

# 51-53 HATTON GARDEN

## DAYLIGHT AND SUNLIGHT REPORT

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**CLIENT:** DORRINGTON MIDTOWN LIMITED

**DATE:** MAY 2020

**VERSION:** V1

**PROJECT:** PS1740

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# Contents

1	Introduction .....	3
2	Assessment Methodology .....	4
3	The Existing Site .....	6
4	Proposed Development.....	7
5	Daylight and Sunlight to Neighbouring Properties .....	8
6	Daylight and Sunlight to Neighbours .....	10
7	Summary and Conclusions .....	11

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## Appendices

**Appendix 1:** Site Plan and 3D Drawings

**Appendix 2:** Daylight and Sunlight Assessment Results

# 1 Introduction

- 1.1 Point 2 have been appointed by Dorrington Midtown Limited to undertake a daylight and sunlight assessment in relation to the proposed minor rooftop extension of 51-53 Hatton Garden, Holborn, London (the 'Site').
- 1.2 The proposal seeks planning permission for amendments to the rooftop, including the removal and consolidation of the existing plant from 7<sup>th</sup> floor level to an area on top of an existing plant room and lift overrun which will be screened (The 'Proposed Development').
- 1.3 This report assesses the daylight and sunlight effects of the proposed increase in massing on the surrounding residential properties. This analysis has been undertaken in accordance with the advice and recommendations set out in the BRE Guidelines 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (2011).
- 1.4 The calculations within this report are based upon a 3D contextual model created from point cloud survey data, alongside the submitted 3D model, plans, elevations and sections that have been prepared by Piercy and Co.

## Sources of Information

In the process of compiling this report, the following sources of information have been used:

### Point 2 Surveyors

3D Laser Scan Survey – 04/04/18  
3D Contextual Model

### Piercy and Co

3D Model of the Proposed Development – 19<sup>th</sup> May 2020

### Valuation Office Agency

Property uses

### Camden Planning Portal

Neighbouring internal layouts (where available)

### Estate Agent Details

Neighbouring internal layouts

## 2 Assessment Methodology

- 2.1 It is usual to assess any change in daylight and sunlight to neighbouring residential properties by reference to the guidelines set out in the 2011 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Paul Littlefair. This document is widely used by planning authorities as the means by which to judge the effects of a scheme on neighbouring amenity. One of the primary sources for the BRE Report is the more detailed guidance contained within 'British Standard 8206 Part 2:2008'.
- 2.2 The BRE Guidelines are not mandatory, and they explicitly state that the numerical target values should be interpreted flexibly. While local planning authorities will consider a proposed scheme in relation to the BRE Guidelines, consideration should be given to the context within which a scheme is located as daylight and sunlight will be one of a number of planning considerations.
- 2.3 In relation to the properties surrounding a site, usually the local planning authority will only be concerned with the impact to main habitable accommodation (i.e. living rooms, bedrooms and kitchens) within residential properties. Commercial properties and non-habitable rooms such as bathrooms and hallways have not been considered within this report.
- 2.4 The BRE Guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No Sky Line (NSL). In terms of sunlight we examine the Annual Probable Sunlight Hours (APSH).

- 2.5 These measures of daylight and sunlight are discussed in the following paragraphs -

### **Diffuse Daylight**

- 2.6 **Vertical Sky Component (VSC)** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.
- 2.7 For existing buildings, the BRE Guidelines are based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall.
- 2.8 The BRE Guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.
- 2.9 **No-Sky Line (NSL)** - NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry.

- 2.10 The BRE suggest that if the area of the working plane within a room that can receive direct skylight is reduced to less than 0.8 times its former value, the effect will be noticeable.

### Sunlight

- 2.11 **Annual Probable Sunlight Hours (APSH)** - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.
- 2.12 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).
- 2.13 The BRE Guidelines state that ‘...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block out too much sun’.
- 2.14 The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The acceptability criteria are applied to overall room-based figures.

## 3 The Existing Site

- 3.1 The development site is bound by Hatton Garden Road to the west, 54 Hatton Garden to the north, 17 Hatton Place to the east and 49-50 Hatton Garden to the south. The existing site consists of a seven-storey commercial building.
- 3.2 Our understanding of the current site is illustrated below and also within drawings P1740/01 - 03 which can be found within Appendix 1 of this report.

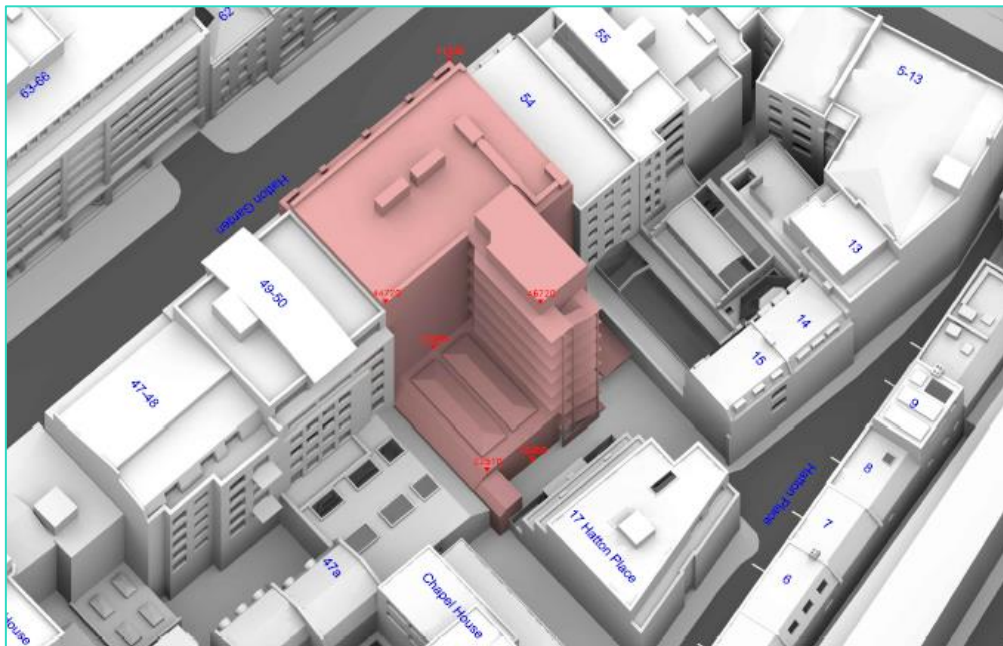


Image 1: The Existing Site

3

## 4 Proposed Development

- 4.1 The Proposed Development seeks planning permission for amendments to the rooftop, including the removal and consolidation of the existing plant from 7th floor level to an area on top of an existing plant room and lift overrun which will be screened.
- 4.2 The Proposed Development is illustrated below as well as in drawing numbers P1740/13, 14A & 15A located within Appendix 1.

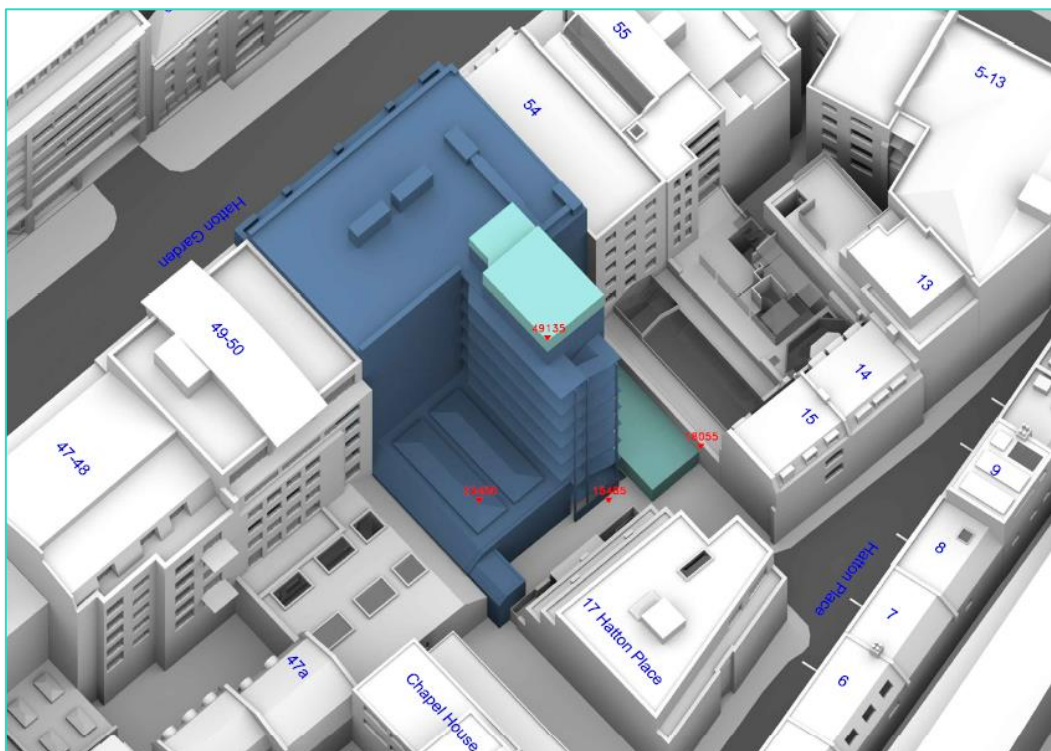


Image 2: The Proposed Development

4

## 5 Daylight and Sunlight to Neighbouring Properties

5.1 The BRE Guidelines recommend that daylight and sunlight assessments should be undertaken in relation to any properties which might be considered to have a reasonable expectation for natural light. This would ordinarily include any residential buildings within the vicinity of the Site.

5.2 The following properties have been included within our scope of analysis.

- 55 Hatton Garden
- 13 Hatton Place
- 14 Hatton Place
- 15 Hatton Place
- 17 Hatton Place
- 49-50 Hatton Garden
- 47-48 Hatton Garden
- 47a Hatton Garden
- 9 Hatton Place
- 8 Hatton Place
- 18 St Cross Street
- 19 St Cross Street
- Kinetic House, 44 Hatton Garden

5.3 The location of each of these properties can be identified in the drawings located in Appendix 1. Tables of results for the assessed properties are contained within Appendix 2.

5.4 Where possible, we have incorporated layout information for the surrounding properties into our analysis. This information has been sourced from online research of publicly available records.

5.5 We have managed to obtain full or partial floorplans for the following properties:

- 55 Hatton Garden
- 13 Hatton Place
- 14 Hatton Place – Partial
- 15 Hatton Place
- 17 Hatton Place
- 49-50 Hatton Garden – Partial
- 9 Hatton Place
- Hatton Place
- 18 St Cross Street
- 19 Street Cross Street
- Kinetic House – 44 Hatton Garden

5.6 In accordance with normal working practice we have not obtained access to any of these properties in order to confirm that the floorplans obtained accurately reflect the layout of the properties. Where applicable, the use of a room has been specified in the tables of results located in Appendix 2.



- 5.7 For those properties where layout information was not available, reasonable assumptions have been made as to the internal configurations and uses of the rooms behind the Site facing windows.
- 5.8 Rooms which can clearly be identified as non-habitable space (i.e. corridors, bathrooms or stairs) have not been included within the assessment. Any rooms where the uses are not clear from external inspection have been included within the assessment.

## 6 Daylight and Sunlight to Neighbours

- 6.1 The results of our detailed daylight and sunlight assessments are shown on the tabulated results at Appendix 2 of this report.
- 6.2 The technical analysis undertaken demonstrates that all of the surrounding residential properties assessed will fully adhere to the BRE Guidelines for daylight (VSC and NSL) and sunlight (APSH).
- 6.3 Therefore, it is demonstrably the case that there will be no noticeable alteration in the daylight and sunlight amenity currently enjoyed by these properties following the implementation of the Proposed Development.

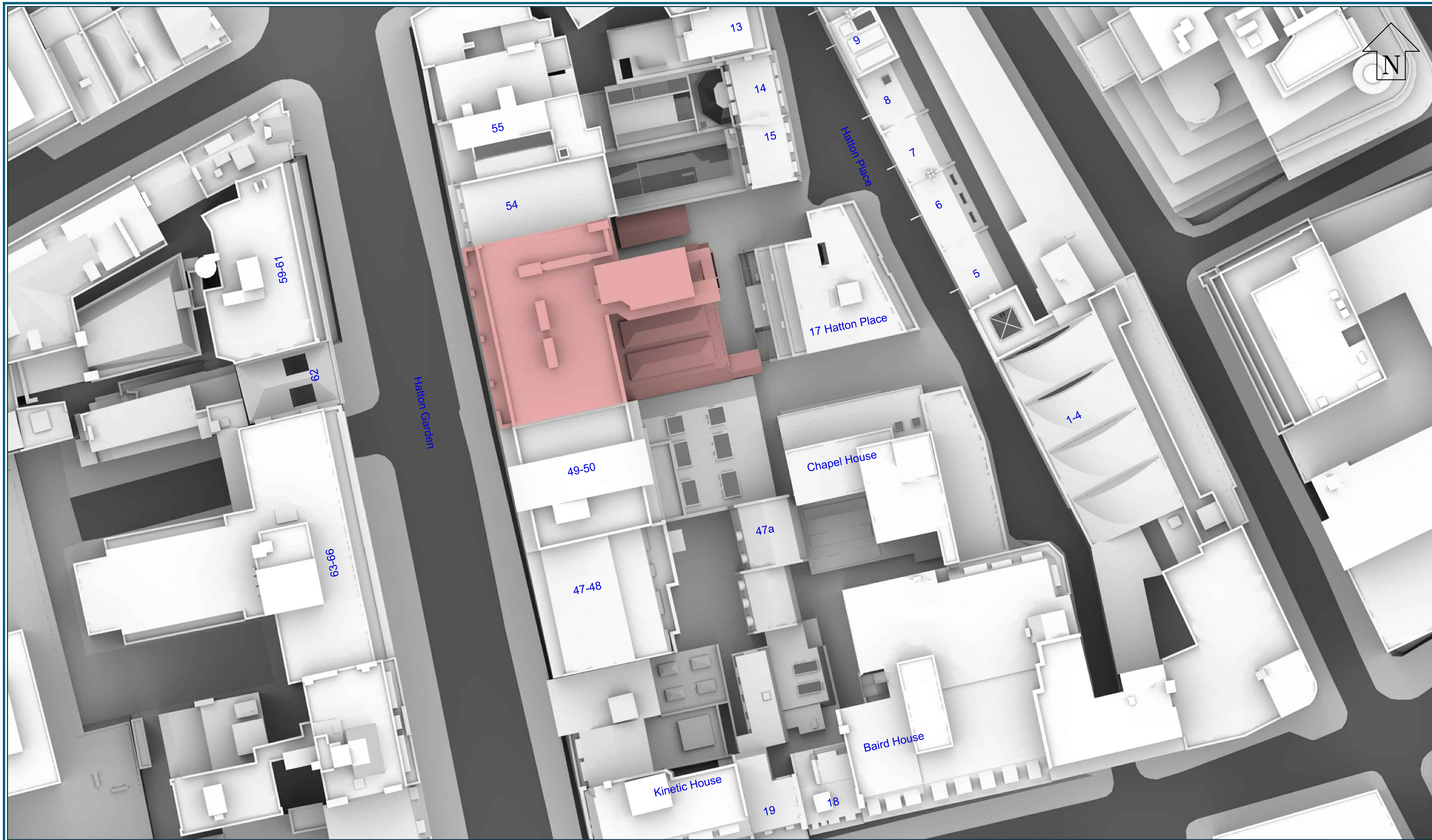


## 7 Summary and Conclusions

- 7.1 Point 2 have assessed the Piercy and Co scheme for the 51-53 Hatton Garden site to understand any changes in daylight or sunlight that may occur to neighbouring residential properties.
- 7.2 The technical analysis demonstrates that all the existing surrounding residential properties will fully adhere to the BRE Guidelines for daylight (VSC and NSL) and sunlight (APSH) following the implementation of the Proposed Development. Therefore, it is demonstrably the case that there will not be a noticeable change in daylight or sunlight amenity currently enjoyed by the surrounding residential properties.
- 7.3 The effects should therefore be considered acceptable and accord with Camden's Local Plan [2017] Policy A1: Managing the Impact of Development' which seeks to safeguard daylight and sunlight amenity to existing occupiers and neighbours.

# Appendix 1: Site Plan and 3D Drawings





Sources: Point 2 Surveyors  
 Point Cloud Survey (received 04/04/18)  
 51-53 Hatton Garden.rcp  
 51-53 Hatton Garden - Sent.imp

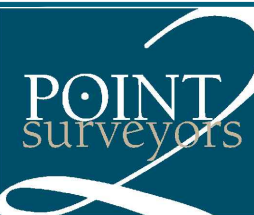
Piercy & Co.  
 Approximate Proposed Scheme Model (received 180418)  
 Hatton Garden\_Option 2.dwg

Key: — Existing Buildings  
— Proposed Scheme

Project: 51 - 53 Hatton Garden  
 London

Title: Site Plan  
 As Existing

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Scheme Confirmed: --

Date : --

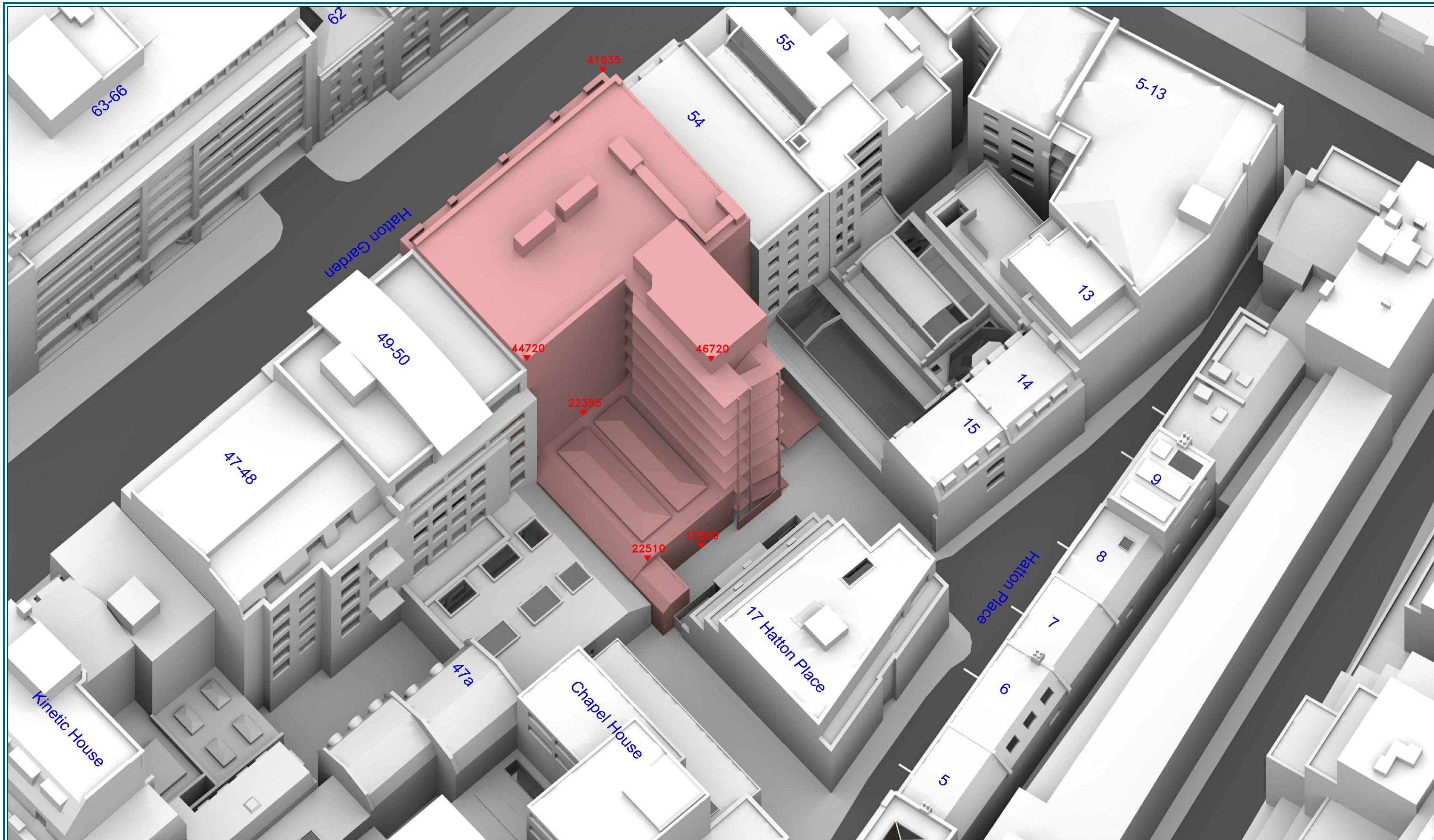
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Scale: 1:300 @ A3

Date: Apr 18

Dwg No: **P1740/01**

Rel: 01



Sources: Point 2 Surveyors  
 Point Cloud Survey (received 04/04/18)  
 51-53 Hatton Garden.rcp  
 51-53 Hatton Garden - Sent.imp

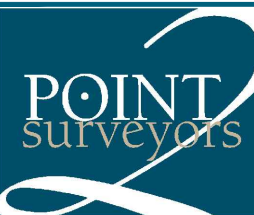
Piercy & Co.  
 Approximate Proposed Scheme Model (received 180418)  
 Hatton Garden\_Option 2.dwg

Key: — Existing Buildings  
 — Proposed Scheme  
 All Heights in mm AOD

Project: 51 - 53 Hatton Garden  
 London

Title: 3d View  
 As Existing

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 17 Slingsby Place,  
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Scheme Confirmed: --

Date : --

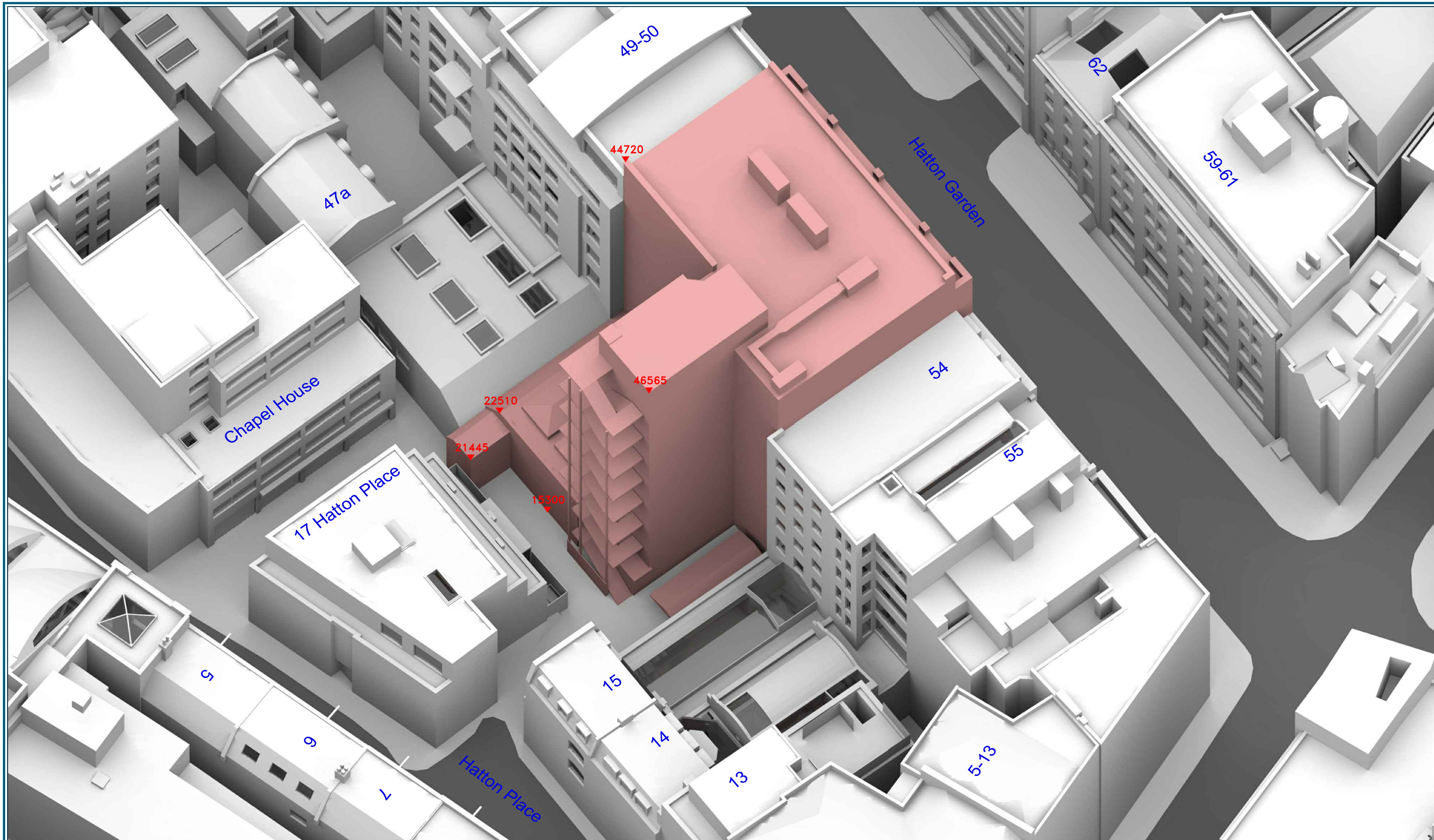
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Scale: NTS

Date: Apr 18

Dwg No: **P1740/02**

Rel: 01



Sources: Point 2 Surveyors  
 Point Cloud Survey (received 04/04/18)  
 51-53 Hatton Garden.rcp  
 51-53 Hatton Garden - Sent.imp

Piercy & Co.  
 Approximate Proposed Scheme Model (received 180418)  
 Hatton Garden\_Option 2.dwg

Key: — Existing Buildings  
 — Proposed Scheme  
 All Heights in mm AOD

Project: 51 - 53 Hatton Garden  
 London

Title: 3d View  
 As Existing

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Scheme Confirmed: --

Date : --

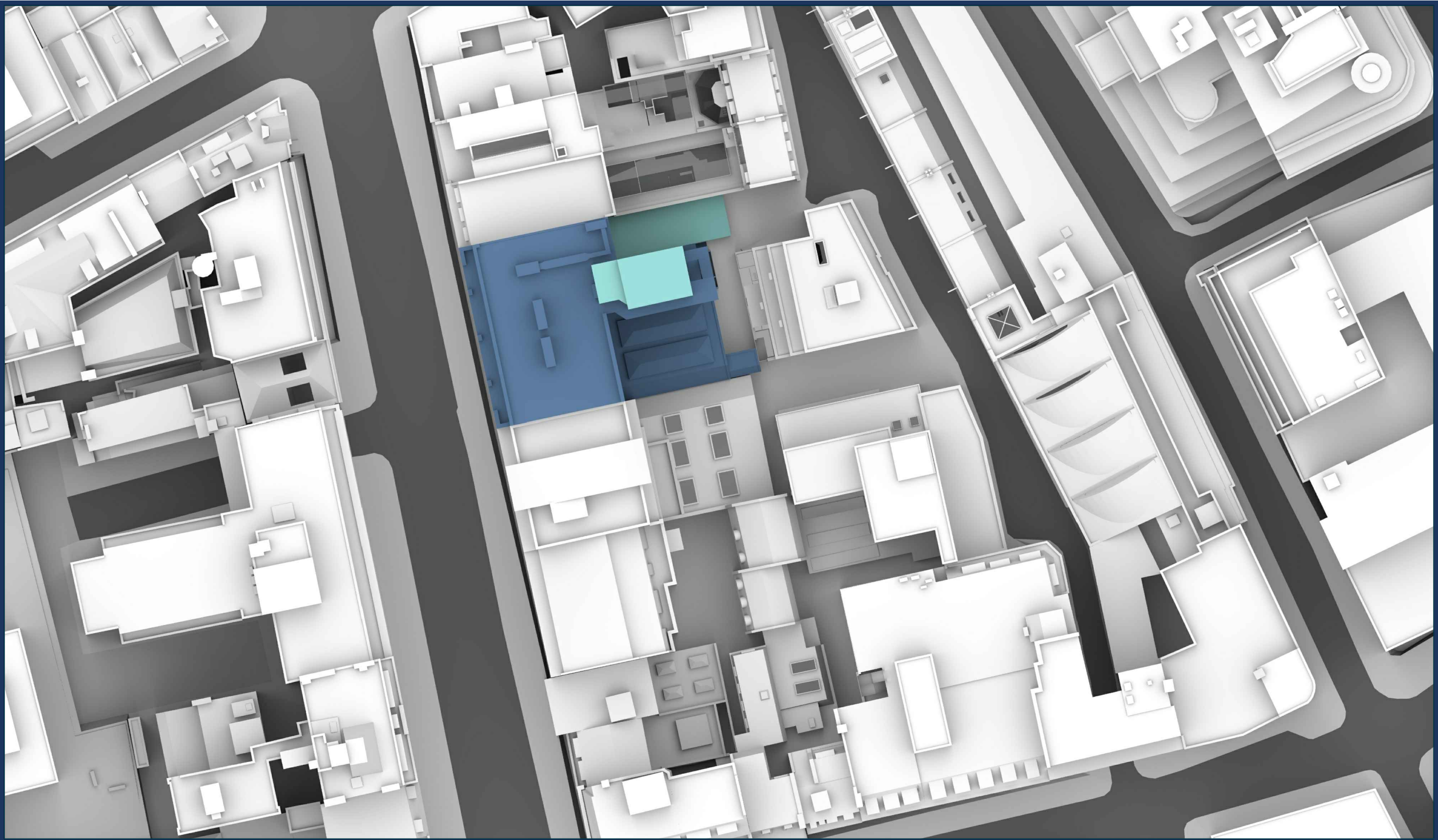
Drawn By: AFA/BZW

Scale: NTS

Date: Apr 18



Dwg No: **P1740/03**

Rel: 01



**Sources:**  
Point 2 Surveyors  
Point Cloud Survey (received 04/04/18)  
51-53 Hatton Garden.rcp  
51-53 Hatton Garden - Sent.imp

Piercy & Co.  
Proposed Scheme Model (received 19-05-20)  
File Name: 200519-PCO-HG-Planning massing.dwg

**Key:**  Existing Buildings  
 Proposed Scheme

**Project:** 51 - 53 Hatton Garden  
London

**Title:** Site Plan  
Proposed Scheme  
Received 19-05-20

**Scheme Confirmed:**  
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**Date:**  
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**Drawn By:**  
JF

**Scale:**  
1:400 @ A3

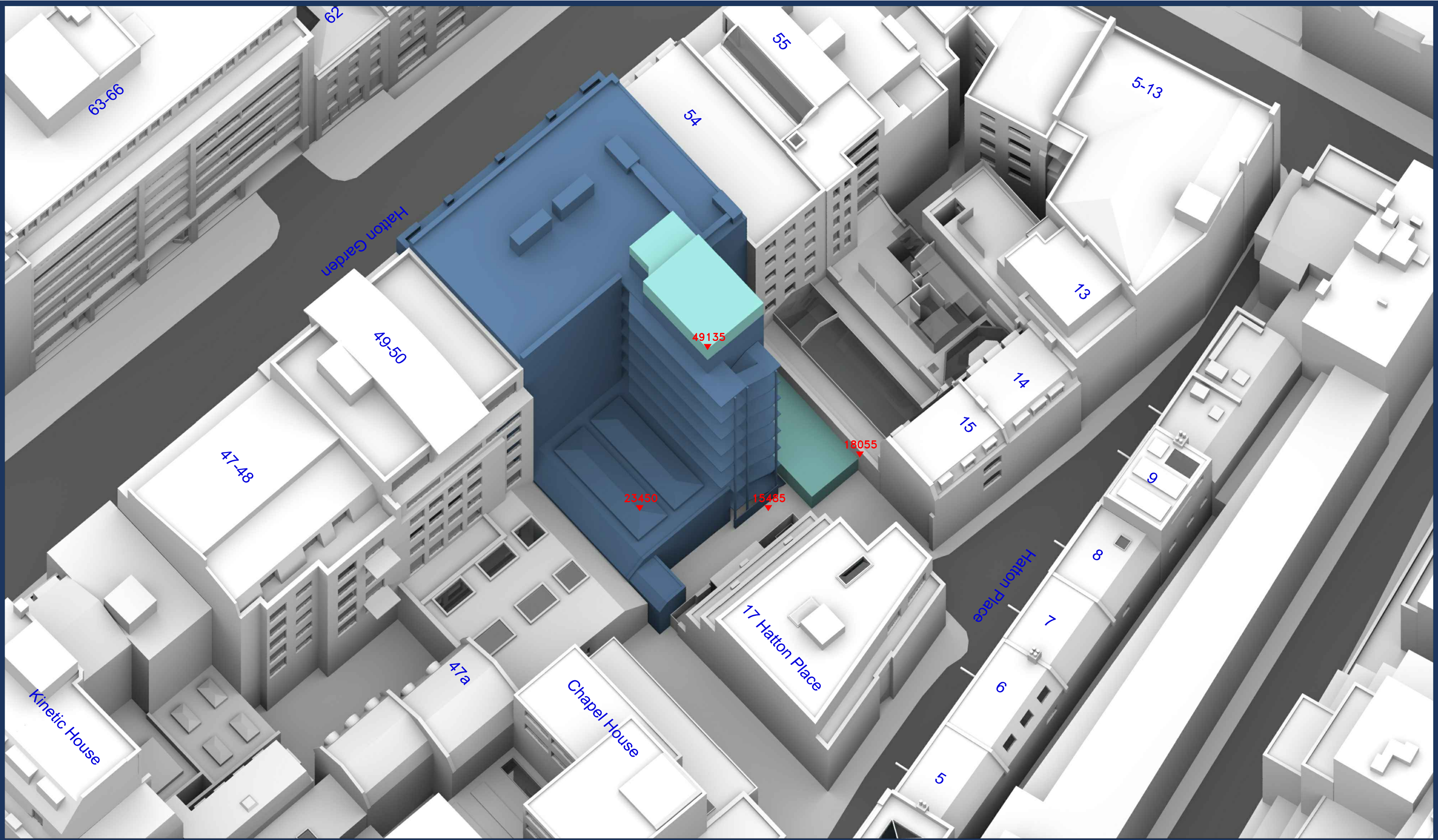
**Date:**  
May 20

**Dwg No:**  
**P1740/13**

**Rel:**  
**08**







**Sources:**  
 Point 2 Surveyors  
 Point Cloud Survey (received 04/04/18)  
 51-53 Hatton Garden.rcp  
 51-53 Hatton Garden - Sent.imp

Piercy & Co.  
 Proposed Scheme Model (received 19-05-20)  
 File Name: 200519-PCO-HG-Planning massing.dwg

**Key:**

- Existing Buildings
- Proposed Scheme

All Heights in mm AOD

**Project:** 51 - 53 Hatton Garden  
 London

**Title:** 3d View  
 Proposed Scheme  
 Received 19-05-20

**Scheme Confirmed:**  
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**Date:**  
 --

**Drawn By:**  
 JF

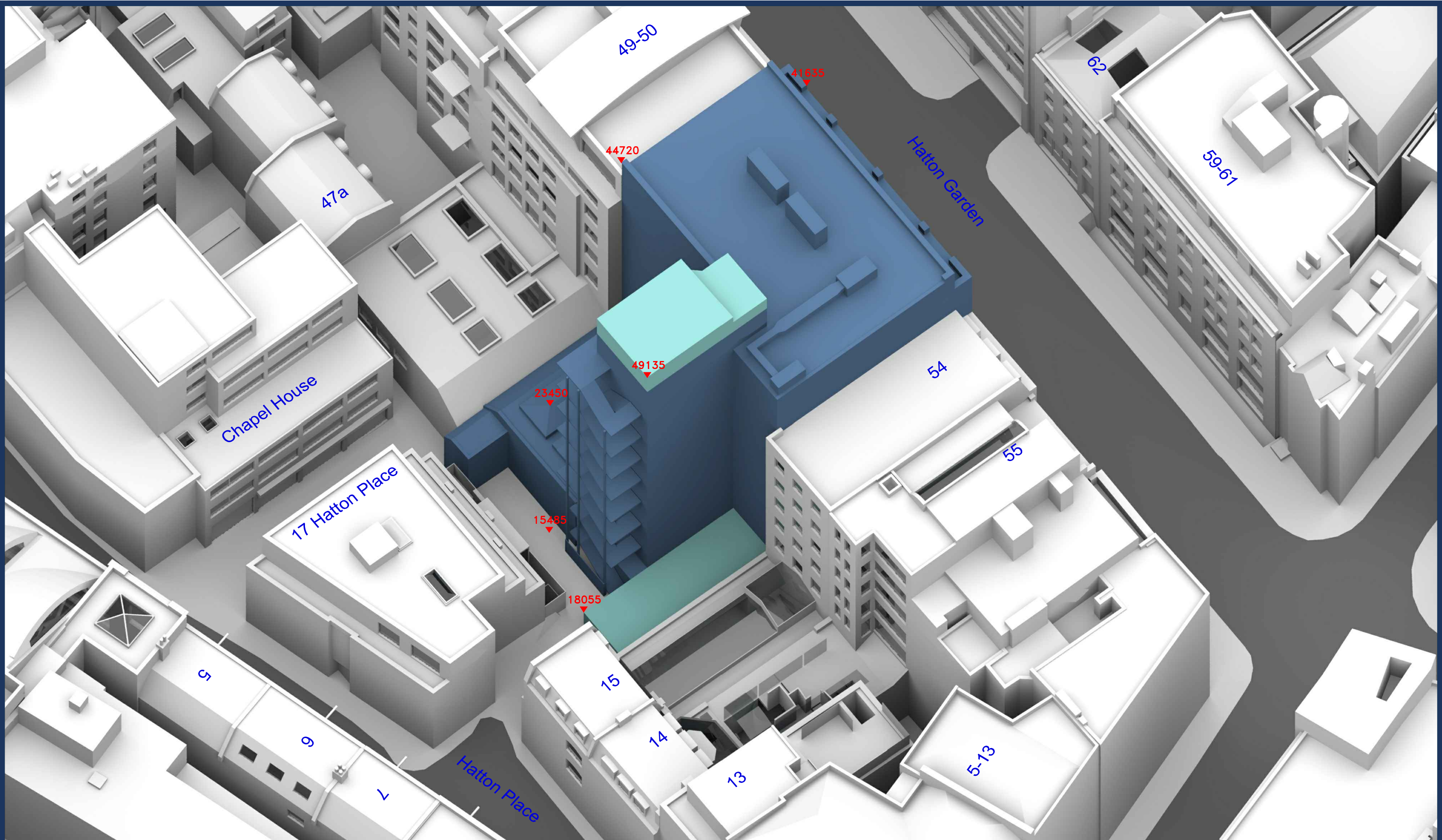
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 NTS

**Date:**  
 May 20

**Dwg No:**  
**P1740/14A**

**Rel:**  
**08**





Sources:  
 Point 2 Surveyors  
 Point Cloud Survey (received 04/04/18)  
 51-53 Hatton Garden.rcp  
 51-53 Hatton Garden - Sent.imp  
  
 Piercy & Co.  
 Proposed Scheme Model (received 19-05-20)  
 File Name: 200519-PCO-HG-Planning massing.dwg

Key: Existing Buildings  
 Proposed Scheme

Project: 51 - 53 Hatton Garden  
 London

Title: 3d View  
 Proposed Scheme  
 Received 19-05-20

All Heights in mm AOD

Scheme Confirmed: --	Date: --	Drawn By: JF	Scale: NTS	Date: May 20	Dwg No: <b>P1740/15A</b>	Rel: <b>08</b>
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# **Appendix 2:** Daylight and Sunlight Assessment Results



# DAYLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/41	BEDROOM	W1/41	21.13	21.13	0.00	0.00
R1/42	BEDROOM	W1/42	24.94	24.94	0.00	0.00
R1/43	STUDIO	W1/43	32.52	32.40	0.12	0.37
R1/43	STUDIO	W2/43	32.64	32.53	0.11	0.34
R1/43	STUDIO	W3/43	17.53	17.53	0.00	0.00
R1/43	STUDIO	W4/43	28.95	28.95	0.00	0.00
R1/44	BEDROOM	W1/44	34.74	34.58	0.16	0.46
R1/44	BEDROOM	W2/44	35.01	34.86	0.15	0.43
R1/44	BEDROOM	W3/44	21.47	21.47	0.00	0.00
R1/44	BEDROOM	W4/44	24.65	24.65	0.00	0.00
R2/44	BEDROOM	W5/44	33.39	33.39	0.00	0.00
R1/45		W1/45	36.37	36.13	0.24	0.66
R1/45		W2/45	36.63	36.42	0.21	0.57
R1/45		W3/45	25.03	25.03	0.00	0.00
R3/45		W4/45	34.35	34.35	0.00	0.00
R3/45		W6/45	17.55	17.55	0.00	0.00
R3/45		W7/45	37.51	37.51	0.00	0.00
R3/45		W8/45	39.50	39.50	0.00	0.00
R3/45		W9/45	28.46	28.46	0.00	0.00
R3/45		W10/45	46.19	45.48	0.71	1.54
R3/45		W11/45	88.36	87.69	0.67	0.76
R1/130	LKD	W1/130	14.90	14.67	0.23	1.54
R1/130	LKD	W2/130	62.57	62.08	0.49	0.78
R1/130	LKD	W3/130	64.90	64.41	0.49	0.76
R1/130	LKD	W4/130	5.66	5.66	0.00	0.00
R1/130	LKD	W5/130	61.16	60.75	0.41	0.67
R1/130	LKD	W6/130	52.02	51.71	0.31	0.60
R1/130	LKD	W7/130	4.64	4.64	0.00	0.00
R1/130	LKD	W8/130	54.50	54.02	0.48	0.88
R1/130	LKD	W9/130	47.53	47.05	0.48	1.01
R1/131	BEDROOM	W1/131	11.00	10.79	0.21	1.91
R1/131	BEDROOM	W2/131	12.66	12.44	0.22	1.74
R3/131	BEDROOM	W4/131	52.58	52.11	0.47	0.89
R1/141	STUDY	W1/141	26.13	26.07	0.06	0.23
R1/141	STUDY	W7/141	25.84	25.79	0.05	0.19



# DAYLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/141	STUDY	W11/141	9.29	9.29	0.00	0.00
R2/142	BEDROOM	W3/142	29.26	29.19	0.07	0.24
R2/142	BEDROOM	W5/142	29.13	29.05	0.08	0.27
R2/142	BEDROOM	W12/142	12.85	12.85	0.00	0.00

### 13 Hatton Place

R1/62	BEDROOM	W1/62	0.85	0.85	0.00	0.00
R2/62	BEDROOM	W2/62	1.30	1.30	0.00	0.00
R1/63	BEDROOM	W1/63	6.04	6.04	0.00	0.00
R2/63	BEDROOM	W2/63	8.02	7.67	0.35	4.36
R1/64	SI_TRUNCATED_NO_F	W1/64	18.06	17.92	0.14	0.78

### 14 Hatton Place

R1/30	ASSUMED	W1/30	42.67	42.28	0.39	0.91
R2/30	ASSUMED	W2/30	18.88	18.65	0.23	1.22
R1/31	PARTIALLY_ASSUMED	W1/31	33.33	32.84	0.49	1.47
R1/31	PARTIALLY_ASSUMED	W2/31	46.86	46.31	0.55	1.17
R1/31	PARTIALLY_ASSUMED	W3/31	45.59	45.14	0.45	0.99
R3/31	PARTIALLY_ASSUMED	W5/31	42.19	41.77	0.42	1.00
R3/31	PARTIALLY_ASSUMED	W6/31	30.26	30.01	0.25	0.83
R3/31	PARTIALLY_ASSUMED	W7/31	18.68	18.58	0.10	0.54
R3/32	BEDROOM	W2/32	16.19	15.94	0.25	1.54
R3/32	BEDROOM	W4/32	30.63	30.63	0.00	0.00
R3/32	BEDROOM	W5/32	30.67	30.67	0.00	0.00

### 15 Hatton Place

R1/21	BEDROOM	W1/21	6.16	6.07	0.09	1.46
R1/21	BEDROOM	W2/21	23.47	23.47	0.00	0.00
R1/22	BEDROOM	W1/22	11.02	10.82	0.20	1.81
R1/22	BEDROOM	W2/22	12.81	12.62	0.19	1.48
R1/22	BEDROOM	W3/22	28.32	28.32	0.00	0.00
R1/23	LIVINGROOM	W1/23	9.33	9.15	0.18	1.93
R1/23	LIVINGROOM	W2/23	30.95	30.95	0.00	0.00



# DAYLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/23	LIVINGROOM	W3/23	31.00	31.00	0.00	0.00
<b>17 Hatton Place (No Rights of Light)</b>						
R1/9	BEDROOM	W1/9	2.28	2.28	0.00	0.00
R2/9	BEDROOM	W2/9	1.52	1.52	0.00	0.00
R3/9	BEDROOM	W3/9	1.22	1.22	0.00	0.00
R4/9	BEDROOM	W4/9	17.72	17.69	0.03	0.17
R4/9	BEDROOM	W5/9	14.87	14.87	0.00	0.00
R1/10	LKD	W1/10	5.76	5.76	0.00	0.00
R1/10	LKD	W2/10	1.51	1.51	0.00	0.00
R2/10	LKD	W3/10	1.26	1.26	0.00	0.00
R2/10	LKD	W4/10	4.72	4.70	0.02	0.42
R1/11	BEDROOM	W1/11	8.13	8.13	0.00	0.00
R2/11	LKD	W2/11	8.09	8.09	0.00	0.00
R2/11	LKD	W3/11	7.89	7.89	0.00	0.00
R3/11	BEDROOM	W4/11	8.62	8.58	0.04	0.46
R1/12	LKD	W1/12	11.31	11.31	0.00	0.00
R1/12	LKD	W2/12	11.29	11.29	0.00	0.00
R2/12	LKD	W3/12	11.11	11.11	0.00	0.00
R2/12	LKD	W4/12	11.82	11.74	0.08	0.68
R1/13	LKD	W1/13	29.40	29.40	0.00	0.00
R1/13	LKD	W2/13	29.52	29.52	0.00	0.00
R1/13	LKD	W3/13	15.79	15.72	0.07	0.44
R1/13	LKD	W4/13	15.87	15.83	0.04	0.25
R1/13	LKD	W5/13	75.60	75.32	0.28	0.37
R1/13	LKD	W6/13	83.79	83.61	0.18	0.21
R1/13	LKD	W7/13	74.81	74.35	0.46	0.61
R1/13	LKD	W8/13	77.49	77.17	0.32	0.41
R2/13	STUDY	W9/13	15.86	15.84	0.02	0.13
R3/13	BEDROOM	W10/13	16.11	15.98	0.13	0.81

## 49-50 Hatton Garden



# DAYLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/501	BEDROOM	W1/501	26.40	26.32	0.08	0.30
R2/501	BEDROOM	W2/501	28.14	28.07	0.07	0.25
R3/501	BEDROOM	W3/501	28.33	28.26	0.07	0.25
R4/501	LKD	W4/501	28.30	28.24	0.06	0.21
R4/501	LKD	W5/501	27.67	27.62	0.05	0.18
R1/502	BEDROOM	W1/502	29.15	29.03	0.12	0.41
R2/502	BEDROOM	W2/502	31.23	31.13	0.10	0.32
R3/502	BEDROOM	W3/502	31.65	31.56	0.09	0.28
R4/502	LKD	W4/502	31.80	31.72	0.08	0.25
R4/502	LKD	W5/502	31.75	31.68	0.07	0.22
R1/503		W1/503	31.36	31.18	0.18	0.57
R2/503		W2/503	33.65	33.50	0.15	0.45
R3/503		W3/503	34.13	34.01	0.12	0.35
R4/503		W4/503	34.33	34.23	0.10	0.29
R4/503		W5/503	34.20	34.11	0.09	0.26
R1/504	BEDROOM	W1/504	33.39	33.11	0.28	0.84
R2/504	BEDROOM	W2/504	35.51	35.32	0.19	0.54
R3/504	BEDROOM	W3/504	35.98	35.83	0.15	0.42
R4/504	LKD	W4/504	36.25	36.12	0.13	0.36
R4/504	LKD	W5/504	36.45	36.34	0.11	0.30
R1/505	ASSUMED	W1/505	36.03	35.67	0.36	1.00
R2/505	ASSUMED	W2/505	37.17	36.95	0.22	0.59
R3/505	ASSUMED	W3/505	37.48	37.34	0.14	0.37
R1/506	LKD	W1/506	36.18	35.63	0.55	1.52
R1/506	LKD	W2/506	29.12	28.90	0.22	0.76
R1/506	LKD	W3/506	22.13	21.98	0.15	0.68
R1/506	LKD	W8/506	32.07	32.07	0.00	0.00



# DAYLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R2/506	LKD	W4/506	37.60	37.47	0.13	0.35
R2/506	LKD	W5/506	32.38	32.38	0.00	0.00
R2/506	LKD	W6/506	26.07	26.07	0.00	0.00
R2/506	LKD	W7/506	21.28	21.28	0.00	0.00
R1/507		W3/506	22.13	21.98	0.15	0.68
R2/507		W7/506	21.28	21.28	0.00	0.00

### 47-48 Hatton Garden

R1/91	ASSUMED	W1/91	13.78	13.73	0.05	0.36
R2/91	ASSUMED	W2/91	24.54	24.54	0.00	0.00
R3/91	ASSUMED	W3/91	22.95	22.95	0.00	0.00
R4/91	ASSUMED	W4/91	24.29	24.29	0.00	0.00
R1/92	ASSUMED	W1/92	29.47	29.41	0.06	0.20
R2/92	ASSUMED	W2/92	29.38	29.34	0.04	0.14
R3/92	ASSUMED	W3/92	26.86	26.86	0.00	0.00
R4/92	ASSUMED	W4/92	28.74	28.73	0.01	0.03
R1/93	ASSUMED	W1/93	31.96	31.90	0.06	0.19
R2/93	ASSUMED	W2/93	32.34	32.29	0.05	0.15
R3/93	ASSUMED	W3/93	29.93	29.93	0.00	0.00
R4/93	ASSUMED	W4/93	32.16	32.16	0.00	0.00
R1/94	ASSUMED	W1/94	24.98	24.91	0.07	0.28
R2/94	ASSUMED	W2/94	33.86	33.86	0.00	0.00
R3/94	ASSUMED	W3/94	32.27	32.27	0.00	0.00
R4/94	ASSUMED	W4/94	34.96	34.95	0.01	0.03
R1/95	ASSUMED	W1/95	37.09	37.01	0.08	0.22
R2/95	ASSUMED	W2/95	37.21	37.15	0.06	0.16





# DAYLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/95	ASSUMED	W3/95	34.26	34.26	0.00	0.00
R4/95	ASSUMED	W4/95	37.08	37.08	0.00	0.00
R1/96	ASSUMED	W1/96	35.92	35.92	0.00	0.00
R2/96	ASSUMED	W2/96	37.11	37.04	0.07	0.19
R3/96	ASSUMED	W3/96	36.70	36.65	0.05	0.14

### 47a Hatton Garden

R1/110	ASSUMED	W2/110	7.13	6.94	0.19	2.66
R1/111	ASSUMED	W1/111	11.24	10.96	0.28	2.49

### 9 Hatton Place

R1/300	WORKSHOP	W1/300	9.53	9.43	0.10	1.05
R1/301	STUDIO_OFFICE	W1/301	10.04	10.04	0.00	0.00
R1/301	STUDIO_OFFICE	W2/301	10.47	10.47	0.00	0.00
R1/301	STUDIO_OFFICE	W3/301	10.81	10.81	0.00	0.00
R1/301	STUDIO_OFFICE	W5/301	14.59	14.38	0.21	1.44
R1/301	STUDIO_OFFICE	W6/301	13.14	12.96	0.18	1.37
R1/301	STUDIO_OFFICE	W7/301	12.93	12.74	0.19	1.47
R1/302	BEDROOM	W3/302	17.30	17.17	0.13	0.75
R1/303	LKD_NO_ROL	W1/303	92.33	92.16	0.17	0.18
R1/303	LKD_NO_ROL	W2/303	25.57	25.57	0.00	0.00
R1/303	LKD_NO_ROL	W3/303	25.10	25.10	0.00	0.00
R1/303	LKD_NO_ROL	W4/303	24.62	24.31	0.31	1.26

### 8 Hatton Place

R1/310	LIVINGROOM	W1/310	12.18	12.03	0.15	1.23
R1/311	KD	W1/311	16.61	16.38	0.23	1.38
R1/311	KD	W2/311	17.36	17.14	0.22	1.27
R1/311	KD	W3/311	16.75	16.54	0.21	1.25
R1/311	KD	W4/311	11.32	11.32	0.00	0.00
R1/311	KD	W5/311	17.57	17.34	0.23	1.31

### 18 St Cross Street

R1/391	RESIDENTIAL	W1/391	14.53	14.44	0.09	0.62
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# DAYLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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R1/421	LKD	W1/421	9.48	9.47	0.01	0.11
R1/421	LKD	W2/421	60.37	60.37	0.00	0.00
R1/421	LKD	W3/421	57.29	57.21	0.08	0.14

### 19 St Cross Street

R1/411	BEDROOM	W1/411	3.98	3.98	0.00	0.00
R1/411	BEDROOM	W2/411	10.59	10.38	0.21	1.98
R1/411	BEDROOM	W3/411	6.53	6.53	0.00	0.00
R1/411	BEDROOM	W4/411	6.80	6.79	0.01	0.15
R2/411	BEDROOM	W5/411	4.93	4.93	0.00	0.00
R1/412	BEDROOM	W1/412	18.87	18.64	0.23	1.22
R1/412	BEDROOM	W2/412	10.15	10.14	0.01	0.10
R1/412	BEDROOM	W3/412	10.47	10.46	0.01	0.10
R3/412	BEDROOM	W4/412	12.25	12.11	0.14	1.14
R1/413	BEDROOM	W1/413	17.64	17.49	0.15	0.85
R1/414	BEDROOM	W1/414	27.41	27.26	0.15	0.55

### Kinetic House, 44 Hatton Garden

R1/431	BEDROOM	W1/431	2.27	2.15	0.12	5.29
R1/432	BEDROOM	W1/432	20.64	20.52	0.12	0.58
R2/432	BEDROOM	W2/432	18.66	18.60	0.06	0.32
R1/433	BEDROOM	W1/433	24.68	24.55	0.13	0.53
R2/433	BEDROOM	W2/433	23.03	22.97	0.06	0.26
R1/434	BEDROOM	W1/434	29.83	29.69	0.14	0.47
R2/434	BEDROOM	W2/434	27.98	27.92	0.06	0.21
R1/435	LKD	W1/435	33.57	33.43	0.14	0.42
R1/435	LKD	W2/435	31.62	31.50	0.12	0.38
R1/435	LKD	W3/435	35.39	35.39	0.00	0.00
R1/436	BEDROOM	W1/436	36.24	36.10	0.14	0.39
R1/436	BEDROOM	W2/436	35.42	35.27	0.15	0.42



# DAYLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

### 55 Hatton Garden

R1/41	BEDROOM	W1/41	3.80	3.80	3.80	3.80	0.00	0.00
R1/42	BEDROOM	W1/42	4.15	4.15	4.15	4.15	0.00	0.00
R1/43	STUDIO	W1/43	0.35		0.35			
R1/43	STUDIO	W2/43	0.35		0.35			
R1/43	STUDIO	W3/43	0.33		0.33			
R1/43	STUDIO	W4/43	2.04	3.07	2.04	3.07	0.00	0.00
R1/44	BEDROOM	W1/44	0.76		0.76			
R1/44	BEDROOM	W2/44	0.79		0.79			
R1/44	BEDROOM	W3/44	0.84		0.84			
R1/44	BEDROOM	W4/44	1.34	3.73	1.34	3.73	0.00	0.00
R2/44	BEDROOM	W5/44	3.74	3.74	3.74	3.74	0.00	0.00
R1/45		W1/45	1.30		1.30			
R1/45		W2/45	1.30		1.30			
R1/45		W3/45	1.40	4.01	1.40	4.01	0.00	0.00
R3/45		W4/45	1.17		1.17			
R3/45		W6/45	0.47		0.47			
R3/45		W7/45	0.53		0.53			
R3/45		W8/45	0.42		0.42			
R3/45		W9/45	1.46		1.46			
R3/45		W10/45	1.95		1.92			
R3/45		W11/45	3.64	9.63	3.59	9.57	0.07	0.69
R1/130	LKD	W1/130	0.69		0.69			
R1/130	LKD	W2/130	0.34		0.34			
R1/130	LKD	W3/130	0.44		0.44			
R1/130	LKD	W4/130	0.02		0.02			
R1/130	LKD	W5/130	0.41		0.41			
R1/130	LKD	W6/130	0.36		0.36			
R1/130	LKD	W7/130	0.02		0.02			
R1/130	LKD	W8/130	0.82		0.82			
R1/130	LKD	W9/130	0.93	4.04	0.92	4.01	0.02	0.59
R1/131	BEDROOM	W1/131	1.49		1.47			
R1/131	BEDROOM	W2/131	1.55	3.04	1.54	3.01	0.03	1.02
R3/131	BEDROOM	W4/131	6.26	6.26	6.23	6.23	0.03	0.53
R1/141	STUDY	W1/141	1.22		1.22			
R1/141	STUDY	W7/141	1.18		1.18			



# DAYLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/141	STUDY	W11/141	0.93	3.33	0.93	3.33	0.00	0.00
R2/142	BEDROOM	W3/142	1.00		1.00			
R2/142	BEDROOM	W5/142	0.95		0.95			
R2/142	BEDROOM	W12/142	0.89	2.84	0.89	2.84	0.00	0.00

### 13 Hatton Place

R1/62	BEDROOM	W1/62	0.01	0.01	0.01	0.01	0.00	0.00
R2/62	BEDROOM	W2/62	0.08	0.08	0.08	0.08	0.00	0.00
R1/63	BEDROOM	W1/63	0.40	0.40	0.40	0.40	0.00	0.00
R2/63	BEDROOM	W2/63	0.28	0.28	0.27	0.27	0.01	3.61
R1/64	SI_TRUNCATED_NO_F	W1/64	2.94	2.94	2.92	2.92	0.01	0.41

### 14 Hatton Place

R1/30	ASSUMED	W1/30	0.60	0.60	0.59	0.59	0.00	0.50
R2/30	ASSUMED	W2/30	0.40	0.40	0.40	0.40	0.00	0.50
R1/31	PARTIALLY_ASSUMED	W1/31	1.43		1.42			
R1/31	PARTIALLY_ASSUMED	W2/31	2.89		2.87			
R1/31	PARTIALLY_ASSUMED	W3/31	0.84	5.15	0.83	5.12	0.04	0.72
R3/31	PARTIALLY_ASSUMED	W5/31	2.17		2.15			
R3/31	PARTIALLY_ASSUMED	W6/31	2.69		2.68			
R3/31	PARTIALLY_ASSUMED	W7/31	1.01	5.87	1.01	5.84	0.03	0.48
R3/32	BEDROOM	W2/32	0.81		0.80			
R3/32	BEDROOM	W4/32	0.61		0.61			
R3/32	BEDROOM	W5/32	0.58	2.00	0.58	1.99	0.01	0.40

### 15 Hatton Place

R1/21	BEDROOM	W1/21	0.23		0.23			
R1/21	BEDROOM	W2/21	1.20	1.43	1.20	1.43	0.00	0.07
R1/22	BEDROOM	W1/22	0.35		0.35			
R1/22	BEDROOM	W2/22	0.39		0.39			
R1/22	BEDROOM	W3/22	1.32	2.06	1.32	2.05	0.01	0.34
R1/23	LIVINGROOM	W1/23	1.66		1.65			
R1/23	LIVINGROOM	W2/23	0.36		0.36			



# DAYLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/23	LIVINGROOM	W3/23	0.32	2.34	0.32	2.33	0.01	0.43
<b>17 Hatton Place (No Rights of Light)</b>								
R1/9	BEDROOM	W1/9	0.37	0.37	0.37	0.37	0.00	0.00
R2/9	BEDROOM	W2/9	0.26	0.26	0.26	0.26	0.00	0.00
R3/9	BEDROOM	W3/9	0.20	0.20	0.20	0.20	0.00	0.00
R4/9	BEDROOM	W4/9	0.89		0.89			
R4/9	BEDROOM	W5/9	0.22	1.11	0.22	1.11	0.00	0.00
R1/10	LKD	W1/10	0.54		0.54			
R1/10	LKD	W2/10	0.16	0.70	0.16	0.70	0.00	0.00
R2/10	LKD	W3/10	0.15		0.15			
R2/10	LKD	W4/10	0.49	0.63	0.49	0.63	0.00	0.00
R1/11	BEDROOM	W1/11	1.02	1.02	1.02	1.02	0.00	0.00
R2/11	LKD	W2/11	0.34		0.34			
R2/11	LKD	W3/11	0.34	0.67	0.34	0.67	0.00	0.00
R3/11	BEDROOM	W4/11	0.87	0.87	0.87	0.87	0.00	0.23
R1/12	LKD	W1/12	0.85		0.85			
R1/12	LKD	W2/12	0.53	1.39	0.53	1.39	0.00	0.00
R2/12	LKD	W3/12	0.44		0.44			
R2/12	LKD	W4/12	0.78	1.22	0.78	1.22	0.00	0.25
R1/13	LKD	W1/13	0.68		0.68			
R1/13	LKD	W2/13	0.95		0.95			
R1/13	LKD	W3/13	0.57		0.57			
R1/13	LKD	W4/13	0.36		0.36			
R1/13	LKD	W5/13	0.09		0.09			
R1/13	LKD	W6/13	0.58		0.57			
R1/13	LKD	W7/13	0.51		0.50			
R1/13	LKD	W8/13	0.09	3.82	0.09	3.81	0.01	0.18
R2/13	STUDY	W9/13	1.45	1.45	1.45	1.45	0.00	0.00
R3/13	BEDROOM	W10/13	1.74	1.74	1.73	1.73	0.01	0.58

## 49-50 Hatton Garden



# DAYLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/501	BEDROOM	W1/501	1.60	1.60	1.59	1.59	0.00	0.06
R2/501	BEDROOM	W2/501	1.92	1.92	1.92	1.92	0.00	0.00
R3/501	BEDROOM	W3/501	2.59	2.59	2.59	2.59	0.00	0.00
R4/501	LKD	W4/501	0.89		0.89			
R4/501	LKD	W5/501	1.00	1.89	1.00	1.89	0.00	0.00
R1/502	BEDROOM	W1/502	1.56	1.56	1.56	1.56	0.00	0.13
R2/502	BEDROOM	W2/502	1.93	1.93	1.93	1.93	0.00	0.10
R3/502	BEDROOM	W3/502	2.63	2.63	2.63	2.63	0.00	0.04
R4/502	LKD	W4/502	0.90		0.90			
R4/502	LKD	W5/502	0.90	1.81	0.90	1.81	0.00	0.00
R1/503		W1/503	1.67	1.67	1.67	1.67	0.01	0.30
R2/503		W2/503	2.06	2.06	2.05	2.05	0.00	0.15
R3/503		W3/503	2.81	2.81	2.81	2.81	0.00	0.11
R4/503		W4/503	0.96		0.96			
R4/503		W5/503	0.96	1.93	0.96	1.93	0.00	0.00
R1/504	BEDROOM	W1/504	1.75	1.75	1.74	1.74	0.01	0.51
R2/504	BEDROOM	W2/504	2.13	2.13	2.12	2.12	0.00	0.14
R3/504	BEDROOM	W3/504	2.91	2.91	2.90	2.90	0.00	0.10
R4/504	LKD	W4/504	1.00		1.00			
R4/504	LKD	W5/504	1.00	2.00	1.00	2.00	0.00	0.00
R1/505	ASSUMED	W1/505	3.32	3.32	3.29	3.29	0.02	0.69
R2/505	ASSUMED	W2/505	3.98	3.98	3.96	3.96	0.02	0.45
R3/505	ASSUMED	W3/505	3.31	3.31	3.30	3.30	0.01	0.30
R1/506	LKD	W1/506	1.56		1.53			
R1/506	LKD	W2/506	1.92		1.91			
R1/506	LKD	W3/506	0.50		0.50			
R1/506	LKD	W8/506	1.39	5.37	1.39	5.34	0.03	0.63



# DAYLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R2/506	LKD	W4/506	1.64		1.63			
R2/506	LKD	W5/506	1.43		1.43			
R2/506	LKD	W6/506	1.78		1.78			
R2/506	LKD	W7/506	0.44	5.29	0.44	5.29	0.00	0.06
R1/507		W3/506	0.60	0.60	0.60	0.60	0.00	0.17
R2/507		W7/506	0.54	0.54	0.54	0.54	0.00	0.00

### 47-48 Hatton Garden

R1/91	ASSUMED	W1/91	1.16	1.16	1.16	1.16	0.00	0.09
R2/91	ASSUMED	W2/91	2.03	2.03	2.03	2.03	0.00	0.00
R3/91	ASSUMED	W3/91	1.30	1.30	1.30	1.30	0.00	0.00
R4/91	ASSUMED	W4/91	1.44	1.44	1.44	1.44	0.00	0.00
R1/92	ASSUMED	W1/92	1.96	1.96	1.96	1.96	0.00	0.00
R2/92	ASSUMED	W2/92	2.11	2.11	2.11	2.11	0.00	0.00
R3/92	ASSUMED	W3/92	1.48	1.48	1.48	1.48	0.00	0.00
R4/92	ASSUMED	W4/92	1.65	1.65	1.65	1.65	0.00	0.00
R1/93	ASSUMED	W1/93	2.14	2.14	2.14	2.14	0.00	0.00
R2/93	ASSUMED	W2/93	2.31	2.31	2.31	2.31	0.00	0.00
R3/93	ASSUMED	W3/93	1.59	1.59	1.59	1.59	0.00	0.00
R4/93	ASSUMED	W4/93	1.77	1.77	1.77	1.77	0.00	0.00
R1/94	ASSUMED	W1/94	1.61	1.61	1.61	1.61	0.00	0.00
R2/94	ASSUMED	W2/94	2.26	2.26	2.26	2.26	0.00	0.00
R3/94	ASSUMED	W3/94	1.58	1.58	1.58	1.58	0.00	0.00
R4/94	ASSUMED	W4/94	1.79	1.79	1.79	1.79	0.00	0.00
R1/95	ASSUMED	W1/95	2.47	2.47	2.46	2.46	0.00	0.04
R2/95	ASSUMED	W2/95	2.67	2.67	2.67	2.67	0.00	0.00



# DAYLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R3/95	ASSUMED	W3/95	1.76	1.76	1.76	1.76	0.00	0.00
R4/95	ASSUMED	W4/95	1.97	1.97	1.97	1.97	0.00	0.00
R1/96	ASSUMED	W1/96	1.44	1.44	1.44	1.44	0.00	0.00
R2/96	ASSUMED	W2/96	1.73	1.73	1.73	1.73	0.00	0.00
R3/96	ASSUMED	W3/96	1.25	1.25	1.25	1.25	0.00	0.00

### 47a Hatton Garden

R1/110	ASSUMED	W2/110	0.40	0.40	0.39	0.39	0.01	1.99
R1/111	ASSUMED	W1/111	0.35	0.35	0.34	0.34	0.01	2.02

### 9 Hatton Place

R1/300	WORKSHOP	W1/300	0.76	0.76	0.75	0.75	0.01	0.93
R1/301	STUDIO_OFFICE	W1/301	0.18		0.18			
R1/301	STUDIO_OFFICE	W2/301	0.19		0.19			
R1/301	STUDIO_OFFICE	W3/301	0.19		0.19			
R1/301	STUDIO_OFFICE	W5/301	0.32		0.32			
R1/301	STUDIO_OFFICE	W6/301	0.50		0.49			
R1/301	STUDIO_OFFICE	W7/301	0.30	1.69	0.30	1.67	0.01	0.83
R1/302	BEDROOM	W3/302	1.54	1.54	1.54	1.54	0.00	0.26
R1/303	LKD_NO_ROL	W1/303	3.02		3.01			
R1/303	LKD_NO_ROL	W2/303	0.32		0.32			
R1/303	LKD_NO_ROL	W3/303	0.14		0.14			
R1/303	LKD_NO_ROL	W4/303	1.28	4.75	1.27	4.73	0.02	0.46

### 8 Hatton Place

R1/310	LIVINGROOM	W1/310	1.95	1.95	1.94	1.94	0.02	0.87
R1/311	KD	W1/311	0.33		0.33			
R1/311	KD	W2/311	0.39		0.39			
R1/311	KD	W3/311	0.69		0.68			
R1/311	KD	W4/311	0.21		0.21			
R1/311	KD	W5/311	0.39	2.00	0.38	1.99	0.02	0.85

### 18 St Cross Street

R1/391	RESIDENTIAL	W1/391	0.90	0.90	0.89	0.89	0.01	0.56
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# DAYLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		

R1/421	LKD	W1/421	0.29		0.29			
R1/421	LKD	W2/421	2.08		2.08			
R1/421	LKD	W3/421	2.02	4.39	2.02	4.39	0.00	0.05

### 19 St Cross Street

R1/411	BEDROOM	W1/411	0.42		0.42			
R1/411	BEDROOM	W2/411	0.79		0.78			
R1/411	BEDROOM	W3/411	0.62		0.62			
R1/411	BEDROOM	W4/411	0.65	2.48	0.65	2.47	0.01	0.44
R2/411	BEDROOM	W5/411	0.90	0.90	0.90	0.90	0.00	0.00
R1/412	BEDROOM	W1/412	0.88		0.87			
R1/412	BEDROOM	W2/412	0.33		0.33			
R1/412	BEDROOM	W3/412	0.35	1.56	0.35	1.55	0.01	0.58
R3/412	BEDROOM	W4/412	1.46	1.46	1.45	1.45	0.01	0.68
R1/413	BEDROOM	W1/413	1.82	1.82	1.81	1.81	0.01	0.55
R1/414	BEDROOM	W1/414	2.52	2.52	2.51	2.51	0.01	0.40

### Kinetic House, 44 Hatton Garden

R1/431	BEDROOM	W1/431	0.26	0.26	0.25	0.25	0.01	3.79
R1/432	BEDROOM	W1/432	1.35	1.35	1.35	1.35	0.01	0.44
R2/432	BEDROOM	W2/432	1.44	1.44	1.44	1.44	0.00	0.21
R1/433	BEDROOM	W1/433	1.54	1.54	1.54	1.54	0.01	0.39
R2/433	BEDROOM	W2/433	1.69	1.69	1.69	1.69	0.00	0.18
R1/434	BEDROOM	W1/434	1.79	1.79	1.79	1.79	0.01	0.39
R2/434	BEDROOM	W2/434	1.96	1.96	1.95	1.95	0.00	0.20
R1/435	LKD	W1/435	0.73		0.73			
R1/435	LKD	W2/435	0.70		0.70			
R1/435	LKD	W3/435	0.62	2.06	0.62	2.06	0.01	0.24
R1/436	BEDROOM	W1/436	1.60		1.60			
R1/436	BEDROOM	W2/436	0.79	2.39	0.78	2.38	0.01	0.38



# NSL ANALYSIS

51-53 HATTON GARDEN, LONDON  
EXISTING VS PR190520  
P1740 - rel8

## NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
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### 55 Hatton Garden

R1/41	BEDROOM	142.2	140.3	140.3	0.0	0.0
R1/42	BEDROOM	144.5	144.2	144.2	0.0	0.0
R1/43	STUDIO	330.3	327.4	327.4	0.0	0.0
R1/44	BEDROOM	108.9	108.7	108.7	0.0	0.0
R2/44	BEDROOM	123.3	123.1	123.1	0.0	0.0
R1/45		66.3	66.2	66.2	0.0	0.0
R3/45		784.9	783.4	783.4	0.0	0.0
R1/130	LKD	374.6	370.5	370.5	0.0	0.0
R1/131	BEDROOM	121.6	117.7	117.7	0.0	0.0
R3/131	BEDROOM	85.7	83.9	83.9	0.0	0.0
R1/141	STUDY	55.0	54.7	54.7	0.0	0.0
R2/142	BEDROOM	73.1	71.8	71.8	0.0	0.0

### 13 Hatton Place

R1/62	BEDROOM	85.9	1.4	1.4	0.0	0.0
R2/62	BEDROOM	155.6	5.3	5.3	0.0	0.0
R1/63	BEDROOM	85.9	14.8	14.8	0.0	0.0
R2/63	BEDROOM	155.6	37.9	37.7	0.2	0.5
R1/64	RESI_TRUNCATED_NO_ROL	101.2	97.9	97.9	0.0	0.0

### 14 Hatton Place

R1/30	ASSUMED	67.2	63.9	62.6	1.3	2.0
R2/30	ASSUMED	67.8	39.2	39.2	0.0	0.0
R1/31	PARTIALLY_ASSUMED	138.8	130.0	130.0	0.0	0.0
R3/31	PARTIALLY_ASSUMED	112.3	112.3	112.3	0.0	0.0
R3/32	BEDROOM	213.6	193.9	193.9	0.0	0.0

### 15 Hatton Place

R1/21	BEDROOM	248.3	187.9	187.9	0.0	0.0
R1/22	BEDROOM	248.3	228.4	228.4	0.0	0.0
R1/23	LIVINGROOM	231.8	210.2	210.2	0.0	0.0

### 17 Hatton Place (No Rights of Light)

R1/9	BEDROOM	127.7	14.9	14.9	0.0	0.0
R2/9	BEDROOM	155.1	12.1	12.1	0.0	0.0
R3/9	BEDROOM	210.7	9.7	9.7	0.0	0.0
R4/9	BEDROOM	202.5	68.4	68.4	0.0	0.0
R1/10	LKD	244.1	45.7	45.7	0.0	0.0
R2/10	LKD	266.9	42.3	42.3	0.0	0.0
R1/11	BEDROOM	146.6	34.2	34.2	0.0	0.0
R2/11	LKD	283.8	63.1	63.1	0.0	0.0
R3/11	BEDROOM	180.7	32.0	32.0	0.0	0.0



# NSL ANALYSIS

51-53 HATTON GARDEN, LONDON  
EXISTING VS PR190520  
P1740 - rel8

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss

R1/12	LKD	237.7	92.1	92.1	0.0	0.0
R2/12	LKD	291.4	97.6	97.6	0.0	0.0
R1/13	LKD	500.7	499.3	499.3	0.0	0.0
R2/13	STUDY	80.0	37.8	37.8	0.0	0.0
R3/13	BEDROOM	122.4	59.7	59.7	0.0	0.0

### 49-50 Hatton Garden

R1/501	BEDROOM	157.5	153.9	153.9	0.0	0.0
R2/501	BEDROOM	126.5	122.2	122.2	0.0	0.0
R3/501	BEDROOM	80.3	79.9	79.9	0.0	0.0
R4/501	LKD	371.2	351.3	351.1	0.2	0.1
R1/502	BEDROOM	157.5	154.0	153.9	0.0	0.0
R2/502	BEDROOM	126.5	122.2	122.2	0.0	0.0
R3/502	BEDROOM	80.3	79.9	79.9	0.0	0.0
R4/502	LKD	371.2	369.8	369.7	0.1	0.0
R1/503		157.5	154.0	154.0	0.0	0.0
R2/503		126.5	122.2	122.2	0.0	0.0
R3/503		80.3	79.9	79.9	0.0	0.0
R4/503		371.2	369.9	369.8	0.1	0.0
R1/504	BEDROOM	157.5	154.9	154.8	0.1	0.1
R2/504	BEDROOM	126.5	122.2	122.2	0.0	0.0
R3/504	BEDROOM	80.3	79.9	79.9	0.0	0.0
R4/504	LKD	371.2	369.9	369.9	0.0	0.0
R1/505	ASSUMED	205.9	205.6	205.6	0.0	0.0
R2/505	ASSUMED	189.2	189.2	189.2	0.0	0.0
R3/505	ASSUMED	215.9	214.5	214.4	0.1	0.0
R1/506	LKD	840.8	836.7	836.7	0.0	0.0
R2/506	LKD	827.6	822.3	822.3	0.0	0.0
R1/507		273.3	246.1	246.1	0.0	0.0
R2/507		281.2	52.7	52.7	0.0	0.0

### 47-48 Hatton Garden

R1/91	ASSUMED	157.2	136.7	136.7	0.0	0.0
R2/91	ASSUMED	140.1	124.8	124.8	0.0	0.0
R3/91	ASSUMED	135.3	102.2	102.2	0.0	0.0
R4/91	ASSUMED	173.7	109.6	109.6	0.0	0.0
R1/92	ASSUMED	157.2	155.8	155.8	0.0	0.0
R2/92	ASSUMED	140.1	139.0	139.0	0.0	0.0
R3/92	ASSUMED	135.3	132.3	132.3	0.0	0.0
R4/92	ASSUMED	173.7	156.8	156.8	0.0	0.0
R1/93	ASSUMED	157.2	155.8	155.8	0.0	0.0
R2/93	ASSUMED	140.1	139.2	139.0	0.1	0.1
R3/93	ASSUMED	135.3	133.9	133.9	0.0	0.0
R4/93	ASSUMED	173.7	158.8	158.8	0.0	0.0
R1/94	ASSUMED	157.2	155.9	155.8	0.1	0.1
R2/94	ASSUMED	140.1	139.2	139.2	0.0	0.0



# NSL ANALYSIS

51-53 HATTON GARDEN, LONDON  
EXISTING VS PR190520  
P1740 - rel8

## NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R3/94	ASSUMED	135.3	133.9	133.9	0.0	0.0
R4/94	ASSUMED	173.7	158.8	158.8	0.0	0.0
R1/95	ASSUMED	157.2	155.6	155.6	0.0	0.0
R2/95	ASSUMED	140.1	139.5	139.5	0.0	0.0
R3/95	ASSUMED	135.3	134.2	134.2	0.0	0.0
R4/95	ASSUMED	173.7	158.8	158.8	0.0	0.0
R1/96	ASSUMED	211.9	200.3	200.3	0.0	0.0
R2/96	ASSUMED	163.0	159.5	159.5	0.0	0.0
R3/96	ASSUMED	252.4	236.3	236.3	0.0	0.0

### 47a Hatton Garden

R1/110	ASSUMED	147.5	76.9	76.9	0.0	0.0
R1/111	ASSUMED	90.4	64.0	64.0	0.0	0.0

### 9 Hatton Place

R1/300	WORKSHOP	130.0	33.7	33.7	0.0	0.0
R1/301	STUDIO_OFFICE	268.2	135.5	135.5	0.0	0.0
R1/302	BEDROOM	114.1	70.4	70.4	0.0	0.0
R1/303	LKD_NO_ROL	324.5	320.1	320.1	0.0	0.0

### 8 Hatton Place

R1/310	LIVINGROOM	238.7	130.2	130.2	0.0	0.0
R1/311	KD	276.9	161.8	161.8	0.0	0.0

### 18 St Cross Street

R1/391	RESIDENTIAL	206.3	166.3	166.0	0.2	0.1
R1/421	LKD	252.5	252.1	252.1	0.0	0.0

### 19 St Cross Street

R1/411	BEDROOM	129.1	119.0	116.4	2.6	2.2
R2/411	BEDROOM	77.7	63.6	63.6	0.0	0.0
R1/412	BEDROOM	121.7	107.3	107.3	0.0	0.0
R3/412	BEDROOM	77.7	71.6	71.6	0.0	0.0
R1/413	BEDROOM	77.7	75.7	75.7	0.0	0.0
R1/414	BEDROOM	78.1	77.4	77.4	0.0	0.0

### Kinetic House, 44 Hatton Garden

R1/431	BEDROOM	163.0	101.4	100.4	1.0	1.0
R1/432	BEDROOM	107.7	102.3	101.6	0.7	0.7
R2/432	BEDROOM	94.6	74.3	73.8	0.5	0.7
R1/433	BEDROOM	107.7	104.4	104.4	0.0	0.0
R2/433	BEDROOM	94.6	81.9	81.9	0.0	0.0



# NSL ANALYSIS

51-53 HATTON GARDEN, LONDON  
EXISTING VS PR190520  
P1740 - rel8

NSL						
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/434	BEDROOM	107.7	105.9	105.9	0.0	0.0
R2/434	BEDROOM	94.6	91.3	91.3	0.0	0.0
R1/435	LKD	375.1	370.4	370.4	0.0	0.0
R1/436	BEDROOM	150.0	147.8	147.8	0.0	0.0



# SUNLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

### 55 Hatton Garden

R3/45	W4/45		3	30	3	30	0.0	0.0						
R3/45	W6/45		11	44	11	44	0.0	0.0						
R3/45	W7/45		16	53	16	53	0.0	0.0						
R3/45	W8/45		0	12	0	12	-	0.0						
R3/45	W9/45		6	38	6	38	0.0	0.0						
R3/45	W10/45		17	79	17	79	0.0	0.0						
R3/45	W11/45		21	89	20	88	4.8	1.1	24	94	23	93	4.2	1.1
R1/130	W1/130	LKD	8	27	8	27	0.0	0.0						
R1/130	W2/130	LKD	9	36	9	34	0.0	5.6						
R1/130	W3/130	LKD	9	36	9	35	0.0	2.8						
R1/130	W5/130	LKD	10	38	10	37	0.0	2.6						
R1/130	W6/130	LKD	6	35	6	33	0.0	5.7						
R1/130	W8/130	LKD	8	39	8	39	0.0	0.0						
R1/130	W9/130	LKD	7	36	7	35	0.0	2.8	12	48	12	48	0.0	0.0
R1/131	W1/131	BEDROOM	3	25	3	24	0.0	4.0						
R1/131	W2/131	BEDROOM	3	25	3	24	0.0	4.0	3	26	3	25	0.0	3.8
R3/131	W4/131	BEDROOM	6	38	6	37	0.0	2.6	6	38	6	37	0.0	2.6



# SUNLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

### 13 Hatton Place

R1/62	W1/62	BEDROOM	0	0	0	0	-	-	0	0	0	0	-	-
R2/62	W2/62	BEDROOM	0	0	0	0	-	-	0	0	0	0	-	-
R1/63	W1/63	BEDROOM	0	0	0	0	-	-	0	0	0	0	-	-
R2/63	W2/63	BEDROOM	0	13	0	13	-	0.0	0	13	0	13	-	0.0
R1/64	W1/64	ESI_TRUNCATED_NO_RC	1	25	1	24	0.0	4.0	1	25	1	24	0.0	4.0

### 14 Hatton Place

R1/30	W1/30	ASSUMED	0	12	0	11	-	8.3	0	12	0	11	-	8.3
R2/30	W2/30	ASSUMED	2	9	2	8	0.0	11.1	2	9	2	8	0.0	11.1
R1/31	W1/31	PARTIALLY_ASSUMED	5	16	5	15	0.0	6.3						
R1/31	W2/31	PARTIALLY_ASSUMED	8	25	8	25	0.0	0.0						
R1/31	W3/31	PARTIALLY_ASSUMED	9	29	9	28	0.0	3.4	10	31	10	30	0.0	3.2
R3/31	W5/31	PARTIALLY_ASSUMED	7	27	7	27	0.0	0.0						



# SUNLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R3/31	W6/31	PARTIALLY_ASSUMED	2	20	2	18	0.0	10.0						
R3/31	W7/31	PARTIALLY_ASSUMED	0	15	0	12	-	20.0	7	34	7	30	0.0	11.8
R3/32	W2/32	BEDROOM	4	20	4	19	0.0	5.0						
R3/32	W4/32	BEDROOM	8	36	8	36	0.0	0.0						
R3/32	W5/32	BEDROOM	8	36	8	36	0.0	0.0	12	56	12	55	0.0	1.8
R1/130	W4/130	LKD	6	15	6	15	0.0	0.0						
R1/130	W7/130	LKD	5	14	5	14	0.0	0.0	6	15	6	15	0.0	0.0

### 15 Hatton Place

R1/21	W1/21	BEDROOM	4	8	4	8	0.0	0.0						
R1/21	W2/21	BEDROOM	2	29	2	29	0.0	0.0	6	37	6	37	0.0	0.0
R1/22	W1/22	BEDROOM	4	10	4	9	0.0	10.0						
R1/22	W2/22	BEDROOM	6	12	6	12	0.0	0.0						
R1/22	W3/22	BEDROOM	6	34	6	34	0.0	0.0	12	48	12	47	0.0	2.1
R1/23	W1/23	LIVINGROOM	3	6	3	6	0.0	0.0						
R1/23	W2/23	LIVINGROOM	9	38	9	38	0.0	0.0						
R1/23	W3/23	LIVINGROOM	9	38	9	38	0.0	0.0	12	44	12	44	0.0	0.0





# SUNLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

## 17 Hatton Place (No Rights of Light)

R1/9	W1/9	BEDROOM	0	2	0	2	-	0.0	0	2	0	2	-	0.0
R2/9	W2/9	BEDROOM	0	0	0	0	-	-	0	0	0	0	-	-
R3/9	W3/9	BEDROOM	0	3	0	3	-	0.0	0	3	0	3	-	0.0
R4/9	W4/9	BEDROOM	0	6	0	6	-	0.0						
R4/9	W5/9	BEDROOM	1	6	1	6	0.0	0.0	1	9	1	9	0.0	0.0
R1/10	W1/10	LKD	0	7	0	7	-	0.0						
R1/10	W2/10	LKD	0	0	0	0	-	-	0	7	0	7	-	0.0
R2/10	W3/10	LKD	0	9	0	9	-	0.0						
R2/10	W4/10	LKD	1	10	1	10	0.0	0.0	1	11	1	11	0.0	0.0
R1/11	W1/11	BEDROOM	5	18	5	18	0.0	0.0	5	18	5	18	0.0	0.0
R2/11	W2/11	LKD	4	16	4	16	0.0	0.0						
R2/11	W3/11	LKD	4	18	4	18	0.0	0.0	5	19	5	19	0.0	0.0
R3/11	W4/11	BEDROOM	2	15	2	15	0.0	0.0	2	15	2	15	0.0	0.0



# SUNLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

APSH														
Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/12	W1/12	LKD	5	21	5	21	0.0	0.0						
R1/12	W2/12	LKD	6	23	6	23	0.0	0.0	7	24	7	24	0.0	0.0
R2/12	W3/12	LKD	7	19	7	19	0.0	0.0						
R2/12	W4/12	LKD	6	23	6	23	0.0	0.0	7	24	7	24	0.0	0.0
R1/13	W1/13	LKD	5	30	5	30	0.0	0.0						
R1/13	W2/13	LKD	4	27	4	27	0.0	0.0						
R1/13	W3/13	LKD	10	29	10	29	0.0	0.0						
R1/13	W4/13	LKD	9	30	9	30	0.0	0.0						
R1/13	W5/13	LKD	19	74	19	74	0.0	0.0						
R1/13	W6/13	LKD	21	75	21	75	0.0	0.0						
R1/13	W7/13	LKD	20	66	20	66	0.0	0.0						
R1/13	W8/13	LKD	1	52	1	52	0.0	0.0	22	78	22	78	0.0	0.0
R2/13	W9/13	STUDY	9	29	9	29	0.0	0.0	9	29	9	29	0.0	0.0
R3/13	W10/13	BEDROOM	7	28	7	28	0.0	0.0	7	28	7	28	0.0	0.0

## 49-50 Hatton Garden

R1/506	W1/506	LKD	8	35	8	35	0.0	0.0						
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# SUNLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/506	W2/506	LKD	10	38	10	38	0.0	0.0						
R1/506	W3/506	LKD	6	24	6	24	0.0	0.0						
R1/506	W8/506	LKD	8	35	8	35	0.0	0.0	18	74	18	74	0.0	0.0
R2/506	W4/506	LKD	11	43	11	43	0.0	0.0						
R2/506	W5/506	LKD	15	51	15	51	0.0	0.0						
R2/506	W6/506	LKD	12	43	12	43	0.0	0.0						
R2/506	W7/506	LKD	10	32	10	32	0.0	0.0	27	96	27	96	0.0	0.0
R2/507	W7/506		10	32	10	32	0.0	0.0	10	32	10	32	0.0	0.0

### 9 Hatton Place

R1/300	W1/300	WORKSHOP	4	18	4	18	0.0	0.0	4	18	4	18	0.0	0.0
R1/301	W1/301	STUDIO_OFFICE	3	15	3	15	0.0	0.0						
R1/301	W2/301	STUDIO_OFFICE	4	16	4	16	0.0	0.0						
R1/301	W3/301	STUDIO_OFFICE	4	16	4	16	0.0	0.0						
R1/301	W5/301	STUDIO_OFFICE	10	33	10	33	0.0	0.0						
R1/301	W6/301	STUDIO_OFFICE	9	30	9	30	0.0	0.0						
R1/301	W7/301	STUDIO_OFFICE	10	31	10	30	0.0	3.2	15	50	15	50	0.0	0.0
R1/302	W3/302	BEDROOM	12	31	12	31	0.0	0.0	12	31	12	31	0.0	0.0



# SUNLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/303	W1/303	LKD_NO_ROL	22	75	22	75	0.0	0.0						
R1/303	W2/303	LKD_NO_ROL	5	23	5	23	0.0	0.0						
R1/303	W3/303	LKD_NO_ROL	5	23	5	23	0.0	0.0						
R1/303	W4/303	LKD_NO_ROL	14	44	14	44	0.0	0.0	22	75	22	75	0.0	0.0
<b>8 Hatton Place</b>														
R1/310	W1/310	LIVINGROOM	4	22	4	22	0.0	0.0	4	22	4	22	0.0	0.0
R1/311	W1/311	KD	10	32	10	31	0.0	3.1						
R1/311	W2/311	KD	11	33	11	32	0.0	3.0						
R1/311	W3/311	KD	7	30	7	29	0.0	3.3						
R1/311	W4/311	KD	3	14	3	14	0.0	0.0						
R1/311	W5/311	KD	9	34	9	34	0.0	0.0	15	52	15	52	0.0	0.0
<b>18 St Cross Street</b>														
R1/421	W1/421	LKD	0	0	0	0	-	-						
R1/421	W2/421	LKD	0	20	0	20	-	0.0						
R1/421	W3/421	LKD	0	15	0	15	-	0.0	0	21	0	21	-	0.0
<b>19 St Cross Street</b>														



# SUNLIGHT ANALYSIS

51-53 HATTON GARDEN, LONDON

EXISTING VS PR190520

P1740 - rel8

## APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/411	W1/411	BEDROOM	0	0	0	0	-	-						
R1/411	W2/411	BEDROOM	0	0	0	0	-	-						
R1/411	W3/411	BEDROOM	0	5	0	5	-	0.0						
R1/411	W4/411	BEDROOM	0	2	0	2	-	0.0	0	5	0	5	-	0.0
R1/412	W1/412	BEDROOM	0	0	0	0	-	-						
R1/412	W2/412	BEDROOM	0	12	0	12	-	0.0						
R1/412	W3/412	BEDROOM	0	7	0	7	-	0.0	0	12	0	12	-	0.0

### Kinetic House, 44 Hatton Garden

R1/435	W1/435	LKD	0	7	0	7	-	0.0						
R1/435	W2/435	LKD	0	3	0	3	-	0.0						
R1/435	W3/435	LKD	25	83	25	83	0.0	0.0	25	90	25	90	0.0	0.0