

GVA

GVA Schatunowski Brooks

An **APLEONA** company

Detailed
Rights of Light
Report

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Hoxton Hotel Holborn, London W1

Hoxton (Holborn) Limited

December 2016

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For and on behalf of GVA Grimley Limited

1. Introduction

- 1.1 GVA Schatunowski Brooks has been instructed by Hoxton (Holborn) Limited advise on common-law rights of light matters arising due to their extension of the existing Hoxton Hotel.
- 1.2 The following report considers impacts to the potentially affected neighbouring properties surrounding the proposed development site once the proposed massing has been introduced.
- 1.3 The report sets out the quantitative results of the technical studies undertaken together with a qualitative review of their significance and our suggested strategies going forwards for dealing with any identified risks.
- 1.4 Our analysis has been based on a 3D computer model of the existing neighbouring buildings and the “massing” of the proposed new development.
- 1.5 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.
- 1.6 For the proposed scheme, we have relied upon the architects model 10475-EPR-00-XX-M3-A-central_TP.dwg
- 1.7 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.

2. Rights of Light Principles

- 2.1 Buildings can acquire a right of light by direct grant or reservation, but by far the most common means is by long usage (Prescriptive Rights). The Prescription Act of 1832 lays down that rights to light are obtained by uninterrupted enjoyment for a period of twenty years and Case Law on this subject has further determined that:
- 2.2 Rights of light can be obtained solely through defined window openings.
- 2.3 A right is not necessarily to the same standard of light as currently enjoyed.
- 2.4 There is no right to an exceptional amount of light but only to sufficient light "for the ordinary notions of mankind".
- 2.5 Generally - there being one exceptional case - it has been held that there is no right to sunlight and there is no right to a particular view.
- 2.6 A right to light cannot be acquired over adjoining land which is within the same ownership (known as Unity of Seisin). However, it is possible for a tenant/leaseholder to acquire a right of light against his or her landlord notwithstanding common freehold ownership.
- 2.7 Where larger parcels of land are split and demised, there is a general legal principle that the onus is on the grantor to reserve rights of light to his retained properties over the land transferred and furthermore that the demise impliedly grants enjoyment of light from across the land retained.
- 2.8 This is an important detail to consider when dealing with land which was previously in common ownership.
- 2.9 When the owner of a neighbouring property considers that his rights of light are about to be significantly infringed his remedy in law is an action in nuisance against the developer to restrain him from making the infringement. The remedy is therefore an equitable one in the form of an application for an injunction, generally although it is possible to proceed with an action for damages.

Injunctions

- 2.10 There are four main forms of injunctive relief available and briefly they are as follows:
- 2.11 Prohibitory Injunction – Otherwise known as a negative injunction. This relief entitles a party to prevent the occurrence of a violation to legal rights already established.

- 2.12 Mandatory Injunction – In normal circumstances this form of relief compels a party to do some act, so, for example if notice has been given to you of an adjoining owners intention to protect their right to light and you continue to erect your buildings then such an injunction may order the pulling down of the work that has been undertaken. It has been held to be important to discover whether the defendant knew what he was doing was in fact wrong.
- 2.13 Quia Timet Injunction – These injunctions arise where it is apprehended that an injury to a legal right or easement may occur in the future even if it has not occurred to date. A quia timet injunction is a form of mandatory injunction and normally must illustrate the following principles:
- 2.14 The Plaintiff must show a very strong probability that grave damages would accrue to him in the future;
- 2.15 That damages would not be as sufficient or adequate remedy if such injury does happen;
- 2.16 The costs of the defendant to do works to prevent or lessen the likelihood of a future apprehended wrong is an element to be taken into account;
- 2.17 If a mandatory injunction quia timet is granted the defendant must know exactly what he has to do as a matter of fact i.e. knowing where the nuisance lies and how it can be removed.
- 2.18 Interlocutory Injunction – This form of relief is given where the Plaintiff makes only a prima facie case indicating to the court that instant restraint of a nuisance must be imposed in order to keep things as they are at present. Applications for these forms of injunctions must normally be supported by a cross undertaking in damages where the plaintiff is prepared to pay any damages incurred to the defendant if when the matter comes to trial at a later date it is considered that the injunction was not the appropriate relief.

Compensation

- 2.19 Prior to 1858 a party went to a Court of Equity for a remedy for an injury and if the Court considered damages were appropriate the plaintiff was then sent to a Court of Law to recover such damages. The Chancery Amendment Act 1858 (subsequently superseded by S.1 of the Supreme Court Act 1981) conferred a power to award damages either in addition to or in substitution of an injunction and case law later determined that if the injury:
- 2.20 is small;
- 2.21 is capable of being estimated in financial terms;
- 2.22 can be adequately compensated by a small financial payment;

- 2.23 Is a case in which it would be oppressive to the defendant to grant an injunction, then damages in substitution of an injunction may be given.
- 2.24 This judgement was given in 1895 and thereafter the majority of cases had reference to these four considerations in establishing whether an injunction or damages were appropriate as a remedy for an injury to light. The assessment as to whether an injury is great or small must naturally always be to a great extent subjective. Recent cases have seemed to indicate that the Court might favour injunctions rather more than in the past and it has been expressly emphasized in several cases that the law does not favour the proposition of servient owner (i.e. a developer) being able to purchase the rights of light acquired by the dominant owner's (i.e. the Adjoining Owner) building.
- 2.25 This usually results in the developer redesigning his proposals or approaching the Adjoining Owner with a view to reaching an agreement and in some cases not proceeding with the development at all. Only a developer who is convinced of his own legal position or alternatively chooses to ignore the law would proceed with the development without having regard to the legal rights and remedies available to a dominant owner.
- 2.26 There are also indications that the usually accepted method of calculating the infringements are being extended by the Courts. In the recent case of **Carr Saunders v Dick McNeill Associates (1986)** the Judge decided that where an injunction is sought but compensation is granted, compensation need not only be based purely on the loss to the injured party but also loss of amenity and the benefit to the developer. In that particular case a factor of just over 2.5 was applied to the compensation figure agreed between the experts which was obtained on valuation methods normally used by rights of light consultants.
- 2.27 It is not always appropriate to use this factor as a precedent for other cases but it does provide an indication that if damages are granted these may be much larger than straightforward compensation figures evaluated by experts.
- 2.28 This concept of taking into account the benefit to the developer was taken further in the Judgment in **Tameres (Vincent Square) Limited and Fairpoint Properties (Vincent Square) Limited (2007)**, which was a case to determine damages after an application for an injunction in 2006 had been lost. The Judge concluded that the nature and seriousness of the breach had to be kept in mind and where an owner had a right to prevent the development (by successful application for an injunction, presumably) a share of some part of the profit from the development was a normal expectation.
- 2.29 Notwithstanding that an injunction had already been refused, and the loss of light to a reception lobby and stair was relatively small damages were awarded based upon one third

of the profit, reduced by a further 14%, to produce a figure considered a 'fair' result in a hypothetical negotiation between the parties. This seemed an illogical conclusion.

- 2.30 Further guidance is provided in the decision in **Marcia Forsyth-Grant and Lawrence Allen and Lawrence George Allen (2007)**. Whilst this was a County Court decision, it concluded that as it was not appropriate in that case to grant an injunction, the hypothetical negotiating position postulated in Carr-Saunders and Tamares would not arise for consideration. Damages were awarded based only on the value of the light.
- 2.31 Although not specifically dealing with rights of light, the recent case of **Coventry v Lawrence (2014)** (*a.k.a Lawrence v Fen Tigers Ltd*) offers useful guidance on when it is correct to grant damages in lieu of an injunction. The case heard detailed opinions by several authorities and was the subject of a Supreme Court decision, meaning it will inevitably be referred to in future cases where similar matters are being debated.
- 2.32 The case re-emphasises that strict application (and failure) of the Shelfer Test does not automatically lead to an award of injunctive relief and that a balanced, overall view needs to be taken. In other words this should be used for its original intention of a good working guide as opposed to a 'tick box' approach to determining when injunctive relief is considered appropriate.
- 2.33 **Scott v Aimiuwu (2015)** is the first rights of light case to be determined following Coventry v Lawrence. It is a County Court Judgement and therefore does not constitute case law, but gives a useful guide as to how Judges will in future be expected to take into account the detail from Coventry v Lawrence when dealing with rights of light cases.
- 2.34 In this case, the Judge refused to award an injunction, concluding the adverse effect of awarding an injunction significantly outweighed the equivalent beneficial effect on the Claimants.
- 2.35 When determining this, reference was made to the Shelfer Test, however on reflection of all the relevant factors it was concluded that the conventional 'hypothetical negotiation' approach set out in Carr-Saunders v Dick McNeil Associates Ltd (1986) was appropriate and the Court refused to grant an injunction. An award of damages based on a share of profits was rejected as given its apparent irrelevance to the factors under consideration.

Express Documentation

- 2.36 Where there is express documentation the provisions of such agreements will override the common law principles. Often these documents require clear interpretation with particular regard as to whether they contain restrictive or permissive covenants a matter in which legal advice should also be sought.

Transferred Rights of Light

- 2.37 It should also be noted that there is sufficient case law to indicate that the owner of an adjoining building may be successful in an action against the developer even if the window openings within that building are completely new.
- 2.38 This is on the basis that the new window openings have a degree of coincidence with those which existed previously in the demolished building. Case law has supported actions brought against developers where this situation has arisen.

Use of Light

- 2.39 It has been laid down in Case Law that the Court should consider not only the actual present use of the premises but also any purpose to which it may be reasonably expected that in the future they may be applicable. In the case Colls v Home and Colonial Stores Limited (1904) Lord Davey held that regard might be had not only to the present use but also to any ordinary uses to which the dominant tenement is adapted and that a man does not restrict his right by not using the full measure of light which the law permits. It was the opinion of Lord Lindley that if the dominant owner (the interest that can demonstrate the right to light) chooses to use a well lit room for a lumber room for which little light is required he does not lose his right to use at some future time the same room for some other purpose for which more light is required.
- 2.40 The case of Price v Hilditch (1930) also supports this view and in that particular case a room was used as a scullery but could have been used as an ordinary habitable room but nevertheless it was held that there was an actionable nuisance caused by a defendant's building operations.

Method of Assessment

- 2.41 The easement of light is directly related to the amount of sky visibility available on the working plane (e.g. the top of a table which is taken to be 2 feet 9 inches or 850mm). Therefore the amount of sky is assessed for each of the affected rooms and this is determined scientifically by the use of what is known as the Waldram Diagram.
- 2.42 In 1932 it was acknowledged by an International Conference on Illumination that sufficient amount of light to enable visual discrimination would equate to 1 lumen of light per square foot. This is the amount of light given out by a 1 foot candle over 1 square foot. The amount of sky through a defined window opening will therefore determine the amount of luminosity to a particular point within a room and a 0.2% of the sky factor equates to 1 lumen per square foot or 1 foot candle.

- 2.43 The consultant therefore evaluates on plan a contour where 0.2% of the sky factor exists at "working plane" within a room firstly in relation to buildings which currently exist opposite the window in question and thereafter a new contour is drawn taken account of the new buildings which are intended to be built opposite this window. It will be appreciated that where the new buildings are of a greater size and massing than those of the existing then less sky will be observed from a given point in the room. This would mean that to see the same amount of sky as before which equates to 1 lumen one would need to come closer to the window.
- 2.44 This method then indicates the amount of area over which the diminution in light to the intensity of one lumen occurs and this figure can then be put into a formula for assessing the loss in terms of monetary value.
- 2.45 The method of valuation is generally accepted by the Courts who consider expert advice useful but the former will also take into account not only how much light has been taken away but also how much is left to a dominant owner's building after a development has taken place. It has been argued that the availability of 1 lumen or 0.2% sky visibility over half the area of a room may be sufficient to meet one of the Court's requirements which is to provide sufficient daylighting "for the ordinary notions of mankind".

Adequacy of Light

- 2.46 As we have set out above, the owners of an adjoining property which can demonstrate prescriptive rights of light are not entitled to protect all the light that they currently enjoy. The right of light relates only to so much light as is necessary or adequate for normal use and occupancy given the ordinary notions of mankind.
- 2.47 What constitutes adequacy has never been clearly established in Case Law. Prior to the case of **Ough v King (1976)** it had previously been acknowledged that if a room, notwithstanding some interference with light, remained adequately lit to more than 50% of the floor area then it could not be said that the light was injured. In that particular case it was demonstrated that just over 51% of the room remained adequately lit but the Appeal Court Judge concluded it was dark having visited the adjoining property on a grey afternoon in February. An injunction protecting the Adjoining Owner's light was granted but one of the Appeal Court Judges indicated that the 50% rule was still a convenient rule of thumb.
- 2.48 In **Deakins v Hookings (1994)**, the Judge took the view that when dealing with residential properties, 50% could be considered as only a bare minimum and that where possible a higher percentage should be sought although there was no indication what that higher percentage should be.

- 2.49 In the recent Court of Appeal decision of **Dennis Regan and Paul Properties Limited (2006)**, the Court overturned an earlier decision to grant damages in lieu of an injunction, and required a development that was in progress on site to be modified. The Judgement involved a great deal of legal debate as to the Judge's discretion arising under **Shelfer v City of London Electric Lighting Company (1895)** and concluded that in the original case the judge applied the wrong principle of law in placing the burden on the plaintiff to show why damages should not be awarded.
- 2.50 When considering the affect upon commercial properties, whilst the courts have not ruled on the point of adequacy, we believe the adequacy for commercial use and occupancy can be achieved with light to less than 50%, but it must be acknowledged that it is impossible to identify what an acceptable area might be if the room shape and size is not known and this is often the case at the time of a preliminary analysis if drawings of adjoining properties are not available and it is not intended to alert the Adjoining Owners to the potential problem.
- 2.51 Where an infringement of a right of light exists there still remains the consideration of whether the injury warrants an injunction or monetary damages and of the four tests that might be applied in determining whether damages would be a suitable remedy were dealt with earlier in this report.
- 2.52 In **Midtown Limited and City of London Real Property Company Limited (2004)** an application for an injunction was declined notwithstanding a very serious infringement to light because the court was satisfied that damages would be an acceptable remedy. There was substantial debate about the use of artificial lighting in most commercial premises, but the judge held that whilst offices do use artificial light to maintain a constant light that does not override a right to light in respect of natural light.
- 2.53 The recent case of **HXRUK II (CHC) Ltd v Heaney (2010)** (a.k.a "The Heaney Case") is perhaps surprising given the position in Midtown, in that a judge granted an injunction, requiring a developer to take down part of a completed and tenanted building which caused an interference with light to an adjacent commercial building.
- 2.54 It does not really change the position in terms of rights of light law, such as it is, but it reinforces the view, which may have been given lesser weight since Midtown, that rights of light claims should be settled prior to commencement of construction, where an adjoining owner has objected.
- 2.55 Whilst we may, in this report, express an opinion as to whether or not an injunction might be a likely remedy for an Adjoining Owner this is often an opinion expressed without the benefit of definitive information about the nature of the use and the penetration of light to the properties affected.

Section 203 Housing and Planning Act 2016

- 2.56 Intrinsicly this section of the Act confers the power to override easements enjoyed by adjoining owners, including rights of light. This prevents actionable rights being exercised against land that has been "acquired for planning purposes" by the Local Planning Authority.
- 2.57 The benefit can be inherited by successors in title.
- 2.58 In practice, Local Planning Authorities (or other specified authorities) are reluctant to invoke them simply to assist speculative development. Ordinarily a Local Planning Authority would need to be fully satisfied that their use would be in the public interest, as opposed to the commercial interest of the developer.
- 2.59 If a Local Planning Authority (or other specified authorities) resolves to invoke these statutory powers, whilst they would remove the threat of injunction, their use typically comes with a condition the affected party is offered basic compensation for the loss of light, which is commonly assessed using the traditional method of valuation of loss of light, with no uplift to reflect the usual bargaining position.
- 2.60 This may be in conflict with the damages position assessed by a claim for "injurious affection" as would ordinarily be the case when considering a damages claim against development on land subject to a Compulsory Purchase Order.

3. Report

3.1 Please refer to Appendix I which contains 3D drawings showing the existing and proposed site conditions.

3.2 Site inspection and desktop research indicated the following potentially affected properties which were analysed for impacts to their existing light levels due to the introduction of the proposals:

- 206 High Holborn
- 1-3 Newton Street
- 8 Newton Street
- 23 Stukeley Street
- Dragon Hall
- 193-197 High Holborn

206 High Holborn-HO86/06/ROL51-53

3.3 Losses to the flank of this property are limited to very small amounts.

3.4 In our view these should not be viewed as actionable and it would be surprising if these were noticeable by the owners.

3.5 If one wanted to make an allowance of compensation then a fair settlement should not be more than £5,000 in our view.

1-3 Newton Street- HO86/06/ROL51-53

3.6 This is a mainly residential property with what appears to be communal space at Ground level.

3.7 Existing levels of light are, save for the 4th floor already well below 50% of the room area. Losses are all therefore within the front half of the room but each room sees a narrow band of loss.

3.8 It would be surprising if this were viewed as worth of an injunction despite being technically actionable.

3.9 In our view compensation is an adequate remedy. There are we believe six flats with similar levels of loss. These flats are valued in the region of £1million pounds each and in our view a fair sum for each flat would be up to £50,000.

Aria House- HO86/06/ROL51-53

- 3.10 This is a block of residential flats located slightly south of the site on Newton Street.
- 3.11 As with 1-3 the existing levels of light are already below 50% of the room area up to and including fourth Floor.
- 3.12 On that basis these losses are technically actionable but again losses are relatively small.
- 3.13 Aria house was redeveloped in 1999 from Aviation House and investigation of the planning records seems to suggest the Newton Street elevation was rebuilt closer to the street than the original form .it seems unlikely therefore that the building that previously sat on this site was the same as is in place now.
- 3.14 If this is correct then the windows in question have yet to acquire 20 years usage and do not have rights.
- 3.15 It would however acquire these rights in 2018 and it would seem sensible to serve light obstruction notices now to prevent any acquisition.
- 3.16 If rights were proved we would estimate similar flat values and fair compensation for the three units that are affected as for 1-3.

8 Newton Street- HO86/06/ROL54

- 3.17 This is the tower block of flats immediately to the South of the site.
- 3.18 Once again losses are relatively small whilst falling into the technically actionable category as existing levels are below 50%.
- 3.19 The losses only occur to the kitchens located in the north face of the building and on the above bases it seems unlikely that injunctions would be granted and that compensation would be the correct remedy.
- 3.20 Property values here are in the region of £600,000 and given the fact of the loss being confined to Kitchen areas we would expect compensation per flat to be in the region of £15-£20,000 per flat. There 10 flats in question.

23 Stukeley Street- HO86/06/ROL55

- 3.21 Located immediately behind the site to the West this property shows significant losses which we would have to class as injunctable.

- 3.22 There is however serious doubt over the age of these buildings and the general view is that they are not 20 years old and do not have rights of light.
- 3.23 We have been unable, despite direct application to Camden planning, to ascertain this definitely.
- 3.24 Should the building have rights then compensation would be in the region of £250,000 for the flats concerned.

Dragon Hall- HO86/06/ROL56-58

- 3.25 This is understood to be an educational building and appears to be part of the same development as 23 Stukeley Street.
- 3.26 The same points apply as above to the age of this building.
- 3.27 If rights were proved then compensation could be in the region of £450,000. The technical study again indicated some mild injuries; however we would not consider these to be actionable.

193-197 High Holborn- HO86/06/ROL56-58

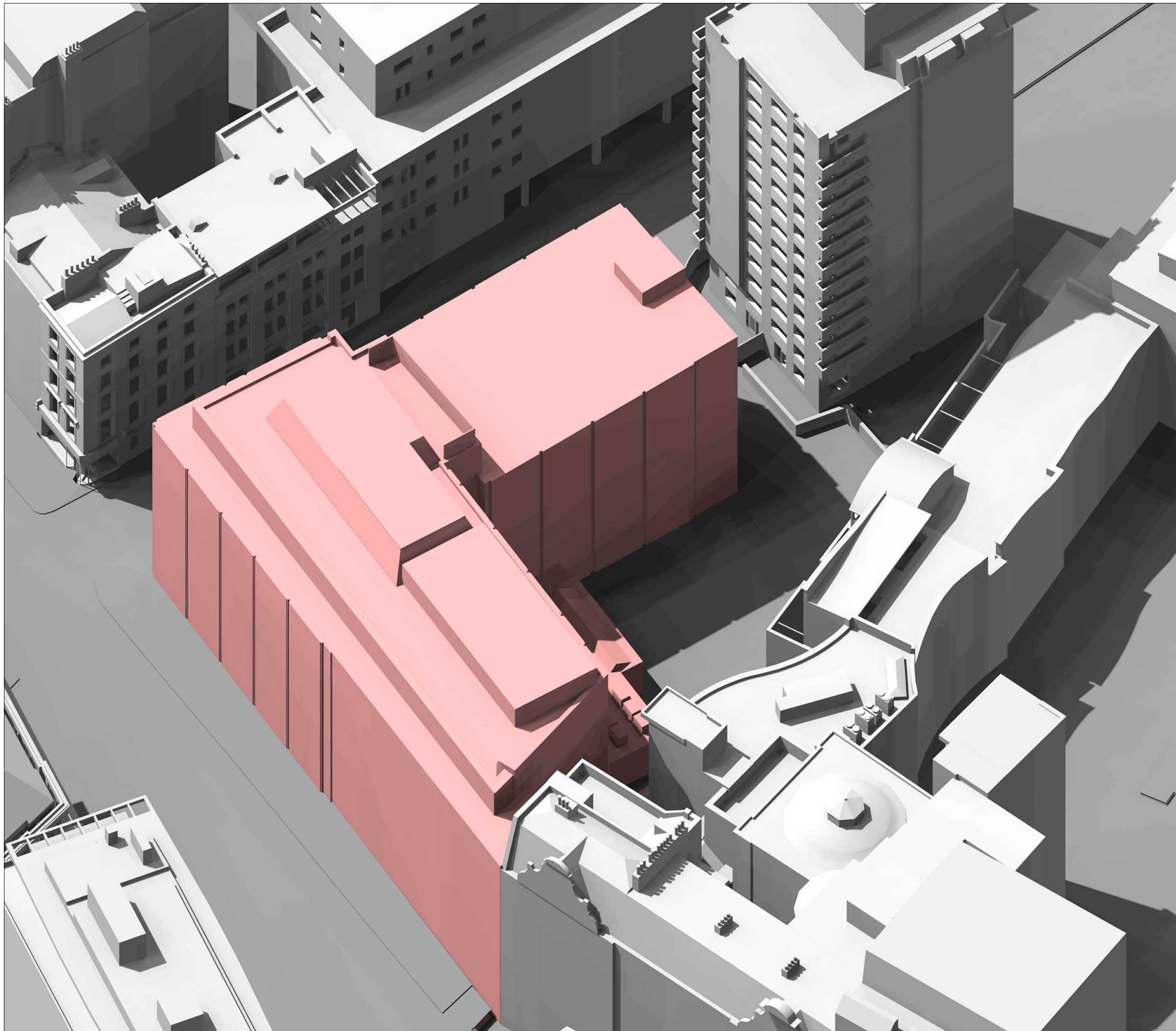
- 3.28 This is a commercial building fronting High Holborn and is the former Town Hall.
- 3.29 This is now understood to be an office building.
- 3.30 Losses are very small and we would not expect a claim from this building.
- 3.31 Compensation, based on a traditional rental basis would be in the region of £20,000.

4. Conclusions/Next Steps

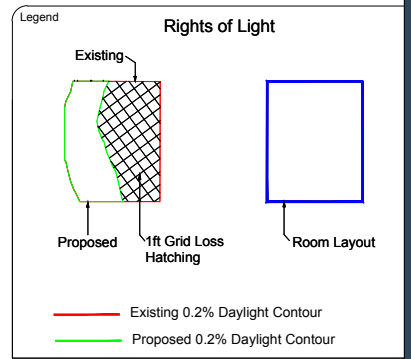
- 4.1 We have set out above our view on the results of the current technical study which, as stated in the Introduction section, is based on assumed layouts and therefore is subject to a degree of tolerance.
- 4.2 These analyses do however indicate at this point in time, that there are injuries to the neighbouring properties that we believe can demonstrate rights. Whilst these are actionable they are in the main small losses and we think that compensation is the appropriate remedy.
- 4.3 There are 3 ways one can deal with this.
- Commence work and deal with claims as they arise
 - Approach neighbours and seek agreements prior to commencement
 - Take out appropriate insurance cover.
- 4.4 In terms of insurance it is usual to supply a theoretical cut-back and therefore we have undertaken a cut back analysis for 23 Stukely Street which we view to be the relevant property from a potentially actionable rights of light perspective.
- 4.5 The analysis for this is enclosed at appendix II in cut back drawing HO86-05/ROL/44.
- 4.6 In our view the insurance route would seem to be the best course of action and we are able to help deal with this if required.

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Appendix I



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Sources of Information

Existing And Surrounding Buildings
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 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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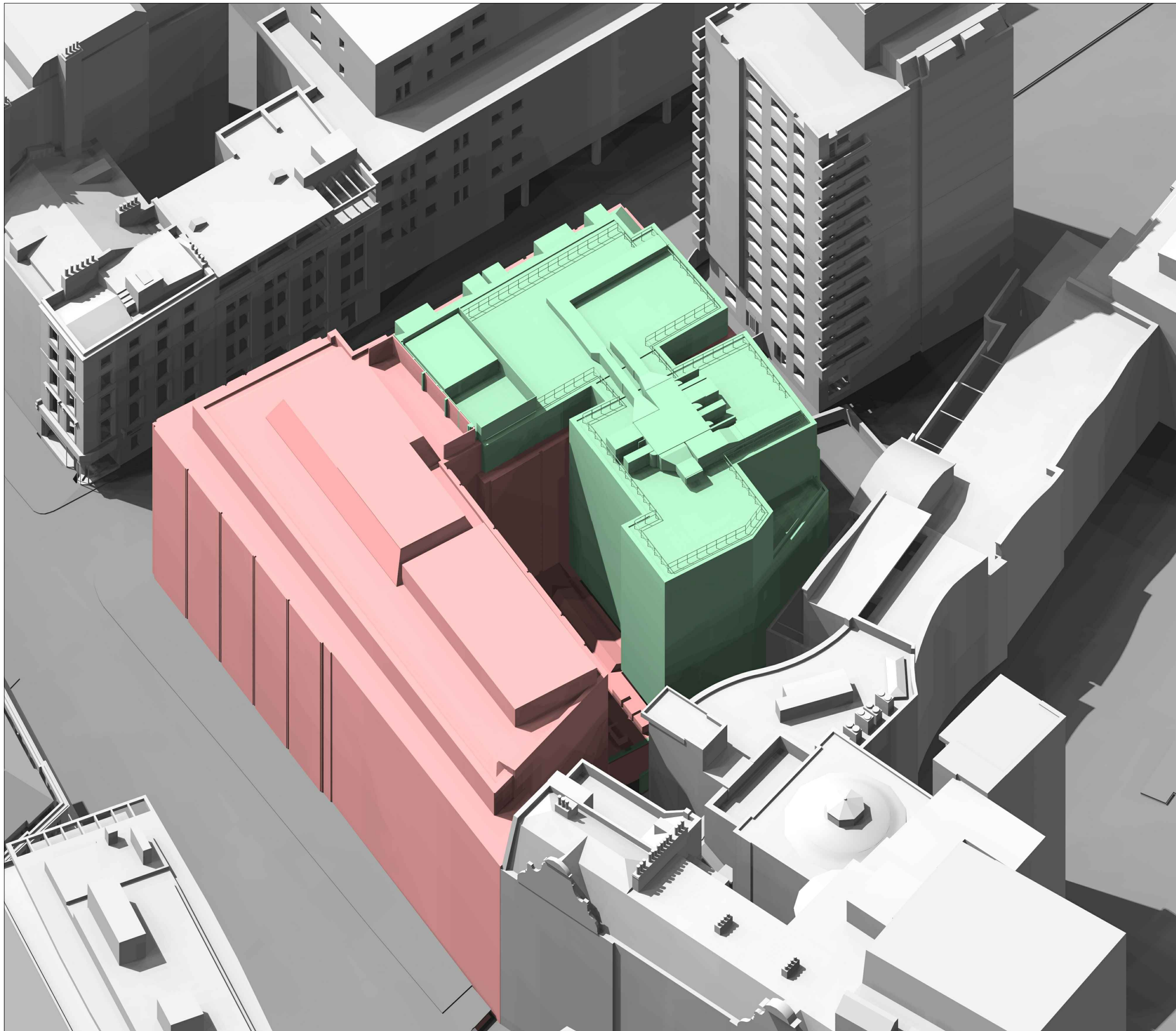
Project Name
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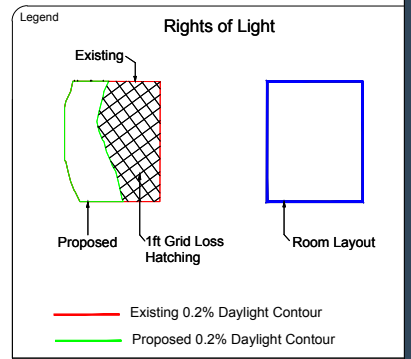
Drawing Title
 3D VIEW FOR
 EXISTING

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Project No. HO86-06	Drawing No. ROL/47	Revision -
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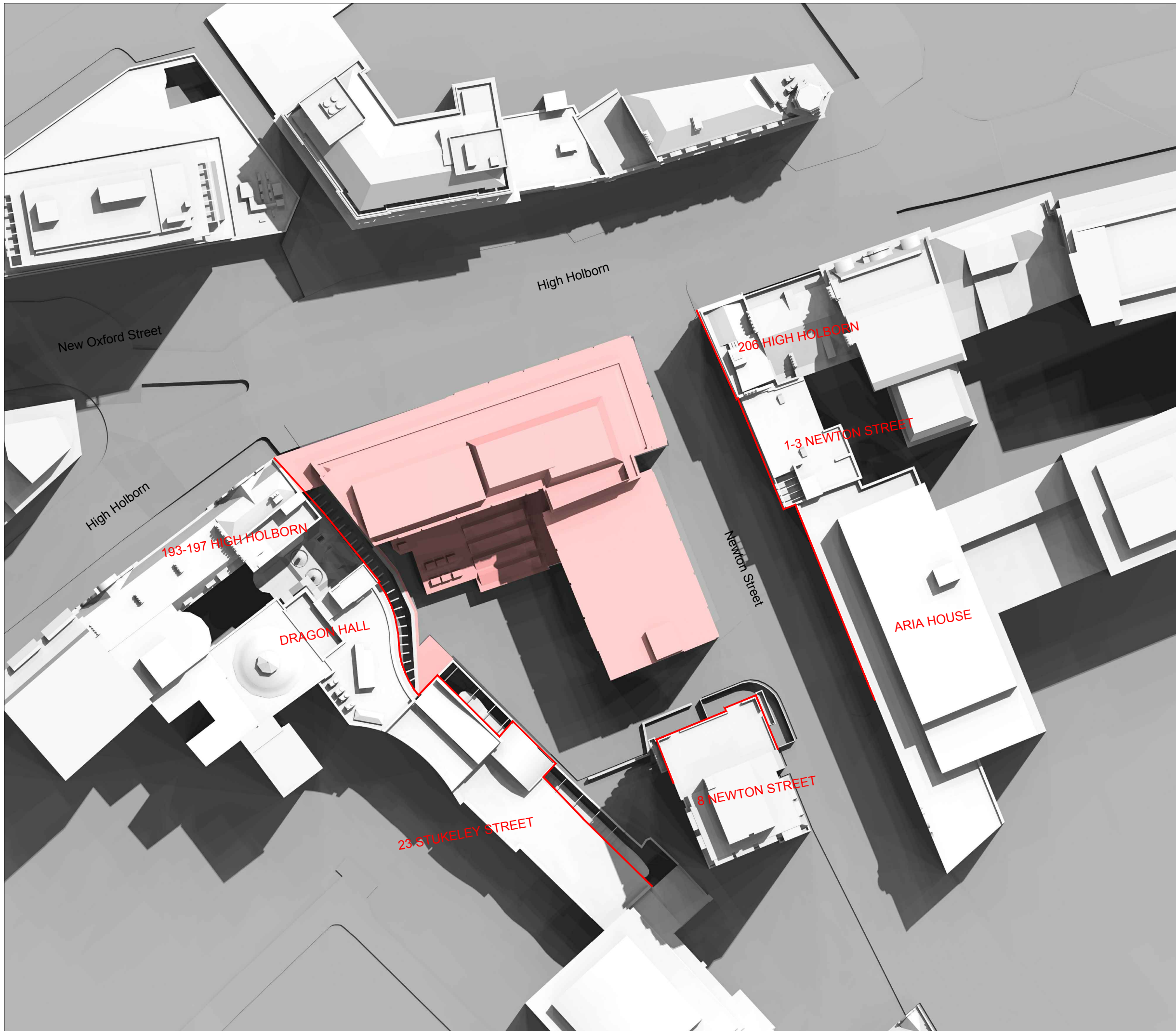
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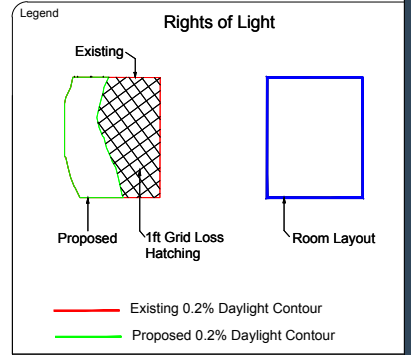
Drawing Title
 3D VIEW FOR
 PROPOSED

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Project No. HO86-06	Drawing No. ROL/48	Revision -
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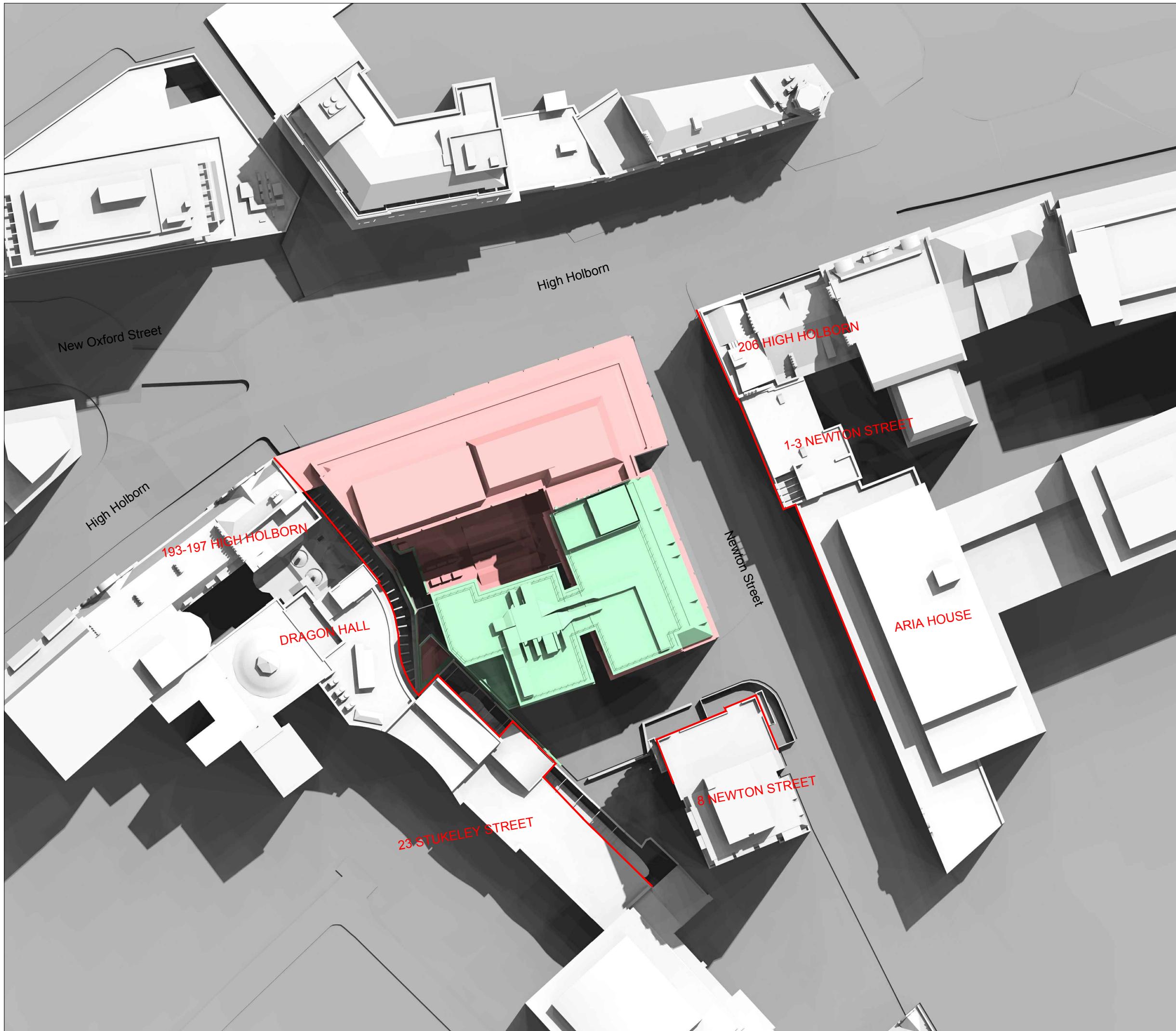
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 PLAN VIEW FOR
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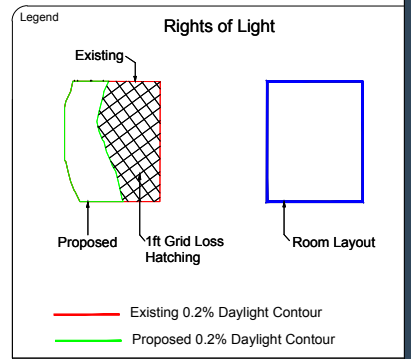
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Rights of light

A3



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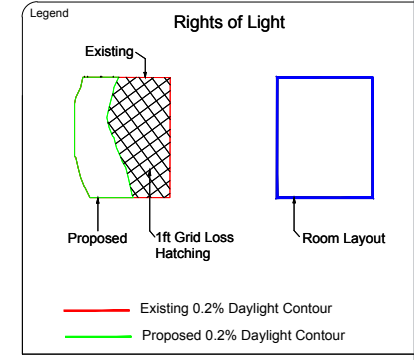
Drawing Title
 PLAN VIEW FOR PROPOSED

Drawn By RT	Chk'd By -	Scale @ A3 N/A	Date 06 OCT 2017
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Project No. HO86-06	Drawing No. ROL/50	Revision -
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Rights of light

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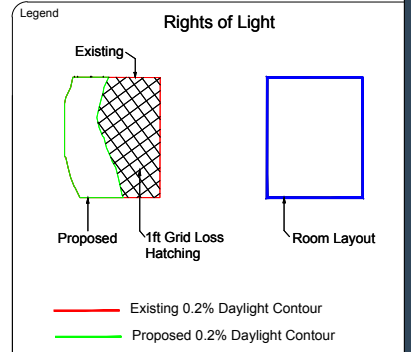
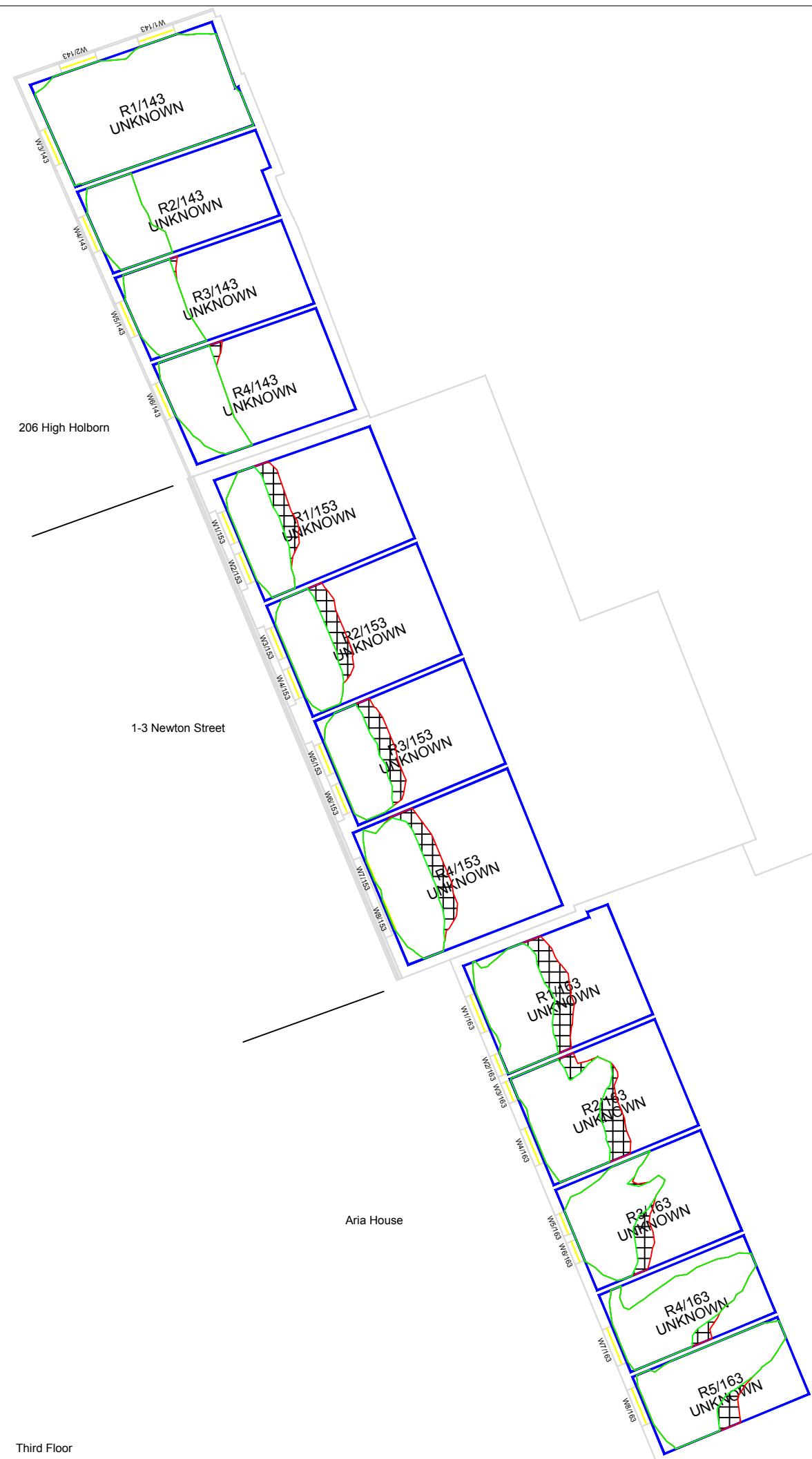
Project Name
 HOXTON HOTEL

Client
 THE HOXTON(HOLBORN)LTD

Drawing Title
 0.2 DAYLIGHT CONTOUR FOR ARIA HOUSE
 206 HIGH HOLBORN & 1-3 NEWTON ST

Drawn By RT	Chk'd By -	Scale @ A3 1/150	Date 06 OCT 2017
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Project No. HO86-06	Drawing No. ROL/51	Revision -
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Sources of Information

Existing And Surrounding Buildings
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Project Name
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Client
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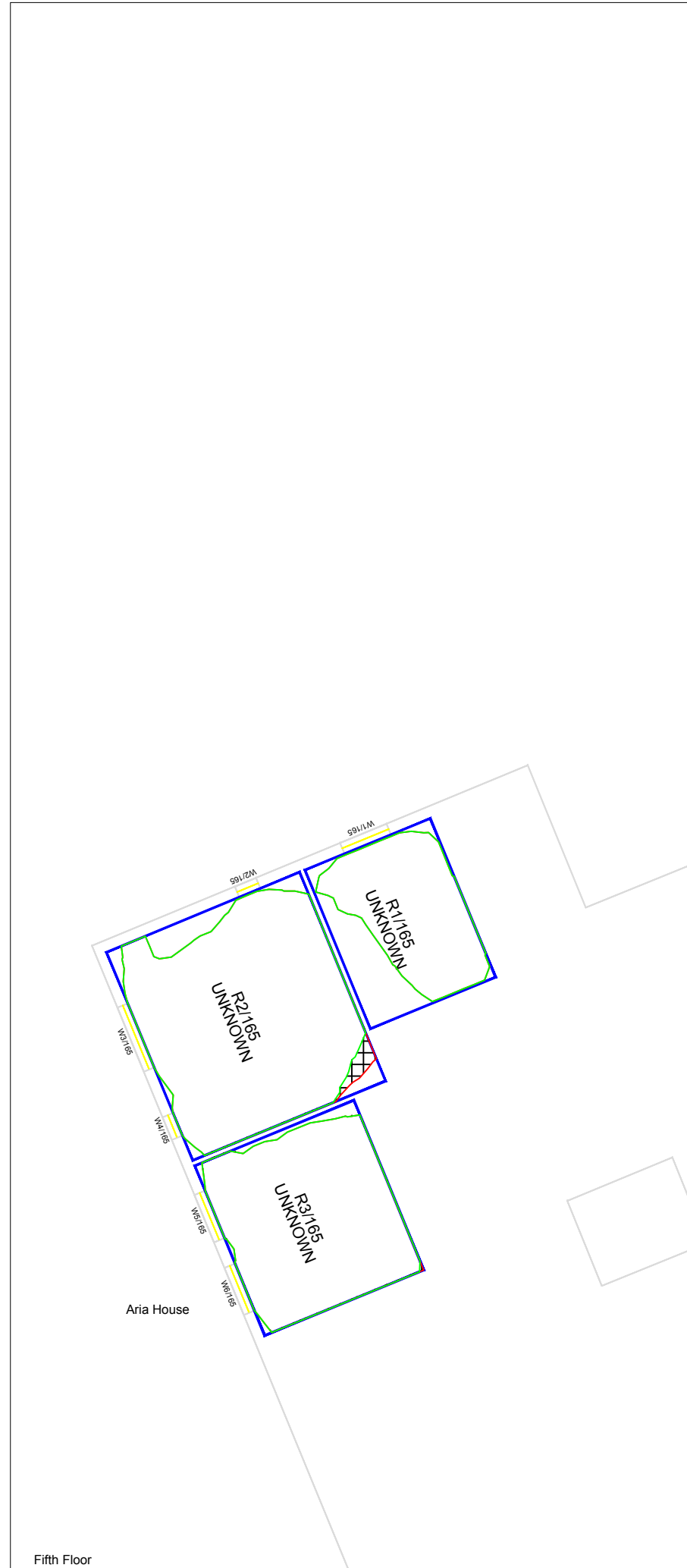
Drawing Title
 0.2% DAYLIGHT CONTOUR FOR ARIA HOUSE
 206 HIGH HOLBORN & 1-3 NEWTON ST

Drawn By RT	Chk'd By -	Scale @ A3 1/150	Date 06 OCT 2017
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Project No. HO86-06	Drawing No. ROL/52	Revision -
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Fourth Floor



Fifth Floor

Legend

Rights of Light

Existing
Proposed
1ft Grid Loss Hatching
Room Layout

Existing 0.2% Daylight Contour
Proposed 0.2% Daylight Contour

Sources of Information

Existing And Surrounding Buildings
 INFO RECEIVED: Maltby Survey 22 July 2016
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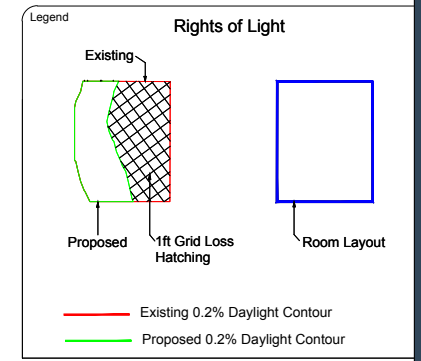
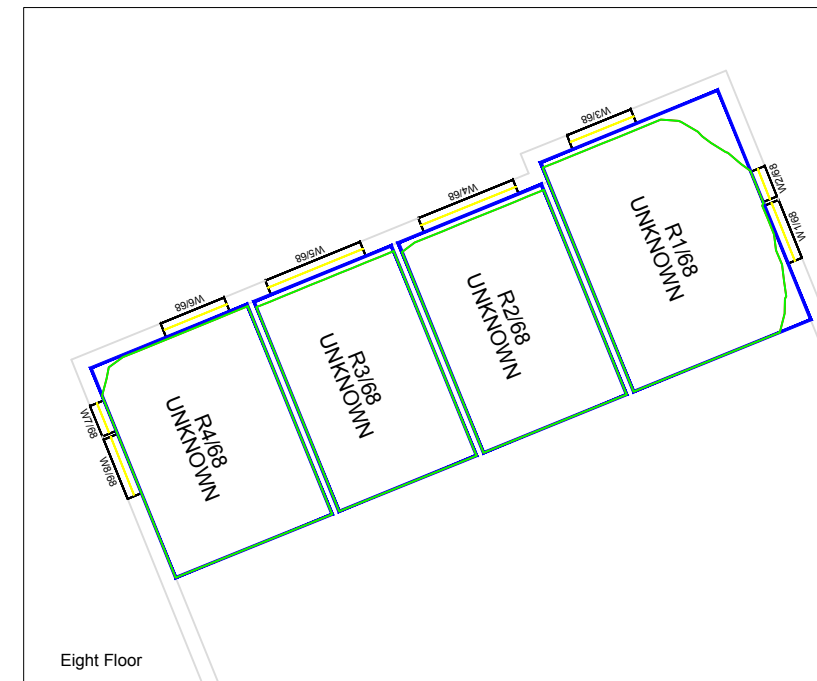
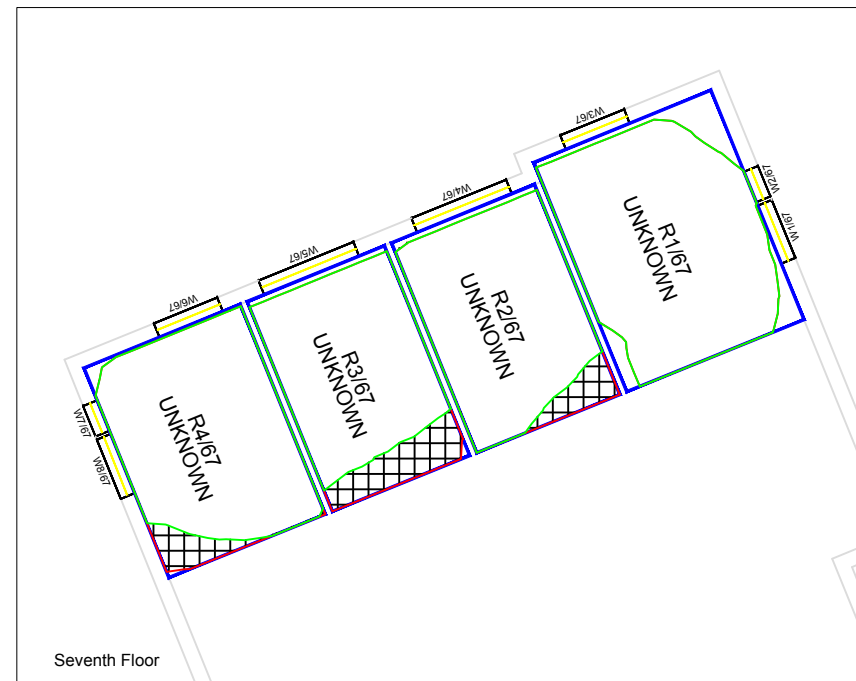
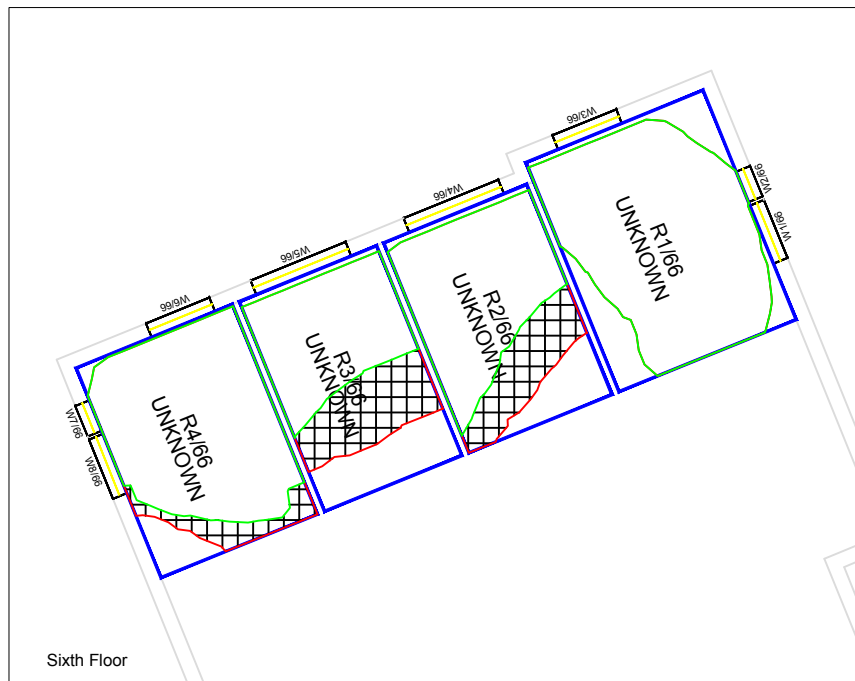
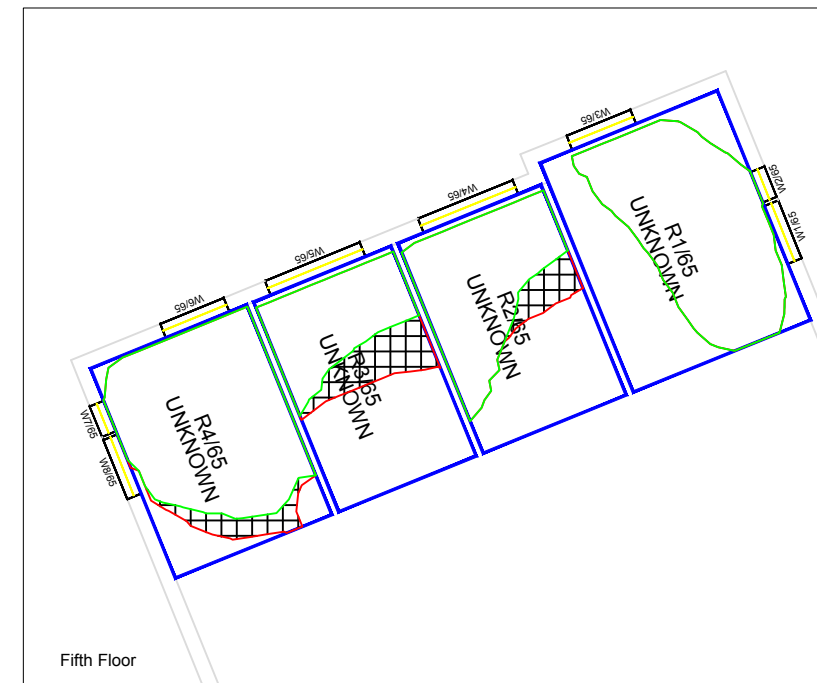
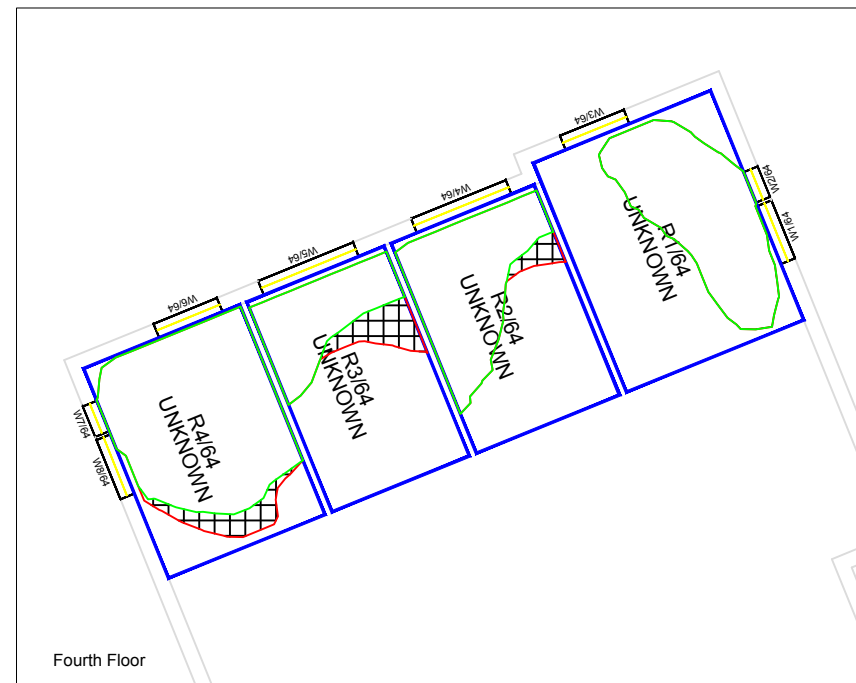
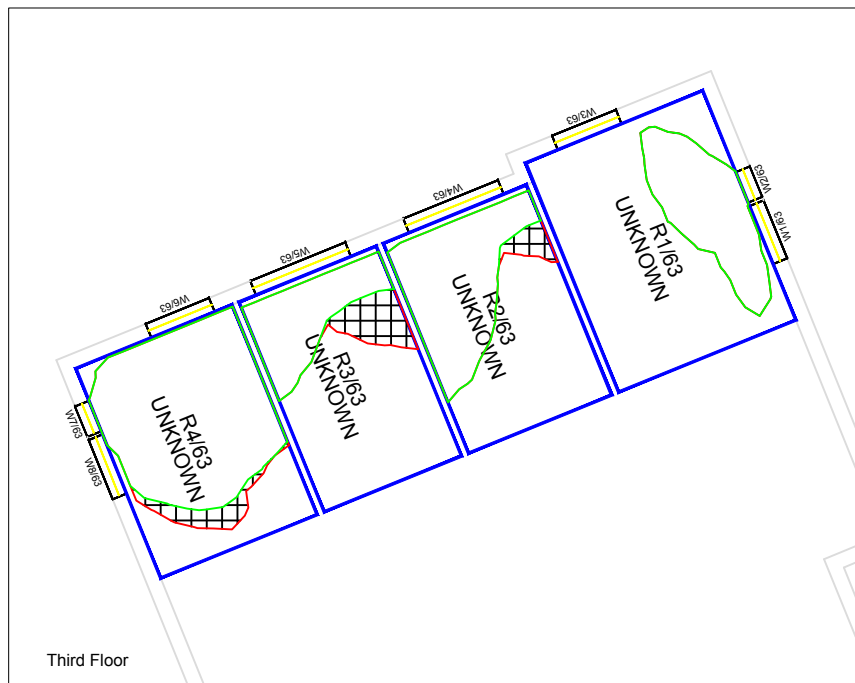
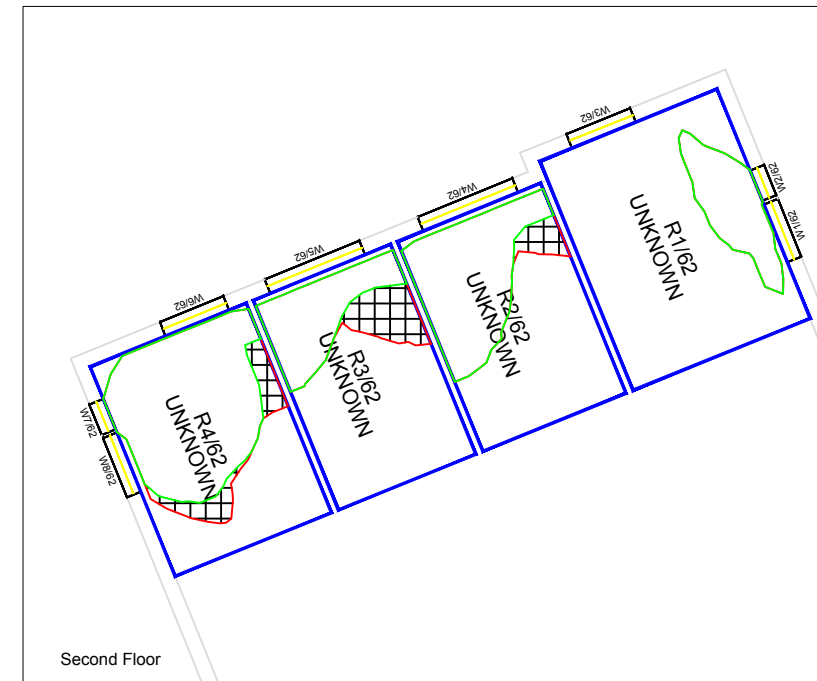
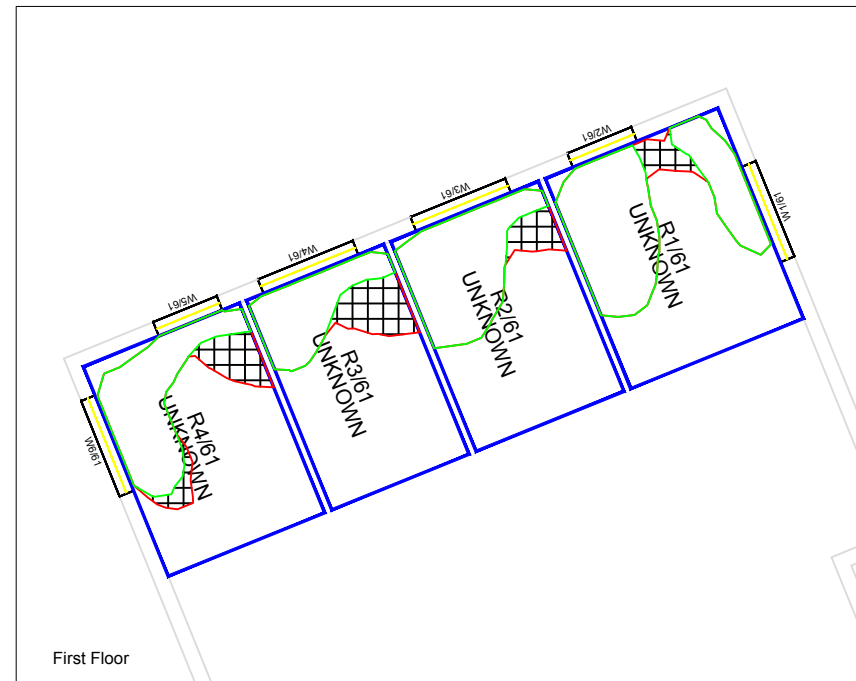
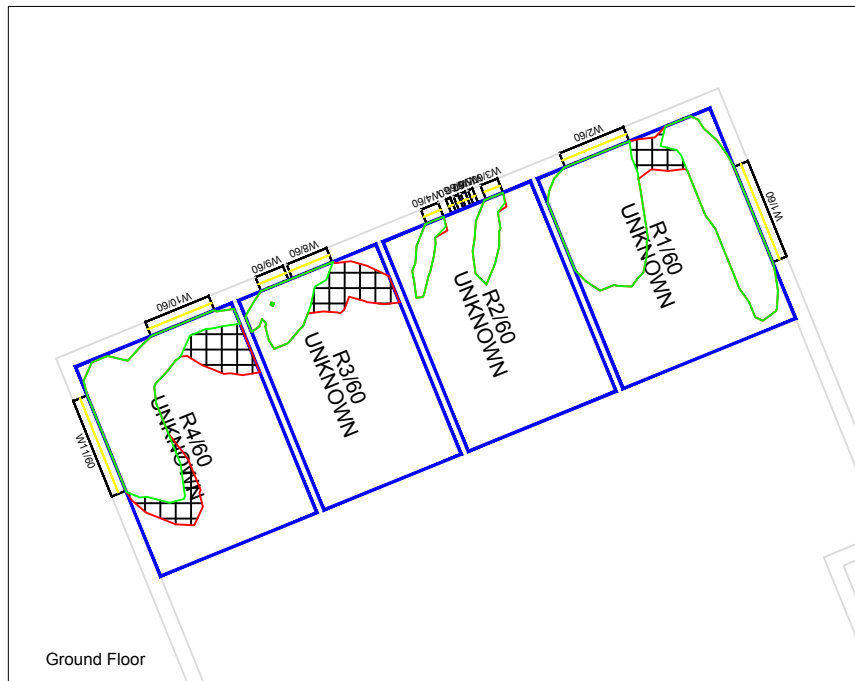
Project Name
 HOXTON HOTEL

Client
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Drawing Title
 0.2% DAYLIGHT CONTOUR FOR ARIA HOUSE
 206 HIGH HOLBORN & 1-3 NEWTON ST

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Sources of Information

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Client
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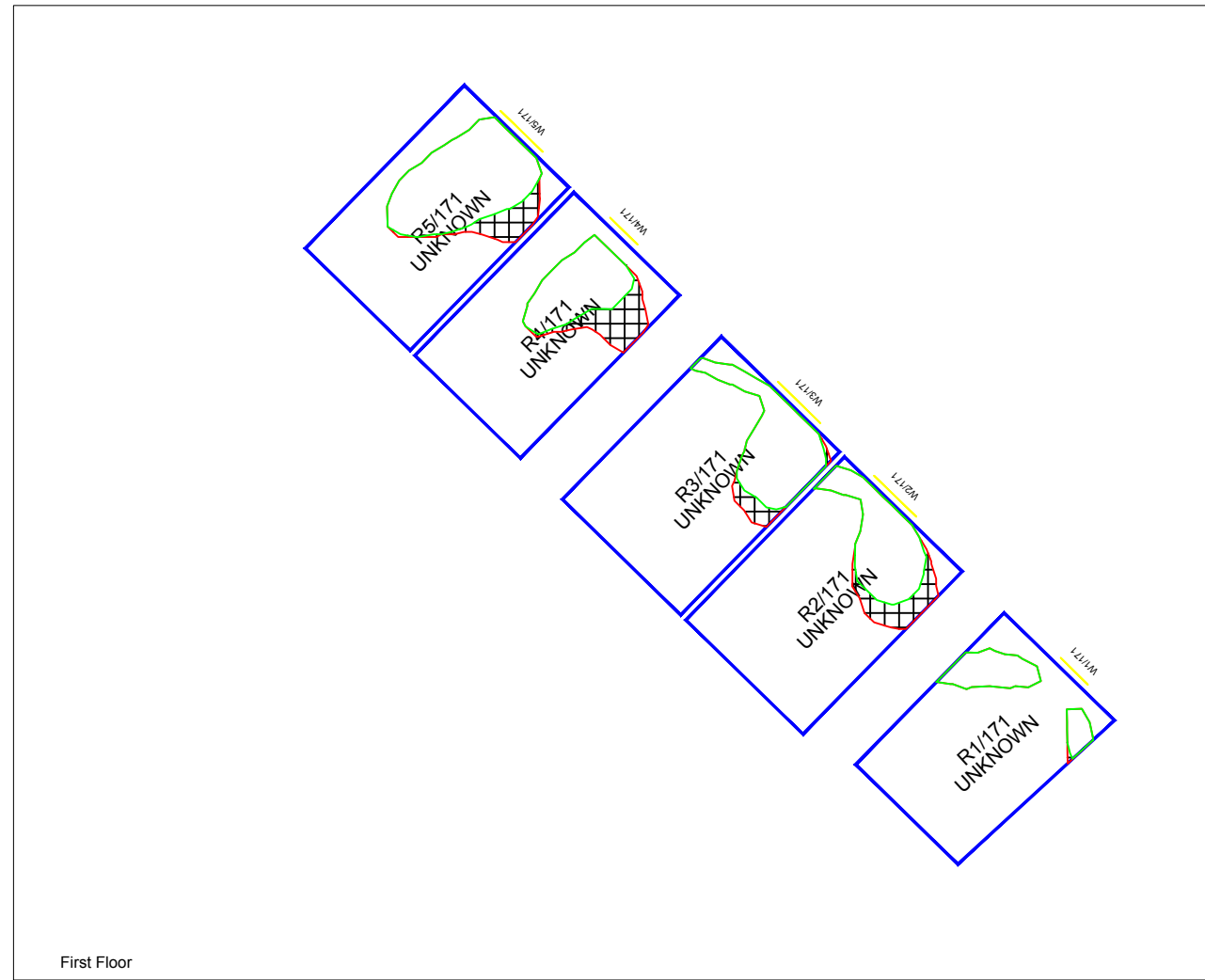
Drawing Title
 0.2% DAYLIGHT CONTOUR FOR
 8 NEWTON STREET

Drawn By RT	Chk'd By -	Scale @ A3 1/150	Date 06 OCT 2017
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Project No. HO86-06	Drawing No. ROL/54	Revision -
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Ground Floor



First Floor



Second Floor

Legend

Rights of Light

Existing
Proposed
1ft Grid Loss
Room Layout

Existing 0.2% Daylight Contour
Proposed 0.2% Daylight Contour

Sources of Information

Existing And Surrounding Buildings
 INFO RECEIVED: Maltby Survey 22 July 2016
 MBS16_601 Hoxton Hotel, Holborn
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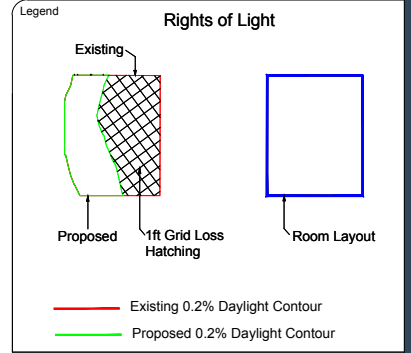
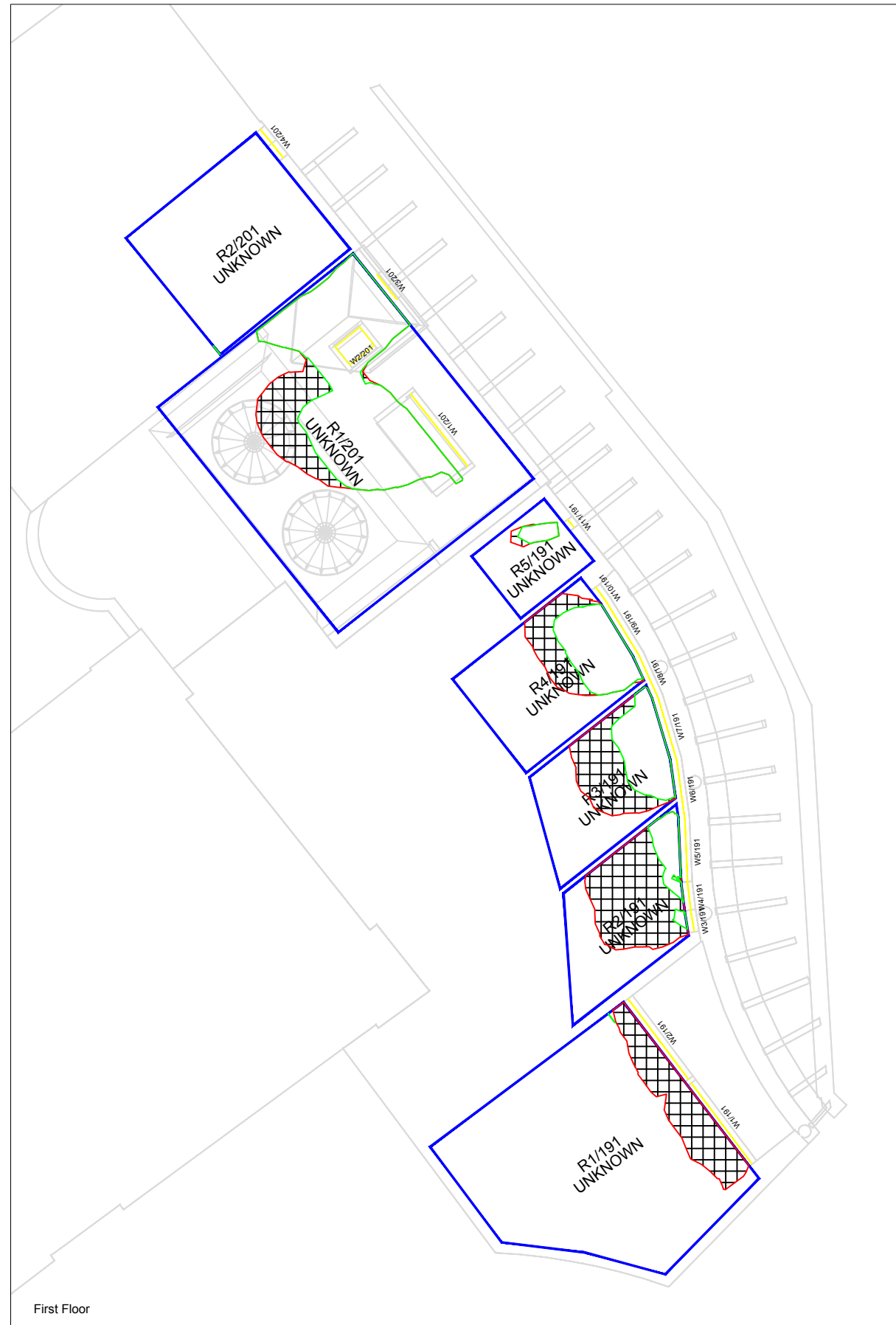
Project Name
 HOXTON HOTEL

Client
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Drawing Title
 0.2% DAYLIGHT CONTOUR FOR
 23 STUKELEY STREET

Drawn By RT	Chk'd By -	Scale @ A3 1/150	Date 06 OCT 2017
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Project No. HO86-06	Drawing No. ROL/55	Revision -
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Sources of Information

Existing And Surrounding Buildings
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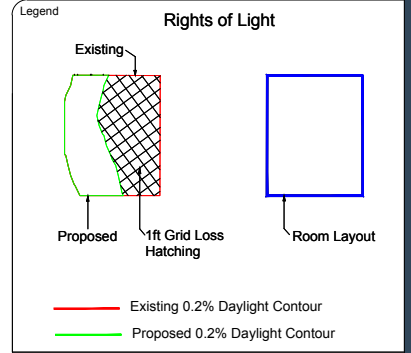
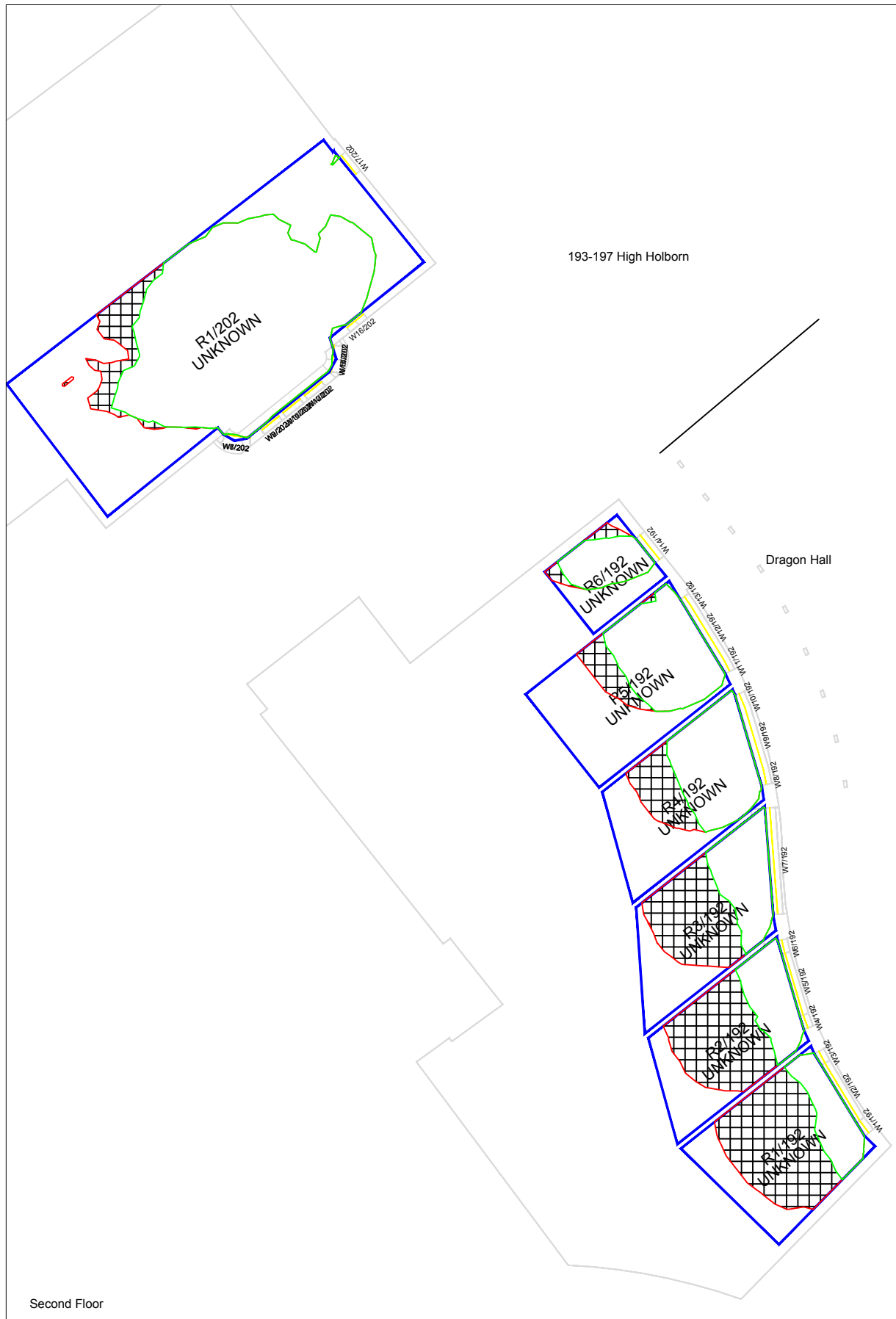
Project Name
 HOXTON HOTEL

Client
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Drawing Title
 0.2% DAYLIGHT CONTOUR FOR
 DRAGON HALL, 193-197 HIGH HOLBORN

Drawn By RT	Chk'd By -	Scale @ A3 1/150	Date 06 OCT 2017
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Project No. HO86-06	Drawing No. ROL/56	Revision -
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Sources of Information

Existing And Surrounding Buildings
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Proposed Scheme
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Project Name
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Client
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Drawing Title
 0.2% DAYLIGHT CONTOUR FOR
 DRAGON HALL, 193-197 HIGH HOLBORN

Drawn By RT	Chk'd By -	Scale @ A3 1/150	Date 06 OCT 2017
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Project No. HO86-06	Drawing No. ROL/57	Revision -
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Legend

Rights of Light

Existing
Proposed
1ft Grid Loss Hatching
Room Layout

Existing 0.2% Daylight Contour
Proposed 0.2% Daylight Contour

Sources of Information

Existing And Surrounding Buildings
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Proposed Scheme
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Project Name
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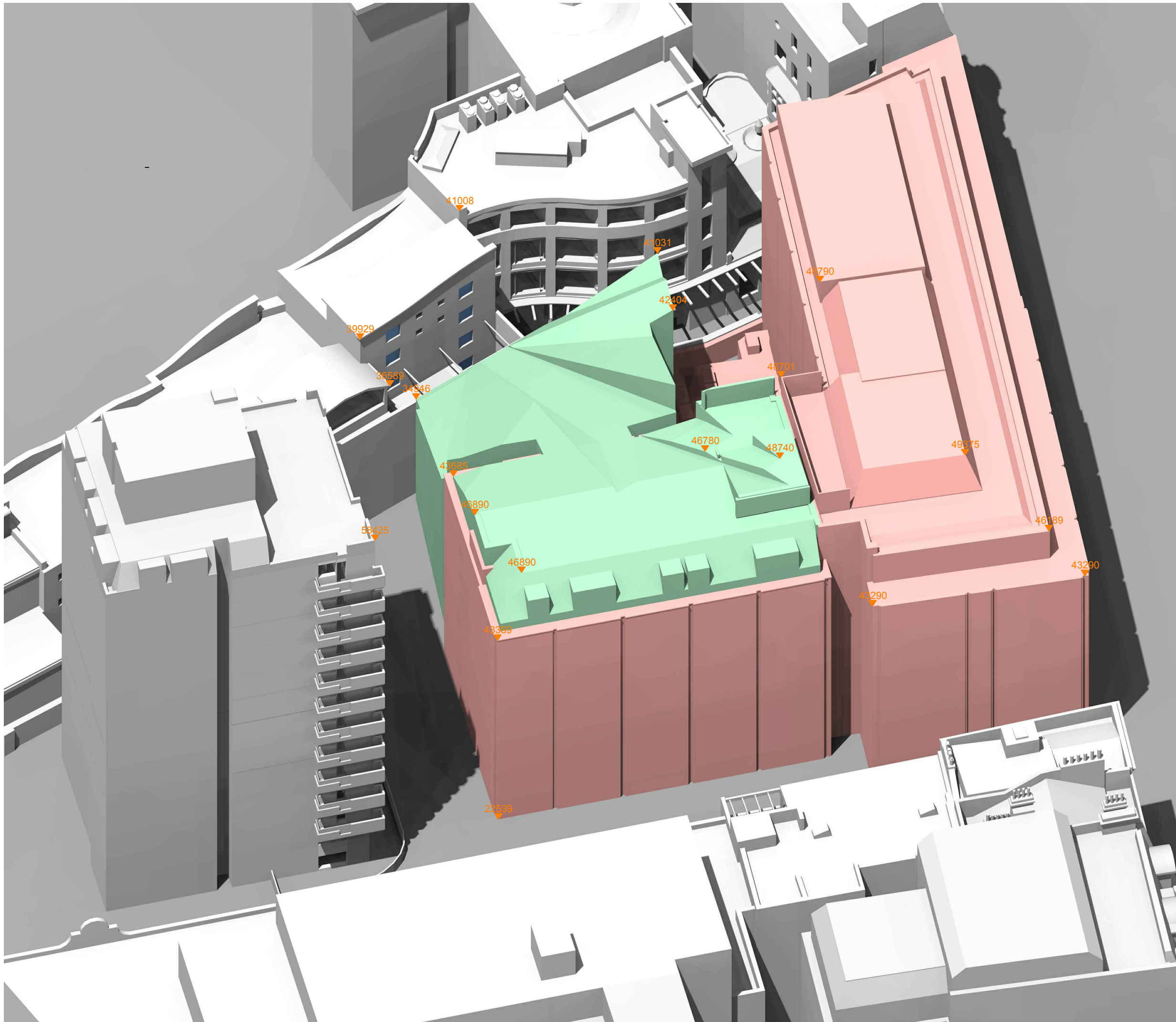
Client
 THE HOXTON(HOLBORN)LTD

Drawing Title
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 DRAGON HALL, 193-197 HIGH HOLBORN

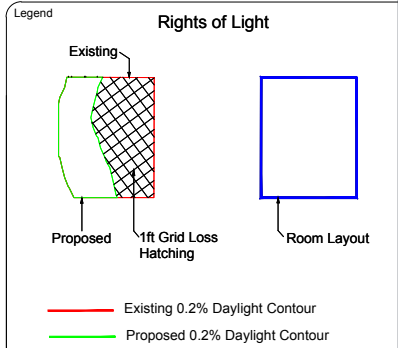
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Project No. HO86-06	Drawing No. ROL/58	Revision -
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Appendix II



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Project Name
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Client
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Drawing Title
 3D VIEW FOR
 CUTBACK

Drawn By RT	Chk'd By -	Scale @ A3 1/100	Date 04 AUG 2017
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Project No. HO86-05	Drawing No. ROL/44	Revision -
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Rights of light

Appendix III

HOXTON HOTEL
06-Oct-17
JOB 06 - EFZ RESULTS

Room/ Floor	Room Use	Room Area	Extg 0.20%	% Extg	Prop 0.20%	% Prop	Loss	Front	1st	2nd	Mkwt	EFZ
206 High Holborn HO86/06/ROL/51,52,53												
Gnd Floor												
R1/140	UNKNOWN	173.60	172.30	99.25%	172.30	99.25%	0.10	0.00	0.00	0.00	0.10	0.00
R2/140	UNKNOWN	188.60	28.50	15.11%	27.70	14.69%	0.90	0.90	0.00	0.00	0.00	1.30
R3/140	UNKNOWN	33.30	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
R4/140	UNKNOWN	213.80	53.70	25.12%	52.10	24.37%	1.70	1.40	0.30	0.00	0.00	2.30
1st Floor												
R1/141	UNKNOWN	187.30	182.60	97.49%	182.60	97.49%	0.00	0.00	0.00	0.00	0.00	0.00
R2/141	UNKNOWN	143.20	43.30	30.24%	43.30	30.24%	0.00	0.00	0.00	0.00	0.00	0.00
R3/141	UNKNOWN	138.30	38.50	27.84%	38.20	27.62%	0.30	0.00	0.30	0.00	0.00	0.30
R4/141	UNKNOWN	163.70	43.50	26.57%	42.80	26.15%	0.70	0.00	0.70	0.00	0.00	0.70
2nd Floor												
R1/142	UNKNOWN	187.30	182.30	97.33%	182.30	97.33%	0.00	0.00	0.00	0.00	0.00	0.00
R2/142	UNKNOWN	143.20	41.50	28.98%	41.40	28.91%	0.10	0.00	0.10	0.00	0.00	0.10
R3/142	UNKNOWN	138.30	38.90	28.13%	38.40	27.77%	0.50	0.00	0.50	0.00	0.00	0.50
R4/142	UNKNOWN	163.70	43.70	26.70%	42.50	25.96%	1.30	0.00	1.30	0.00	0.00	1.30
3rd Floor												
R1/143	UNKNOWN	187.30	182.40	97.38%	182.40	97.38%	0.00	0.00	0.00	0.00	0.00	0.00
R2/143	UNKNOWN	143.20	43.70	30.52%	43.70	30.52%	0.00	0.00	0.00	0.00	0.00	0.00
R3/143	UNKNOWN	138.30	42.80	30.95%	42.10	30.44%	0.70	0.00	0.70	0.00	0.00	0.70
R4/143	UNKNOWN	163.70	49.90	30.48%	48.50	29.63%	1.40	0.00	1.40	0.00	0.00	1.40
4th Floor												
R1/144	UNKNOWN	187.30	181.60	96.96%	181.60	96.96%	0.00	0.00	0.00	0.00	0.00	0.00
R2/144	UNKNOWN	143.20	31.70	22.14%	31.10	21.72%	0.60	0.60	0.00	0.00	0.00	0.90
R3/144	UNKNOWN	138.30	31.70	22.92%	30.10	21.76%	1.60	1.60	0.00	0.00	0.00	2.40
R4/144	UNKNOWN	163.70	31.30	19.12%	28.80	17.59%	2.60	2.60	0.00	0.00	0.00	3.90
TOTAL												15.80
1-3 Newton Street HO86/06/ROL/51,52,53												
Gnd Floor												
R1/150	UNKNOWN	182.40	42.90	23.52%	40.40	22.15%	2.60	2.60	0.00	0.00	0.00	3.90
R2/150	UNKNOWN	172.50	41.60	24.12%	38.90	22.55%	2.70	2.70	0.00	0.00	0.00	4.10
R3/150	UNKNOWN	160.40	41.60	25.94%	38.10	23.75%	3.50	2.00	1.50	0.00	0.00	4.50
R4/150	UNKNOWN	214.60	60.70	28.29%	57.50	26.79%	3.30	0.00	3.30	0.00	0.00	3.30
1st Floor												
R1/151	UNKNOWN	182.40	53.60	29.39%	48.50	26.59%	5.10	0.00	5.10	0.00	0.00	5.10
R2/151	UNKNOWN	172.50	51.80	30.03%	47.10	27.30%	4.70	0.00	4.70	0.00	0.00	4.70
R3/151	UNKNOWN	160.40	50.90	31.73%	45.30	28.24%	5.50	0.00	5.50	0.00	0.00	5.50
R4/151	UNKNOWN	214.60	72.40	33.74%	65.70	30.62%	6.70	0.00	6.70	0.00	0.00	6.70
2nd Floor												
R1/152	UNKNOWN	182.40	61.60	33.77%	53.30	29.22%	8.30	0.00	8.30	0.00	0.00	8.30
R2/152	UNKNOWN	172.50	61.00	35.36%	52.70	30.55%	8.30	0.00	8.30	0.00	0.00	8.30
R3/152	UNKNOWN	160.40	60.10	37.47%	50.30	31.36%	9.80	0.00	9.80	0.00	0.00	9.80
R4/152	UNKNOWN	214.60	83.90	39.10%	72.30	33.69%	11.60	0.00	11.60	0.00	0.00	11.60

Room/ Floor	Room Use	Room Area	Extg 0.20%	% Extg	Prop 0.20%	% Prop	Loss	Front	1st	2nd	Mkwt	EFZ
3rd Floor												
R1/153	UNKNOWN	182.40	56.60	31.03%	44.30	24.29%	12.30	1.30	11.00	0.00	0.00	13.00
R2/153	UNKNOWN	172.50	57.10	33.10%	44.00	25.51%	13.10	0.00	13.10	0.00	0.00	13.10
R3/153	UNKNOWN	160.40	56.80	35.41%	42.40	26.43%	14.40	0.00	14.40	0.00	0.00	14.40
R4/153	UNKNOWN	214.60	77.50	36.11%	60.60	28.24%	16.90	0.00	16.90	0.00	0.00	16.90
4th Floor												
R1/154	UNKNOWN	176.40	124.50	70.58%	89.80	50.91%	34.70	0.00	0.00	0.00	34.70	8.70
R2/154	UNKNOWN	167.00	128.90	77.19%	87.10	52.16%	41.80	0.00	0.00	0.00	41.80	10.40
R3/154	UNKNOWN	156.60	127.30	81.29%	117.90	75.29%	9.40	0.00	0.00	0.00	9.40	2.30
R4/154	UNKNOWN	24.20	19.40	80.17%	19.30	79.75%	0.10	0.00	0.00	0.00	0.10	0.00
TOTAL												154.60
Aria House HO86/06/ROL/51,52,53												
Gnd Floor												
R1/161	UNKNOWN	161.50	33.10	20.50%	29.40	18.20%	3.70	3.70	0.00	0.00	0.00	5.50
R2/161	UNKNOWN	159.70	51.40	32.19%	48.30	30.24%	3.10	0.00	3.10	0.00	0.00	3.10
R3/161	UNKNOWN	151.00	44.20	29.27%	43.50	28.81%	0.80	0.00	0.80	0.00	0.00	0.80
R4/161	UNKNOWN	115.80	61.00	52.68%	60.60	52.33%	0.40	0.00	0.00	0.00	0.40	0.10
R5/161	UNKNOWN	115.80	62.10	53.63%	60.90	52.59%	1.30	0.00	0.00	0.00	1.30	0.30
1st Floor												
R1/162	UNKNOWN	161.50	36.20	22.41%	28.50	17.65%	7.70	7.70	0.00	0.00	0.00	11.50
R2/162	UNKNOWN	159.70	48.90	30.62%	43.20	27.05%	5.60	0.00	5.60	0.00	0.00	5.60
R3/162	UNKNOWN	151.00	37.20	24.64%	35.70	23.64%	1.40	1.40	0.00	0.00	0.00	2.20
R4/162	UNKNOWN	115.80	53.50	46.20%	52.70	45.51%	0.80	0.00	0.80	0.00	0.00	0.80
R5/162	UNKNOWN	115.80	57.40	49.57%	55.40	47.84%	2.00	0.00	2.00	0.00	0.00	2.00
2nd Floor												
R1/163	UNKNOWN	161.50	83.40	51.64%	63.40	39.26%	20.00	0.00	17.30	2.70	0.00	18.70
R2/163	UNKNOWN	159.70	89.40	55.98%	72.50	45.40%	16.90	0.00	7.40	9.60	0.00	12.10
R3/163	UNKNOWN	151.00	68.80	45.56%	60.00	39.74%	8.80	0.00	8.80	0.00	0.00	8.80
R4/163	UNKNOWN	115.80	76.80	66.32%	73.80	63.73%	3.00	0.00	0.00	0.00	3.00	0.80
R5/163	UNKNOWN	115.80	86.50	74.70%	80.20	69.26%	6.30	0.00	0.00	0.00	6.30	1.60
3rd Floor												
R1/164	UNKNOWN	171.30	96.70	56.45%	96.30	56.22%	0.40	0.00	0.00	0.00	0.40	0.10
R2/164	UNKNOWN	346.90	266.60	76.85%	241.80	69.70%	24.80	0.00	0.00	0.00	24.80	6.20
R3/164	UNKNOWN	232.60	202.70	87.15%	175.70	75.54%	27.00	0.00	0.00	0.00	27.00	6.80
4th Floor												
R1/165	UNKNOWN	171.30	121.80	71.10%	121.80	71.10%	0.00	0.00	0.00	0.00	0.00	0.00
R2/165	UNKNOWN	346.90	318.40	91.78%	312.60	90.11%	5.80	0.00	0.00	0.00	5.80	1.40
R3/165	UNKNOWN	232.60	223.80	96.22%	223.70	96.17%	0.20	0.00	0.00	0.00	0.20	0.00
TOTAL												88.40

Room/ Floor	Room Use	Room Area	Extg 0.20%	% Extg	Prop 0.20%	% Prop	Loss	Front	1st	2nd	Mkwt	EFZ
8 Newton Street HO86/06/ROL/54												
Gnd Floor												
R1/60	UNKNOWN	178.90	87.10	48.69%	80.90	45.22%	6.30	0.00	6.30	0.00	0.00	6.30
R2/60	UNKNOWN	153.00	13.10	8.56%	12.90	8.43%	0.20	0.20	0.00	0.00	0.00	0.40
R3/60	UNKNOWN	142.10	26.70	18.79%	14.30	10.06%	12.50	12.50	0.00	0.00	0.00	18.70
R4/60	UNKNOWN	161.50	68.10	42.17%	48.70	30.15%	19.40	0.00	19.40	0.00	0.00	19.40
1st Floor												
R1/61	UNKNOWN	178.90	81.20	45.39%	74.50	41.64%	6.70	0.00	6.70	0.00	0.00	6.70
R2/61	UNKNOWN	153.00	60.20	39.35%	52.10	34.05%	8.10	0.00	8.10	0.00	0.00	8.10
R3/61	UNKNOWN	142.10	46.50	32.72%	30.70	21.60%	15.80	4.90	10.90	0.00	0.00	18.20
R4/61	UNKNOWN	161.50	61.80	38.27%	45.90	28.42%	15.90	0.00	15.90	0.00	0.00	15.90
2nd Floor												
R1/62	UNKNOWN	200.40	30.20	15.07%	30.20	15.07%	0.00	0.00	0.00	0.00	0.00	0.00
R2/62	UNKNOWN	148.30	64.50	43.49%	58.10	39.18%	6.30	0.00	6.30	0.00	0.00	6.30
R3/62	UNKNOWN	142.10	49.40	34.76%	34.20	24.07%	15.30	1.40	13.90	0.00	0.00	15.90
R4/62	UNKNOWN	161.50	104.40	64.64%	90.90	56.28%	13.50	0.00	0.00	0.00	13.50	3.40
3rd Floor												
R1/63	UNKNOWN	200.40	49.00	24.45%	49.00	24.45%	0.00	0.00	0.00	0.00	0.00	0.00
R2/63	UNKNOWN	148.30	67.90	45.79%	62.40	42.08%	5.50	0.00	5.50	0.00	0.00	5.50
R3/63	UNKNOWN	142.10	50.50	35.54%	36.70	25.83%	13.80	0.00	13.80	0.00	0.00	13.80
R4/63	UNKNOWN	161.50	122.40	75.79%	113.00	69.97%	9.40	0.00	0.00	0.00	9.40	2.40
4th Floor												
R1/64	UNKNOWN	200.40	80.70	40.27%	80.70	40.27%	0.00	0.00	0.00	0.00	0.00	0.00
R2/64	UNKNOWN	148.30	72.50	48.89%	67.60	45.58%	4.90	0.00	4.90	0.00	0.00	4.90
R3/64	UNKNOWN	142.10	54.30	38.21%	41.60	29.28%	12.70	0.00	12.70	0.00	0.00	12.70
R4/64	UNKNOWN	161.50	131.70	81.55%	120.00	74.30%	11.80	0.00	0.00	0.00	11.80	2.90
5th Floor												
R1/65	UNKNOWN	200.40	117.70	58.73%	117.70	58.73%	0.00	0.00	0.00	0.00	0.00	0.00
R2/65	UNKNOWN	148.30	86.10	58.06%	75.20	50.71%	11.00	0.00	0.00	0.00	11.00	2.70
R3/65	UNKNOWN	142.10	72.60	51.09%	51.30	36.10%	21.30	0.00	19.70	1.60	0.00	20.50
R4/65	UNKNOWN	161.50	137.80	85.33%	125.40	77.65%	12.40	0.00	0.00	0.00	12.40	3.10
6th Floor												
R1/66	UNKNOWN	200.40	164.70	82.19%	164.70	82.19%	0.00	0.00	0.00	0.00	0.00	0.00
R1/66	UNKNOWN	200.40	164.70	82.19%	164.70	82.19%	0.00	0.00	0.00	0.00	0.00	0.00
R2/66	UNKNOWN	148.30	125.00	84.29%	93.00	62.71%	32.00	0.00	0.00	0.00	32.00	8.00
R3/66	UNKNOWN	142.10	109.40	76.99%	71.70	50.46%	37.70	0.00	0.00	0.00	37.70	9.40
R4/66	UNKNOWN	161.50	147.30	91.21%	132.20	81.86%	15.10	0.00	0.00	0.00	15.10	3.80
7th Floor												
R1/67	UNKNOWN	200.40	177.50	88.57%	177.50	88.57%	0.00	0.00	0.00	0.00	0.00	0.00
R2/67	UNKNOWN	148.30	144.20	97.24%	133.20	89.82%	11.00	0.00	0.00	0.00	11.00	2.70
R3/67	UNKNOWN	142.10	138.00	97.11%	115.90	81.56%	22.00	0.00	0.00	0.00	22.00	5.50
R4/67	UNKNOWN	161.50	158.40	98.08%	147.40	91.27%	11.00	0.00	0.00	0.00	11.00	2.80
8th Floor												
R1/68	UNKNOWN	200.40	181.60	90.62%	181.60	90.62%	0.00	0.00	0.00	0.00	0.00	0.00
R2/68	UNKNOWN	148.30	144.20	97.24%	144.20	97.24%	0.00	0.00	0.00	0.00	0.00	0.00
R3/68	UNKNOWN	142.10	138.30	97.33%	138.30	97.33%	0.00	0.00	0.00	0.00	0.00	0.00
R4/68	UNKNOWN	161.50	158.70	98.27%	158.70	98.27%	0.00	0.00	0.00	0.00	0.00	0.00
9th Floor												
R1/69	UNKNOWN	200.40	181.60	90.62%	181.60	90.62%	0.00	0.00	0.00	0.00	0.00	0.00
R2/69	UNKNOWN	148.30	144.20	97.24%	144.20	97.24%	0.00	0.00	0.00	0.00	0.00	0.00
R3/69	UNKNOWN	142.10	138.30	97.33%	138.30	97.33%	0.00	0.00	0.00	0.00	0.00	0.00
R4/69	UNKNOWN	161.50	158.70	98.27%	158.70	98.27%	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL												220.00

Room/ Floor	Room Use	Room Area	Extg 0.20%	% Extg	Prop 0.20%	% Prop	Loss	Front	1st	2nd	Mkwt	EFZ
23 Stukeley Street		HO86/06/ROL/55										
Gnd Floor												
R1/170	UNKNOWN	150.80	13.20	8.75%	13.20	8.75%	0.00	0.00	0.00	0.00	0.00	0.00
R2/170	UNKNOWN	178.60	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
R3/170	UNKNOWN	180.00	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
R4/170	UNKNOWN	160.50	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
R5/170	UNKNOWN	159.30	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
1st Floor												
R1/171	UNKNOWN	150.80	18.30	12.14%	18.10	12.00%	0.20	0.20	0.00	0.00	0.00	0.30
R2/171	UNKNOWN	178.60	43.90	24.58%	32.70	18.31%	11.20	11.20	0.00	0.00	0.00	16.80
R3/171	UNKNOWN	180.00	42.50	23.61%	37.40	20.78%	5.00	5.00	0.00	0.00	0.00	7.60
R4/171	UNKNOWN	160.50	41.50	25.86%	28.40	17.69%	13.10	11.70	1.40	0.00	0.00	19.00
R5/171	UNKNOWN	159.30	64.30	40.36%	54.40	34.15%	9.80	0.00	9.80	0.00	0.00	9.80
R1/172	UNKNOWN	312.20	312.20	100.00%	289.90	92.86%	22.30	0.00	0.00	0.00	22.30	5.60
R1/180	UNKNOWN	172.10	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
R2/180	UNKNOWN	180.00	22.80	12.67%	0.00	0.00%	22.80	22.80	0.00	0.00	0.00	34.20
2nd Floor												
R1/181	UNKNOWN	172.10	72.80	42.30%	34.80	20.22%	38.00	8.20	29.80	0.00	0.00	42.10
R2/181	UNKNOWN	180.00	69.50	38.61%	8.90	4.94%	60.60	36.10	24.50	0.00	0.00	78.60
3rd Floor												
R1/182	UNKNOWN	172.10	98.60	57.29%	40.60	23.59%	58.00	2.50	43.00	12.50	0.00	53.00
R2/182	UNKNOWN	180.00	98.60	54.78%	14.30	7.94%	84.30	30.70	45.00	8.60	0.00	95.40
R1/185	UNKNOWN	35.00	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
R2/185	UNKNOWN	31.60	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
4th Floor												
R1/183	UNKNOWN	172.10	106.40	61.82%	40.30	23.42%	66.10	2.70	43.00	20.40	0.00	57.30
R2/183	UNKNOWN	180.00	107.60	59.78%	16.00	8.89%	91.60	29.00	45.00	17.60	0.00	97.30
R1/186	UNKNOWN	35.00	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
R2/186	UNKNOWN	31.60	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL											517.00	
Dragon Hall Stukeley Street		HO86/06/ROL/56,57,58										
Gnd Floor												
R1/190	UNKNOWN	391.40	163.60	41.80%	20.20	5.16%	143.40	77.60	65.70	0.00	0.00	182.20
R2/190	UNKNOWN	123.80	82.20	66.40%	33.70	27.22%	48.50	0.00	28.10	20.40	0.00	38.30
R3/190	UNKNOWN	125.10	73.30	58.59%	48.70	38.93%	24.60	0.00	13.90	10.70	0.00	19.20
R4/190	UNKNOWN	147.90	69.20	46.79%	48.70	32.93%	20.40	0.00	20.40	0.00	0.00	20.40
1st Floor												
R1/191	UNKNOWN	391.40	50.80	12.98%	0.00	0.00%	50.80	50.80	0.00	0.00	0.00	76.20
R2/191	UNKNOWN	123.80	75.90	61.31%	14.50	11.71%	61.40	16.40	30.90	14.00	0.00	62.60
R3/191	UNKNOWN	125.10	69.90	55.88%	33.10	26.46%	36.70	0.00	29.40	7.30	0.00	33.10
R4/191	UNKNOWN	147.90	62.40	42.19%	38.60	26.10%	23.80	0.00	23.80	0.00	0.00	23.80
R5/191	UNKNOWN	57.20	6.20	10.84%	4.80	8.39%	1.40	1.40	0.00	0.00	0.00	2.20
2nd Floor												
R1/192	UNKNOWN	149.00	116.40	78.12%	32.20	21.61%	84.10	5.00	37.30	41.90	0.00	65.70
R2/192	UNKNOWN	130.90	100.50	76.78%	35.10	26.81%	65.30	0.00	30.40	35.00	0.00	47.80
R3/192	UNKNOWN	135.20	101.50	75.07%	44.40	32.84%	57.10	0.00	23.20	33.90	0.00	40.20
R4/192	UNKNOWN	139.40	90.90	65.21%	65.70	47.13%	25.20	0.00	4.10	21.20	0.00	14.60
R5/192	UNKNOWN	163.60	88.40	54.03%	72.40	44.25%	16.00	0.00	9.40	6.60	0.00	12.70
R6/192	UNKNOWN	57.20	33.40	58.39%	28.30	49.48%	5.10	0.00	0.30	4.80	0.00	2.70

Room/ Floor	Room Use	Room Area	Extg 0.20%	% Extg	Prop 0.20%	% Prop	Loss	Front	1st	2nd	Mkwt	EFZ
3rd Floor												
R1/193	UNKNOWN	149.00	145.80	97.85%	42.30	28.39%	103.50	0.00	32.20	71.30	0.00	67.90
R2/193	UNKNOWN	130.90	121.00	92.44%	45.20	34.53%	75.80	0.00	20.20	55.60	0.00	48.00
R3/193	UNKNOWN	135.20	119.20	88.17%	54.80	40.53%	64.30	0.00	12.70	51.60	0.00	38.50
R4/193	UNKNOWN	139.40	114.90	82.42%	85.10	61.05%	29.90	0.00	0.00	0.00	29.90	7.50
R5/193	UNKNOWN	163.60	114.30	69.87%	95.40	58.31%	18.90	0.00	0.00	0.00	18.90	4.70
R6/193	UNKNOWN	57.20	38.40	67.13%	36.50	63.81%	1.90	0.00	0.00	0.00	1.90	0.50
4th Floor												
R1/194	UNKNOWN	149.00	147.60	99.06%	71.00	47.65%	76.50	0.00	3.50	73.10	0.00	40.00
R2/194	UNKNOWN	130.90	127.20	97.17%	57.10	43.62%	70.20	0.00	8.40	61.80	0.00	39.30
R3/194	UNKNOWN	135.20	126.00	93.20%	65.50	48.45%	60.50	0.00	2.10	58.40	0.00	31.30
R4/194	UNKNOWN	139.40	127.00	91.10%	106.60	76.47%	20.40	0.00	0.00	0.00	20.40	5.10
R5/194	UNKNOWN	163.60	138.20	84.47%	122.50	74.88%	15.70	0.00	0.00	0.00	15.70	3.90
R6/194	UNKNOWN	57.20	55.20	96.50%	55.20	96.50%	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL												928.40
193-197 High Holborn HO86/06/ROL/56,57,58												
Gnd Floor												
R1/200	UNKNOWN	129.60	39.50	30.48%	38.50	29.71%	1.00	0.00	1.00	0.00	0.00	1.00
R2/200	UNKNOWN	116.60	15.80	13.55%	15.50	13.29%	0.30	0.30	0.00	0.00	0.00	0.40
R3/200	UNKNOWN	116.70	5.10	4.37%	3.00	2.57%	2.20	2.20	0.00	0.00	0.00	3.30
R4/200	UNKNOWN	130.80	1.90	1.45%	0.00	0.00%	1.90	1.90	0.00	0.00	0.00	2.80
R5/200	UNKNOWN	52.90	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
1st Floor												
R1/201	UNKNOWN	558.40	203.80	36.50%	164.20	29.41%	39.60	0.00	39.60	0.00	0.00	39.60
R2/201	UNKNOWN	194.70	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
2nd Floor												
R1/202	UNKNOWN	541.70	337.20	62.25%	307.80	56.82%	29.40	0.00	0.00	0.00	29.40	7.40
R1/203	UNKNOWN	514.00	422.10	82.12%	409.40	79.65%	12.70	0.00	0.00	0.00	12.70	3.20
R1/204	UNKNOWN	514.00	323.90	63.02%	320.90	62.43%	3.00	0.00	0.00	0.00	3.00	0.70
R1/205	UNKNOWN	144.90	60.70	41.89%	60.70	41.89%	0.00	0.00	0.00	0.00	0.00	0.00
R2/205	UNKNOWN	415.20	321.50	77.43%	321.50	77.43%	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL												58.40