Daylight and Sunlight Report

100 Grays Inn Road

London

WC1

Lawnmist Ltd

21st September 2022

LUMINA
LONDON • LIMITED

9 Heneage Street, Spitalfields, London E1 5LJ

CONTENTS

APPENDICES

1 INTRODUCTION AND SCOPE OF REPORT

1.1 Lumina London Limited are retained by Lawnmist Limited to advise on the potential impact on Daylight & Sunlight in connection with the proposed redevelopment of 100 Grays Inn Road and have been working closely with Piercy & Co Architects during the current design phase to provide advice on various "massing" and Building Envelope studies in order to establish a form of "massing" that will not result in an unreasonable impact on the amenity enjoyed by the various existing neighbouring dwellings. In view of the tight urban relationship of the existing building and the neighbouring residential buildings, strict adherence to the BRE Guidelines is not entirely appropriate and in providing our advice, two factors have been taken into account to establish a reasonable and justifiable degree of flexibility.

1.2 First, in respect of that part of the site known as 88 Gray's Inn Road (which is the current office building that sits behind 86-98 Gray's Inn Road and in front of the Shene Building forming part of the Bourne Estate) there is an extant planning consent (subject to a section 106 Agreement) for a new development (Planning Ref: 2015/2580/P) and the height and "massing" of that Consented Scheme has established an acceptable form of development and corresponding impact on the daylight and sunlight amenity of the flats in the upper parts of 86-98 Gray's Inn Road and the Shene Building. The current Piercy & Co proposals in respect of 88 Gray's Inn Road have materially adhered to and are within the profile and "massing" of the extant consented scheme and will therefore have a directly comparable effect on 86-98 Gray's Inn Road and the west facing windows in the Shene Building.

1.3 Second, we have examined similar and comparable planning consents that have been granted across London, and in particular the recent consent granted by Camden's Planning Committee for development within the nearby Tybalds Estate (Planning Ref: 2021/3580/P), in order to derive a contextual analysis and suitable benchmarks to determine an appropriate level of flexibility that can be reasonably applied, not just in Camden but also in the context of the GLA, other Planning Authorities and the Planning Inspectorate at Appeal. These examples show what has been deemed acceptable both in terms of the local policies of each authority and the wider application of the London Plan. It is well-established from these precedents that the two main pieces of general guidance is that the measurement of Vertical Sky Components (VSC) is the

primary "scoping" tool for measuring daylight and that percentage reductions of existing daylight up to 40% rather than 20%, and absolute residual VSC values in the mid-teens, may be acceptable. As this alternative set of measures has been accepted in the past, not just by Planning Authorities but also by the GLA and the Planning Inspectorate, they carry significant weight to be used in the present circumstances.

1.4 As part of the Pre-App discussions with the Council's Officers, the potential impact on the residential properties within the Bourne Estate was seen as the most sensitive consideration and the profile and modelling of the proposed building where it adjoins the boundary of the Bourne Estate adjacent to the Ledam Building, has been set back and profiled to reduce and mitigate impact on the Ledam Building.

2 SOURCES OF INFORMATION AND LIMITATIONS

2.1 For the "massing" of the existing and surrounding buildings we have relied upon a 3D Scan Survey produced by MBS Survey Software Ltd Ref: MBS19_953 100 Gray's Inn Road & 127 Clerkenwell Road.dwg. Although we were unable to find any record floor plans for the Bourne Estate in the Council's Planning Archives, we did find some general marketing details which provide an indication of the room uses, layouts and dimensions of the key Living Room in the neighbouring Ledam Building in the Bourne Estate.

2.2 For the proposed scheme, we have relied on the Piercy & Co 3D Model 100+88GIR_Proposal_RoL model_220921.dwg.

3 DAYLIGHT AND SUNLIGHT STANDARDS

3.1 The BRE Guidelines: *"Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice"* are well established and are adopted by most Local Authorities, including the London Borough of Camden, as the appropriate scientific and empirical methods of measuring daylight and sunlight to provide objective data on which to apply their planning policies. They were revised and updated in June 2022 and whilst the new edition contains significantly different methodologies for evaluating daylight quality within "New" dwellings, the tests and standards for assessing the impact on existing neighbouring dwellings remains unchanged. The Guidelines are not fixed standards but should be applied flexibly to take account of the specific circumstances of each case.

3.2 The Introduction of the Guidelines states that:

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

This opening statement is very pertinent in the present circumstances as it affirms that the BRE Guidelines are first and foremost "Design Guidelines" whose purpose is to assist designers and planners and are not fixed Standards to be used as "…..*an instrument of planning policy*".

3.3 The "flexibility" recommended in the Guidelines should reflect the specific circumstances of each case being considered. For example, as the numerical standards within the Guidelines have been derived on the basis of a low-density suburban housing model, it is entirely appropriate to apply a more flexible approach when dealing with a denser urban environment where the height and scale of buildings is generally greater. In addition, where existing and proposed buildings have specific design features such as projecting balconies, deep recesses, bay windows etc….., it is equally valid to apply common sense and a suitable degree of flexibility to take account of the effect of these particular design features. This does not mean that the recommendations and

targets within the Guidelines can be disregarded, but instead, the "flexibility" that should be applied should be founded on common sense and sound scientific principles that can be supported and justified. This requires a certain level of professional value-judgement and experience but general guidance on factors to be taken into account when setting alternative numerical targets in such circumstances, is set out in Appendix F of the Guidelines.

3.4 In the present circumstances, it should be noted that many of the windows in the Ledam Building in the Bourne Estate are located below the external access balconies to the flats and as such, the "*canopy-effect*" of projecting balconies is a major factor influencing the interpretation of the results.

Daylighting

3.5 The first method for measuring the adequacy of daylight received by existing neighbouring buildings is the use of Vertical Sky Components (VSC).

3.6 VSC is a "spot" measurement of daylight taken on the outside face of the window and is a measure of the availability of direct light from the sky received from over and around the "existing" and "proposed" obstruction caused by the buildings or structures in front of the window and represents a percentage of "sky visibility". As it is measured on the outside face of the window, one of the inevitable shortcomings is that it does not take account of the size of the window, number of windows serving the room, or the size of the room served by the window. In view of this, it is not a true measure of the amount of light received within the room served by the window(s). Its value can also be heavily and disproportionately influenced by the effect of external design features such as projecting or recessed balconies and overhangs together with the "blinkering" effect of projections to either side of the window. To overcome some of these shortcomings, the BRE Guidelines recommend that where the internal layouts of the neighbouring properties are known, the change in the position of the "No Skyline" contour can be plotted in order to assess the effect on internal Daylight Distribution within the room. Where accurate records are not available, it is common practice to still undertake a No Skyline Daylight Distribution analysis using reasonable estimated and assumed room layouts, but it should be recognised that in such circumstances the results based on such assumptions will be less accurate and should therefore carry less weight, and be subservient to, the VSC results.

3.7 The maximum VSC value that can be achieved for a totally unobstructed vertical window is just under 40% VSC. The target VSC value for good daylighting conditions in a low-density suburban environment is 27% VSC and this represents a typical VSC value that would be achieved on the face of a window on the main elevation of a well-spaced two storey suburban housing development.

3.8 In simple terms, 27%VSC equates to being able to see 27% of the Sky Dome, i.e. the hemisphere of sky above a given reference point. A VSC value of 27% will be achieved where the obstruction in front of a vertical window is continuous and parallel to the plane of that window, and where it subtends a vertical angle of 25° when measured from the midpoint of that window. It therefore follows that if a proposed new development is below a vertical angle of 25°, the resultant VSC value will remain above 27%VSC. This is the scientific basis for the initial "screening" test in the BRE Guidelines where it is unnecessary for any further daylight (or sunlight) tests to be undertaken where a proposed development will remain below a vertical angle of 25°. It is clear that in an inner-city urban environment as in case of this part of the Borough, the relationship with the vast majority of existing buildings already substantially exceeds a vertical angle of 25° and the general profile of the skyline is irregular. The VSC values that prevail will therefore invariably be below 27% VSC as a norm. In such circumstances, VSC values in the mid-teens are typical and therefore represent the reasonable expectation of daylight in a denser urban environment and values in excess of 20% VSC will be considered to be good. This is supported by the advice in the current London Plan and followed and upheld by the Planning Inspectorate at appeal and is therefore a well-established criterion for inner London.

3.9 For VSC, the Guidelines state that:

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

We have emphasised the word "notice" as just because a change in lighting conditions is noticeable does not necessarily equate to the loss of light being a material reduction to the level of amenity enjoyed by the neighbouring property.

3.10 The "No Skyline" contour plotted for the purpose of measuring internal Daylight Distribution partly overcomes these potential shortfalls as it identifies those areas within the room, usually measured on a horizontal working plane set at worktop level, where there is direct sky visibility through all windows serving that room. It therefore represents those parts within the room where the sky can be seen through the window. This second measure takes account of the size of the window, number of windows where a room is served by more than one window and the size of the room, and when interpreted with the VSC value, it provides more data to determine the likely internal lighting conditions and hence the overall quality of lighting within the room being assessed. It should however be noted that one of the inevitable shortcomings of using a "No Skyline" contour is that by definition, it only measures those parts of the room where there is visibility of the sky without quantification and therefore does not measure the amount and intensity of direct light from the sky received in front of that contour. It therefore does not measure the actual amount of light received within each room but merely differentiates those parts of the room that can see the sky, from those parts that cannot.

3.11 The tests only apply to habitable rooms and for the purpose of the Guidelines, a "*habitable*" room is defined as a Kitchen, Living Room or Bedroom. Bathrooms, hallways and corridors are excluded from this definition. In addition, there is often a further distinction in respect of small kitchens. Where the internal area of a small kitchen limits the use of the kitchen to food preparation only and is of insufficient size to accommodate some other form of "*habitable*" use such as dining, the kitchen need not be classed as a "*habitable*" room in its own right. A net area of 13m² is usually taken as an appropriate threshold. This can also apply to relatively small internalised or galley-type kitchens and can also apply to relatively small kitchen areas which form part of a larger Living/Kitchen/Diner.

Sunlighting

3.12 The requirements for protecting sunlight to existing residential buildings are set out in Section 3.2 of the BRE Guidelines. As with daylight, it is unnecessary for detailed sunlight tests to be undertaken if a proposed development will be below a vertical angle of 25° drawn from the midpoint of the lowest window serving a habitable room, as in such circumstances, the availability of sunlight will remain adequate.

3.13 The availability of sunlight varies throughout the year, with the maximum amount of sunlight being available on the summer solstice and the minimum on the winter solstice. In view of this, the accepted test date for measuring sunlight is the median between the two, the Spring Equinox (21st March), on which day the United Kingdom has equal periods of daylight and darkness, and meaningful sunlight is available from approximately 0830 to 1730. In addition, on that date, sunlight received perpendicular to the face of a window will only be received where that window faces within 90° of due south. The BRE Guidelines therefore limit the requirement for testing for sunlight to where a window faces within 90° of due south.

3.14 The sunlight standards are normally applied to the principal Living Room within each dwelling rather than to kitchens and bedrooms. The new updated 2022 Edition of the Guidelines now clarifies that:

"….loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space, for example a bed sitting room in an old people's home".

3.15 In addition, where a Living Room is served by more than one window, or in the case of bay windows, the readings should be taken on the principal window.

3.16 The recommendation for sunlight is:

"If this window reference point can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months of 21st September and 21st March, then the room should receive enough sunlight……any reduction in sunlight access below this level should be kept to a minimum. If the availability of sunlight

hours are both less than the amounts given and less than 0.8 times their former value, either over the whole year or just during the winter months, then the occupants of the existing building will notice the loss of sunlight".

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

3.18 It should however be noted that during the winter months, the angle of the sun is much lower, and sunlight is only available at relatively low vertical angles. This is why solar glare is common when the sky is clear in winter. The consequence of this is that even relatively small and modest increases in the height or "massing" of a new development can have a disproportionate impact on the availability of winter sunlight. This is a further example of where common sense and suitable flexibility may be appropriate in order to reach a pragmatic conclusion.

3.19 The availability of sunlight (and in particular Winter Sunlight) can also be heavily and disproportionately affected by existing design features such as projecting or recessed balconies and the overshadowing effect of other neighbouring buildings. The effect of these external influences should therefore be accounted for when analysing the numerical data.

4 SCHEME ASSESSMENT

4.1 The site lies in an inner-city urban environment where the height and "massing" of the existing neighbouring buildings are much greater than the low-density two storey suburban housing model upon which the numerical targets in the BRE Guidelines have been set. The existing office building is eight storeys in height with roof plant and the neighbouring buildings are five to six storeys in height. The general scale of development in this part of the Borough is therefore much more substantial and taller than any of the examples in the BRE Guidelines and the expectation of daylight and sunlight should therefore be taken in this context.

4.2 From our review of the Site and surroundings, the extent of existing neighbouring residential property that could be affected by the proposed development comprises:

- The Griffin Building
- Gray's Inn Buildings
- Upper parts of the Griffin Public House
- The Ledam Building in the Bourne Estate
- The Shene Building in the Bourne Estate
- 90-92, 94, 96 and 98 Gray's Inn Road

4.3 Annexed at Appendix 1 are our Drawing Nos. GIR2019-001-21-1000 to 1005 which are images of the "existing" and "proposed" massing on the site. They are followed in Appendix 2 by our Drawing Nos. GIR2019-001-21-3000 to 3008 which are the No Skyline internal Daylight Distribution plans showing the position of the No Skyline contour within each existing neighbouring residential property. The room and window references in those drawings should be cross-referenced with the equivalent room and window references in the Tables annexed at Appendices 3 to 8 which contain the numerical results of the Vertical Sky Component (VSC) Analysis, No Skyline Internal Daylight Distribution Analysis and Annual Probable Sunlight Hours (APSH) and Winter Sunlight Analyses "*with*" and "*without*" the "*canopy-effect*" of the projecting balconies in the Ledam Building taken into account.

4.4 To help illustrate the VSC values graphically, Appendix 9 contains Window Maps which not only show the locations of the windows in the various neighbouring residential buildings, the "existing" and "proposed" VSC values have been colour-coded with a colour scale. There are two coloured Window Maps for 90-92, 94, 96 and 98 Gray's Inn Road. Drawing No. GIR2019-001-20-3055 shows the "existing" and "proposed" for the current proposals whereas Drawing No. GIR2019-001-20-5066 shows the corresponding results for the 2015 Consented Scheme.

The Griffin Building

4.5 There will be full compliance with the BRE VSC standards with no window experiencing a percentage reduction of its existing VSC value by more than a factor of 20%. The residual VSC values will also remain relatively high and with the exception of two first floor windows, will remain well above mid-teens. The two first floor windows with residual VSC values below mid-

teens are the windows labelled W1 and W2 where the residual values will be 14.62% VSC and 14.70% VSC. The percentage reductions to these two windows will however be 12.40% and 12.50% – well within the BRE 20% permissible margin of reduction and will therefore fully satisfy the BRE targets.

4.6 There will also be full compliance with the BRE No Skyline Daylight Distribution standard with the impact on internal Daylight Distribution being less than the impact on VSC. Any change in internal daylight distribution will be so small as not to be noticeable.

4.7 The BRE Sunlight Standards do not apply to the Griffin Building as none of the windows with an outlook onto the Application Site face within 90° of due south.

Gray's Inn Buildings

4.8 There will be full compliance with the BRE VSC standards with no window experiencing a percentage reduction of its existing VSC value by more than a factor of 20%. The residual VSC values will also remain relatively high and all above mid-teens. The values of the residual VSC values show that all windows will continue to receive very good absolute levels of daylight.

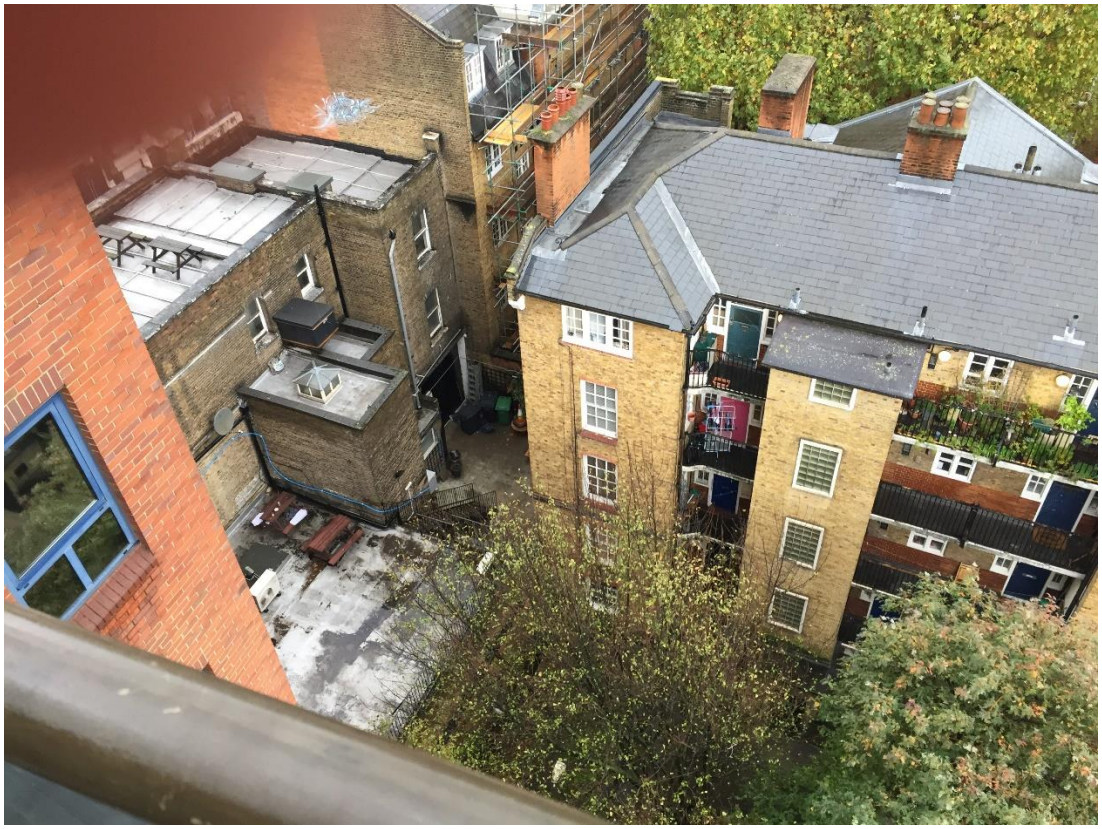
4.9 There will be virtually full compliance with the BRE No Skyline Daylight Distribution standard with only a handful of marginal transgressions of the BRE 20% permissible margin of reduction. Where above 20%, the percentage reductions of internal Daylight Distribution will be between 20.31% and 23.66%, but perhaps of greater relevance is that all rooms will continue to receive very good residual levels of internal Daylight Distribution with the two second floor bedrooms remaining more than two thirds adequately daylit and the remaining rooms around 75% well daylit.

4.10 The BRE sunlight criteria applies to this building as the windows face within 90° of due south. The results of the Annual and Winter APSH Sunlight Analysis do however show that there will be full compliance with the BRE Annual Sunlight standards with all of the windows receiving very good levels of Annual Sunlight well above the 25% APSH target but six ground floor and one first floor window will fall marginally short of the Winter Sunlight target. This however is not considered to be a material impact given that these windows are located at the lowest levels.

The Griffin Public House

4.11 We have not been able to find any record drawings for the Griffin Public House but have assumed that there is a Landlord's/Manager's flat at the top of the building and have therefore tested the second floor window. That window fully and comfortably satisfies the BRE VSC and No Skyline Daylight Distribution standards and there will be full compliance with the BRE Annual and Winter APSH Sunlight standards.

The Ledam Building in the Bourne Estate



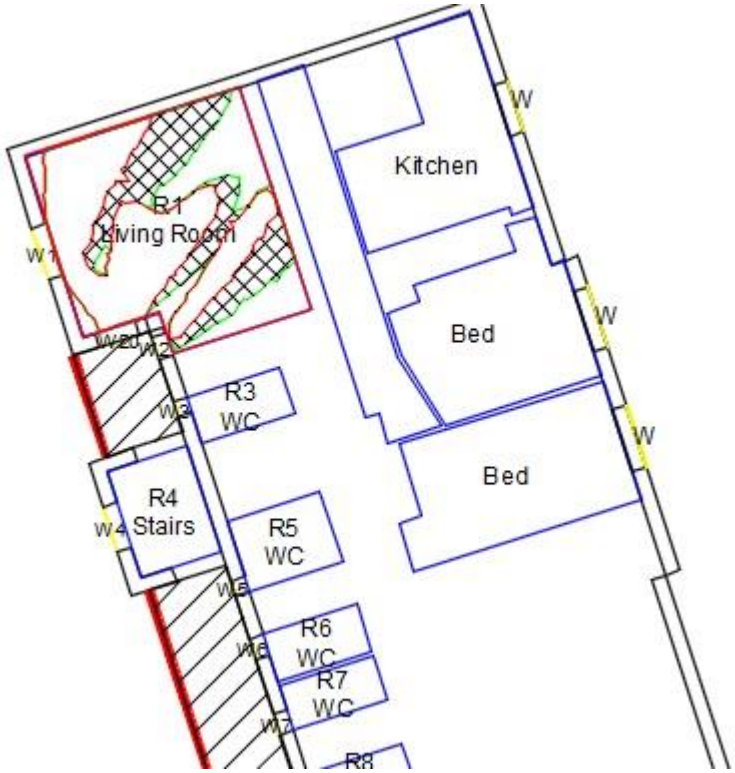
4.12 The Ledam Building is a block of balcony access flats and the majority of the windows in the west-facing elevation with an outlook onto the Application Site are located below the projecting access balconies. Most of the rooms under the balconies do not appear to be habitable rooms as they appear to serve the entrance hallways, bathrooms, WCs and small kitchens. Some windows are however believed to serve bedrooms. As many of the rooms/windows are affected by the "*canopy-effect*" of the projecting balconies, there are two sets of results for each set of tests, "*with*" and "*without*" the "*canopy-effect*" of the projecting balconies. The tables in Appendices 5, 6 and 8 contain the VSC, Daylight Distribution and Sunlight results "*without*" the effect of the balconies.

4.13 There is a flat at each of the block and at the northern end of the block the flat which lies adjacent to the proposed development has a Living Room at each level that is not affected by a projecting

balcony (see photograph above). This is the key room that could be affected and has dictated the cutback and reduced profile and massing of the south eastern corner of the new development.

4.14 That flat is a dual-aspect flat with the kitchen and two bedrooms located on the east side of the building which have an easterly outlook over the gardens between the Ledam Building and its sister Block, Skipworth Buildings – see extract plan below showing the layout of that flat.

4.15 With the exception of the ground floor, the Living Room at the northern end at each level of the Ledam Building is served by two additional secondary windows. The main window is the window that is labelled W1 in our analysis. The two secondary windows (windows W2 and W20) are very small windows that are located directly below the access balconies and are deeply recessed in a corner (see extract below) and receive virtually no direct daylight. For this particular room the main window and pertinent VSC reading is the reading for the window labelled W1 at each level as it is the main window serving the Living Room.



4.16 Although some of the percentage reductions of VSC exceed the 20% margin in the BRE Guidelines, they are not substantially above that target being in the mid-20s ranging from 25.28% and 28.86%.

4.17 In absolute terms, the existing VSC values are already relatively low and so the absolute change in VSC is relatively low in real terms and the resultant residual absolute VSC values will also be correspondingly relatively low ranging from 7.47% VSC at ground floor level and 13.36% VSC at third floor level. On the face of it, there is an apparent anomaly showing the residual VSC value at fourth floor level being lower than at third floor level. This is however due to the canopy-effect of the projecting eaves above the fourth window, which does not affect the third floor window..

4.18 The BRE Guidelines recommend that where rooms/windows are located below projecting or recessed balconies, the daylight and sunlight tests should be run “with” and “without” the effect of the balconies taken into account. For completeness, we have run the BRE Daylight and Sunlight Tests on the Ledam Building, "*with*" and "*without*" the "*canopy-effect*" of the projecting balconies taken into account, and those results are set out in Appendices 5, 7 and 8. They show relatively good results for each of the principal windows with the only material loss of sunlight arising to the very small recessed secondary windows where the BRE sunlight criteria does not apply in any event. This therefore shows that were it not for the “canopy-effect” of the balconies any impact to the windows below those balconies would be very small.

The Shene Building in the Bourne Estate

4.19 The Shene Building is also a block of balcony access flats but only the windows in the rear (west-facing) elevation have a direct outlook onto the proposed development.

4.20 There will be almost full compliance with the BRE VSC standards with only five windows (three at ground floor level and two at first floor level) where the reduction in VSC will marginally exceed the 20% threshold. They are windows W2, W2 and W4 at ground floor level where the percentage reductions will be 24.08%, 22.63% and 21.42% respectively and windows W2 and W3 at first floor level where the percentage reductions will be 21.62% and 20.73%.

4.21 The results of the No Skyline Daylight Distribution analysis show similar results with four rooms experiencing a reduction in internal Daylight Distribution marginally above the 20% target. They are the rooms labelled R3 and R6 at ground floor and first floor level where the

percentage reductions will be 25.15%, 23.68%, 23.24% and 24.84% respectively. All other windows/rooms within the Shene Building will fully satisfy the recommendations in the BRE Guidelines.

4.22 As these windows face within 90° of due south they fall within the BRE Sunlight Criteria. All of the windows will comfortably satisfy the BRE target for Annual Sunlight with the results showing that not only will no window experience a reduction of APSH in excess of 20%, all Annual APSH values will remain above 25% APSH. Two ground floor windows will fall marginally short of the BRE Winter Sunlight where the Winter Sunlight reading will be reduced by 1/3 of their current value against the BRE target of 1/4. These results should however be taken in context as the courtyard setting of the buildings is a main factor affecting Winter Sunlight.

90-92, 94, 96 and 98 Gray's Inn Road

4.23 That part of the proposed development that lies at the rear of 90-92, 94, 96 and 98 Gray's Inn Road is known as 88 Gray's Inn Road and is an autonomous building. It was the subject of a planning application for redevelopment which was granted consent (subject to a section 106 legal agreement) in December 2016 (Planning Ref: 2015/2580/P). Through that planning consent, the height and "massing" of that Consented Scheme has been established as being an acceptable form of development and in view of this, the current proposal for this part of the Application Site has been designed to be within the profile and "massing" of that Consented Scheme to ensure that any impact on 86-98 Grays Inn Road will be comparable, and no greater than what would have occurred in the event of the implementation of the 2016 planning consent. The impact on 90-92 to 98 has therefore already been deemed acceptable through precedent.

5 SUMMARY AND CONCLUSION

5.1 The potential impact on 90-98 Gray's Inn Road has already been established through the extant planning consent granted in December 2016 for that part of the site known as 88 Gray's Inn Road. The proposed development for that part of the site comprising 88 Gray's Inn Road is within the profile and "massing" of that previous consent and will result in no greater impact than has already been approved and deemed acceptable. Whilst with the proposed development of the main part of the Application Site known as 100 Grays Inn Road/129 Clerkenwell Road and 127 Clerkenwell Road, there will be a handful of "impacts" that exceed the recommendations in the BRE Guidelines, the number of shortfalls, and the quantum by which the results do not fully satisfy the recommendations in the BRE Guidelines, are few and relatively minor.

5.2 The most sensitive neighbouring residential property is the Ledam Building in the Bourne Estate, and in particular, a single living room at each level at the northern end of that block of flats. The "massing" and profile of the south east corner of the proposed development adjacent to that part of the Ledam Building has been cut back and designed to maintain the light passing around the rear of the proposed building in order to safeguard the daylight amenity of that particular Living Room. Elsewhere around the site, the potential impact on the other residential premises at the Griffin Building, Grays Inn Buildings, the Griffin Public House and the Shene Building in the Bourne Estate, will all be very minor and have no material negative impact on existing levels of amenity.

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APPENDIX 1

Drawing Nos. GIR2019-001-21-1000 to 1005

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VIEWS

Legend

- Existing Site
- Proposed Scheme
- Analysed Buildings
- Surrounding Buildings

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Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

Client
Lawnmist Ltd

Drawing Title
Existing Site Plan

Drawn By	Scale @A3
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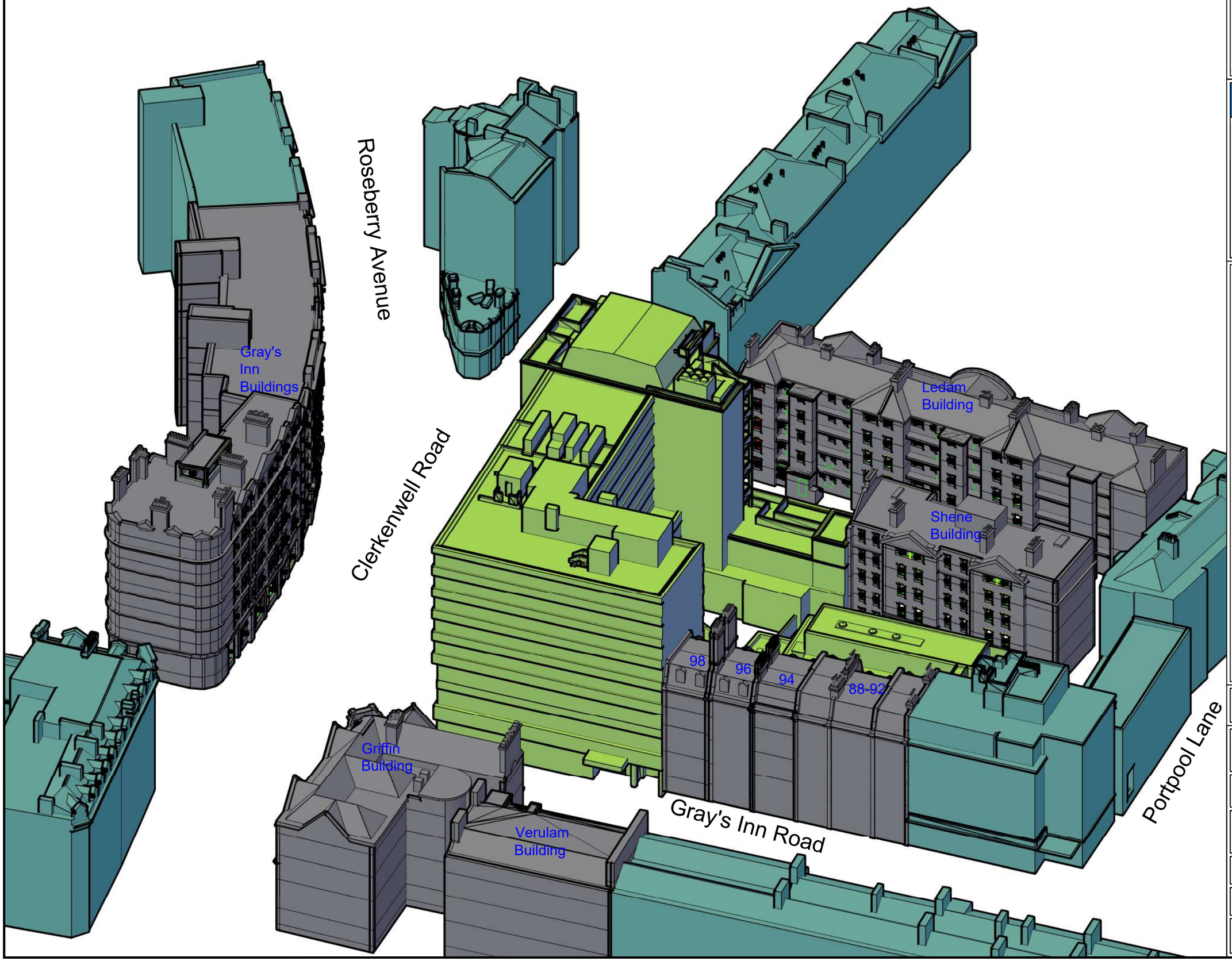
Project No	Date
GIR2019-001	20/09/2022

Drawing No	Rev
21-1000	



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Project Title
100 Grays Inn Road
London
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Client
Lawnmist Ltd

Drawing Title
Existing 3D View

Drawn By	Scale @A3
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Project No	Date
GIR2019-001	20/09/2022

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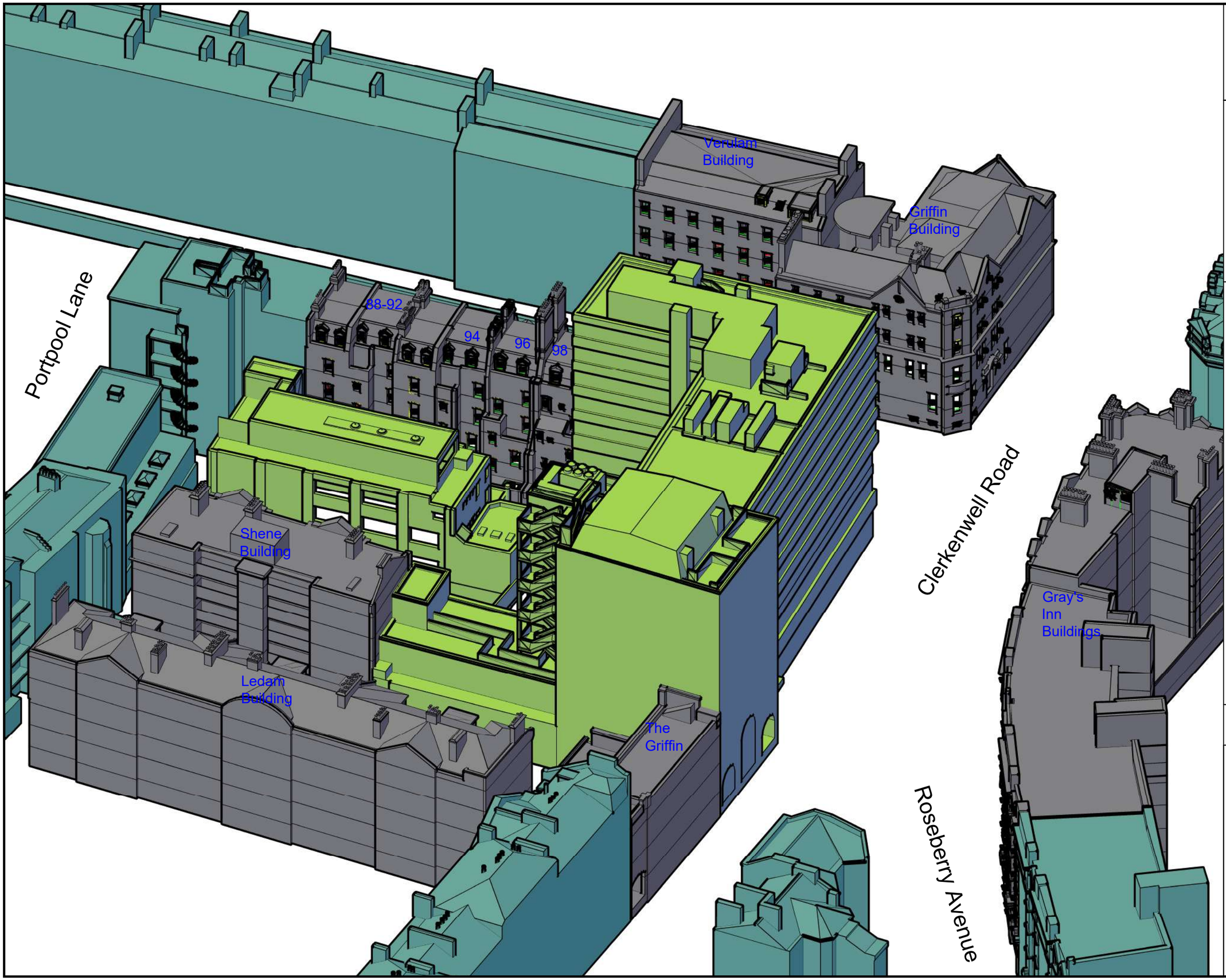

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Project Title
100 Grays Inn Road
London
WC1

Client
Lawnmist Ltd

Drawing Title
Existing 3D View

Drawn By	Scale @A3
Mo	N\A
Project No	**Date**
GIR2019-001	20/09/2022
Drawing No	**Rev**
21-1002	

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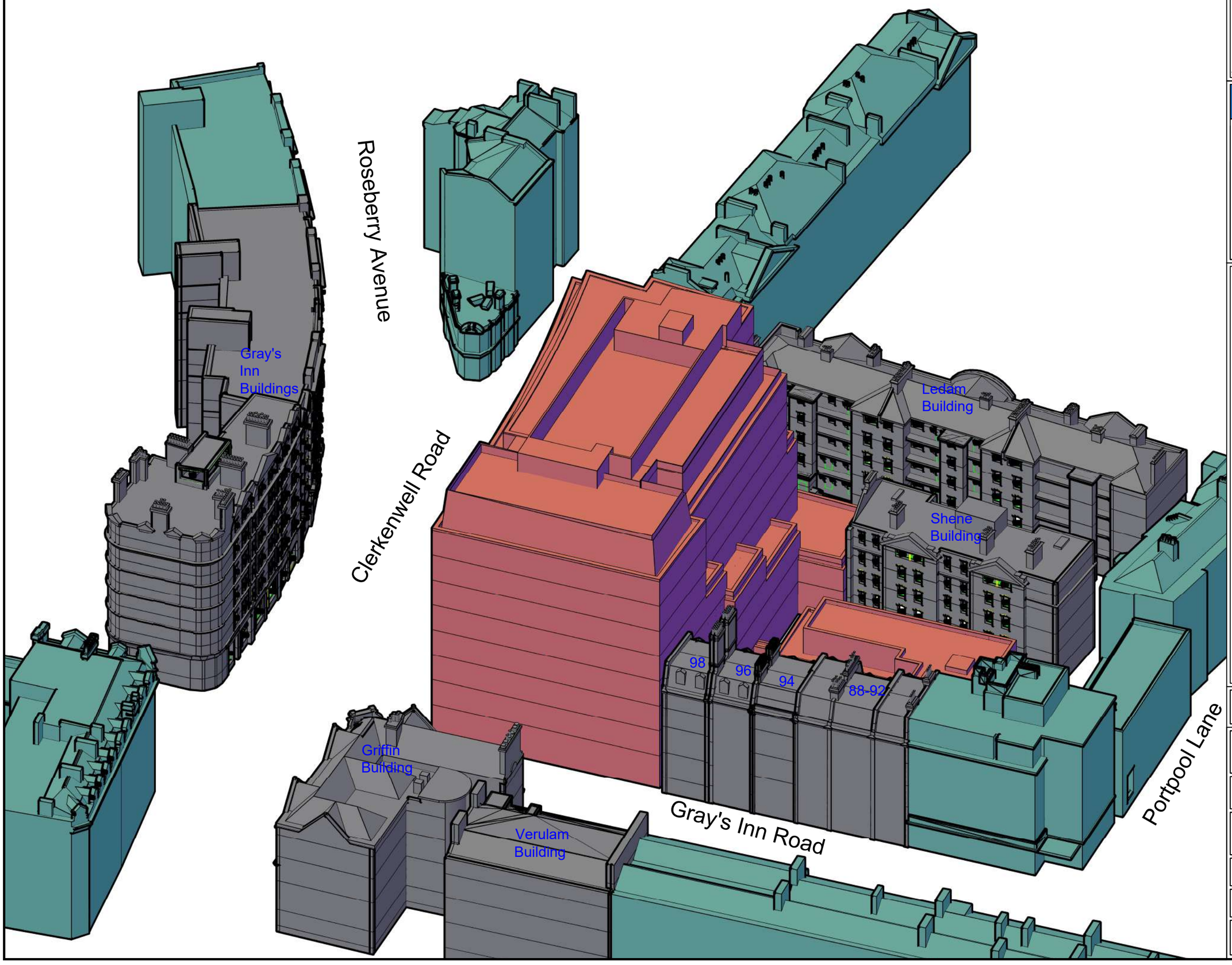
Lawnmist Ltd

Drawing Title
Proposed Site Plan

Drawn By	Scale @A3
Mo	N\A

Project No	Date
GIR2019-001	20/09/2022

Drawing No	Rev
21-1003	



LUMINA
LONDON • LIMITED
9 Heneage Street, Spitalfields, London, E1 5LJ Tel: 0203 6375691

VIEWS

Legend

- Existing Site
- Proposed Scheme
- Analysed Buildings
- Surrounding Buildings

N

Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

Client
Lawnmist Ltd

Drawing Title
Proposed 3D View

Drawn By	Scale @A3
Mo	N\A

Project No	Date
GIR2019-001	20/09/2022

Drawing No	Rev
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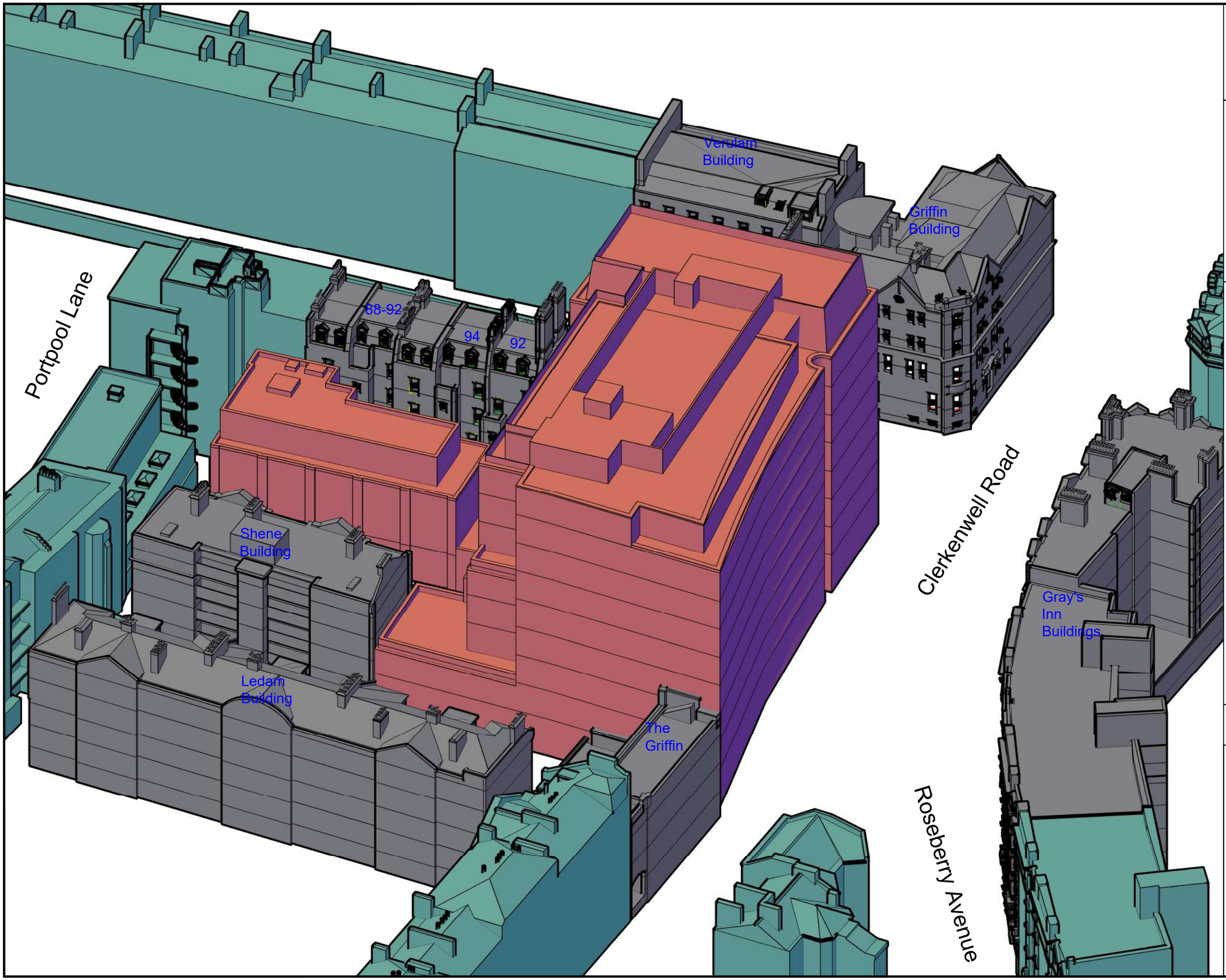


LUMINA
LONDON • LIMITED
9 Heneage Street, Spitalfields, London, E1 5LJ Tel: 0203 6375691

VIEWS

Legend

- Existing Site
- Proposed Scheme
- Analysed Buildings
- Surrounding Buildings

N

Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

Client
Lawnmist Ltd

Drawing Title
Proposed 3D View

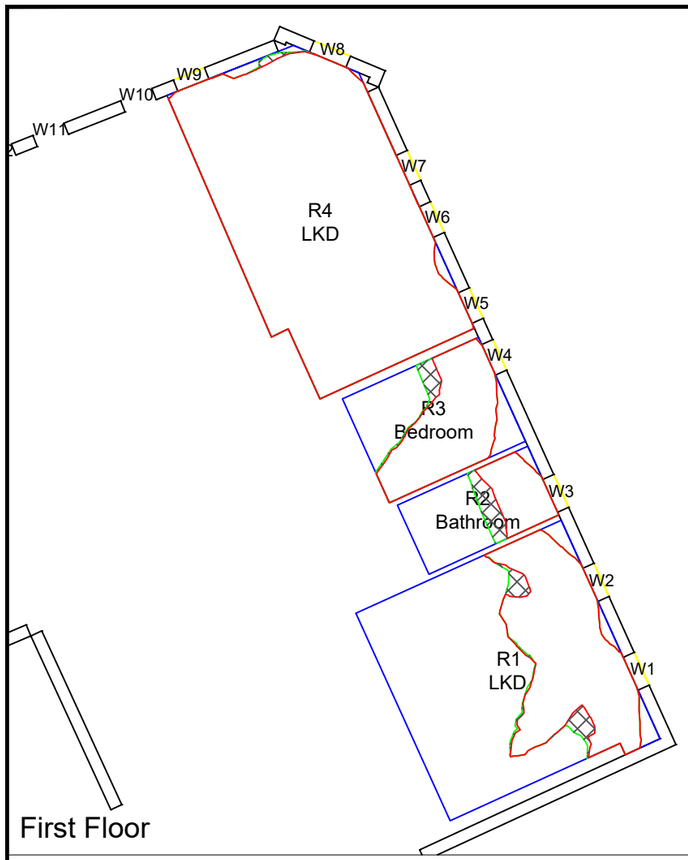
Drawn By	Scale @A3
Mo	N\A

Project No	Date
GIR2019-001	20/09/2022

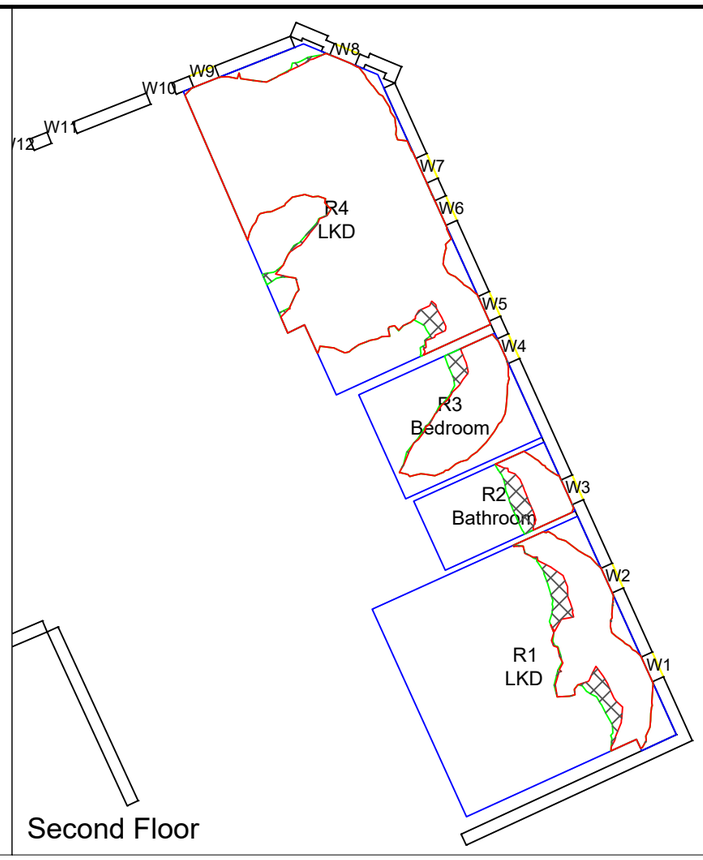
Drawing No	Rev
21-1005	

APPENDIX 2

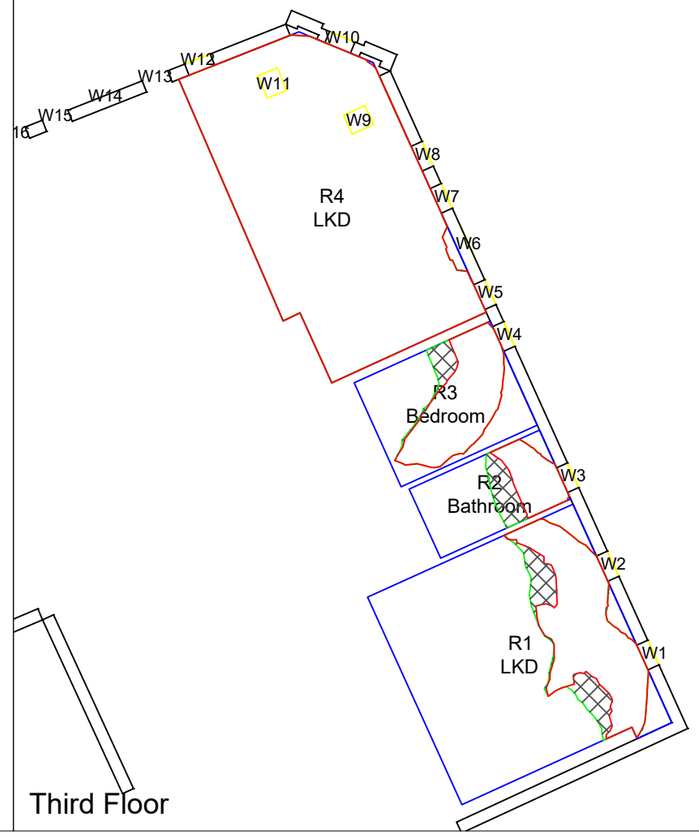
Drawing Nos. GIR2019-001-21-3000 to 3008



First Floor



Second Floor



Third Floor

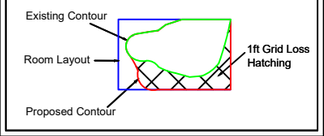
LUMINA
LONDON • LIMITED

9 Heneage Street, Spitalfields, London, E1 5LJ Tel: 0203 6375691

DAYLIGHT

Legend

- Existing Site
- Proposed Scheme
- Analysed Buildings
- Surrounding Buildings



Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

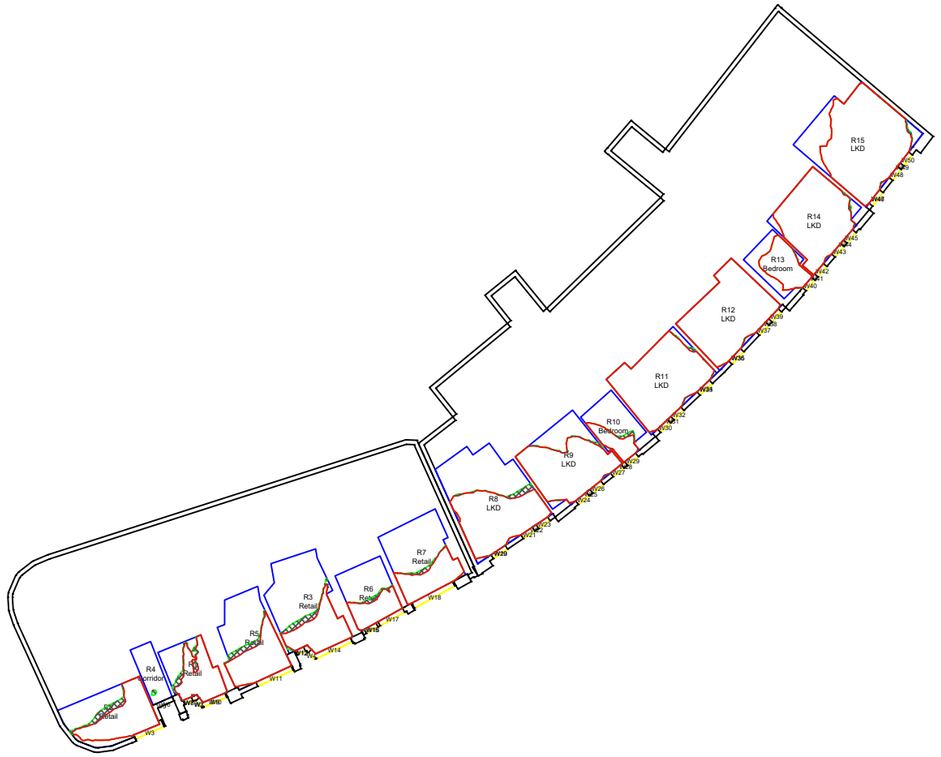
Client
Lawnmist Ltd

Drawing Title
Daylight Analysis
Griffin Building

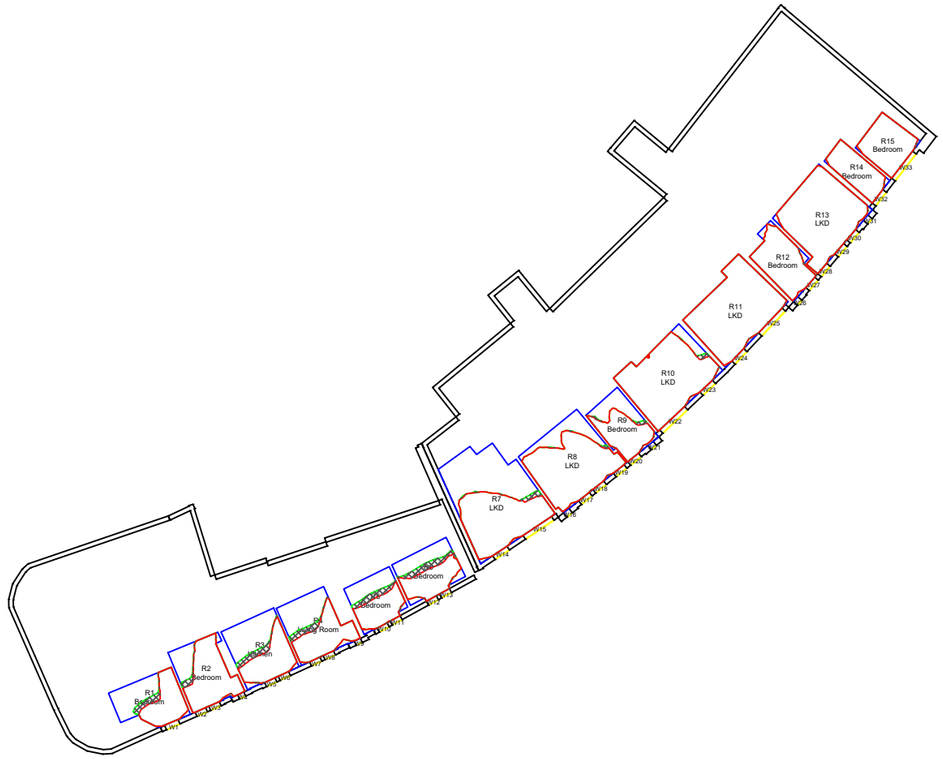
Drawn By	Scale @A3
Mo	1/150

Project No	Date
GIR2019-001	20/09/2022

Drawing No	Rev
21-3000	



Ground Floor



First Floor

Second Floor

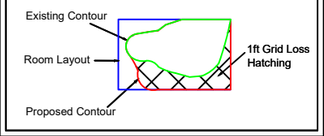
Third Floor

LUMINA
LONDON • LIMITED
9 Heneage Street, Spitalfields, London, E1 5LJ Tel: 0203 6375691

DAYLIGHT

Legend

- Existing Site
- Proposed Scheme
- Analysed Buildings
- Surrounding Buildings



Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

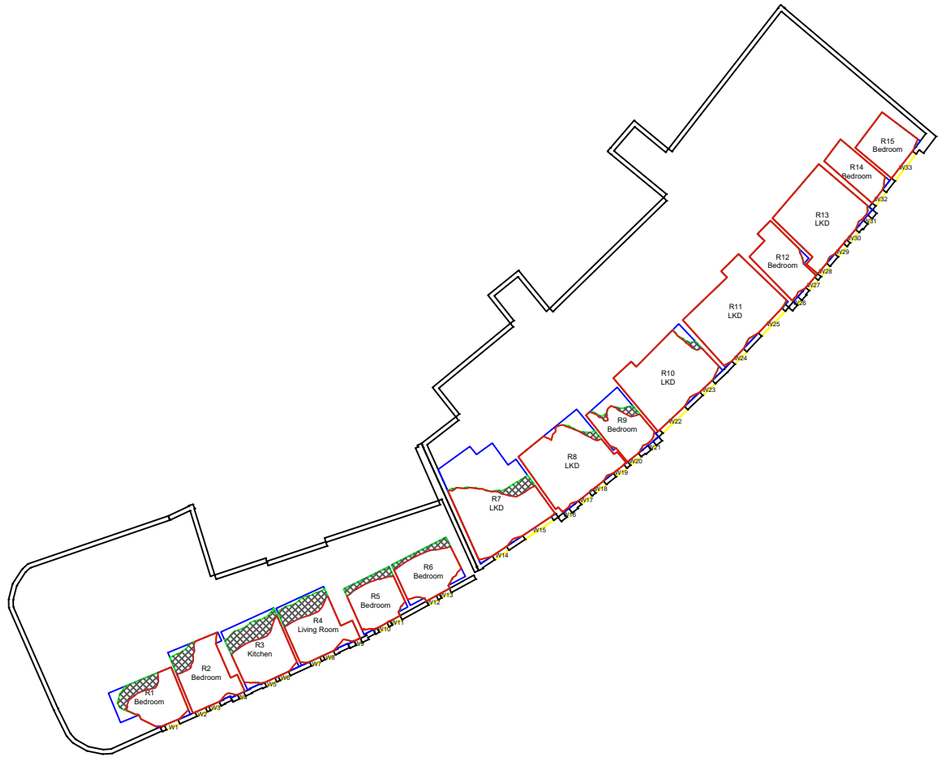
Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

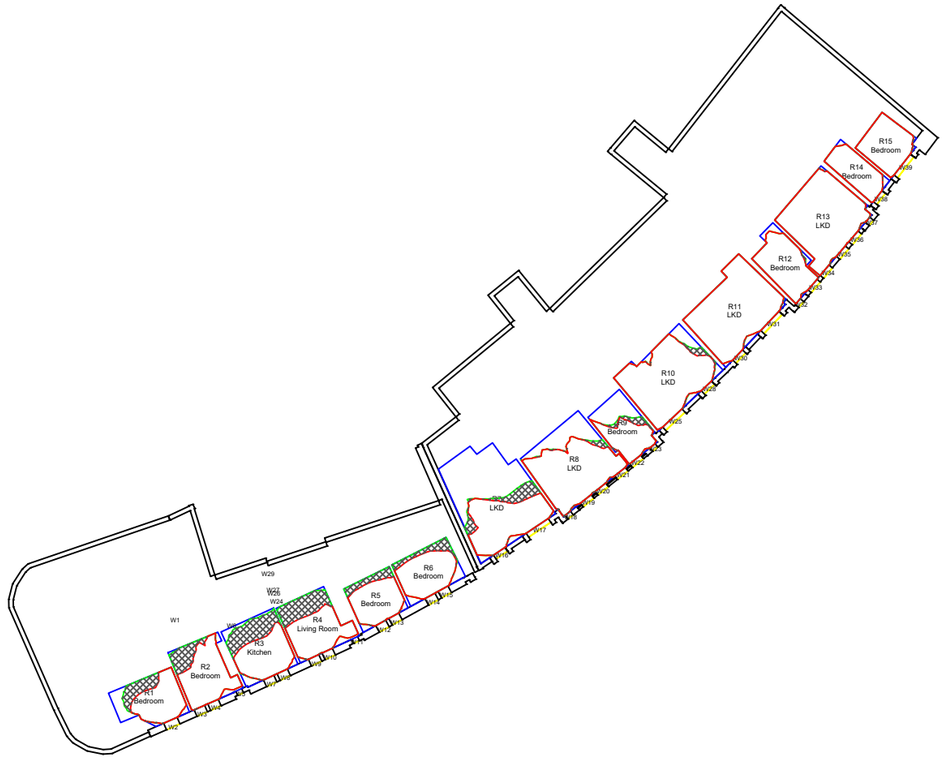
Client
Lawnmist Ltd

Drawing Title
Daylight Analysis
Gray's Inn Buildings

Drawn By	Scale @A3
Mo	1/400
Project No	**Date**
GIR2019-001	20/09/2022
Drawing No	**Rev**
21-3001	



Fourth Floor



Fifth Floor

LUMINA
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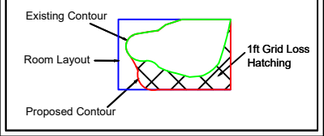
9 Heneage Street, Spitalfields, London, E1 5LJ Tel: 0203 6375691

DAYLIGHT

Legend

- Existing Site
- Proposed Scheme
- Analysed Buildings
- Surrounding Buildings



Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

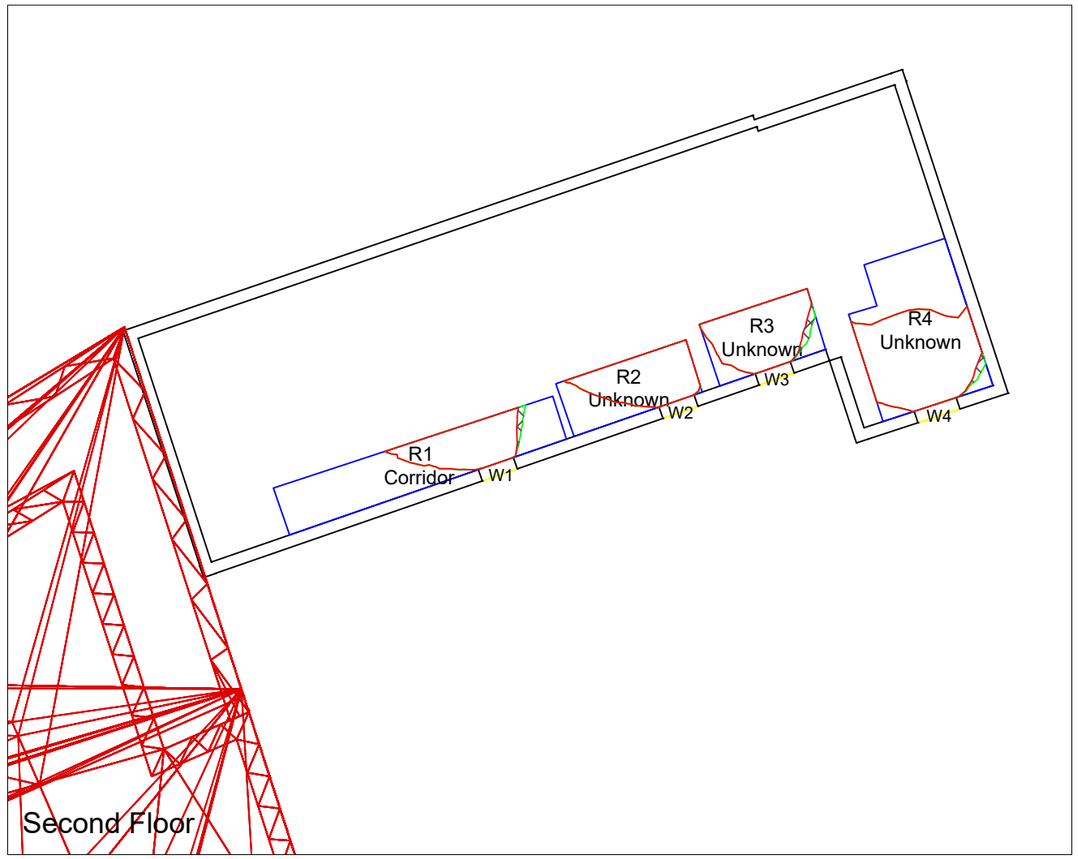
Client
Lawnmist Ltd

Drawing Title
Daylight Analysis
Gray's Inn Buildings

Drawn By	Scale @A3
Mo	1/400

Project No	Date
GIR2019-001	20/09/2022

Drawing No	Rev
21-3002	

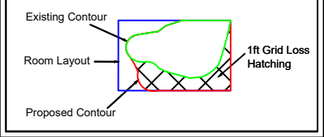


LUMINA
LONDON • LIMITED
9 Heneage Street, Spitalfields, London, E1 5LJ Tel: 0203 6375691

DAYLIGHT

Legend

- Existing Site
- Proposed Scheme
- Analysed Buildings
- Surrounding Buildings



Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

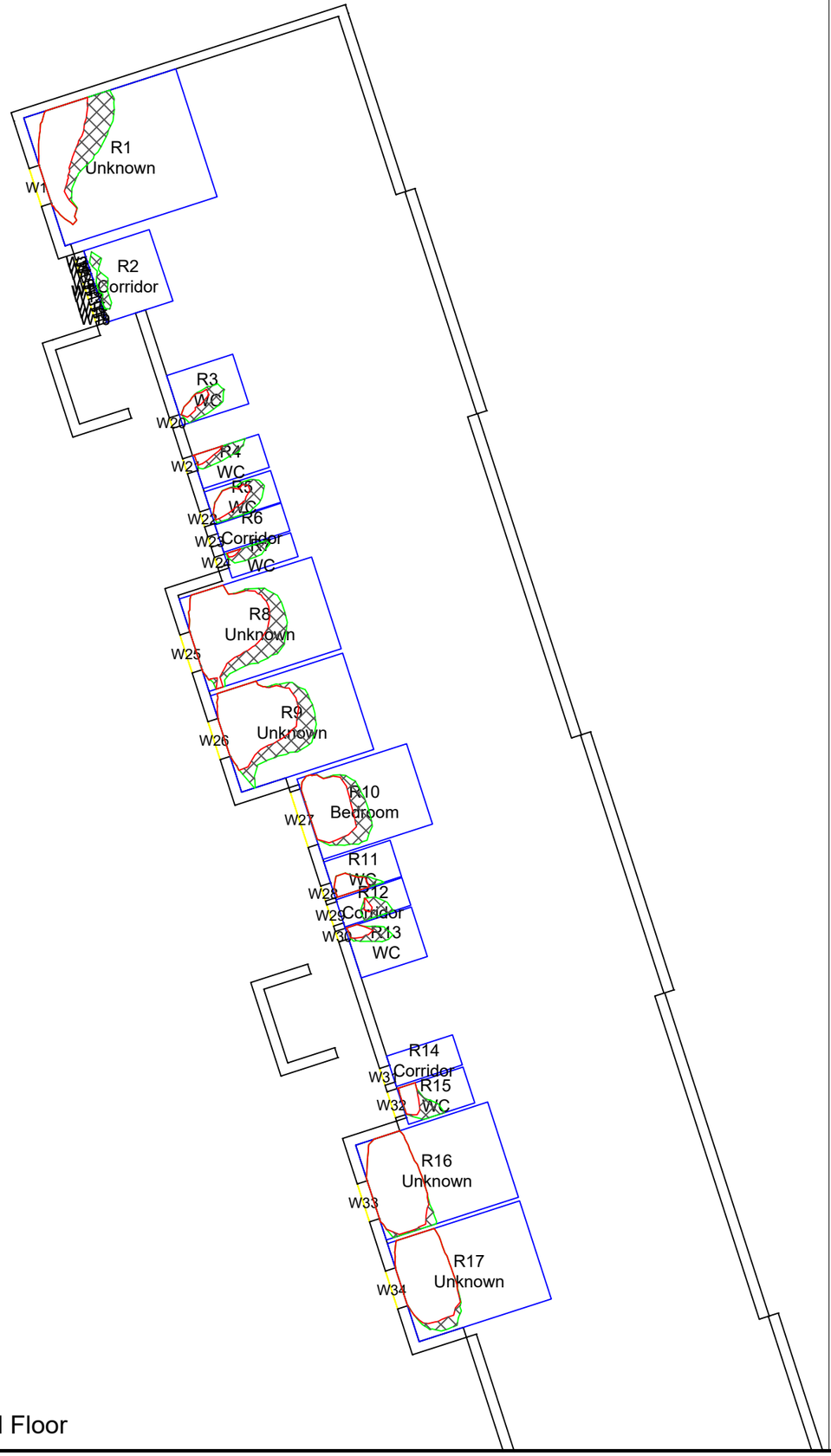
Client
Lawnmist Ltd

Drawing Title
Daylight Analysis
The Griffin PH

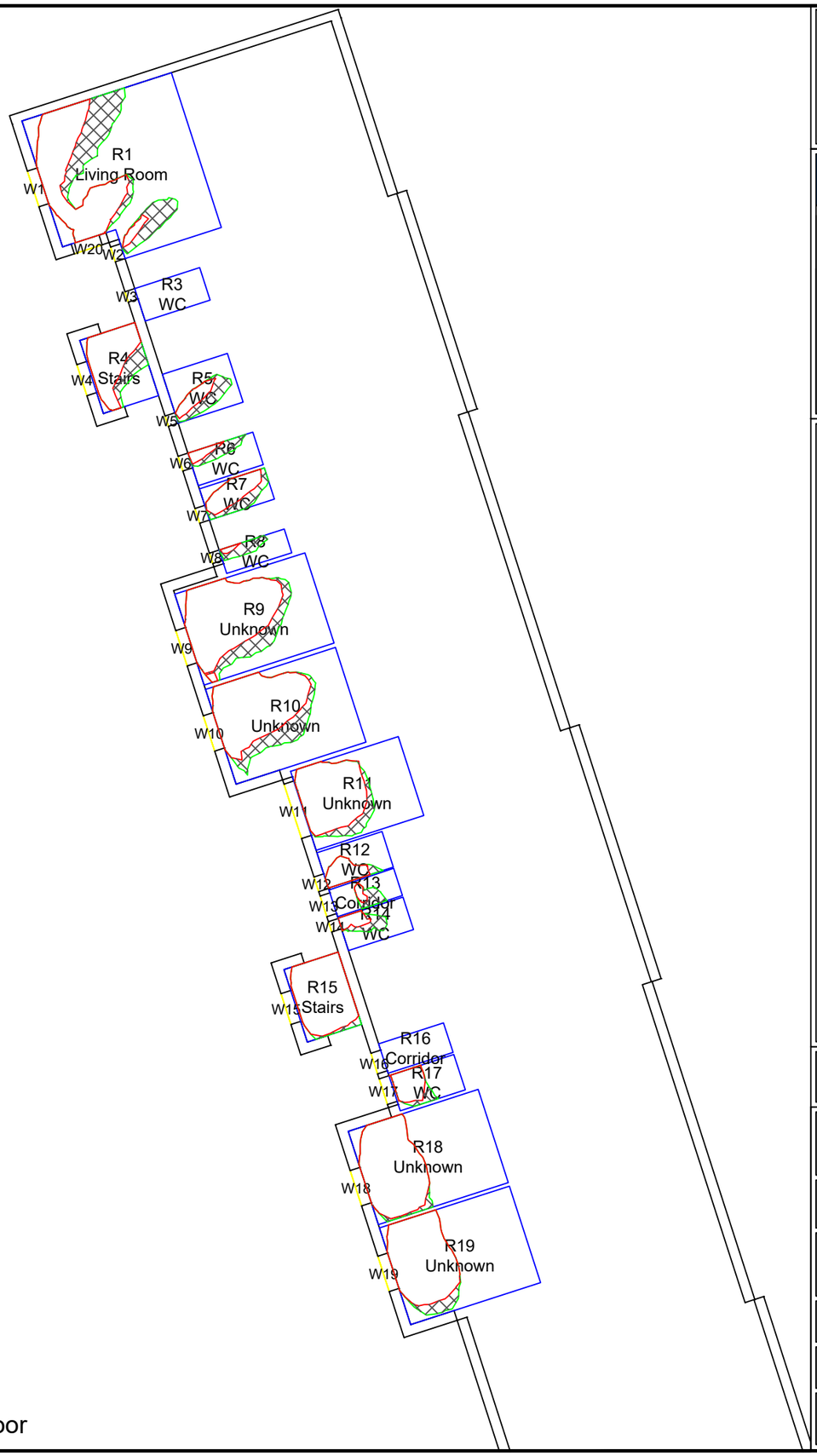
Drawn By	Scale @A3
Mo	1/150

Project No	Date
GIR2019-001	20/09/2022

Drawing No	Rev
21-3003	



Ground Floor



First Floor

LUMINA
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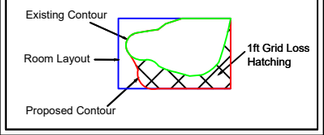
DAYLIGHT

Legend

- Existing Site
- Proposed Scheme
- Analysed Buildings
- Surrounding Buildings



Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

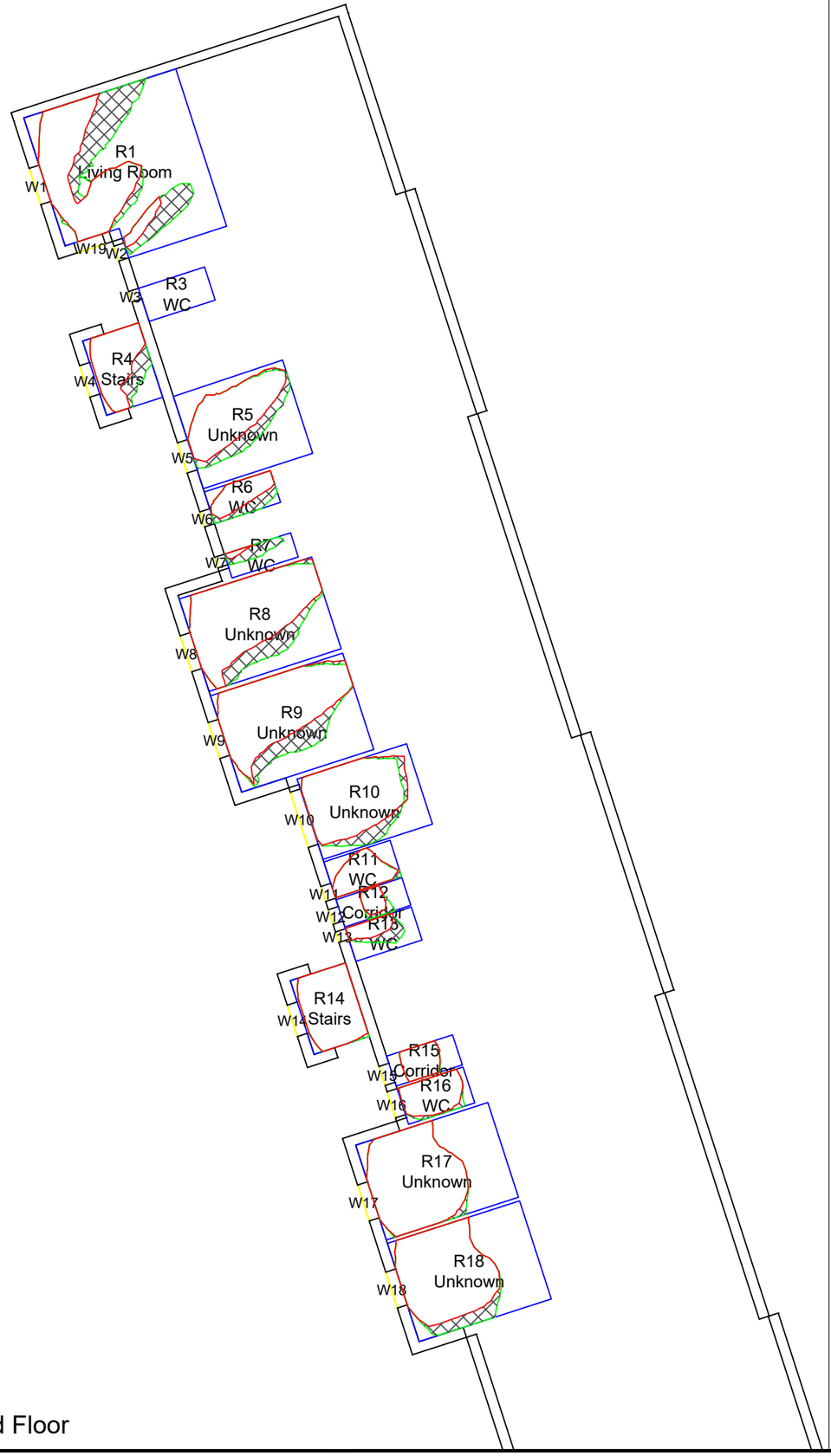
Client
Lawnmist Ltd

Drawing Title
Daylight Analysis
Ledam Building

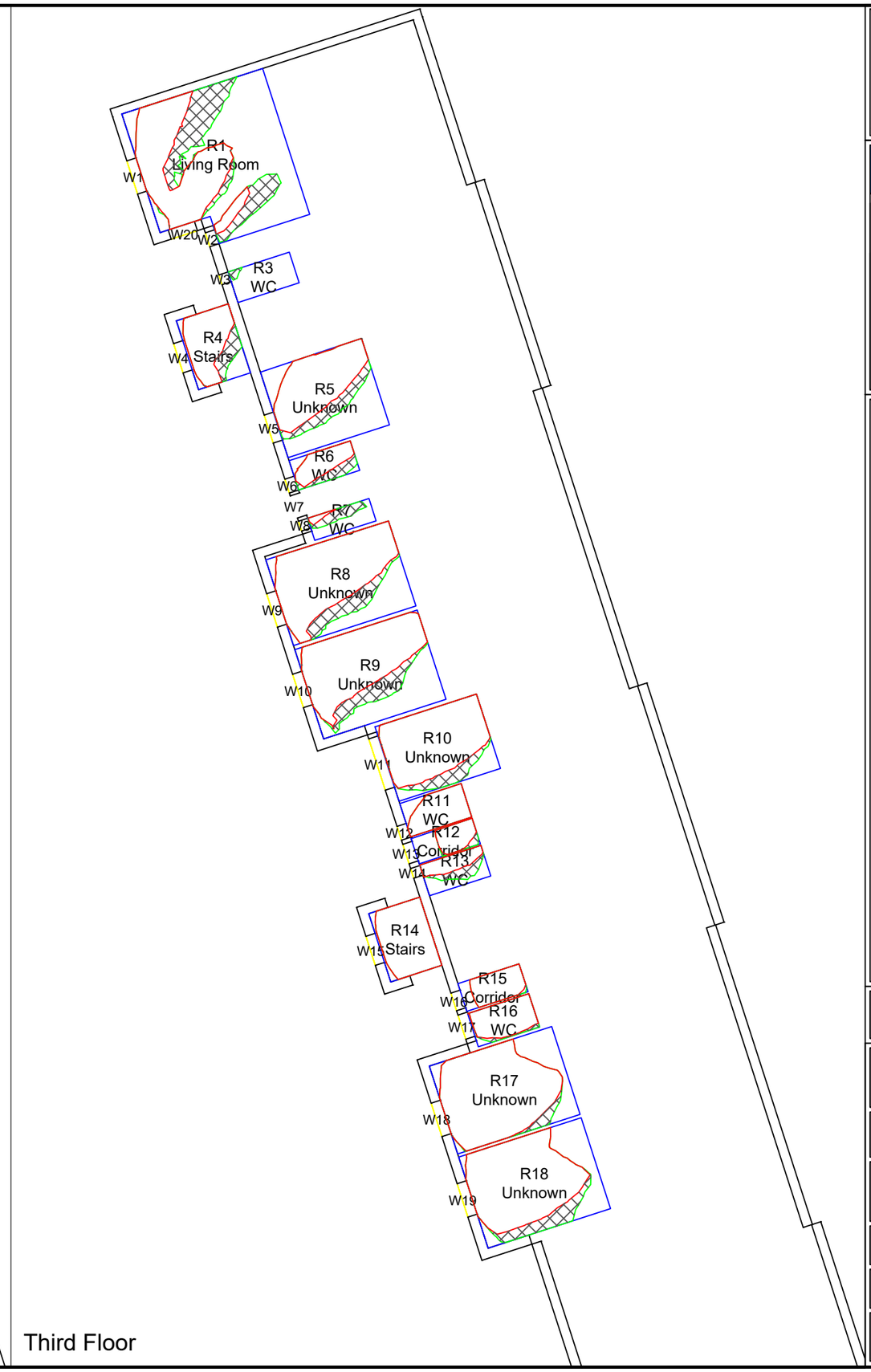
Drawn By	Scale @A3
Mo	1/150

Project No	Date
GIR2019-001	20/09/2022

Drawing No	Rev
21-3004	



Second Floor



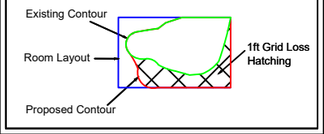
Third Floor

LUMINA
LONDON • LIMITED
9 Heneage Street, Spitalfields, London, E1 5LJ Tel: 0203 6375691

DAYLIGHT

Legend

- Existing Site
- Proposed Scheme
- Analysed Buildings
- Surrounding Buildings



Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

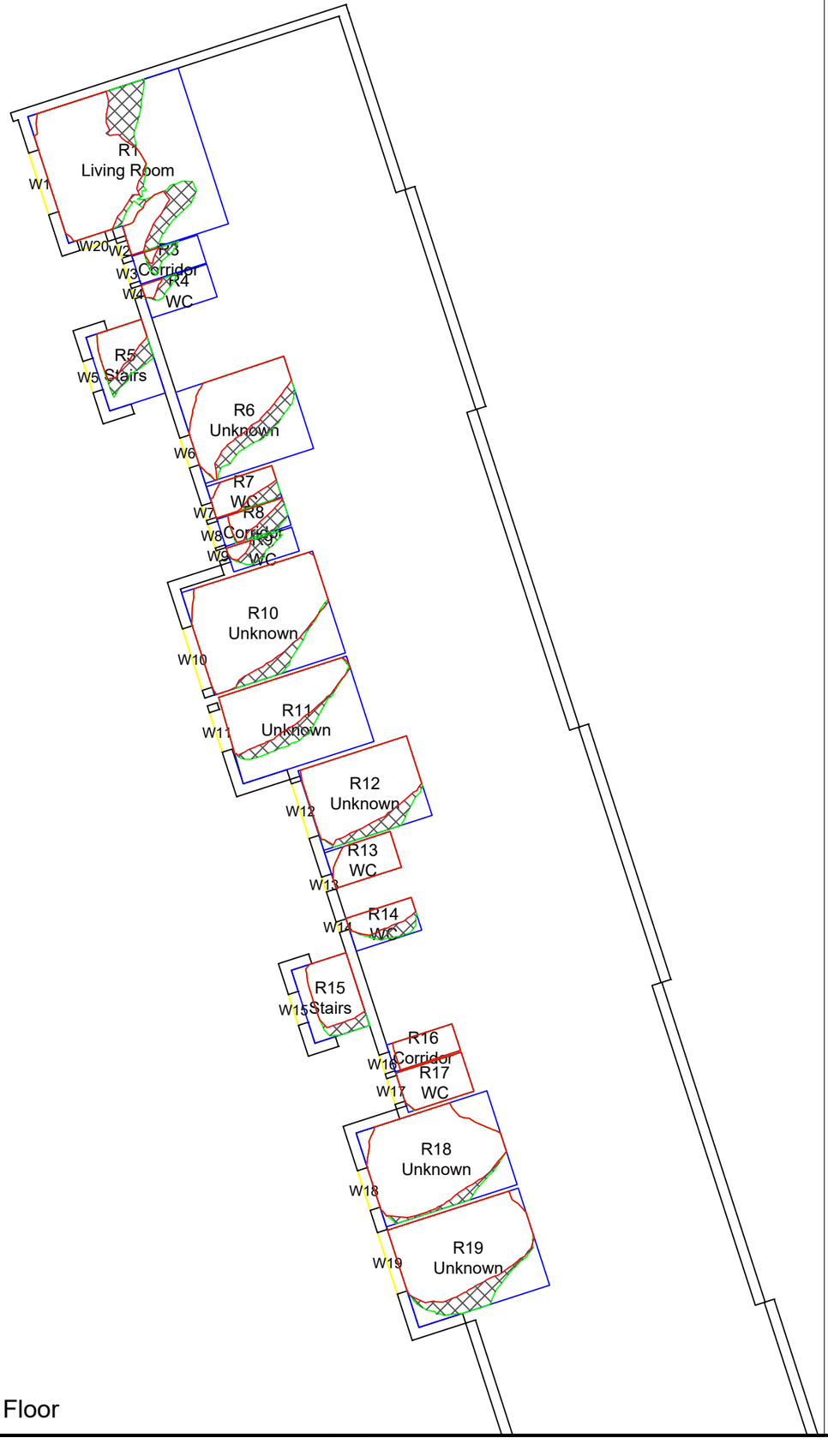
Client
Lawnmist Ltd

Drawing Title
Daylight Analysis
Ledam Building

Drawn By	Scale @A3
Mo	1/150

Project No	Date
GIR2019-001	20/09/2022

Drawing No	Rev
21-3005	



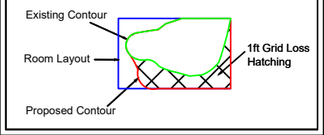
Fourth Floor

LUMINA
LONDON • LIMITED
9 Heneage Street, Spitalfields, London, E1 5LJ Tel: 0203 6375691

DAYLIGHT

Legend

- Existing Site
- Proposed Scheme
- Analysed Buildings
- Surrounding Buildings



Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

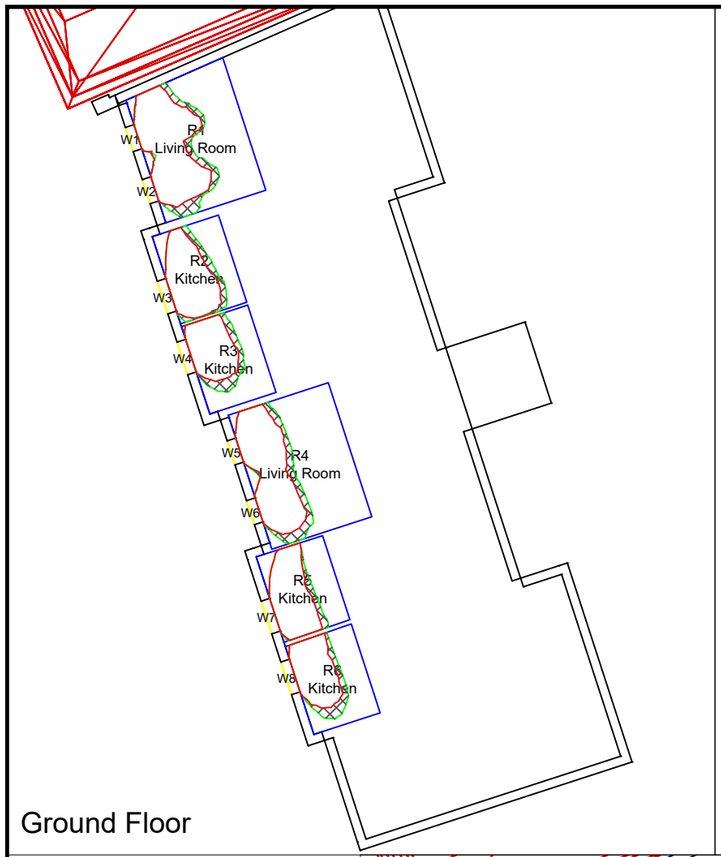
Client
Lawnmist Ltd

Drawing Title
Daylight Analysis
Ledam Building

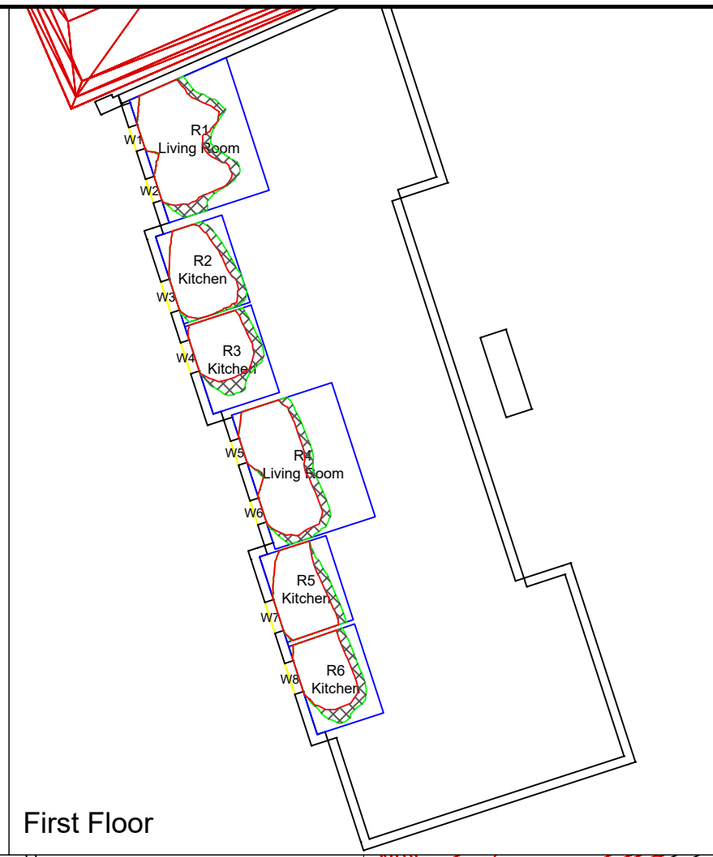
Drawn By	Scale @A3
Mo	1/150

Project No	Date
GIR2019-001	20/09/2022

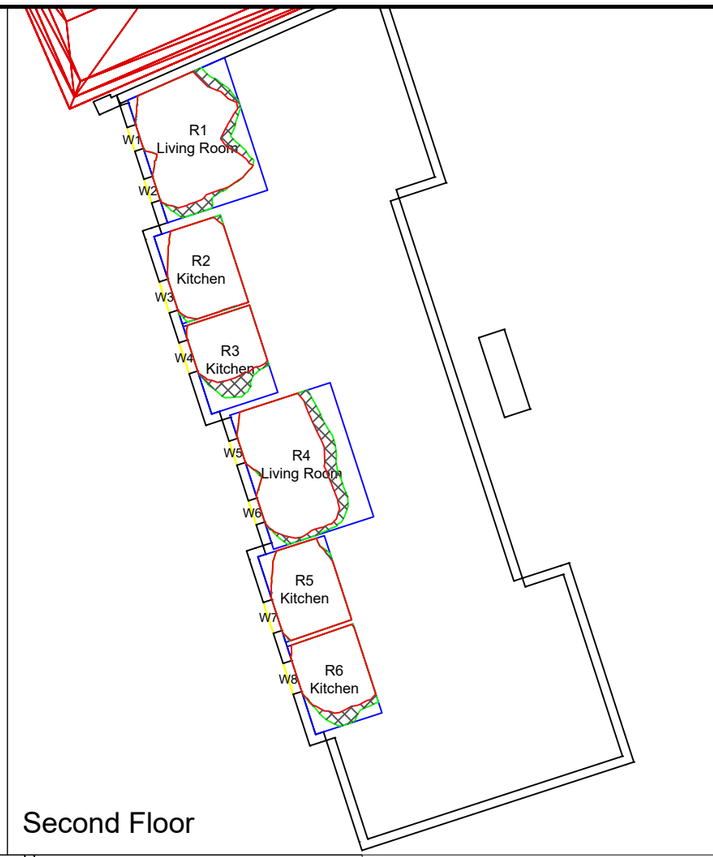
Drawing No	Rev
21-3006	



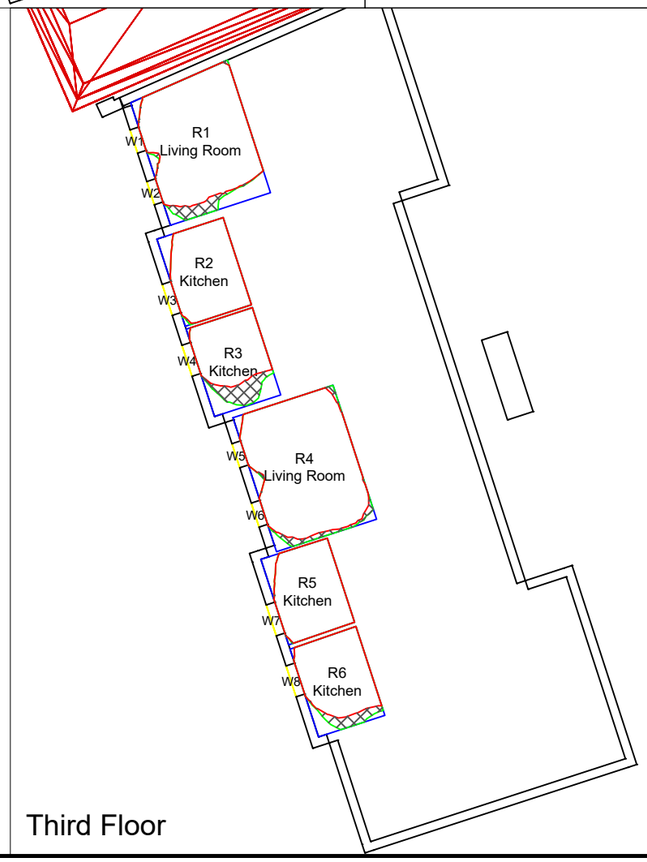
Ground Floor



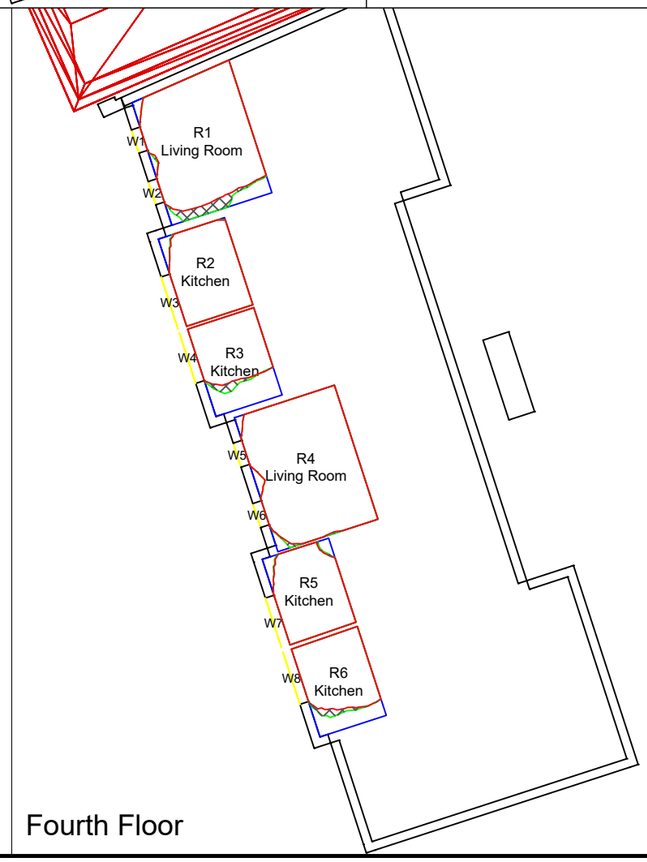
First Floor



Second Floor



Third Floor



Fourth Floor

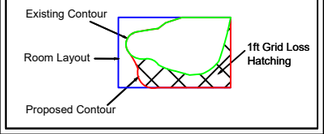
LUMINA
LONDON • LIMITED

9 Heneage Street, Spitalfields, London, E1 5LJ Tel: 0203 6375691

DAYLIGHT

Legend

- Existing Site
- Proposed Scheme
- Analysed Buildings
- Surrounding Buildings



Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

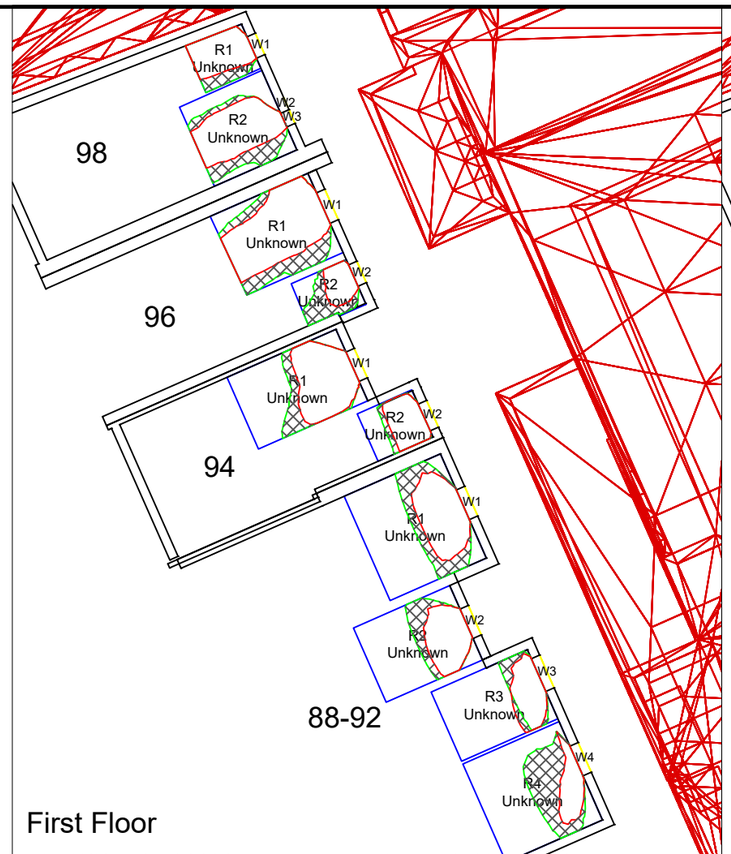
Client
Lawnmist Ltd

Drawing Title
Daylight Analysis
Shene Buildings

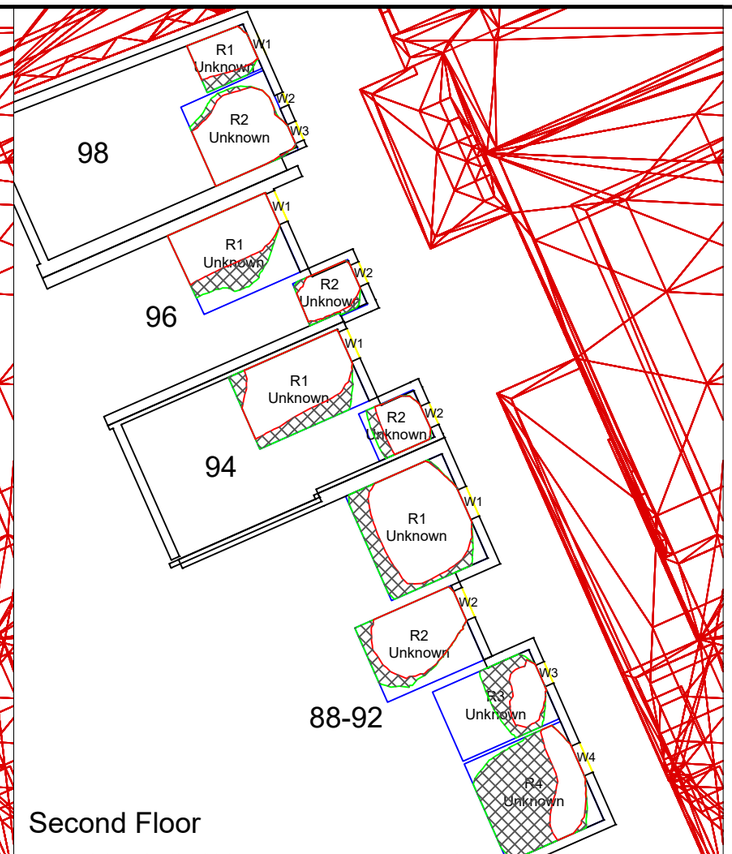
Drawn By	Scale @A3
Mo	1/200

Project No	Date
GIR2019-001	20/09/2022

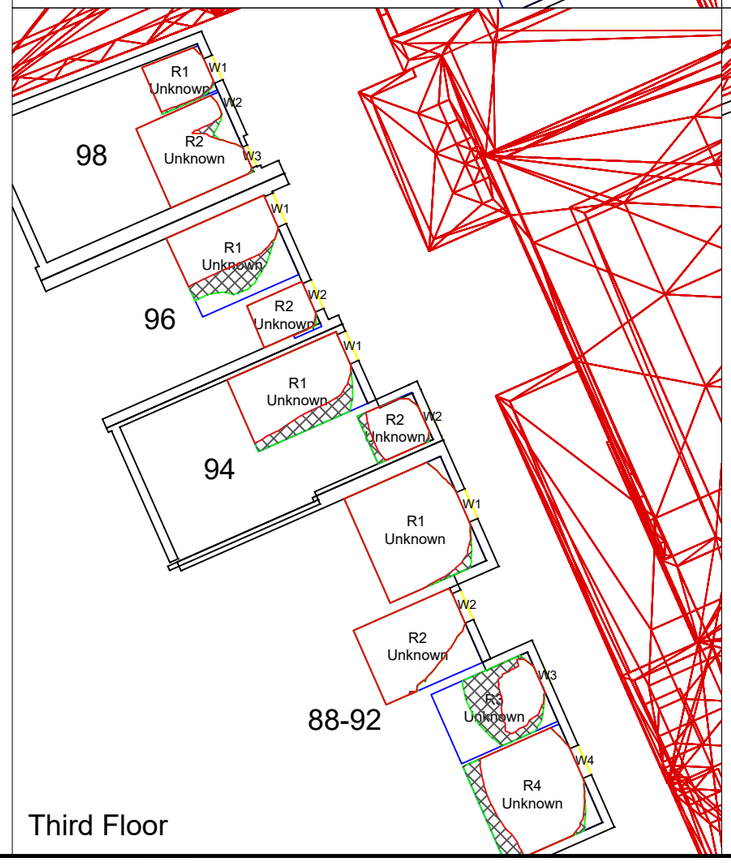
Drawing No	Rev
21-3007	



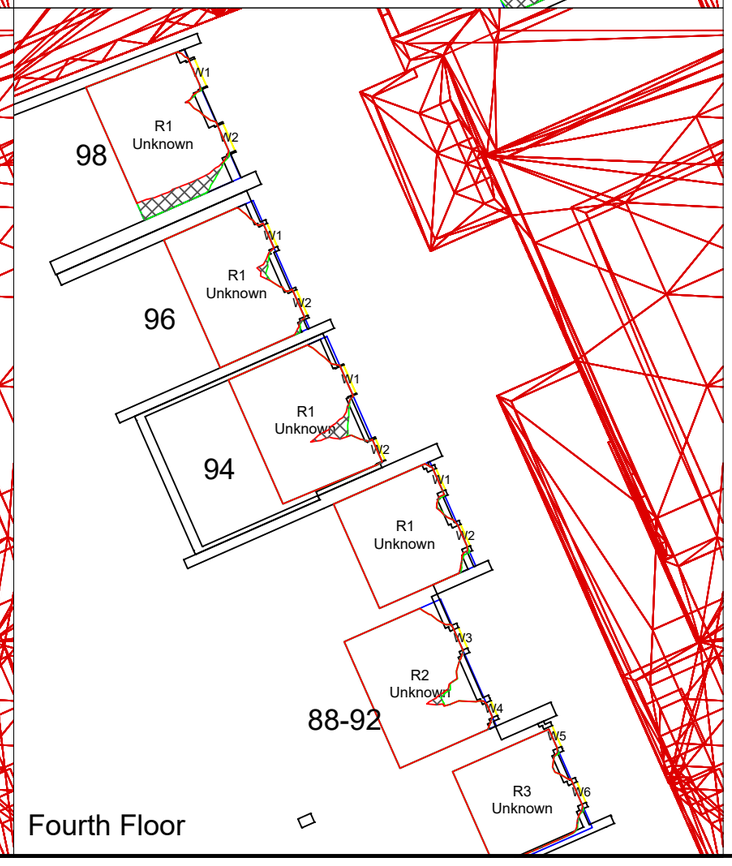
First Floor



Second Floor



Third Floor



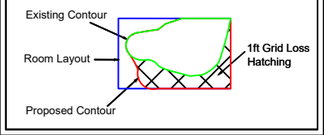
Fourth Floor

LUMINA
LONDON • LIMITED
9 Heneage Street, Spitalfields, London, E1 5LJ Tel: 0203 6375691

DAYLIGHT

Legend

- Existing Site
- Proposed Scheme
- Analysed Buildings
- Surrounding Buildings



Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

Client
Lawnmist Ltd

Drawing Title
Daylight Analysis
88-98 Gray's Inn Road

Drawn By	Scale @A3
Mo	1/200
Project No	**Date**
GIR2019-001	20/09/2022
Drawing No	**Rev**
21-3008	

APPENDIX 3

Vertical Sky Component Table

Proj: GIR2019-001
Rel: 21
Date: 20/09/2022

VSC Analysis
100 Grays Inn Road

LUMINA

			EXISTING	PROPOSED	LOSS	%LOSS
ROOM	Window	Room Use	VSC	VSC	VSC	VSC
Griffin Building						
First						
R1	W1	LKD	16.69	14.62	2.07	12.40%
R1	W2	LKD	16.80	14.70	2.10	12.50%
R3	W4	Bedroom	18.82	16.77	2.05	10.89%
R4	W5	LKD	19.44	17.50	1.94	9.98%
R4	W6	LKD	20.71	18.84	1.87	9.03%
R4	W7	LKD	21.44	19.71	1.73	8.07%
R4	W8	LKD	27.49	27.07	0.42	1.53%
R4	W9	LKD	29.01	29.01	0.00	0.00%
Second						
R1	W1	LKD	20.45	17.59	2.86	13.99%
R1	W2	LKD	20.57	17.68	2.89	14.05%
R3	W4	Bedroom	22.38	19.67	2.71	12.11%
R4	W5	LKD	22.89	20.24	2.65	11.58%
R4	W6	LKD	24.16	21.73	2.43	10.06%
R4	W7	LKD	24.74	22.41	2.33	9.42%
R4	W8	LKD	29.97	29.40	0.57	1.90%
R4	W9	LKD	32.37	32.37	0.00	0.00%
Third						
R1	W1	LKD	23.30	19.55	3.75	16.09%
R1	W2	LKD	23.36	19.55	3.81	16.31%
R3	W4	Bedroom	25.02	21.48	3.54	14.15%
R4	W5	LKD	25.54	22.10	3.44	13.47%
R4	W6	LKD	27.74	23.96	3.78	13.63%
R4	W7	LKD	26.67	23.54	3.13	11.74%
R4	W8	LKD	27.11	24.12	2.99	11.03%
R4	W9	LKD	63.73	59.89	3.84	6.03%
R4	W10	LKD	31.49	30.71	0.78	2.48%
R4	W11	LKD	69.12	68.59	0.53	0.77%
R4	W12	LKD	34.65	34.65	0.00	0.00%
Gray's Inn Buildings						
Ground						
R8	W19	LKD	17.56	15.84	1.72	9.79%
R8	W20	LKD	17.56	16.00	1.56	8.88%
R8	W21	LKD	19.01	17.51	1.50	7.89%
R8	W22	LKD	19.65	18.01	1.64	8.35%
R8	W23	LKD	18.07	16.63	1.44	7.97%
R9	W24	LKD	20.11	18.78	1.33	6.61%
R9	W25	LKD	21.26	19.84	1.42	6.68%
R9	W26	LKD	20.69	19.39	1.30	6.28%
R9	W27	LKD	21.14	19.92	1.22	5.77%
R10	W29	Bedroom	21.15	19.96	1.19	5.63%
R11	W30	LKD	21.16	20.24	0.92	4.35%
R11	W31	LKD	23.00	22.05	0.95	4.13%
R11	W32	LKD	22.52	21.55	0.97	4.31%
R11	W33	LKD	24.50	23.54	0.96	3.92%
R11	W34	LKD	23.36	22.48	0.88	3.77%

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VSC Analysis
100 Grays Inn Road

LUMINA

			EXISTING	PROPOSED	LOSS	%LOSS
ROOM	Window	Room Use	VSC	VSC	VSC	VSC
R12	W35	LKD	25.20	24.40	0.80	3.17%
R12	W36	LKD	23.91	23.17	0.74	3.09%
R12	W37	LKD	23.72	23.06	0.66	2.78%
R12	W38	LKD	24.32	23.62	0.70	2.88%
R12	W39	LKD	22.48	21.86	0.62	2.76%
R13	W40	Bedroom	23.74	23.21	0.53	2.23%
R14	W42	LKD	23.81	23.28	0.53	2.23%
R14	W43	LKD	23.56	23.05	0.51	2.16%
R14	W44	LKD	24.41	23.87	0.54	2.21%
R14	W45	LKD	23.10	22.59	0.51	2.21%
R15	W46	LKD	21.73	21.40	0.33	1.52%
R15	W47	LKD	22.21	21.95	0.26	1.17%
R15	W48	LKD	22.24	21.83	0.41	1.84%
R15	W49	LKD	22.77	22.35	0.42	1.84%
R15	W50	LKD	20.76	20.35	0.41	1.97%
First						
R1	W1	Bedroom	24.45	22.43	2.02	8.26%
R2	W2	Bedroom	23.69	21.60	2.09	8.82%
R2	W3	Bedroom	23.40	21.28	2.12	9.06%
R2	W4	Bedroom	22.94	20.74	2.20	9.59%
R3	W5	Kitchen	22.33	20.10	2.23	9.99%
R3	W6	Kitchen	22.12	19.84	2.28	10.31%
R4	W7	Living Room	21.73	19.44	2.29	10.54%
R4	W8	Living Room	21.61	19.29	2.32	10.74%
R4	W9	Living Room	21.46	19.13	2.33	10.86%
R5	W10	Bedroom	21.18	18.85	2.33	11.00%
R5	W11	Bedroom	21.18	18.86	2.32	10.95%
R6	W12	Bedroom	21.21	18.92	2.29	10.80%
R6	W13	Bedroom	21.26	18.98	2.28	10.72%
R7	W14	LKD	21.70	19.67	2.03	9.35%
R7	W15	LKD	22.01	20.07	1.94	8.81%
R8	W16	LKD	22.95	21.15	1.80	7.84%
R8	W17	LKD	23.23	21.51	1.72	7.40%
R8	W18	LKD	23.64	21.98	1.66	7.02%
R8	W19	LKD	24.11	22.56	1.55	6.43%
R9	W20	Bedroom	24.38	22.86	1.52	6.23%
R9	W21	Bedroom	24.93	23.51	1.42	5.70%
R10	W22	LKD	25.43	24.17	1.26	4.95%
R10	W23	LKD	26.49	25.38	1.11	4.19%
R11	W24	LKD	27.20	26.29	0.91	3.35%
R11	W25	LKD	26.99	26.20	0.79	2.93%
R12	W26	Bedroom	27.50	26.82	0.68	2.47%
R12	W27	Bedroom	27.27	26.63	0.64	2.35%
R13	W28	LKD	27.21	26.58	0.63	2.32%
R13	W29	LKD	27.01	26.41	0.60	2.22%
R13	W30	LKD	26.72	26.13	0.59	2.21%
R13	W31	LKD	26.61	26.04	0.57	2.14%
R14	W32	Bedroom	25.54	25.12	0.42	1.64%
R15	W33	Bedroom	25.55	25.08	0.47	1.84%

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VSC Analysis
100 Grays Inn Road

LUMINA

			EXISTING	PROPOSED	LOSS	%LOSS
ROOM	Window	Room Use	VSC	VSC	VSC	VSC
Second						
R1	W1	Bedroom	26.80	24.40	2.40	8.96%
R2	W2	Bedroom	26.11	23.59	2.52	9.65%
R2	W3	Bedroom	25.86	23.29	2.57	9.94%
R2	W4	Bedroom	25.44	22.76	2.68	10.53%
R3	W5	Kitchen	24.88	22.14	2.74	11.01%
R3	W6	Kitchen	24.68	21.89	2.79	11.30%
R4	W7	Living Room	24.33	21.50	2.83	11.63%
R4	W8	Living Room	24.21	21.36	2.85	11.77%
R4	W9	Living Room	24.09	21.21	2.88	11.96%
R5	W10	Bedroom	23.83	20.95	2.88	12.09%
R5	W11	Bedroom	23.84	20.97	2.87	12.04%
R6	W12	Bedroom	23.88	21.05	2.83	11.85%
R6	W13	Bedroom	23.93	21.11	2.82	11.78%
R7	W14	LKD	23.98	21.52	2.46	10.26%
R7	W15	LKD	24.25	21.93	2.32	9.57%
R8	W16	LKD	25.26	23.09	2.17	8.59%
R8	W17	LKD	25.50	23.44	2.06	8.08%
R8	W18	LKD	25.90	23.92	1.98	7.64%
R8	W19	LKD	26.38	24.52	1.86	7.05%
R9	W20	Bedroom	26.67	24.86	1.81	6.79%
R9	W21	Bedroom	27.26	25.57	1.69	6.20%
R10	W22	LKD	27.69	26.22	1.47	5.31%
R10	W23	LKD	28.78	27.49	1.29	4.48%
R11	W24	LKD	29.51	28.46	1.05	3.56%
R11	W25	LKD	29.34	28.42	0.92	3.14%
R12	W26	Bedroom	29.93	29.16	0.77	2.57%
R12	W27	Bedroom	29.69	28.97	0.72	2.43%
R13	W28	LKD	29.65	28.95	0.70	2.36%
R13	W29	LKD	29.47	28.80	0.67	2.27%
R13	W30	LKD	29.21	28.55	0.66	2.26%
R13	W31	LKD	29.17	28.56	0.61	2.09%
R14	W32	Bedroom	28.03	27.57	0.46	1.64%
R15	W33	Bedroom	28.08	27.58	0.50	1.78%
Third						
R1	W1	Bedroom	29.35	26.52	2.83	9.64%
R2	W2	Bedroom	28.74	25.77	2.97	10.33%
R2	W3	Bedroom	28.50	25.47	3.03	10.63%
R2	W4	Bedroom	28.16	24.98	3.18	11.29%
R3	W5	Kitchen	27.65	24.40	3.25	11.75%
R3	W6	Kitchen	27.47	24.16	3.31	12.05%
R4	W7	Living Room	27.16	23.79	3.37	12.41%
R4	W8	Living Room	27.07	23.66	3.41	12.60%
R4	W9	Living Room	26.96	23.53	3.43	12.72%
R5	W10	Bedroom	26.72	23.30	3.42	12.80%
R5	W11	Bedroom	26.73	23.31	3.42	12.79%
R6	W12	Bedroom	26.77	23.40	3.37	12.59%
R6	W13	Bedroom	26.82	23.47	3.35	12.49%
R7	W14	LKD	26.35	23.46	2.89	10.97%
R7	W15	LKD	26.55	23.82	2.73	10.28%
R8	W16	LKD	27.65	25.11	2.54	9.19%
R8	W17	LKD	27.80	25.39	2.41	8.67%
R8	W18	LKD	28.17	25.85	2.32	8.24%
R8	W19	LKD	28.62	26.45	2.17	7.58%
R9	W20	Bedroom	28.90	26.81	2.09	7.23%
R9	W21	Bedroom	29.54	27.60	1.94	6.57%

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VSC Analysis
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LUMINA

			EXISTING	PROPOSED	LOSS	%LOSS
ROOM	Window	Room Use	VSC	VSC	VSC	VSC
R10	W22	LKD	29.80	28.11	1.69	5.67%
R10	W23	LKD	30.90	29.44	1.46	4.72%
R11	W24	LKD	31.61	30.42	1.19	3.76%
R11	W25	LKD	31.49	30.48	1.01	3.21%
R12	W26	Bedroom	32.25	31.39	0.86	2.67%
R12	W27	Bedroom	31.97	31.17	0.80	2.50%
R13	W28	LKD	31.95	31.17	0.78	2.44%
R13	W29	LKD	31.81	31.08	0.73	2.29%
R13	W30	LKD	31.60	30.90	0.70	2.22%
R13	W31	LKD	31.69	31.03	0.66	2.08%
R14	W32	Bedroom	30.38	29.90	0.48	1.58%
R15	W33	Bedroom	30.56	30.04	0.52	1.70%
Fourth						
R1	W1	Bedroom	31.24	28.04	3.20	10.24%
R2	W2	Bedroom	30.75	27.37	3.38	10.99%
R2	W3	Bedroom	30.45	26.99	3.46	11.36%
R2	W4	Bedroom	30.09	26.47	3.62	12.03%
R3	W5	Kitchen	29.88	26.16	3.72	12.45%
R3	W6	Kitchen	29.75	25.96	3.79	12.74%
R4	W7	Living Room	29.42	25.57	3.85	13.09%
R4	W8	Living Room	29.29	25.40	3.89	13.28%
R4	W9	Living Room	29.14	25.22	3.92	13.45%
R5	W10	Bedroom	28.90	24.99	3.91	13.53%
R5	W11	Bedroom	28.97	25.07	3.90	13.46%
R6	W12	Bedroom	29.07	25.22	3.85	13.24%
R6	W13	Bedroom	29.13	25.30	3.83	13.15%
R7	W14	LKD	27.89	24.60	3.29	11.80%
R7	W15	LKD	27.91	24.80	3.11	11.14%
R8	W16	LKD	29.06	26.16	2.90	9.98%
R8	W17	LKD	29.02	26.27	2.75	9.48%
R8	W18	LKD	29.36	26.72	2.64	8.99%
R8	W19	LKD	29.78	27.32	2.46	8.26%
R9	W20	Bedroom	30.03	27.66	2.37	7.89%
R9	W21	Bedroom	30.65	28.46	2.19	7.15%
R10	W22	LKD	30.68	28.80	1.88	6.13%
R10	W23	LKD	31.77	30.17	1.60	5.04%
R11	W24	LKD	32.46	31.18	1.28	3.94%
R11	W25	LKD	32.25	31.17	1.08	3.35%
R12	W26	Bedroom	33.07	32.16	0.91	2.75%
R12	W27	Bedroom	32.92	32.08	0.84	2.55%
R13	W28	LKD	32.94	32.13	0.81	2.46%
R13	W29	LKD	32.84	32.08	0.76	2.31%
R13	W30	LKD	32.67	31.94	0.73	2.23%
R13	W31	LKD	33.00	32.33	0.67	2.03%
R14	W32	Bedroom	31.47	30.98	0.49	1.56%
R15	W33	Bedroom	31.93	31.40	0.53	1.66%

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LUMINA

			EXISTING	PROPOSED	LOSS	%LOSS
ROOM	Window	Room Use	VSC	VSC	VSC	VSC
Fifth						
R1	W2	Bedroom	34.15	30.71	3.44	10.07%
R2	W3	Bedroom	33.74	30.08	3.66	10.85%
R2	W4	Bedroom	33.65	29.90	3.75	11.14%
R2	W5	Bedroom	32.63	28.71	3.92	12.01%
R3	W7	Kitchen	33.16	29.09	4.07	12.27%
R3	W8	Kitchen	32.97	28.83	4.14	12.56%
R4	W9	Living Room	32.75	28.52	4.23	12.92%
R4	W10	Living Room	32.76	28.49	4.27	13.03%
R4	W11	Living Room	32.55	28.25	4.30	13.21%
R5	W12	Bedroom	32.53	28.24	4.29	13.19%
R5	W13	Bedroom	32.50	28.22	4.28	13.17%
R6	W14	Bedroom	32.59	28.38	4.21	12.92%
R6	W15	Bedroom	32.63	28.45	4.18	12.81%
R7	W16	LKD	25.36	21.77	3.59	14.16%
R7	W17	LKD	27.97	24.59	3.38	12.08%
R8	W18	LKD	30.99	27.86	3.13	10.10%
R8	W19	LKD	31.05	28.10	2.95	9.50%
R8	W20	LKD	31.28	28.43	2.85	9.11%
R8	W21	LKD	31.60	28.94	2.66	8.42%
R9	W22	Bedroom	31.88	29.36	2.52	7.90%
R9	W23	Bedroom	32.38	30.06	2.32	7.16%
R10	W25	LKD	31.71	29.73	1.98	6.24%
R10	W28	LKD	31.11	29.44	1.67	5.37%
R11	W30	LKD	32.03	30.72	1.31	4.09%
R11	W31	LKD	32.77	31.66	1.11	3.39%
R12	W32	Bedroom	34.99	34.06	0.93	2.66%
R12	W33	Bedroom	34.81	33.95	0.86	2.47%
R13	W34	LKD	34.79	33.96	0.83	2.39%
R13	W35	LKD	34.75	33.98	0.77	2.22%
R13	W36	LKD	34.73	34.00	0.73	2.10%
R13	W37	LKD	34.97	34.29	0.68	1.94%
R14	W38	Bedroom	31.08	30.68	0.40	1.29%
R15	W39	Bedroom	33.19	32.66	0.53	1.60%
The Griffin PH						
Second						
R4	W4	Unknown	20.02	18.58	1.44	7.19%
Ledam Building						
Ground						
R1	W1	Unknown	10.50	7.47	3.03	28.86%
R8	W25	Unknown	15.09	11.68	3.41	22.60%
R9	W26	Unknown	15.25	11.93	3.32	21.77%
R10	W27	Bedroom	3.66	2.03	1.63	44.54%
R16	W33	Unknown	13.56	12.44	1.12	8.26%
R17	W34	Unknown	13.45	12.62	0.83	6.17%

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LUMINA

			EXISTING	PROPOSED	LOSS	%LOSS
ROOM	Window	Room Use	VSC	VSC	VSC	VSC
First						
R1	W1	Living Room	13.00	9.35	3.65	28.08%
R1	W2	Living Room	3.32	1.11	2.21	66.57%
R1	W20	Living Room	4.98	3.65	1.33	26.71%
R9	W9	Unknown	17.90	14.38	3.52	19.66%
R10	W10	Unknown	18.08	14.69	3.39	18.75%
R11	W11	Unknown	5.47	3.83	1.64	29.98%
R18	W18	Unknown	17.06	15.69	1.37	8.03%
R19	W19	Unknown	17.09	15.96	1.13	6.61%
Second						
R1	W1	Living Room	15.62	11.43	4.19	26.82%
R1	W2	Living Room	4.22	1.68	2.54	60.19%
R1	W19	Living Room	5.84	4.45	1.39	23.80%
R5	W5	Unknown	7.22	5.00	2.22	30.75%
R8	W8	Unknown	21.14	17.61	3.53	16.70%
R9	W9	Unknown	21.50	18.07	3.43	15.95%
R10	W10	Unknown	8.47	6.68	1.79	21.13%
R17	W17	Unknown	21.74	19.89	1.85	8.51%
R18	W18	Unknown	21.96	20.27	1.69	7.70%
Third						
R1	W1	Living Room	17.88	13.36	4.52	25.28%
R1	W2	Living Room	4.46	1.82	2.64	59.19%
R1	W20	Living Room	6.29	4.91	1.38	21.94%
R5	W5	Unknown	8.35	5.89	2.46	29.46%
R8	W9	Unknown	24.07	20.11	3.96	16.45%
R9	W10	Unknown	24.76	20.94	3.82	15.43%
R10	W11	Unknown	11.15	9.05	2.10	18.83%
R17	W18	Unknown	26.64	24.07	2.57	9.65%
R18	W19	Unknown	26.88	24.48	2.40	8.93%
Fourth						
R1	W1	Living Room	17.40	12.49	4.91	28.22%
R1	W2	Living Room	13.14	9.02	4.12	31.35%
R1	W20	Living Room	18.87	17.70	1.17	6.20%
R6	W6	Unknown	21.17	16.52	4.65	21.97%
R10	W10	Unknown	23.82	19.54	4.28	17.97%
R11	W11	Unknown	24.22	20.18	4.04	16.68%
R12	W12	Unknown	24.04	21.42	2.62	10.90%
R18	W18	Unknown	27.06	24.31	2.75	10.16%
R19	W19	Unknown	27.70	25.19	2.51	9.06%
Shene Buildings						
Ground						
R1	W1	Living Room	13.79	12.01	1.78	12.91%
R1	W2	Living Room	14.45	10.97	3.48	24.08%
R2	W3	Kitchen	16.04	12.41	3.63	22.63%
R3	W4	Kitchen	16.06	12.62	3.44	21.42%
R4	W5	Living Room	15.64	13.10	2.54	16.24%
R4	W6	Living Room	15.25	12.32	2.93	19.21%
R5	W7	Kitchen	16.20	13.54	2.66	16.42%
R6	W8	Kitchen	16.13	13.67	2.46	15.25%

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LUMINA

ROOM	Window	Room Use	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
First						
R1	W1	Living Room	16.84	14.63	2.21	13.12%
R1	W2	Living Room	17.53	13.74	3.79	21.62%
R2	W3	Kitchen	19.49	15.45	4.04	20.73%
R3	W4	Kitchen	19.55	15.71	3.84	19.64%
R4	W5	Living Room	19.10	16.21	2.89	15.13%
R4	W6	Living Room	18.62	15.42	3.20	17.19%
R5	W7	Kitchen	19.98	17.02	2.96	14.81%
R6	W8	Kitchen	19.99	17.23	2.76	13.81%
Second						
R1	W1	Living Room	19.71	17.68	2.03	10.30%
R1	W2	Living Room	20.84	16.97	3.87	18.57%
R2	W3	Kitchen	23.33	19.18	4.15	17.79%
R3	W4	Kitchen	23.54	19.56	3.98	16.91%
R4	W5	Living Room	22.89	20.03	2.86	12.49%
R4	W6	Living Room	22.39	19.21	3.18	14.20%
R5	W7	Kitchen	24.31	21.33	2.98	12.26%
R6	W8	Kitchen	24.39	21.61	2.78	11.40%
Third						
R1	W1	Living Room	22.10	19.50	2.60	11.76%
R1	W2	Living Room	23.40	19.08	4.32	18.46%
R2	W3	Kitchen	26.96	22.82	4.14	15.36%
R3	W4	Kitchen	27.30	23.44	3.86	14.14%
R4	W5	Living Room	25.48	22.76	2.72	10.68%
R4	W6	Living Room	25.01	22.01	3.00	12.00%
R5	W7	Kitchen	28.39	25.60	2.79	9.83%
R6	W8	Kitchen	28.55	25.96	2.59	9.07%
Fourth						
R1	W1	Living Room	28.15	24.00	4.15	14.74%
R1	W2	Living Room	26.98	22.67	4.31	15.97%
R2	W3	Kitchen	24.23	21.30	2.93	12.09%
R3	W4	Kitchen	24.58	21.91	2.67	10.86%
R4	W5	Living Room	29.07	28.10	0.97	3.34%
R4	W6	Living Room	28.59	26.37	2.22	7.76%
R5	W7	Kitchen	25.83	24.16	1.67	6.47%
R6	W8	Kitchen	25.99	24.49	1.50	5.77%
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First						
R1	W1	Unknown	19.61	12.38	7.23	36.87%
R2	W2	Unknown	22.47	14.93	7.54	33.56%
R2	W3	Unknown	22.04	14.56	7.48	33.94%
Second						
R1	W1	Unknown	22.96	15.61	7.35	32.01%
R2	W2	Unknown	27.00	19.14	7.86	29.11%
R2	W3	Unknown	27.48	19.84	7.64	27.80%

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VSC Analysis
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LUMINA

			EXISTING	PROPOSED	LOSS	%LOSS
ROOM	Window	Room Use	VSC	VSC	VSC	VSC
Third						
R1	W1	Unknown	23.50	19.00	4.50	19.15%
R2	W2	Unknown	27.97	22.01	5.96	21.31%
R2	W3	Unknown	23.92	17.61	6.31	26.38%
Fourth						
R1	W1	Unknown	24.97	22.49	2.48	9.93%
R1	W2	Unknown	30.81	25.41	5.40	17.53%
96 Gray's Inn Road						
First						
R1	W1	Unknown	20.78	13.50	7.28	35.03%
R2	W2	Unknown	14.69	8.21	6.48	44.11%
Second						
R1	W1	Unknown	25.90	20.04	5.86	22.63%
R2	W2	Unknown	22.21	14.37	7.84	35.30%
Third						
R1	W1	Unknown	30.78	25.18	5.60	18.19%
R2	W2	Unknown	29.35	23.00	6.35	21.64%
Fourth						
R1	W1	Unknown	34.13	28.67	5.46	16.00%
R1	W2	Unknown	34.12	29.22	4.90	14.36%
94 Gray's Inn Road						
First						
R1	W1	Unknown	12.23	8.72	3.51	28.70%
R2	W2	Unknown	8.76	7.25	1.51	17.24%
Second						
R1	W1	Unknown	21.98	17.10	4.88	22.20%
R2	W2	Unknown	18.51	12.93	5.58	30.15%
Third						
R1	W1	Unknown	32.62	26.54	6.08	18.64%
R2	W2	Unknown	27.40	20.80	6.60	24.09%
Fourth						
R1	W1	Unknown	35.43	31.28	4.15	11.71%
R1	W2	Unknown	25.52	22.03	3.49	13.68%

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VSC Analysis
100 Grays Inn Road

LUMINA

			EXISTING	PROPOSED	LOSS	%LOSS
ROOM	Window	Room Use	VSC	VSC	VSC	VSC
90-92 Gray's Inn Road						
First						
R1	W1	Unknown	12.07	8.76	3.31	27.42%
R2	W2	Unknown	6.71	5.22	1.49	22.21%
R3	W3	Unknown	5.03	4.31	0.72	14.31%
R4	W4	Unknown	8.06	3.08	4.98	61.79%
Second						
R1	W1	Unknown	22.41	16.02	6.39	28.51%
R2	W2	Unknown	16.33	11.84	4.49	27.50%
R3	W3	Unknown	16.67	7.86	8.81	52.85%
R4	W4	Unknown	17.92	5.21	12.71	70.93%
Third						
R1	W1	Unknown	33.86	27.42	6.44	19.02%
R2	W2	Unknown	26.35	22.93	3.42	12.98%
R3	W3	Unknown	26.90	14.62	12.28	45.65%
R4	W4	Unknown	33.00	15.96	17.04	51.64%
Fourth						
R1	W1	Unknown	36.89	33.84	3.05	8.27%
R1	W2	Unknown	37.16	34.45	2.71	7.29%
R2	W3	Unknown	34.91	33.94	0.97	2.78%
R2	W4	Unknown	26.35	24.54	1.81	6.87%
R3	W5	Unknown	37.63	36.05	1.58	4.20%
R3	W6	Unknown	36.80	35.41	1.39	3.78%

APPENDIX 4

Daylight Distribution Analysis Table

Proj: GIR2019-001
Rel: 21
Date: 20/09/2022

Daylight Analysis
100 Grays Inn Road

LUMINA
LONDON · LIMITED

Room/ Floor	Room Use	Whole Room	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
Griffin Building						
First						
R1	LKD	346.91	223.98	223.01	0.97	0.43%
R3	Bedroom	114.23	82.32	76.90	5.42	6.58%
R4	LKD	401.67	399.16	399.02	0.14	0.03%
Second						
R1	LKD	346.91	195.83	195.20	0.63	0.32%
R3	Bedroom	114.23	75.96	71.08	4.89	6.43%
R4	LKD	399.34	389.27	388.22	1.06	0.27%
Third						
R1	LKD	346.91	211.70	215.62	-3.92	-1.85%
R3	Bedroom	114.23	80.01	72.97	7.03	8.79%
R4	LKD	399.34	399.34	399.34	0.00	0.00%
Gray's Inn Buildings						
Ground						
R8	LKD	363.39	271.55	265.14	6.41	2.36%
R9	LKD	260.17	246.69	245.83	0.87	0.35%
R10	Bedroom	113.19	56.27	52.14	4.13	7.34%
R11	LKD	273.05	270.48	269.90	0.58	0.22%
R12	LKD	269.02	266.68	266.66	0.01	0.01%
R13	Bedroom	113.40	104.84	104.74	0.10	0.09%
R14	LKD	247.18	243.71	243.31	0.40	0.17%
R15	LKD	398.28	393.25	393.09	0.17	0.04%
First						
R1	Bedroom	141.68	93.67	80.72	12.95	13.82%
R2	Bedroom	158.49	132.79	127.61	5.17	3.90%
R3	Kitchen	174.10	107.24	94.24	13.00	12.13%
R4	Living Room	166.69	109.98	100.73	9.26	8.42%
R5	Bedroom	117.55	81.68	67.31	14.36	17.59%
R6	Bedroom	133.70	94.14	79.60	14.54	15.45%
R7	LKD	363.58	267.63	266.92	0.71	0.27%
R8	LKD	270.52	256.65	254.00	2.65	1.03%
R9	Bedroom	126.92	107.57	105.84	1.73	1.61%
R10	LKD	269.04	259.40	257.53	1.88	0.72%
R11	LKD	271.37	269.48	269.48	0.00	0.00%
R12	Bedroom	124.23	121.25	121.16	0.08	0.07%
R13	LKD	253.09	250.93	250.92	0.00	0.00%
R14	Bedroom	85.05	83.95	83.95	0.00	0.01%
R15	Bedroom	103.90	103.51	103.49	0.02	0.02%

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Daylight Analysis
100 Grays Inn Road

LUMINA
LONDON · LIMITED

Room/ Floor	Room Use	Whole Room	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
Second						
R1	Bedroom	141.68	111.90	89.28	22.62	20.21%
R2	Bedroom	158.49	136.43	128.82	7.61	5.58%
R3	Kitchen	174.10	121.81	102.32	19.49	16.00%
R4	Living Room	166.69	122.52	106.78	15.75	12.85%
R5	Bedroom	117.55	100.09	76.82	23.27	23.25%
R6	Bedroom	133.70	115.83	89.29	26.54	22.91%
R7	LKD	363.58	273.37	271.01	2.36	0.86%
R8	LKD	270.52	257.78	254.92	2.86	1.11%
R9	Bedroom	126.92	109.95	107.55	2.40	2.18%
R10	LKD	269.04	261.01	258.62	2.38	0.91%
R11	LKD	271.37	269.45	269.45	0.00	0.00%
R12	Bedroom	124.23	121.39	121.24	0.14	0.12%
R13	LKD	253.09	250.90	250.89	0.00	0.00%
R14	Bedroom	85.05	83.99	83.99	0.00	0.00%
R15	Bedroom	103.90	103.51	103.50	0.01	0.01%
Third						
R1	Bedroom	141.68	134.14	102.52	31.62	23.57%
R2	Bedroom	158.49	145.67	133.09	12.58	8.63%
R3	Kitchen	174.10	146.06	114.15	31.91	21.85%
R4	Living Room	166.69	144.47	115.85	28.62	19.81%
R5	Bedroom	117.55	115.09	91.15	23.94	20.80%
R6	Bedroom	133.70	128.30	105.46	22.83	17.80%
R7	LKD	363.58	281.78	272.41	9.37	3.32%
R8	LKD	270.52	259.20	255.91	3.29	1.27%
R9	Bedroom	126.92	113.31	109.39	3.92	3.46%
R10	LKD	269.04	263.74	261.13	2.61	0.99%
R11	LKD	271.37	269.45	269.45	0.00	0.00%
R12	Bedroom	124.23	121.43	121.35	0.07	0.06%
R13	LKD	253.09	250.79	250.79	0.00	0.00%
R14	Bedroom	85.05	83.85	83.85	0.00	0.00%
R15	Bedroom	103.90	103.52	103.51	0.01	0.01%
Fourth						
R1	Bedroom	141.68	134.21	120.94	13.27	9.89%
R2	Bedroom	158.49	155.53	139.23	16.30	10.48%
R3	Kitchen	174.10	170.29	130.93	39.36	23.11%
R4	Living Room	166.69	163.74	131.12	32.62	19.92%
R5	Bedroom	117.55	115.10	111.14	3.96	3.44%
R6	Bedroom	133.70	128.30	127.88	0.43	0.33%
R7	LKD	363.58	293.30	274.75	18.55	6.32%
R8	LKD	270.52	261.80	257.76	4.04	1.54%
R9	Bedroom	126.92	118.26	112.14	6.12	5.17%
R10	LKD	269.04	265.44	262.64	2.80	1.05%
R11	LKD	271.37	269.44	269.43	0.00	0.00%
R12	Bedroom	124.23	121.43	121.41	0.02	0.02%
R13	LKD	253.09	250.58	250.58	0.00	0.00%
R14	Bedroom	85.05	83.94	83.93	0.01	0.01%
R15	Bedroom	103.90	103.47	103.39	0.08	0.08%

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Daylight Analysis
100 Grays Inn Road

LUMINA
LONDON · LIMITED

Room/ Floor	Room Use	Whole Room	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
Fifth						
R1	Bedroom	137.78	128.52	116.00	12.53	9.75%
R2	Bedroom	150.90	146.54	132.65	13.89	9.48%
R3	Kitchen	166.77	159.81	122.00	37.80	23.66%
R4	Living Room	158.42	153.25	124.67	28.57	18.65%
R5	Bedroom	112.61	108.13	106.05	2.08	1.92%
R6	Bedroom	130.97	121.16	120.75	0.41	0.34%
R7	LKD	363.58	271.51	241.54	29.97	11.04%
R8	LKD	273.05	259.71	256.07	3.64	1.40%
R9	Bedroom	124.53	114.43	106.15	8.27	7.23%
R10	LKD	269.04	260.07	255.02	5.06	1.94%
R11	LKD	270.99	266.75	266.69	0.05	0.02%
R12	Bedroom	124.23	122.42	121.83	0.59	0.48%
R13	LKD	251.35	250.35	250.35	0.01	0.00%
R14	Bedroom	85.05	83.04	83.03	0.01	0.01%
R15	Bedroom	102.10	101.32	101.29	0.03	0.03%
The Griffin PH						
Second						
R4	Unknown	111.09	81.83	81.17	0.66	0.80%
Ledam Building						
Ground						
R1	Unknown	191.72	71.14	46.01	25.13	35.33%
R8	Unknown	119.97	87.62	61.95	25.67	29.30%
R9	Unknown	125.52	82.61	58.32	24.29	29.40%
R10	Bedroom	86.66	47.86	37.21	10.65	22.25%
R16	Unknown	123.87	50.39	48.33	2.06	4.09%
R17	Unknown	127.83	51.30	46.93	4.37	8.52%
First						
R1	Living Room	220.14	166.21	104.40	61.81	37.19%
R9	Unknown	119.97	100.40	83.90	16.51	16.44%
R10	Unknown	125.52	95.24	78.03	17.21	18.07%
R11	Unknown	86.66	71.86	70.05	1.81	2.52%
R18	Unknown	123.54	59.85	59.33	0.53	0.89%
R19	Unknown	127.97	61.80	58.02	3.79	6.12%
Second						
R1	Living Room	220.14	195.72	144.02	51.70	26.41%
R5	Unknown	100.10	71.99	59.43	12.56	17.45%
R8	Unknown	119.97	109.06	89.79	19.27	17.67%
R9	Unknown	125.52	106.39	85.27	21.12	19.85%
R10	Unknown	86.66	81.76	73.99	7.77	9.51%
R17	Unknown	123.54	95.88	95.69	0.19	0.20%
R18	Unknown	127.97	100.53	98.35	2.18	2.17%

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Daylight Analysis
100 Grays Inn Road

LUMINA
LONDON · LIMITED

Room/ Floor	Room Use	Whole Room	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
Third						
R1	Living Room	220.14	197.03	165.92	31.11	15.79%
R5	Unknown	100.10	74.88	59.68	15.20	20.29%
R8	Unknown	119.97	110.85	90.23	20.62	18.60%
R9	Unknown	125.52	108.93	86.46	22.48	20.63%
R10	Unknown	86.66	83.89	75.09	8.81	10.50%
R17	Unknown	123.54	118.73	118.73	0.00	0.00%
R18	Unknown	127.97	124.91	121.54	3.37	2.70%
Fourth						
R1	Living Room	220.14	207.28	190.58	16.71	8.06%
R6	Unknown	100.10	83.04	66.39	16.65	20.05%
R10	Unknown	134.44	129.14	121.88	7.26	5.62%
R11	Unknown	111.19	86.90	69.81	17.10	19.67%
R12	Unknown	86.66	85.86	79.41	6.45	7.52%
R18	Unknown	123.54	121.75	121.25	0.50	0.41%
R19	Unknown	127.97	125.43	113.58	11.85	9.45%
Shene Buildings						
Ground						
R1	Living Room	168.09	111.35	99.29	12.06	10.83%
R2	Kitchen	76.04	59.71	50.21	9.50	15.92%
R3	Kitchen	76.16	50.95	38.14	12.81	25.15%
R4	Living Room	176.54	87.11	75.39	11.72	13.46%
R5	Kitchen	74.02	50.17	45.97	4.20	8.36%
R6	Kitchen	77.14	49.59	37.84	11.74	23.68%
First						
R1	Living Room	168.09	146.23	128.93	17.30	11.83%
R2	Kitchen	76.04	72.51	66.28	6.23	8.59%
R3	Kitchen	76.16	65.47	50.26	15.21	23.24%
R4	Living Room	176.54	115.84	100.16	15.68	13.53%
R5	Kitchen	74.02	66.80	58.32	8.49	12.70%
R6	Kitchen	77.14	70.43	52.94	17.49	24.84%
Second						
R1	Living Room	168.09	159.16	151.01	8.15	5.12%
R2	Kitchen	76.04	72.75	72.45	0.29	0.40%
R3	Kitchen	76.16	68.87	55.64	13.23	19.21%
R4	Living Room	176.54	171.70	144.98	26.72	15.56%
R5	Kitchen	74.02	70.56	70.54	0.01	0.02%
R6	Kitchen	77.14	73.57	68.69	4.88	6.63%
Third						
R1	Living Room	168.09	161.22	153.40	7.82	4.85%
R2	Kitchen	76.04	72.77	72.52	0.25	0.35%
R3	Kitchen	76.16	71.79	58.44	13.35	18.60%
R4	Living Room	176.54	171.84	170.36	1.48	0.86%
R5	Kitchen	74.02	70.56	70.55	0.01	0.01%
R6	Kitchen	77.14	73.60	71.49	2.10	2.86%

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Rel: 21
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Daylight Analysis
100 Grays Inn Road

LUMINA
LONDON · LIMITED

Room/ Floor	Room Use	Whole Room	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
Fourth						
R1	Living Room	168.09	163.80	157.53	6.28	3.83%
R2	Kitchen	76.04	75.20	74.74	0.46	0.61%
R3	Kitchen	76.16	62.33	56.70	5.63	9.04%
R4	Living Room	176.54	172.53	172.39	0.14	0.08%
R5	Kitchen	74.02	73.05	72.67	0.38	0.52%
R6	Kitchen	77.14	72.37	66.21	6.16	8.51%
98 Gray's Inn Road						
First						
R1	Unknown	35.54	34.35	28.75	5.60	16.31%
R2	Unknown	93.10	81.16	60.19	20.97	25.84%
Second						
R1	Unknown	35.54	34.42	29.54	4.88	14.19%
R2	Unknown	93.10	88.13	87.94	0.19	0.21%
Third						
R1	Unknown	35.54	34.77	34.71	0.06	0.18%
R2	Unknown	93.10	87.17	85.46	1.70	1.96%
Fourth						
R1	Unknown	178.99	170.27	158.51	11.76	6.91%
96 Gray's Inn Road						
First						
R1	Unknown	109.44	107.04	85.61	21.43	20.02%
R2	Unknown	34.02	29.25	19.71	9.54	32.62%
Second						
R1	Unknown	109.44	95.94	69.56	26.38	27.49%
R2	Unknown	34.02	32.94	31.79	1.15	3.50%
Third						
R1	Unknown	109.44	96.74	70.66	26.08	26.96%
R2	Unknown	34.02	32.75	32.60	0.15	0.47%
Fourth						
R1	Unknown	162.25	152.90	152.07	0.82	0.54%
94 Gray's Inn Road						
First						
R1	Unknown	111.21	77.15	61.08	16.06	20.82%
R2	Unknown	36.86	27.18	23.62	3.56	13.09%
Second						
R1	Unknown	111.21	108.32	97.48	10.85	10.01%
R2	Unknown	36.86	36.14	29.03	7.11	19.67%

Proj: GIR2019-001
Rel: 21
Date: 20/09/2022

Daylight Analysis
100 Grays Inn Road

LUMINA
LONDON · LIMITED

Room/ Floor	Room Use	Whole Room	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
Third						
R1	Unknown	111.21	108.40	99.35	9.05	8.35%
R2	Unknown	36.86	36.13	35.94	0.19	0.53%
Fourth						
R1	Unknown	175.36	166.06	163.07	2.98	1.80%
90-92 Gray's Inn Road						
First						
R1	Unknown	142.77	75.68	55.79	19.89	26.29%
R2	Unknown	101.79	49.48	36.85	12.63	25.52%
R3	Unknown	94.75	31.37	30.32	1.06	3.37%
R4	Unknown	134.80	66.49	28.91	37.59	56.53%
Second						
R1	Unknown	142.77	137.76	136.54	1.22	0.89%
R2	Unknown	101.79	86.43	86.41	0.03	0.03%
R3	Unknown	94.75	53.43	31.25	22.18	41.51%
R4	Unknown	134.80	129.83	50.23	79.61	61.32%
Third						
R1	Unknown	142.77	137.77	136.96	0.82	0.59%
R2	Unknown	101.79	87.20	87.19	0.01	0.01%
R3	Unknown	94.75	88.82	42.65	46.17	51.98%
R4	Unknown	134.80	129.83	129.73	0.10	0.08%
Fourth						
R1	Unknown	142.77	139.02	138.62	0.39	0.28%
R2	Unknown	173.25	161.33	161.20	0.13	0.08%
R3	Unknown	134.80	128.36	128.18	0.18	0.14%

APPENDIX 5

Vertical Sky Component Table (Without Balconies)

Proj: GIR2019-001
Rel: 21
Date: 20/09/2022

VSC Analysis
100 Grays Inn Road
Without Balconies

LUMINA

			EXISTING	PROPOSED	LOSS	%LOSS
ROOM	Window	Room Use	VSC	VSC	VSC	VSC
Ledam Building						
Ground						
R1	W1	Unknown	10.50	7.47	3.03	28.86%
R8	W25	Unknown	15.09	11.68	3.41	22.60%
R9	W26	Unknown	15.25	11.93	3.32	21.77%
R10	W27	Bedroom	12.04	9.82	2.22	18.44%
R16	W33	Unknown	13.56	12.44	1.12	8.26%
R17	W34	Unknown	13.45	12.62	0.83	6.17%
First						
R1	W1	Living Room	13.00	9.35	3.65	28.08%
R1	W2	Living Room	7.61	4.11	3.50	45.99%
R1	W20	Living Room	6.51	5.15	1.36	20.89%
R9	W9	Unknown	17.90	14.38	3.52	19.66%
R10	W10	Unknown	18.08	14.69	3.39	18.75%
R11	W11	Unknown	14.54	12.34	2.20	15.13%
R18	W18	Unknown	17.06	15.69	1.37	8.03%
R19	W19	Unknown	17.09	15.96	1.13	6.61%
Second						
R1	W1	Living Room	15.62	11.43	4.19	26.82%
R1	W2	Living Room	8.72	4.91	3.81	43.69%
R1	W19	Living Room	7.70	6.29	1.41	18.31%
R5	W5	Unknown	15.93	12.26	3.67	23.04%
R8	W8	Unknown	21.14	17.61	3.53	16.70%
R9	W9	Unknown	21.50	18.07	3.43	15.95%
R10	W10	Unknown	17.35	15.23	2.12	12.22%
R17	W17	Unknown	21.74	19.89	1.85	8.51%
R18	W18	Unknown	21.96	20.27	1.69	7.70%
Third						
R1	W1	Living Room	17.88	13.36	4.52	25.28%
R1	W2	Living Room	9.78	5.73	4.05	41.41%
R1	W20	Living Room	9.29	7.90	1.39	14.96%
R5	W5	Unknown	18.44	14.53	3.91	21.20%
R8	W9	Unknown	24.07	20.11	3.96	16.45%
R9	W10	Unknown	24.76	20.94	3.82	15.43%
R10	W11	Unknown	20.58	18.32	2.26	10.98%
R17	W18	Unknown	26.64	24.07	2.57	9.65%
R18	W19	Unknown	26.88	24.48	2.40	8.93%
Fourth						
R1	W1	Living Room	17.40	12.49	4.91	28.22%
R1	W2	Living Room	13.14	9.02	4.12	31.35%
R1	W20	Living Room	18.87	17.70	1.17	6.20%
R6	W6	Unknown	21.17	16.52	4.65	21.97%
R10	W10	Unknown	23.82	19.54	4.28	17.97%
R11	W11	Unknown	24.22	20.18	4.04	16.68%
R12	W12	Unknown	24.04	21.42	2.62	10.90%
R18	W18	Unknown	27.06	24.31	2.75	10.16%
R19	W19	Unknown	27.70	25.19	2.51	9.06%

APPENDIX 6

Daylight Distribution Analysis Table (Without Balconies)

Proj: GIR2019-001
Rel: 21
Date: 20/09/2022

Daylight Analysis
100 Grays Inn Road
Without Balconies

LUMINA
LONDON LIMITED

Room/ Floor	Room Use	Whole Room	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
Ledam Building						
Ground						
R1	Unknown	190.96	70.60	45.68	24.92	35.29%
R8	Unknown	119.97	87.62	61.95	25.67	29.30%
R9	Unknown	125.52	82.61	58.32	24.29	29.40%
R10	Bedroom	86.66	55.22	46.75	8.47	15.34%
R16	Unknown	123.87	50.39	48.33	2.06	4.09%
R17	Unknown	127.83	51.30	46.93	4.37	8.52%
First						
R1	Living Room	220.15	170.10	110.19	59.91	35.22%
R9	Unknown	119.97	100.40	83.90	16.51	16.44%
R10	Unknown	125.52	95.24	78.03	17.21	18.07%
R11	Unknown	86.66	74.48	73.09	1.39	1.87%
R18	Unknown	123.54	59.85	59.33	0.53	0.89%
R19	Unknown	127.97	61.80	58.02	3.79	6.12%
Second						
R1	Living Room	220.15	198.40	150.14	48.25	24.32%
R5	Unknown	100.10	75.71	62.64	13.07	17.26%
R8	Unknown	119.97	109.06	89.79	19.27	17.67%
R9	Unknown	125.52	106.39	85.27	21.12	19.85%
R10	Unknown	86.66	83.13	76.97	6.16	7.41%
R17	Unknown	123.54	95.88	95.69	0.19	0.20%
R18	Unknown	127.97	100.53	98.35	2.18	2.17%
Third						
R1	Living Room	220.15	200.29	173.78	26.51	13.24%
R5	Unknown	100.10	79.80	63.82	15.98	20.03%
R8	Unknown	119.97	110.85	90.23	20.62	18.60%
R9	Unknown	125.52	108.93	86.46	22.48	20.63%
R10	Unknown	86.66	84.87	79.04	5.83	6.87%
R17	Unknown	123.54	118.73	118.73	0.00	0.00%
R18	Unknown	127.97	124.91	121.54	3.37	2.70%
Fourth						
R1	Living Room	220.15	207.38	190.66	16.72	8.06%
R6	Unknown	100.10	83.04	66.39	16.65	20.05%
R10	Unknown	134.44	129.14	121.88	7.26	5.62%
R11	Unknown	111.19	86.90	69.81	17.10	19.67%
R12	Unknown	86.66	85.86	79.41	6.45	7.52%
R18	Unknown	123.54	121.75	121.25	0.50	0.41%
R19	Unknown	127.97	125.43	113.58	11.85	9.45%

APPENDIX 7

Sunlight Analysis Table

Proj: GIR2019-001
Rel: 21
Date: 20/09/2022

APSH Analysis
100 Grays Inn Road

LUMINA

		Existing			Proposed			% Loss	
Position	Room Use	Summer	Winter	Total	Summer	Winter	Total	Winter	Total
Gray's Inn Buildings									
Ground									
W19	LKD	33	1	34	29	1	30	0.00%	11.76%
W20	LKD	36	2	38	31	2	33	0.00%	13.16%
W21	LKD	40	5	45	36	5	41	0.00%	8.89%
W22	LKD	42	5	47	39	5	44	0.00%	6.38%
W23	LKD	41	6	47	38	5	43	16.67%	8.51%
W24	LKD	39	3	42	35	3	38	0.00%	9.52%
W25	LKD	40	3	43	37	2	39	33.33%	9.30%
W26	LKD	39	3	42	36	3	39	0.00%	7.14%
W27	LKD	43	5	48	40	4	44	20.00%	8.33%
W29	Bedroom	44	6	50	41	4	45	33.33%	10.00%
W30	LKD	34	2	36	33	2	35	0.00%	2.78%
W31	LKD	39	3	42	38	2	40	33.33%	4.76%
W32	LKD	39	4	43	39	3	42	25.00%	2.33%
W33	LKD	43	6	49	42	4	46	33.33%	6.12%
W34	LKD	43	6	49	42	4	46	33.33%	6.12%
W35	LKD	45	10	55	44	8	52	20.00%	5.45%
W36	LKD	44	8	52	43	6	49	25.00%	5.77%
W37	LKD	42	9	51	41	7	48	22.22%	5.88%
W38	LKD	40	11	51	40	9	49	18.18%	3.92%
W39	LKD	39	10	49	38	8	46	20.00%	6.12%
W40	Bedroom	34	9	43	33	7	40	22.22%	6.98%
W42	LKD	34	10	44	34	8	42	20.00%	4.55%
W43	LKD	32	10	42	32	9	41	10.00%	2.38%
W44	LKD	33	12	45	33	11	44	8.33%	2.22%
W45	LKD	32	11	43	32	9	41	18.18%	4.65%
W46	LKD	23	10	33	23	9	32	10.00%	3.03%
W47	LKD	20	9	29	20	8	28	11.11%	3.45%
W48	LKD	25	12	37	25	11	36	8.33%	2.70%
W49	LKD	28	14	42	28	12	40	14.29%	4.76%
W50	LKD	26	11	37	26	10	36	9.09%	2.70%
First									
W1	Bedroom	47	15	62	43	15	58	0.00%	6.45%
W2	Bedroom	47	14	61	42	13	55	7.14%	9.84%
W3	Bedroom	47	13	60	42	13	55	0.00%	8.33%
W4	Bedroom	47	12	59	42	12	54	0.00%	8.47%
W5	Kitchen	47	12	59	42	12	54	0.00%	8.47%
W6	Kitchen	47	12	59	42	12	54	0.00%	8.47%
W7	Living Room	47	11	58	43	11	54	0.00%	6.90%
W8	Living Room	48	10	58	44	9	53	10.00%	8.62%
W9	Living Room	48	10	58	43	9	52	10.00%	10.34%
W10	Bedroom	46	9	55	41	7	48	22.22%	12.73%
W11	Bedroom	46	8	54	42	7	49	12.50%	9.26%
W12	Bedroom	49	8	57	44	7	51	12.50%	10.53%
W13	Bedroom	48	8	56	43	7	50	12.50%	10.71%
W14	LKD	43	6	49	41	5	46	16.67%	6.12%
W15	LKD	45	8	53	43	7	50	12.50%	5.66%
W16	LKD	46	9	55	44	7	51	22.22%	7.27%
W17	LKD	43	7	50	41	5	46	28.57%	8.00%
W18	LKD	45	7	52	43	5	48	28.57%	7.69%
W19	LKD	46	8	54	45	6	51	25.00%	5.56%
W20	Bedroom	44	9	53	43	7	50	22.22%	5.66%
W21	Bedroom	46	9	55	45	7	52	22.22%	5.45%
W22	LKD	40	6	46	40	3	43	50.00%	6.52%
W23	LKD	44	10	54	43	7	50	30.00%	7.41%
W24	LKD	45	11	56	45	9	54	18.18%	3.57%
W25	LKD	42	14	56	42	12	54	14.29%	3.57%
W26	Bedroom	38	15	53	38	13	51	13.33%	3.77%
W27	Bedroom	35	14	49	35	12	47	14.29%	4.08%
W28	LKD	36	14	50	36	12	48	14.29%	4.00%
W29	LKD	35	14	49	35	12	47	14.29%	4.08%
W30	LKD	36	14	50	36	12	48	14.29%	4.00%
W31	LKD	34	15	49	34	13	47	13.33%	4.08%
W32	Bedroom	26	14	40	26	10	36	28.57%	10.00%
W33	Bedroom	33	16	49	33	15	48	6.25%	2.04%

Proj: GIR2019-001
Rel: 21
Date: 20/09/2022

APSH Analysis
100 Grays Inn Road

LUMINA

		Existing			Proposed			% Loss	
Position	Room Use	Summer	Winter	Total	Summer	Winter	Total	Winter	Total
Second									
W1	Bedroom	51	17	68	47	17	64	0.00%	5.88%
W2	Bedroom	51	16	67	46	14	60	12.50%	10.45%
W3	Bedroom	51	15	66	47	14	61	6.67%	7.58%
W4	Bedroom	51	14	65	46	13	59	7.14%	9.23%
W5	Kitchen	51	14	65	45	13	58	7.14%	10.77%
W6	Kitchen	51	14	65	45	13	58	7.14%	10.77%
W7	Living Room	51	13	64	46	12	58	7.69%	9.38%
W8	Living Room	52	13	65	47	11	58	15.38%	10.77%
W9	Living Room	51	13	64	47	10	57	23.08%	10.94%
W10	Bedroom	49	12	61	45	8	53	33.33%	13.11%
W11	Bedroom	49	11	60	45	8	53	27.27%	11.67%
W12	Bedroom	51	11	62	48	8	56	27.27%	9.68%
W13	Bedroom	50	11	61	47	8	55	27.27%	9.84%
W14	LKD	47	9	56	44	6	50	33.33%	10.71%
W15	LKD	48	12	60	46	10	56	16.67%	6.67%
W16	LKD	49	12	61	47	10	57	16.67%	6.56%
W17	LKD	46	10	56	44	8	52	20.00%	7.14%
W18	LKD	47	11	58	45	8	53	27.27%	8.62%
W19	LKD	48	11	59	47	8	55	27.27%	6.78%
W20	Bedroom	47	12	59	46	9	55	25.00%	6.78%
W21	Bedroom	47	13	60	46	11	57	15.38%	5.00%
W22	LKD	41	10	51	40	7	47	30.00%	7.84%
W23	LKD	43	11	54	43	9	52	18.18%	3.70%
W24	LKD	44	13	57	44	10	54	23.08%	5.26%
W25	LKD	43	16	59	43	13	56	18.75%	5.08%
W26	Bedroom	42	17	59	42	15	57	11.76%	3.39%
W27	Bedroom	38	16	54	38	14	52	12.50%	3.70%
W28	LKD	39	16	55	39	14	53	12.50%	3.64%
W29	LKD	38	17	55	38	14	52	17.65%	5.45%
W30	LKD	38	16	54	38	14	52	12.50%	3.70%
W31	LKD	39	16	55	39	15	54	6.25%	1.82%
W32	Bedroom	32	14	46	32	12	44	14.29%	4.35%
W33	Bedroom	35	17	52	35	15	50	11.76%	3.85%
Third									
W1	Bedroom	52	18	70	49	17	66	5.56%	5.71%
W2	Bedroom	53	18	71	49	15	64	16.67%	9.86%
W3	Bedroom	53	18	71	49	14	63	22.22%	11.27%
W4	Bedroom	52	17	69	50	13	63	23.53%	8.70%
W5	Kitchen	53	16	69	50	13	63	18.75%	8.70%
W6	Kitchen	53	16	69	50	13	63	18.75%	8.70%
W7	Living Room	53	16	69	49	12	61	25.00%	11.59%
W8	Living Room	53	16	69	50	12	62	25.00%	10.14%
W9	Living Room	53	16	69	50	11	61	31.25%	11.59%
W10	Bedroom	51	15	66	48	10	58	33.33%	12.12%
W11	Bedroom	51	15	66	48	10	58	33.33%	12.12%
W12	Bedroom	53	15	68	50	10	60	33.33%	11.76%
W13	Bedroom	52	15	67	49	10	59	33.33%	11.94%
W14	LKD	49	14	63	47	8	55	42.86%	12.70%
W15	LKD	50	16	66	48	10	58	37.50%	12.12%
W16	LKD	50	16	66	49	10	59	37.50%	10.61%
W17	LKD	48	15	63	47	9	56	40.00%	11.11%
W18	LKD	49	15	64	48	11	59	26.67%	7.81%
W19	LKD	51	16	67	51	12	63	25.00%	5.97%
W20	Bedroom	49	17	66	49	13	62	23.53%	6.06%
W21	Bedroom	50	16	66	50	13	63	18.75%	4.55%
W22	LKD	44	14	58	44	10	54	28.57%	6.90%
W23	LKD	44	17	61	44	14	58	17.65%	4.92%
W24	LKD	44	16	60	44	13	57	18.75%	5.00%
W25	LKD	45	17	62	45	15	60	11.76%	3.23%
W26	Bedroom	45	18	63	45	16	61	11.11%	3.17%
W27	Bedroom	41	17	58	41	15	56	11.76%	3.45%
W28	LKD	42	18	60	42	16	58	11.11%	3.33%
W29	LKD	42	19	61	42	17	59	10.53%	3.28%
W30	LKD	40	17	57	40	16	56	5.88%	1.75%
W31	LKD	42	17	59	42	16	58	5.88%	1.69%
W32	Bedroom	36	14	50	36	13	49	7.14%	2.00%
W33	Bedroom	42	17	59	42	16	58	5.88%	1.69%

Proj: GIR2019-001
Rel: 21
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APSH Analysis
100 Grays Inn Road

LUMINA

		Existing			Proposed			% Loss	
Position	**Room Use**	**Summer**	**Winter**	**Total**	**Summer**	**Winter**	**Total**	**Winter**	**Total**
Fourth									
W1	Bedroom	52	20	72	51	17	68	15.00%	5.56%
W2	Bedroom	52	20	72	51	16	67	20.00%	6.94%
W3	Bedroom	52	20	72	51	16	67	20.00%	6.94%
W4	Bedroom	53	19	72	53	15	68	21.05%	5.56%
W5	Kitchen	51	19	70	51	15	66	21.05%	5.71%
W6	Kitchen	51	19	70	51	15	66	21.05%	5.71%
W7	Living Room	51	18	69	51	14	65	22.22%	5.80%
W8	Living Room	51	18	69	51	14	65	22.22%	5.80%
W9	Living Room	51	17	68	51	14	65	17.65%	4.41%
W10	Bedroom	49	17	66	49	13	62	23.53%	6.06%
W11	Bedroom	51	18	69	50	13	63	27.78%	8.70%
W12	Bedroom	51	18	69	51	13	64	27.78%	7.25%
W13	Bedroom	51	18	69	51	13	64	27.78%	7.25%
W14	LKD	47	15	62	46	10	56	33.33%	9.68%
W15	LKD	47	19	66	47	13	60	31.58%	9.09%
W16	LKD	50	19	69	50	13	63	31.58%	8.70%
W17	LKD	46	18	64	46	12	58	33.33%	9.38%
W18	LKD	46	19	65	46	13	59	31.58%	9.23%
W19	LKD	46	19	65	46	15	61	21.05%	6.15%
W20	Bedroom	46	19	65	46	15	61	21.05%	6.15%
W21	Bedroom	46	19	65	46	15	61	21.05%	6.15%
W22	LKD	43	17	60	43	12	55	29.41%	8.33%
W23	LKD	44	19	63	44	15	59	21.05%	6.35%
W24	LKD	44	18	62	44	16	60	11.11%	3.23%
W25	LKD	44	19	63	44	17	61	10.53%	3.17%
W26	Bedroom	44	21	65	44	19	63	9.52%	3.08%
W27	Bedroom	43	21	64	43	18	61	14.29%	4.69%
W28	LKD	43	21	64	43	19	62	9.52%	3.13%
W29	LKD	42	21	63	42	19	61	9.52%	3.17%
W30	LKD	42	20	62	42	18	60	10.00%	3.23%
W31	LKD	43	21	64	43	17	60	19.05%	6.25%
W32	Bedroom	36	17	53	36	14	50	17.65%	5.66%
W33	Bedroom	41	19	60	41	17	58	10.53%	3.33%
Fifth									
W2	Bedroom	55	23	78	54	21	75	8.70%	3.85%
W3	Bedroom	54	23	77	53	19	72	17.39%	6.49%
W4	Bedroom	54	24	78	53	19	72	20.83%	7.69%
W5	Bedroom	46	23	69	45	18	63	21.74%	8.70%
W7	Kitchen	55	22	77	54	18	72	18.18%	6.49%
W8	Kitchen	55	22	77	54	18	72	18.18%	6.49%
W9	Living Room	54	23	77	53	17	70	26.09%	9.09%
W10	Living Room	54	23	77	53	17	70	26.09%	9.09%
W11	Living Room	51	23	74	51	16	67	30.43%	9.46%
W12	Bedroom	54	23	77	54	16	70	30.43%	9.09%
W13	Bedroom	53	23	76	53	16	69	30.43%	9.21%
W14	Bedroom	51	24	75	51	16	67	33.33%	10.67%
W15	Bedroom	52	24	76	52	16	68	33.33%	10.53%
W16	LKD	37	15	52	37	10	47	33.33%	9.62%
W17	LKD	44	17	61	44	12	56	29.41%	8.20%
W18	LKD	51	20	71	51	15	66	25.00%	7.04%
W19	LKD	46	21	67	46	18	64	14.29%	4.48%
W20	LKD	46	21	67	46	17	63	19.05%	5.97%
W21	LKD	46	22	68	46	17	63	22.73%	7.35%
W22	Bedroom	46	21	67	46	17	63	19.05%	5.97%
W23	Bedroom	46	20	66	46	17	63	15.00%	4.55%
W25	LKD	41	17	58	41	14	55	17.65%	5.17%
W28	LKD	39	20	59	39	15	54	25.00%	8.47%
W30	LKD	40	20	60	40	15	55	25.00%	8.33%
W31	LKD	39	20	59	39	16	55	20.00%	6.78%
W32	Bedroom	46	24	70	46	20	66	16.67%	5.71%
W33	Bedroom	43	23	66	43	20	63	13.04%	4.55%
W34	LKD	43	23	66	43	20	63	13.04%	4.55%
W35	LKD	43	23	66	43	20	63	13.04%	4.55%
W36	LKD	43	24	67	43	20	63	16.67%	5.97%
W37	LKD	43	23	66	43	19	62	17.39%	6.06%
W38	Bedroom	36	17	53	36	14	50	17.65%	5.66%
W39	Bedroom	40	19	59	40	17	57	10.53%	3.39%

Proj: GIR2019-001
Rel: 21
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APSH Analysis
100 Grays Inn Road

		Existing			Proposed			% Loss	
Position	**Room Use**	**Summer**	**Winter**	**Total**	**Summer**	**Winter**	**Total**	**Winter**	**Total**
The Griffin PH									
Second									
W4	Unknown	37	6	43	33	5	38	16.67%	11.63%
Ledam Building									
Ground									
W1	Unknown	17	8	25	13	8	21	0.00%	16.00%
W25	Unknown	23	6	29	21	6	27	0.00%	6.90%
W26	Unknown	22	6	28	20	6	26	0.00%	7.14%
W27	Bedroom	5	0	5	3	0	3	-	40.00%
W33	Unknown	17	4	21	17	4	21	0.00%	0.00%
W34	Unknown	17	2	19	17	2	19	0.00%	0.00%
First									
W1	Living Room	17	12	29	13	10	23	16.67%	20.69%
W2	Living Room	4	3	7	1	0	1	100.00%	85.71%
W20	Living Room	12	6	18	6	3	9	50.00%	50.00%
W9	Unknown	28	7	35	25	7	32	0.00%	8.57%
W10	Unknown	26	8	34	24	8	32	0.00%	5.88%
W11	Unknown	12	2	14	8	2	10	0.00%	28.57%
W18	Unknown	24	7	31	24	7	31	0.00%	0.00%
W19	Unknown	23	6	29	23	6	29	0.00%	0.00%
Second									
W1	Living Room	19	15	34	15	12	27	20.00%	20.59%
W2	Living Room	5	3	8	2	2	4	33.33%	50.00%
W19	Living Room	13	6	19	7	3	10	50.00%	47.37%
W5	Unknown	10	6	16	5	6	11	0.00%	31.25%
W8	Unknown	29	12	41	26	12	38	0.00%	7.32%
W9	Unknown	32	12	44	29	12	41	0.00%	6.82%
W10	Unknown	15	3	18	11	4	15	-33.33%	16.67%
W17	Unknown	27	9	36	27	9	36	0.00%	0.00%
W18	Unknown	28	9	37	28	9	37	0.00%	0.00%
Third									
W1	Living Room	20	16	36	15	13	28	18.75%	22.22%
W2	Living Room	4	4	8	1	1	2	75.00%	75.00%
W20	Living Room	13	8	21	9	5	14	37.50%	33.33%
W5	Unknown	9	8	17	5	8	13	0.00%	23.53%
W9	Unknown	28	13	41	25	13	38	0.00%	7.32%
W10	Unknown	32	15	47	29	15	44	0.00%	6.38%
W11	Unknown	14	9	23	11	9	20	0.00%	13.04%
W18	Unknown	31	15	46	31	15	46	0.00%	0.00%
W19	Unknown	32	15	47	31	15	46	0.00%	2.13%
Fourth									
W1	Living Room	15	14	29	11	11	22	21.43%	24.14%
W2	Living Room	19	10	29	14	8	22	20.00%	24.14%
W20	Living Room	29	16	45	26	13	39	18.75%	13.33%
W6	Unknown	22	13	35	17	13	30	0.00%	14.29%
W10	Unknown	25	12	37	22	12	34	0.00%	8.11%
W11	Unknown	26	15	41	23	15	38	0.00%	7.32%
W12	Unknown	27	16	43	25	16	41	0.00%	4.65%
W18	Unknown	25	10	35	24	10	34	0.00%	2.86%
W19	Unknown	29	14	43	27	14	41	0.00%	4.65%

Proj: GIR2019-001
Rel: 21
Date: 20/09/2022

APSH Analysis
100 Grays Inn Road

		Existing			Proposed			% Loss	
Position	**Room Use**	**Summer**	**Winter**	**Total**	**Summer**	**Winter**	**Total**	**Winter**	**Total**
Shene Buildings									
Ground									
W1	Living Room	21	5	26	22	4	26	20.00%	0.00%
W2	Living Room	17	3	20	16	2	18	33.33%	10.00%
W3	Kitchen	20	7	27	18	7	25	0.00%	7.41%
W4	Kitchen	20	7	27	18	7	25	0.00%	7.41%
W5	Living Room	19	6	25	17	5	22	16.67%	12.00%
W6	Living Room	14	3	17	12	2	14	33.33%	17.65%
W7	Kitchen	19	6	25	16	6	22	0.00%	12.00%
W8	Kitchen	18	5	23	16	5	21	0.00%	8.70%
First									
W1	Living Room	25	8	33	25	8	33	0.00%	0.00%
W2	Living Room	22	5	27	21	4	25	20.00%	7.41%
W3	Kitchen	26	11	37	25	9	34	18.18%	8.11%
W4	Kitchen	26	11	37	24	10	34	9.09%	8.11%
W5	Living Room	24	9	33	22	8	30	11.11%	9.09%
W6	Living Room	20	5	25	17	5	22	0.00%	12.00%
W7	Kitchen	26	9	35	22	9	31	0.00%	11.43%
W8	Kitchen	26	10	36	23	10	33	0.00%	8.33%
Second									
W1	Living Room	27	9	36	27	8	35	11.11%	2.78%
W2	Living Room	25	6	31	24	5	29	16.67%	6.45%
W3	Kitchen	30	12	42	27	11	38	8.33%	9.52%
W4	Kitchen	31	12	43	29	11	40	8.33%	6.98%
W5	Living Room	28	11	39	26	10	36	9.09%	7.69%
W6	Living Room	25	6	31	23	5	28	16.67%	9.68%
W7	Kitchen	30	12	42	27	12	39	0.00%	7.14%
W8	Kitchen	31	13	44	27	13	40	0.00%	9.09%
Third									
W1	Living Room	25	13	38	25	12	37	7.69%	2.63%
W2	Living Room	25	10	35	24	9	33	10.00%	5.71%
W3	Kitchen	30	15	45	29	14	43	6.67%	4.44%
W4	Kitchen	32	16	48	30	15	45	6.25%	6.25%
W5	Living Room	28	13	41	27	12	39	7.69%	4.88%
W6	Living Room	27	8	35	25	8	33	0.00%	5.71%
W7	Kitchen	31	14	45	30	14	44	0.00%	2.22%
W8	Kitchen	34	14	48	32	14	46	0.00%	4.17%
Fourth									
W1	Living Room	32	16	48	31	16	47	0.00%	2.08%
W2	Living Room	28	6	34	27	6	33	0.00%	2.94%
W3	Kitchen	23	13	36	22	13	35	0.00%	2.78%
W4	Kitchen	23	13	36	23	13	36	0.00%	0.00%
W5	Living Room	34	15	49	34	15	49	0.00%	0.00%
W6	Living Room	30	4	34	29	4	33	0.00%	2.94%
W7	Kitchen	25	12	37	24	12	36	0.00%	2.70%
W8	Kitchen	27	12	39	26	12	38	0.00%	2.56%

APPENDIX 8

Sunlight Analysis Table (Without Balconies)

Proj: GIR2019-001
Rel: 21
Date: 20/09/2022

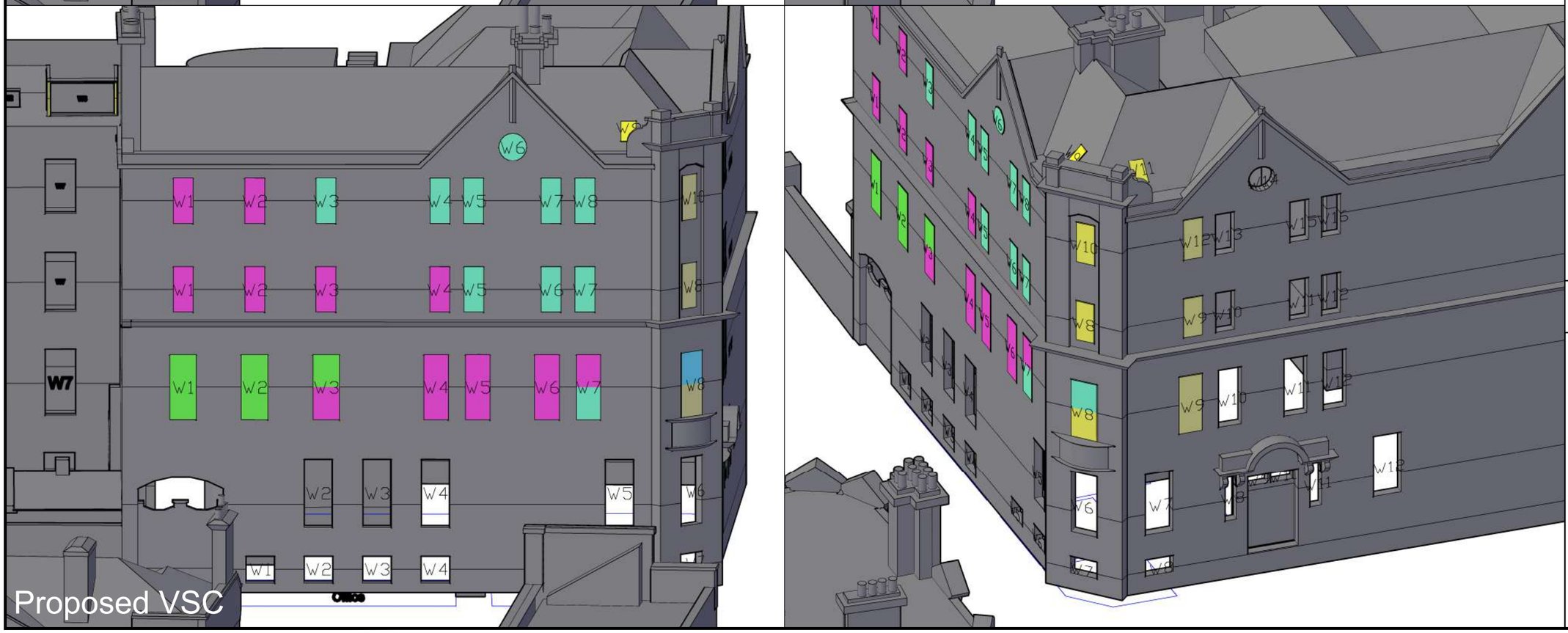
APSH Analysis
100 Grays Inn Road
Without Balconies

LUMINA

		Existing			Proposed			% Loss	
Position	Room Use	Summer	Winter	Total	Summer	Winter	Total	Winter	Total
Ledam Building									
Ground									
W1	Unknown	17	8	25	13	8	21	0.00%	16.00%
W25	Unknown	23	6	29	21	6	27	0.00%	6.90%
W26	Unknown	22	6	28	20	6	26	0.00%	7.14%
W27	Bedroom	16	2	18	14	2	16	0.00%	11.11%
W33	Unknown	17	4	21	17	4	21	0.00%	0.00%
W34	Unknown	17	2	19	17	2	19	0.00%	0.00%
First									
W1	Living Room	17	12	29	13	10	23	16.67%	20.69%
W2	Living Room	10	4	14	5	1	6	75.00%	57.14%
W20	Living Room	15	6	21	9	3	12	50.00%	42.86%
W9	Unknown	28	7	35	25	7	32	0.00%	8.57%
W10	Unknown	26	8	34	24	8	32	0.00%	5.88%
W11	Unknown	24	4	28	20	4	24	0.00%	14.29%
W18	Unknown	24	7	31	24	7	31	0.00%	0.00%
W19	Unknown	23	6	29	23	6	29	0.00%	0.00%
Second									
W1	Living Room	19	15	34	15	12	27	20.00%	20.59%
W2	Living Room	10	4	14	5	3	8	25.00%	42.86%
W19	Living Room	15	6	21	9	3	12	50.00%	42.86%
W5	Unknown	21	8	29	16	8	24	0.00%	17.24%
W8	Unknown	29	12	41	26	12	38	0.00%	7.32%
W9	Unknown	32	12	44	29	12	41	0.00%	6.82%
W10	Unknown	29	5	34	25	6	31	-20.00%	8.82%
W17	Unknown	27	9	36	27	9	36	0.00%	0.00%
W18	Unknown	28	9	37	28	9	37	0.00%	0.00%
Third									
W1	Living Room	20	16	36	15	13	28	18.75%	22.22%
W2	Living Room	10	6	16	7	3	10	50.00%	37.50%
W20	Living Room	15	8	23	11	5	16	37.50%	30.43%
W5	Unknown	23	10	33	19	10	29	0.00%	12.12%
W9	Unknown	28	13	41	25	13	38	0.00%	7.32%
W10	Unknown	32	15	47	29	15	44	0.00%	6.38%
W11	Unknown	30	12	42	27	12	39	0.00%	7.14%
W18	Unknown	31	15	46	31	15	46	0.00%	0.00%
W19	Unknown	32	15	47	31	15	46	0.00%	2.13%
Fourth									
W1	Living Room	15	14	29	11	11	22	21.43%	24.14%
W2	Living Room	19	10	29	14	8	22	20.00%	24.14%
W20	Living Room	29	16	45	26	13	39	18.75%	13.33%
W6	Unknown	22	13	35	17	13	30	0.00%	14.29%
W10	Unknown	25	12	37	22	12	34	0.00%	8.11%
W11	Unknown	26	15	41	23	15	38	0.00%	7.32%
W12	Unknown	27	16	43	25	16	41	0.00%	4.65%
W18	Unknown	25	10	35	24	10	34	0.00%	2.86%
W19	Unknown	29	14	43	27	14	41	0.00%	4.65%

APPENDIX 9

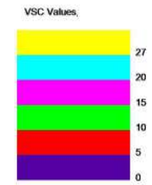
Window Maps, Drawing Nos. GIR2019-001-21-3050 to 3056



LUMINA
LONDON • LIMITED
9 Heneage Street, Spitalfields, London, E1 5LJ Tel: 0203 6375691

DAYLIGHT

Legend



Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

Client
Lawnmist Ltd

Drawing Title
Daylight Analysis
Griffin Building
Window Map

Drawn By	Scale @A3
Mo	1/150

Project No	Date
GIR2019-001	20/09/2022

Drawing No	Rev
21-3050	

LUMINA
LONDON • LIMITED
9 Heneage Street, Spitalfields, London, E1 5LJ Tel: 0203 6375691

DAYLIGHT

Legend

VSC Values

27
20
15
10
5
0

Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

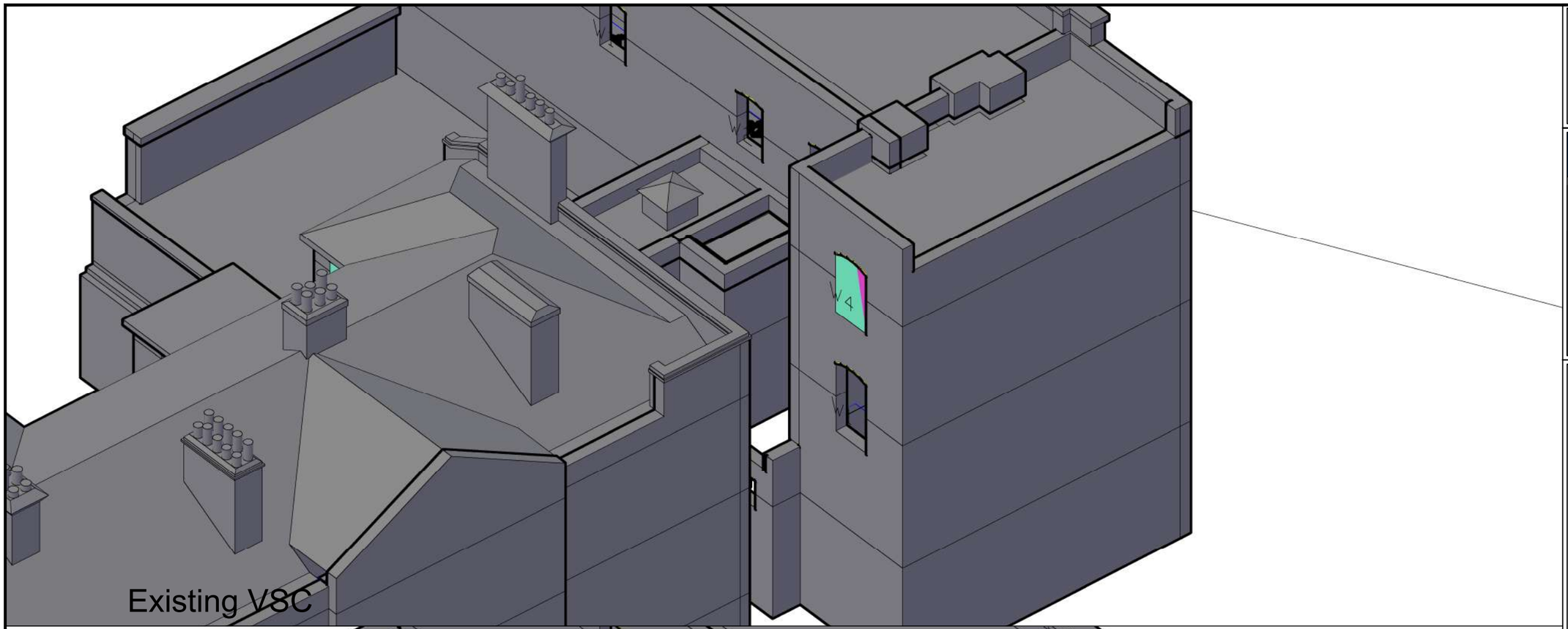
Client
Lawnmist Ltd

Drawing Title
Daylight Analysis
Gray's Inn Buildings
Window Map

Drawn By	Scale @A3
Mo	1/200

Project No	Date
GIR2019-001	20/09/2022

Drawing No	Rev
21-3051	



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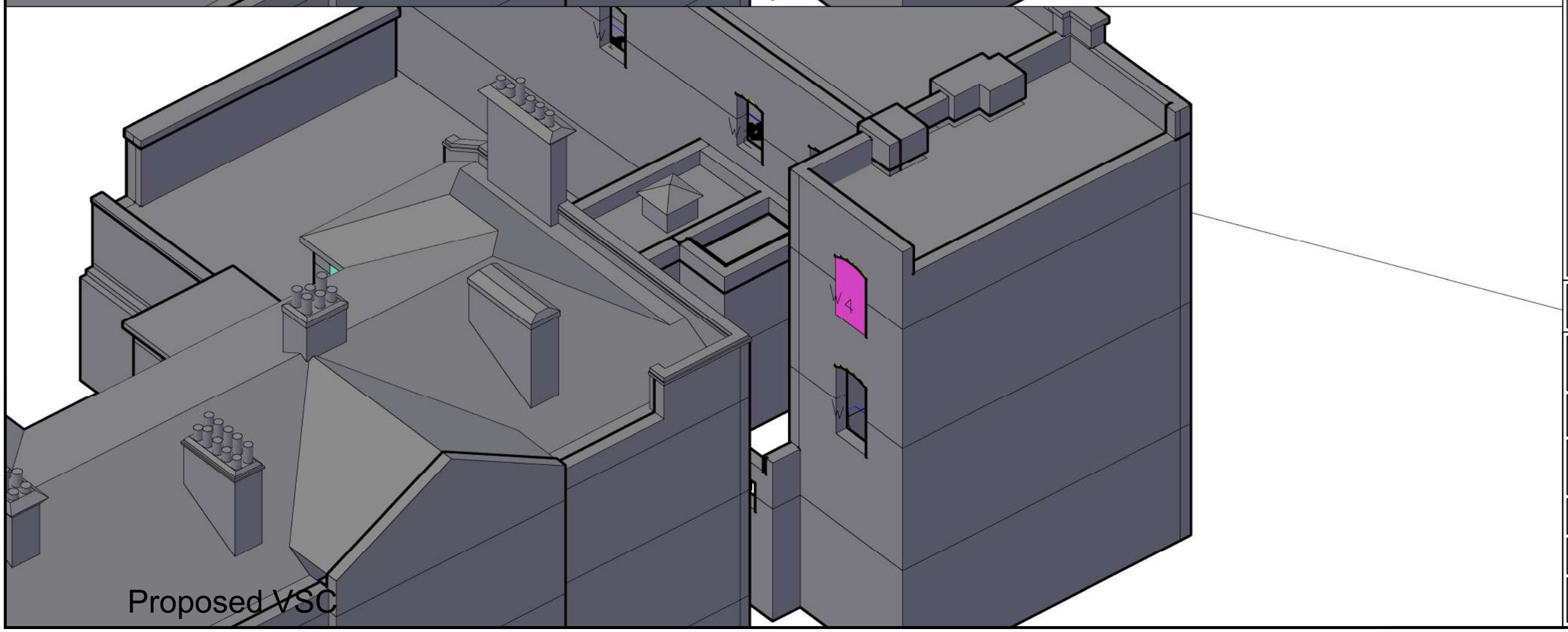

Proposed VSC

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LONDON • LIMITED
9 Heneage Street, Spitalfields, London, E1 5LJ Tel: 0203 6375691

DAYLIGHT

Legend

Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

Client
Lawnmist Ltd

Drawing Title
Daylight Analysis
The Griffin PH
Window Map

Drawn By	Scale @A3
Mo	1/100

Project No	Date
GIR2019-001	20/09/2022

Drawing No	Rev
21-3052	

Existing VSC

Proposed VSC

LUMINA
LONDON • LIMITED
9 Heneage Street, Spitalfields, London, E1 5LJ Tel: 0203 6375691

DAYLIGHT

Legend

Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

Client
Lawnmist Ltd

Drawing Title
Daylight Analysis
Ledam Building
Window Map

Drawn By	Scale @A3
Mo	1/125

Project No	Date
GIR2019-001	20/09/2022

Drawing No	Rev
21-3053	

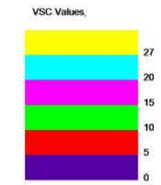
Existing VSC

Proposed VSC

LUMINA
LONDON • LIMITED
9 Heneage Street, Spitalfields, London, E1 5LJ Tel: 0203 6375691

DAYLIGHT

Legend



Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

Client
Lawnmist Ltd

Drawing Title
Daylight Analysis
Shene Buildings
Window Map

Drawn By	Scale @A3
Mo	1/125

Project No	Date
GIR2019-001	20/09/2022

Drawing No	Rev
21-3054	

Existing VSC

Proposed VSC

LUMINA
LONDON • LIMITED
9 Heneage Street, Spitalfields, London, E1 5LJ Tel: 0203 6375691

DAYLIGHT

Legend

VSC Values

27
20
15
10
5
0

Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

Client
Lawnmist Ltd

Drawing Title
Daylight Analysis
90-98 Gray's Inn Road
Window Map

Drawn By	Scale @A3
Mo	1/150

Project No	Date
GIR2019-001	20/09/2022

Drawing No	Rev
21-3055	

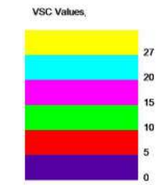
Existing VSC

Proposed VSC

LUMINA
LONDON • LIMITED
9 Heneage Street, Spitalfields, London, E1 5LJ Tel: 0203 6375691

DAYLIGHT

Legend



Source of Information

Existing And Surrounding Buildings
MBS Survey Software Ltd
3D Survey
MBS19_953 100 Grays Inn Road & 127 Clerkenwell Road.dwg

Proposed Scheme
Piercy And Company
3D Model
100+88GIR_Proposal_RoL model_220921.dwg

Project Title
100 Grays Inn Road
London
WC1

Client
Lawnmist Ltd

Drawing Title
Daylight Analysis
90-98 Gray's Inn Road
Window Map With Consented Scheme

Drawn By	Scale @A3
Mo	1/150

Project No	Date
GIR2019-001	20/09/2022

Drawing No	Rev
21-3056	