87	41.26	40.59	125.36	0.50	0.15	0.04	0.04
			W15-U	0.68	1.57	30.31	29.87	125.36	0.50	1.00	0.34	0.34
			W16-L	0.68	0.78	40.96	40.96	125.36	0.50	0.15	0.03	0.03
			W16-U	0.68	1.41	34.10	34.10	125.36	0.50	1.00	0.35	0.35
			W17-L	0.68	0.39	65.01	65.01	125.36	0.50	0.15	0.03	0.03
			W17-U	0.68	1.08	70.40	70.40	125.36	0.50	1.00	0.55	0.55
											2.19	2.11
Third	R1	LKD	W1-L	0.68	0.78	43.13	43.13	131.53	0.50	0.15	0.03	0.03
			W1-U	0.68	1.41	33.71	33.71	131.53	0.50	1.00	0.33	0.33
			W2-L	0.68	0.87	49.22	46.62	131.53	0.50	0.15	0.04	0.04
			W2-U	0.68	1.57	35.31	34.03	131.53	0.50	1.00	0.38	0.37
			W3-L	0.68	0.78	47.10	41.91	131.53	0.50	0.15	0.04	0.03
			W3-U	0.68	1.41	37.43	34.73	131.53	0.50	1.00	0.36	0.34
			W5-L	0.68	0.42	66.33	58.85	131.53	0.50	0.15	0.03	0.03
			W5-U	0.68	1.17	67.28	63.28	131.53	0.50	1.00	0.54	0.51
											1.76	1.68
Third	R2	LKD	W4-L	0.68	0.39	62.04	56.74	107.83	0.50	0.15	0.03	0.03
			W4-U	0.68	1.08	63.55	60.61	107.83	0.50	1.00	0.58	0.55
Third	R2	LKD	W7-L	0.68	0.87	50.48	41.39	107.83	0.50	0.15	0.06	0.05
			W7-U	0.68	1.57	35.75	30.50	107.83	0.50	1.00	0.47	0.40
			W8-L	0.68	0.78	47.13	41.60	107.83	0.50	0.15	0.05	0.04
			W8-U	0.68	1.41	37.51	34.52	107.83	0.50	1.00	0.44	0.41
											1.63	1.48
Third	R3	Bedroom	W6-L	0.68	0.78	44.86	38.79	57.66	0.50	0.15	0.08	0.07
			W6-U	0.68	1.41	35.13	31.74	57.66	0.50	1.00	0.78	0.70
			W9-L	0.68	0.39	66.51	61.37	57.66	0.50	0.15	0.06	0.06
			W9-U	0.68	1.08	67.44	64.58	57.66	0.50	1.00	1.15	1.10
											2.07	1.93
Third	R4	Bedroom	W10-L	0.68	0.78	45.84	41.67	77.25	0.50	0.15	0.06	0.06
			W10-U	0.68	1.41	36.09	34.17	77.25	0.50	1.00	0.60	0.56
			W11-L	0.68	0.87	50.99	48.47	77.25	0.50	0.15	0.08	0.07
			W11-U	0.68	1.57	36.01	34.70	77.25	0.50	1.00	0.66	0.64
			W13-L	0.68	0.39	66.74	66.52	77.25	0.50	0.15	0.05	0.05
			W13-U	0.68	1.08	67.60	67.50	77.25	0.50	1.00	0.86	0.86
											2.30	2.24

Third	R5	LKD	W12-L	0.68	0.39	64.43	62.34	125.36	0.50	0.15	0.03	0.03
			W12-U	0.68	1.08	65.64	64.87	125.36	0.50	1.00	0.51	0.51
			W14-L	0.68	0.78	46.33	45.23	125.36	0.50	0.15	0.04	0.04
			W14-U	0.68	1.41	36.53	36.23	125.36	0.50	1.00	0.37	0.37
			W15-L	0.68	0.87	50.87	50.78	125.36	0.50	0.15	0.05	0.05
			W15-U	0.68	1.57	36.09	36.07	125.36	0.50	1.00	0.41	0.41
			W16-L	0.68	0.78	48.40	48.40	125.36	0.50	0.15	0.04	0.04
			W16-U	0.68	1.41	38.10	38.10	125.36	0.50	1.00	0.39	0.39
			W17-L	0.68	0.39	76.81	76.81	125.36	0.50	0.15	0.03	0.03
W17-U	0.68	1.08	77.04	77.04	125.36	0.50	1.00	0.60	0.60			
											2.47	2.46
Fourth	R1	LKD	W1-L	0.68	2.86	76.95	76.95	122.95	0.50	0.15	0.24	0.24
			W1-U	0.68	4.54	80.53	80.53	122.95	0.50	1.00	2.69	2.69
											2.94	2.94
Fourth	R2	LKD	W2-L	0.68	2.86	77.37	77.37	103.98	0.50	0.15	0.29	0.29
			W2-U	0.68	4.54	81.71	81.71	103.98	0.50	1.00	3.23	3.23
											3.52	3.52
Fourth	R3	Bedroom	W3-L	0.68	2.86	77.55	77.55	72.17	0.50	0.15	0.42	0.42
			W3-U	0.68	4.54	82.29	82.29	72.17	0.50	1.00	4.69	4.69
											5.11	5.11
Fourth	R4	LKD	W4-L	0.68	2.86	77.67	77.67	117.11	0.50	0.15	0.26	0.26
			W4-U	0.68	4.54	82.66	82.66	117.11	0.50	1.00	2.90	2.90
											3.16	3.16
Fourth	R5	Bedroom	W2-L	0.68	2.86	77.37	77.37	51.31	0.50	0.15	0.59	0.59
			W2-U	0.68	4.54	81.71	81.71	51.31	0.50	1.00	6.55	6.55
											7.14	7.14

1 King's Mews

Ground	R1	Commercial	W1	0.68	2.69	51.21	49.44	126.32	0.50	1.00	0.99	0.96
			W2	0.68	0.95	42.74	40.97	126.32	0.50	1.00	0.29	0.28
											1.28	1.23
First	R1	Bedroom?	W1-L	0.68	0.05	61.85	59.16	57.17	0.50	0.15	0.01	0.01
			W1-U	0.68	1.32	65.40	62.49	57.17	0.50	1.00	1.37	1.31
											1.38	1.31
First	R2	Bedroom?	W2-L	0.68	0.05	51.22	49.17	57.18	0.50	0.15	0.01	0.01
			W2-U	0.68	1.32	53.02	51.31	57.18	0.50	1.00	1.11	1.07
											1.11	1.08

2-3 King's Mews

Ground	R1	Office	W1-L	0.68	1.15	43.77	41.23	92.75	0.50	0.15	0.07	0.07
			W1-U	0.68	3.69	39.06	35.81	92.75	0.50	1.00	1.41	1.29
											1.48	1.36
First	R1	Office	W1-L	0.68	1.15	62.04	59.16	92.75	0.50	0.15	0.10	0.10
			W1-U	0.68	3.69	63.07	60.84	92.75	0.50	1.00	2.28	2.20
											2.38	2.30
First	R2	Office	W2	0.68	1.11	62.24	59.52	51.97	0.50	1.00	1.20	1.15

4-5 King's Mews

Ground	R1	Office	W1-L	0.68	1.15	46.67	44.05	69.61	0.50	0.15	0.10	0.10
			W1-U	0.68	3.69	40.52	37.12	69.61	0.50	1.00	1.95	1.79
											2.05	1.88
First	R1	Office	W1-L	0.68	1.15	64.42	61.20	69.61	0.50	0.15	0.14	0.14
			W1-U	0.68	3.69	64.84	62.26	69.61	0.50	1.00	3.12	3.00
											3.26	3.13
First	R2	Office	W2	0.68	1.66	64.46	62.34	56.37	0.50	1.00	1.72	1.66