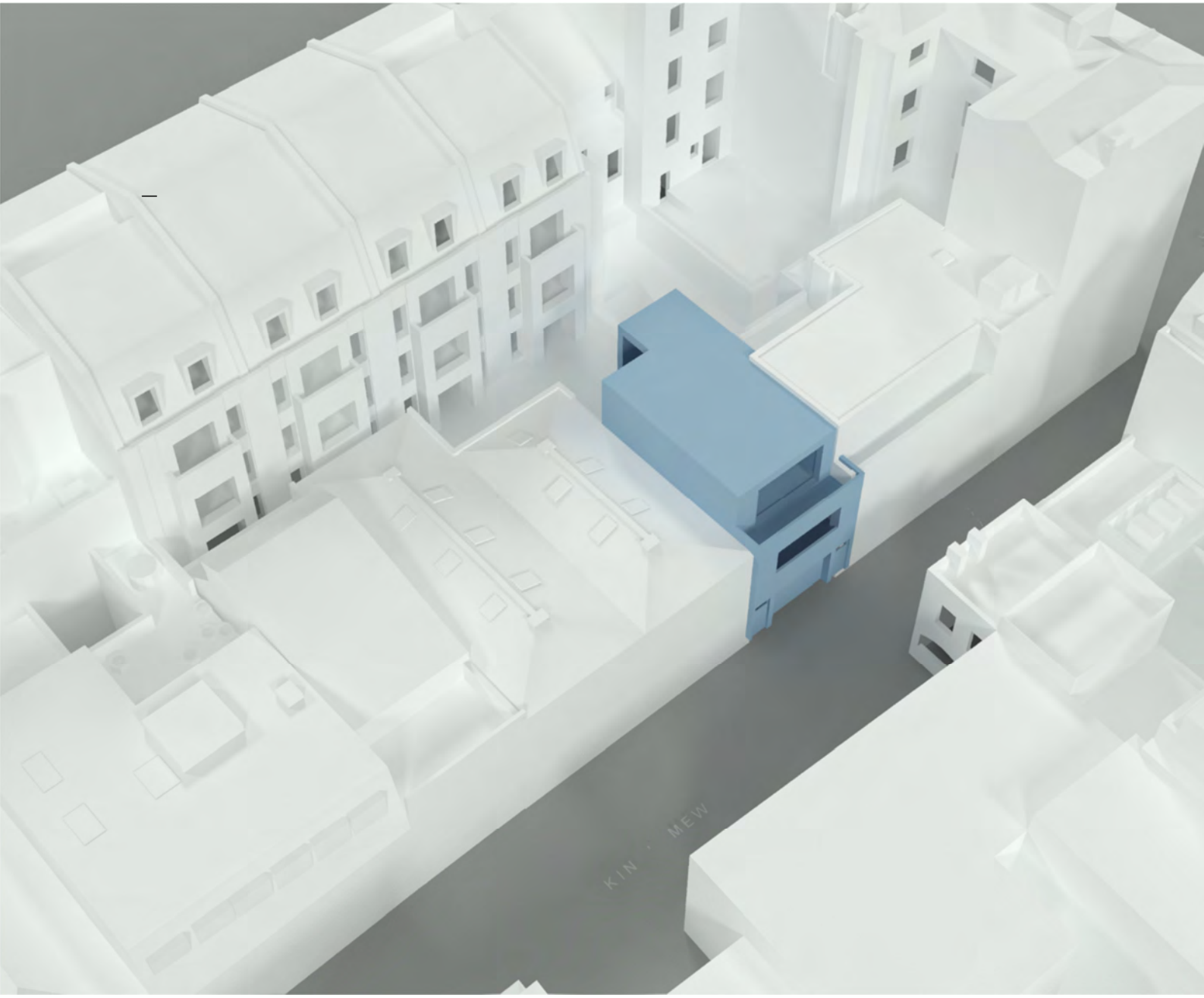

28 KING'S MEWS

Daylight and Sunlight Report

waldrams
daylight & sunlight

26th January 2017

Waldrams Ltd
Chartered Surveyors

Daylight and Sunlight Report

Project:	28 King's Mews
Client:	Mr & Mrs S Macdonagh
Prepared by:	William Brook
Checked By:	Michael Harper
Reference:	1172
Date:	26th January 2017

Document History

First Issued:	26th January 2017

This report is intended solely for Mr & Mrs S Macdonagh and may contain confidential information. The Liability of this Report extends to Mr & Mrs S Macdonagh and their duly appointed advisors. No part or whole of its contents may be disclosed to or relied upon by any Third Parties without the consent of this Practice. This report is accurate as at the date of publication but does not take into account anything that has happened since the date of this report.

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Executive Summary

- Waldrams Chartered Surveyors has been instructed to report upon the daylight and sunlight impact of the planning application scheme at 28 Kings Mews, London, on its neighbours.
- Detailed daylight and sunlight analysis has been calculated using an accurate 3D computer model based on a photogrammetric survey of the site and the surrounding context. The analysis uses the methods and approach recommended in the BRE Guidelines which are used by local planning authorities when determining acceptability of the daylight and sunlight.
- There are extant planning consents at the site as well as at 26, 27 and 29-30 King's Mews and an updated scheme registered at 27 King's Mews. These are material planning considerations where acceptable levels of daylight and sunlight have been established. Therefore in addition to daylight and sunlight results comparing the true existing and proposed situations results have also been calculated comparing the consented positions at 26-30 King's Mews, including the updated scheme registered at 27 King's Mews, with those with the proposal in place. The latter results show the extent of the incremental impact to the neighbouring properties prepared with the previous consents.
- The daylight and sunlight results for the surrounding properties show that the proposal will either be meet or be sufficiently close to the BRE Guidelines to be considered acceptable or be materially unchanged as compared with the daylight and sunlight position with the consented positions at 26-30 King's Mews including the scheme registered at 27 King's Mews. Therefore daylight and sunlight to the surrounding properties will be fully compliant with local planning policy with the proposal in place.

1. Introduction

Waldrams Ltd. has been instructed to provide a quantitative analysis for the daylight and sunlight impact of the planning application scheme at 28 Kings Mews, London, on its neighbours

There are extant planning consents at the site as well as at 26, 27 and 29-30 King's Mews and an updated scheme registered at 27 King's Mews. These are material planning considerations where acceptable levels of daylight and sunlight have been established. Therefore in addition to daylight and sunlight results comparing the true existing and proposed situations results have also been calculated comparing the consented positions at 26-30 King's Mews, including the updated scheme registered at 27 King's Mews in order to provide the worst case scenario, with those with the proposal in place alongside the consented schemes for 26-30 Kings Mews and the scheme registered at 27 King's Mews. The latter results show the extent of the incremental impact to the neighbouring properties prepared with the previous consents.

The planning references for the consented developments at 26-30 King's Mews that have been considered are listed below:

- 26 King's Mews – Planning Ref. 2013/7847/P (granted)
- 27 King's Mews – Planning Ref 2016/3843/P (registered)
- 28 King's Mews – Planning Ref. 2013/4840/P (granted)
- 29-30 King's Mews – Planning Ref. 2012/3877/P (granted)

The analysis has been carried out based on a detailed photogrammetric survey of the site and the surrounding buildings. The existing situation is shown on drawings 1172-05-02 to -01-04, whilst that with the proposal in place is shown on drawings 1172-05-05 to -01-07. The consented situation at 26-30 King's Mews, including the updated scheme registered at 27 King's Mews, is shown on drawings 1172-05-08 to -01-10. And the consented situation including the proposed development is shown on drawings 1172-05-11 to -01-13. Window maps for windows referenced in the analysis below can be found on drawings 1172-05-14 & -01-15. Results of the daylight and sunlight analysis can be found in Appendices 2.1 and 2.2.

2. Summary of how daylight and sunlight are considered for planning

2.1 Introduction to the BRE Guidelines

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."

2.2 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 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). 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.

Following the BRE Guidelines recommendations, VSC and APSH are measured from a point on the outer window wall whilst ADF is measured from the point halfway between the inner and outer window wall.

2.3 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, based upon a photogrammetric survey of the site and surrounding properties, site photographs and Ordnance Survey information.

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

2.3.1 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. These results 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.

It is important to note that the precise position of the surrounding property elevations has been estimated, based on brick counts from site photographs. The floor levels for the surrounding buildings are assumed unless otherwise indicated, which may affect the daylight distribution and ADF calculations.

We have not been able to gain access internally to any of the surrounding properties and so details of the internal layouts and floor level heights have been assumed from the external appearance of the building, and the locations of windows except where we have been able to obtain internal plans, listed below:

- 39-45 Grey's Inn Road – We have obtained the planning drawings for this property including the internal layouts and these have been included in our analysis.

Unless known or otherwise, appropriate the depths of rooms have been assumed at 4.27m for residential properties and 6m for commercial properties, or half the building depth if this is less than these dimensions.

4. Sources of Information Used in the Report

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

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
Appeal application plans 28 Kings mews Proposed Drawing-3145830.pdf
Received 7.12.15

LB Camden planning Portal
39-45 Grays Inn Road consented drawings
Received 16/1/2017

Waldrams Chartered Surveyors
Site Photographs
Photogrammetric Survey
Ordnance Survey

5. The Existing Site

The properties are shown on Photo 1 below and on drawings 1172-05-02 to -01-04 in Appendix 1.

Photo 1: The existing on site at 28 Kings Mews

6. Daylight & Sunlight Analysis

There are extant planning consents at the site as well as at 26, 27 and 29-30 King's Mews and an updated scheme registered at 27 King's Mews. These are material planning considerations where acceptable levels of daylight and sunlight have been established. Therefore in addition to daylight and sunlight results comparing the true existing and proposed situations results have also been calculated comparing the consented positions at 26-30 King's Mews, including the updated scheme registered at 27 King's Mews, with those with the proposal in place. The latter results show the extent of the incremental impact to the neighbouring properties prepared with the previous consents.

The existing situation is shown on drawings 1172-05-02 to -01-04, whilst that with the proposal in place is shown on drawings 1172-05-05 to -01-07. The consented situation at 26-30 King's Mews, including the updated scheme registered at 27 King's Mews, is shown on drawings 1172-05-08 to -01-10. And the consented situation including the proposed development is shown on drawings 1172-05-11 to -01-13. Window maps for windows referenced in the analysis below can be found on drawings 1172-05-14 & -01-15.

The daylight and sunlight results comparing the existing and proposed situations are found in Appendix 2.1 whilst those comparing the impact of the consented schemes at 26-30 King's Mews with the proposal are shown in Appendix 2.2.

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

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

12 Theobalds Road is believed to be of commercial usage.

The following properties fully meet the BRE Guidelines for both daylight and sunlight both when comparing the existing and proposed situations and when comparing the consented and proposed situations. We have therefore not reported further on these properties.

- 4-10 Theobalds Road
- 12 Theobalds Road
- 1 Kings Mews
- 2 Kings Mews
- 4 Kings Mews

Commentary for the remaining properties follows below:

35 Grays Inn Road

This residential property is found to the east of the development site and is shown below in photo 2.

In daylight terms all windows facing the scheme fully meet the BRE Guidelines for VSC and thus this property is fully compliant with the BRE Guidelines for daylight with the proposal in place.

In sunlight terms all windows fully meet the BRE Guidelines except one window W1 serving room R1 on the first floor. This window loses 29% of its annual APSH, only slightly more than the 20% maximum loss recommended by the BRE Guidelines which may be considered sufficiently close to the BRE Guidelines to be considered acceptable given the flexibility allowed within the Guidelines in an urban environment. It is important to note that when comparing the proposal with the consented situation at 26-30 King's Mews the incremental loss of sunlight to this window is sufficiently small in real terms to be materially unchanged.

Overall therefore this property fully meets the BRE Guidelines for daylight and in terms of sunlight is materially unchanged as compared the consented position and in our opinion complies with planning policy.

Photo 2: 35 Grays Inn Road

37 Grays Inn Road

This residential property is found to the east of the development site and is shown below in photo 3.

In daylight terms all windows but one fully meet the BRE Guidelines for VSC, W1 serving R1 on the first floor loses just 21% VSC as compared with the 20% maximum recommended by the BRE

Guidelines and may be considered sufficiently close to the BRE Guidelines to be considered acceptable given the flexibility allowed within the Guidelines in an urban environment. It is important to note that when comparing the consented situation the incremental loss of daylight to this window is sufficiently small in real terms to be materially unchanged.

Overall therefore the levels of daylight and sunlight to all windows in the property either meet the BRE Guidelines or are materially unchanged as compared to the consented position and in our opinion complies with planning policy.

Photo 3: 37 Grays Inn Road

39 and 45 Grays Inn Road

This newly built residential property is located to the east of the development site and is shown below in photo 4. We have obtained the layouts within this property and these have been incorporated into our model used in our analysis.

In daylight terms all windows except 6 windows on the first and second floors meet the BRE Guidelines for VSC comparing the proposed with existing situation with all neighbouring properties as existing. However, where layouts are known within a surrounding property, as in this case, Daylight Distribution could be considered the appropriate measure of daylight. All

rooms served by these 6 windows meet the BRE Guidelines for Daylight Distribution. Therefore, this property meets the BRE Guidelines in terms of Daylight Distribution and will thus will have a materially unaltered daylight appearance.

In sunlight terms, the BRE Guidelines make it clear that sunlight is of importance to main windows serving main living spaces. When comparing the existing and proposed situation all but 1 windows W10 serving R5 on the first floor meet the BRE Guidelines for APSH. This window, W10, meets the BRE Guidelines for winter APSH and retains 19% APSH only slightly below the 25% APSH recommended which may be considered sufficiently close to the BRE Guidelines to be considered acceptable.

Overall therefore, the levels of daylight and sunlight within this property either meet the BRE Guidelines or are sufficiently close to the BRE Guidelines to be considered acceptable given the flexibility allowed within the Guidelines in an urban environment.

Photo 4: 39-45 Grays Inn Road

7. Conclusions

Waldrams Chartered Surveyors has been instructed to report upon the daylight and sunlight impact of the planning application scheme at 28 Kings Mews, London, on its neighbours.

Detailed daylight and sunlight analysis has been calculated using an accurate 3D computer model based on a photogrammetric survey of the site and the surrounding context. The analysis uses the methods and approach recommended in the BRE Guidelines which are used by local planning authorities when determining acceptability of the daylight and sunlight.

There are extant planning consents at the site as well as at 26, 27 and 29-30 King's Mews and an updated scheme registered at 27 King's Mews. These are material planning considerations where acceptable levels of daylight and sunlight have been established. Therefore in addition to daylight and sunlight results comparing the true existing and proposed situations results have also been calculated comparing the consented positions at 26-30 King's Mews, including the updated scheme registered at 27 King's Mews, with those with the proposal in place. The latter results show the extent of the incremental impact to the neighbouring properties prepared with the previous consents.

The daylight and sunlight results for the surrounding properties show that the proposal will either be meet or be sufficiently close to the BRE Guidelines to be considered acceptable or be materially unchanged as compared with the daylight and sunlight position with the consented positions at 26-30 King's Mews including the scheme registered at 27 King's Mews. Therefore daylight and sunlight to the surrounding properties will be fully compliant with local planning policy with the proposal in place.

APPENDIX 1

Drawings

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SOURCES OF INFORMATION:

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SURROUNDING PROPERTIES

SITE PHOTOGRAPHS

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NOTES:

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PROJECT
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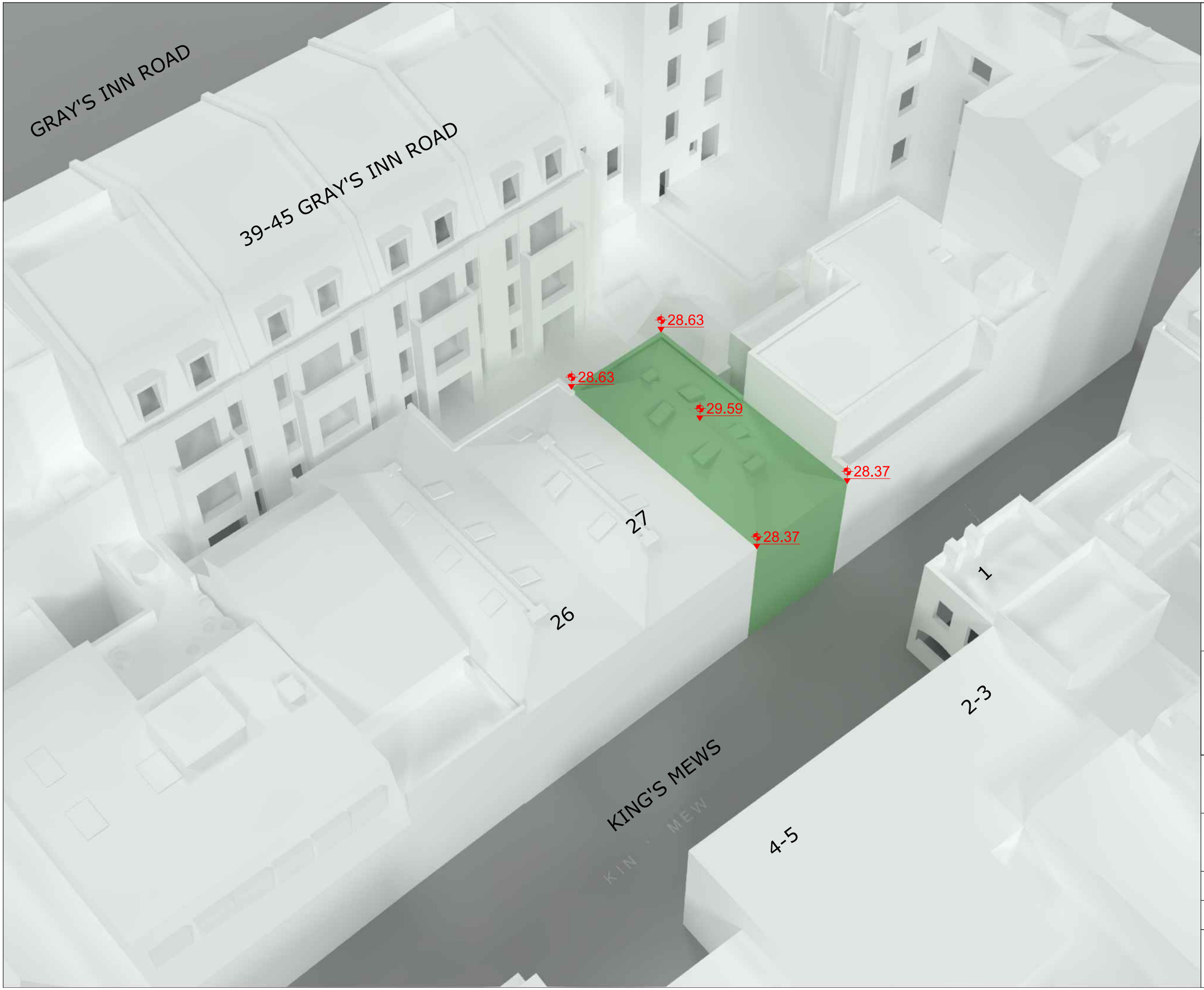

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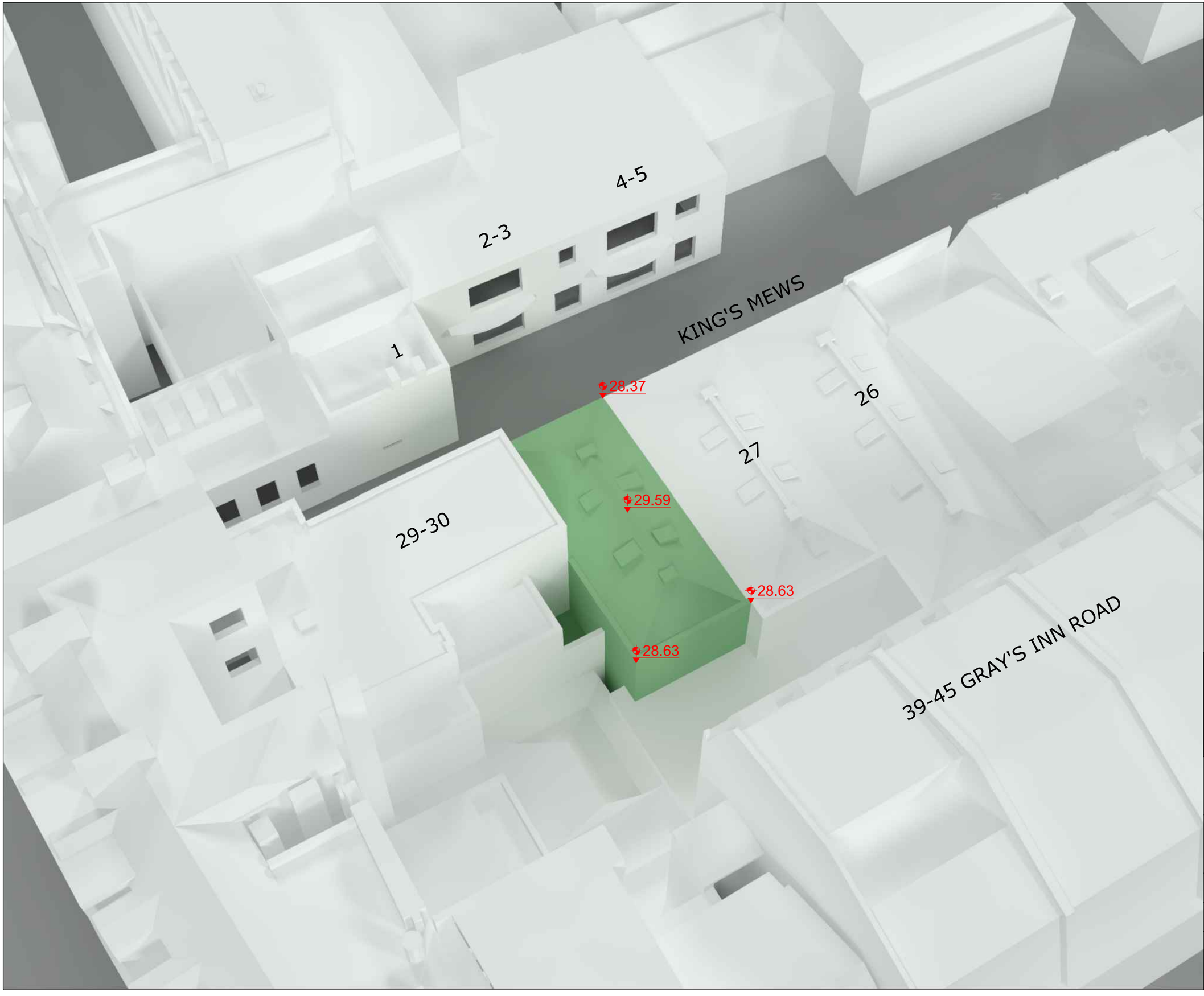

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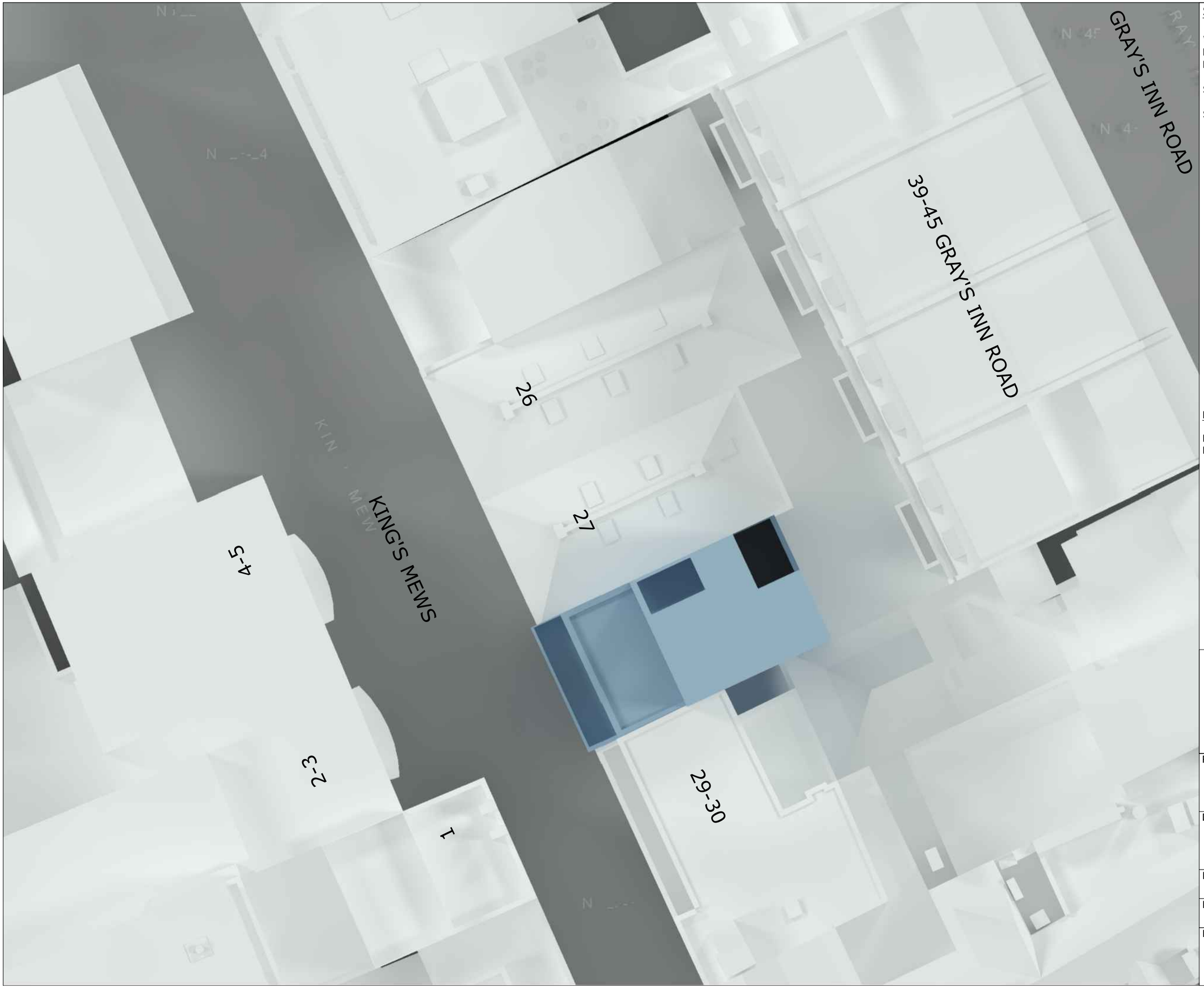

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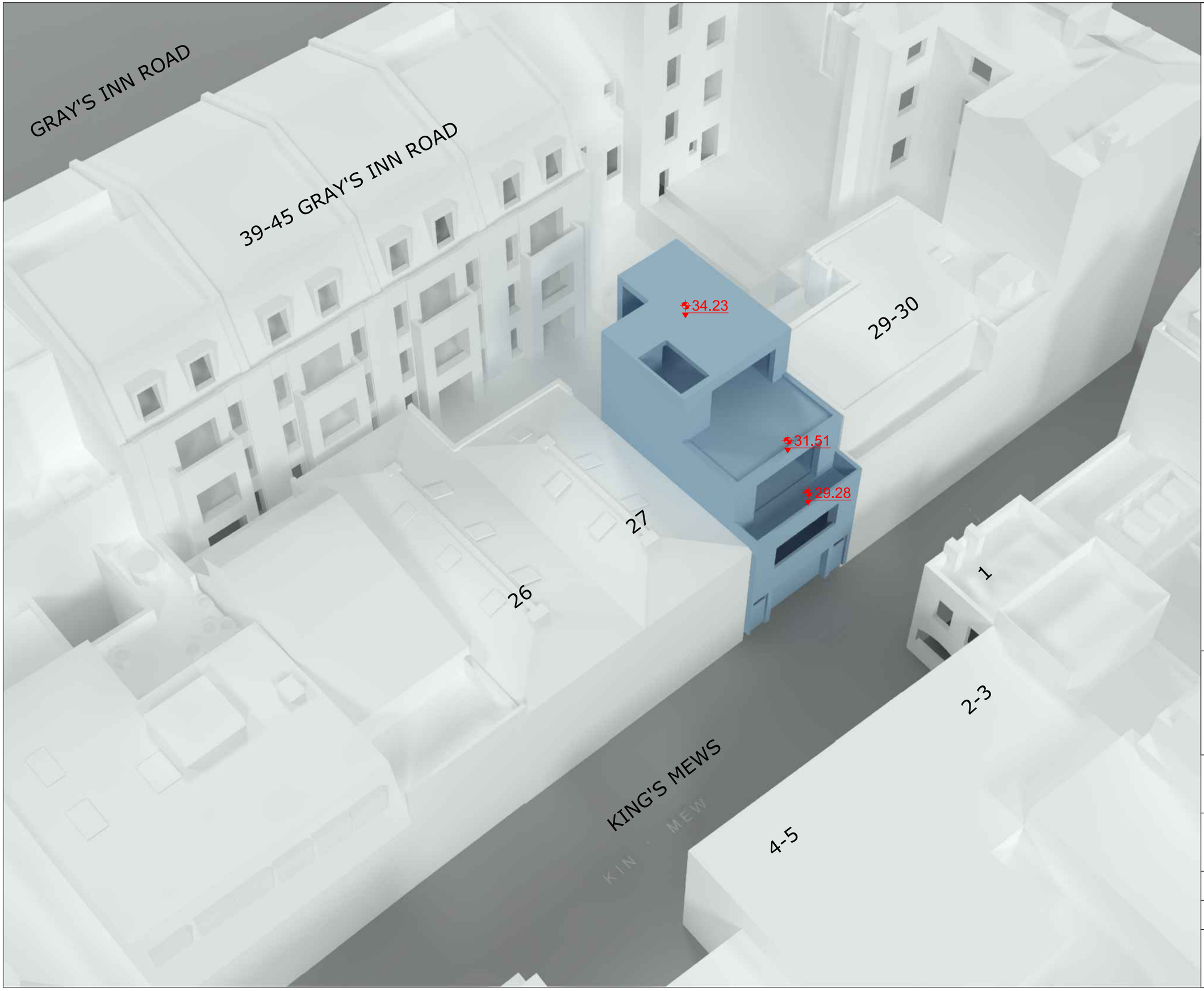

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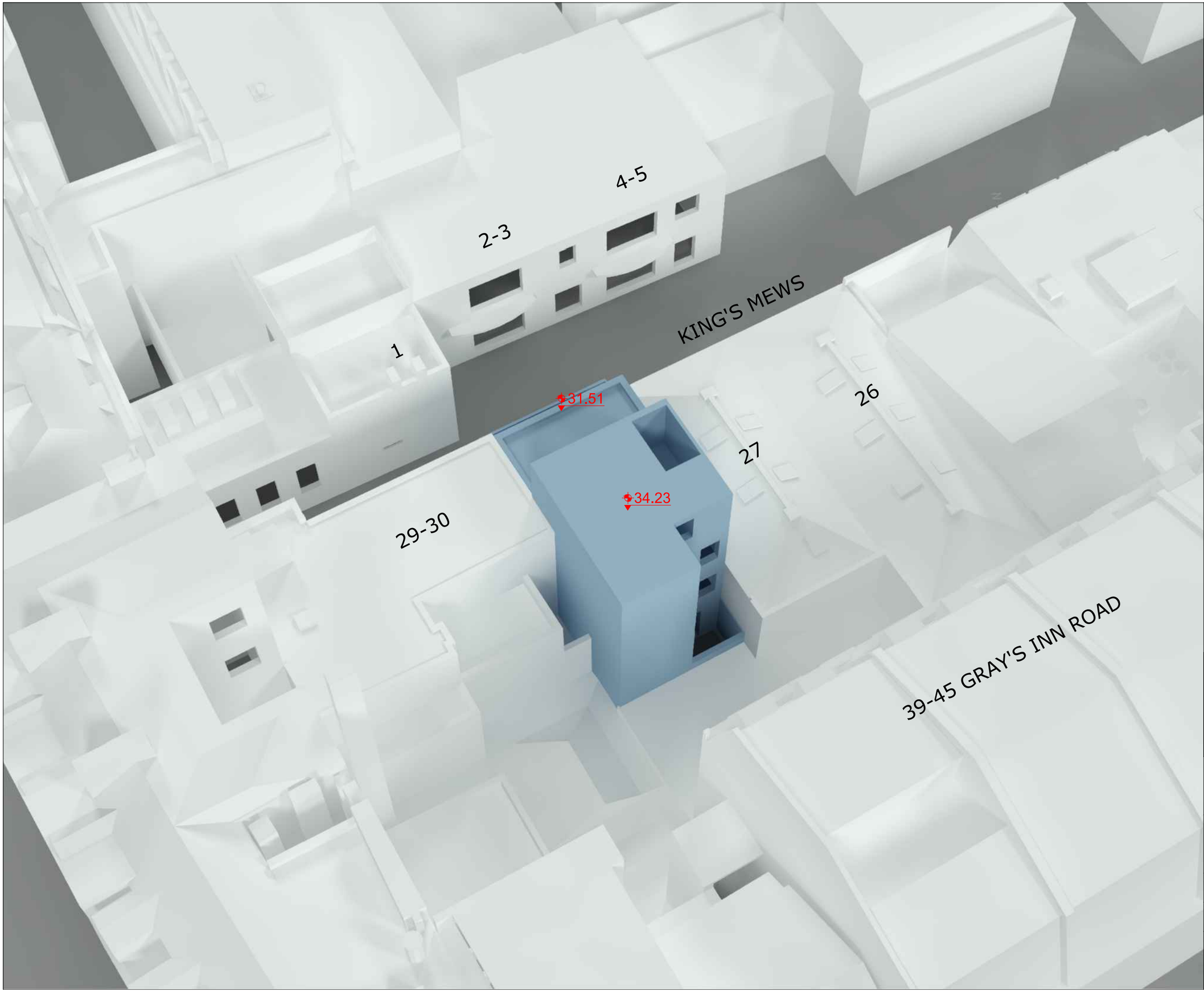

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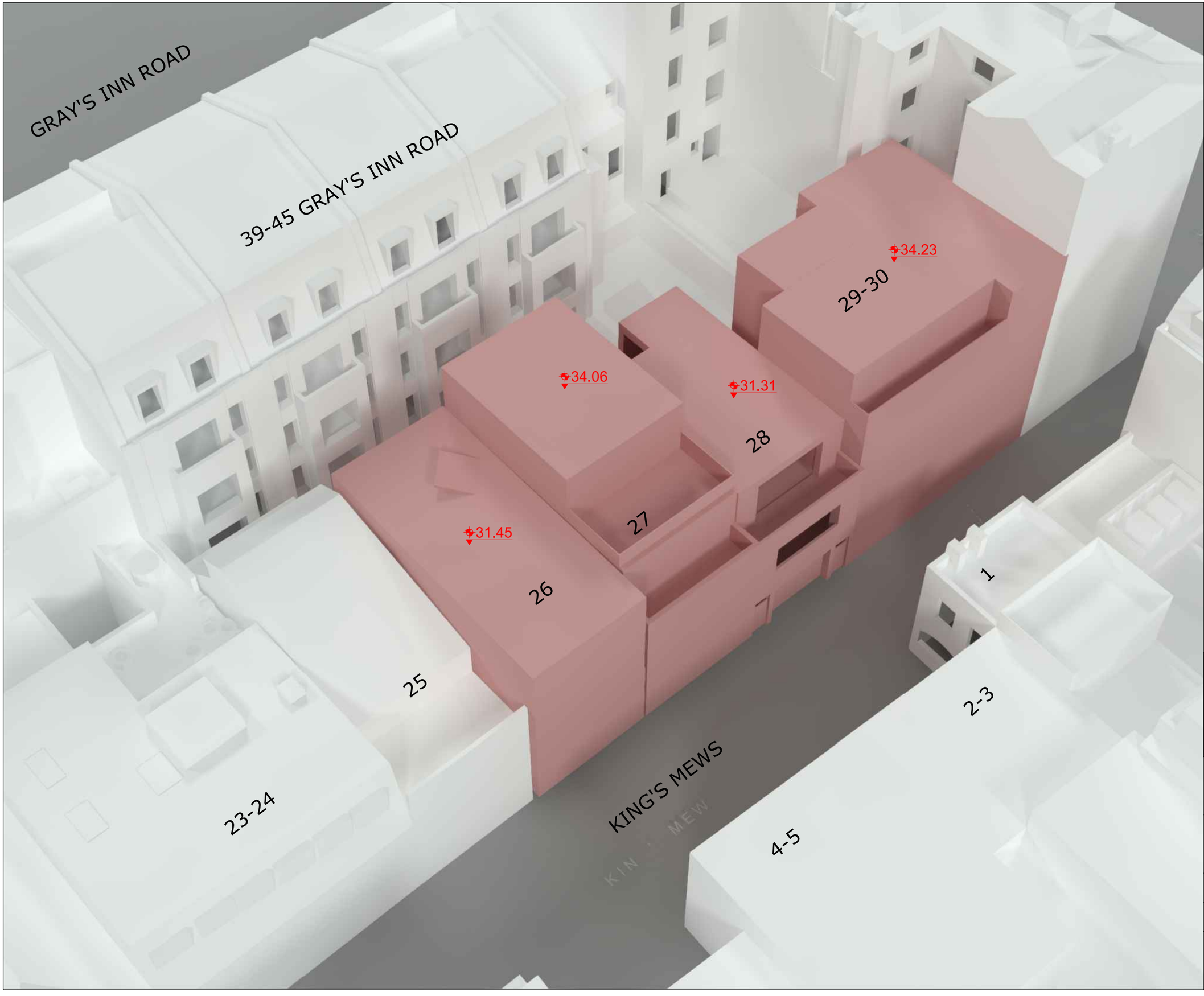

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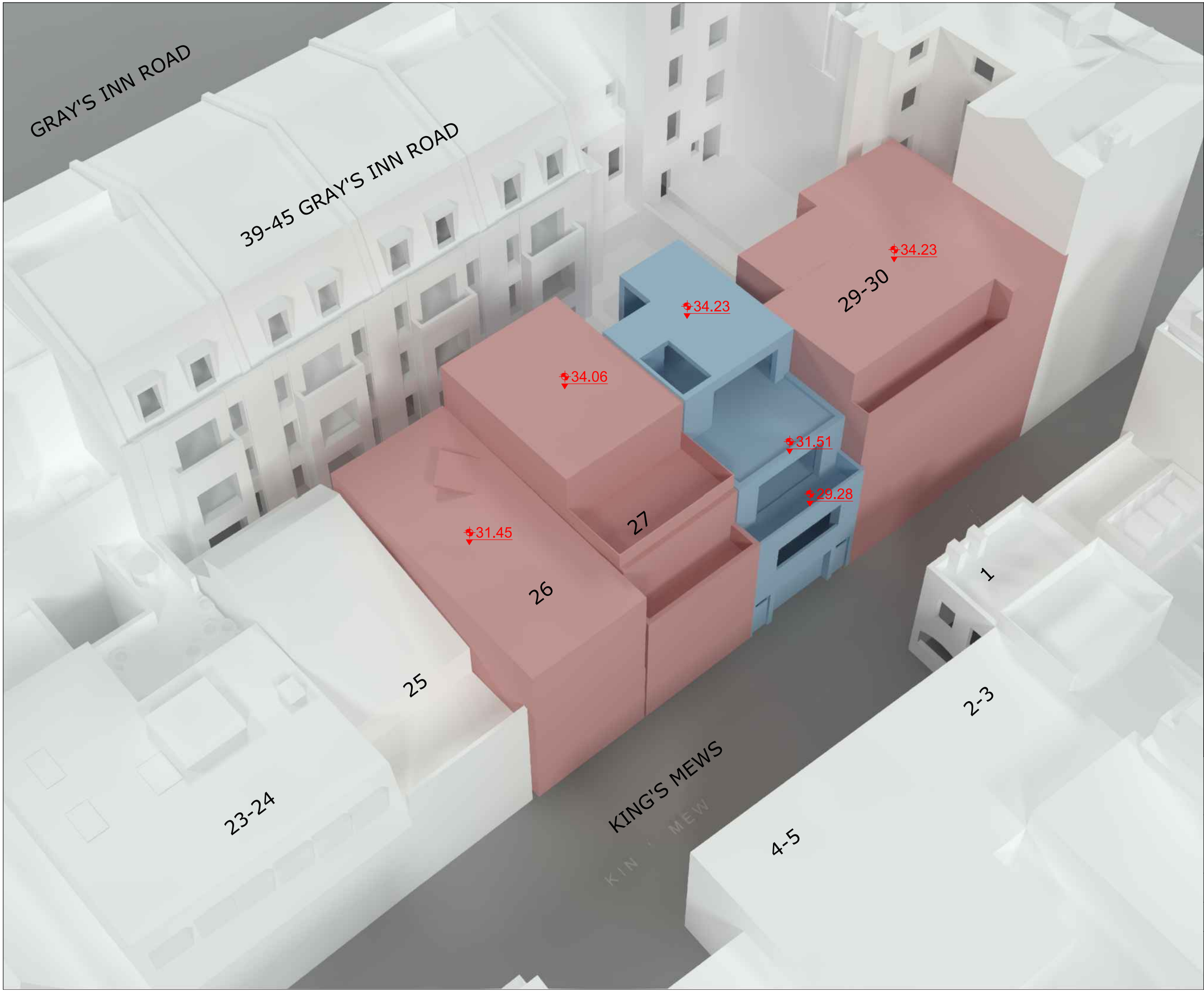

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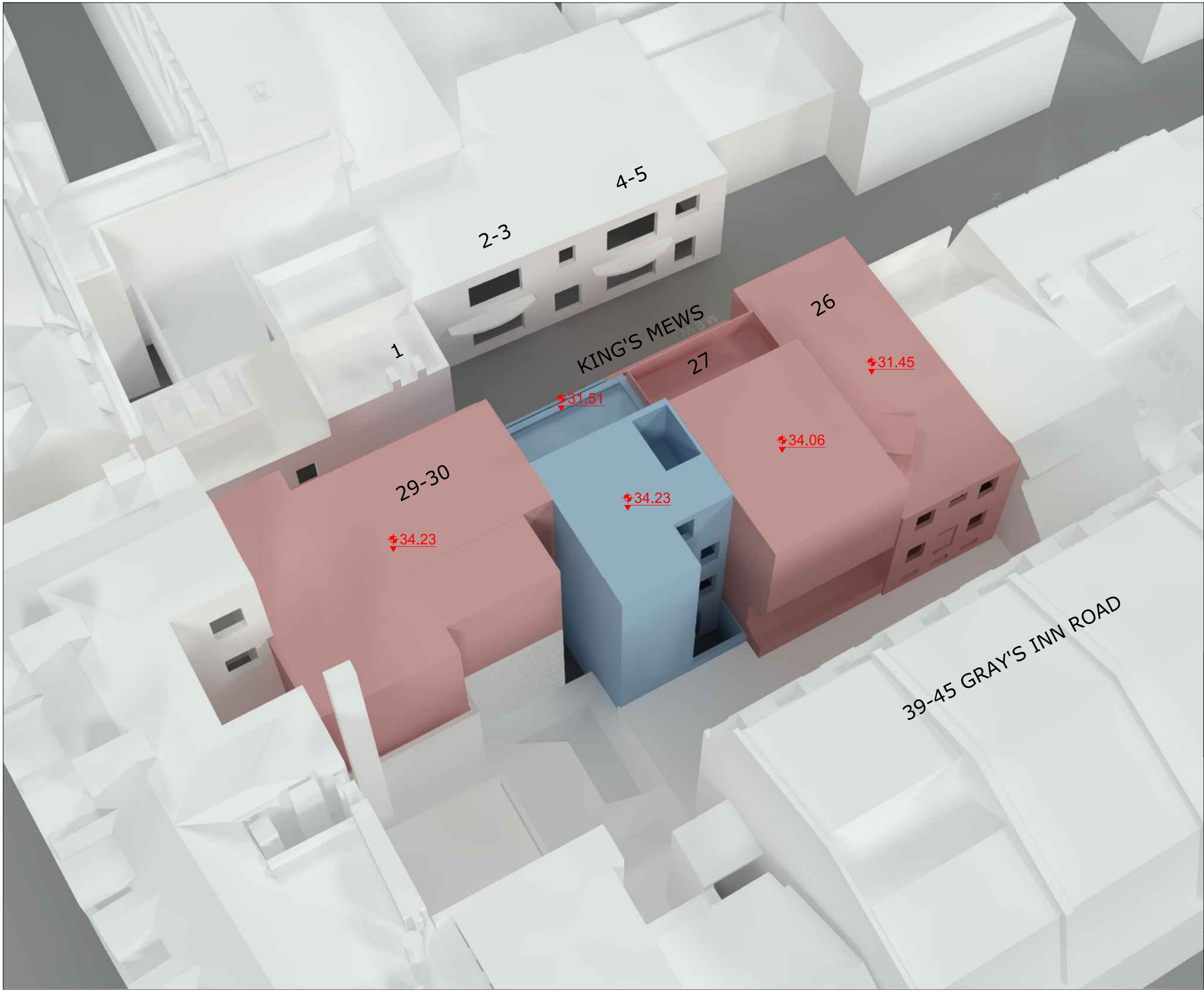

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SURROUNDING PROPERTIES

SITE PHOTOGRAPHS

NOTES:

ALL AOD HEIGHTS ARE IN METRES

PROPOSED SCHEME SHOWN IN BLUE

CONSENTED SCHEME SHOWN IN RED

waldrams
Email: contact@waldrams.com
Tel: 020 7183 9109
www.waldrams.com

PROJECT

28 KING'S MEWS
LONDON WC1 2JB

DRAWING

3D VIEW
PROPOSED SCHEME

DATE	SCALE
26.01.17	NTS
DRAWN BY	REVISION
ET	A
PROJECT No.	DRAWING No.
1172	05-13

SOURCES OF INFORMATION:

WALDRAMS LTD
REL 00
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SURROUNDING PROPERTIES

SITE PHOTOGRAPHS

waldrams
Email: contact@waldrams.com
Tel: 020 7183 9109
www.waldrams.com

PROJECT
28 KING'S MEWS
LONDON WC1 2JB

DRAWING
WINDOW MAP

DATE	SCALE
26.01.17	NTS
DRAWN BY: ET	REVISION: A
PROJECT No.: 1172	DRAWING No.: 05-14

APPENDIX 2.1

Daylight and Sunlight results comparing the existing with proposed scheme at 28 King's Mews; all other buildings surrounding as existing.

waldrams
daylight & sunlight

Existing v Proposed

Floor Ref.	Room Ref.	Property Type	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
1 King's Mews										
Ground	R1	Commercial	W1	Existing	20.69	0.97		*North*		*North*
				Proposed	20.02					
			W2	Existing	15.32	0.97		*North*		*North*
				Proposed	14.81					
			W3	Existing	12.09	0.91		*North*		*North*
				Proposed	10.96					
First	R1	Residential	W1	Existing	29.09	0.97		*North*		*North*
				Proposed	28.18					
First	R2	Residential	W2	Existing	21.30	0.98		*North*		*North*
				Proposed	20.86					
37 Grays Inn Road										
First	R1		W1	Existing	18.69	0.79	34	0.85	2	1.00
				Proposed	14.79		29		2	
First	R2		W2	Existing	13.10	0.98	24	1.00	2	1.00
				Proposed	12.81		24		2	
First	R3		W3	Existing	20.20	0.91	24	0.79	2	1.00
				Proposed	18.45		19		2	
Second	R1		W1	Existing	22.58	0.89	42	0.95	7	1.00
				Proposed	19.99		40		7	
Second	R2		W2	Existing	17.67	0.99	29	1.00	3	1.00
				Proposed	17.49		29		3	
Third	R1		W1	Existing	22.97	0.99	30	1.00	6	1.00
				Proposed	22.72		30		6	
Third	R2		W2	Existing	15.74	0.99	15	1.00	2	1.00
				Proposed	15.59		15		2	
35 Grays Inn Road										
First	R1		W1	Existing	19.80	0.89	17	0.71	0	0.00
				Proposed	17.65		12		0	
	R2		W2	Existing	19.46	0.93	14	0.79	0	0.00
				Proposed	18.07		11		0	

Existing v Proposed

Floor Ref.	Room Ref.	Property Type	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
First	R2		W3	Existing	16.78	0.92	13	0.85	0	0.00
				Proposed	15.46		11		0	
Second	R1		W1	Existing	24.57	0.96	23	0.87	1	1.00
				Proposed	23.65		20		1	
Second	R2		W2	Existing	20.27	0.98	18	0.94	2	1.00
				Proposed	19.89		17		2	
Third	R1		W1	Existing	28.74	1.00	37	1.00	2	1.00
				Proposed	28.74		37		2	
Third	R2		W2	Existing	23.38	1.00	22	1.00	2	1.00
				Proposed	23.38		22		2	
Fourth	R1		W1	Existing	34.75	1.00	51	1.00	10	1.00
				Proposed	34.75		51		10	
	R2		W2	Existing	28.97	1.00	37	1.00	3	1.00
				Proposed	28.97		37		3	
				2-3 King's Mews						
Ground	R1	Commercial	W1	Existing	15.05	0.90		*North*		*North*
				Proposed	13.56					
	R2	Residential	W2	Existing	21.15	0.94		*North*		*North*
				Proposed	19.89					
First	R1	Commercial	W1	Existing	27.08	0.94		*North*		*North*
				Proposed	25.44					
	R2	Commercial	W2	Existing	28.21	0.96		*North*		*North*
				Proposed	27.04					
				4-5 King's Mews						
Ground	R1	Commercial	W1	Existing	16.40	0.94		*North*		*North*
				Proposed	15.40					
	R2	Residential	W2	Existing	21.42	0.97		*North*		*North*
				Proposed	20.68					

Existing v Proposed

Floor Ref.	Room Ref.	Property Type	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
First	R1	Commercial	W1	Existing	28.24	0.97		*North*		*North*
				Proposed	27.42					
	R2	Commercial	W2	Existing	28.83	0.98		*North*		*North*
				Proposed	28.34					
				39-45 Gray's Inn Road						
First	R1	Residential	W1	Existing	3.65	1.00	8	1.00	1	1.00
				Proposed	3.65		8		1	
			W2	Existing	7.61	1.00	14	1.00	2	1.00
				Proposed	7.61		14		2	
	R2	Residential	W3	Existing	6.61	1.00	0	0.00	0	0.00
				Proposed	6.61		0		0	
			W4	Existing	3.06	1.00	7	1.00	2	1.00
				Proposed	3.06		7		2	
	R3	Residential	W5	Existing	7.82	0.83	14	0.79	5	0.40
				Proposed	6.49		11		2	
			W6	Existing	12.83	0.96	13	0.92	0	0.00
				Proposed	12.32		12		0	
	R4	Residential	W7	Existing	19.86	0.82	36	0.69	7	0.29
				Proposed	16.30		25		2	
			W8	Existing	17.24	0.69	34	0.68	6	0.50
				Proposed	11.90		23		3	
	R5	Residential	W9	Existing	18.56	0.70	19	0.26	1	0.00
				Proposed	13.00		5		0	
			W10	Existing	22.59	0.68	34	0.56	2	1.00
				Proposed	15.43		19		2	
Second	R1	Residential	W1	Existing	28.88	0.99	53	1.00	16	1.00
				Proposed	28.69		53		16	
			W2	Existing	22.25	0.98	46	0.96	15	0.87
				Proposed	21.91		44		13	
	R2	Residential	W3	Existing	23.65	1.00	25	1.00	4	1.00
				Proposed	23.65		25		4	
			W4	Existing	33.14	0.97	55	0.93	18	0.78
				Proposed	32.15		51		14	
	R3	Residential	W5	Existing	24.71	0.94	46	0.96	14	0.86
				Proposed	23.19		44		12	
			W6	Existing	25.38	0.97	28	0.93	5	0.60
				Proposed	24.62		26		3	

Existing v Proposed

Floor Ref.	Room Ref.	Property Type	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R4	Residential	W7	Existing	33.64	0.87	55	0.87	15	0.53
				Proposed	29.41		48		8	
			W8	Existing	23.91	0.78	43	0.81	11	0.36
				Proposed	18.59		35		4	
	R5	Residential	W9	Existing	25.49	0.76	28	0.68	4	0.00
				Proposed	19.31		19		0	
			W10	Existing	32.17	0.71	50	0.62	9	0.56
				Proposed	22.74		31		5	
Third	R1	Residential	W1	Existing	36.60	1.00	63	1.00	22	1.00
				Proposed	36.57		63		22	
			W2	Existing	36.22	1.00	58	1.00	19	1.00
				Proposed	36.18		58		19	
	R2	Residential	W3	Existing	36.11	1.00	58	1.00	19	1.00
				Proposed	36.04		58		19	
			W4	Existing	36.30	1.00	62	1.00	21	1.00
				Proposed	36.12		62		21	
	R3	Residential	W5	Existing	35.88	0.99	56	1.00	17	1.00
				Proposed	35.62		56		17	
			W6	Existing	35.70	0.99	58	0.98	19	0.95
				Proposed	35.17		57		18	
	R4	Residential	W7	Existing	35.77	0.97	59	0.98	18	0.94
				Proposed	34.55		58		17	
			W8	Existing	35.27	0.95	56	0.96	17	0.88
				Proposed	33.60		54		15	
	R5	Residential	W9	Existing	34.89	0.93	55	0.93	16	0.75
				Proposed	32.34		51		12	
			W10	Existing	34.66	0.90	56	0.91	15	0.73
				Proposed	31.22		51		11	
Fourth	R1	Residential	W1	Existing	37.84	1.00	63	1.00	22	1.00
				Proposed	37.84		63		22	
			W2	Existing	37.79	1.00	63	1.00	22	1.00
				Proposed	37.79		63		22	
	R2	Residential	W3	Existing	37.70	1.00	63	1.00	22	1.00
				Proposed	37.70		63		22	
			W4	Existing	37.60	1.00	63	1.00	22	1.00
				Proposed	37.60		63		22	
	R3	Residential	W5	Existing	37.42	1.00	63	1.00	22	1.00
				Proposed	37.42		63		22	

Existing v Proposed

Floor Ref.	Room Ref.	Property Type	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R4	Residential	W6	Existing	37.25	1.00	63	1.00	22	1.00
				Proposed	37.25		63		22	
	R5	Residential	W7	Existing	36.88	1.00	62	1.00	21	1.00
				Proposed	36.88		62		21	
			W8	Existing	36.51	1.00	62	1.00	21	1.00
				Proposed	36.51		62		21	
4-10 Theobalds Road										
Second	R1		W1	Existing	13.11	0.98	8	1.00	0	0.00
				Proposed	12.89		8		0	
	R2		W2	Existing	20.65	0.95		*North*		*North*
				Proposed	19.71					
Third	R1		W1	Existing	18.00	1.00	14	1.00	0	0.00
				Proposed	18.00		14		0	
	R2		W2	Existing	23.91	1.00		*North*		*North*
				Proposed	23.91					
	R3		W3	Existing	13.85	1.00		*North*		*North*
				Proposed	13.84					
Fourth	R1		W1	Existing	31.71	1.00	49	1.00	8	1.00
				Proposed	31.71		49		8	
	R2		W2	Existing	33.65	1.00		*North*		*North*
				Proposed	33.65					
	R3		W3	Existing	24.68	1.00		*North*		*North*
				Proposed	24.68					
12 Theobalds Road										
Ground	R1		W1	Existing	8.51	0.99		*North*		*North*
				Proposed	8.44					
	R2		W2	Existing	9.27	0.98		*North*		*North*
				Proposed	9.11					
			W3	Existing	10.15	0.97		*North*		*North*
				Proposed	9.89					
			W4	Existing	10.96	0.96		*North*		*North*
				Proposed	10.54					

Existing v Proposed

Floor Ref.	Room Ref.	Property Type	Window Ref.	VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex

Existing v Proposed

Floor Ref.	Room Ref.	Property Type		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
1 King's Mews							
Ground	R1	Commercial	Area m2	34.09	25.30	24.91	
			% of room		74%	73%	0.98
First	R1	Residential	Area m2	11.64	11.53	11.53	
			% of room		99%	99%	1.00
First	R2	Residential	Area m2	11.64	11.41	11.36	
			% of room		98%	98%	1.00
35 Grays Inn Road							
First	R1		Area m2	9.19	2.10	1.60	
			% of room		23%	17%	0.76
First	R2		Area m2	11.88	5.43	5.43	
			% of room		46%	46%	1.00
Second	R1		Area m2	9.19	2.58	2.57	
			% of room		28%	28%	1.00
	R2		Area m2	11.88	6.85	6.85	
			% of room		58%	58%	1.00
Third	R1		Area m2	9.19	4.16	4.16	
			% of room		45%	45%	1.00
Third	R2		Area m2	11.88	7.17	7.17	
			% of room		60%	60%	1.00
Fourth	R1		Area m2	9.19	9.02	9.02	
			% of room		98%	98%	1.00
	R2		Area m2	11.88	6.85	6.85	
			% of room		58%	58%	1.00
37 Grays Inn Road							
First	R1		Area m2	9.32	2.26	1.17	
			% of room		24%	13%	0.52
First	R2		Area m2	7.27	2.63	2.14	
			% of room		36%	29%	0.81
First	R3		Area m2	9.31	8.73	8.73	
			% of room		94%	94%	1.00
Second	R1		Area m2	9.32	8.65	7.48	
			% of room		93%	80%	0.87
Second	R2		Area m2	7.27	6.65	6.07	
			% of room		91%	84%	0.91
Third	R1		Area m2	14.73	3.38	3.14	
			% of room		23%	21%	0.93
Third	R2		Area m2	11.12	1.75	1.75	
			% of room		16%	16%	1.00
2-3 King's Mews							
Ground	R1	Commercial	Area m2	22.91	15.26	14.17	
			% of room		67%	62%	0.93
	R2	Residential	Area m2	10.29	7.03	6.80	
			% of room		68%	66%	0.97

Existing v Proposed

Floor Ref.	Room Ref.	Property Type		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
First	R1	Commercial	Area m2	22.91	22.54	21.17	
			% of room		98%	92%	0.94
	R2	Commercial	Area m2	10.29	9.69	9.03	
			% of room		94%	88%	0.93
4-5 King's Mews							
Ground	R1	Commercial	Area m2	15.75	10.73	10.64	
			% of room		68%	68%	0.99
	R2	Residential	Area m2	11.65	7.48	7.25	
			% of room		64%	62%	0.97
First	R1	Commercial	Area m2	15.75	15.63	15.35	
			% of room		99%	97%	0.98
	R2	Commercial	Area m2	11.65	11.06	11.01	
			% of room		95%	95%	1.00
39-45 Gray's Inn Road							
First	R1	Residential	Area m2	33.99	8.46	8.46	
			% of room		25%	25%	1.00
	R2	Residential	Area m2	17.69	4.30	4.30	
			% of room		24%	24%	1.00
	R3	Residential	Area m2	12.00	9.05	8.10	
			% of room		75%	68%	0.90
	R4	Residential	Area m2	33.70	19.07	15.92	
			% of room		57%	47%	0.83
	R5	Residential	Area m2	33.83	25.51	22.22	
			% of room		75%	66%	0.87
Second	R1	Residential	Area m2	33.99	32.54	32.52	
			% of room		96%	96%	1.00
	R2	Residential	Area m2	17.69	16.23	16.23	
			% of room		92%	92%	1.00
	R3	Residential	Area m2	12.00	10.96	10.95	
			% of room		91%	91%	1.00
	R4	Residential	Area m2	33.70	29.76	28.62	
			% of room		88%	85%	0.96
	R5	Residential	Area m2	33.83	32.83	31.66	
			% of room		97%	94%	0.96
Third	R1	Residential	Area m2	32.19	31.63	31.63	
			% of room		98%	98%	1.00
	R2	Residential	Area m2	15.89	14.88	14.88	
			% of room		94%	94%	1.00
	R3	Residential	Area m2	12.00	11.52	11.52	
			% of room		96%	96%	1.00
	R4	Residential	Area m2	31.90	28.42	28.32	
			% of room		89%	89%	1.00
	R5	Residential	Area m2	32.04	31.48	31.48	
			% of room		98%	98%	1.00
Fourth	R1	Residential	Area m2	29.52	27.92	27.92	
			% of room		95%	95%	1.00
	R2	Residential	Area m2	15.99	14.53	14.53	
			% of room		91%	91%	1.00

Existing v Proposed

Floor Ref.	Room Ref.	Property Type		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
	R3	Residential	Area m2	10.32	7.54	7.54	
			% of room		73%	73%	1.00
	R4	Residential	Area m2	28.46	22.56	22.56	
			% of room		79%	79%	1.00
	R5	Residential	Area m2	29.92	28.39	28.39	
			% of room		95%	95%	1.00
4-10 Theobalds Road							
Second	R1		Area m2	8.35	5.03	5.03	
			% of room		60%	60%	1.00
	R2		Area m2	12.80	11.47	11.47	
			% of room		90%	90%	1.00
Third	R1		Area m2	8.35	6.68	6.68	
			% of room		80%	80%	1.00
	R2		Area m2	12.80	11.77	11.77	
			% of room		92%	92%	1.00
	R3		Area m2	14.06	10.06	10.06	
			% of room		72%	72%	1.00
Fourth	R1		Area m2	8.35	8.16	8.16	
			% of room		98%	98%	1.00
	R2		Area m2	12.80	12.51	12.51	
			% of room		98%	98%	1.00
	R3		Area m2	14.06	13.72	13.72	
			% of room		98%	98%	1.00
12 Theobalds Road							
Ground	R1		Area m2	24.00	1.92	1.87	
			% of room		8%	8%	0.97
	R2		Area m2	39.52	9.91	8.27	
			% of room		25%	21%	0.83

Existing v Proposed

Floor Ref.	Room Ref.	Property Type	Window Ref.	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
1 King's Mews												
Ground	R1	Commercial	W1	0.68	2.69	51.63	50.63	126.32	0.50	1.00	1.00	0.98
			W2	0.68	0.95	43.06	42.51	126.32	0.50	1.00	0.29	0.29
			W3	0.68	0.18	28.22	25.53	126.32	0.50	1.00	0.04	0.03
											1.33	1.30
First	R1	Residential	W1-L	0.68	0.05	62.31	60.88	57.17	0.50	0.15	0.01	0.01
			W1-U	0.68	1.32	65.42	64.16	57.17	0.50	1.00	1.37	1.34
											1.38	1.35
First	R2	Residential	W2-L	0.68	0.05	51.24	50.59	57.18	0.50	0.15	0.01	0.01
			W2-U	0.68	1.32	52.99	52.49	57.18	0.50	1.00	1.11	1.10
											1.11	1.10
35 Grays Inn Road												
First	R1		W1-L	0.68	0.95	50.75	47.13	49.19	0.50	0.00	0.00	0.00
			W1-U	0.68	0.25	42.60	39.14	49.19	0.50	1.00	0.19	0.18
											0.19	0.18
First	R2		W2-L	0.68	0.20	47.75	45.32	57.62	0.50	0.00	0.00	0.00
			W2-U	0.68	0.24	42.22	39.86	57.62	0.50	1.00	0.16	0.15
			W3-L	0.68	1.77	46.14	43.80	57.62	0.50	0.00	0.00	0.00
			W3-U	0.68	0.78	44.72	42.76	57.62	0.50	1.00	0.55	0.53
											0.71	0.68
Second	R1		W1-L	0.68	1.35	58.68	57.10	49.19	0.50	0.00	0.00	0.00
			W1-U	0.68	0.19	36.88	35.74	49.19	0.50	1.00	0.13	0.12
											0.13	0.12
Second	R2		W2-L	0.68	0.87	51.76	50.91	57.62	0.50	0.00	0.00	0.00
			W2-U	0.68	1.16	51.14	50.70	57.62	0.50	1.00	0.93	0.92
											0.93	0.92
Third	R1		W1-L	0.68	1.35	64.86	64.86	49.19	0.50	0.00	0.00	0.00
			W1-U	0.68	0.19	40.76	40.76	49.19	0.50	1.00	0.14	0.14
											0.14	0.14
Third	R2		W2-L	0.68	0.87	56.24	56.24	57.62	0.50	0.00	0.00	0.00
			W2-U	0.68	0.89	54.63	54.63	57.62	0.50	1.00	0.77	0.77
											0.77	0.77
Fourth	R1		W1-L	0.68	0.63	73.49	73.49	49.19	0.50	0.00	0.00	0.00
			W1-U	0.68	0.65	72.04	72.04	49.19	0.50	1.00	0.86	0.86
											0.86	0.86
Fourth	R2		W2-L	0.68	0.87	64.27	64.27	57.62	0.50	0.00	0.00	0.00
			W2-U	0.68	0.39	51.07	51.07	57.62	0.50	1.00	0.31	0.31
											0.31	0.31
37 Grays Inn Road												
First	R1		W1-L	0.68	1.36	48.73	42.63	49.60	0.50	0.00	0.00	0.00
			W1-U	0.68	0.29	38.76	32.08	49.60	0.50	1.00	0.21	0.17
											0.21	0.17
First	R2		W2-L	0.68	1.52	39.90	39.52	43.21	0.50	0.00	0.00	0.00
			W2-U	0.68	0.43	35.65	35.26	43.21	0.50	1.00	0.32	0.31
											0.32	0.31
First	R3		W3-L	0.68	0.98	51.04	47.95	49.57	0.50	0.00	0.00	0.00
			W3-U	0.68	0.75	50.68	48.16	49.57	0.50	1.00	0.69	0.66
											0.69	0.66
Second	R1		W1-L	0.68	0.71	54.71	50.48	49.60	0.50	0.00	0.00	0.00
			W1-U	0.68	0.53	51.39	47.90	49.60	0.50	1.00	0.50	0.47
											0.50	0.47
Second	R2		W2-L	0.68	0.98	46.87	46.61	43.21	0.50	0.00	0.00	0.00
			W2-U	0.68	0.53	45.56	45.37	43.21	0.50	1.00	0.51	0.51
											0.51	0.51
Third	R1		W1-L	0.68	0.65	55.30	54.86	66.52	0.50	0.00	0.00	0.00
			W1-U	0.68	0.19	36.04	35.82	66.52	0.50	1.00	0.09	0.09
											0.09	0.09
Third	R2		W2-L	0.68	0.40	43.60	43.29	55.24	0.50	0.00	0.00	0.00
			W2-U	0.68	0.14	30.48	30.37	55.24	0.50	1.00	0.07	0.07
											0.07	0.07
2-3 King's Mews												
Ground	R1	Commercial	W1-L	0.68	1.15	44.40	42.14	92.75	0.50	0.15	0.07	0.07
			W1-U	0.68	3.69	39.77	36.96	92.75	0.50	1.00	1.44	1.33
											1.51	1.41
Ground	R2	Residential	W2-L	0.68	0.61	51.30	49.48	51.97	0.50	0.15	0.08	0.08
			W2-U	0.68	1.98	55.26	53.10	51.97	0.50	1.00	1.91	1.83
											1.99	1.91
First	R1	Commercial	W1-L	0.68	1.15	61.89	59.05	92.75	0.50	0.15	0.10	0.10
			W1-U	0.68	3.69	62.92	60.34	92.75	0.50	1.00	2.27	2.18
											2.38	2.28
First	R2	Commercial	W2	0.68	1.11	62.11	60.22	51.97	0.50	1.00	1.20	1.16

Existing v Proposed

Floor Ref.	Room Ref.	Property Type	Window Ref.	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
											1.20	1.16
					4-5 King's Mews							
Ground	R1	Commercial	W1-L	0.68	1.15	47.42	45.95	69.61	0.50	0.15	0.11	0.10
			W1-U	0.68	3.69	41.39	39.50	69.61	0.50	1.00	1.99	1.90
											2.10	2.00
Ground	R2	Residential	W2-L	0.68	0.49	51.84	50.78	56.37	0.50	0.15	0.06	0.06
			W2-U	0.68	1.58	55.55	54.29	56.37	0.50	1.00	1.41	1.38
											1.48	1.44
First	R1	Commercial	W1-L	0.68	1.15	64.31	62.69	69.61	0.50	0.15	0.14	0.14
			W1-U	0.68	3.69	64.71	63.42	69.61	0.50	1.00	3.11	3.05
											3.26	3.19
First	R2	Commercial	W2	0.68	1.66	64.36	63.55	56.37	0.50	1.00	1.72	1.70
											1.72	1.70
					39-45 Gray's Inn Road							
First	R1	Residential	W1-L	0.68	1.58	15.25	15.25	138.61	0.50	0.15	0.02	0.02
			W1-U	0.68	2.87	35.10	35.10	138.61	0.50	1.00	0.66	0.66
			W2-L	0.68	0.30	23.59	23.59	138.61	0.50	0.15	0.01	0.01
			W2-U	0.68	1.03	30.45	30.45	138.61	0.50	1.00	0.21	0.21
											0.90	0.90
First	R2	Residential	W3-L	0.68	0.30	21.60	21.60	94.30	0.50	0.15	0.01	0.01
			W3-U	0.68	1.04	28.57	28.57	94.30	0.50	1.00	0.29	0.29
			W4-L	0.68	1.58	15.67	15.67	94.30	0.50	0.15	0.04	0.04
			W4-U	0.68	2.88	22.72	22.72	94.30	0.50	1.00	0.63	0.63
											0.96	0.96
First	R3	Residential	W5-L	0.68	0.30	25.62	22.42	62.43	0.50	0.15	0.02	0.01
			W5-U	0.68	1.04	31.71	28.46	62.43	0.50	1.00	0.48	0.43
			W6-L	0.68	0.30	32.67	32.42	62.43	0.50	0.15	0.02	0.02
			W6-U	0.68	1.03	39.87	39.35	62.43	0.50	1.00	0.59	0.59
											1.11	1.05
First	R4	Residential	W7-L	0.68	1.58	45.81	40.79	152.88	0.50	0.15	0.06	0.06
			W7-U	0.68	2.88	55.35	48.76	152.88	0.50	1.00	0.94	0.83
			W8-L	0.68	0.30	41.97	33.25	152.88	0.50	0.15	0.01	0.01
			W8-U	0.68	1.04	46.76	37.10	152.88	0.50	1.00	0.29	0.23
											1.31	1.13
First	R5	Residential	W9-L	0.68	0.30	43.13	35.48	136.40	0.50	0.15	0.01	0.01
			W9-U	0.68	1.04	48.49	39.53	136.40	0.50	1.00	0.34	0.27
			W10-L	0.68	1.58	51.48	41.85	136.40	0.50	0.15	0.08	0.07
			W10-U	0.68	2.88	58.42	45.52	136.40	0.50	1.00	1.12	0.87
											1.55	1.22
Second	R1	Residential	W1-L	0.68	0.93	59.65	59.20	136.00	0.50	0.15	0.06	0.05
			W1-U	0.68	2.78	68.14	67.83	136.00	0.50	1.00	1.26	1.26
			W2-L	0.68	0.33	50.08	49.38	136.00	0.50	0.15	0.02	0.02
			W2-U	0.68	1.00	53.71	53.21	136.00	0.50	1.00	0.36	0.35
											1.69	1.68
Second	R2	Residential	W3-L	0.68	0.34	51.16	51.16	92.12	0.50	0.15	0.03	0.03
			W3-U	0.68	1.01	55.04	55.04	92.12	0.50	1.00	0.55	0.55
			W4-L	0.68	0.93	68.61	66.47	92.12	0.50	0.15	0.09	0.09
			W4-U	0.68	2.78	73.79	72.09	92.12	0.50	1.00	2.02	1.97
											2.69	2.64
Second	R3	Residential	W5-L	0.68	0.34	55.69	52.70	61.01	0.50	0.15	0.04	0.04
			W5-U	0.68	1.01	56.41	54.13	61.01	0.50	1.00	0.85	0.81
			W6-L	0.68	0.33	56.25	55.38	61.01	0.50	0.15	0.04	0.04
			W6-U	0.68	0.99	57.18	56.56	61.01	0.50	1.00	0.84	0.84
											1.78	1.73
Second	R4	Residential	W7-L	0.68	0.93	73.79	65.27	149.72	0.50	0.15	0.06	0.05
			W7-U	0.68	2.78	74.26	67.13	149.72	0.50	1.00	1.25	1.13
			W8-L	0.68	0.34	54.89	45.21	149.72	0.50	0.15	0.02	0.01
			W8-U	0.68	1.01	55.49	47.31	149.72	0.50	1.00	0.34	0.29
											1.67	1.49
Second	R5	Residential	W9-L	0.68	0.34	56.80	46.92	133.85	0.50	0.15	0.02	0.02
			W9-U	0.68	1.01	57.40	48.74	133.85	0.50	1.00	0.39	0.33
			W10-L	0.68	0.93	70.81	54.42	133.85	0.50	0.15	0.07	0.05
			W10-U	0.68	2.79	71.73	56.60	133.85	0.50	1.00	1.35	1.07
											1.83	1.47
Third	R1	Residential	W1-L	0.68	1.58	42.75	42.75	128.43	0.50	0.15	0.07	0.07
			W1-U	0.68	2.87	80.19	80.16	128.43	0.50	1.00	1.63	1.63
			W2-L	0.68	0.30	64.62	64.47	128.43	0.50	0.15	0.02	0.02
			W2-U	0.68	1.03	74.05	74.01	128.43	0.50	1.00	0.54	0.54
											2.26	2.26
Third	R2	Residential	W3-L	0.68	0.30	65.45	65.45	84.55	0.50	0.15	0.03	0.03
			W3-U	0.68	1.04	73.95	73.86	84.55	0.50	1.00	0.83	0.83
			W4-L	0.68	1.58	42.75	42.75	84.55	0.50	0.15	0.11	0.11
			W4-U	0.68	2.88	79.60	79.41	84.55	0.50	1.00	2.45	2.45
											3.42	3.41
Third	R3	Residential	W5-L	0.68	0.30	64.40	63.48	61.01	0.50	0.15	0.04	0.04

Existing v Proposed

Floor Ref.	Room Ref.	Property Type	Window Ref.	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
			W5-U	0.68	1.04	73.62	73.30	61.01	0.50	1.00	1.14	1.14
			W6-L	0.68	0.30	65.43	65.18	61.01	0.50	0.15	0.04	0.04
			W6-U	0.68	1.03	73.30	72.58	61.01	0.50	1.00	1.12	1.11
											2.35	2.33
Third	R4	Residential	W7-L	0.68	1.58	42.75	42.75	142.15	0.50	0.15	0.06	0.06
			W7-U	0.68	2.88	78.60	76.95	142.15	0.50	1.00	1.44	1.41
			W8-L	0.68	0.30	63.54	59.20	142.15	0.50	0.15	0.02	0.02
			W8-U	0.68	1.04	72.73	70.30	142.15	0.50	1.00	0.48	0.47
											2.01	1.96
Third	R5	Residential	W9-L	0.68	0.30	65.21	60.30	126.29	0.50	0.15	0.02	0.02
			W9-U	0.68	1.04	72.21	68.50	126.29	0.50	1.00	0.54	0.51
			W10-L	0.68	1.58	42.55	42.55	126.29	0.50	0.15	0.07	0.07
			W10-U	0.68	2.88	76.53	71.85	126.29	0.50	1.00	1.58	1.48
											2.22	2.09
Fourth	R1	Residential	W1-L	0.68	0.26	N/A	N/A	118.36	0.50	0.15	N/A	N/A
			W1-U	0.68	1.23	80.81	80.81	118.36	0.50	1.00	0.76	0.76
			W2-L	0.68	0.26	N/A	N/A	118.36	0.50	0.15	N/A	N/A
			W2-U	0.68	1.23	80.70	80.70	118.36	0.50	1.00	0.76	0.76
											1.52	1.52
Fourth	R2	Residential	W3-L	0.68	0.26	N/A	N/A	80.56	0.50	0.15	N/A	N/A
			W3-U	0.68	1.23	80.53	80.53	80.56	0.50	1.00	1.11	1.11
			W4-L	0.68	0.26	N/A	N/A	80.56	0.50	0.15	N/A	N/A
			W4-U	0.68	1.23	80.36	80.36	80.56	0.50	1.00	1.11	1.11
											2.22	2.22
Fourth	R3	Residential	W5-L	0.68	0.26	N/A	N/A	53.43	0.50	0.15	N/A	N/A
			W5-U	0.68	1.23	80.00	80.00	53.43	0.50	1.00	1.67	1.67
											1.67	1.67
Fourth	R4	Residential	W6-L	0.68	0.26	N/A	N/A	130.32	0.50	0.15	N/A	N/A
			W6-U	0.68	1.23	79.68	79.68	130.32	0.50	1.00	0.68	0.68
											0.68	0.68
Fourth	R5	Residential	W7-L	0.68	0.26	N/A	N/A	117.81	0.50	0.15	N/A	N/A
			W7-U	0.68	1.23	78.97	78.97	117.81	0.50	1.00	0.75	0.75
			W8-L	0.68	0.26	N/A	N/A	117.81	0.50	0.15	N/A	N/A
			W8-U	0.68	1.23	78.30	78.30	117.81	0.50	1.00	0.74	0.74
											1.49	1.49
4-10 Theobalds Road												
Second	R1		W1	0.68	1.91	39.68	39.41	44.48	0.50	1.00	1.54	1.53
											1.54	1.53
Second	R2		W2	0.68	1.91	52.36	50.84	60.48	0.50	1.00	1.50	1.46
											1.50	1.46
Third	R1		W1	0.68	1.73	47.84	47.84	44.48	0.50	1.00	1.69	1.69
											1.69	1.69
Third	R2		W2	0.68	1.74	57.21	57.21	60.48	0.50	1.00	1.49	1.49
											1.49	1.49
Third	R3		W3	0.68	1.74	40.87	40.87	64.41	0.50	1.00	1.00	1.00
											1.00	1.00
Fourth	R1		W1	0.68	1.20	68.28	68.28	44.48	0.50	1.00	1.67	1.67
											1.67	1.67
Fourth	R2		W2	0.68	1.26	71.94	71.94	60.48	0.50	1.00	1.36	1.36
											1.36	1.36
Fourth	R3		W3	0.68	1.74	58.55	58.55	64.41	0.50	1.00	1.43	1.43
											1.43	1.43
12 Theobalds Road												
Ground	R1		W1-L	0.68	0.76	28.62	28.54	96.00	0.50	0.00	0.00	0.00
			W1-U	0.68	1.08	28.01	27.91	96.00	0.50	1.00	0.29	0.28
											0.29	0.28
Ground	R2		W2-L	0.68	0.76	30.39	30.07	140.07	0.50	0.00	0.00	0.00
			W2-U	0.68	1.08	30.92	30.55	140.07	0.50	1.00	0.22	0.21
			W3-L	0.68	0.76	31.38	30.87	140.07	0.50	0.00	0.00	0.00
			W3-U	0.68	1.08	32.40	31.81	140.07	0.50	1.00	0.23	0.22
			W4-L	0.68	0.76	32.72	31.92	140.07	0.50	0.00	0.00	0.00
			W4-U	0.68	1.08	34.18	33.24	140.07	0.50	1.00	0.24	0.23
											0.68	0.67

APPENDIX 2.2

Daylight and Sunlight results comparing the consented schemes for 26-30 Kings Mews and the scheme registered at 27 King's Mews with the proposed situation including the consented schemes for 26-30 Kings Mews and the scheme registered at 27 King's Mews.

waldrams
daylight & sunlight

Consents v Proposed+Consents

Floor Ref.	Room Ref.	Property Type	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
1 King's Mews										
Ground	R1	Commercial	W1	Existing	18.48	1.00		*North*		*North*
				Proposed	18.44					
			W2	Existing	13.29	1.00		*North*		*North*
				Proposed	13.26					
			W3	Existing	8.70	0.99		*North*		*North*
				Proposed	8.62					
First	R1	Residential	W1	Existing	26.40	1.00		*North*		*North*
				Proposed	26.34					
First	R2	Residential	W2	Existing	19.57	1.00		*North*		*North*
				Proposed	19.48					
37 Grays Inn Road										
First	R1		W1	Existing	13.82	0.86	28	0.89	0	0.00
				Proposed	11.95		25		0	
First	R2		W2	Existing	10.61	0.98	19	1.00	0	0.00
				Proposed	10.44		19		0	
First	R3		W3	Existing	16.87	0.93	20	0.85	1	1.00
				Proposed	15.69		17		1	
Second	R1		W1	Existing	20.16	0.89	38	0.97	4	1.00
				Proposed	17.86		37		4	
Second	R2		W2	Existing	15.96	0.99	28	1.00	2	1.00
				Proposed	15.82		28		2	
Third	R1		W1	Existing	22.67	0.99	29	1.00	5	1.00
				Proposed	22.44		29		5	
Third	R2		W2	Existing	15.49	0.99	14	1.00	1	1.00
				Proposed	15.34		14		1	
35 Grays Inn Road										
First	R1		W1	Existing	14.80	0.93	9	0.78	0	0.00
				Proposed	13.76		7		0	
	R2		W2	Existing	15.24	0.95	8	0.88	0	0.00
				Proposed	14.52		7		0	

Consents v Proposed+Consents

Floor Ref.	Room Ref.	Property Type	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
First	R2		W3	Existing	12.99	0.95	4	0.75	0	0.00
				Proposed	12.40		3		0	
Second	R1		W1	Existing	21.53	0.97	19	0.95	0	0.00
				Proposed	20.88		18		0	
Second	R2		W2	Existing	18.63	0.99	15	0.93	0	0.00
				Proposed	18.41		14		0	
Third	R1		W1	Existing	28.72	1.00	37	1.00	2	1.00
				Proposed	28.72		37		2	
Third	R2		W2	Existing	23.38	1.00	22	1.00	2	1.00
				Proposed	23.38		22		2	
Fourth	R1		W1	Existing	34.75	1.00	51	1.00	10	1.00
				Proposed	34.75		51		10	
	R2		W2	Existing	28.97	1.00	37	1.00	3	1.00
				Proposed	28.97		37		3	
2-3 King's Mews										
Ground	R1	Commercial	W1	Existing	10.21	0.99		*North*		*North*
				Proposed	10.11					
	R2	Residential	W2	Existing	15.89	1.00		*North*		*North*
				Proposed	15.83					
First	R1	Commercial	W1	Existing	23.05	0.98		*North*		*North*
				Proposed	22.48					
	R2	Commercial	W2	Existing	24.42	0.98		*North*		*North*
				Proposed	24.01					
4-5 King's Mews										
Ground	R1	Commercial	W1	Existing	11.18	1.00		*North*		*North*
				Proposed	11.14					
	R2	Residential	W2	Existing	16.73	1.00		*North*		*North*
				Proposed	16.71					

Consents v Proposed+Consents

Floor Ref.	Room Ref.	Property Type	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
First	R1	Commercial	W1	Existing	24.20	0.99		*North*		*North*
				Proposed	24.02					
	R2	Commercial	W2	Existing	25.60	1.00		*North*		*North*
				Proposed	25.51					
				39-45 Gray's Inn Road						
First	R1	Residential	W1	Existing	3.73	1.00	9	1.00	1	1.00
				Proposed	3.73		9		1	
			W2	Existing	7.80	1.00	13	1.00	2	1.00
				Proposed	7.78		13		2	
	R2	Residential	W3	Existing	8.56	1.00	2	1.00	0	0.00
				Proposed	8.56		2		0	
			W4	Existing	8.88	0.99	13	1.00	4	1.00
				Proposed	8.79		13		4	
	R3	Residential	W5	Existing	6.55	0.96	9	1.00	2	1.00
				Proposed	6.28		9		2	
			W6	Existing	6.50	1.00	0	0.00	0	0.00
				Proposed	6.50		0		0	
	R4	Residential	W7	Existing	9.13	0.87	20	0.80	4	0.50
				Proposed	7.94		16		2	
			W8	Existing	9.07	0.74	22	0.73	3	1.00
				Proposed	6.69		16		3	
	R5	Residential	W9	Existing	9.09	0.73	10	0.10	0	0.00
				Proposed	6.62		1		0	
			W10	Existing	12.25	0.79	19	0.84	0	0.00
				Proposed	9.66		16		0	
Second	R1	Residential	W1	Existing	27.54	1.00	48	1.00	11	1.00
				Proposed	27.54		48		11	
			W2	Existing	18.63	1.00	38	1.00	7	1.00
				Proposed	18.63		38		7	
	R2	Residential	W3	Existing	19.55	1.00	19	1.00	0	0.00
				Proposed	19.55		19		0	
			W4	Existing	21.29	1.00	31	0.97	5	0.80
				Proposed	21.27		30		4	
	R3	Residential	W5	Existing	13.80	0.99	28	1.00	4	1.00
				Proposed	13.69		28		4	
			W6	Existing	13.56	1.00	6	1.00	0	0.00
				Proposed	13.56		6		0	

Consents v Proposed+Consents

Floor Ref.	Room Ref.	Property Type	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R4	Residential	W7	Existing	16.34	0.93	27	0.93	9	0.78
				Proposed	15.14		25		7	
			W8	Existing	15.01	0.79	30	0.80	8	0.38
				Proposed	11.86		24		3	
	R5	Residential	W9	Existing	16.47	0.76	17	0.59	2	0.00
				Proposed	12.49		10		0	
			W10	Existing	22.42	0.76	39	0.64	6	0.83
				Proposed	17.10		25		5	
Third	R1	Residential	W1	Existing	36.33	1.00	63	1.00	22	1.00
				Proposed	36.33		63		22	
			W2	Existing	35.80	1.00	58	1.00	19	1.00
				Proposed	35.80		58		19	
	R2	Residential	W3	Existing	35.17	1.00	57	1.00	18	1.00
				Proposed	35.17		57		18	
			W4	Existing	34.27	1.00	58	1.00	17	1.00
				Proposed	34.27		58		17	
	R3	Residential	W5	Existing	33.00	1.00	53	1.00	14	1.00
				Proposed	33.00		53		14	
			W6	Existing	31.11	1.00	51	1.00	13	1.00
				Proposed	31.02		51		13	
	R4	Residential	W7	Existing	29.81	0.98	50	1.00	13	1.00
				Proposed	29.34		50		13	
			W8	Existing	31.14	0.96	49	0.96	15	0.87
				Proposed	29.81		47		13	
	R5	Residential	W9	Existing	32.20	0.93	49	0.94	15	0.80
				Proposed	29.93		46		12	
			W10	Existing	32.23	0.91	51	0.90	14	0.71
				Proposed	29.30		46		10	
Fourth	R1	Residential	W1	Existing	37.84	1.00	63	1.00	22	1.00
				Proposed	37.84		63		22	
			W2	Existing	37.79	1.00	63	1.00	22	1.00
				Proposed	37.79		63		22	
	R2	Residential	W3	Existing	37.70	1.00	63	1.00	22	1.00
				Proposed	37.70		63		22	
			W4	Existing	37.60	1.00	63	1.00	22	1.00
				Proposed	37.60		63		22	
	R3	Residential	W5	Existing	37.42	1.00	63	1.00	22	1.00
				Proposed	37.42		63		22	

Consents v Proposed+Consents

Floor Ref.	Room Ref.	Property Type	Window Ref.		VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex
	R4	Residential	W6	Existing	37.25	1.00	63	1.00	22	1.00
				Proposed	37.25		63		22	
	R5	Residential	W7	Existing	36.88	1.00	62	1.00	21	1.00
				Proposed	36.88		62		21	
			W8	Existing	36.51	1.00	62	1.00	21	1.00
				Proposed	36.51		62		21	
4-10 Theobalds Road										
Second	R1		W1	Existing	6.20	1.00	1	1.00	0	0.00
				Proposed	6.20		1		0	
	R2		W2	Existing	9.64	1.00		*North*		*North*
				Proposed	9.64					
Third	R1		W1	Existing	18.00	1.00	14	1.00	0	0.00
				Proposed	18.00		14		0	
	R2		W2	Existing	23.91	1.00		*North*		*North*
				Proposed	23.91					
	R3		W3	Existing	10.39	1.00		*North*		*North*
				Proposed	10.39					
Fourth	R1		W1	Existing	31.71	1.00	49	1.00	8	1.00
				Proposed	31.71		49		8	
	R2		W2	Existing	33.65	1.00		*North*		*North*
				Proposed	33.65					
	R3		W3	Existing	24.68	1.00		*North*		*North*
				Proposed	24.68					
12 Theobalds Road										
Ground	R1		W1	Existing	7.34	1.00		*North*		*North*
				Proposed	7.34					
	R2		W2	Existing	7.14	1.00		*North*		*North*
				Proposed	7.14					
			W3	Existing	7.55	1.00		*North*		*North*
				Proposed	7.54					
			W4	Existing	7.93	1.00		*North*		*North*
				Proposed	7.90					

Consents v Proposed+Consents

Floor Ref.	Room Ref.	Property Type	Window Ref.	VSC	Pr/Ex	Annual	Pr/Ex	Winter	Pr/Ex

Consented v Proposed+Consented

Floor Ref.	Room Ref.	Property Type		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
1 King's Mews							
Ground	R1	Commercial	Area m2	34.09	22.45	22.43	
			% of room		66%	66%	1.00
First	R1	Residential	Area m2	11.64	11.53	11.53	
			% of room		99%	99%	1.00
First	R2	Residential	Area m2	11.64	11.40	11.36	
			% of room		98%	98%	1.00
35 Grays Inn Road							
First	R1		Area m2	9.19	0.87	0.47	
			% of room		9%	5%	0.54
First	R2		Area m2	11.88	2.49	2.27	
			% of room		21%	19%	0.91
Second	R1		Area m2	9.19	1.15	0.86	
			% of room		12%	9%	0.75
	R2		Area m2	11.88	6.76	6.76	
			% of room		57%	57%	1.00
Third	R1		Area m2	9.19	4.16	4.16	
			% of room		45%	45%	1.00
Third	R2		Area m2	11.88	7.17	7.17	
			% of room		60%	60%	1.00
Fourth	R1		Area m2	9.19	9.02	9.02	
			% of room		98%	98%	1.00
	R2		Area m2	11.88	6.85	6.85	
			% of room		58%	58%	1.00
37 Grays Inn Road							
First	R1		Area m2	9.32	0.73	0.46	
			% of room		8%	5%	0.63
First	R2		Area m2	7.27	1.39	0.96	
			% of room		19%	13%	0.69
First	R3		Area m2	9.31	4.68	3.98	
			% of room		50%	43%	0.85
Second	R1		Area m2	9.32	5.89	3.20	
			% of room		63%	34%	0.54
Second	R2		Area m2	7.27	3.62	2.88	
			% of room		50%	40%	0.80
Third	R1		Area m2	14.73	2.76	2.50	
			% of room		19%	17%	0.91
Third	R2		Area m2	11.12	1.45	1.45	
			% of room		13%	13%	1.00
Ground	R1	Commercial	Area m2	22.91	9.99	9.60	
			% of room		44%	42%	0.96
	R2	Residential	Area m2	10.29	4.45	4.33	
			% of room		43%	42%	0.97
First	R1	Commercial	Area m2	22.91	18.43	15.78	
			% of room		80%	69%	0.86
	R2	Commercial	Area m2	10.29	7.47	6.80	

Consented v Proposed+Consented

Floor Ref.	Room Ref.	Property Type		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
			% of room		73%	66%	0.91
4-5 King's Mews							
Ground	R1	Commercial	Area m2	15.75	7.97	7.84	
			% of room		51%	50%	0.98
	R2	Residential	Area m2	11.65	5.06	5.02	
			% of room		43%	43%	0.99
First	R1	Commercial	Area m2	15.75	13.28	12.21	
			% of room		84%	77%	0.92
	R2	Commercial	Area m2	11.65	8.31	8.24	
			% of room		71%	71%	0.99
39-45 Gray's Inn Road							
First	R1	Residential	Area m2	33.99	5.68	5.68	
			% of room		17%	17%	1.00
	R2	Residential	Area m2	17.69	5.24	5.24	
			% of room		30%	30%	1.00
	R3	Residential	Area m2	12.00	2.92	2.92	
			% of room		24%	24%	1.00
	R4	Residential	Area m2	33.70	7.91	4.32	
			% of room		23%	13%	0.55
	R5	Residential	Area m2	33.83	9.11	4.69	
			% of room		27%	14%	0.51
Second	R1	Residential	Area m2	33.99	30.11	30.11	
			% of room		89%	89%	1.00
	R2	Residential	Area m2	17.69	15.91	15.91	
			% of room		90%	90%	1.00
	R3	Residential	Area m2	12.00	9.08	9.08	
			% of room		76%	76%	1.00
	R4	Residential	Area m2	33.70	21.30	10.35	
			% of room		63%	31%	0.49
	R5	Residential	Area m2	33.83	30.70	10.30	
			% of room		91%	30%	0.34
Third	R1	Residential	Area m2	32.19	31.63	31.63	
			% of room		98%	98%	1.00
	R2	Residential	Area m2	15.89	14.88	14.88	
			% of room		94%	94%	1.00
	R3	Residential	Area m2	12.00	11.52	11.52	
			% of room		96%	96%	1.00
	R4	Residential	Area m2	31.90	27.96	27.73	
			% of room		88%	87%	0.99
	R5	Residential	Area m2	32.04	31.48	31.48	
			% of room		98%	98%	1.00
Fourth	R1	Residential	Area m2	29.52	27.92	27.92	
			% of room		95%	95%	1.00
	R2	Residential	Area m2	15.99	14.53	14.53	
			% of room		91%	91%	1.00
	R3	Residential	Area m2	10.32	7.54	7.54	
			% of room		73%	73%	1.00
	R4	Residential	Area m2	28.46	22.56	22.56	

Consented v Proposed+Consented

Floor Ref.	Room Ref.	Property Type		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
			% of room		79%	79%	1.00
	R5	Residential	Area m2	29.92	28.39	28.39	
			% of room		95%	95%	1.00
4-10 Theobalds Road							
Second	R1		Area m2	8.35	5.00	5.00	
			% of room		60%	60%	1.00
	R2		Area m2	12.80	8.81	8.81	
			% of room		69%	69%	1.00
Third	R1		Area m2	8.35	6.68	6.68	
			% of room		80%	80%	1.00
	R2		Area m2	12.80	11.77	11.77	
			% of room		92%	92%	1.00
	R3		Area m2	14.06	9.96	9.96	
			% of room		71%	71%	1.00
Fourth	R1		Area m2	8.35	8.16	8.16	
			% of room		98%	98%	1.00
	R2		Area m2	12.80	12.51	12.51	
			% of room		98%	98%	1.00
	R3		Area m2	14.06	13.72	13.72	
			% of room		98%	98%	1.00
12 Theobalds Road							
Ground	R1		Area m2	24.00	1.23	1.23	
			% of room		5%	5%	1.00
	R2		Area m2	39.52	7.29	7.26	
			% of room		18%	18%	1.00

Consented v Proposed+Consented

Floor Ref.	Room Ref.	Property Type	Window Ref.	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
1 King's Mews												
Ground	R1	Commercial	W1	0.68	2.69	48.10	48.05	126.32	0.50	1.00	0.93	0.93
			W2	0.68	0.95	39.82	39.80	126.32	0.50	1.00	0.27	0.27
			W3	0.68	0.18	19.39	19.13	126.32	0.50	1.00	0.03	0.02
											1.23	1.22
First	R1	Residential	W1-L	0.68	0.05	57.83	57.77	57.17	0.50	0.15	0.01	0.01
			W1-U	0.68	1.32	61.19	61.12	57.17	0.50	1.00	1.28	1.28
											1.29	1.29
First	R2	Residential	W2-L	0.68	0.05	48.05	48.00	57.18	0.50	0.15	0.01	0.01
			W2-U	0.68	1.32	50.33	50.26	57.18	0.50	1.00	1.05	1.05
											1.06	1.06
35 Grays Inn Road												
First	R1		W1-L	0.68	0.95	42.35	40.53	49.19	0.50	0.00	0.00	0.00
			W1-U	0.68	0.25	33.89	31.81	49.19	0.50	1.00	0.15	0.15
											0.15	0.15
First	R2		W2-L	0.68	0.20	40.90	39.60	57.62	0.50	0.00	0.00	0.00
			W2-U	0.68	0.24	35.13	33.75	57.62	0.50	1.00	0.13	0.13
			W3-L	0.68	1.77	39.52	38.41	57.62	0.50	0.00	0.00	0.00
			W3-U	0.68	0.78	38.50	37.47	57.62	0.50	1.00	0.47	0.46
											0.61	0.59
Second	R1		W1-L	0.68	1.35	53.61	52.51	49.19	0.50	0.00	0.00	0.00
			W1-U	0.68	0.19	32.89	31.98	49.19	0.50	1.00	0.11	0.11
											0.11	0.11
Second	R2		W2-L	0.68	0.87	48.29	47.82	57.62	0.50	0.00	0.00	0.00
			W2-U	0.68	1.16	49.09	48.81	57.62	0.50	1.00	0.89	0.89
											0.89	0.89
Third	R1		W1-L	0.68	1.35	64.82	64.82	49.19	0.50	0.00	0.00	0.00
			W1-U	0.68	0.19	40.76	40.76	49.19	0.50	1.00	0.14	0.14
											0.14	0.14
Third	R2		W2-L	0.68	0.87	56.24	56.24	57.62	0.50	0.00	0.00	0.00
			W2-U	0.68	0.89	54.63	54.63	57.62	0.50	1.00	0.77	0.77
											0.77	0.77
Fourth	R1		W1-L	0.68	0.63	73.49	73.49	49.19	0.50	0.00	0.00	0.00
			W1-U	0.68	0.65	72.04	72.04	49.19	0.50	1.00	0.86	0.86
											0.86	0.86
Fourth	R2		W2-L	0.68	0.87	64.27	64.27	57.62	0.50	0.00	0.00	0.00
			W2-U	0.68	0.39	51.07	51.07	57.62	0.50	1.00	0.31	0.31
											0.31	0.31
37 Grays Inn Road												
First	R1		W1-L	0.68	1.36	40.72	37.62	49.60	0.50	0.00	0.00	0.00
			W1-U	0.68	0.29	30.31	25.93	49.60	0.50	1.00	0.16	0.14
											0.16	0.14
First	R2		W2-L	0.68	1.52	35.38	35.12	43.21	0.50	0.00	0.00	0.00
			W2-U	0.68	0.43	31.00	30.72	43.21	0.50	1.00	0.28	0.27
											0.28	0.27
First	R3		W3-L	0.68	0.98	45.29	43.28	49.57	0.50	0.00	0.00	0.00
			W3-U	0.68	0.75	45.88	43.97	49.57	0.50	1.00	0.63	0.60
											0.63	0.60
Second	R1		W1-L	0.68	0.71	50.36	46.75	49.60	0.50	0.00	0.00	0.00
			W1-U	0.68	0.53	48.22	44.82	49.60	0.50	1.00	0.47	0.44
											0.47	0.44
Second	R2		W2-L	0.68	0.98	43.78	43.60	43.21	0.50	0.00	0.00	0.00
			W2-U	0.68	0.53	43.24	43.11	43.21	0.50	1.00	0.48	0.48
											0.48	0.48
Third	R1		W1-L	0.68	0.65	54.76	54.34	66.52	0.50	0.00	0.00	0.00
			W1-U	0.68	0.19	35.75	35.53	66.52	0.50	1.00	0.09	0.09
											0.09	0.09
Third	R2		W2-L	0.68	0.40	43.11	42.82	55.24	0.50	0.00	0.00	0.00
			W2-U	0.68	0.14	30.19	30.07	55.24	0.50	1.00	0.07	0.07
											0.07	0.07
2-3 King's Mews												
Ground	R1	Commercial	W1-L	0.68	1.15	36.64	36.47	92.75	0.50	0.15	0.06	0.06
			W1-U	0.68	3.69	30.07	29.86	92.75	0.50	1.00	1.09	1.08
											1.15	1.14
Ground	R2	Residential	W2-L	0.68	0.61	43.36	43.26	51.97	0.50	0.15	0.07	0.07
			W2-U	0.68	1.98	46.25	46.13	51.97	0.50	1.00	1.60	1.59
											1.67	1.66
First	R1	Commercial	W1-L	0.68	1.15	54.31	53.58	92.75	0.50	0.15	0.09	0.09
			W1-U	0.68	3.69	56.75	55.74	92.75	0.50	1.00	2.05	2.01
											2.14	2.10
First	R2	Commercial	W2	0.68	1.11	56.05	55.36	51.97	0.50	1.00	1.08	1.07

Consented v Proposed+Consented

Floor Ref.	Room Ref.	Property Type	Window Ref.	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
											1.08	1.07
					4-5 King's Mews							
Ground	R1	Commercial	W1-L	0.68	1.15	39.33	39.27	69.61	0.50	0.15	0.09	0.09
			W1-U	0.68	3.69	31.16	31.08	69.61	0.50	1.00	1.50	1.50
											1.59	1.58
Ground	R2	Residential	W2-L	0.68	0.49	44.79	44.76	56.37	0.50	0.15	0.05	0.05
			W2-U	0.68	1.58	47.56	47.53	56.37	0.50	1.00	1.21	1.21
											1.26	1.26
First	R1	Commercial	W1-L	0.68	1.15	56.34	56.12	69.61	0.50	0.15	0.13	0.13
			W1-U	0.68	3.69	58.64	58.30	69.61	0.50	1.00	2.82	2.81
											2.95	2.93
First	R2	Commercial	W2	0.68	1.66	59.19	59.02	56.37	0.50	1.00	1.58	1.57
											1.58	1.57
					39-45 Gray's Inn Road							
First	R1	Residential	W1-L	0.68	1.58	15.42	15.42	138.61	0.50	0.15	0.02	0.02
			W1-U	0.68	2.87	34.99	34.97	138.61	0.50	1.00	0.66	0.66
			W2-L	0.68	0.30	25.63	25.63	138.61	0.50	0.15	0.01	0.01
			W2-U	0.68	1.03	29.76	29.76	138.61	0.50	1.00	0.20	0.20
											0.89	0.89
First	R2	Residential	W3-L	0.68	0.30	26.61	26.61	94.30	0.50	0.15	0.01	0.01
			W3-U	0.68	1.04	31.00	31.00	94.30	0.50	1.00	0.31	0.31
			W4-L	0.68	1.58	29.51	29.27	94.30	0.50	0.15	0.07	0.07
			W4-U	0.68	2.88	33.89	33.71	94.30	0.50	1.00	0.94	0.93
											1.33	1.32
First	R3	Residential	W5-L	0.68	0.30	23.41	22.74	62.43	0.50	0.15	0.02	0.02
			W5-U	0.68	1.04	26.10	25.52	62.43	0.50	1.00	0.40	0.39
			W6-L	0.68	0.30	23.37	23.37	62.43	0.50	0.15	0.02	0.02
			W6-U	0.68	1.03	26.17	26.17	62.43	0.50	1.00	0.39	0.39
											0.82	0.81
First	R4	Residential	W7-L	0.68	1.58	30.98	28.59	152.88	0.50	0.15	0.04	0.04
			W7-U	0.68	2.88	33.50	30.85	152.88	0.50	1.00	0.57	0.53
			W8-L	0.68	0.30	29.72	24.89	152.88	0.50	0.15	0.01	0.01
			W8-U	0.68	1.04	32.29	26.89	152.88	0.50	1.00	0.20	0.17
											0.82	0.74
First	R5	Residential	W9-L	0.68	0.30	28.43	23.89	136.40	0.50	0.15	0.01	0.01
			W9-U	0.68	1.04	31.43	26.18	136.40	0.50	1.00	0.22	0.18
			W10-L	0.68	1.58	36.11	31.92	136.40	0.50	0.15	0.06	0.05
			W10-U	0.68	2.88	39.89	34.41	136.40	0.50	1.00	0.76	0.66
											1.05	0.90
Second	R1	Residential	W1-L	0.68	0.93	56.89	56.89	136.00	0.50	0.15	0.05	0.05
			W1-U	0.68	2.78	65.91	65.91	136.00	0.50	1.00	1.22	1.22
			W2-L	0.68	0.33	42.66	42.66	136.00	0.50	0.15	0.01	0.01
			W2-U	0.68	1.00	48.53	48.53	136.00	0.50	1.00	0.32	0.32
											1.61	1.61
Second	R2	Residential	W3-L	0.68	0.34	43.80	43.80	92.12	0.50	0.15	0.02	0.02
			W3-U	0.68	1.01	49.93	49.93	92.12	0.50	1.00	0.50	0.50
			W4-L	0.68	0.93	48.37	48.30	92.12	0.50	0.15	0.07	0.07
			W4-U	0.68	2.78	55.72	55.69	92.12	0.50	1.00	1.53	1.53
											2.11	2.11
Second	R3	Residential	W5-L	0.68	0.34	35.23	34.93	61.01	0.50	0.15	0.03	0.03
			W5-U	0.68	1.01	40.26	40.10	61.01	0.50	1.00	0.61	0.60
			W6-L	0.68	0.33	35.23	35.23	61.01	0.50	0.15	0.03	0.03
			W6-U	0.68	0.99	40.03	40.03	61.01	0.50	1.00	0.59	0.59
											1.25	1.25
Second	R4	Residential	W7-L	0.68	0.93	42.99	40.64	149.72	0.50	0.15	0.04	0.03
			W7-U	0.68	2.78	46.74	44.77	149.72	0.50	1.00	0.79	0.75
			W8-L	0.68	0.34	39.65	33.73	149.72	0.50	0.15	0.01	0.01
			W8-U	0.68	1.01	42.79	37.28	149.72	0.50	1.00	0.26	0.23
											1.10	1.03
Second	R5	Residential	W9-L	0.68	0.34	40.06	33.78	133.85	0.50	0.15	0.01	0.01
			W9-U	0.68	1.01	44.13	37.71	133.85	0.50	1.00	0.30	0.26
			W10-L	0.68	0.93	51.77	43.94	133.85	0.50	0.15	0.05	0.04
			W10-U	0.68	2.79	56.51	47.75	133.85	0.50	1.00	1.07	0.90
											1.43	1.21
Third	R1	Residential	W1-L	0.68	1.58	42.75	42.75	128.43	0.50	0.15	0.07	0.07
			W1-U	0.68	2.87	79.89	79.89	128.43	0.50	1.00	1.62	1.62
			W2-L	0.68	0.30	63.20	63.20	128.43	0.50	0.15	0.02	0.02
			W2-U	0.68	1.03	73.48	73.48	128.43	0.50	1.00	0.54	0.54
											2.25	2.25
Third	R2	Residential	W3-L	0.68	0.30	65.17	65.17	84.55	0.50	0.15	0.03	0.03
			W3-U	0.68	1.04	72.57	72.57	84.55	0.50	1.00	0.81	0.81
			W4-L	0.68	1.58	42.75	42.75	84.55	0.50	0.15	0.11	0.11
			W4-U	0.68	2.88	76.75	76.75	84.55	0.50	1.00	2.37	2.37
											3.32	3.32
Third	R3	Residential	W5-L	0.68	0.30	57.27	57.27	61.01	0.50	0.15	0.04	0.04

Consented v Proposed+Consented

Floor Ref.	Room Ref.	Property Type	Window Ref.	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
			W5-U	0.68	1.04	69.40	69.40	61.01	0.50	1.00	1.08	1.08
			W6-L	0.68	0.30	56.82	56.82	61.01	0.50	0.15	0.04	0.04
			W6-U	0.68	1.03	66.73	66.58	61.01	0.50	1.00	1.02	1.02
											2.17	2.17
Third	R4	Residential	W7-L	0.68	1.58	42.75	42.75	142.15	0.50	0.15	0.06	0.06
			W7-U	0.68	2.88	70.56	69.97	142.15	0.50	1.00	1.29	1.28
			W8-L	0.68	0.30	56.57	53.34	142.15	0.50	0.15	0.02	0.02
			W8-U	0.68	1.04	66.83	64.97	142.15	0.50	1.00	0.44	0.43
											1.82	1.80
Third	R5	Residential	W9-L	0.68	0.30	58.67	54.42	126.29	0.50	0.15	0.02	0.02
			W9-U	0.68	1.04	68.39	65.11	126.29	0.50	1.00	0.51	0.49
			W10-L	0.68	1.58	42.55	42.55	126.29	0.50	0.15	0.07	0.07
			W10-U	0.68	2.88	73.44	69.44	126.29	0.50	1.00	1.52	1.43
											2.12	2.01
Fourth	R1	Residential	W1-L	0.68	0.26	N/A	N/A	118.36	0.50	0.15	N/A	N/A
			W1-U	0.68	1.23	80.81	80.81	118.36	0.50	1.00	0.76	0.76
			W2-L	0.68	0.26	N/A	N/A	118.36	0.50	0.15	N/A	N/A
			W2-U	0.68	1.23	80.70	80.70	118.36	0.50	1.00	0.76	0.76
											1.52	1.52
Fourth	R2	Residential	W3-L	0.68	0.26	N/A	N/A	80.56	0.50	0.15	N/A	N/A
			W3-U	0.68	1.23	80.53	80.53	80.56	0.50	1.00	1.11	1.11
			W4-L	0.68	0.26	N/A	N/A	80.56	0.50	0.15	N/A	N/A
			W4-U	0.68	1.23	80.36	80.36	80.56	0.50	1.00	1.11	1.11
											2.22	2.22
Fourth	R3	Residential	W5-L	0.68	0.26	N/A	N/A	53.43	0.50	0.15	N/A	N/A
			W5-U	0.68	1.23	80.00	80.00	53.43	0.50	1.00	1.67	1.67
											1.67	1.67
Fourth	R4	Residential	W6-L	0.68	0.26	N/A	N/A	130.32	0.50	0.15	N/A	N/A
			W6-U	0.68	1.23	79.68	79.68	130.32	0.50	1.00	0.68	0.68
											0.68	0.68
Fourth	R5	Residential	W7-L	0.68	0.26	N/A	N/A	117.81	0.50	0.15	N/A	N/A
			W7-U	0.68	1.23	78.97	78.97	117.81	0.50	1.00	0.75	0.75
			W8-L	0.68	0.26	N/A	N/A	117.81	0.50	0.15	N/A	N/A
			W8-U	0.68	1.23	78.30	78.30	117.81	0.50	1.00	0.74	0.74
											1.49	1.49
4-10 Theobalds Road												
Second	R1		W1	0.68	1.91	26.20	26.20	44.48	0.50	1.00	1.02	1.02
											1.02	1.02
Second	R2		W2	0.68	1.91	34.28	34.28	60.48	0.50	1.00	0.98	0.98
											0.98	0.98
Third	R1		W1	0.68	1.73	47.84	47.84	44.48	0.50	1.00	1.69	1.69
											1.69	1.69
Third	R2		W2	0.68	1.74	57.21	57.21	60.48	0.50	1.00	1.49	1.49
											1.49	1.49
Third	R3		W3	0.68	1.74	34.92	34.92	64.41	0.50	1.00	0.85	0.85
											0.85	0.85
Fourth	R1		W1	0.68	1.20	68.28	68.28	44.48	0.50	1.00	1.67	1.67
											1.67	1.67
Fourth	R2		W2	0.68	1.26	71.94	71.94	60.48	0.50	1.00	1.36	1.36
											1.36	1.36
Fourth	R3		W3	0.68	1.74	58.55	58.55	64.41	0.50	1.00	1.43	1.43
											1.43	1.43
12 Theobalds Road												
Ground	R1		W1-L	0.68	0.76	26.24	26.24	96.00	0.50	0.00	0.00	0.00
			W1-U	0.68	1.08	25.13	25.13	96.00	0.50	1.00	0.26	0.26
											0.26	0.26
Ground	R2		W2-L	0.68	0.76	26.13	26.11	140.07	0.50	0.00	0.00	0.00
			W2-U	0.68	1.08	25.73	25.72	140.07	0.50	1.00	0.18	0.18
			W3-L	0.68	0.76	26.26	26.23	140.07	0.50	0.00	0.00	0.00
			W3-U	0.68	1.08	26.23	26.20	140.07	0.50	1.00	0.18	0.18
			W4-L	0.68	0.76	26.91	26.85	140.07	0.50	0.00	0.00	0.00
			W4-U	0.68	1.08	27.21	27.15	140.07	0.50	1.00	0.19	0.19
											0.55	0.55