Daylight & Sunlight Report

Client: Domus Developments Ltd
County House, Cornwall Avenue,
London N3 1LH

Project: 171-173 Gray's Inn Road, London, WC1X 8UE

Report date: 2nd June 2015

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About *MES Building Solutions*

***MES Building Solutions* is an established consultancy practice specialising in providing building solutions throughout the UK.**

We offer a full range of services for both residential and commercial buildings from small individual properties through to highly complex mixed use developments.

We are an industry leader in delivering a professional, accredited and certified service to a wide range of clients including architects, developers, builders, housing associations, the public sector and private householders.

Employing highly qualified staff, our team comes from a variety of backgrounds within the construction industry with combined knowledge of building design, engineering, assessment, construction, development, research and surveying.

MES Building Solutions maintains its position at the forefront of changes in building regulations as well as technological advances. Our clients, large or small are therefore assured of a cost effective, cohesive and fully integrated professional service.

About the Authors

James Hargreaves is an Associate of the Royal Institution of Chartered Surveyors and is a key member of our Neighbourly Matters team. He has a Master's degree in Building Surveying, and undertakes daylighting, sunlight and shadow cast analysis for planning applications. He is also involved in party wall issues and carries out other building surveying services for our clients. As an RICS Associate Mentor, he assists prospective candidates through the application process in order to become Associate members of RICS.

Alex Hole is the Managing Director of *MES Building Solutions*. Alex is a Fellow of the Royal Institution of Chartered Surveyors having been a member for over 20 years. He has a degree in Estate Management and a Diploma in Non Domestic Energy Assessment. He is also an accredited SAP & Code for Sustainable Homes Assessor and is a member of the Pyramus & Thisbe (Party Wall) Club. Alex specialises in Daylighting matters.

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Section 1: Executive Summary

We have carried out calculations following guidance in Site Layout Planning for Daylight & Sunlight (SLPDS), PJ Littlefair 2011 to ascertain the impact of the proposed rooftop extension of 171-173 Gray's Inn Road, London, on the daylight and sunlight of the neighbouring properties.

The results show that the overwhelming majority of neighbouring windows and rooms comfortably meet the guidelines in the document described above. We have provided further analysis in relation to the small number of areas that may be considered to fall short of the guidelines. However, in our opinion this does not detract from the overall positive nature of the results.

Therefore, in our opinion the proposals accord with the intent and context of the planning guidance in this case.

Section 2: Introduction

The purpose of this report is to assess the impact of the proposed rooftop extension of 171-173 Gray's Inn Road, London, WC1X 8UE, on the daylight and sunlight of the neighbouring properties.

This report considers the daylight and sunlight issues against the criteria set out for national guidance in the following publications:

- Site Layout Planning for Daylight & Sunlight (SLPDS), PJ Littlefair 2011 published by the BRE (Building Research Establishment).

  The SLPDS is the culmination of research undertaken by the BRE to determine whether or not a new development will adversely affect the light to nearby properties. The BRE tests are approved by the Department of the Environment and are widely used by local authorities when deciding on development applications.

- BS 8206-2- Code of practice for skylighting.

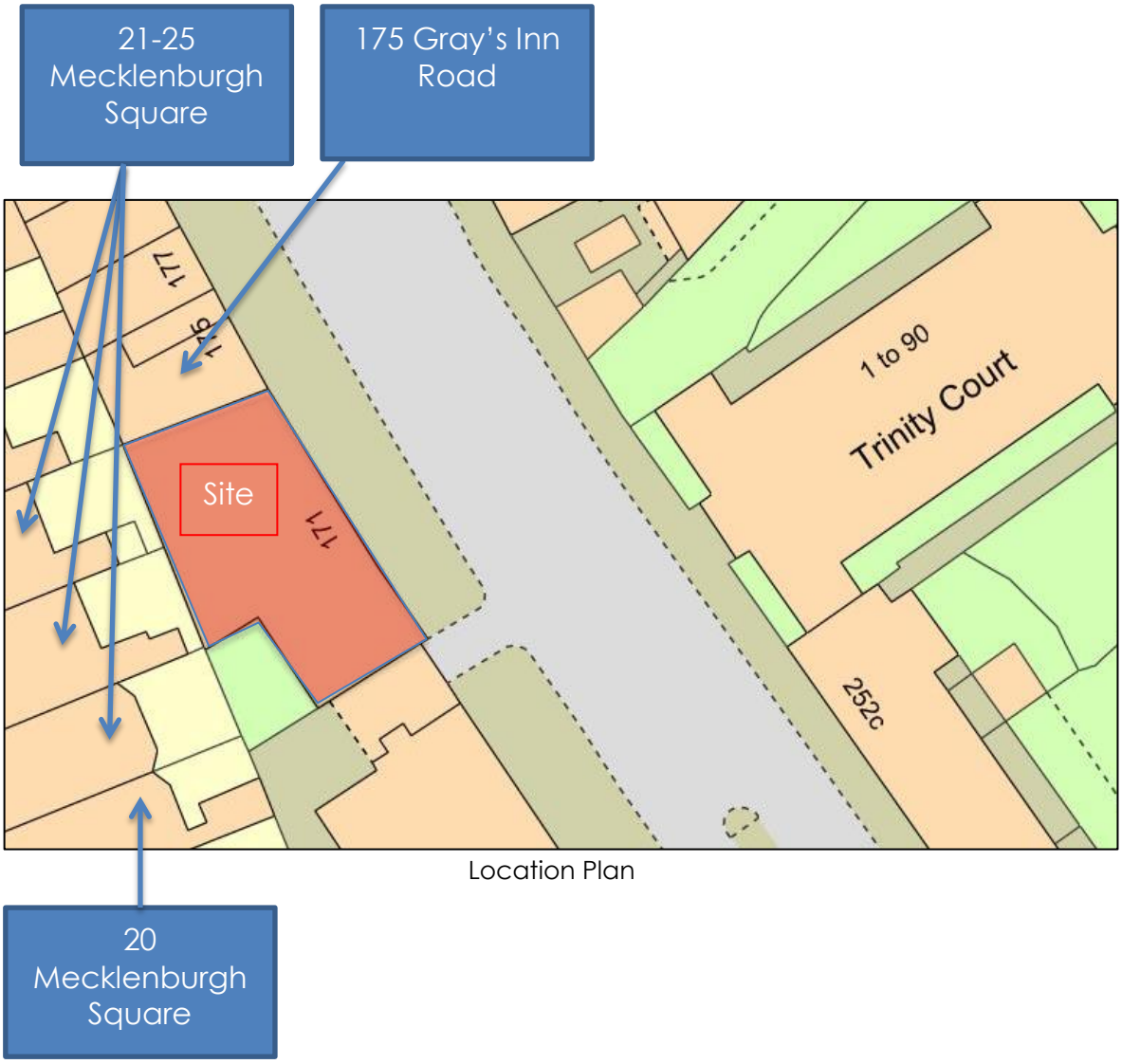
There are no minimum mandatory requirements for sunlight & skylight in Building Regulations for England & Wales but the guidance set out in SLPDS is widely accepted as the approved methodology when calculating sunlight & skylight.

It is worthy of note that SLPDS was first published in 1991 and BS 8206-2 in 1992. However SLPDS was updated in Oct 2011 and we have therefore undertaken this study on the basis of this new guidance document.

Section 3: Description of development

The scheme comprises the rooftop extension of the existing block of offices.

The propety is located on the western side of Gray's Inn Road and is situated amongst a number mixed use properties, including retail, residential and hotel uses.



Location Plan

Section 4: Assessment Process

The effect on neighbouring properties:

The SLPDS describes three parameters to be assessed in order to measure the impact of the proposed new building on Daylight/Sunlight availability to the key adjacent properties. The three parameters to be assessed are as follows:

1) Daylight:
Vertical Sky Component (VSC)
Daylight Distribution (DD)

2) Sunlight:
Annual Probable Sunlight Hours (APSH)

3) Overshadowing (Amenity Space)
On relevant open spaces

The guidance states that rooms to be assessed should be living rooms, kitchens and bedrooms in residential properties. In non-domestic buildings rooms where occupants 'have a reasonable expectation of daylight' should be assessed. Although these spaces are not defined, examples are given of the type of non-domestic buildings that would normally fall into this category. These include schools, hospitals, hotels and hostels, small workshops and *some* offices.

As it is difficult to be sure of the specific use of neighbouring spaces we have taken a view on the relevance of the spaces adjacent to the proposed development. If we have been in any doubt we have carried out the assessment. However it should be noted some of the spaces we have assessed could fall outside the test requirement criteria.

It is important to note that the numerical values in the guidance are advisory and different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints.

The neighbouring properties we have assessed are as follows:

- 20 Mecklenburgh Square
- 21-25 Mecklenburgh Square
- Trinity Court
- 175 Gray's Inn Road

The assessment is based on the following drawing numbers, provided by Robert Davies John West Ltd:

- L2200/01
- L2200/02
- L2200/03
- L2200/04
- L2200/05
- L2200/06
- L2200/07
- L2200/08

Section 5: Daylight

Vertical Sky Component:

Daylight is the light received from the sun which is diffused through the sky's clouds. Even on a cloudy day when the sun is not visible a room will continue to be lit with light from the sky. This is also known as 'diffuse light'. Any reduction in the total amount of daylight can be calculated by finding the 'Vertical Sky Component'.

The Vertical Sky Component (VSC) is the ratio of the direct skylight illuminance falling on a vertical face at a reference point (usually the centre of a window), to the simultaneous horizontal illuminance under an unobstructed sky.

The guidance states that the VSC will be adversely affected if after a development it is both less than 27% of the overall available diffuse light and less than 0.8 times its former value.

Therefore if the VSC is more than 27% then enough light would still be reaching the window of the neighbouring building. However if the VSC is less than 27% as well as less than 0.8 times its former value the occupants will notice the reduction in the amount of skylight.

VSC Results

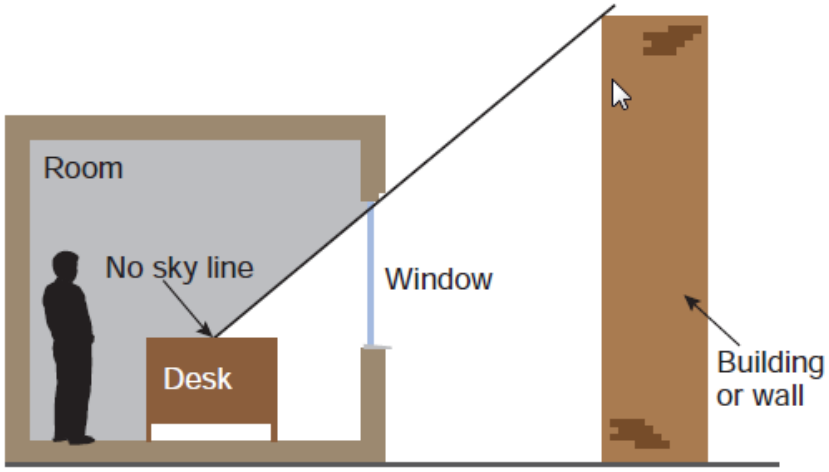
Calculations were undertaken in accordance with the planning guidance contained in BRE document 209 'Site Layout Planning for Daylight & Sunlight' - PJ Littlefair 2011.

Detailed results are in Appendix A. They demonstrate that all neighbouring windows comfortably meet the guidelines. The proposed development has very little impact on neighbouring properties with the majority of neighbours either experiencing no effect or a minimal reduction in light.

Daylight Distribution:

Where room layouts are known (or estimated) the impact on daylighting distribution can be found by plotting what is known as the 'no sky line' in each of the main rooms. These are the same rooms as used for the VSC test.

The no sky line effectively divides the points on the working plane (0.85m high for residential properties and 0.7m high for offices) that cannot see the sky. Therefore areas beyond the no sky line will receive no direct daylight but will instead be lit from reflected light.



BRE 209

If, following the construction of a new development, the no sky line moves so that the area of the existing room, which does not receive direct skylight, is reduced to less than 0.8 times its former value, this will be noticeable to the occupants.

We have estimated internal layouts to assess the Daylight Distribution in rooms adjacent to the development.

Daylight Distribution Results

Calculations were undertaken in accordance with the planning guidance contained in BRE document 209 'Site Layout Planning for Daylight & Sunlight' - PJ Littlefair 2011.

Detailed results are in Appendix A. As can be seen the overwhelming majority of neighbouring rooms comfortably achieve greater values than recommended by the BRE. Three rooms in 21-25 Mecklenburgh Square may be considered to show slight transgression from the guidelines, however these can be considered to be marginal. It should also be noted that we

believe First R6 and First R8 to be stairwells, in which case these areas should be disregarded as these are not considered habitable spaces under the guidelines.

Section 6: Sunlight

Available Sunlight Hours

Guidance for minimum sunlight values can be found in Section 3 of Site Layout Planning for Daylight and Sunlight (SLPDS).

Habitable rooms in domestic buildings that face within 90° of due south are tested, as are rooms in non domestic buildings that have a particular requirement for sunlight.

The recommendations are that applicable windows should receive a minimum of 25% of the total annual probable sunshine hours, to include a minimum of 5% of that which is available during the winter months between 21st September to the 21st March (the approximate dates of the spring and autumn equinoxes).

However if this is not possible (or the amount of sunlight is already reduced because of the effect of existing obstructions) then a further reduction in sunlight availability will be noticeable to an occupier if the total number of sunlight hours is below the target 25% of the total annual probable sunshine hours, to include a minimum of 5% of that which is available during the winter months, *and* is less than 0.8 times its former value prior to the development.

There is no requirement for windows that face within 90° of due north so windows that fall into this category have not been considered for sunlight calculations.

Available Sunlight Hours Results

Calculations were undertaken in accordance with the planning guidance contained in BRE document 209 'Site Layout Planning for Daylight & Sunlight' - PJ Littlefair 2011:

Detailed results can be found in Appendix A. They show that the majority of neighbouring windows face within 90 degress of due north and are therefore inapplicable. However, of those that are, all achieve values greater than those recommended by the BRE.

Section 7: Amenity Space

Recent guidance through the BRE suggests that at least 50% of any garden or open spaces should receive no less than 2 hours of direct sun on the spring equinox (March 21st).

Open spaces would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains

Amenity Space *Results*

There are no relevant amenity spaces to assess in this case and therefore this test has not been conducted.

Appendix A

Results:

Vertical Sky Component
Available Sunlight Hours

Daylight Distribution

MES Calculations (VSC & Available Sunlight Hours)
Project Name: 171-173 Gray's Inn Road
Date of Analysis: 02/06/2015

20 Mecklenburgh Square

Floor Reference	Room Reference	Room Use	Window Reference	Scenario	VSC	Difference	Pass / Fail	Available Sunlight Hours					
								Annual %	Diff	Pass / Fail	Winter %	Difference	Pass / Fail
Below Ground	R1	Kitchen	W1	Existing	3.57	1.00	PASS	*North Facing					
				Proposed	3.57								
Ground	R1	Living Room	W1	Existing	13.86	0.94	PASS	*North Facing					
				Proposed	13.03								
First	R1	Bedroom	W1	Existing	28.62	0.95	PASS	*North Facing					
				Proposed	27.2								
Second	R1	Bedroom	W1	Existing	34.72	0.99	PASS	*North Facing					
				Proposed	34.39								
Second	R1	Bedroom	W2	Existing	33.42	1.00	PASS	40	1.00	PASS	9	1.00	PASS
				Proposed	33.3			40			9		
Third	R1	Bedroom	W1	Existing	37.3	1.00	PASS	*North Facing					
				Proposed	37.3								
Third	R1	Bedroom	W2	Existing	36.48	1.00	PASS	44	1.00	PASS	10	1.00	PASS
				Proposed	36.48			44			10		

MES Calculations (VSC & Available Sunlight Hours)
Project Name: 171-173 Gray's Inn Road
Date of Analysis: 02/06/2015

Floor Reference	Room Reference	Room Use	Window Reference	Scenario	VSC	Difference	Pass / Fail	Available Sunlight Hours					
								Annual %	Diff	Pass / Fail	Winter %	Difference	Pass / Fail
21-25 Mecklenburgh Square													
Below Ground	R1	Bathroom	W1	Existing	1.69	1.00	PASS	*North Facing					
				Proposed	1.69								
Below Ground	R2	Bedroom	W2	Existing	6.39	0.91	PASS	*North Facing					
				Proposed	5.8								
Below Ground	R3	Bedroom	W3	Existing	2.64	1.00	PASS	*North Facing					
				Proposed	2.64								
Below Ground	R4	Bedroom	W4	Existing	9.29	0.96	PASS	*North Facing					
				Proposed	8.89								
Below Ground	R4	Bedroom	W5	Existing	8.98	0.96	PASS	*North Facing					
				Proposed	8.6								
Below Ground	R5	Bedroom	W6	Existing	3.91	1.00	PASS	*North Facing					
				Proposed	3.91								
Below Ground	R6	Bedroom	W7	Existing	3.26	1.00	PASS	*North Facing					
				Proposed	3.26								
Ground	R1	Bedroom	W1	Existing	4.11	1.00	PASS	0	0.00	PASS	0	0.00	PASS
				Proposed	4.11			0			0		
Ground	R1	Bedroom	W2	Existing	8.13	1.00	PASS	*North Facing					
				Proposed	8.1								
Ground	R1	Bedroom	W3	Existing	20.55	0.90	PASS	*North Facing					
				Proposed	18.57								
Ground	R2	Bedroom	W4	Existing	22.04	0.90	PASS	*North Facing					
				Proposed	19.87								
Ground	R3	Bedroom	W5	Existing	19.83	0.92	PASS	*North Facing					
				Proposed	18.25								
Ground	R4	Bedroom	W6	Existing	16.44	0.97	PASS	*North Facing					
				Proposed	15.89								
Ground	R5	Bedroom	W7	Existing	13.16	0.99	PASS	*North Facing					
				Proposed	13.05								
First	R1	Bedroom	W1	Existing	25.04	0.96	PASS	23	1.00	PASS	3	1.00	PASS
				Proposed	24.13			23			3		
First	R1	Bedroom	W2	Existing	29.18	0.92	PASS	*North Facing					
				Proposed	26.96								
First	R1	Bedroom	W3	Existing	30.75	0.93	PASS	*North Facing					
				Proposed	28.52								
First	R2	Bedroom	W5	Existing	28.58	0.91	PASS	*North Facing					
				Proposed	25.89								
First	R3	Bedroom	W7	Existing	26.72	0.92	PASS	*North Facing					
				Proposed	24.61								
First	R4	Bedroom	W9	Existing	23.11	0.97	PASS	*North Facing					
				Proposed	22.32								
First	R5	Bedroom	W11	Existing	19.37	0.99	PASS	*North Facing					
				Proposed	19.18								
First	R6	Stairwell	W4	Existing	26.04	0.90	PASS	*North Facing					
				Proposed	23.41								
First	R7	Stairwell	W6	Existing	24.29	0.89	PASS	*North Facing					
				Proposed	21.72								
First	R8	Stairwell	W8	Existing	22.17	0.93	PASS	*North Facing					
				Proposed	20.67								
First	R9	Stairwell	W10	Existing	17.61	0.98	PASS	*North Facing					
				Proposed	17.27								
Second	R1	Bedroom	W1	Existing	35.09	0.98	PASS	*North Facing					
				Proposed	34.49								
Second	R1	Bedroom	W2	Existing	35.12	0.98	PASS	*North Facing					
				Proposed	34.47								
Second	R2	Bedroom	W4	Existing	34.89	0.97	PASS	*North Facing					
				Proposed	33.98								
Second	R3	Bedroom	W6	Existing	34.2	0.98	PASS	*North Facing					
				Proposed	33.45								
Second	R4	Bedroom	W8	Existing	33.13	0.99	PASS	*North Facing					
				Proposed	32.96								
Second	R5	Bedroom	W10	Existing	31.23	1.00	PASS	*North Facing					
				Proposed	31.13								
Second	R6	Stairwell	W3	Existing	32.49	0.95	PASS	*North Facing					
				Proposed	30.77								
Second	R7	Stairwell	W5	Existing	31.06	0.94	PASS	*North Facing					
				Proposed	29.3								
Second	R8	Stairwell	W7	Existing	30.25	0.98	PASS	*North Facing					
				Proposed	29.69								
Second	R9	Stairwell	W9	Existing	26.96	0.98	PASS	*North Facing					
				Proposed	26.52								

MES Calculations (VSC & Available Sunlight Hours)
Project Name: 171-173 Gray's Inn Road
Date of Analysis: 02/06/2015

Floor Reference	Room Reference	Room Use	Window Reference	Scenario	VSC	Difference	Pass / Fail	Available Sunlight Hours					
								Annual %	Diff	Pass / Fail	Winter %	Difference	Pass / Fail
Third	R1	Bedroom	W1	Existing	37.28	1.00	PASS	*North Facing					
				Proposed	37.28								
Third	R2	Bedroom	W2	Existing	37.23	1.00	PASS	*North Facing					
				Proposed	37.23								
Third	R4	Stairwell	W3	Existing	36.72	1.00	PASS	*North Facing					
				Proposed	36.72								
Third	R5	Bedroom	W4	Existing	37.03	1.00	PASS	*North Facing					
				Proposed	37.03								
Third	R6	Bedroom	W5	Existing	35.87	1.00	PASS	*North Facing					
				Proposed	35.87								
Third	R7	Bedroom	W6	Existing	37.14	1.00	PASS	*North Facing					
				Proposed	37.14								
Third	R8	Stairwell	W7	Existing	37.18	1.00	PASS	*North Facing					
				Proposed	37.18								
Third	R9	Bedroom	W9	Existing	37.08	1.00	PASS	*North Facing					
				Proposed	37.08								
Third	R10	Stairwell	W10	Existing	36.85	1.00	PASS	*North Facing					
				Proposed	36.85								
Third	R11	Bedroom	W11	Existing	36.27	1.00	PASS	*North Facing					
				Proposed	36.27								
Fourth	R1	Bedroom	W1	Existing	37.6	1.00	PASS	*North Facing					
				Proposed	37.6								
Fourth	R1	Bedroom	W2	Existing	38.26	1.00	PASS	*North Facing					
				Proposed	38.26								
Fourth	R1	Bedroom	W3	Existing	38.06	1.00	PASS	*North Facing					
				Proposed	38.06								

MES Calculations (VSC & Available Sunlight Hours)
Project Name: 171-173 Gray's Inn Road
Date of Analysis: 02/06/2015

Floor Reference	Room Reference	Room Use	Window Reference	Scenario	VSC	Difference	Pass / Fail	Available Sunlight Hours					
								Annual %	Diff	Pass / Fail	Winter %	Difference	Pass / Fail
Trinity Court													
Ground	R1	Living Room	W1	Existing	23.28	0.95	PASS	*North Facing					
				Proposed	22.22								
Ground	R1	Living Room	W2	Existing	26.61	0.95	PASS	50	0.94	PASS	14	1.00	PASS
				Proposed	25.19			47			14		
Ground	R1	Living Room	W3	Existing	14.71	0.98	PASS	34	0.91	PASS	11	1.00	PASS
				Proposed	14.4			31			11		
Ground	R2	KD	W4	Existing	13.81	0.92	PASS	26	0.92	PASS	6	1.00	PASS
				Proposed	12.69			24			6		
175 Gray's Inn Road													
Fourth	R1	Stairwell	W1	Existing	32.29	1.00	PASS	57	1.00	PASS	20	1.00	PASS
				Proposed	32.29			57			20		
Fourth	R1	Stairwell	W2	Existing	36.3	1.00	PASS	78	1.00	PASS	25	1.00	PASS
				Proposed	36.3			78			25		
Fourth	R1	Stairwell	W3	Existing	36.39	1.00	PASS	78	1.00	PASS	25	1.00	PASS
				Proposed	36.39			78			25		

MES Calculations (Daylight Distribution)
Project Name: 171-173 Gray's Inn Road
Date of Analysis: 02/06/2015

20 Mecklenburgh Square

Floor Reference	Room Reference	Room Use	Window	Room Area	Lit Area Existing	Lit Area Proposed	Difference	Pass / Fail
Below Ground	R1	Kitchen	Area m2 % of room	27.86	1.25 4.49%	1.25 4.49%	1.00	PASS
Ground	R1	Living Room	Area m2 % of room	27.86	16.26 58.36%	14.53 52.15%	0.89	PASS
First	R1	Bedroom	Area m2 % of room	27.86	26.98 96.84%	26.19 94.01%	0.97	PASS
Second	R1	Bedroom	Area m2 % of room	27.86	27.79 99.75%	27.79 99.75%	1.00	PASS
Third	R1	Bedroom	Area m2 % of room	27.86	27.76 99.64%	27.76 99.64%	1.00	PASS

21-25 Mecklenburgh Square

Below Ground	R1	Bathroom	Area m2 % of room	6.04	0 0.00%	0 0.00%	0.00	PASS
Below Ground	R2	Bedroom	Area m2 % of room	16.7	3.04 18.20%	2.5 14.97%	0.82	PASS
Below Ground	R3	Bedroom	Area m2 % of room	21.31	1.39 6.52%	1.39 6.52%	1.00	PASS
Below Ground	R4	Bedroom	Area m2 % of room	18.64	2.1 11.27%	2.04 10.94%	0.97	PASS
Below Ground	R5	Bedroom	Area m2 % of room	16.52	2.01 12.17%	2.01 12.17%	1.00	PASS
Below Ground	R6	Bedroom	Area m2 % of room	16.45	3.26 19.82%	3.24 19.70%	0.99	PASS
Ground	R1	Bedroom	Area m2 % of room	27.42	20.31 74.07%	18.19 66.34%	0.90	PASS
Ground	R2	Bedroom	Area m2 % of room	17.22	14.68 85.25%	11.37 66.03%	0.77	MARGINAL
Ground	R3	Bedroom	Area m2 % of room	17.13	12.52 73.09%	10.33 60.30%	0.83	PASS
Ground	R4	Bedroom	Area m2 % of room	16.07	8.7 54.14%	7.99 49.72%	0.92	PASS
Ground	R5	Bedroom	Area m2 % of room	12.34	7.57 61.35%	7.57 61.35%	1.00	PASS
First	R1	Bedroom	Area m2 % of room	28.17	28.05 99.57%	28.04 99.54%	1.00	PASS
First	R2	Bedroom	Area m2 % of room	16.33	15.78 96.63%	15.78 96.63%	1.00	PASS
First	R3	Bedroom	Area m2 % of room	14.37	13.76 95.76%	13.76 95.76%	1.00	PASS
First	R4	Bedroom	Area m2 % of room	15.44	14.98 97.02%	14.98 97.02%	1.00	PASS
First	R5	Bedroom	Area m2 % of room	15.72	13.72 87.28%	13.72 87.28%	1.00	PASS
First	R6	Stairwell	Area m2 % of room	9.32	8.34 89.48%	6.22 66.74%	0.75	MARGINAL
First	R7	Stairwell	Area m2 % of room	5.18	5.09 98.26%	5.09 98.26%	1.00	PASS
First	R8	Stairwell	Area m2 % of room	9.14	6.86 75.05%	5.45 59.63%	0.79	MARGINAL
First	R9	Stairwell	Area m2 % of room	8.59	3.97 46.22%	3.97 46.22%	1.00	PASS

Second	R1	Bedroom	Area m2 % of room	28.51	28.25 99.09%	28.25 99.09%	1.00	PASS
Second	R2	Bedroom	Area m2 % of room	15.71	15.1 96.12%	15.1 96.12%	1.00	PASS
Second	R3	Bedroom	Area m2 % of room	13.72	13.1 95.48%	13.1 95.48%	1.00	PASS
Second	R4	Bedroom	Area m2 % of room	14.51	14.05 96.83%	14.05 96.83%	1.00	PASS
Second	R5	Bedroom	Area m2 % of room	15.57	14.99 96.27%	14.99 96.27%	1.00	PASS
Second	R6	Stairwell	Area m2 % of room	9.32	9.19 98.61%	9.19 98.61%	1.00	PASS
Second	R7	Stairwell	Area m2 % of room	5.18	5.07 97.88%	5.07 97.88%	1.00	PASS
Second	R8	Stairwell	Area m2 % of room	9.14	8.99 98.36%	8.99 98.36%	1.00	PASS
Second	R9	Stairwell	Area m2 % of room	8.59	8.45 98.37%	8.45 98.37%	1.00	PASS
Third	R1	Bedroom	Area m2 % of room	12.1	11.45 94.63%	11.45 94.63%	1.00	PASS
Third	R2	Bedroom	Area m2 % of room	16.01	15.4 96.19%	15.4 96.19%	1.00	PASS
Third	R4	Stairwell	Area m2 % of room	9.32	8 85.84%	8 85.84%	1.00	PASS
Third	R5	Bedroom	Area m2 % of room	10.41	9.93 95.39%	9.93 95.39%	1.00	PASS
Third	R6	Bedroom	Area m2 % of room	8.14	7.35 90.29%	7.35 90.29%	1.00	PASS
Third	R7	Bedroom	Area m2 % of room	11.74	11.24 95.74%	11.24 95.74%	1.00	PASS
Third	R8	Stairwell	Area m2 % of room	9.14	7.75 84.79%	7.75 84.79%	1.00	PASS
Third	R9	Bedroom	Area m2 % of room	10.21	9.45 92.56%	9.45 92.56%	1.00	PASS
Third	R10	Stairwell	Area m2 % of room	8.59	7.48 87.08%	7.48 87.08%	1.00	PASS
Third	R11	Bedroom	Area m2 % of room	12.87	12.21 94.87%	12.21 94.87%	1.00	PASS
Fourth	R1	Bedroom	Area m2 % of room	22.69	22.19 97.80%	22.19 97.80%	1.00	PASS

Trinity Court

Ground	R1	Living Room	Area m2 % of room	18.09	12.47 68.93%	10.91 60.31%	0.87	PASS
Ground	R2	KD	Area m2 % of room	15.05	9.8 65.12%	9.43 62.66%	0.96	PASS

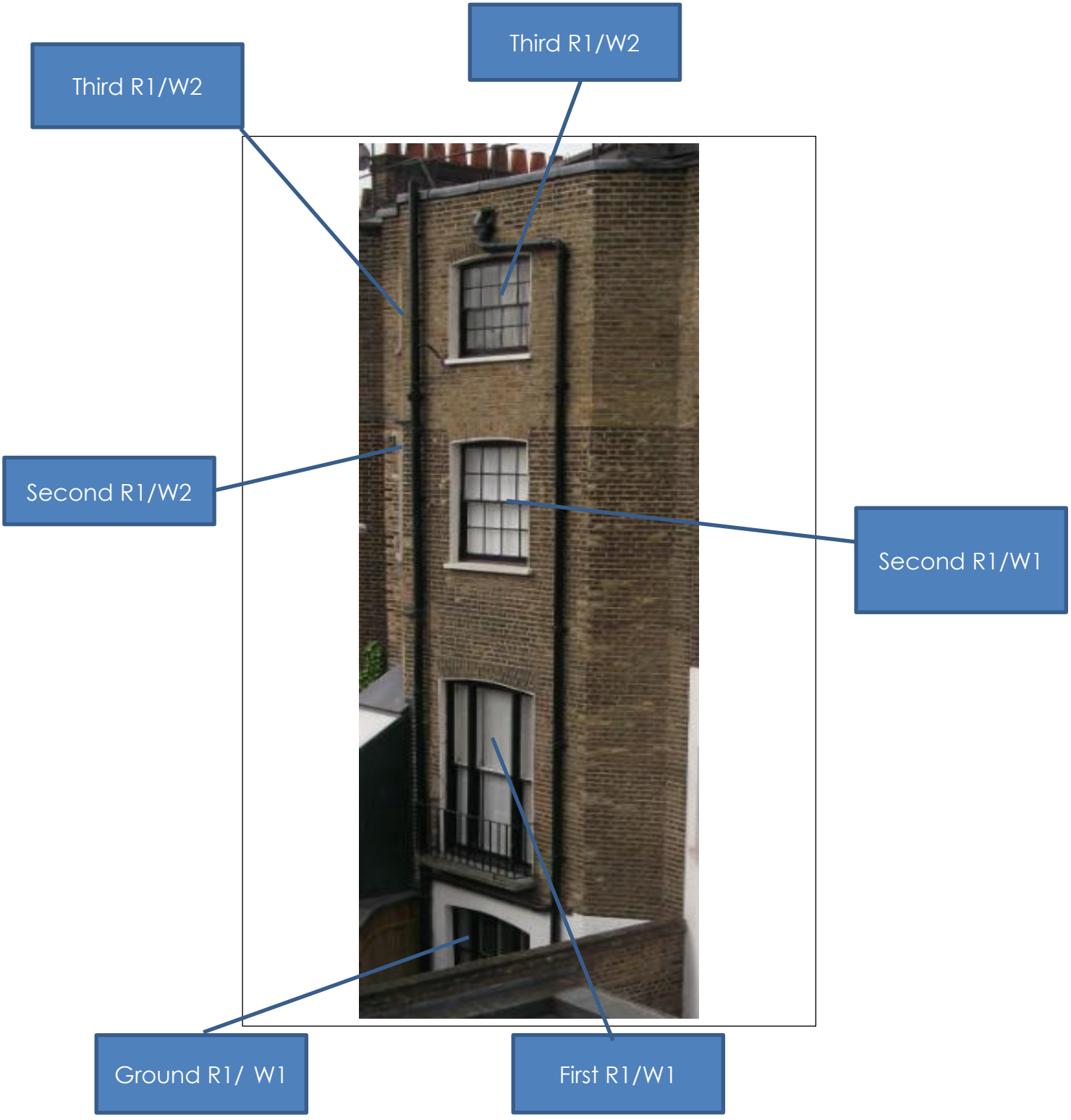
175 Gray's Inn Road

Fourth	R1	Stairwell	Area m2 % of room	8.13	8.13 100.00%	8.13 100.00%	1.00	PASS

Appendix B

Window & Room References

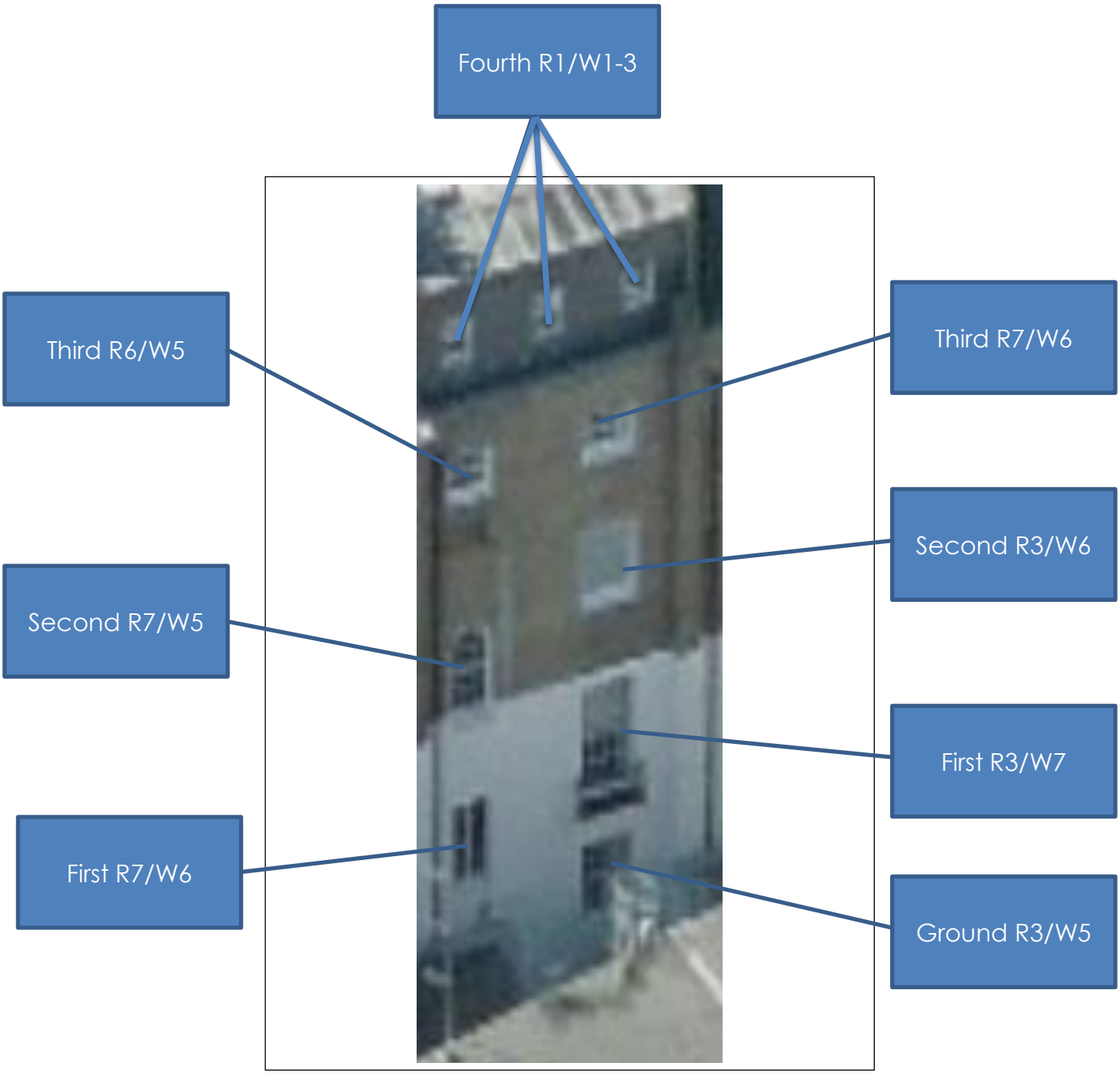
20 Mecklenburgh Square



21-25 Mecklenburgh Square

21-25 Mecklenburgh Square

21-25 Mecklenburgh Square



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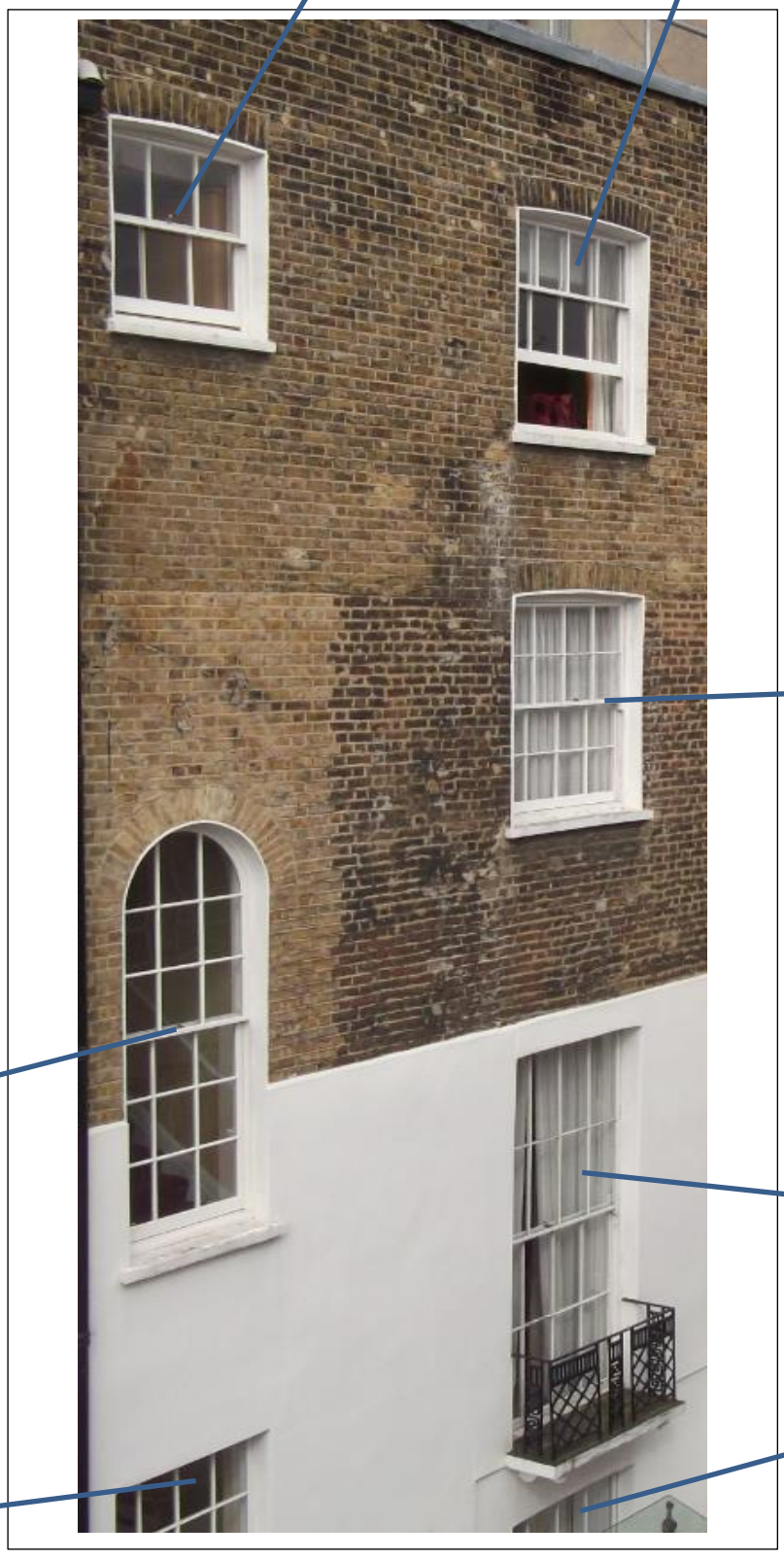

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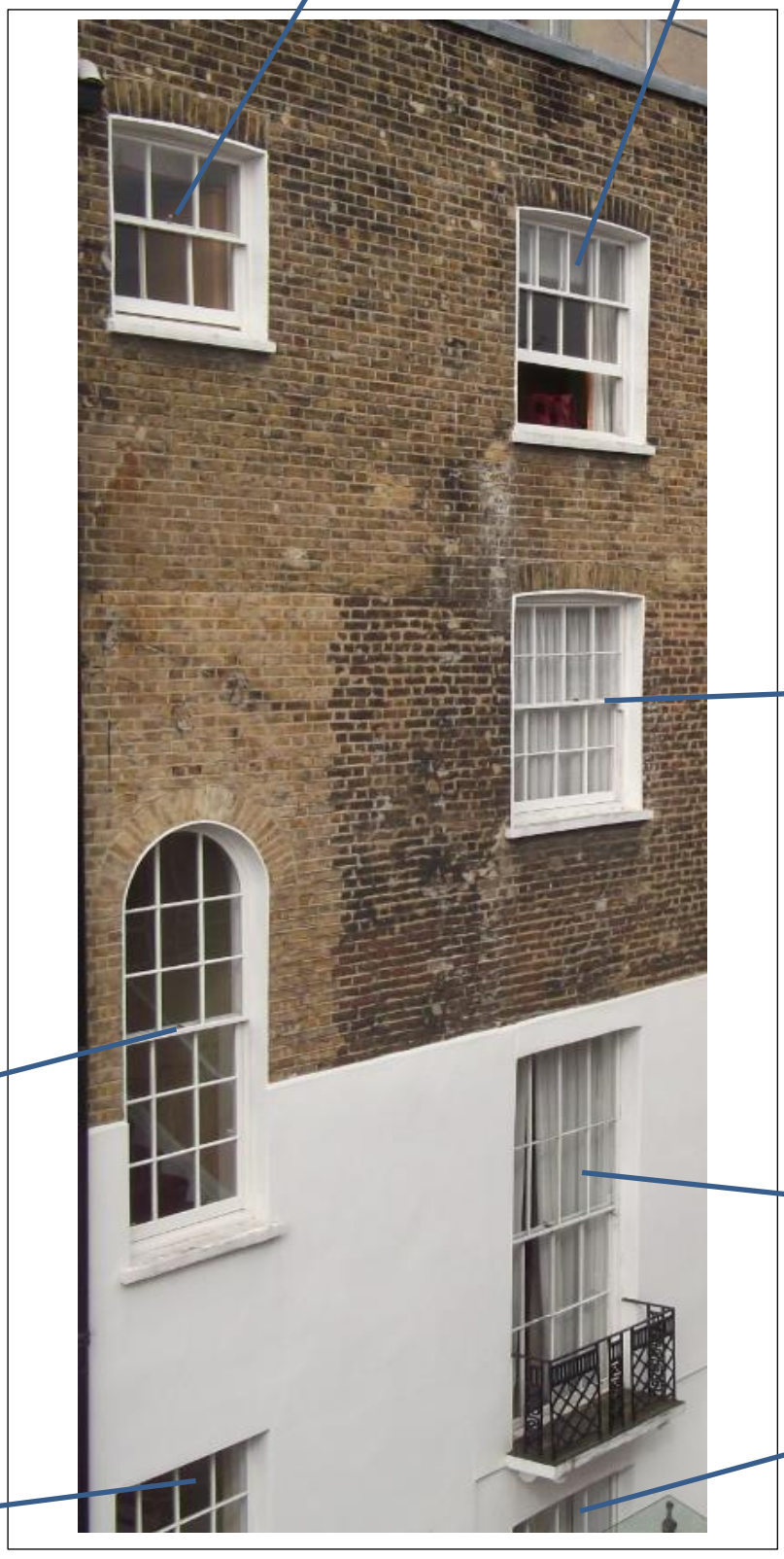

Notes

This report has been prepared for the sole use of the Client. No representation or warranty (expressed or implied) is given to any other parties. Therefore this report should not be relied upon by any third party and we accept no liability from the use of this report by any other party.

Where full access was not available we have made reasonable estimations of internal layouts, floor areas, window sizes and positions etc.

Our calculations model has been built from a combination of architect's plans, partial site survey, site and aerial photographs.

We are not aware of any conflicts of interest between ourselves and any other party concerning this project.