GVA
An APLEONA company

Daylight &
Sunlight Report

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Hoxton Hotel

The Hoxton (Holborn) Ltd

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Contents

Appendices

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For and on behalf of GVA Grimley Limited

1. Introduction and Scope of Report

1.1 GVA Schatunowski Brooks has been instructed by The Hoxton (Holborn) Ltd to undertake the assessment of the impact of the proposed extensions to the existing Hotel on the daylight and sunlight presently received by existing neighbouring buildings in the context of the standards adopted by Camden Council in their Amenity Policy which refers to properties having adequate amenity.

1.2 Drawings HO86/07/BRE59 and 61 give 3-D views of the scheme whilst drawings 60 and 62 show locations of tested buildings.

2. Information Relied Upon

2.1 Our analysis has been based on a 3D computer model of the existing neighbouring buildings and the "massing" of the proposed new development.

2.2 For the existing neighbouring buildings, the 3D model has been built-up from an accurate 3D survey provided by MBS Survey Software Limited and received on 22nd July 2016 – drawing number MBS16_601.

2.3 For the proposed scheme, we have relied upon the architects model 10475-EPR-00-XX-M3-A-central_TP.dwg received in September 2017.

2.4 The site has been inspected on a number of occasions and where necessary, the measured survey has been supplemented by additional measurements taken on site.

3. Daylight & Sunlight Standards

3.1 The BRE Guidelines – *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* are well established and are adopted by most Local Authorities as the appropriate scientific and empirical methods of measuring daylight and sunlight in order to provide objective data upon which to apply their planning policies. The Guidelines are not fixed standards but should be applied flexibly to take account of the specific circumstances of each case.

3.2 The Introduction of the Guidelines states:

"*The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design*."

3.3 The 'flexibility' recommended in the Guidelines should reflect the specific characteristics of each case being considered. For example, as the numerical targets within the Guidelines have been derived on the basis of a low density suburban housing model, it is entirely appropriate to apply a more flexible approach when dealing with higher rise developments in a denser urban environment where the general scale of development is greater. In addition, where existing and proposed buildings have specific design features such as projecting balconies, deep recesses, bay windows etc., it is also equally valid to apply a degree of flexibility to take account of the effect of these particular design features. This does not mean that the recommendations and targets within the Guidelines can be disregarded but, instead, the 'flexibility' that should be applied should be founded on sound scientific principles that can be supported and justified. This requires a certain level of professional value judgement and experience.

Daylighting

3.4 In respect of daylighting, the BRE Guidelines adopt different methods of measurement depending on whether the assessment is for the impact on existing neighbouring premises or for measuring the adequacy of proposed new dwellings. For safeguarding the daylight received by existing neighbouring residential buildings around a proposed development, the relevant recommendations are set out in Section 2.2 of the Guidelines.

3.5 The adequacy of daylight received by existing neighbouring dwellings is measured using two methods of measurement. First, it is necessary to measure the Vertical Sky Component (VSC)

followed by the measurement of internal Daylight Distribution by plotting the position of the 'existing' and 'proposed' no sky line contour.

3.6 VSC is measured at the mid-point on the external face of the window serving a habitable room. For the purpose of the Guidelines, a "habitable" room is defined as a Kitchen, Living Room or Bedroom. Bathrooms, hallways and circulation space are excluded from this definition. In addition, many Local Authorities make a further distinction in respect of small kitchens. Where the internal area of a small kitchen limits the use to food preparation and is not of sufficient size to accommodate some other form of "habitable" use such as dining, the kitchen need not be classed as a "habitable" room in its own right.

3.7 VSC is a 'spot' measurement taken on the face of the window and is a measure of the availability of light from the sky from over the "existing" and "proposed" obstruction caused by buildings or structures in front of the window. As it is measured on the outside face of the window, one of the inevitable shortcomings is that it does not take account of the size of the window or the size or use of the room served by the window. For this reason, the BRE Guidelines require internal Daylight Distribution to be measured in addition to VSC.

3.8 The 'No Sky Line' contour plotted for the purpose of measuring internal Daylight Distribution identifies those areas within the room usually measured on a horizontal working plane set at table top level, where there is direct sky visibility. This therefore represents those parts within the room where the sky can be seen through the window. This second measure therefore takes account of the size of the window and the size of the room but is only more reliable than VSC when the actual room uses, layouts and dimensions are known. When interpreted in conjunction with the VSC value, the likely internal lighting conditions, and hence the quality of lighting within the room, can be assessed.

3.9 For VSC, the Guidelines states that:

"*If this Vertical Sky Component is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the Vertical Sky Component with the new development in place is both less than 27% and less than 0.8 times its former value, then the occupants of the existing building will notice the reduction in the amount of skylight*."

3.10 To put this in context, the maximum VSC value that can be received for a totally unobstructed vertical window is 40%. There are however circumstances where the VSC value is already below 27%. In such circumstances, it is permissible to reduce the existing VSC value by a factor of 0.2 (i.e. 20%) so that the value on the 'proposed' conditions remains more than 0.8 times its former value. The scientific reasoning for this permissible margin of reduction is that existing daylight (and sunlight) levels can be reduced by a factor of 20% before the loss

becomes materially noticeable. This factor of reduction applies to VSC, daylight distribution, sunlight and overshadowing.

3.11 By contrast, the adequacy of daylight for proposed 'New-Build' dwellings is measured using the standards in the British Standard Code of Practice for Daylighting, BS8206 Part 2.

3.12 The British Standard relies upon the use of Average Daylight Factors (ADF) rather than VSC and Daylight Distribution. The use of ADF is referred to in the BRE Guidelines (Appendix C) but its use is usually limited as a supplementary 'check' of internal lighting conditions once the VSC and Daylight Distribution tests have been completed.

3.13 ADF is sometimes seen as a more accurate and representative measure of internal lighting conditions as it comprises a greater number of design factors and input variables/coefficients. That is, the value of ADF is derived from:

- The actual amount of daylight received by the window(s) serving the room expressed as the "angle of visible sky" which is derived from the VSC value and therefore represents the amount of light striking the face of the window.
- The loss of transmittance through the glazing.
- The size of the window (net area of glazing).
- The size of the room served by the window(s) (net internal surface area of the room).
- The internal reflectance values of the internal finishes within the room.
- The specific use of the room.

3.14 One of the main reasons why ADF is more appropriate for New-Build dwellings is that any of the above input variables can be changed during the course of the design process in order to achieve the required internal lighting values. The ability to make such changes is not usually available when dealing with existing neighbouring buildings.

3.15 Unlike the application of VSC and daylight distribution, the British Standard differentiates between different room uses. It places the highest ADF standard on Family Kitchens where the minimum target value is 2% *df*. Living Rooms should achieve 1.5% *df*, and Bedrooms 1.0% *df*.

Sunlighting

3.16 The requirements for protecting sunlight to existing residential buildings are set out in section 3.2 of the BRE Guidelines.

3.17 The availability of sunlight varies throughout the year with the maximum amount of sunlight being available on the summer solstice and the minimum on the winter solstice. In view of this, the internationally accepted test date for measuring sunlight is the spring equinox (21 March), on which day the United Kingdom has equal periods of daylight and darkness and sunlight is available from approximately 0830hrs to 1730hrs. In addition, on that date, sunlight received perpendicular to the face of a window would only be received where that window faces within 90º of due south. The BRE Guidelines therefore limit the extent of testing for sunlight where a window faces within 90º of due south.

3.18 The sunlight standards are normally applied to the principal Living Room within each dwelling rather than to kitchens and bedrooms.

3.19 The recommendation for sunlight is:

"*If this window reference point can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months of 21 September and 21 March, then the room should still receive enough sunlight* ...

Any reduction in sunlight access below this level should be kept to a minimum. If the availability of sunlight hours are both less than the amounts given and less than 0.8 times their former value, either over the whole year or just during the winter months, then the occupants of the existing building will notice the loss of sunlight."

3.20 A good level of sunlight will therefore be achieved where a window achieves more than 25% APSH, of which 5% should be in the winter months. Where sunlight levels fall below this suggested recommendation, a comparison with the existing condition should be undertaken and if the reduction ratio is less than 0.2, i.e. the window continues to receive more than 0.8 times its existing sunlight levels, the impact on sunlight will be acceptable.

4. Scheme Assessment

4.1 Camden's Policy applies to "*habitable*" rooms in existing neighbouring dwellings and requires all to remain adequately lit. From our review of the various archives, planning records and external inspection, the extent of existing neighbouring residential properties in close proximity of the site that could be affected by the proposed development have been identified as:

- 206 High Holborn
- 1-3 Newton Street
- Aria House – Newton Street
- 8 Newton Street
- 23 Stukely Street

206 High Holborn- HO86/07/BRE63-65

4.2 This property contains commercial space at ground floor with residential use above. There may be a single residential window on the ground floor in Newton Street , its actual use has not been determined so an analysis has been undertaken for completeness.

4.3 In this case all windows either retain more than 27% VSC or see a less than 20% reduction in VSC which makes them fully BRE compliant.

4.4 Sunlight was analysed and again full BRE compliance is found.

1-3 Newton Street- HO86/07/BRE63-65

4.5 This residential property has communal space at ground floor and thus residential use dos not commence until the first floor.

4.6 All windows see a reduction well less than the 20% guide level in the BRE guidance and as such these are fully BRE compliant.

4.7 There are minor losses of sunlight beyond the BRE guidance but this is due to very small actual loss of sunlight hours equating to a high percentage especially in winter hours.

Aria House Newton Street - HO86/04/BRE63-65

4.8 This residential property has flats from ground floor up to fourth floor.

4.9 All windows see a reduction well less than the 20% guide level in the BRE guidance or retain in excess of 27% VSC; once again these are fully BRE compliant.

4.10 Sunlight is fully compliant with BRE guidance.

8 Newton Street - HO86/07/BRE66

4.11 This property is a small tower block of residential flats located immediately to the south of the site.

4.12 It was noted that some of the ground floor windows facing the site are not in residential use; these have not been included in the analysis.

4.13 For all floors save the ground floor the flats configure with corner living accommodation lit from two facades, all these rooms have main windows that see less than 20% reductions in light and all rooms retain extensive coverage of the daylight distribution contour. These rooms all remain very well lit.

4.14 The central windows on the north elevation of this block appear to be kitchens and therefore potentially less important than the lounge areas.

4.15 These in the main see reductions of less than 20% and where losses occur that are above this guide level the reductions themselves are of single figure percentage points, in reality therefore the impact on even these which are four in total is minimal.

4.16 In our view there is no significant impact on this building.

4.17 Sunlight is fully BRE compliant.

23 Stukeley Street - HO86/07/BRE67

4.18 This property contains a small number of residential windows facing north east across the site.

4.19 It is the rear elevation that looks towards the site and appears to consist of bedrooms and bathrooms.

4.21 Reductions here are in excess of BRE guidance for six rooms .These have relatively small windows for the size of room and consequently internal daylight levels under ADF analysis are below recommended levels in the existing condition which means that artificial lighting will be required in these rooms . This will continue to be the case and consequently actual levels of amenity will remain similar. It is noted that the main elevation for these units face directly away from the site, these contain we believe the main living areas and are unaffected.

4.22 No sunlight analysis is required given the elevation's orientation.

5. Summary and Conclusion

5.1 In overall summary, the proposed form of massing will not have a significant impact on the daylight and sunlight received by the existing neighbouring dwellings surrounding the site.

5.2 Only six rooms, thought to be bedrooms, will be impacted but these do not enjoy levels if internal light that meet standard levels and that means that artificial light is the main source of illumination. The BRE guidance gives greater weight to living areas in terms of daylight and sunlight and in our view this reduces the impact still further given the living spaces are unaffected.

5.3 There are no notable issues in terms of Sunlight.

5.4 In overall summary the scheme performs well against BRE guidance.

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Appendix I

HOXTON HOTEL
06-Oct-17
JOB 07 - DAYLIGHT RESULTS

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
206 High Holborn HO86/07/BRE/63,64,65										
Gnd Floor										
R4/140	UNKNOWN	W10/140	9.64	9.42	2.28%	0.57	0.56	1.94%	29.33%	2.49%
1st Floor										
R1/141	UNKNOWN	W1/141	22.90	22.90	0.00%	3.30	3.30	0.15%	97.92%	0.00%
		W2/141	22.76	22.76	0.00%					
		W3/141	15.17	15.07	0.66%					
R2/141	UNKNOWN	W4/141	12.65	12.47	1.42%	0.96	0.95	1.05%	35.41%	0.00%
R3/141	UNKNOWN	W5/141	12.21	11.94	2.21%	0.97	0.95	1.76%	32.18%	0.89%
R4/141	UNKNOWN	W6/141	12.22	11.86	2.95%	0.87	0.85	2.41%	31.77%	2.62%
2nd Floor										
R1/142	UNKNOWN	W1/142	26.49	26.49	0.00%	2.92	2.91	0.17%	97.97%	0.00%
		W2/142	26.42	26.42	0.00%					
		W3/142	18.04	17.91	0.72%					
R2/142	UNKNOWN	W4/142	15.82	15.57	1.58%	0.89	0.88	1.35%	35.82%	0.00%
R3/142	UNKNOWN	W5/142	15.59	15.17	2.69%	0.91	0.89	2.08%	32.68%	1.95%
R4/142	UNKNOWN	W6/142	15.76	15.17	3.74%	0.83	0.81	2.77%	31.77%	4.76%
3rd Floor										
R1/143	UNKNOWN	W1/143	29.50	29.50	>27	2.68	2.68	0.22%	97.92%	0.00%
		W2/143	29.48	29.48	>27					
		W3/143	21.57	21.39	0.83%					
R2/143	UNKNOWN	W4/143	19.73	19.39	1.72%	0.86	0.85	1.51%	38.90%	0.18%
R3/143	UNKNOWN	W5/143	19.75	19.16	2.99%	0.89	0.87	2.46%	35.86%	1.98%
R4/143	UNKNOWN	W6/143	20.10	19.23	4.33%	0.82	0.79	3.41%	35.80%	5.33%
4th Floor										
R1/144	UNKNOWN	W1/144	31.80	31.80	>27	2.29	2.28	0.22%	97.70%	0.00%
		W2/144	31.79	31.79	>27					
		W3/144	24.90	24.63	1.08%					
R2/144	UNKNOWN	W4/144	23.46	22.99	2.00%	0.58	0.57	1.91%	30.80%	2.65%
R3/144	UNKNOWN	W5/144	23.56	22.81	3.18%	0.60	0.58	3.15%	28.63%	8.12%
R4/144	UNKNOWN	W6/144	23.91	22.80	4.64%	0.55	0.53	4.01%	27.49%	12.62%
1-3 Newton Street HO86/07/BRE/63,64,65										
1st Floor										
R1/151	UNKNOWN	W1/151	11.39	10.90	4.30%	0.98	0.94	3.87%	31.41%	6.68%
		W2/151	11.58	11.03	4.75%					
R2/151	UNKNOWN	W3/151	11.59	10.98	5.26%	1.05	1.00	4.59%	31.19%	6.92%
		W4/151	11.77	11.11	5.61%					
R3/151	UNKNOWN	W5/151	11.87	11.14	6.15%	1.11	1.05	5.16%	31.80%	8.60%
		W6/151	11.91	11.15	6.38%					
R4/151	UNKNOWN	W7/151	12.04	11.24	6.64%	0.91	0.86	5.29%	34.90%	6.72%
		W8/151	11.92	11.12	6.71%					

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
2nd Floor										
R1/152	UNKNOWN	W1/152	14.64	13.85	5.40%	1.03	0.98	4.66%	34.38%	12.31%
		W2/152	14.91	14.02	5.97%					
R2/152	UNKNOWN	W3/152	15.00	13.99	6.73%	1.09	1.03	5.67%	34.32%	14.20%
		W4/152	15.24	14.15	7.15%					
R3/152	UNKNOWN	W5/152	15.39	14.18	7.86%	1.16	1.08	6.49%	34.79%	15.07%
		W6/152	15.46	14.20	8.15%					
R4/152	UNKNOWN	W7/152	15.59	14.25	8.60%	0.95	0.88	6.97%	38.35%	11.98%
		W8/152	15.49	14.14	8.72%					
3rd Floor										
R1/153	UNKNOWN	W1/153	16.72	15.58	6.82%	0.74	0.68	7.57%	30.37%	21.97%
		W2/153	17.06	15.77	7.56%					
R2/153	UNKNOWN	W3/153	17.24	15.72	8.82%	0.79	0.72	9.21%	30.09%	23.79%
		W4/153	17.53	15.90	9.30%					
R3/153	UNKNOWN	W5/153	17.66	15.88	10.08%	0.84	0.75	10.45%	31.42%	23.17%
		W6/153	17.78	15.92	10.46%					
R4/153	UNKNOWN	W7/153	17.89	15.91	11.07%	0.69	0.62	10.87%	34.53%	19.46%
		W8/153	17.83	15.84	11.16%					
4th Floor										
R1/154	UNKNOWN	W1/154	25.32	23.53	7.07%	2.88	2.72	5.39%	60.15%	37.59%
R2/154	UNKNOWN	W2/154	26.07	23.75	8.90%	3.05	2.85	6.75%	60.60%	38.85%
R3/154	UNKNOWN	W3/154	26.35	23.73	9.94%	5.12	4.85	5.31%	94.51%	4.58%
		W4/154	13.24	12.72	3.93%					
Aria House	**HO86/07/BRE/63,64,65**									
Gnd Floor										
R1/161	UNKNOWN	W1/161	12.74	11.72	8.01%	0.74	0.69	6.62%	42.66%	2.13%
		W2/161	13.98	13.05	6.65%					
R2/161	UNKNOWN	W3/161	14.50	13.59	6.28%	0.78	0.74	5.64%	50.22%	3.61%
		W4/161	15.76	14.84	5.84%					
R3/161	UNKNOWN	W5/161	16.21	15.40	5.00%	0.62	0.59	5.13%	56.29%	1.85%
		W6/161	16.48	15.72	4.61%					
R4/161	UNKNOWN	W7/161	17.57	16.87	3.98%	0.66	0.64	3.64%	82.30%	0.21%
R5/161	UNKNOWN	W8/161	17.65	17.03	3.51%	0.65	0.63	3.23%	74.35%	1.26%
1st Floor										
R1/162	UNKNOWN	W1/162	16.84	15.19	9.80%	0.77	0.70	8.63%	42.66%	5.49%
		W2/162	18.18	16.66	8.36%					
R2/162	UNKNOWN	W3/162	18.69	17.20	7.97%	0.80	0.74	7.54%	50.41%	6.29%
		W4/162	19.93	18.45	7.43%					
R3/162	UNKNOWN	W5/162	20.02	18.73	6.44%	0.65	0.61	6.90%	57.42%	2.69%
		W6/162	20.21	18.99	6.04%					
R4/162	UNKNOWN	W7/162	21.05	19.97	5.13%	0.65	0.61	4.96%	82.73%	0.73%
R5/162	UNKNOWN	W8/162	20.95	20.01	4.49%	0.63	0.60	4.28%	74.61%	3.14%
2nd Floor										
R1/163	UNKNOWN	W1/163	22.29	19.99	10.32%	1.08	0.99	8.31%	58.33%	19.69%
		W2/163	23.34	21.19	9.21%					
R2/163	UNKNOWN	W3/163	23.68	21.58	8.87%	1.11	1.03	7.41%	65.81%	14.34%
		W4/163	24.65	22.59	8.36%					
R3/163	UNKNOWN	W5/163	24.26	22.47	7.38%	0.88	0.82	6.72%	67.15%	8.65%
		W6/163	24.34	22.64	6.98%					
R4/163	UNKNOWN	W7/163	24.77	23.34	5.77%	0.87	0.83	4.95%	87.13%	1.66%
R5/163	UNKNOWN	W8/163	24.43	23.16	5.20%	0.84	0.81	4.50%	84.63%	6.40%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
3rd Floor										
R1/164	UNKNOWN	W1/164	25.55	25.43	0.47%	0.65	0.65	0.00%	77.12%	0.00%
R2/164	UNKNOWN	W2/164	27.72	27.56	>27	0.98	0.94	3.68%	93.54%	0.00%
		W3/164	30.31	28.70	>27					
		W4/164	30.27	28.70	>27					
		W5/164	30.05	28.66	>27					
R3/164	UNKNOWN	W6/164	29.73	28.55	>27	1.35	1.30	3.20%	98.19%	0.87%
		W7/164	29.35	28.32	>27					
4th Floor										
R1/165	UNKNOWN	W1/165	29.44	29.38	>27	0.75	0.75	0.00%	85.11%	0.00%
R2/165	UNKNOWN	W2/165	31.25	31.18	>27	1.29	1.27	1.78%	98.07%	0.00%
		W3/165	32.89	32.07	>27					
		W4/165	32.30	31.67	>27					
R3/165	UNKNOWN	W5/165	31.75	31.28	>27	1.54	1.52	1.17%	99.05%	0.00%
		W6/165	31.26	30.89	>27					
8 Newton Street HO86/07/BRE/66										
Gnd Floor										
R1/60	UNKNOWN	W1/60	13.11	13.11	0.00%	1.31	1.28	1.99%	70.77%	3.21%
		W2/60	13.12	12.16	7.32%					
R3/60	UNKNOWN	W8/60	9.94	7.40	25.55%	0.46	0.33	27.92%	17.52%	43.02%
		W9/60	9.96	7.06	29.12%					
R4/60	UNKNOWN	W10/60	10.60	6.65	37.26%	1.54	1.23	20.01%	71.39%	13.18%
		W11/60	17.28	14.22	17.71%					
1st Floor										
R1/61	UNKNOWN	W1/61	1.19	1.19	0.00%	0.75	0.73	2.65%	71.55%	1.31%
		W2/61	11.00	9.96	9.45%					
R2/61	UNKNOWN	W3/61	12.41	10.68	13.94%	0.71	0.61	14.35%	53.53%	11.46%
R3/61	UNKNOWN	W4/61	11.82	8.92	24.53%	0.70	0.50	28.65%	30.89%	32.67%
R4/61	UNKNOWN	W5/61	12.21	8.01	34.40%	0.89	0.67	25.06%	68.92%	12.64%
		W6/61	4.16	3.49	16.11%					
2nd Floor										
R1/62	UNKNOWN	W1/62	2.93	2.93	0.00%	0.90	0.87	3.77%	81.44%	1.33%
		W2/62	6.40	6.40	0.00%					
		W3/62	16.97	15.91	6.25%					
R2/62	UNKNOWN	W4/62	14.39	12.51	13.06%	0.83	0.72	12.47%	56.10%	8.47%
R3/62	UNKNOWN	W5/62	13.84	10.75	22.33%	0.81	0.62	23.02%	30.40%	32.50%
R4/62	UNKNOWN	W6/62	14.26	9.81	31.21%	1.39	1.17	15.57%	74.43%	16.47%
		W7/62	13.79	11.88	13.85%					
		W8/62	8.51	7.74	9.05%					
3rd Floor										
R1/63	UNKNOWN	W1/63	5.31	5.31	0.00%	1.07	1.03	3.72%	87.08%	1.30%
		W2/63	9.53	9.53	0.00%					
		W3/63	19.49	18.19	6.67%					
R2/63	UNKNOWN	W4/63	16.98	14.76	13.07%	0.94	0.83	11.65%	57.45%	6.27%
R3/63	UNKNOWN	W5/63	16.45	13.04	20.73%	0.94	0.75	19.44%	32.65%	27.84%
R4/63	UNKNOWN	W6/63	16.85	12.10	28.19%	1.72	1.51	12.15%	85.39%	7.57%
		W7/63	18.66	16.57	11.20%					
		W8/63	13.19	12.28	6.90%					

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
4th Floor										
R1/64	UNKNOWN	W1/64	9.15	9.15	0.00%	1.36	1.31	3.76%	93.06%	0.53%
		W2/64	13.21	13.21	0.00%					
		W3/64	22.72	20.95	7.79%					
R2/64	UNKNOWN	W4/64	20.47	17.63	13.87%	1.09	0.96	11.72%	60.08%	4.40%
R3/64	UNKNOWN	W5/64	20.04	15.98	20.26%	1.10	0.90	17.74%	37.37%	20.03%
R4/64	UNKNOWN	W6/64	20.31	15.03	26.00%	1.97	1.76	10.86%	86.44%	7.55%
		W7/64	21.80	19.64	9.91%					
		W8/64	16.27	15.22	6.45%					
5th Floor										
R1/65	UNKNOWN	W1/65	12.54	12.54	0.00%	1.64	1.58	4.20%	96.81%	0.00%
		W2/65	16.69	16.69	0.00%					
		W3/65	26.94	24.41	9.39%					
R2/65	UNKNOWN	W4/65	25.17	21.43	14.86%	1.28	1.12	12.20%	66.28%	8.90%
R3/65	UNKNOWN	W5/65	24.93	19.93	20.06%	1.31	1.09	16.78%	47.15%	19.47%
R4/65	UNKNOWN	W6/65	24.96	18.95	24.08%	2.16	1.93	10.52%	87.31%	6.81%
		W7/65	23.32	21.33	8.53%					
		W8/65	17.35	16.32	5.94%					
6th Floor										
R1/66	UNKNOWN	W1/66	16.06	16.06	0.00%	1.92	1.83	4.54%	96.81%	0.26%
		W2/66	20.20	20.20	0.00%					
		W3/66	31.82	28.65	>27					
R2/66	UNKNOWN	W4/66	30.53	26.29	13.89%	1.49	1.32	11.42%	81.19%	16.50%
R3/66	UNKNOWN	W5/66	30.52	25.20	17.43%	1.53	1.31	14.50%	65.52%	32.68%
R4/66	UNKNOWN	W6/66	30.37	24.26	20.12%	2.37	2.15	9.29%	92.14%	6.47%
		W7/66	24.60	23.15	5.89%					
		W8/66	18.64	17.81	4.45%					
7th Floor										
R1/67	UNKNOWN	W1/67	17.84	17.84	0.00%	2.08	2.02	2.46%	97.70%	0.00%
		W2/67	22.24	22.24	0.00%					
		W3/67	35.03	33.18	>27					
R2/67	UNKNOWN	W4/67	34.40	31.67	>27	1.64	1.53	6.70%	97.24%	0.00%
R3/67	UNKNOWN	W5/67	34.78	31.27	>27	1.70	1.56	8.63%	97.33%	0.00%
R4/67	UNKNOWN	W6/67	34.20	30.29	>27	2.50	2.36	5.49%	98.51%	0.00%
		W7/67	25.01	24.44	2.28%					
		W8/67	18.85	18.50	1.86%					
8th Floor										
R1/68	UNKNOWN	W1/68	19.18	19.18	0.00%	2.16	2.16	0.14%	97.70%	0.00%
		W2/68	23.79	23.79	0.00%					
		W3/68	36.35	36.24	>27					
R2/68	UNKNOWN	W4/68	35.73	35.52	>27	1.70	1.69	0.53%	97.24%	0.00%
R3/68	UNKNOWN	W5/68	36.33	35.90	>27	1.77	1.75	1.07%	97.33%	0.00%
R4/68	UNKNOWN	W6/68	36.11	35.48	>27	2.57	2.54	0.90%	98.51%	0.00%
		W7/68	25.37	25.28	0.35%					
		W8/68	19.12	19.10	0.10%					
9th Floor										
R1/69	UNKNOWN	W1/69	19.93	19.93	0.00%	2.22	2.22	0.00%	97.70%	0.00%
		W2/69	24.56	24.56	0.00%					
		W3/69	37.37	37.37	>27					
R2/69	UNKNOWN	W4/69	36.71	36.71	>27	1.74	1.74	0.00%	97.24%	0.00%
R3/69	UNKNOWN	W5/69	37.39	37.39	>27	1.82	1.82	0.00%	97.33%	0.00%
R4/69	UNKNOWN	W6/69	37.24	37.24	>27	2.62	2.62	0.00%	98.51%	0.00%
		W7/69	25.82	25.82	0.00%					
		W8/69	19.56	19.56	0.00%					

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
23 Stukeley Street HO86/07/BRE/67										
Gnd Floor										
R1/170	UNKNOWN	W1/170	7.13	7.13	0.00%	0.11	0.11	0.00%	15.92%	0.00%
R2/170	UNKNOWN	W2/170	0.30	0.30	0.00%	0.06	0.06	0.00%	1.79%	0.00%
R3/170	UNKNOWN	W3/170	0.13	0.13	0.00%	0.00	0.00	0.00%	3.11%	0.00%
R4/170	UNKNOWN	W4/170	0.01	0.01	0.00%	0.00	0.00	0.00%	0.00%	0.00%
R5/170	UNKNOWN	W5/170	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00%	0.00%
1st Floor										
R1/171	UNKNOWN	W1/171	13.05	12.15	6.90%	0.13	0.13	4.55%	22.15%	0.30%
R2/171	UNKNOWN	W2/171	11.37	9.92	12.75%	0.39	0.34	10.91%	31.91%	9.95%
R3/171	UNKNOWN	W3/171	12.37	10.20	17.54%	0.42	0.35	15.35%	41.28%	0.27%
R4/171	UNKNOWN	W4/171	15.02	11.57	22.97%	0.18	0.14	19.77%	51.84%	14.75%
R5/171	UNKNOWN	W5/171	11.79	10.38	11.96%	0.50	0.45	10.34%	70.37%	7.28%
R1/172	UNKNOWN	W6/172	21.39	21.38	0.05%	6.41	4.57	28.70%	98.98%	1.02%
		W7/172	22.38	11.92	46.74%					
		W8/172	13.16	6.45	50.99%					
R1/180	UNKNOWN	W1/180	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00%	0.00%
R2/180	UNKNOWN	W2/180	8.12	2.13	73.77%	0.35	0.00	100.00%	2.94%	87.56%
2nd Floor										
R1/181	UNKNOWN	W1/181	18.71	6.70	64.19%	0.64	0.29	54.98%	33.12%	49.06%
R2/181	UNKNOWN	W2/181	20.13	4.20	79.14%	0.64	0.10	84.71%	9.61%	83.48%
3rd Floor										
R1/182	UNKNOWN	W1/182	23.60	9.79	58.52%	0.74	0.36	50.88%	37.65%	55.09%
R2/182	UNKNOWN	W2/182	23.65	5.94	74.88%	0.72	0.18	74.58%	14.17%	82.86%
R1/185	UNKNOWN	W1/185	25.26	7.94	68.57%	0.30	0.06	81.08%	12.86%	73.21%
R2/185	UNKNOWN	W2/185	25.26	7.18	71.58%	0.31	0.00	100.00%	0.32%	99.37%
4th Floor										
R1/183	UNKNOWN	W1/183	26.83	12.35	53.97%	0.82	0.45	45.34%	38.52%	59.02%
R2/183	UNKNOWN	W2/183	27.09	8.15	69.92%	0.80	0.28	65.41%	14.78%	83.57%
R3/186	UNKNOWN	W1/186	27.44	9.89	63.96%	0.32	0.06	80.25%	16.57%	76.80%
R4/186	UNKNOWN	W2/186	27.52	9.00	67.30%	0.34	0.00	100.00%	5.70%	92.07%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
Stukeley Street HO86/07/BRE/69										
2nd Floor										
R1/192	UNKNOWN	W1/192	9.30	3.33	64.19%	1.99	0.88	55.73%	32.68%	66.32%
		W2/192	11.48	3.50	69.51%					
		W3/192	12.78	3.30	74.18%					
R2/192	UNKNOWN	W4/192	14.78	4.16	71.85%	2.44	1.04	57.36%	35.29%	62.25%
		W5/192	16.00	4.66	70.88%					
		W6/192	15.76	4.34	72.46%					
R3/192	UNKNOWN	W7/192	17.55	6.15	64.96%	3.05	1.55	49.03%	47.34%	48.35%
R4/192	UNKNOWN	W8/192	17.50	6.60	62.29%	2.60	1.48	43.03%	60.33%	25.04%
		W9/192	17.26	7.49	56.60%					
		W10/192	15.92	7.73	51.44%					
R5/192	UNKNOWN	W11/192	13.46	6.59	51.04%	1.84	1.29	29.82%	57.58%	16.78%
		W12/192	13.59	7.45	45.18%					
		W13/192	12.18	7.02	42.36%					
R6/192	UNKNOWN	W14/192	10.52	6.53	37.93%	1.14	0.92	19.67%	68.53%	3.21%
3rd Floor										
R1/193	UNKNOWN	W1/193	12.10	5.12	57.69%	2.35	1.25	46.85%	41.88%	57.87%
		W2/193	14.97	5.68	62.06%					
		W3/193	16.55	5.63	65.98%					
R2/193	UNKNOWN	W4/193	18.83	6.77	64.05%	2.87	1.50	47.98%	46.22%	53.64%
		W5/193	20.25	7.74	61.78%					
		W6/193	19.71	7.10	63.98%					
R3/193	UNKNOWN	W7/193	21.99	9.26	57.89%	3.60	2.09	42.06%	61.54%	36.87%
R4/193	UNKNOWN	W8/193	21.42	9.10	57.52%	3.02	1.84	38.84%	78.91%	16.48%
		W9/193	21.30	10.30	51.64%					
		W10/193	19.61	10.46	46.66%					
R5/193	UNKNOWN	W11/193	16.84	9.12	45.84%	2.15	1.59	25.84%	76.16%	15.81%
		W12/193	16.85	10.19	39.53%					
		W13/193	15.06	9.53	36.72%					
R6/193		W14/193			#DIV/0!	UNKNOWN				
4th Floor										
R1/194	UNKNOWN	W1/194	22.88	13.50	41.00%	2.81	2.00	28.79%	63.76%	36.07%
R2/194	UNKNOWN	W2/194	27.32	14.77	45.94%	3.24	2.15	33.60%	60.58%	39.28%
R3/194	UNKNOWN	W3/194	28.00	14.88	46.86%	3.70	2.42	34.65%	80.47%	19.35%
R4/194	UNKNOWN	W4/194	26.09	14.66	43.81%	3.18	2.18	31.47%	100.00%	0.00%
R5/194	UNKNOWN	W5/194	21.38	14.64	31.52%	2.32	1.81	21.95%	98.96%	0.00%
R6/194	UNKNOWN	W6/194	16.33	12.50	23.45%	2.90	2.56	11.65%	96.68%	0.00%
		W7/194	17.54	14.42	17.79%					

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Appendix II

HOXTON HOTEL
06-Oct-17
JOB 07 - SUNLIGHT RESULTS

Available sunlight as a percentage of
annual unobstructed total (1486.0 Hrs)

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
206 High Holborn	**HO86/07/BRE/63,64,65**									
Gnd Floor										
UNKNOWN	W10/140	14.00	4.00	18.00	14.00	4.00	18.00	0.00%	0.00%	0.00%
1st Floor										
UNKNOWN	W3/141	16.00	4.00	20.00	16.00	3.00	19.00	0.00%	25.00%	5.00%
UNKNOWN	W4/141	14.00	5.00	19.00	14.00	5.00	19.00	0.00%	0.00%	0.00%
UNKNOWN	W5/141	16.00	4.00	20.00	15.00	4.00	19.00	6.25%	0.00%	5.00%
UNKNOWN	W6/141	16.00	4.00	20.00	15.00	4.00	19.00	6.25%	0.00%	5.00%
2nd Floor										
UNKNOWN	W3/142	19.00	5.00	24.00	19.00	5.00	24.00	0.00%	0.00%	0.00%
UNKNOWN	W4/142	18.00	6.00	24.00	18.00	6.00	24.00	0.00%	0.00%	0.00%
UNKNOWN	W5/142	18.00	7.00	25.00	18.00	6.00	24.00	0.00%	14.29%	4.00%
UNKNOWN	W6/142	20.00	7.00	27.00	19.00	6.00	25.00	5.00%	14.29%	7.41%
3rd Floor										
UNKNOWN	W3/143	23.00	8.00	31.00	23.00	8.00	31.00	0.00%	0.00%	0.00%
UNKNOWN	W4/143	20.00	10.00	30.00	20.00	9.00	29.00	0.00%	10.00%	3.33%
UNKNOWN	W5/143	21.00	10.00	31.00	21.00	10.00	31.00	0.00%	0.00%	0.00%
UNKNOWN	W6/143	23.00	10.00	33.00	23.00	10.00	33.00	0.00%	0.00%	0.00%
4th Floor										
UNKNOWN	W3/144	28.00	10.00	38.00	28.00	9.00	37.00	0.00%	10.00%	2.63%
UNKNOWN	W4/144	26.00	12.00	38.00	26.00	10.00	36.00	0.00%	16.67%	5.26%
UNKNOWN	W5/144	25.00	12.00	37.00	25.00	10.00	35.00	0.00%	16.67%	5.41%
UNKNOWN	W6/144	25.00	12.00	37.00	25.00	10.00	35.00	0.00%	16.67%	5.41%
1-3 Newton Street	**HO86/07/BRE/63,64,65**									
1st Floor										
UNKNOWN	W1/151	16.00	3.00	19.00	14.00	3.00	17.00	12.50%	0.00%	10.53%
UNKNOWN	W2/151	14.00	0.00	14.00	12.00	0.00	12.00	14.29%	0.00%	14.29%
UNKNOWN	W3/151	16.00	3.00	19.00	15.00	3.00	18.00	6.25%	0.00%	5.26%
UNKNOWN	W4/151	14.00	0.00	14.00	12.00	0.00	12.00	14.29%	0.00%	14.29%
UNKNOWN	W5/151	15.00	4.00	19.00	13.00	4.00	17.00	13.33%	0.00%	10.53%
UNKNOWN	W6/151	12.00	0.00	12.00	12.00	0.00	12.00	0.00%	0.00%	0.00%
UNKNOWN	W7/151	15.00	4.00	19.00	14.00	4.00	18.00	6.67%	0.00%	5.26%
UNKNOWN	W8/151	13.00	0.00	13.00	12.00	0.00	12.00	7.69%	0.00%	7.69%
2nd Floor										
UNKNOWN	W1/152	18.00	6.00	24.00	18.00	5.00	23.00	0.00%	16.67%	4.17%
UNKNOWN	W2/152	16.00	2.00	18.00	15.00	1.00	16.00	6.25%	50.00%	11.11%
UNKNOWN	W3/152	19.00	5.00	24.00	17.00	4.00	21.00	10.53%	20.00%	12.50%
UNKNOWN	W4/152	18.00	1.00	19.00	17.00	0.00	17.00	5.56%	100.00%	10.53%
UNKNOWN	W5/152	20.00	5.00	25.00	18.00	4.00	22.00	10.00%	20.00%	12.00%
UNKNOWN	W6/152	18.00	1.00	19.00	15.00	0.00	15.00	16.67%	100.00%	21.05%
UNKNOWN	W7/152	19.00	5.00	24.00	18.00	5.00	23.00	5.26%	0.00%	4.17%
UNKNOWN	W8/152	17.00	0.00	17.00	16.00	0.00	16.00	5.88%	0.00%	5.88%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
3rd Floor										
UNKNOWN	W1/153	20.00	8.00	28.00	19.00	7.00	26.00	5.00%	12.50%	7.14%
UNKNOWN	W2/153	21.00	3.00	24.00	19.00	3.00	22.00	9.52%	0.00%	8.33%
UNKNOWN	W3/153	21.00	7.00	28.00	20.00	7.00	27.00	4.76%	0.00%	3.57%
UNKNOWN	W4/153	22.00	2.00	24.00	20.00	1.00	21.00	9.09%	50.00%	12.50%
UNKNOWN	W5/153	22.00	6.00	28.00	21.00	6.00	27.00	4.55%	0.00%	3.57%
UNKNOWN	W6/153	22.00	2.00	24.00	21.00	1.00	22.00	4.55%	50.00%	8.33%
UNKNOWN	W7/153	23.00	5.00	28.00	21.00	5.00	26.00	8.70%	0.00%	7.14%
UNKNOWN	W8/153	23.00	1.00	24.00	21.00	1.00	22.00	8.70%	0.00%	8.33%
4th Floor										
UNKNOWN	W1/154	28.00	12.00	40.00	27.00	9.00	36.00	3.57%	25.00%	10.00%
UNKNOWN	W2/154	30.00	11.00	41.00	29.00	8.00	37.00	3.33%	27.27%	9.76%
UNKNOWN	W3/154	31.00	11.00	42.00	29.00	8.00	37.00	6.45%	27.27%	11.90%
UNKNOWN	W4/154	23.00	3.00	26.00	23.00	2.00	25.00	0.00%	33.33%	3.85%
Aria House	**HO86/07/BRE/63,64,65**									
Gnd Floor										
UNKNOWN	W1/161	19.00	6.00	25.00	17.00	6.00	23.00	10.53%	0.00%	8.00%
UNKNOWN	W2/161	18.00	7.00	25.00	16.00	7.00	23.00	11.11%	0.00%	8.00%
UNKNOWN	W3/161	18.00	6.00	24.00	16.00	6.00	22.00	11.11%	0.00%	8.33%
UNKNOWN	W4/161	18.00	8.00	26.00	16.00	8.00	24.00	11.11%	0.00%	7.69%
UNKNOWN	W5/161	18.00	8.00	26.00	17.00	8.00	25.00	5.56%	0.00%	3.85%
UNKNOWN	W6/161	18.00	8.00	26.00	17.00	8.00	25.00	5.56%	0.00%	3.85%
UNKNOWN	W7/161	18.00	6.00	24.00	18.00	6.00	24.00	0.00%	0.00%	0.00%
UNKNOWN	W8/161	18.00	7.00	25.00	18.00	7.00	25.00	0.00%	0.00%	0.00%
1st Floor										
UNKNOWN	W1/162	26.00	6.00	32.00	23.00	6.00	29.00	11.54%	0.00%	9.38%
UNKNOWN	W2/162	25.00	6.00	31.00	21.00	6.00	27.00	16.00%	0.00%	12.90%
UNKNOWN	W3/162	25.00	6.00	31.00	21.00	6.00	27.00	16.00%	0.00%	12.90%
UNKNOWN	W4/162	23.00	8.00	31.00	20.00	8.00	28.00	13.04%	0.00%	9.68%
UNKNOWN	W5/162	22.00	9.00	31.00	20.00	9.00	29.00	9.09%	0.00%	6.45%
UNKNOWN	W6/162	23.00	9.00	32.00	21.00	9.00	30.00	8.70%	0.00%	6.25%
UNKNOWN	W7/162	21.00	7.00	28.00	20.00	7.00	27.00	4.76%	0.00%	3.57%
UNKNOWN	W8/162	20.00	7.00	27.00	19.00	7.00	26.00	5.00%	0.00%	3.70%
2nd Floor										
UNKNOWN	W1/163	32.00	7.00	39.00	28.00	6.00	34.00	12.50%	14.29%	12.82%
UNKNOWN	W2/163	32.00	7.00	39.00	27.00	6.00	33.00	15.63%	14.29%	15.38%
UNKNOWN	W3/163	32.00	7.00	39.00	28.00	6.00	34.00	12.50%	14.29%	12.82%
UNKNOWN	W4/163	32.00	9.00	41.00	28.00	9.00	37.00	12.50%	0.00%	9.76%
UNKNOWN	W5/163	30.00	9.00	39.00	25.00	9.00	34.00	16.67%	0.00%	12.82%
UNKNOWN	W6/163	30.00	9.00	39.00	25.00	9.00	34.00	16.67%	0.00%	12.82%
UNKNOWN	W7/163	29.00	8.00	37.00	26.00	8.00	34.00	10.34%	0.00%	8.11%
UNKNOWN	W8/163	27.00	8.00	35.00	25.00	8.00	33.00	7.41%	0.00%	5.71%
3rd Floor										
UNKNOWN	W3/164	36.00	11.00	47.00	35.00	10.00	45.00	2.78%	9.09%	4.26%
UNKNOWN	W4/164	36.00	13.00	49.00	35.00	12.00	47.00	2.78%	7.69%	4.08%
UNKNOWN	W5/164	36.00	12.00	48.00	34.00	11.00	45.00	5.56%	8.33%	6.25%
UNKNOWN	W6/164	36.00	11.00	47.00	33.00	10.00	43.00	8.33%	9.09%	8.51%
UNKNOWN	W7/164	36.00	10.00	46.00	33.00	10.00	43.00	8.33%	0.00%	6.52%
4th Floor										
UNKNOWN	W3/165	38.00	15.00	53.00	37.00	14.00	51.00	2.63%	6.67%	3.77%
UNKNOWN	W4/165	38.00	13.00	51.00	38.00	12.00	50.00	0.00%	7.69%	1.96%
UNKNOWN	W5/165	37.00	12.00	49.00	37.00	11.00	48.00	0.00%	8.33%	2.04%
UNKNOWN	W6/165	38.00	11.00	49.00	38.00	11.00	49.00	0.00%	0.00%	0.00%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
8 Newton Street HO86/07/BRE/66										
Gnd Floor										
UNKNOWN	W11/60	20.00	6.00	26.00	20.00	6.00	26.00	0.00%	0.00%	0.00%
1st Floor										
UNKNOWN	W6/61	4.00	1.00	5.00	4.00	1.00	5.00	0.00%	0.00%	0.00%
2nd Floor										
UNKNOWN	W7/62	16.00	8.00	24.00	16.00	8.00	24.00	0.00%	0.00%	0.00%
UNKNOWN	W8/62	11.00	6.00	17.00	11.00	6.00	17.00	0.00%	0.00%	0.00%
3rd Floor										
UNKNOWN	W7/63	18.00	12.00	30.00	18.00	12.00	30.00	0.00%	0.00%	0.00%
UNKNOWN	W8/63	12.00	10.00	22.00	12.00	10.00	22.00	0.00%	0.00%	0.00%
4th Floor										
UNKNOWN	W7/64	20.00	16.00	36.00	19.00	16.00	35.00	5.00%	0.00%	2.78%
UNKNOWN	W8/64	14.00	15.00	29.00	14.00	15.00	29.00	0.00%	0.00%	0.00%
5th Floor										
UNKNOWN	W7/65	20.00	16.00	36.00	19.00	16.00	35.00	5.00%	0.00%	2.78%
UNKNOWN	W8/65	14.00	14.00	28.00	14.00	14.00	28.00	0.00%	0.00%	0.00%
6th Floor										
UNKNOWN	W7/66	21.00	16.00	37.00	20.00	16.00	36.00	4.76%	0.00%	2.70%
UNKNOWN	W8/66	14.00	15.00	29.00	14.00	15.00	29.00	0.00%	0.00%	0.00%
7th Floor										
UNKNOWN	W7/67	22.00	16.00	38.00	22.00	16.00	38.00	0.00%	0.00%	0.00%
UNKNOWN	W8/67	15.00	15.00	30.00	15.00	15.00	30.00	0.00%	0.00%	0.00%
8th Floor										
UNKNOWN	W7/68	22.00	16.00	38.00	22.00	16.00	38.00	0.00%	0.00%	0.00%
UNKNOWN	W8/68	16.00	14.00	30.00	16.00	14.00	30.00	0.00%	0.00%	0.00%
9th Floor										
UNKNOWN	W7/69	23.00	16.00	39.00	23.00	16.00	39.00	0.00%	0.00%	0.00%
UNKNOWN	W8/69	17.00	15.00	32.00	17.00	15.00	32.00	0.00%	0.00%	0.00%
23 Stukeley Street HO86/07/BRE/67										
UNKNOWN	W6/172	20.00	22.00	42.00	20.00	22.00	42.00	0.00%	0.00%	0.00%

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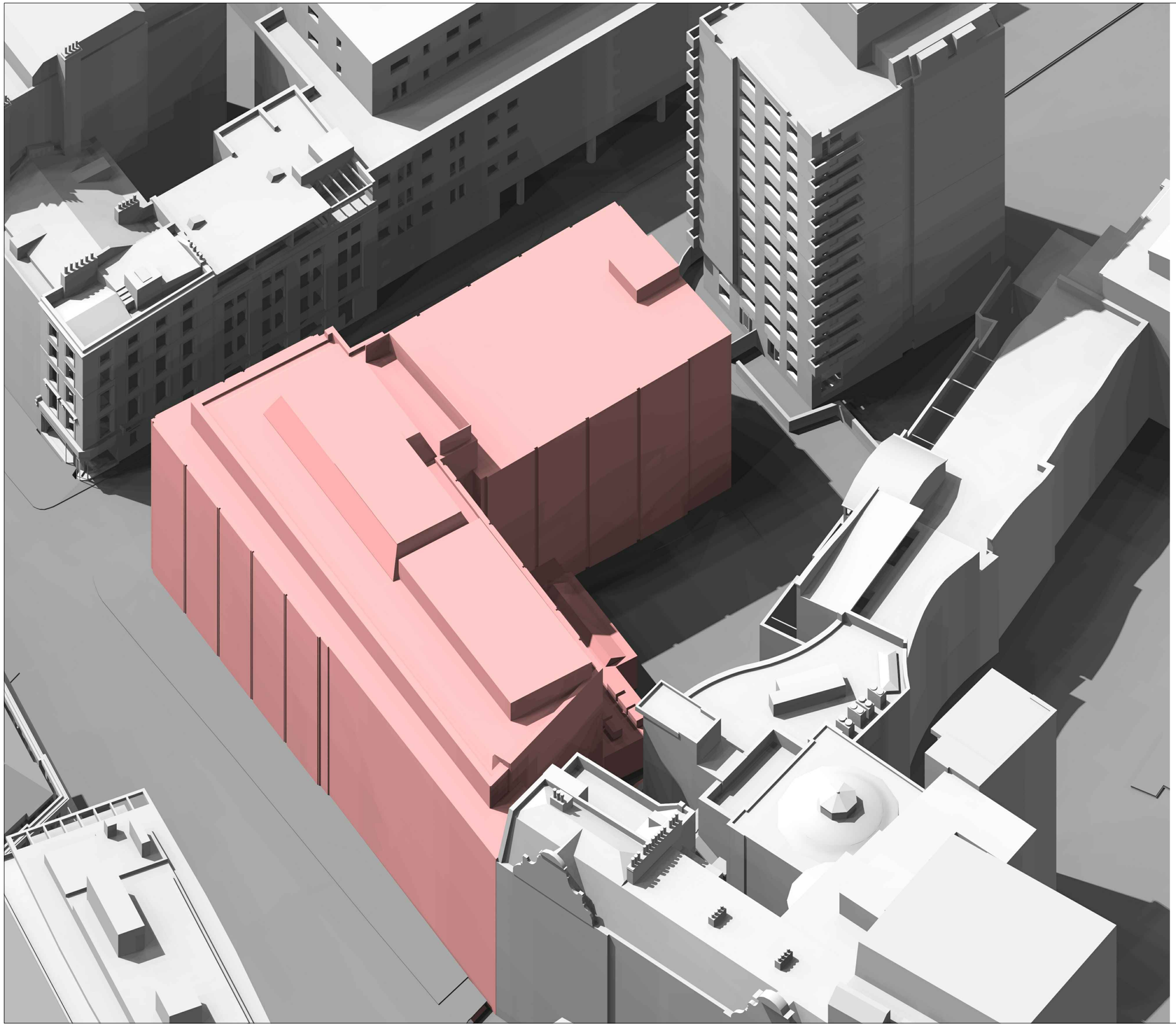
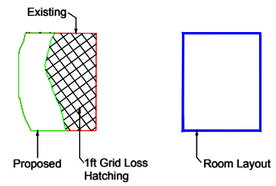
Appendix III



Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Buildings

INFO RECEIVED: Maltby Survey 22 July 2016

MBS16_601 Hoxton Hotel, Holborn
MBS16_601 Hoxton Hotel, Holborn 3d PDF

Proposed Scheme

INFO RECEIVED: Architects INFO 25 SEPT 2017

MODEL
10475-EPR-00-XX-M3-A-Central_TP.dwg

GVA
An APLEONA company

08449 02 03 04
GVA Schatunowski Brooks
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
HOXTON HOTEL

Client
THE HOXTON(HOLBORN)LTD

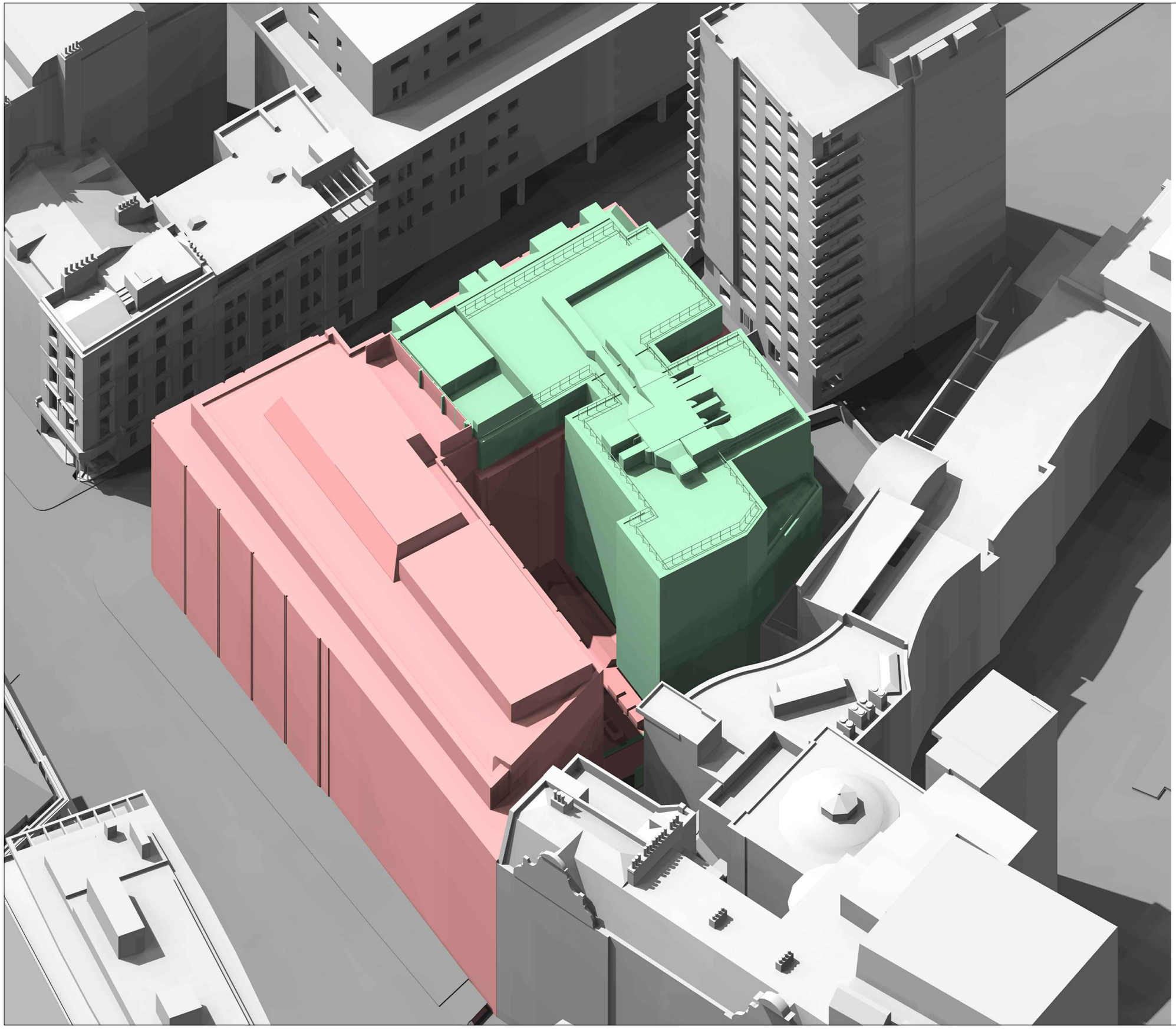
Drawing Title
3D VIEW FOR EXISTING

Drawn By	Chk'd By	Scale @ A3	Date
RT	-	N/A	06 OCT 2017

Project No.	Drawing No.	Revision
HO86-07	BRE/59	-

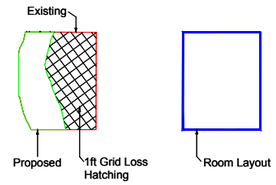
DAYLIGHT

A3



Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Buildings

INFO RECEIVED: Maltby Survey 22 July 2016

MBS16_601 Hoxton Hotel, Holborn
MBS16_601 Hoxton Hotel, Holborn 3d PDF

Proposed Scheme

INFO RECEIVED: Architects INFO 25 SEPT 2017

MODEL
10475-EPR-00-XX-M3-A-Central_TP.dwg

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www.gva.co.uk

Project Name
HOXTON HOTEL

Client
THE HOXTON(HOLBORN)LTD

Drawing Title
3D VIEW FOR
PROPOSED

Drawn By	Chk'd By	Scale @ A3	Date
RT	-	N/A	06 OCT 2017

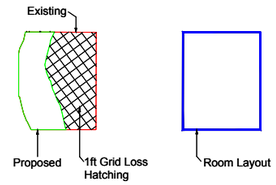
Project No.	Drawing No.	Revision
HO86-07	BRE/60	-

DAYLIGHT

A3

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Buildings

INFO RECEIVED: Maltby Survey 22 July 2016

MBS16_601 Hoxton Hotel, Holborn
MBS16_601 Hoxton Hotel, Holborn 3d PDF

Proposed Scheme

INFO RECEIVED: Architects INFO 25 SEPT 2017

MODEL
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www.gva.co.uk

Project Name
HOXTON HOTEL

Client
THE HOXTON(HOLBORN)LTD

Drawing Title
PLAN VIEW FOR EXISTING

Drawn By	Chk'd By	Scale @ A3	Date
RT	-	N/A	06 OCT 2017

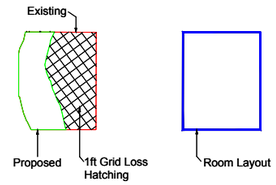
Project No.	Drawing No.	Revision
HO86-07	BRE/61	-

DAYLIGHT

A3

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Buildings

INFO RECEIVED: Maltby Survey 22 July 2016

MBS16_601 Hoxton Hotel, Holborn
MBS16_601 Hoxton Hotel, Holborn 3d PDF

Proposed Scheme

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MODEL
10475-EPR-00-XX-M3-A-Central_TP.dwg

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www.gva.co.uk

Project Name
HOXTON HOTEL

Client
THE HOXTON(HOLBORN)LTD

Drawing Title
PLAN VIEW FOR PROPOSED

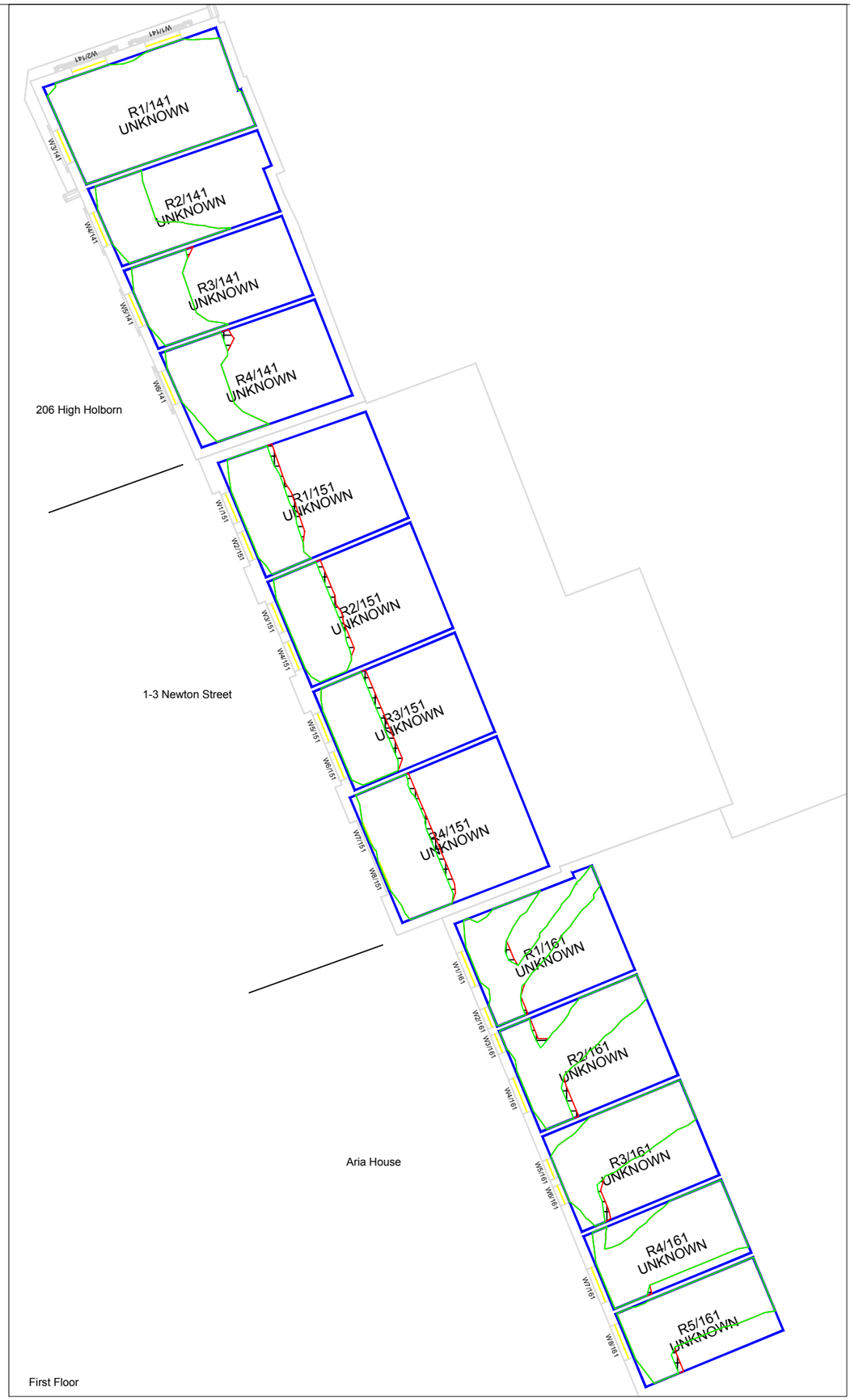
Drawn By	Chk'd By	Scale @ A3	Date
RT	-	N/A	06 OCT 2017

Project No.	Drawing No.	Revision
HO86-07	BRE/62	-

DAYLIGHT

A3

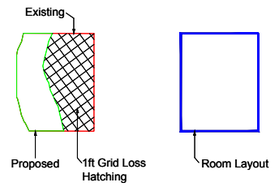
Ground Floor



First Floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Buildings

INFO RECEIVED: Maltby Survey 22 July 2016

MBS16_601 Hoxton Hotel, Holborn
MBS16_601 Hoxton Hotel, Holborn 3d PDF

Proposed Scheme

INFO RECEIVED: Architects INFO 25 SEPT 2017

MODEL
10475-EPR-00-XX-M3-A-Central_TP.dwg

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An APLEONA company

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GVA Schatunowski Brooks
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www.gva.co.uk

Project Name
HOXTON HOTEL

Client
THE HOXTON(HOLBORN)LTD

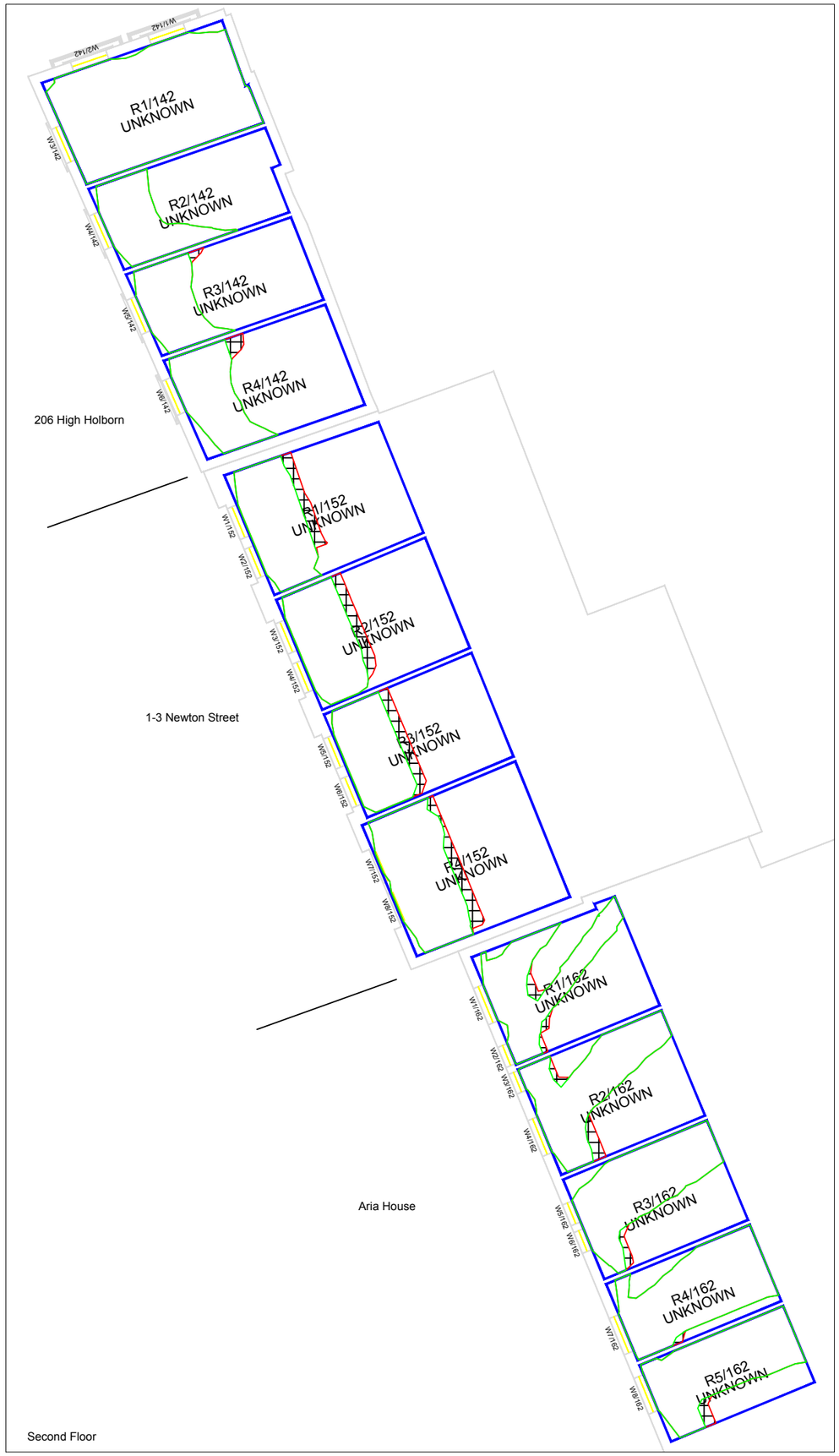
Drawing Title
NO SKYLINE CONTOUR FOR ARIA HOUSE
206 HIGH HOLBORN & 1-3 NEWTON STREET

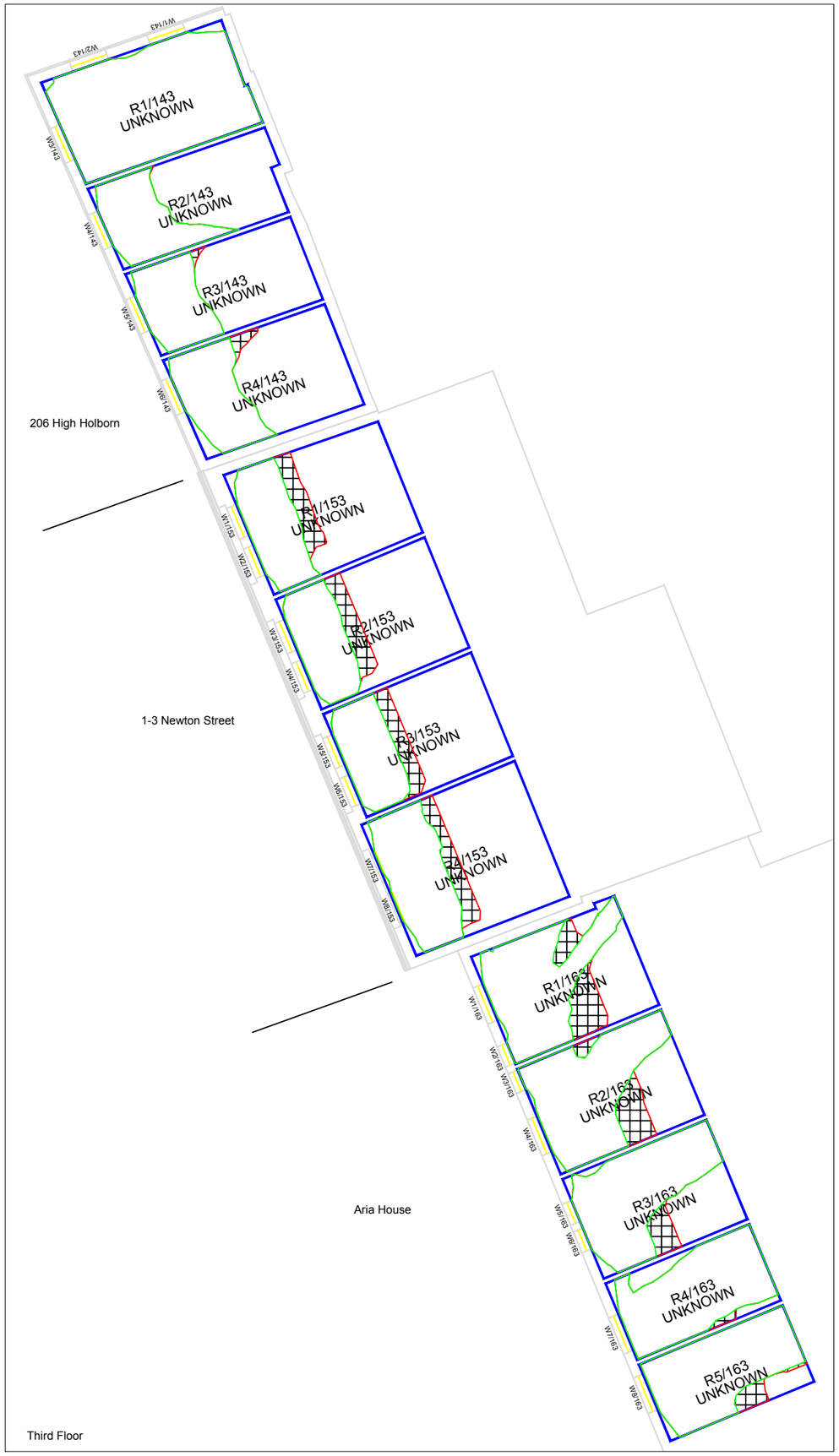
Drawn By	Chk'd By	Scale @ A3	Date
RT	-	1/150	06 OCT 2017

Project No.	Drawing No.	Revision
HO86-07	BRE/63	-

DAYLIGHT

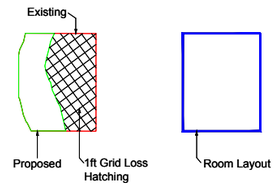
A3





Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Buildings

INFO RECEIVED: Maltby Survey 22 July 2016

MBS16_601 Hoxton Hotel, Holborn
MBS16_601 Hoxton Hotel, Holborn 3d PDF

Proposed Scheme

INFO RECEIVED: Architects INFO 25 SEPT 2017

MODEL
10475-EPR-00-XX-M3-A-Central_TP.dwg

GVA
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GVA Schatunowski Brooks
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
HOXTON HOTEL

Client
THE HOXTON(HOLBORN)LTD

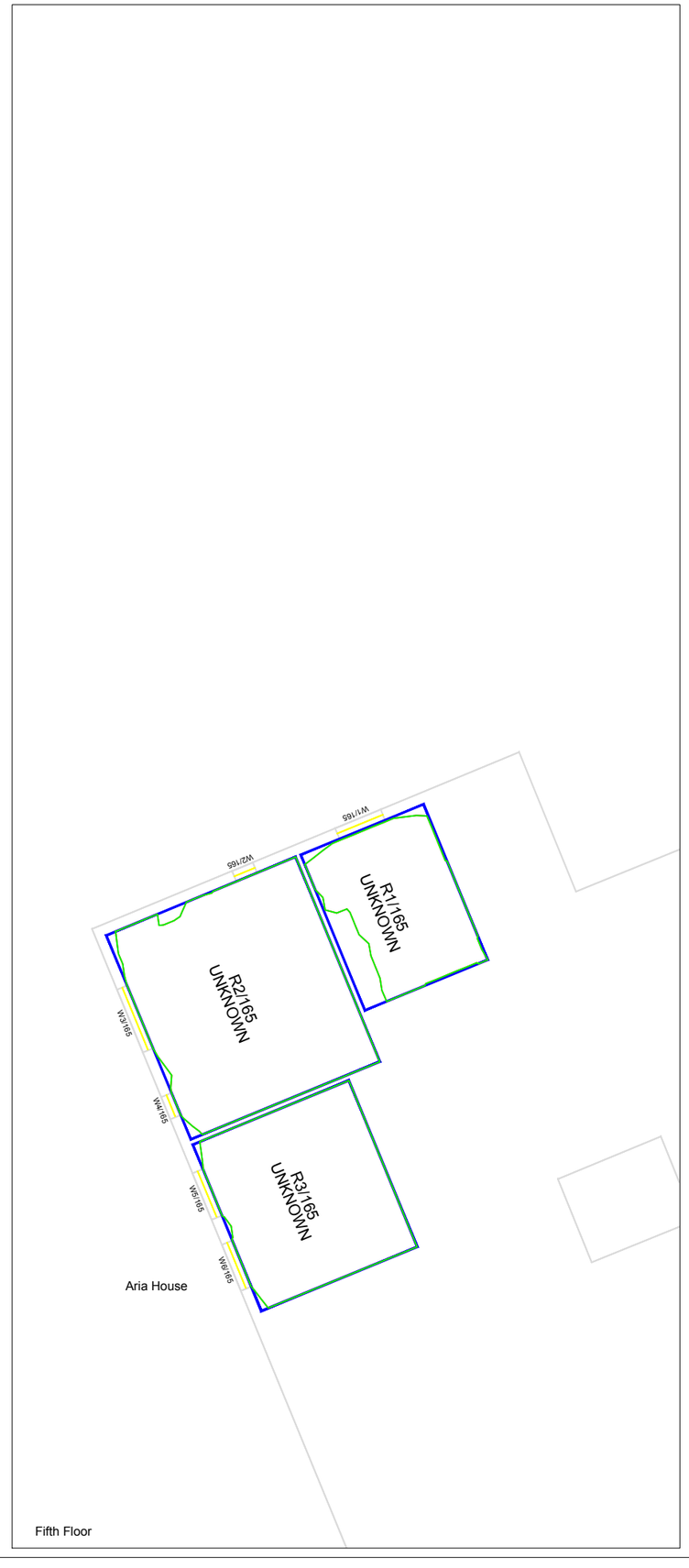
Drawing Title
NO SKYLINE CONTOUR FOR ARIA HOUSE
206 HIGH HOLBORN & 1-3 NEWTON STREET

Drawn By	Chk'd By	Scale @ A3	Date
RT	-	1/150	06 OCT 2017

Project No.	Drawing No.	Revision
HO86-07	BRE/64	-

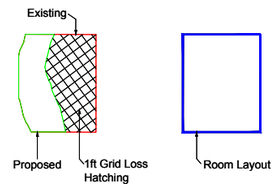
DAYLIGHT

A3



Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Buildings

INFO RECEIVED: Maltby Survey 22 July 2016

MBS16_601 Hoxton Hotel, Holborn
MBS16_601 Hoxton Hotel, Holborn 3d PDF

Proposed Scheme

INFO RECEIVED: Architects INFO 25 SEPT 2017

MODEL
10475-EPR-00-XX-M3-A-Central_TP.dwg

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www.gva.co.uk

Project Name
HOXTON HOTEL

Client
THE HOXTON(HOLBORN)LTD

Drawing Title
NO SKYLINE CONTOUR FOR ARIA HOUSE
206 HIGH HOLBORN & 1-3 NEWTON STREET

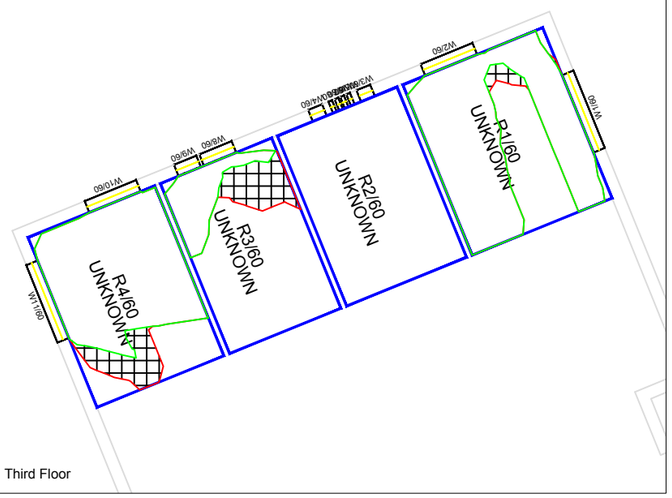
Drawn By	Chk'd By	Scale @ A3	Date
RT	-	1/150	06 OCT 2017

Project No.	Drawing No.	Revision
HO86-07	BRE/65	-

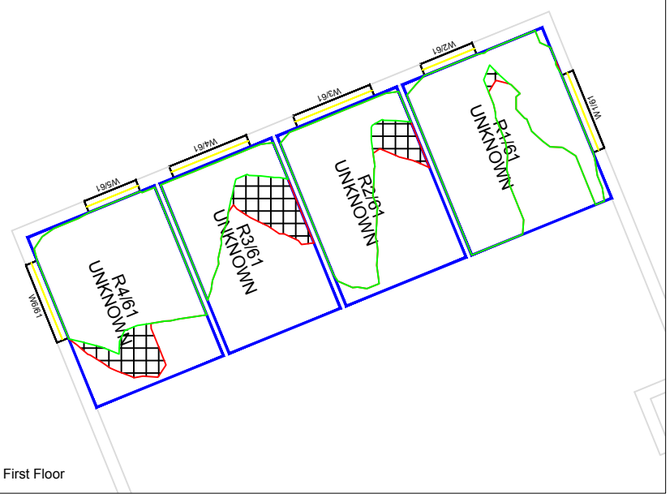
DAYLIGHT

A3

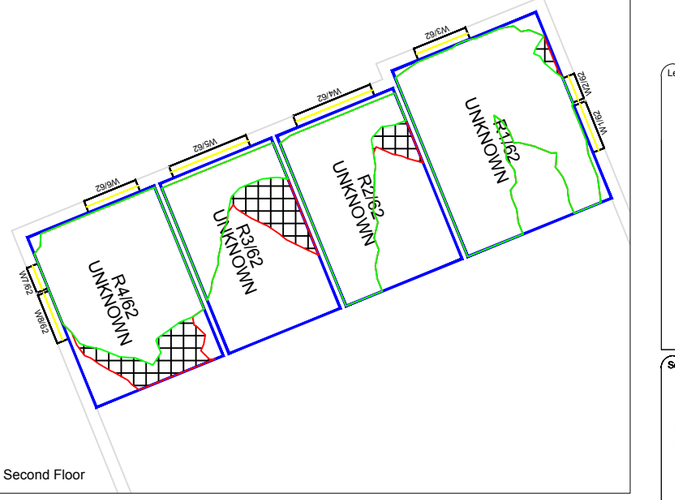
Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.



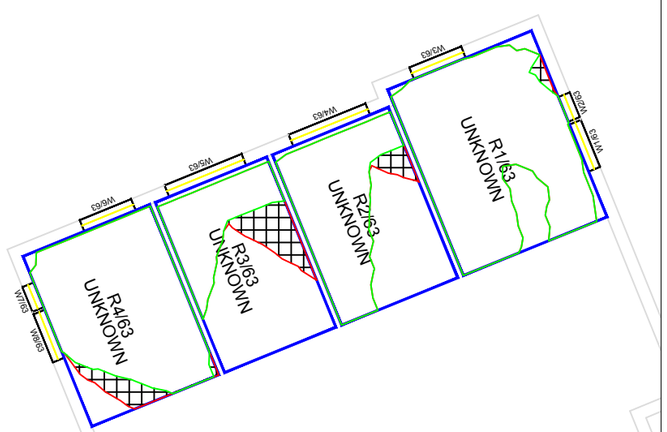
Third Floor



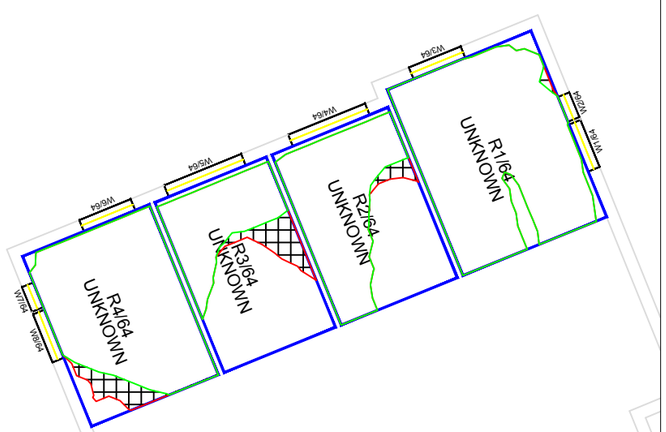
First Floor



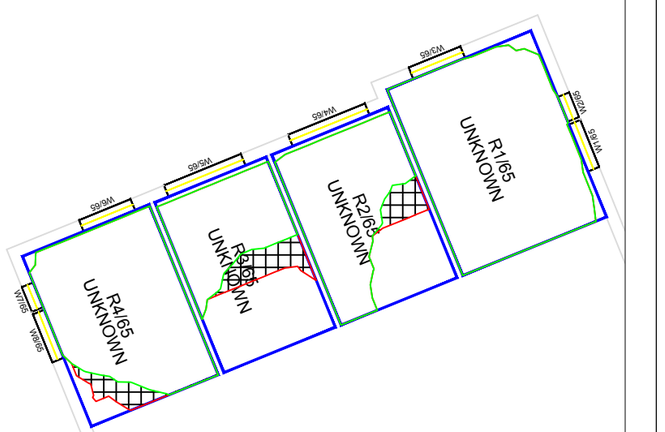
Second Floor



Third Floor

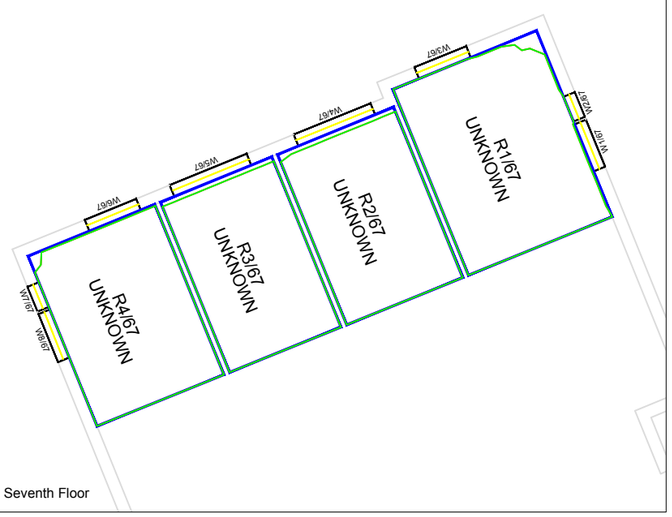


Fourth Floor

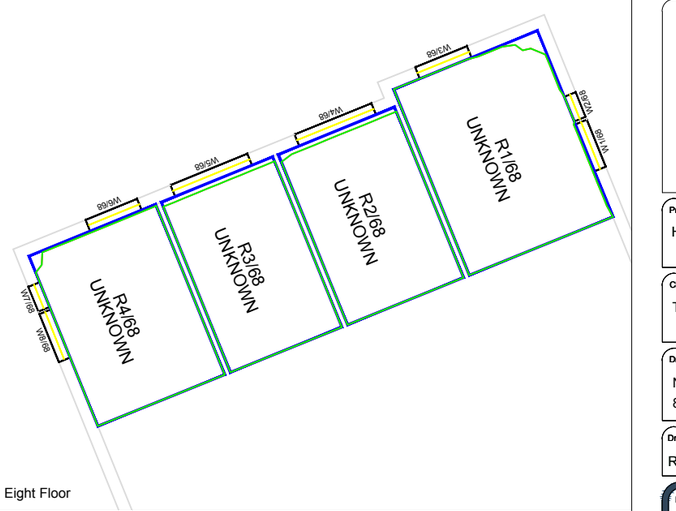


Fifth Floor

Sixth Floor



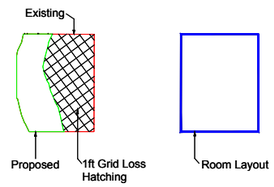
Seventh Floor



Eight Floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Buildings

INFO RECEIVED: Maltby Survey 22 July 2016

MBS16_601 Hoxton Hotel, Holborn
MBS16_601 Hoxton Hotel, Holborn 3d PDF

Proposed Scheme

INFO RECEIVED: Architects INFO 25 SEPT 2017

MODEL
10475-EPR-00-XX-M3-A-Central_TP.dwg

GVA
An APLEONA company

08449 02 03 04
GVA Schatunowski Brooks
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
HOXTON HOTEL

Client
THE HOXTON(HOLBORN)LTD

Drawing Title
NO SKYLINE CONTOUR FOR
8 NEWTON STREET

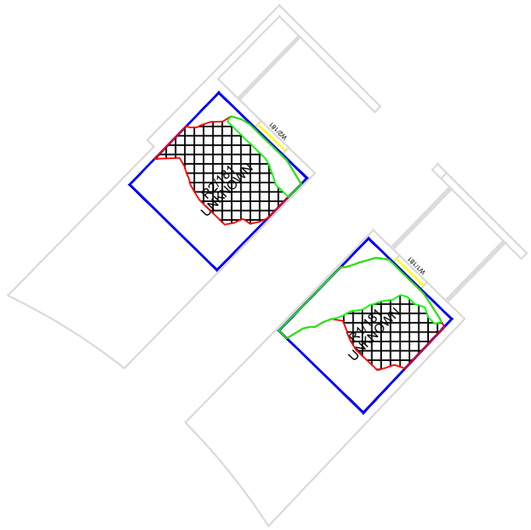
Drawn By	Chk'd By	Scale @ A3	Date
RT	-	1/150	06 OCT 2017

Project No.	Drawing No.	Revision
HO86-07	BRE/66	-

DAYLIGHT

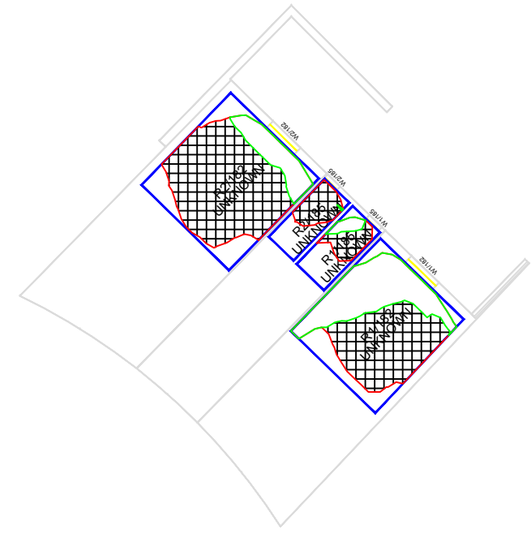
A3

Ground Floor



2ND Floor

1ST Floor



3RD Floor

4TH Floor

Legend

Daylight

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Buildings

INFO RECEIVED: Maltby Survey 22 July 2016

MBS16_601 Hoxton Hotel, Holborn
MBS16_601 Hoxton Hotel, Holborn 3d PDF

Proposed Scheme

INFO RECEIVED: Architects INFO 25 SEPT 2017

MODEL
10475-EPR-00-XX-M3-A-Central_TP.dwg

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65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
HOXTON HOTEL

Client
THE HOXTON(HOLBORN)LTD

Drawing Title
NO SKYLINE CONTOUR FOR
23 STUKELEY STREET

Drawn By	Chk'd By	Scale @ A3	Date
RT	-	1/150	06 OCT 2017

Project No.	Drawing No.	Revision
HO86-07	BRE/67	-

DAYLIGHT

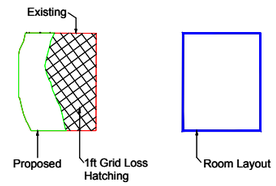
A3

First Floor

First Floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Buildings

INFO RECEIVED: Maltby Survey 22 July 2016

MBS16_601 Hoxton Hotel, Holborn
MBS16_601 Hoxton Hotel, Holborn 3d PDF

Proposed Scheme

INFO RECEIVED: Architects INFO 25 SEPT 2017

MODEL
10475-EPR-00-XX-M3-A-Central_TP.dwg

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08449 02 03 04
GVA Schatunowski Brooks
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
HOXTON HOTEL

Client
THE HOXTON(HOLBORN)LTD

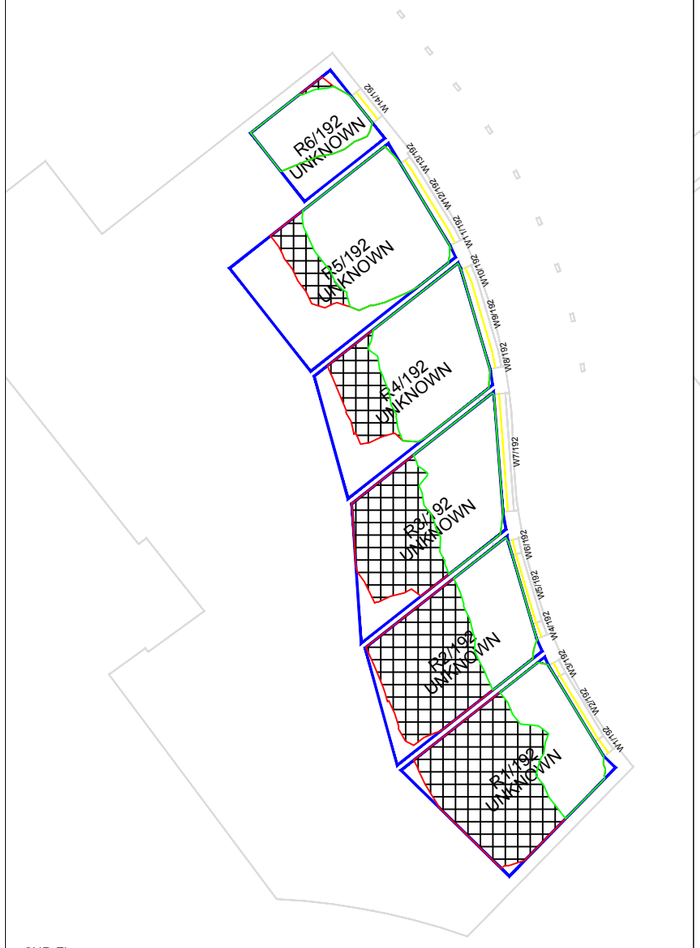
Drawing Title
NO SKYLINE CONTOUR FOR
DRAGON HALL, 193-197 HIGH HOLBORN

Drawn By	Chk'd By	Scale @ A3	Date
RT	-	1/150	06 OCT 2017

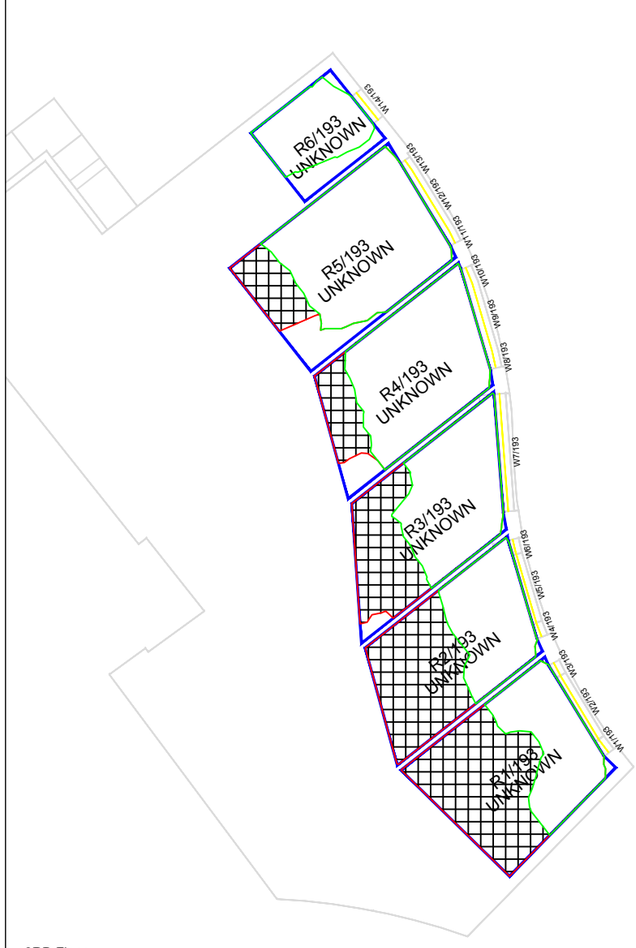
Project No.	Drawing No.	Revision
HO86-07	BRE/68	-

DAYLIGHT

A3



2ND Floor



3RD Floor

4TH Floor

Legend

Daylight

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Buildings

INFO RECEIVED: Maltby Survey 22 July 2016

MBS16_601 Hoxton Hotel, Holborn
MBS16_601 Hoxton Hotel, Holborn 3d PDF

Proposed Scheme

INFO RECEIVED: Architects INFO 25 SEPT 2017

MODEL
10475-EPR-00-XX-M3-A-Central_TP.dwg

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Project Name
HOXTON HOTEL

Client
THE HOXTON(HOLBORN)LTD

Drawing Title
NO SKYLINE CONTOUR FOR
DRAGON HALL, 193-197 HIGH HOLBORN

Drawn By	Chk'd By	Scale @ A3	Date
RT	-	1/150	06 OCT 2017

Project No.	Drawing No.	Revision
HO86-07	BRE/69	-

DAYLIGHT

A3