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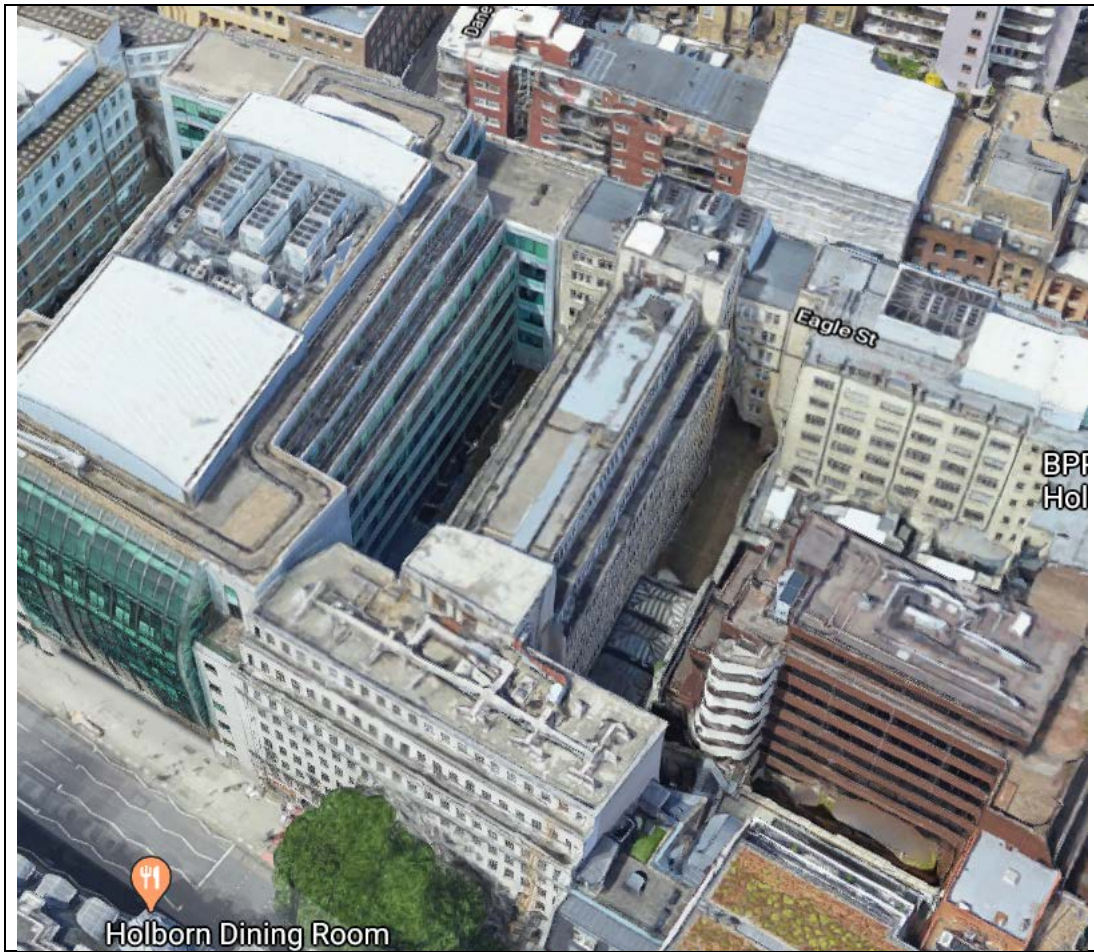


Daylight & Sunlight Report

TEMPLAR HOUSE, HIGH HOLBORN

**A REPORT PREPARED
FOR PROPOSED DEVELOPMENT
AT TEMPLAR HOUSE, HIGH HOLBORN, LONDON**

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For and on behalf of
Paragon Building Consultancy Limited

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DAYLIGHT & SUNLIGHT REPORT

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1.0 INTRODUCTION

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| 1.1 | CER Investment Sarl (hereafter referred to as ‘the Applicant’) are proposing to develop and refurbish Templar House, High Holborn. The Applicant is conscious of the need to minimise impact on the light to neighbouring properties, particularly those with residential content, and therefore instructed Paragon Building Consultancy to work with the project architect so that the effects of the proposed development could be properly understood and, wherever possible, minimised. |
| 1.2 | Paragon Building Consultancy has been commissioned to undertake a formal technical assessment of the effect of the planning application scheme upon the existing surrounding properties around the site, having regard to the recommendations in BRE Report 209 ‘ <i>Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice</i> ’ (second edition, 2011). We have also been instructed to assess the internal daylight amenity that the new occupiers of the building will experience. |
| 1.3 | Our study has been carried out using 3D computer modelling and our specialist computer simulation software. |
| 1.4 | This report summarises the basic principles of daylighting and sunlighting, the methods used to assess the potential impact of the development, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our technical assessment are attached in the appendices. |

2.0 THE SITE AND THE SURROUNDING AREA

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|-----|---|
| 2.1 | The Site is located between High Holborn and Eagle Street and is surrounded by 90 High Holborn to the west and 79/80 High Holborn, 28-34 Eagle Street and 72-75 Red Lion Street to the east. It is intended to increase the massing of the existing building by the inclusion of new plant screening on the existing roof. |
| 2.2 | <p>The site is surrounded by the following buildings which have all or some element of residential/sensitive accommodation:</p> <ul style="list-style-type: none"> • 47-51 Eagle Street • 28-23 Eagle Street • 71 Red Lion Street • 76-78 Red Lion Street • 79-80 High Holborn |
| 2.3 | We also attach a copy of Paragon drawings numbered 190546/01 – 08 that show the existing site and proposed development in plan and 3D format, these are attached at Appendix 1. |

3.0 APPLICATION OF THE BRE GUIDELINES

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| <p>3.1</p> | <p>In the UK, assessment of the effect of new development on the daylight enjoyed by the occupiers of existing residential buildings is conventionally made by reference to the Building Research Establishment Report (2011) entitled “Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice” (“the BRE Guide”). However, before turning to the guidance contained therein, it is first necessary to take account of its limitations, as set out in the Guide itself. The final paragraph of the introduction to the Guide (page 1) states that:</p> |
| <p>3.2</p> | <p>“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 designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design. In special circumstances, the developer or planning authority may wish to use different target values. For example, in an historic city centre a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.”</p> |
| <p>3.3</p> | <p>Further, the second paragraph of Section 2.2 of the Guide states for daylight that:</p> |
| <p>3.4</p> | <p>“Note that numerical values given here are purely advisory. Different criteria may be used, based on the requirements for daylighting in an area viewed against other site layout constraints.”</p> |
| <p>3.5</p> | <p>In this regard, we make the following points. <i>Firstly</i>, Central London and other city centres are developed to a higher density than most of the rest of the country. Further, those who choose to locate in town centres do so for the many advantages and the general amenities that they offer. However, given the density of development, it must be accepted that the amount of daylight that is enjoyed in other locations, cannot necessarily be expected in Central London and other city centres.</p> |
| <p>3.6</p> | <p><i>Secondly</i>, we wish to draw attention to the importance of the standard of daylight that an existing building will enjoy once a new development is in place. In our view, although it is of course relevant to take account of the loss that will be experienced, what is of most importance is whether what is left in terms of daylighting is of an acceptable standard for that unit in that location. We would suggest that in the flexible application of any standards relating to light it is important to bear in mind both the likely use to which the room in question is put and the overall effect on the living conditions of the dwelling as a whole from any identified reduction in daylight in any given room within that dwelling. The Guide also states that “Bedrooms should also be analysed, although they are less important”.</p> |
| <p>3.7</p> | <p>There are two main methods of measurement of the impact of a new development on the daylight enjoyed by an existing property, namely Vertical Sky Component (“VSC”) and the No–Sky Line. Both are described in detail in the BRE Handbook. Here, I describe them in summary only.</p> |

Daylight to Existing Surrounding Buildings

- 3.8 Section 2.2 of the BRE Report makes recommendations concerning the impact on daylight to existing buildings. In summary, the BRE Guide states that: *“If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:*
- *the VSC [vertical sky component] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; [or]*
 - *the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.”*
- 3.9 So, where the angle to the horizontal subtended by the new development measured at the centre of the lowest window in an existing surrounding building (the angle of obstruction) is less than 25°, the diffuse daylight to that building is unlikely to be significantly affected and need not be tested.
- 3.10 Where the obstruction angle is greater than 25°, both of the more detailed daylight tests should be undertaken, namely vertical sky component (‘VSC’) and daylight distribution. For each test the guidelines operate on the general principle that if the amount of daylight is reduced to less than 0.8 times its former value (i.e. there will be more than a 20% loss) the reduction will be noticeable to the building’s occupants. “Noticeable” does not necessarily equate to “unacceptable” and the BRE’s standard target values should not be considered as pass/fail criteria. Ultimately the local planning authority will need to make a judgement as to whether any impacts are acceptable when weighed against the many other planning considerations.
- 3.11 The VSC test measures the amount of skylight available at the centre of a window on the external plane of the window wall. It has a maximum value of almost 40% for a completely unobstructed vertical window wall. If a room has two or more windows of equal size, the mean of their VSCs may be taken. As the VSC calculation takes no account of the size of the window being tested, the size of the room it lights or multiple windows of unequal size, it does not measure light inside the room. It merely measures the potential conditions in the room. The VSC results can therefore be misleading if considered in isolation and should be read in conjunction with those of the second test - daylight distribution.
- 3.12 The daylight distribution test calculates the area at working plane level inside a room that will have a direct view of the sky. This is done by plotting the no-sky line, i.e. the line on the working plane that divides those areas that receive direct skylight from those that do not.
- 3.13 One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, both in the existing and proposed conditions, and a judgement may be made as to whether the room will retain light to a reasonable depth.
- 3.14 The BRE guidelines are intended for use for rooms in adjoining dwellings. They may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight, which could include schools, hospitals, hotels and offices. For dwellings it states that living rooms, dining rooms and kitchens should be assessed. Bedrooms should also be checked, although it states that they are less important. Other rooms, such as bathrooms, toilets, storerooms, circulation areas and garages need not be assessed.

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| 3.15 | ADF is a method of daylight measurement which considers the light within a room behind the fenestration which serves it. In other words, it considers the interior daylighting of a room. It is defined in Appendix C of the BRE Guide as: |
| 3.16 | “The ratio of total daylight flux incident on the working plane, expressed as a percentage of the outdoor illuminance on a horizontal plane due to an unobstructed CIE Standard Overcast Sky”. |
| 3.17 | So far as ADF is concerned, Appendix C to the BRE Guide gives interior daylighting recommendations. Where, as in the overwhelming majority of cases, electric lighting is provided, it is recommended that there should be a 2% ADF if a predominantly daylight appearance is required. Additional recommendations for dwellings of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms are set out. |
| 3.18 | <p>ADF considers the light within the room behind the windows that serve it. It is a more accurate indicator of the daylighting within the room because it takes into account the following:</p> <ul style="list-style-type: none"> (a) All the windows serving the room in question, and not just one; (b) The use of the room; (c) The size and layout of the room; (d) The size of the window (e) The glazing transmittance (f) The reflectance of finishes of the room surfaces. <p>Sunlight to Existing Surrounding Buildings</p> |
| 3.19 | <p>Section 3.2 of the BRE Guide makes recommendations concerning the impact on sunlight to existing dwellings or non-domestic buildings where there is a particular requirement for sunlight. The guide notes at paragraph 3.2.1 that “<i>obstruction to sunlight may become an issue if:</i></p> <ul style="list-style-type: none"> • <i>some part of a new development is situated within 90° of due south of a main window wall of an existing building; and</i> • <i>in the section drawn perpendicular to the existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room.</i>” |
| 3.20 | If these angle criteria are not met, the guide recommends a more detailed check to calculate the impact of the proposed development on the available sunlight. |
| 3.21 | The Guide suggests “ <i>all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway.</i> ” (Para. 3.2.3). |

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| 3.22 | The available sunlight is measured in terms of the percentage of annual probable sunlight hours ('APSH') at the centre point of the window. 'Probable sunlight hours' is defined as <i>"the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account)."</i> |
| 3.23 | <p>Paragraph 3.2.11 of the BRE Guide summarises its sunlight guidance as follows:</p> <p><i>"If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:</i></p> <ul style="list-style-type: none"> <i>• receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and</i> <i>• receives less than 0.8 times its former sunlight hours during either period and</i> <i>• has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours".</i> |

4.0 SOURCES OF INFORMATION

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| 4.1 | <p>In order to carry out the tests recommended in the BRE Guide, we have built a 3D computer model of the existing building on the site, the existing surrounding buildings to be studied, other relevant background massing (without trees) and the proposed scheme, based on the information listed below.</p> <p>Proposed Scheme</p> |
| 4.2 | <ul style="list-style-type: none"> • Cousins and Cousins Architects drawings: <ul style="list-style-type: none"> ○ 19006_E_20_300-303 ○ 19006_E_20_07-10 <p>Existing Building on the Site and Existing Surrounding Buildings:</p> |
| 4.3 | <ul style="list-style-type: none"> • OS map • 3D Laser Survey of the site and surrounding areas • Aerial photography from Google Maps • Site visit, photographs and measurements • 3D Point Cloud provided by Hollis <p>Internal Arrangements within Existing Surrounding Buildings</p> |
| 4.4 | <p>Internal arrangements for the surrounding properties have been obtained where possible from Local Planning Authority records or Estate Agent marketing literature.</p> |

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| 4.5 | Where we have had to estimate the internal arrangements and room uses, as noted above, this has no bearing upon the tests for VSC or APSH because the reference point is at the centre of the window being tested and windows have been accurately drawn from the survey information. It is relevant to the daylight distribution assessment, but in the absence of suitable plans, estimation is a conventional approach. |
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5.0 ASSESSMENT RESULTS

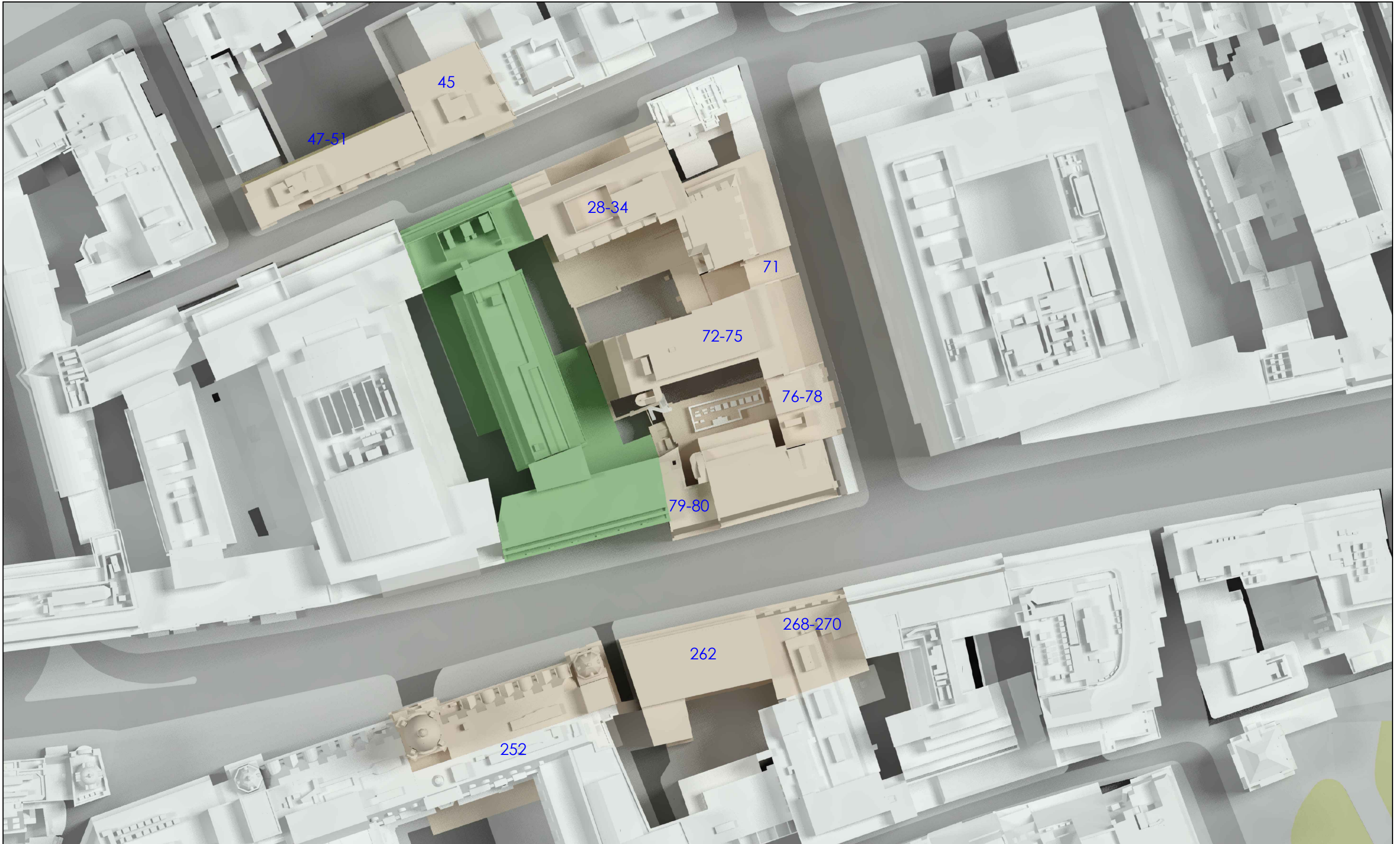
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| 5.1 | Appended to this report are copies of our drawings numbered 190546/01-08 that show the plans and 3D views of the existing site and development proposals. The drawings can be viewed at Appendix 1. |
| 5.2 | A table spreadsheet is also attached for ease of reference that show the numerical values for the Vertical Sky Component, No Sky Contour and the Annual Probable Sunlight. The spreadsheets can be viewed at Appendix 2. |
| Impact on Neighbours - 47-51 Eagle Street | |
| 5.3 | This seven-storey residential apartment building (accommodation between first and sixth floors) is located to the north west of the site and has windows on the front elevation that face the site. We were able to obtain internal floor plans of the building from the LPA website however, we were also able to ascertain some internal dimensions from the Point Cloud Survey. |
| 5.4 | The VSC and NSL analysis indicates full adherence with the BRE Guide as all windows will retain more than 0.80 times the former VSC value. The NSL analysis indicates that all the rooms assessed adhere to the BRE Guidance and will only experience very small reductions in daylight that would not be considered noticeable. |
| 5.5 | With respect to sunlight (APSH), the windows overlooking the site are within 90 degrees of due south and have therefore been considered. The analysis demonstrated full adherence with the BRE Guide. |
| 38-34 Eagle Street | |
| 5.6 | This eight storey Building is in education use. Although we believe that some of the space internally is ancillary office, as we have not gained access or floorplans, we have assumed all to be educational and therefore we have assessed. |
| 5.7 | The VSC analysis indicates full adherence with the BRE Guide as all windows will retain more than 0.80 times the former VSC value. The NSL analysis indicates that all the rooms assessed adhere to the BRE Guidance and will only experience very small reductions in daylight that would not be considered noticeable with the exception of room R11 at third floor which will retain 0.77 times the former NSL value. We would consider that this is less sensitive given the nature of the use which is likely ancillary office to the educational use and in any event, the transgression away from the BRE is minor. |
| 5.8 | With respect to sunlight (APSH), the windows overlooking the site are within 90 degrees of due south and have therefore been considered. The analysis demonstrated full adherence with the BRE Guide. |

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| | <p>71 Red Lion Street</p> |
| 5.9 | <p>This five-storey building has residential accommodation facing the site. We were able to obtain partial floor plans for the building.</p> |
| 5.10 | <p>The VSC analysis indicates full adherence with the BRE Guide as all windows will retain more than 0.80 times the former VSC value. The NSL analysis indicates that rooms R1 at second, third and fourth floors will have minor transgressions away from the BRE of between 0.72 and 0.77 times the former NSL Value. Given that the transgressions are minor and the dense urban location, considering the flexible BRE approach the loss to the NSL is acceptable considering that the VSC is adherent with the Guide.</p> |
| 5.11 | <p>With respect to sunlight (APSH), the windows overlooking the site are within 90 degrees of due south and have therefore been considered. The analysis demonstrated full adherence with the BRE Guide.</p> |
| | <p>76-78 Red Lion Street</p> |
| 5.12 | <p>This five storey Building is in education use. Although we believe that some of the space internally is ancillary office, as we have not gained access or floorplans, we have assumed all to be educational and therefore we have assessed.</p> |
| 5.13 | <p>The VSC analysis indicates full adherence with the BRE Guide as all windows will retain more than 0.80 times the former VSC value. The NSL analysis indicates five of the eight rooms assessed adhere with the BRE Guide. The three that do not retain between 0.74 and 0.79 times the former NSL value which would be consider minor transgressions. Again, it is likely that the rooms are ancillary office accommodation to the educational use and we would not consider the loss to cause material harm.</p> |
| 5.14 | <p>With respect to sunlight (APSH), the windows overlooking the site are within 90 degrees of due south and have therefore been considered. The analysis demonstrated full adherence with the BRE Guide.</p> |
| | <p>79-80 High Holborn</p> |
| 5.15 | <p>This six storey building has residential accommodation between first and fifth floors with windows on the rear elevation facing the site. We have obtained partial floorplans, from the LPA website.</p> |
| 5.16 | <p>The VSC and NSL analysis indicates full adherence with the BRE Guide as all windows will retain more than 0.80 times the former VSC value. The NSL analysis indicated that all the rooms assessed adhere to the BRE Guidance and will only experience very small reductions in daylight that would not be considered noticeable.</p> |
| 5.17 | <p>With respect to sunlight (APSH), the windows do not face within 90 degrees of due south and have therefore not been considered.</p> |

6.0 CONCLUSION

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|-----|---|
| 6.1 | We have undertaken a comprehensive study of the impact of the proposed development on the relevant rooms in all of the surrounding dwellings. The tests were undertaken in accordance with the BRE Report 209 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' (second edition, 2011). |
| 6.2 | In conclusion, the layout of the proposed development follows the BRE guidelines and does not reduce sunlight or vertical sky component to existing surrounding properties and the daylight and sunlight values for these will be adherent with the suggestions contained within the BRE Guide. Minor transgressions were noted to some rooms with respect to NSL which, given the dense urban location are acceptable. As such, we are satisfied that there will be no adverse harm caused to amenity. |

APPENDIX 1: EXISTING & PROPOSED DRAWINGS

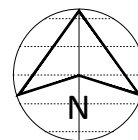


Legend:
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 Existing & Surrounding Model

Models derived from 3d terrestrial laser scan survey pointcloud. Internal room layouts derived from pointcloud wherever possible. All other room information is assumed or from plans. Supplemented with site photography, Bing maps and Google Streetmaps.

Proposed Model
 Proposal derived from 2d data set - Received 19.12.2019 Ref: 19006_E_20_300-303.dwg & 19006_P_20_07-10.

Floor Plans used:
 45-51 Eagle Street: BUILDING LAYOUT.pdf
 71 Red Lion Street: 71 Red Lion Street.pdf



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| ref.comments. | | | |

drawing title:
Existing Plan View

site address:
**Templar House
 High Holborn, London**

drg status:
 drg no: 190546-01 rev: 02A scale@a3: NTS
 drawn by: CC chk'd: AH date: 26.02.2020

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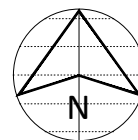
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Proposed Model

Proposal derived from 2d data set - Received 19.12.2019 Ref: 19006_E_20_300-303.dwg & 19006_P_20_07-10.

Floor Plans used:
 45-51 Eagle Street: BUILDING LAYOUT.pdf
 71 Red Lion Street: 71 Red Lion Street.pdf



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drawing title:

Proposed Plan View

site address:

Templar House
 High Holborn, London

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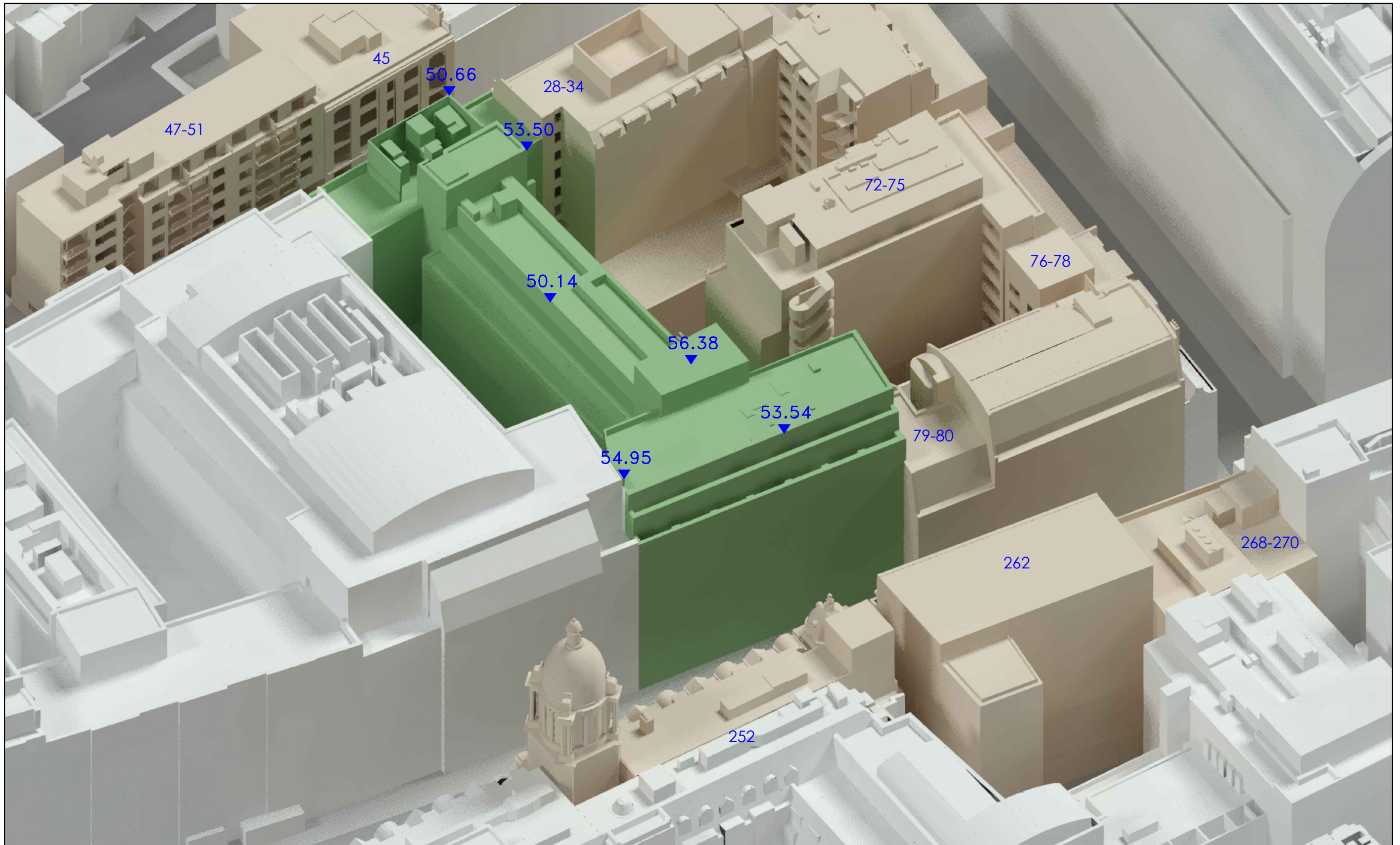
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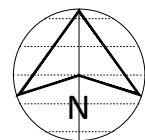


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Floor Plans used:
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 71 Red Lion Street: 71 Red Lion Street.pdf



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drawing title:
**Existing 3d View
 Looking North**

site address:
**Templar House
 High Holborn, London**

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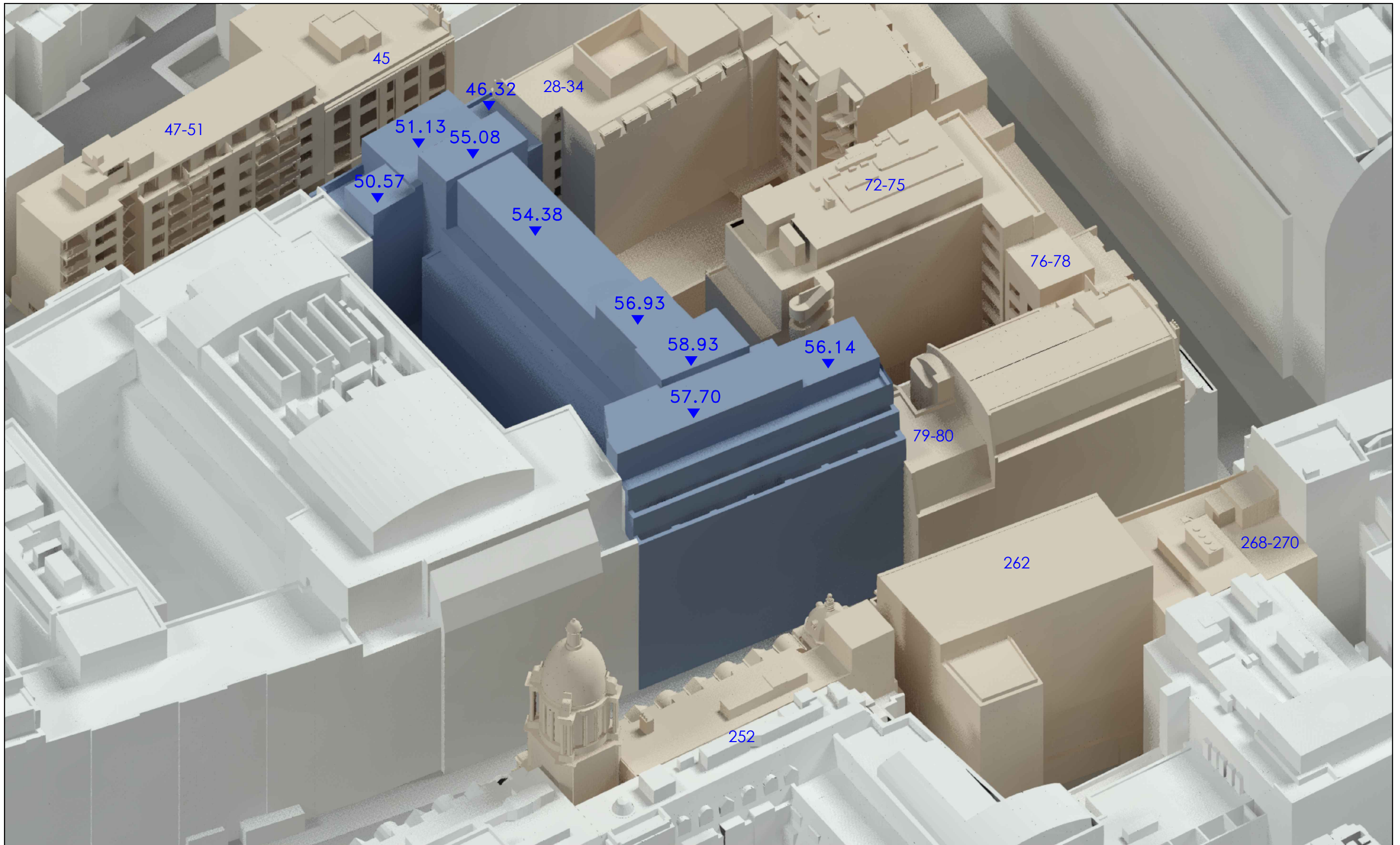
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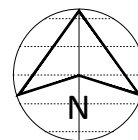


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 71 Red Lion Street: 71 Red Lion Street.pdf



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| ref.comments. | | | |

drawing title:
**Proposed 3d View
 Looking North**

site address:
**Templar House
 High Holborn, London**

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| drg no: 190546-04 | chk'd: AH | date: 26.02.2020 |
| drawn by: CC | | |

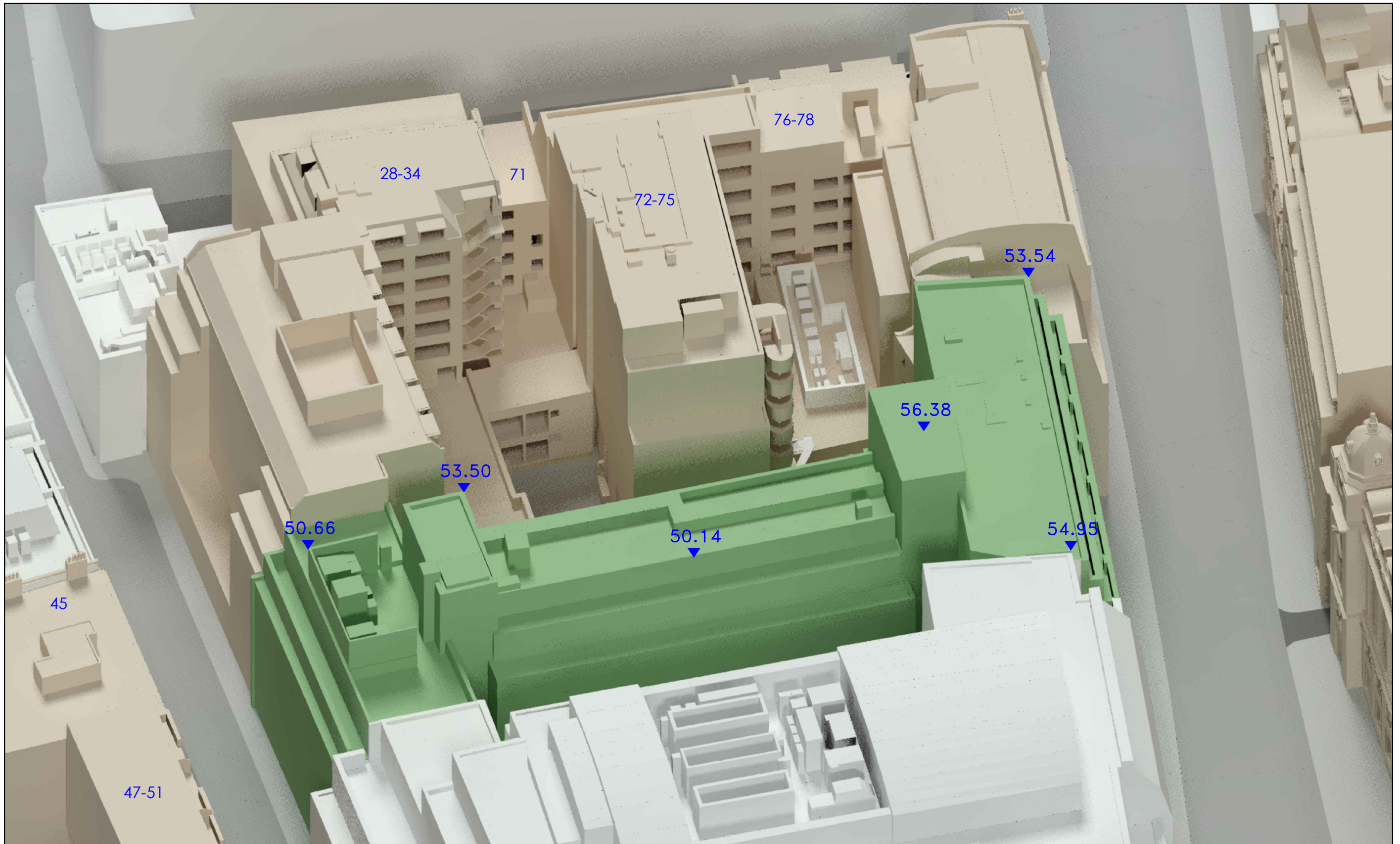
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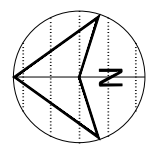
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Legend:
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 Buildings analysed derived from 3d terrestrial laser scan survey pointcloud. All other buildings from Accucities model. Internal room layouts derived from pointcloud wherever possible. All other room information is assumed or from plans. Supplemented with site photography, Bing maps and Google Streetmaps.
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Floor Plans used:
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 71 Red Lion Street: 71 Red Lion Street.pdf



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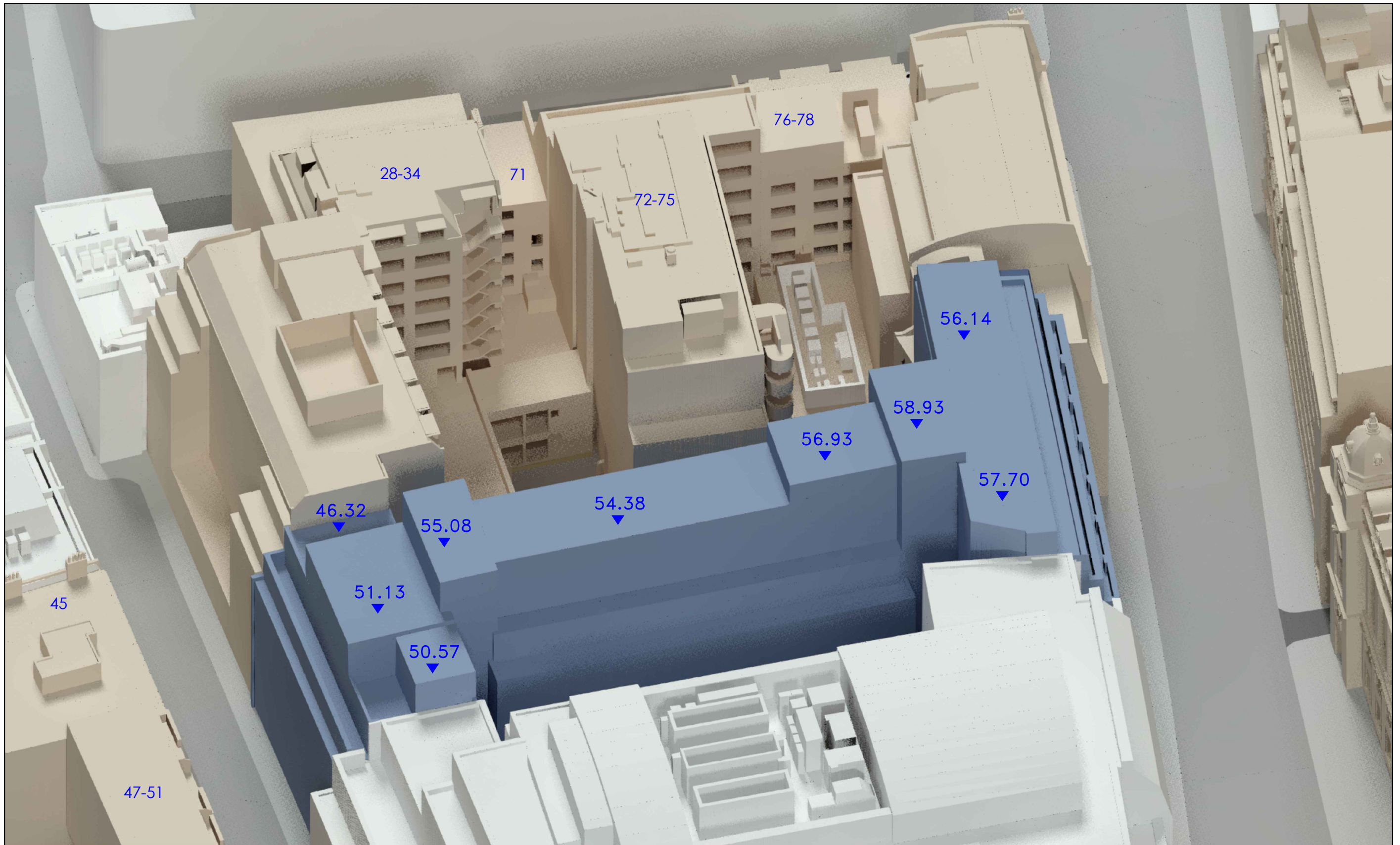
drawing title:
**Existing 3d View
 Looking East**

site address:
**Templar House
 High Holborn, London**

drg status:
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 drawn by: CC chk'd: AH date: 26.02.2020

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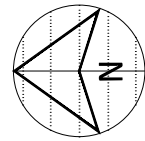


Legend:
 Produced using Waldram Tools - MBS Survey Software Ltd (ww.mbs-software.co.uk)

Existing & Surrounding Model
 Models derived from 3d terrestrial laser scan survey pointcloud. Internal room layouts derived from pointcloud wherever possible. All other room information is assumed or from plans. Supplemented with site photography, Bing maps and Google Streetmaps.

Proposed Model
 Proposal derived from 2d data set - Received 19.12.2019 Ref: 19006_E_20_300-303.dwg & 19006_P_20_07-10.

Floor Plans used:
 45-51 Eagle Street: BUILDING LAYOUT.pdf
 71 Red Lion Street: 71 Red Lion Street.pdf



| revisions: | date. | by. | chk. |
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| • ref.comments. | | | |

drawing title:
**Proposed 3d View
 Looking East**

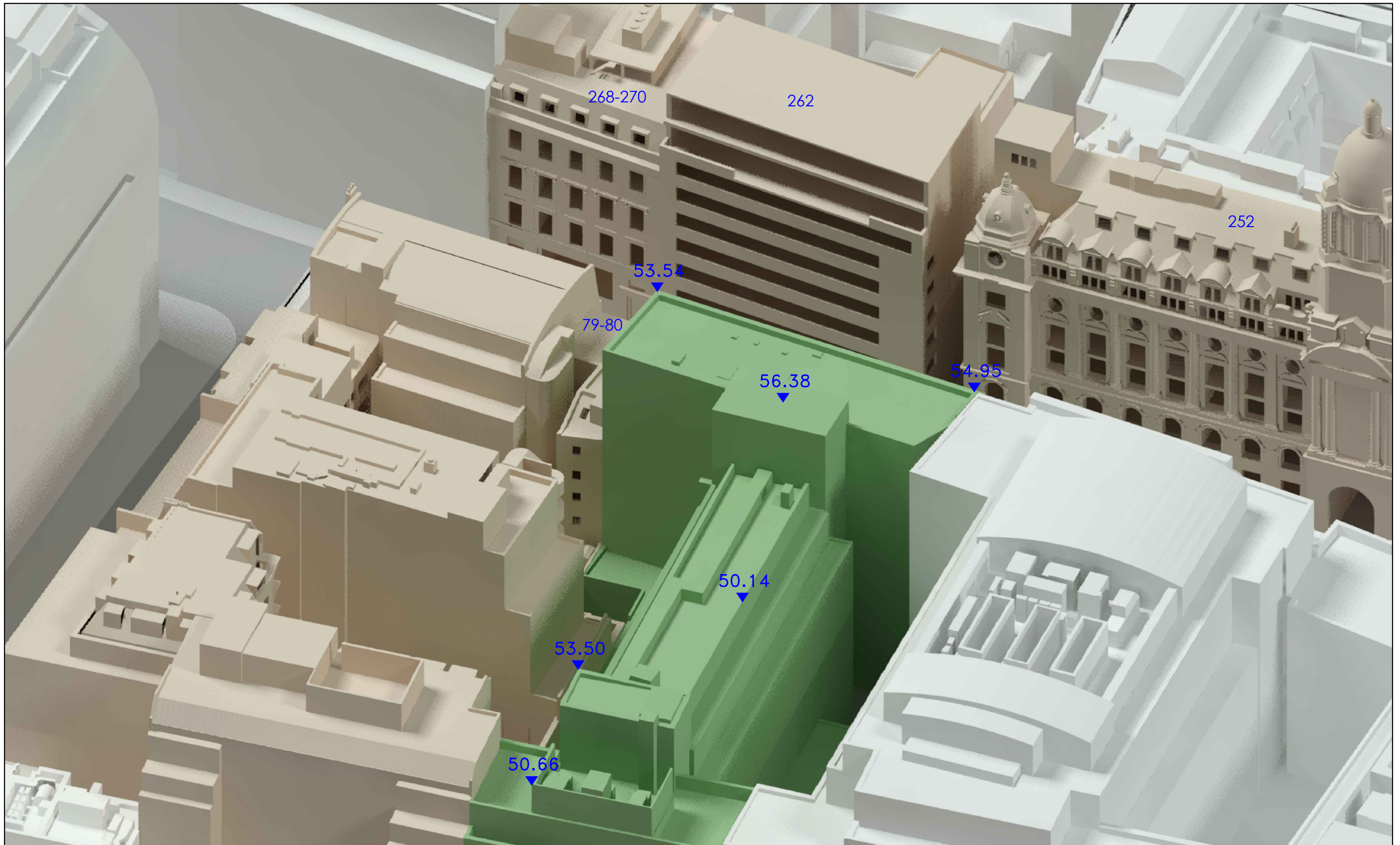
site address:
**Templar House
 High Holborn, London**

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| drg status: | rev: 02A | scale@a3: NTS |
| drg no: 190546-06 | chk'd: AH | date: 26.02.2020 |
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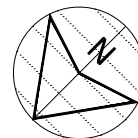


Legend:
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 Existing & Surrounding Model

Models derived from 3d terrestrial laser scan survey pointcloud. Internal room layouts derived from pointcloud wherever possible. All other room information is assumed or from plans. Supplemented with site photography, Bing maps and Google Streetmaps.

Proposed Model
 Proposal derived from 2d data set - Received 19.12.2019 Ref: 19006_E_20_300-303.dwg & 19006_P_20_07-10.

Floor Plans used:
 45-51 Eagle Street: BUILDING LAYOUT.pdf
 71 Red Lion Street: 71 Red Lion Street.pdf



| revisions: | date. | by. | chk. |
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| ref.comments. | | | |

drawing title:
**Existing 3d View
 Looking South East**

site address:
**Templar House
 High Holborn, London**

drg status:
 drg no: 190546-07 rev: 02A scale@a3: NTS
 drawn by: CC chk'd: AH date: 26.02.2020

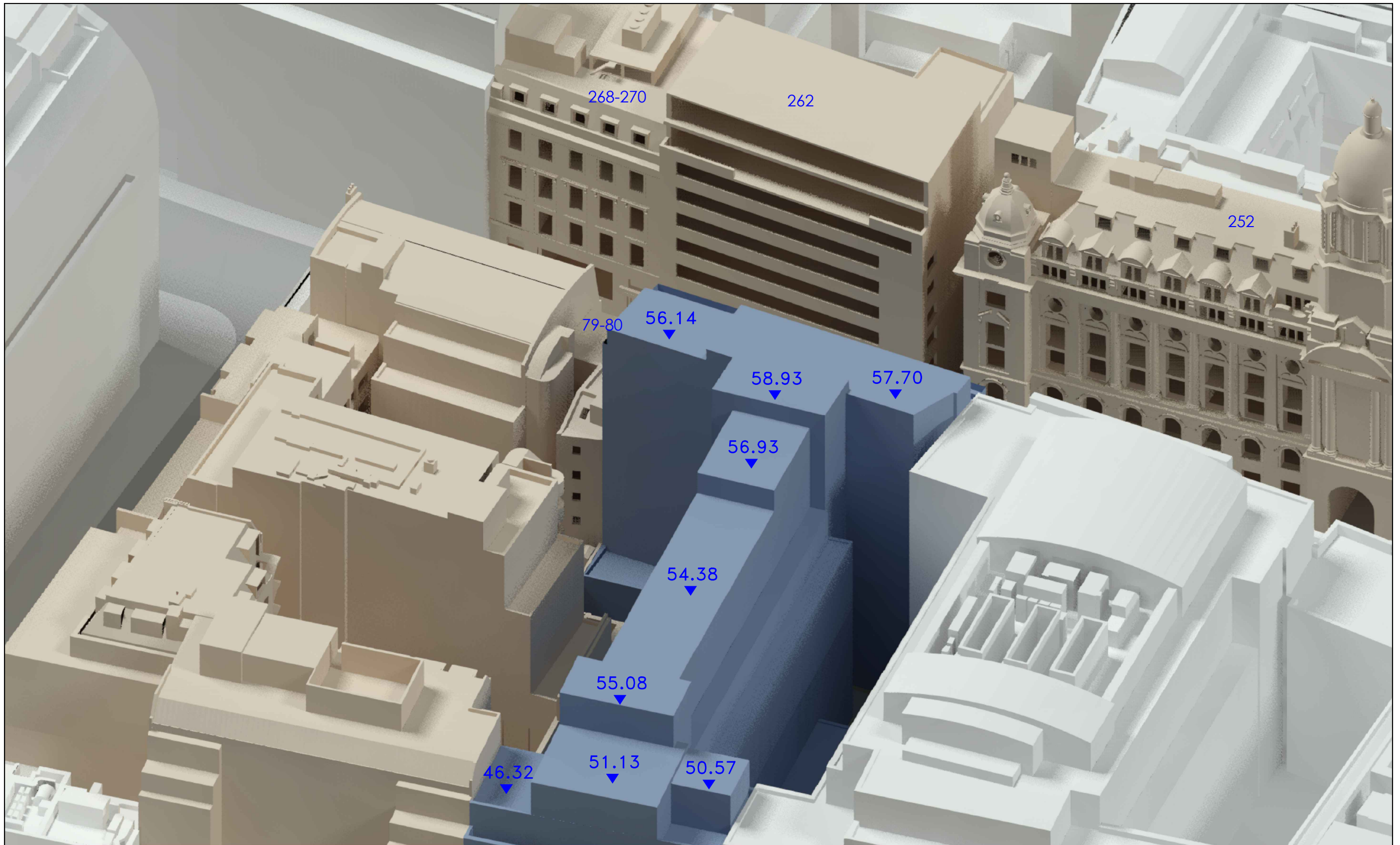
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Legend:
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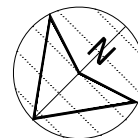
Existing & Surrounding Model

Models derived from 3d terrestrial laser scan survey pointcloud. Internal room layouts derived from pointcloud wherever possible. All other room information is assumed or from plans. Supplemented with site photography, Bing maps and Google Streetmaps.

Proposed Model

Proposal derived from 2d data set - Received 19.12.2019 Ref: 19006_E_20_300-303.dwg & 19006_P_20_07-10.

Floor Plans used:
 45-51 Eagle Street: BUILDING LAYOUT.pdf
 71 Red Lion Street: 71 Red Lion Street.pdf



| revisions: | date. | by. | chk. |
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| • | | | |
| ref.comments. | | | |

drawing title:
**Proposed 3d View
 Looking South East**

site address:
**Templar House
 High Holborn, London**

| | | | |
|-------------|-------------------|-----------|------------------|
| drg status: | drg no: 190546-08 | rev: 02A | scale@a3: NTS |
| | drawn by: CC | chk'd: AH | date: 26.02.2020 |

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APPENDIX 2: VSC, NSL & APSH RESULTS

Project Name: Templar House, High Holborn
 Project No.: 190546-02
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/02/2020

| Floor Ref. | Room Ref. | Property Type | Room Use. | Window Ref. | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria | Total Suns per Room Annual | Meets BRE Criteria | Total Suns per Room Winter | Meets BRE Criteria |
|---------------------------|-----------|---------------|-------------|-------------|----------|-------|--------------------|--------------------|--------|-------|--------------------|--------|-------|--------------------|----------------------------|--------------------|----------------------------|--------------------|
| 47-51 Eagle Street | | | | | | | | | | | | | | | | | | |
| First | R1 | Residential | Living Room | W1 | Existing | 1.19 | 1.00 | YES | 155° | 6 | 1.00 | YES | 0 | 1.00 | YES | 11 | 1 | YES |
| | | | | Proposed | 1.19 | 0.99 | YES | 155° | 6 | 1.00 | YES | 1 | 1.00 | YES | | | | |
| | | | | W2 | Existing | 0.64 | 0.99 | YES | 155° | 5 | 1.00 | YES | 1 | 1.00 | YES | | | |
| | | | | | Proposed | 0.64 | | | | 5 | | | 1 | | | | | |
| | R2 | Residential | Bedroom | W3 | Existing | 10.29 | 1.00 | YES | 155° | 21 | 1.00 | YES | 0 | 1.00 | YES | 11 | 1 | YES |
| | | | | | Proposed | 10.28 | | | | 21 | | | 0 | | | | | |
| | R3 | Residential | Bedroom | W4 | Existing | 10.94 | 1.00 | YES | 155° | 27 | 1.00 | YES | 1 | 1.00 | YES | 21 | 0 | YES |
| | | | | | Proposed | 10.94 | | | | 27 | | | 1 | | | | | |
| | R12 | Residential | Living Room | W6 | Existing | 10.91 | 1.00 | YES | 157° | 27 | 1.00 | YES | 0 | 1.00 | YES | 27 | 1 | YES |
| | | | | | Proposed | 10.89 | | | | 27 | | | 0 | | | | | |
| | | | | W7 | Existing | 0.00 | 1.00 | YES | 67°N | | *North* | | | *North* | | | | |
| | | | | | Proposed | 0.00 | | | | | | | | | | | | |
| | R13 | Residential | Bedroom | W8 | Existing | 0.00 | 1.00 | YES | 157° | 0 | 1.00 | YES | 0 | 1.00 | YES | 27 | 0 | YES |
| | | | | | Proposed | 0.00 | | | | 0 | | | 0 | | | | | |
| | R14 | Residential | Bedroom | W9 | Existing | 0.00 | 1.00 | YES | 157° | 0 | 1.00 | YES | 0 | 1.00 | YES | 0 | 0 | YES |
| | | | | | Proposed | 0.00 | | | | 0 | | | 0 | | | | | |
| | R15 | Residential | Living Room | W10 | Existing | 0.00 | 1.00 | YES | 248° | 0 | 1.00 | YES | 0 | 1.00 | YES | 0 | 0 | YES |
| | | | | | Proposed | 0.00 | | | | 0 | | | 0 | | | | | |
| | | | | W11 | Existing | 11.53 | 1.00 | YES | 157° | 25 | 1.00 | YES | 0 | 1.00 | YES | 25 | 0 | YES |
| | | | | | Proposed | 11.50 | | | | 25 | | | 0 | | | | | |
| | R16 | Residential | Living Room | W12 | Existing | 11.46 | 1.00 | YES | 157° | 27 | 0.96 | YES | 0 | 1.00 | YES | 25 | 0 | YES |
| | | | | | Proposed | 11.42 | | | | 26 | | | 0 | | | | | |
| | | | | W13 | Existing | 0.00 | 1.00 | YES | 67°N | | *North* | | | *North* | | | | |
| | | | | | Proposed | 0.00 | | | | | | | | | | | | |
| | R17 | Residential | Bedroom | W14 | Existing | 0.00 | 1.00 | YES | 157° | 0 | 1.00 | YES | 0 | 1.00 | YES | 27 | 0 | YES |
| | | | | | Proposed | 0.00 | | | | 0 | | | 0 | | | | | |
| | R18 | Residential | Bedroom | W15 | Existing | 0.01 | 1.00 | YES | 157° | 0 | 1.00 | YES | 0 | 1.00 | YES | 0 | 0 | YES |
| | | | | | Proposed | 0.01 | | | | 0 | | | 0 | | | | | |
| | R19 | Residential | Living Room | W16 | Existing | 0.00 | 1.00 | YES | 247° | 0 | 1.00 | YES | 0 | 1.00 | YES | 0 | 0 | YES |
| | | | | | Proposed | 0.00 | | | | 0 | | | 0 | | | | | |

Project Name: Templar House, High Holborn
 Project No.: 190546-02
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/02/2020

| Floor Ref. | Room Ref. | Property Type | Room Use. | Window Ref. | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria | Total Suns per Room Annual | Meets BRE Criteria | Total Suns per Room Winter | Meets BRE Criteria |
|------------|-----------|---------------|-------------|-------------|----------------------------------|-------|--------------------|--------------------|----------|---------|--------------------|--------|---------|--------------------|----------------------------|--------------------|----------------------------|--------------------|
| | | | | W17 | Existing 11.78 Proposed 11.74 | 1.00 | YES | 157° | 27 27 | 1.00 | YES | 0 0 | 1.00 | YES | 27 27 | YES | 0 0 | YES |
| Second | R1 | Residential | Living Room | W1 | Existing 1.29 Proposed 1.29 | 1.00 | YES | 155° | 7 7 | 1.00 | YES | 0 0 | 1.00 | YES | | | | |
| | | | | W2 | Existing 0.65 Proposed 0.65 | 0.99 | YES | 155° | 3 3 | 1.00 | YES | 0 0 | 1.00 | YES | 10 10 | YES | 0 0 | YES |
| | R2 | Residential | Bedroom | W3 | Existing 12.85 Proposed 12.84 | 1.00 | YES | 155° | 33 33 | 1.00 | YES | 0 0 | 1.00 | YES | 33 33 | YES | 0 0 | YES |
| | R3 | Residential | Bedroom | W4 | Existing 13.60 Proposed 13.59 | 1.00 | YES | 155° | 38 38 | 1.00 | YES | 1 1 | 1.00 | YES | 38 38 | YES | 1 1 | YES |
| | R9 | Residential | Living Room | W5 | Existing 13.70 Proposed 13.69 | 1.00 | YES | 157° | 39 38 | 0.97 | YES | 1 1 | 1.00 | YES | | | | |
| | | | | W6 | Existing 0.27 Proposed 0.26 | 0.97 | YES | 67°N | | *North* | | | *North* | | 39 38 | YES | 1 1 | YES |
| | R10 | Residential | Bedroom | W7 | Existing 0.00 Proposed 0.00 | 1.00 | YES | 157° | 0 0 | 1.00 | YES | 0 0 | 1.00 | YES | 0 0 | YES | 0 0 | YES |
| | R11 | Residential | Bedroom | W8 | Existing 0.02 Proposed 0.02 | 1.00 | YES | 157° | 0 0 | 1.00 | YES | 0 0 | 1.00 | YES | 0 0 | YES | 0 0 | YES |
| | R12 | Residential | Living Room | W9 | Existing 0.05 Proposed 0.05 | 1.00 | YES | 248° | 0 0 | 1.00 | YES | 0 0 | 1.00 | YES | | | | |
| | | | | W10 | Existing 14.27 Proposed 14.22 | 1.00 | YES | 157° | 33 33 | 1.00 | YES | 0 0 | 1.00 | YES | 33 33 | YES | 0 0 | YES |
| | R13 | Residential | Living Room | W11 | Existing 14.23 Proposed 14.17 | 1.00 | YES | 157° | 37 37 | 1.00 | YES | 1 1 | 1.00 | YES | | | | |
| | | | | W12 | Existing 0.09 Proposed 0.08 | 0.95 | YES | 67°N | | *North* | | | *North* | | 37 37 | YES | 1 1 | YES |
| | R14 | Residential | Bedroom | W13 | Existing 0.01 Proposed 0.01 | 1.00 | YES | 157° | 0 0 | 1.00 | YES | 0 0 | 1.00 | YES | 0 0 | YES | 0 0 | YES |
| | R15 | Residential | Bedroom | W14 | Existing 0.04 Proposed 0.04 | 1.00 | YES | 157° | 0 0 | 1.00 | YES | 0 0 | 1.00 | YES | 0 0 | YES | 0 0 | YES |
| | R16 | Residential | Living Room | W15 | Existing 0.22 | 0.98 | YES | 247° | 1 | 1.00 | YES | 0 | 1.00 | YES | 0 | YES | 0 | YES |

Project Name: Templar House, High Holborn
 Project No.: 190546-02
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/02/2020

| Floor Ref. | Room Ref. | Property Type | Room Use. | Window Ref. | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria | Total Suns per Room Annual | Meets BRE Criteria | Total Suns per Room Winter | Meets BRE Criteria |
|------------|-----------|---------------|-------------|-------------|---|-------|--------------------|--------------------|---------------|---------|--------------------|-------------|---------|--------------------|----------------------------|--------------------|----------------------------|--------------------|
| | | | | W16 | Proposed 0.21 Existing 14.24 Proposed 14.18 | 1.00 | YES | 157° | 1 35 35 | 1.00 | YES | 0 0 0 | 1.00 | YES | 35 | YES | 0 | YES |
| Third | R1 | Residential | Living Room | W1 | Existing 2.43 Proposed 2.40 | 0.99 | YES | 155° | 13 13 | 1.00 | YES | 1 1 | 1.00 | YES | 16 | YES | 1 | YES |
| | | | | W2 | Existing 1.36 Proposed 1.33 | 0.97 | YES | 155° | 7 7 | 1.00 | YES | 1 1 | 1.00 | YES | 16 | YES | 1 | YES |
| | R2 | Residential | Bedroom | W3 | Existing 15.98 Proposed 15.95 | 1.00 | YES | 155° | 42 41 | 0.98 | YES | 1 1 | 1.00 | YES | 42 | YES | 1 | YES |
| | R3 | Residential | Bedroom | W4 | Existing 16.75 Proposed 16.71 | 1.00 | YES | 155° | 46 46 | 1.00 | YES | 2 2 | 1.00 | YES | 46 | YES | 2 | YES |
| | R9 | Residential | Living Room | W5 | Existing 17.23 Proposed 17.19 | 1.00 | YES | 157° | 48 47 | 0.98 | YES | 1 1 | 1.00 | YES | 48 | YES | 1 | YES |
| | | | | W6 | Existing 1.28 Proposed 1.24 | 0.97 | YES | 67°N | | *North* | | | *North* | | 48 | YES | 1 | YES |
| | R10 | Residential | Bedroom | W7 | Existing 0.56 Proposed 0.55 | 0.99 | YES | 157° | 1 1 | 1.00 | YES | 0 0 | 1.00 | YES | 1 | YES | 0 | YES |
| | R11 | Residential | Bedroom | W8 | Existing 0.74 Proposed 0.71 | 0.95 | YES | 157° | 2 2 | 1.00 | YES | 0 0 | 1.00 | YES | 2 | YES | 0 | YES |
| | R12 | Residential | Living Room | W9 | Existing 0.24 Proposed 0.24 | 1.00 | YES | 248° | 2 2 | 1.00 | YES | 0 0 | 1.00 | YES | 2 | YES | 0 | YES |
| | | | | W10 | Existing 17.74 Proposed 17.65 | 1.00 | YES | 157° | 42 42 | 1.00 | YES | 0 0 | 1.00 | YES | 43 | YES | 0 | YES |
| | R13 | Residential | Living Room | W11 | Existing 17.65 Proposed 17.56 | 0.99 | YES | 157° | 46 46 | 1.00 | YES | 1 1 | 1.00 | YES | 46 | YES | 1 | YES |
| | | | | W12 | Existing 0.46 Proposed 0.44 | 0.95 | YES | 67°N | | *North* | | | *North* | | 46 | YES | 1 | YES |
| | R14 | Residential | Bedroom | W13 | Existing 0.42 Proposed 0.40 | 0.96 | YES | 157° | 1 0 | 0.00 | YES | 0 0 | 1.00 | YES | 1 | YES | 0 | YES |
| | R15 | Residential | Bedroom | W14 | Existing 0.41 Proposed 0.37 | 0.92 | YES | 157° | 2 2 | 1.00 | YES | 0 0 | 1.00 | YES | 2 | YES | 0 | YES |
| | | | | | | | | | | | | | | 2 | YES | 0 | YES | |

Project Name: Templar House, High Holborn
 Project No.: 190546-02
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/02/2020

| Floor Ref. | Room Ref. | Property Type | Room Use. | Window Ref. | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria | Total Suns per Room Annual | Meets BRE Criteria | Total Suns per Room Winter | Meets BRE Criteria |
|------------|-----------|---------------|-------------|-------------|----------------------------------|-------|--------------------|--------------------|----------|-------|--------------------|--------|-------|--------------------|----------------------------|--------------------|----------------------------|--------------------|
| | R16 | Residential | Living Room | W15 | Existing 0.59 Proposed 0.58 | 0.98 | YES | 247° | 2 2 | 1.00 | YES | 1 1 | 1.00 | YES | 42 42 | YES | 2 2 | YES |
| | | | | W16 | Existing 17.31 Proposed 17.19 | 0.99 | YES | 157° | 42 41 | 0.98 | YES | 2 2 | 1.00 | YES | | | | |
| Fourth | R1 | Residential | Living Room | W1 | Existing 4.74 Proposed 4.68 | 0.99 | YES | 155° | 18 18 | 1.00 | YES | 3 3 | 1.00 | YES | 22 21 | YES | 3 3 | YES |
| | | | | W2 | Existing 3.31 Proposed 3.25 | 0.98 | YES | 155° | 11 10 | 0.91 | YES | 2 2 | 1.00 | YES | | | | |
| | R2 | Residential | Bedroom | W3 | Existing 19.49 Proposed 19.43 | 1.00 | YES | 155° | 49 49 | 1.00 | YES | 3 3 | 1.00 | YES | 49 49 | YES | 3 3 | YES |
| | R3 | Residential | Bedroom | W4 | Existing 20.18 Proposed 20.10 | 1.00 | YES | 155° | 54 54 | 1.00 | YES | 4 4 | 1.00 | YES | 54 54 | YES | 4 4 | YES |
| | R9 | Residential | Living Room | W5 | Existing 21.40 Proposed 21.29 | 1.00 | YES | 157° | 58 58 | 1.00 | YES | 4 4 | 1.00 | YES | 59 59 | YES | 5 5 | YES |
| | | | | W6 | Existing 5.92 Proposed 5.84 | 0.99 | YES | 67°N | *North* | | *North* | | | | | | | |
| | R10 | Residential | Bedroom | W7 | Existing 6.49 Proposed 6.46 | 1.00 | YES | 157° | 13 13 | 1.00 | YES | 3 3 | 1.00 | YES | 13 13 | YES | 3 3 | YES |
| | R11 | Residential | Bedroom | W8 | Existing 7.07 Proposed 6.96 | 0.98 | YES | 157° | 16 16 | 1.00 | YES | 2 2 | 1.00 | YES | 16 16 | YES | 2 2 | YES |
| | R12 | Residential | Living Room | W9 | Existing 4.49 Proposed 4.49 | 1.00 | YES | 248° | 16 16 | 1.00 | YES | 4 4 | 1.00 | YES | 59 59 | YES | 6 6 | YES |
| | | | | W10 | Existing 22.11 Proposed 21.96 | 0.99 | YES | 157° | 59 59 | 1.00 | YES | 6 6 | 1.00 | YES | | | | |
| | R13 | Residential | Living Room | W11 | Existing 22.04 Proposed 21.87 | 0.99 | YES | 157° | 59 58 | 0.98 | YES | 8 7 | 0.88 | YES | 59 58 | YES | 8 7 | YES |
| | | | | W12 | Existing 5.09 Proposed 5.06 | 0.99 | YES | 67°N | *North* | | *North* | | | | | | | |
| | R14 | Residential | Bedroom | W13 | Existing 7.10 Proposed 6.95 | 0.98 | YES | 157° | 16 13 | 0.81 | YES | 6 4 | 0.67 | YES | 16 13 | YES | 4 4 | YES |
| | R15 | Residential | Bedroom | W14 | Existing 7.00 Proposed 6.83 | 0.98 | YES | 157° | 17 16 | 0.94 | YES | 3 2 | 0.67 | YES | 17 13 | YES | 4 3 | YES |

Project Name: Templar House, High Holborn
 Project No.: 190546-02
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/02/2020

| Floor Ref. | Room Ref. | Property Type | Room Use. | Window Ref. | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria | Total Suns per Room Annual | Meets BRE Criteria | Total Suns per Room Winter | Meets BRE Criteria |
|------------|-----------|---------------|-------------|-------------|----------------------------------|-------|--------------------|--------------------|----------|-------|--------------------|----------|-------|--------------------|----------------------------|--------------------|----------------------------|--------------------|
| | R16 | Residential | Living Room | W15 | Existing 5.04 Proposed 5.02 | 1.00 | YES | 247° | 21 21 | 1.00 | YES | 7 7 | 1.00 | YES | 16 | YES | 2 | YES |
| | | | | W16 | Existing 21.64 Proposed 21.42 | 0.99 | YES | 157° | 59 59 | 1.00 | YES | 7 7 | 1.00 | YES | 59 | YES | 7 | YES |
| Fifth | R1 | Residential | Living Room | W1 | Existing 15.20 Proposed 15.13 | 1.00 | YES | 155° | 47 47 | 1.00 | YES | 6 6 | 1.00 | YES | 48 | YES | 7 | YES |
| | | | | W2 | Existing 13.95 Proposed 13.87 | 0.99 | YES | 155° | 41 41 | 1.00 | YES | 7 7 | 1.00 | YES | 48 | YES | 7 | YES |
| | R2 | Residential | Bedroom | W3 | Existing 23.36 Proposed 23.26 | 1.00 | YES | 155° | 59 59 | 1.00 | YES | 6 6 | 1.00 | YES | 59 | YES | 6 | YES |
| | R3 | Residential | Bedroom | W4 | Existing 23.64 Proposed 23.54 | 1.00 | YES | 155° | 61 61 | 1.00 | YES | 7 7 | 1.00 | YES | 61 | YES | 7 | YES |
| | R9 | Residential | Living Room | W5 | Existing 25.09 Proposed 24.94 | 0.99 | YES | 157° | 64 64 | 1.00 | YES | 11 11 | 1.00 | YES | 64 | YES | 11 | YES |
| | R10 | Residential | Bedroom | W6 | Existing 22.10 Proposed 21.95 | 0.99 | YES | 157° | 52 52 | 1.00 | YES | 11 11 | 1.00 | YES | 52 | YES | 11 | YES |
| | R11 | Residential | Bedroom | W7 | Existing 22.26 Proposed 22.05 | 0.99 | YES | 157° | 49 48 | 0.98 | YES | 6 5 | 0.83 | YES | 49 | YES | 6 | YES |
| | R12 | Residential | Living Room | W8 | Existing 25.67 Proposed 25.43 | 0.99 | YES | 157° | 62 62 | 1.00 | YES | 11 11 | 1.00 | YES | 62 | YES | 11 | YES |
| | R13 | Residential | Living Room | W9 | Existing 25.79 Proposed 25.48 | 0.99 | YES | 157° | 67 67 | 1.00 | YES | 12 12 | 1.00 | YES | 67 | YES | 12 | YES |
| | R14 | Residential | Bedroom | W10 | Existing 22.17 Proposed 21.82 | 0.98 | YES | 157° | 52 52 | 1.00 | YES | 13 13 | 1.00 | YES | 52 | YES | 13 | YES |
| | R15 | Residential | Bedroom | W11 | Existing 22.94 Proposed 22.58 | 0.98 | YES | 157° | 52 51 | 0.98 | YES | 8 7 | 0.88 | YES | 52 | YES | 8 | YES |
| Sixth | R1 | Residential | Unknown | W1 | Existing 30.77 Proposed 30.37 | 0.99 | YES | 155° | 73 73 | 1.00 | YES | 18 18 | 1.00 | YES | 73 | YES | 18 | YES |

Project Name: Templar House, High Holborn
 Project No.: 190546-02
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/02/2020

| Floor Ref. | Room Ref. | Property Type | Room Use. | Window Ref. | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria | Total Suns per Room Annual | Meets BRE Criteria | Total Suns per Room Winter | Meets BRE Criteria | |
|---------------------------|-----------|---------------|-------------|-------------|----------|-------|--------------------|--------------------|--------|-------|--------------------|--------|-------|--------------------|----------------------------|--------------------|----------------------------|--------------------|-----|
| 28-34 Eagle Street | | | | | | | | | | | | | | | | | | | |
| First | R1 | Commercial | Unknown | W1 | Existing | 9.03 | 0.86 | YES | 247° | 21 | 0.76 | NO | 2 | 0.00 | NO | 29 | YES | 2 | YES |
| | | | | | Proposed | 7.75 | | | 16 | | | 0 | | | | | | | |
| | | | | W2 | Existing | 10.42 | 0.86 | YES | 230° | 22 | 0.73 | NO | 2 | 0.00 | NO | | | | |
| | | | | | Proposed | 8.98 | | | 16 | | | 0 | | | | | | | |
| | | | | W3 | Existing | 10.22 | 0.86 | YES | 217° | 23 | 0.74 | NO | 2 | 0.00 | NO | | | | |
| | | | | | Proposed | 8.81 | | | 17 | | | 0 | | | | | | | |
| | | | | W4 | Existing | 9.34 | 0.86 | YES | 204° | 25 | 0.76 | NO | 2 | 0.00 | NO | | | | |
| | | | | | Proposed | 8.01 | | | 19 | | | 0 | | | | | | | |
| W5 | Existing | 6.45 | 0.88 | YES | 191° | 21 | 0.81 | YES | 0 | 1.00 | YES | | | | | | | | |
| | Proposed | 5.70 | | | 17 | | | 0 | | | | | | | | | | | |
| W6 | Existing | 6.87 | 0.92 | YES | 178° | 22 | 0.82 | YES | 2 | 0.00 | YES | | | | | | | | |
| | Proposed | 6.31 | | | 18 | | | 0 | | | | | | | | | | | |
| W7 | Existing | 5.99 | 0.93 | YES | 157° | 20 | 0.90 | YES | 2 | 0.50 | YES | | | | | | | | |
| | Proposed | 5.59 | | | 18 | | | 1 | | | | | | | | | | | |
| W8 | Existing | 4.84 | 0.93 | YES | 157° | 16 | 1.00 | YES | 0 | 1.00 | YES | | | | | | | | |
| | Proposed | 4.51 | | | 16 | | | 0 | | | | | | | | | | | |
| Second | R11 | Commercial | Educational | W2 | Existing | 12.05 | 0.90 | YES | 252° | 28 | 0.93 | YES | 2 | 0.50 | YES | 30 | YES | 2 | YES |
| | | | | | Proposed | 10.89 | | | 26 | | | 1 | | | | | | | |
| | | | | W3 | Existing | 13.89 | 0.91 | YES | 252° | 26 | 0.85 | YES | 1 | 0.00 | YES | | | | |
| | | | | | Proposed | 12.68 | | | 22 | | | 0 | | | | | | | |
| Third | R11 | Commercial | Educational | W2 | Existing | 14.01 | 0.91 | YES | 252° | 31 | 0.97 | YES | 3 | 0.67 | YES | 33 | YES | 3 | YES |
| | | | | | Proposed | 12.80 | | | 30 | | | 2 | | | | | | | |
| | | | | W3 | Existing | 16.61 | 0.92 | YES | 252° | 29 | 0.97 | YES | 2 | 0.50 | YES | | | | |
| | | | | | Proposed | 15.32 | | | 28 | | | 1 | | | | | | | |
| Fourth | R11 | Commercial | Educational | W2 | Existing | 16.36 | 0.92 | YES | 252° | 36 | 0.94 | YES | 7 | 0.86 | YES | 36 | YES | 7 | YES |
| | | | | | Proposed | 15.13 | | | 34 | | | 6 | | | | | | | |
| | R12 | Commercial | Educational | W3 | Existing | 19.97 | 0.93 | YES | 252° | 34 | 0.94 | YES | 3 | 0.67 | YES | | | | |
| | | | | | Proposed | 18.65 | | | 32 | | | 2 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Fifth | R11 | Commercial | Educational | W2 | Existing | 18.99 | 0.95 | YES | 252° | 39 | 1.00 | YES | 10 | 1.00 | YES | 39 | YES | 10 | YES |
| | | | | | Proposed | 17.96 | | | 39 | | | 10 | | | | | | | |
| | R12 | Commercial | Educational | W3 | Existing | 23.75 | 0.95 | YES | 252° | 41 | 0.98 | YES | 8 | 0.88 | YES | | | | |
| | | | | | Proposed | 22.61 | | | 40 | | | 7 | | | | | | | |
| Sixth | R11 | Commercial | Educational | W2 | Existing | 22.72 | 0.97 | YES | 252° | 47 | 0.96 | YES | 17 | 0.88 | YES | 41 | YES | 8 | YES |
| | | | | | Proposed | 22.10 | | | 45 | | | 15 | | | | | | | |
| | | | | W3 | Existing | 28.08 | 0.97 | YES | 252° | 46 | 0.98 | YES | 13 | 0.92 | YES | | | | |
| | | | | | Proposed | 27.32 | | | 45 | | | 12 | | | | | | | |

Project Name: Templar House, High Holborn
 Project No.: 190546-02
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/02/2020

| Floor Ref. | Room Ref. | Property Type | Room Use. | Window Ref. | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria | Total Suns per Room Annual | Meets BRE Criteria | Total Suns per Room Winter | Meets BRE Criteria |
|------------------------------|-----------|---------------|-------------|-------------|----------------------------------|-------|--------------------|--------------------|----------|-------|--------------------|----------|-------|--------------------|----------------------------|--------------------|----------------------------|--------------------|
| | | | | | | | | | | | | | | | 50 48 | | 17 15 | |
| Seventh | R2 | Commercial | Educational | W2 | Existing 27.37 Proposed 27.02 | 0.99 | YES | 252° | 47 47 | 1.00 | YES | 18 18 | 1.00 | YES | | | | |
| | | | | W3 | Existing 31.62 Proposed 31.20 | 0.99 | YES | 252° | 51 51 | 1.00 | YES | 18 18 | 1.00 | YES | | | 18 18 | YES |
| 71 Red Lion Street | | | | | | | | | | | | | | | | | | |
| First | R1 | Residential | Bedsit | W1 | Existing 6.42 Proposed 5.87 | 0.91 | YES | 254° | 6 4 | 0.67 | YES | 0 0 | 1.00 | YES | | | 0 0 | |
| | | | | | | | | | | | | | | | 6 4 | YES | 0 0 | YES |
| Second | R1 | Residential | Bedsit | W1 | Existing 7.29 Proposed 6.73 | 0.92 | YES | 254° | 7 7 | 1.00 | YES | 0 0 | 1.00 | YES | | | 0 0 | |
| | | | | | | | | | | | | | | | 7 7 | YES | 0 0 | YES |
| Third | R1 | Residential | Bedsit | W1 | Existing 8.42 Proposed 7.84 | 0.93 | YES | 254° | 8 7 | 0.88 | YES | 0 0 | 1.00 | YES | | | 0 0 | |
| | | | | | | | | | | | | | | | 8 7 | YES | 0 0 | YES |
| Fourth | R1 | Residential | Bedroom | W1 | Existing 9.77 Proposed 9.21 | 0.94 | YES | 254° | 10 10 | 1.00 | YES | 0 0 | 1.00 | YES | | | 0 0 | |
| | | | | | | | | | | | | | | | 10 10 | YES | 0 0 | YES |
| 76-78 Red Lion Street | | | | | | | | | | | | | | | | | | |
| First | R1 | Commercial | Educational | W1 | Existing 9.86 Proposed 9.30 | 0.94 | YES | 253° | 10 8 | 0.80 | YES | 0 0 | 1.00 | YES | | | 0 0 | |
| | | | | | | | | | | | | | | | 10 8 | YES | 0 0 | YES |
| | R2 | Commercial | Educational | W2 | Existing 8.75 Proposed 8.18 | 0.93 | YES | 253° | 4 3 | 0.75 | YES | 0 0 | 1.00 | YES | | | 0 0 | |
| | | | | W3 | Existing 7.27 Proposed 6.74 | 0.93 | YES | 253° | 2 1 | 0.50 | YES | 0 0 | 1.00 | YES | | | 0 0 | |
| | | | | W4 | Existing 1.22 Proposed 1.22 | 1.00 | YES | 253° | 0 0 | 1.00 | YES | 0 0 | 1.00 | YES | | | 0 0 | |
| | | | | | | | | | | | | | | | 5 3 | YES | 0 0 | YES |
| Second | R1 | Commercial | Educational | W1 | Existing 12.60 Proposed 11.96 | 0.95 | YES | 253° | 16 14 | 0.88 | YES | 0 0 | 1.00 | YES | | | 0 0 | |
| | | | | | | | | | | | | | | | 16 14 | YES | 0 0 | YES |
| | R2 | Commercial | Educational | W2 | Existing 10.84 Proposed 10.22 | 0.94 | YES | 253° | 4 4 | 1.00 | YES | 0 0 | 1.00 | YES | | | 0 0 | |
| | | | | W3 | Existing 8.63 Proposed 8.08 | 0.94 | YES | 253° | 3 1 | 0.33 | YES | 0 0 | 1.00 | YES | | | 0 0 | |
| | | | | W4 | Existing 1.65 Proposed 1.65 | 1.00 | YES | 253° | 0 0 | 1.00 | YES | 0 0 | 1.00 | YES | | | 0 0 | |
| | | | | | | | | | | | | | | | 5 | | 0 | |

Project Name: Templar House, High Holborn
 Project No.: 190546-02
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/02/2020

| Floor Ref. | Room Ref. | Property Type | Room Use. | Window Ref. | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria | Total Suns per Room Annual | Meets BRE Criteria | Total Suns per Room Winter | Meets BRE Criteria |
|---------------------------|-----------|---------------|-------------|-------------|----------------------------------|-------|--------------------|--------------------|----------|-------|--------------------|--------|-------|--------------------|----------------------------|--------------------|----------------------------|--------------------|
| | | | | | | | | | | | | | | | 4 | YES | 0 | YES |
| Third | R1 | Commercial | Educational | W1 | Existing 16.08 Proposed 15.39 | 0.96 | YES | 253° | 26 25 | 0.96 | YES | 0 0 | 1.00 | YES | 26 25 | YES | 0 0 | YES |
| | R2 | Commercial | Educational | W2 | Existing 13.97 Proposed 13.28 | 0.95 | YES | 253° | 9 8 | 0.89 | YES | 0 0 | 1.00 | YES | | | | |
| | | | | W3 | Existing 10.49 Proposed 9.92 | 0.95 | YES | 253° | 4 3 | 0.75 | YES | 0 0 | 1.00 | YES | | | | |
| | | | | W4 | Existing 2.52 Proposed 2.52 | 1.00 | YES | 253° | 0 0 | 1.00 | YES | 0 0 | 1.00 | YES | 9 8 | YES | 0 0 | YES |
| Fourth | R1 | Commercial | Educational | W1 | Existing 19.98 Proposed 19.20 | 0.96 | YES | 253° | 32 31 | 0.97 | YES | 1 1 | 1.00 | YES | 32 31 | YES | 1 1 | YES |
| | R2 | Commercial | Educational | W2 | Existing 19.36 Proposed 18.55 | 0.96 | YES | 253° | 23 23 | 1.00 | YES | 0 0 | 1.00 | YES | | | | |
| | | | | W3 | Existing 14.01 Proposed 13.42 | 0.96 | YES | 253° | 7 7 | 1.00 | YES | 0 0 | 1.00 | YES | | | | |
| | | | | W4 | Existing 5.51 Proposed 5.51 | 1.00 | YES | 253° | 0 0 | 1.00 | YES | 0 0 | 1.00 | YES | 23 23 | YES | 0 0 | YES |
| 79-80 High Holborn | | | | | | | | | | | | | | | | | | |
| First | R1 | Residential | Bedroom | W1 | Existing 9.09 Proposed 8.10 | 0.89 | YES | 330°N | | | *North* | | | *North* | | | | |
| | | | | | | | | | | | | | | | *North* | *North* | *North* | *North* |
| Second | R1 | Residential | Bedroom | W1 | Existing 11.28 Proposed 10.11 | 0.90 | YES | 330°N | | | *North* | | | *North* | | | | |
| | | | | | | | | | | | | | | | | | | |
| Third | R1 | Residential | Bedroom | W1 | Existing 14.13 Proposed 12.76 | 0.90 | YES | 330°N | | | *North* | | | *North* | | | | |
| | | | | | | | | | | | | | | | | | | |
| Fourth | R1 | Residential | Bedroom | W1 | Existing 17.44 Proposed 15.85 | 0.91 | YES | 330°N | | | *North* | | | *North* | | | | |
| | | | | | | | | | | | | | | | | | | |
| Fifth | R1 | Residential | Bedroom | W1 | Existing 60.29 Proposed 59.01 | 0.98 | YES | 348°N | | | *North* | | | *North* | | | | |
| | | | | W2 | Existing 21.77 Proposed 19.96 | 0.92 | YES | 330°N | | | *North* | | | *North* | | | | |

Project Name: Templar House, High Holborn
 Project No.: 190546-02
 Report Title: Daylight Distribution - Neighbour Analysis
 Date of Analysis: 26/02/2020

| Floor Ref. | Room Ref. | Room Attribute | Property Type | Room Use. | | Room Area | Lit Area Existing | Lit Area Proposed | Pr/Ex | Meets BRE Criteria | |
|---------------------------|-----------|----------------|---------------|-------------|-------------|-----------|-------------------|-------------------|-------|--------------------|-----|
| 47-51 Eagle Street | | | | | | | | | | | |
| First | R1 | Plans | Residential | Living Room | Area m2 | 15.62 | 2.49 | 2.48 | 1.00 | YES | |
| | | | | % of room | | | 16% | 16% | | | |
| | | R2 | Plans | Residential | Bedroom | Area m2 | 8.50 | 2.67 | 2.67 | 1.00 | YES |
| | | | | | % of room | | | 31% | 31% | | |
| | | R3 | Plans | Residential | Bedroom | Area m2 | 10.36 | 3.15 | 3.15 | 1.00 | YES |
| | | | | | % of room | | | 30% | 30% | | |
| | | R12 | Plans | Residential | Living Room | Area m2 | 17.09 | 3.47 | 3.47 | 1.00 | YES |
| | | | | | % of room | | | 20% | 20% | | |
| | | R13 | Plans | Residential | Bedroom | Area m2 | 11.52 | 0.00 | 0.00 | 1.00 | YES |
| | | | | | % of room | | | 0% | 0% | | |
| | R14 | Plans | Residential | Bedroom | Area m2 | 11.38 | 0.00 | 0.00 | 1.00 | YES | |
| | | | | % of room | | | 0% | 0% | | | |
| | R15 | Plans | Residential | Living Room | Area m2 | 17.04 | 3.43 | 3.42 | 1.00 | YES | |
| | | | | % of room | | | 20% | 20% | | | |
| | R16 | Plans | Residential | Living Room | Area m2 | 17.06 | 3.56 | 3.56 | 1.00 | YES | |
| | | | | % of room | | | 21% | 21% | | | |
| | R17 | Plans | Residential | Bedroom | Area m2 | 11.44 | 0.00 | 0.00 | 1.00 | YES | |
| | | | | % of room | | | 0% | 0% | | | |
| | R18 | Plans | Residential | Bedroom | Area m2 | 11.42 | 0.00 | 0.00 | 1.00 | YES | |
| | | | | % of room | | | 0% | 0% | | | |
| | R19 | Plans | Residential | Living Room | Area m2 | 18.86 | 3.92 | 3.91 | 1.00 | YES | |
| | | | | % of room | | | 21% | 21% | | | |
| Second | R1 | Plans | Residential | Living Room | Area m2 | 15.62 | 2.72 | 2.70 | 1.00 | YES | |
| | | | | % of room | | | 17% | 17% | | | |
| | | R2 | Plans | Residential | Bedroom | Area m2 | 8.50 | 2.91 | 2.91 | 1.00 | YES |
| | | | | | % of room | | | 34% | 34% | | |
| | | R3 | Plans | Residential | Bedroom | Area m2 | 10.36 | 3.43 | 3.43 | 1.00 | YES |
| | | | | | % of room | | | 33% | 33% | | |
| | | R9 | Plans | Residential | Living Room | Area m2 | 17.09 | 4.63 | 4.63 | 1.00 | YES |
| | | | | | % of room | | | 27% | 27% | | |
| | | R10 | Plans | Residential | Bedroom | Area m2 | 11.52 | 0.00 | 0.00 | 1.00 | YES |
| | | | | | % of room | | | 0% | 0% | | |
| | R11 | Plans | Residential | Bedroom | Area m2 | 11.37 | 0.07 | 0.07 | 1.00 | YES | |
| | | | | % of room | | | 1% | 1% | | | |
| | R12 | Plans | Residential | Living Room | Area m2 | 17.04 | 4.49 | 4.49 | 1.00 | YES | |
| | | | | % of room | | | 26% | 26% | | | |
| | R13 | Plans | Residential | Living Room | Area m2 | 17.06 | 4.61 | 4.59 | 0.99 | YES | |
| | | | | % of room | | | 27% | 27% | | | |
| | R14 | Plans | Residential | Bedroom | Area m2 | 11.44 | 0.00 | 0.00 | 1.00 | YES | |
| | | | | % of room | | | 0% | 0% | | | |
| | R15 | Plans | Residential | Bedroom | Area m2 | 11.42 | 0.05 | 0.05 | 1.00 | YES | |
| | | | | % of room | | | 0% | 0% | | | |
| | R16 | Plans | Residential | Living Room | Area m2 | 18.86 | 5.07 | 5.06 | 1.00 | YES | |
| | | | | % of room | | | 27% | 27% | | | |
| Third | R1 | Plans | Residential | Living Room | Area m2 | 15.62 | 4.15 | 4.07 | 0.98 | YES | |
| | | | | % of room | | | 27% | 26% | | | |
| | | R2 | Plans | Residential | Bedroom | Area m2 | 8.50 | 3.61 | 3.61 | 1.00 | YES |
| | | | | | % of room | | | 42% | 42% | | |
| | | R3 | Plans | Residential | Bedroom | Area m2 | 10.36 | 4.23 | 4.23 | 1.00 | YES |
| | | | | | % of room | | | 41% | 41% | | |
| | | R9 | Plans | Residential | Living Room | Area m2 | 17.09 | 6.01 | 6.00 | 1.00 | YES |
| | | | | | % of room | | | 35% | 35% | | |
| | | R10 | Plans | Residential | Bedroom | Area m2 | 11.52 | 0.41 | 0.41 | 0.99 | YES |
| | | | | | % of room | | | 4% | 4% | | |
| | R11 | Plans | Residential | Bedroom | Area m2 | 11.37 | 0.41 | 0.41 | 1.00 | YES | |
| | | | | % of room | | | 4% | 4% | | | |
| | R12 | Plans | Residential | Living Room | Area m2 | 17.04 | 5.88 | 5.88 | 1.00 | YES | |
| | | | | % of room | | | 35% | 35% | | | |
| | R13 | Plans | Residential | Living Room | Area m2 | 17.06 | 5.93 | 5.88 | 0.99 | YES | |
| | | | | % of room | | | 35% | 34% | | | |
| | R14 | Plans | Residential | Bedroom | Area m2 | 11.44 | 0.30 | 0.30 | 1.00 | YES | |
| | | | | % of room | | | 3% | 3% | | | |
| | R15 | Plans | Residential | Bedroom | Area m2 | 11.42 | 0.32 | 0.32 | 1.00 | YES | |
| | | | | % of room | | | 3% | 3% | | | |
| | R16 | Plans | Residential | Living Room | Area m2 | 18.86 | 6.47 | 6.41 | 0.99 | YES | |
| | | | | % of room | | | 34% | 34% | | | |
| Fourth | R1 | Plans | Residential | Living Room | Area m2 | 15.62 | 6.11 | 6.01 | 0.98 | YES | |
| | | | | % of room | | | 39% | 38% | | | |
| | | R2 | Plans | Residential | Bedroom | Area m2 | 8.50 | 4.50 | 4.50 | 1.00 | YES |
| | | | | | % of room | | | 53% | 53% | | |
| | R3 | Plans | Residential | Bedroom | Area m2 | 10.36 | 5.49 | 5.49 | 1.00 | YES | |
| | | | | % of room | | | 53% | 53% | | | |
| | R9 | Plans | Residential | Living Room | Area m2 | 17.09 | 8.31 | 8.30 | | | |

Project Name: Templar House, High Holborn
 Project No.: 190546-02
 Report Title: Daylight Distribution - Neighbour Analysis
 Date of Analysis: 26/02/2020

| Floor Ref. | Room Ref. | Room Attribute | Property Type | Room Use. | | Room Area | Lit Area Existing | Lit Area Proposed | Pr/Ex | Meets BRE Criteria |
|------------------------------|-----------|--------------------|---------------|-------------|-----------|-----------|-------------------|-------------------|-------|--------------------|
| | | | | | % of room | | 49% | 49% | 1.00 | YES |
| | R10 | Plans | Residential | Bedroom | Area m2 | 11.52 | 3.13 | 3.04 | | |
| | | | | | % of room | | 27% | 26% | 0.97 | YES |
| | R11 | Plans | Residential | Bedroom | Area m2 | 11.37 | 2.51 | 2.50 | | |
| | | | | | % of room | | 22% | 22% | 1.00 | YES |
| | R12 | Plans | Residential | Living Room | Area m2 | 17.04 | 8.35 | 8.35 | | |
| | | | | | % of room | | 49% | 49% | 1.00 | YES |
| | R13 | Plans | Residential | Living Room | Area m2 | 17.06 | 8.30 | 8.15 | | |
| | | | | | % of room | | 49% | 48% | 0.98 | YES |
| | R14 | Plans | Residential | Bedroom | Area m2 | 11.44 | 2.58 | 2.52 | | |
| | | | | | % of room | | 23% | 22% | 0.98 | YES |
| | R15 | Plans | Residential | Bedroom | Area m2 | 11.42 | 2.93 | 2.77 | | |
| | | | | | % of room | | 26% | 24% | 0.94 | YES |
| | R16 | Plans | Residential | Living Room | Area m2 | 18.86 | 8.98 | 8.58 | | |
| | | | | | % of room | | 48% | 45% | 0.95 | YES |
| Fifth | R1 | Plans | Residential | Living Room | Area m2 | 15.62 | 8.22 | 8.22 | | |
| | | | | | % of room | | 53% | 53% | 1.00 | YES |
| | R2 | Plans | Residential | Bedroom | Area m2 | 8.50 | 4.96 | 4.96 | | |
| | | | | | % of room | | 58% | 58% | 1.00 | YES |
| | R3 | Plans | Residential | Bedroom | Area m2 | 10.36 | 6.22 | 6.22 | | |
| | | | | | % of room | | 60% | 60% | 1.00 | YES |
| | R9 | Plans | Residential | Living Room | Area m2 | 12.50 | 11.73 | 11.73 | | |
| | | | | | % of room | | 94% | 94% | 1.00 | YES |
| | R10 | Plans | Residential | Bedroom | Area m2 | 10.30 | 9.66 | 9.46 | | |
| | | | | | % of room | | 94% | 92% | 0.98 | YES |
| | R11 | Plans | Residential | Bedroom | Area m2 | 10.16 | 7.70 | 7.70 | | |
| | | | | | % of room | | 76% | 76% | 1.00 | YES |
| | R12 | Plans | Residential | Living Room | Area m2 | 12.56 | 11.88 | 11.88 | | |
| | | | | | % of room | | 95% | 95% | 1.00 | YES |
| | R13 | Plans | Residential | Living Room | Area m2 | 12.64 | 12.08 | 11.21 | | |
| | | | | | % of room | | 96% | 89% | 0.93 | YES |
| | R14 | Plans | Residential | Bedroom | Area m2 | 10.32 | 8.78 | 8.68 | | |
| | | | | | % of room | | 85% | 84% | 0.99 | YES |
| | R15 | Plans | Residential | Bedroom | Area m2 | 10.19 | 9.18 | 9.16 | | |
| | | | | | % of room | | 90% | 90% | 1.00 | YES |
| Sixth | R1 | | Residential | Unknown | Area m2 | 10.94 | 9.56 | 9.56 | | |
| | | | | | % of room | | 87% | 87% | 1.00 | YES |
| 28-34 Eagle Street | | | | | | | | | | |
| First | R1 | Assumed | Commercial | Unknown | Area m2 | 14.56 | 12.53 | 10.87 | | |
| | | | | | % of room | | 86% | 75% | 0.87 | YES |
| Second | R11 | Partial Pointcloud | Commercial | Educational | Area m2 | 46.75 | 31.71 | 26.02 | | |
| | | | | | % of room | | 68% | 56% | 0.82 | YES |
| Third | R11 | Partial Pointcloud | Commercial | Educational | Area m2 | 53.90 | 42.98 | 33.06 | | |
| | | | | | % of room | | 80% | 61% | 0.77 | NO |
| Fourth | R11 | Partial Pointcloud | Commercial | Educational | Area m2 | 11.71 | 11.60 | 11.60 | | |
| | | | | | % of room | | 99% | 99% | 1.00 | YES |
| | R12 | Partial Pointcloud | Commercial | Educational | Area m2 | 13.35 | 13.10 | 13.10 | | |
| | | | | | % of room | | 98% | 98% | 1.00 | YES |
| Fifth | R11 | Partial Pointcloud | Commercial | Educational | Area m2 | 11.71 | 11.61 | 11.61 | | |
| | | | | | % of room | | 99% | 99% | 1.00 | YES |
| | R12 | Partial Pointcloud | Commercial | Educational | Area m2 | 13.35 | 13.05 | 13.05 | | |
| | | | | | % of room | | 98% | 98% | 1.00 | YES |
| Sixth | R11 | Partial Pointcloud | Commercial | Educational | Area m2 | 52.48 | 52.13 | 52.13 | | |
| | | | | | % of room | | 99% | 99% | 1.00 | YES |
| Seventh | R2 | Partial Pointcloud | Commercial | Educational | Area m2 | 65.96 | 64.21 | 64.21 | | |
| | | | | | % of room | | 97% | 97% | 1.00 | YES |
| 71 Red Lion Street | | | | | | | | | | |
| First | R1 | Assumed | Residential | Bedsit | Area m2 | 16.47 | 8.89 | 7.08 | | |
| | | | | | % of room | | 54% | 43% | 0.80 | YES |
| Second | R1 | Assumed | Residential | Bedsit | Area m2 | 16.47 | 8.73 | 6.73 | | |
| | | | | | % of room | | 53% | 41% | 0.77 | NO |
| Third | R1 | Assumed | Residential | Bedsit | Area m2 | 16.47 | 9.38 | 6.99 | | |
| | | | | | % of room | | 57% | 42% | 0.74 | NO |
| Fourth | R1 | Assumed | Residential | Bedroom | Area m2 | 16.47 | 6.83 | 4.95 | | |
| | | | | | % of room | | 41% | 30% | 0.72 | NO |
| 76-78 Red Lion Street | | | | | | | | | | |
| First | R1 | Partial Pointcloud | Commercial | Educational | Area m2 | 11.20 | 8.48 | 8.44 | | |
| | | | | | % of room | | 76% | 75% | 1.00 | YES |
| | R2 | Partial Pointcloud | Commercial | Educational | Area m2 | 44.53 | 21.91 | 17.34 | | |
| | | | | | % of room | | 49% | 39% | 0.79 | NO |

Project Name: Templar House, High Holborn
 Project No.: 190546-02
 Report Title: Daylight Distribution - Neighbour Analysis
 Date of Analysis: 26/02/2020

| Floor Ref. | Room Ref. | Room Attribute | Property Type | Room Use. | | Room Area | Lit Area Existing | Lit Area Proposed | Pr/Ex | Meets BRE Criteria |
|---------------------------|-----------|--------------------|---------------|-------------|-----------|-----------|-------------------|-------------------|-------|--------------------|
| Second | R1 | Partial Pointcloud | Commercial | Educational | Area m2 | 11.20 | 8.90 | 8.90 | 1.00 | YES |
| | R2 | Partial Pointcloud | Commercial | Educational | % of room | 44.53 | 79% | 79% | | |
| Third | R1 | Partial Pointcloud | Commercial | Educational | Area m2 | 11.20 | 9.35 | 9.35 | 1.00 | YES |
| | R2 | Partial Pointcloud | Commercial | Educational | % of room | 44.53 | 83% | 83% | | |
| Fourth | R1 | Partial Pointcloud | Commercial | Educational | Area m2 | 11.20 | 9.93 | 9.93 | 1.00 | YES |
| | R2 | Partial Pointcloud | Commercial | Educational | % of room | 38.95 | 89% | 89% | | |
| 79-80 High Holborn | | | | | | | | | | |
| First | R1 | Plans | Residential | Medical | Area m2 | 17.79 | 2.58 | 2.25 | 0.87 | YES |
| Second | R1 | Plans | Residential | Medical | % of room | 17.79 | 14% | 13% | | |
| Third | R1 | Plans | Residential | Medical | Area m2 | 17.79 | 3.69 | 3.48 | 0.94 | YES |
| Fourth | R1 | Plans | Residential | Medical | % of room | 17.79 | 21% | 20% | | |
| Fourth | R1 | Plans | Residential | Medical | Area m2 | 17.79 | 4.12 | 3.99 | 0.97 | YES |
| Fifth | R1 | Plans | Residential | Medical | % of room | 17.79 | 23% | 22% | | |
| | | | | | Area m2 | 17.79 | 17.77 | 17.77 | 1.00 | YES |
| | | | | | % of room | | 100% | 100% | | |