

330 GRAYS INN ROAD LONDON BOROUGH OF CAMDEN

INTERNAL DAYLIGHT REPORT

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CLIENT: GROVEWORLD LTD.

DATE: FEBRUARY 2023

VERSION: REL28 DR1

PROJECT: P2150

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1 Introduction

- 1.1 This report considers the CBDM daylight and sunlight amenity of the proposed development at 330 Grays Inn Road.
- 1.2 Through the planning process the local authority will wish to be reassured that the construction of the new scheme will benefit from acceptable levels of internal daylight amenity within BRE and British Standard Guidance.
- 1.3 The Local Authority will be informed in this by the BRE document entitled Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2022 (the BRE guidelines). This document is the principal guidance in this area and sets out the methodology for measuring light.
- 1.4 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located and the internal daylight amenity will be one of several planning considerations which the local authority will weigh.

2 Sources of Information

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

Warner Surveys

Survey Info (received 18/07/19)

LT3190593P0001-9.dwg

Allford Hall Monaghan Morris

Proposed Deawing Set (received 20/12/22)

18116_00_(00)_97 to 114, 00_300, 02_300, 03_300

3 Methodology

Daylight within Proposed Developments

- 3.1 The 2011 BRE guidelines were revised in June 2022. In the new 2022 revision of the BRE guidelines, a new Climate Based Daylight Modelling (“CBDM”) methodology replaces the Average Daylight Factor (“ADF”) methodology. The new methodology is more complex and has targets that are generally more difficult to achieve in an urban context.

Climate Based Daylight Modelling (CBDM)

- 3.2 The new CBDM methodology is based on the British Standard ‘Daylight in Buildings’ (BS EN17037). This contains advice and guidance on interior daylighting for all buildings across Europe but also has a UK National Annex which provides suggested targets for dwellings in the UK.
- 3.3 BS EN17037 supersedes BS 8206 Part 2 which was based on Average Daylight Factor (“ADF”) and is no longer recommended.
- 3.4 The CBDM methodology is based on target illuminances from daylight. This is the Daylight Illuminance (DI) to be achieved over half the area of the room (measured on a reference plane at tabletop level) for at least half of the daylight hours in a typical year. The calculations are based on weather data files which cover different regions of the UK. The calculations are done for each hour of the day for every day of the year. There are 8760 hours in the year, of which 4380 are daylight hours, and therefore the targets should be achieved for 2190 hours in the year. The methodology uses a more accurate sky model which simulates the movement of the sun throughout the day and accounts for the weather conditions at the time. As a result, CBDM accounts for the presence of sunlight and therefore the orientation of the rooms/windows is accounted for. A south facing room is likely to have access to higher levels of natural light than a north facing room and as a result, a north facing room would typically need larger windows to comply.
- 3.5 The UK National Annex provides illuminance recommendations of:
- 100 Lux in bedrooms;
 - 150 Lux in living rooms; and
 - 200 Lux in kitchens.
- 3.6 These are median illuminances to be achieved over 50% of the assessment grid for at least half of the daylight hours.
- 3.7 Where a room has a shared use, the highest target should apply. However, it also says that Local Authorities could use discretion here and that a living room target of 150 Lux could be used for combined living/kitchen/dining rooms if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in the design.

- 3.8 There is a further simplistic methodology based on daylight factors (not the same as the old ADF methodology), which does not use climate-based data but uses a simple fixed sky model. However, since this alternative simplistic methodology does not account for the effect of sunlight, or the orientation of the room, it has not been used in our assessment.

Sunlight within Proposed Developments

- 3.9 For new buildings, the BRE guidelines refer to BS EN 17037 which says that a space should receive a minimum of 1.5 hours of sunlight on a selected date between 1st February and 21st March with cloudless conditions. The BRE guidelines suggests 21st March be used. For dwellings, at least one habitable room, preferably a main living room, should achieve at least this minimum criterion and that at least one main window faces within 90° of south. Whilst BS EN 17037 applies to all orientations, the BRE guidelines say that if the room faces significantly north of due east or west, the criterion is unlikely to be met.

4 Internal Daylight & Sunlight Amenity

- 4.1 Full and detailed analysis can be found within Appendix 1. The assessment encompasses two proposed residential blocks (North and South).
- 4.2 Stand-alone kitchens ordinarily require a 200 lux or above to be fully BRE compliant. There are no standalone kitchens material for assessment and within this development, kitchens form part of a broader room use which includes an additional living space such as living rooms and dining rooms. The kitchens tend to be located to the rear of the room where less daylight will penetrate, as a result supplementary electrical lighting will most likely be in use whenever the kitchen is in occupation. In accordance with the BRE Guidance (para 2.1.15) non-daylit internal kitchens should be avoided wherever possible, especially if the kitchen is also used as a dining area too. Noting the above it is appropriate to establish that where kitchens form part of a broader room use, a 150 lux target is most appropriate.

Internal Daylight Amenity

- 4.3 Between the two blocks a total of 177 rooms have been analysed to establish their respective daylight illuminance (Lux level) figures in the 'as built' position, these are broken down into 105 bedrooms and 72 living/kitchen/dining rooms (LKDs) & Studios.
- 4.4 The CBDM daylight assessment provides that 106 of the 177 rooms will achieve the respective target illuminance value appropriate for the rooms' usage over at least 50% of the rooms area, with many of the rooms achieving significantly above the required minimum. This provides a high overall compliance rate of 60%.
- 4.5 The generous size of the rooms means they tend to be deep, and those that derogate are generally impacted by balconies. When considering the general amenity to these apartments, a range of requirements needs to be considered. To achieve reasonable outdoor private amenity space, balconies have been provided, whilst these deliver crucial outdoor amenity, their presence will reduce access to skylight reducing the lighting levels within these apartments. As a result, a balance between providing full daylight amenity compliance versus good outdoor amenity is necessary.
- 4.6 The results demonstrate that the proposal has been well designed to maximise daylight potential to the new dwellings whilst also providing a strong balance of amenity. Overall, we consider that the amenity within these apartments is appropriate and compares with modern developments.

Internal Sunlight Amenity

- 4.7 Seventy-two apartments have been analysed to establish their respective sunlight hours. With reference to the attached table of internal sunlight results contained within the appendix, 52 of 72 of dwellings (72%) exceed the suggested target minimum level of sunlight and the occupants of each unit will have access to very good levels of sunlight.

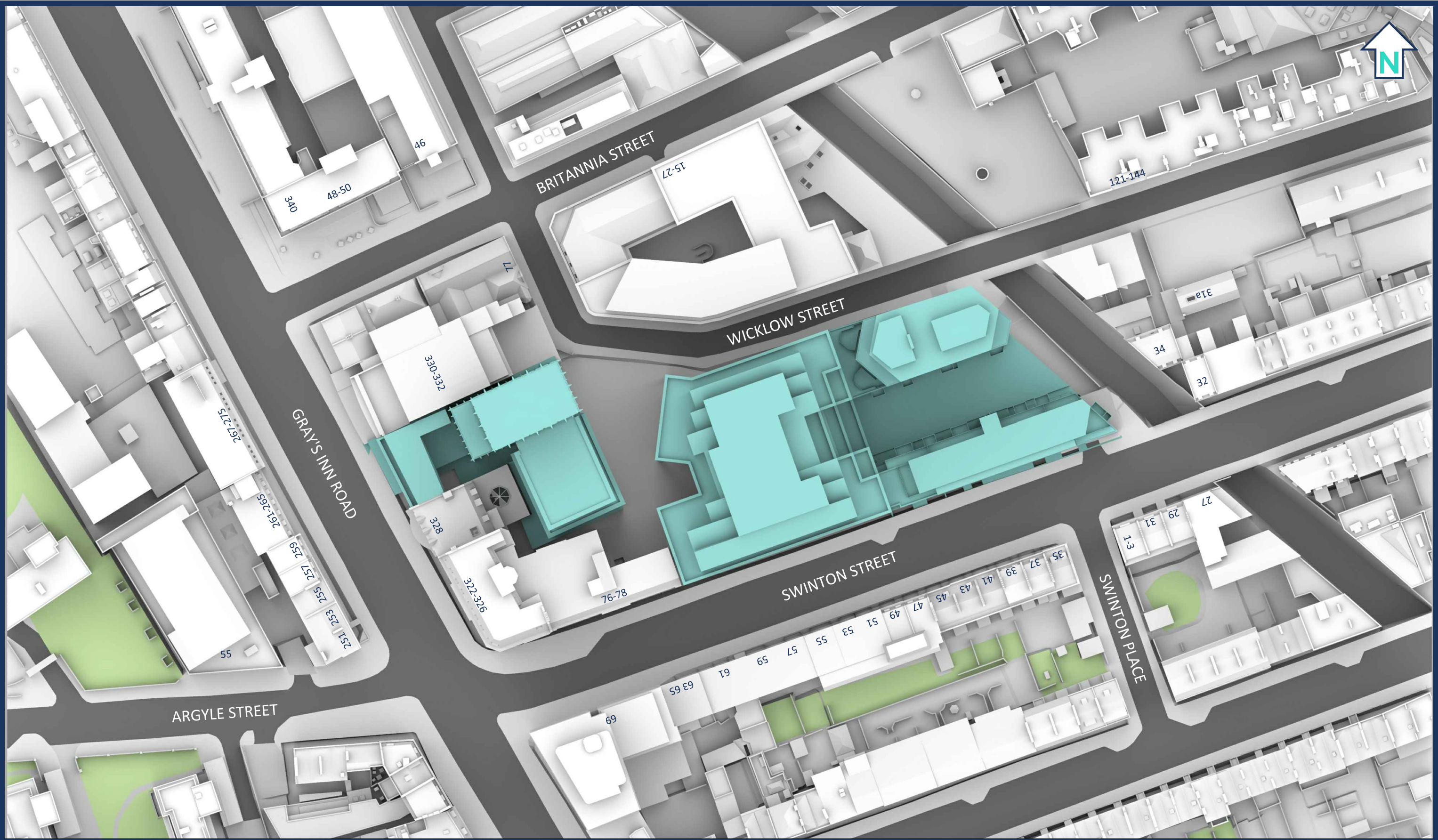
5 Conclusion

- 5.1 Despite the more onerous testing criteria associated with CBDM as compared to the previous ADF assessment, the appended results tables to this report show that the Proposed Development demonstrates a good level of compliance with BRE Guidance in terms of internal daylight amenity with 60% of rooms achieving their respective target illuminance value appropriate for the rooms' usage over at least 50% of the rooms area. Many of the rooms achieve considerably more than the required minimum. Similarly the scheme experiences good levels of sunlight exposure; 72% achieve the recommendations.
- 5.2 Where derogations are present, these are often as a result of the presence of balconies which provide vital outdoor amenity space. Regardless, a good balance has been struck between amenity requirements, some of which will inevitably conflict with daylight and sunlight levels.
- 5.3 As a result of the compliance rate and good daylight levels, we fully support this scheme in terms of internal daylight and sunlight amenity.

Appendix 1:

Drawings








Sources: Warner Surveys
 Survey Info (received 18/07/19)
 LT3190593P0001-9.dwg

Allford Hall Monaghan Morris
 Proposed Deawing Set (received 20/12/22)
 18116_00_(00)_97 to 114, 00_300, 02_300, 03_300

Key:

-  Existing Buildings
-  Proposed Scheme
-  Cutback Areas

Project: 330 Gray's Inn Road
 London

Title: Site Plan
 Proposed Scheme 20/12/22

Scheme Confirmed: -

Date: -

Drawn By:
 DT

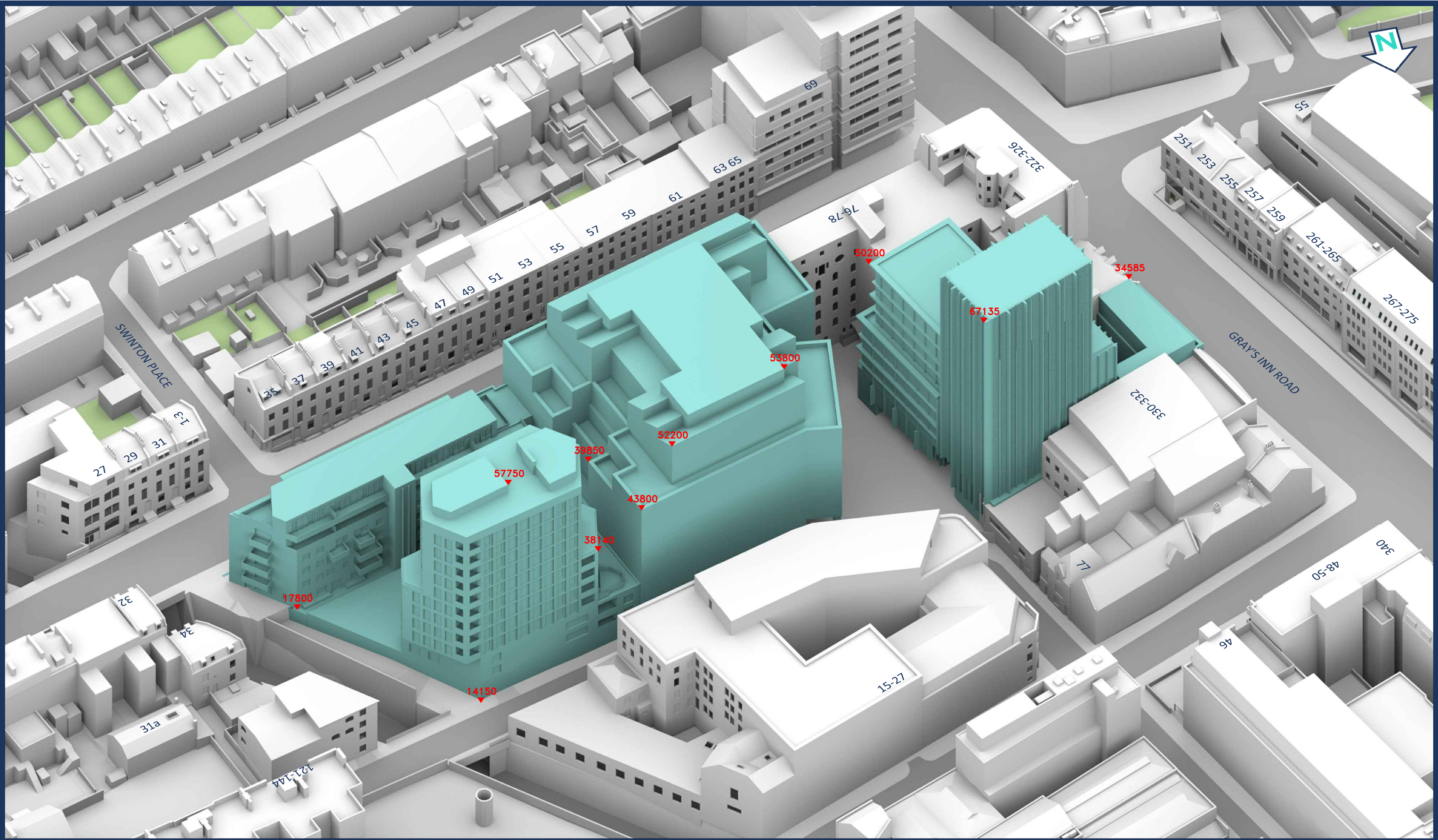
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Date:
 Feb 23

Dwg No:
P2150/48

Rel:
28





Sources: Warner Surveys
 Survey Info (received 18/07/19)
 LT3190593P0001-9.dwg

Allford Hall Monaghan Morris
 Proposed Deawing Set (received 20/12/22)
 18116_00_(00)_97 to 114, 00_300, 02_300, 03_300

Key: Existing Buildings
 Proposed Scheme
 Cutback Areas

All Heights in mm AOD

Project: 330 Gray's Inn Road
 London

Title: 3D View
 Proposed Scheme 20/12/22

Scheme Confirmed: -

Date: -

Drawn By: DT

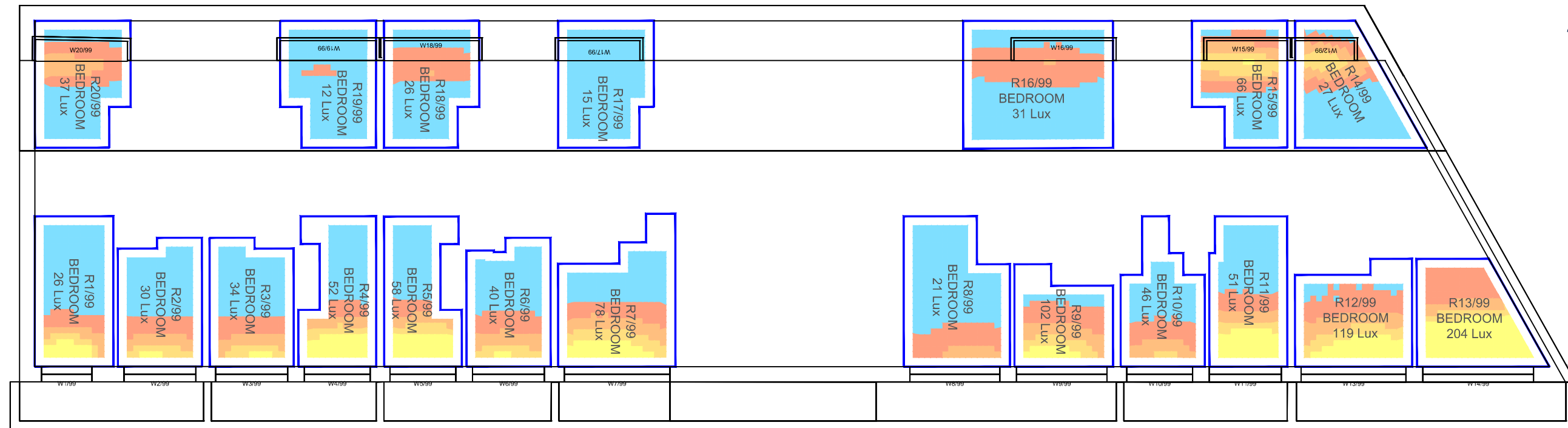
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Date: Feb 23

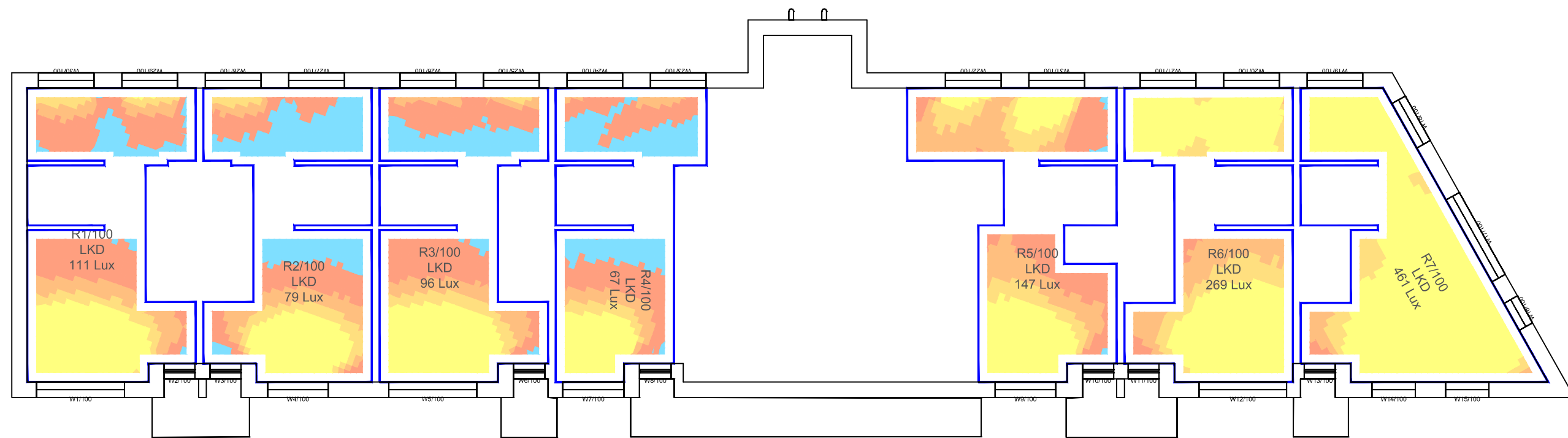
Dwg No: P2150/50

Rel: 28





Lower Ground Floor



Ground Floor

Sources: Warner Surveys
 Survey Info (received 18/07/19)
 LT3190593P0001-9.dwg
 Allford Hall Monaghan Morris
 Proposed Deawing Set (received 20/12/22)
 18116_00_00_97 to 114, 00_300, 02_300, 03_300

Key: Daylight Illuminance
 (achieved for 50% of daylight hours)

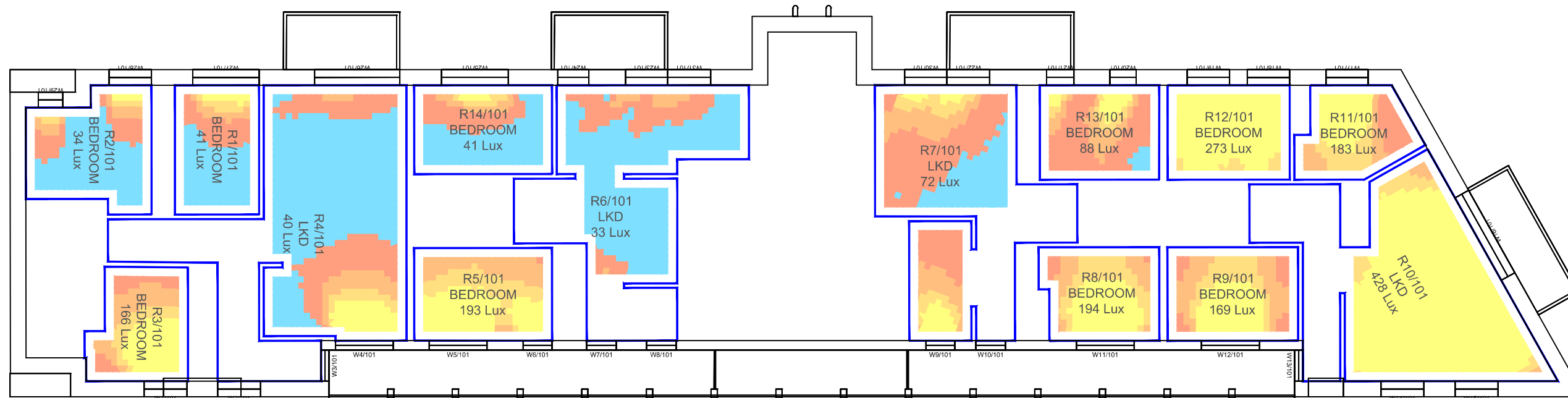
■ <50 Lux	Median Illuminance (Lux) Levels shown for each room. Recommended Targets: Bedroom 100 Lux Living Room 150 Lux Kitchen 200 Lux
■ >50 Lux	
■ >100 Lux	
■ >150 Lux	
■ >200 Lux	

Project: 330 Gray's Inn Road
 London

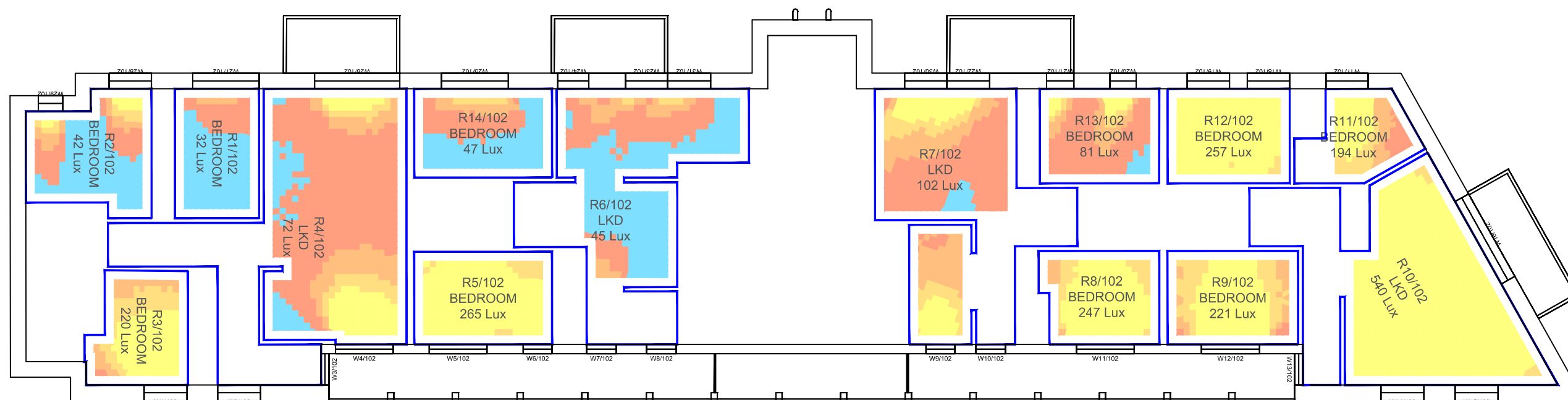
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 Median Illuminance (Lux) Levels
 Proposed Scheme received 20/12/22

Scheme Confirmed: -	Date: -	Drawn By: DT	Scale: 1:150@A3	Date: Feb 23	Dwg No: P2150/CBDM/01	Rel: 28
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First Floor



Second Floor

Sources: Warner Surveys
 Survey Info (received 18/07/19)
 LT3190593P0001-9.dwg
 Allford Hall Monaghan Morris
 Proposed Deawing Set (received 20/12/22)
 18116_00_(00)_97 to 114, 00_300, 02_300, 03_300

Key: Daylight Illuminance
 (achieved for 50% of daylight hours)

Blue	<50 Lux
Orange	>50 Lux
Yellow-Orange	>100 Lux
Yellow	>150 Lux
Light Green	>200 Lux

Median Illuminance (Lux) Levels shown for each room.
 Recommended Targets:
 Bedroom 100 Lux
 Living Room 150 Lux
 Kitchen 200 Lux

Project: 330 Gray's Inn Road
 London

Title: Climate Based Daylight Modelling (CBDM) Assessment
 Median Illuminance (Lux) Levels

Proposed Scheme received 20/12/22

Scheme Confirmed: -

Date: -

Drawn By: DT

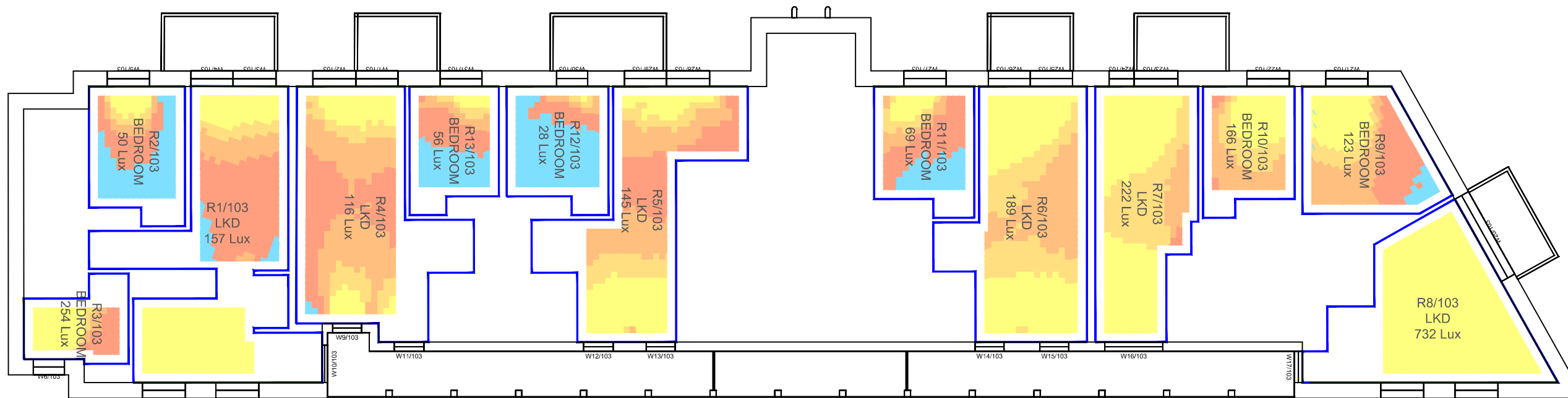
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Date: Feb 23

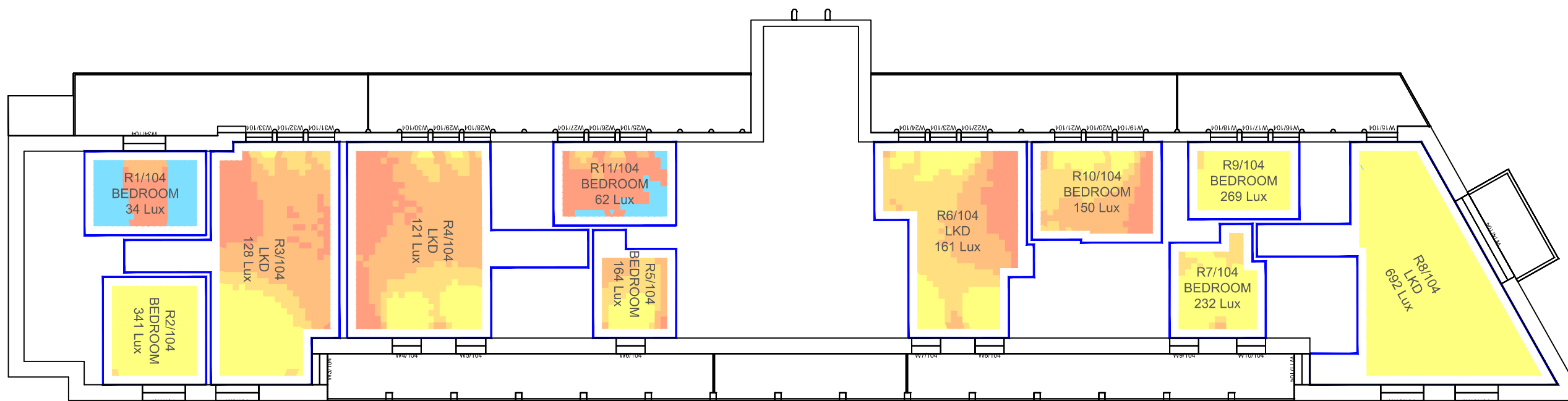
Dwg No: P2150/CBDM/02

Rel: 28





Third Floor



Fourth Floor

Sources: Warner Surveys
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 Allford Hall Monaghan Morris
 Proposed Drawing Set (received 20/12/22)
 18116_00_00_97 to 114, 00_300, 02_300, 03_300

Key: Daylight Illuminance (achieved for 50% of daylight hours)	
■ <50 Lux	Median Illuminance (Lux) Levels shown for each room. Recommended Targets: Bedroom 100 Lux Living Room 150 Lux Kitchen 200 Lux
■ >50 Lux	
■ >100 Lux	
■ >150 Lux	
■ >200 Lux	

Project: 330 Gray's Inn Road
 London

Title: Climate Based Daylight Modelling (CBDM) Assessment
 Median Illuminance (Lux) Levels

Proposed Scheme received 20/12/22

Scheme Confirmed: -

Date: -

Drawn By:
 DT

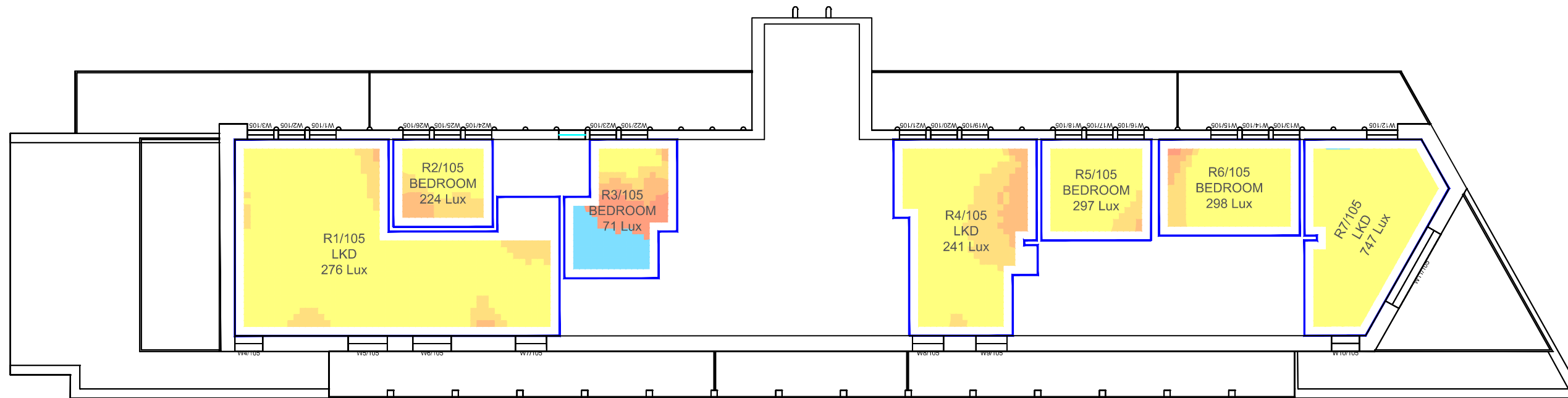
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Date:
 Feb 23

Dwg No:
P2150/CBDM/03

Rel:
28





Fifth Floor

Sources: Warner Surveys
 Survey Info (received 18/07/19)
 LT3190593P0001-9.dwg

Allford Hall Monaghan Morris
 Proposed Deawing Set (received 20/12/22)
 18116_00_(00)_97 to 114, 00_300, 02_300, 03_300

Key: Daylight Illuminance (achieved for 50% of daylight hours)	
<ul style="list-style-type: none"> ■ <50 Lux ■ >50 Lux ■ >100 Lux ■ >150 Lux ■ >200 Lux 	Median Illuminance (Lux) Levels shown for each room. Recommended Targets: Bedroom 100 Lux Living Room 150 Lux Kitchen 200 Lux
Scheme Confirmed:	Date:
-	-

Project: 330 Gray's Inn Road
 London

Drawn By: DT

Scale: 1:150@A3

Date: Feb 23

Title: Climate Based Daylight Modelling (CBDM) Assessment
 Median Illuminance (Lux) Levels

Proposed Scheme received 20/12/22

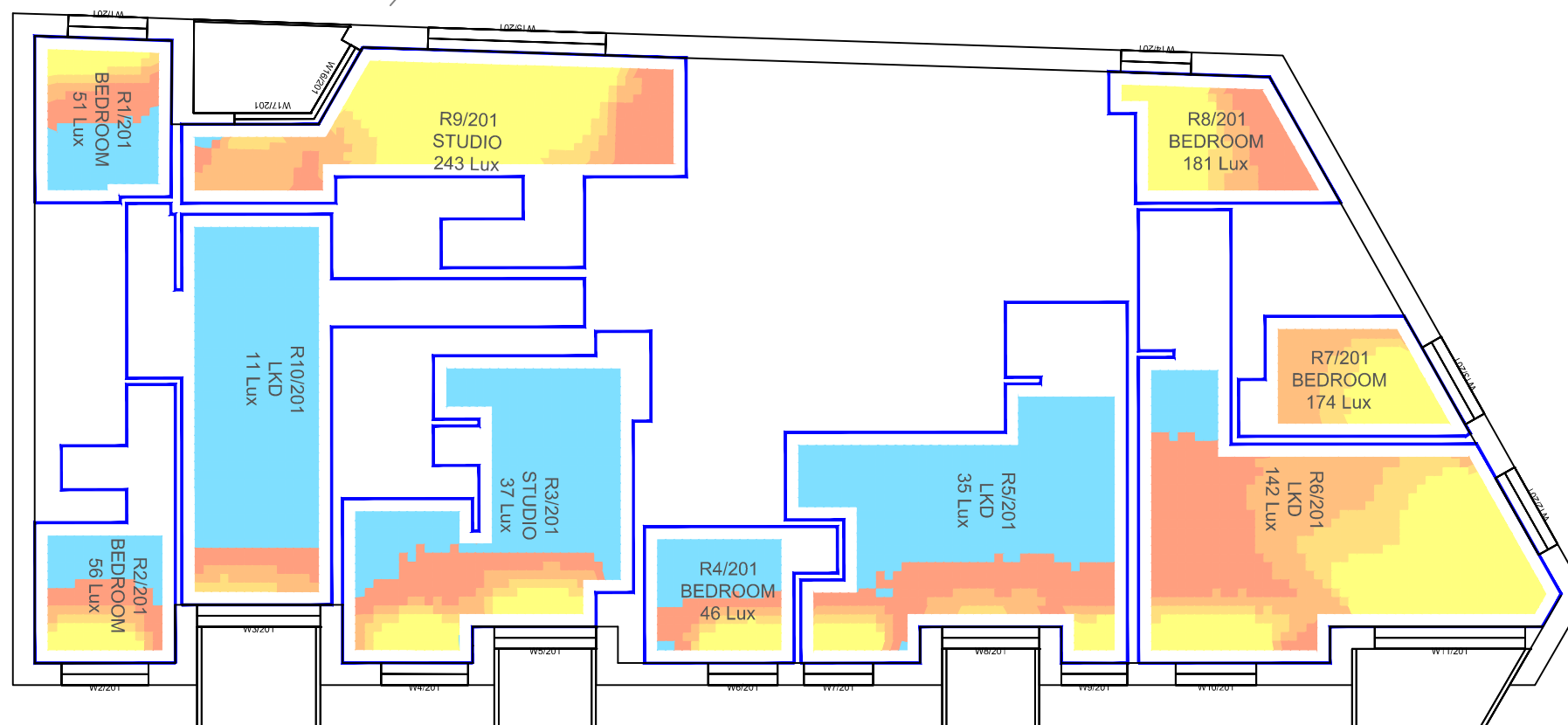
Dwg No: P2150/CBDM/04

Rel: 28





Ground Floor



First Floor

Sources: Warner Surveys
 Survey Info (received 18/07/19)
 LT3190593P0001-9.dwg

Allford Hall Monaghan Morris
 Proposed Deawing Set (received 20/12/22)
 18116_00_(00)_97 to 114, 00_300, 02_300, 03_300

Key: Daylight Illuminance
 (achieved for 50% of daylight hours)

■ <50 Lux	Median Illuminance (Lux) Levels shown for each room.
■ >50 Lux	Recommended Targets:
■ >100 Lux	Bedroom 100 Lux
■ >150 Lux	Living Room 150 Lux
■ >200 Lux	Kitchen 200 Lux

Project: 330 Gray's Inn Road
 London

Title: Climate Based Daylight Modelling (CBDM) Assessment
 Median Illuminance (Lux) Levels

Proposed Scheme received 20/12/22

Scheme Confirmed: -

Date: -

Drawn By: DT

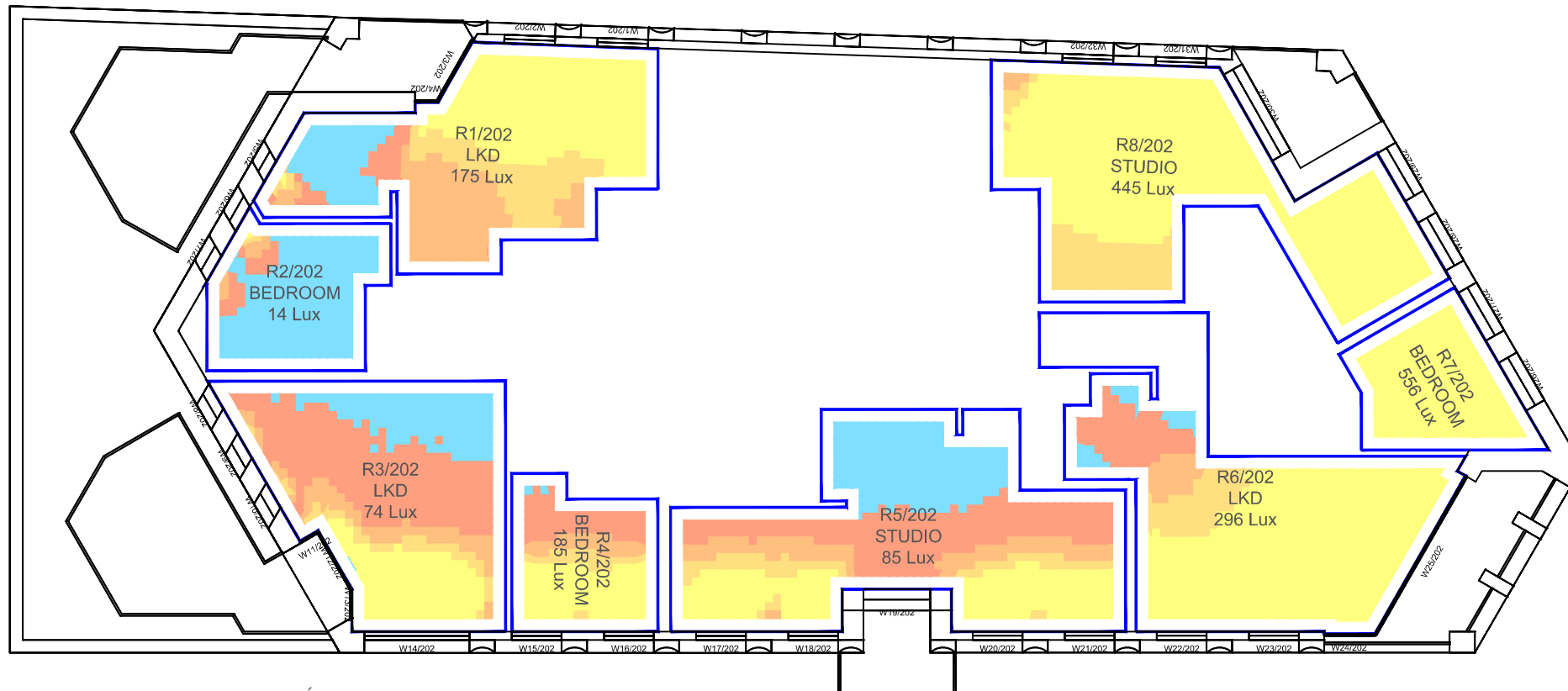
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Date: Feb 23

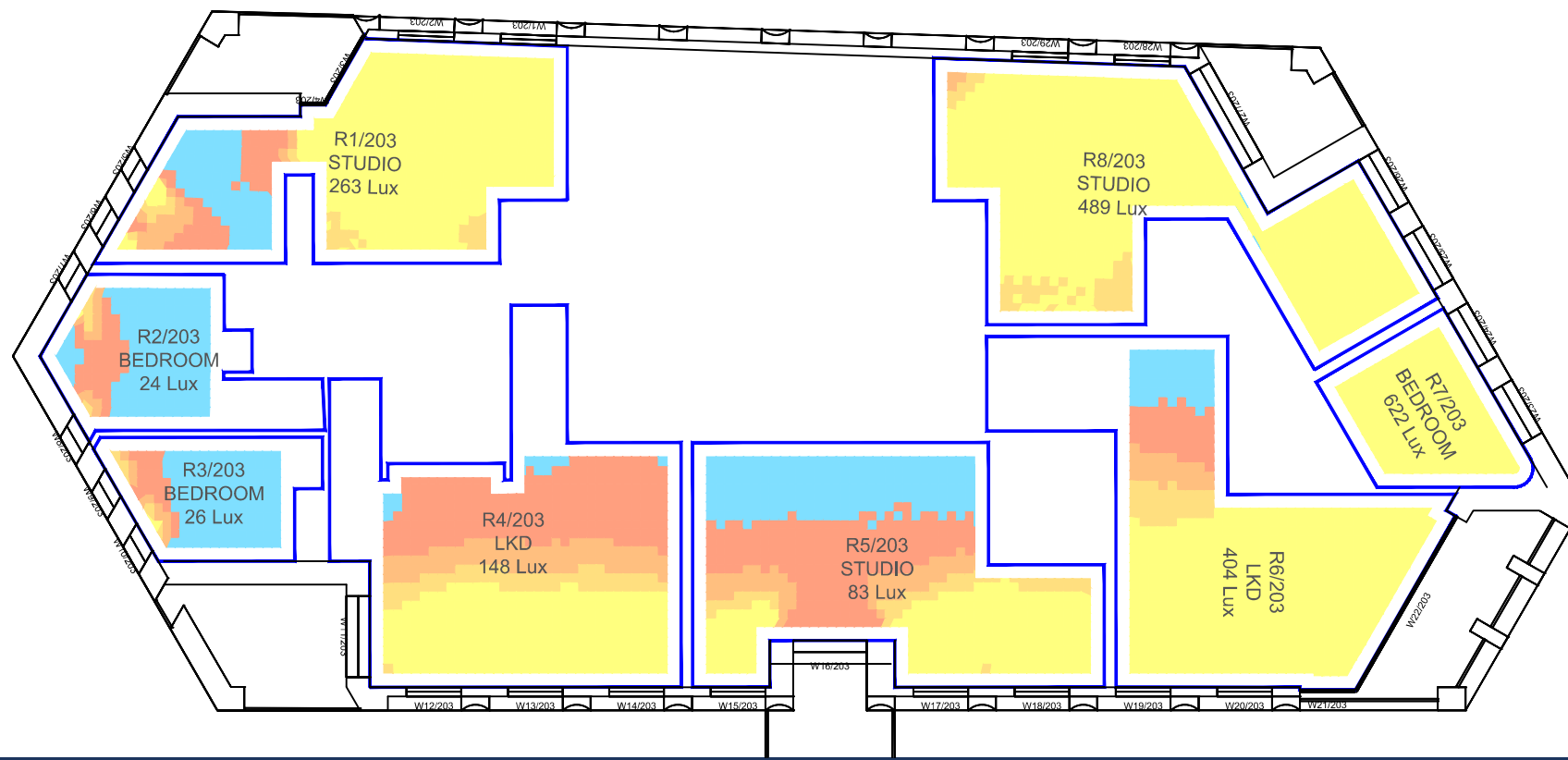
Dwg No: **P2150/CBDM/05**

Rel: **28**





Second Floor



Third Floor

Sources: Warner Surveys
 Survey Info (received 18/07/19)
 LT3190593P0001-9.dwg

Allford Hall Monaghan Morris
 Proposed Deawing Set (received 20/12/22)
 18116_00_(00)_97 to 114, 00_300, 02_300, 03_300

Key: Daylight Illuminance
 (achieved for 50% of daylight hours)

■ <50 Lux	Median Illuminance (Lux) Levels shown for each room.
■ >50 Lux	Recommended Targets:
■ >100 Lux	Bedroom 100 Lux
■ >150 Lux	Living Room 150 Lux
■ >200 Lux	Kitchen 200 Lux

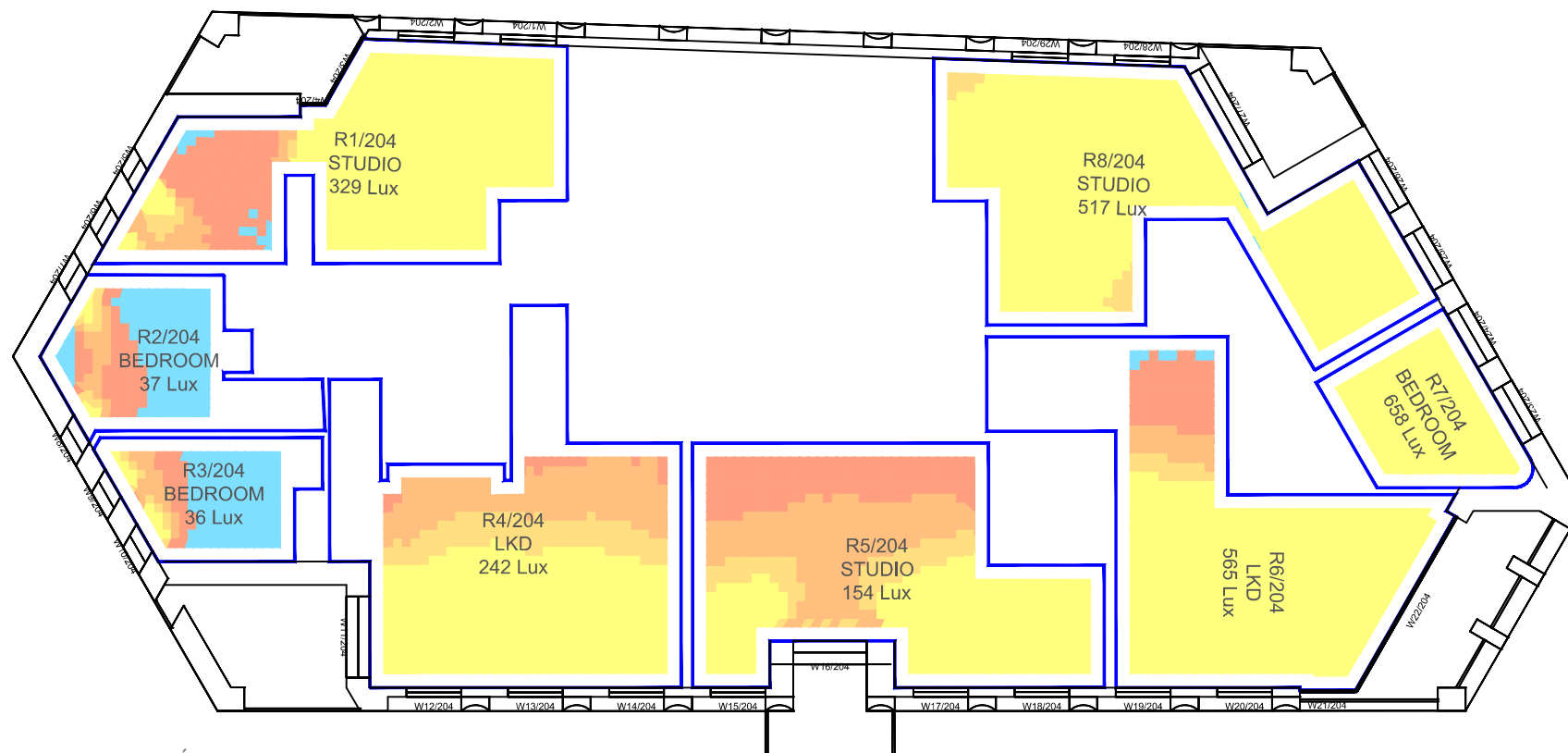
Project: 330 Gray's Inn Road
 London

Title: Climate Based Daylight Modelling (CBDM) Assessment
 Median Illuminance (Lux) Levels

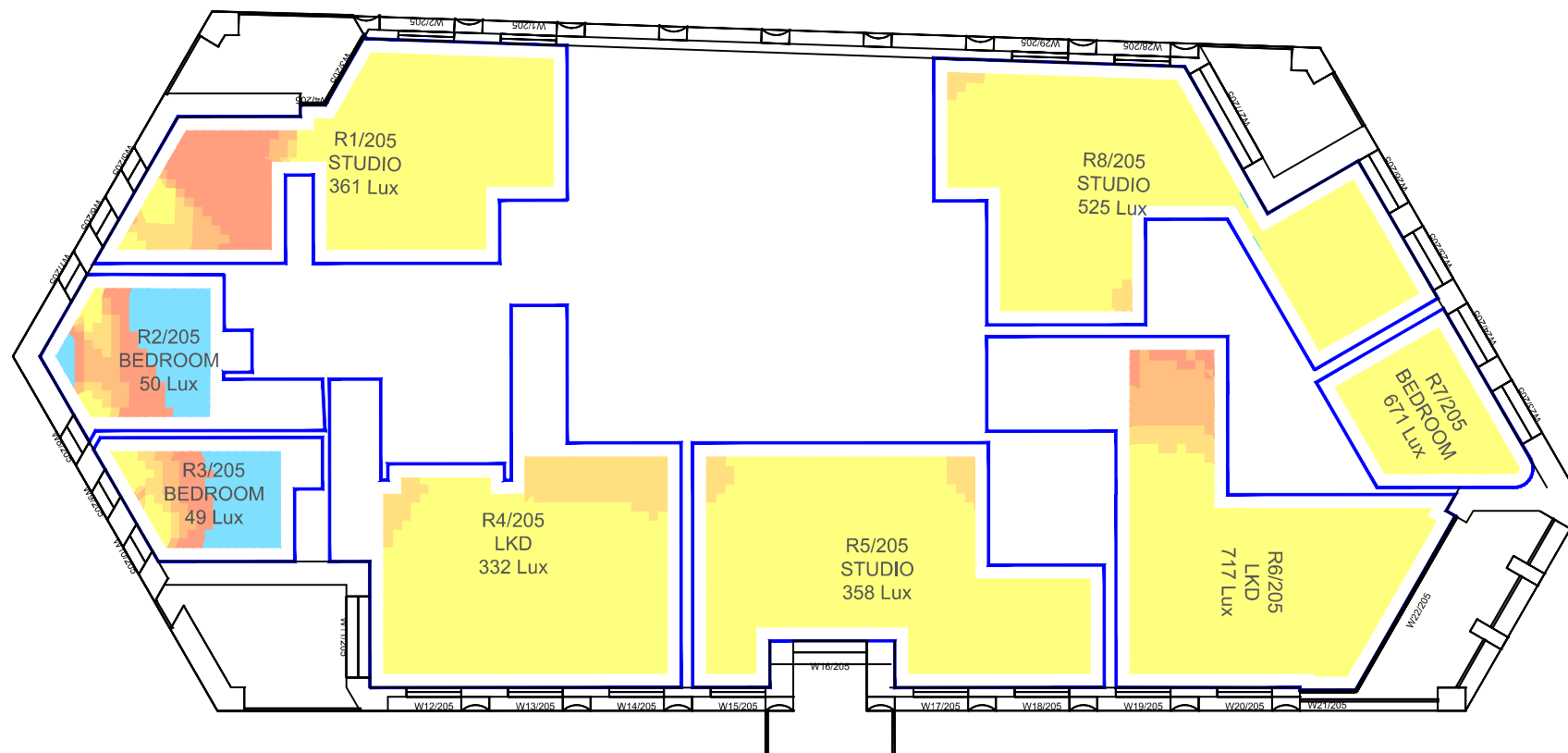
Proposed Scheme received 20/12/22

Scheme Confirmed: -	Date: -	Drawn By: DT	Scale: 1:150@A3	Date: Feb 23	Dwg No: P2150/CBDM/06	Rel: 28
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Fourth Floor



Fifth Floor

Sources: Warner Surveys
 Survey Info (received 18/07/19)
 LT3190593P0001-9.dwg

Allford Hall Monaghan Morris
 Proposed Deawing Set (received 20/12/22)
 18116_00_(00)_97 to 114, 00_300, 02_300, 03_300

Key: Daylight Illuminance
 (achieved for 50% of daylight hours)

■ <50 Lux	Median Illuminance (Lux) Levels shown for each room.
■ >50 Lux	Recommended Targets:
■ >100 Lux	Bedroom 100 Lux
■ >150 Lux	Living Room 150 Lux
■ >200 Lux	Kitchen 200 Lux

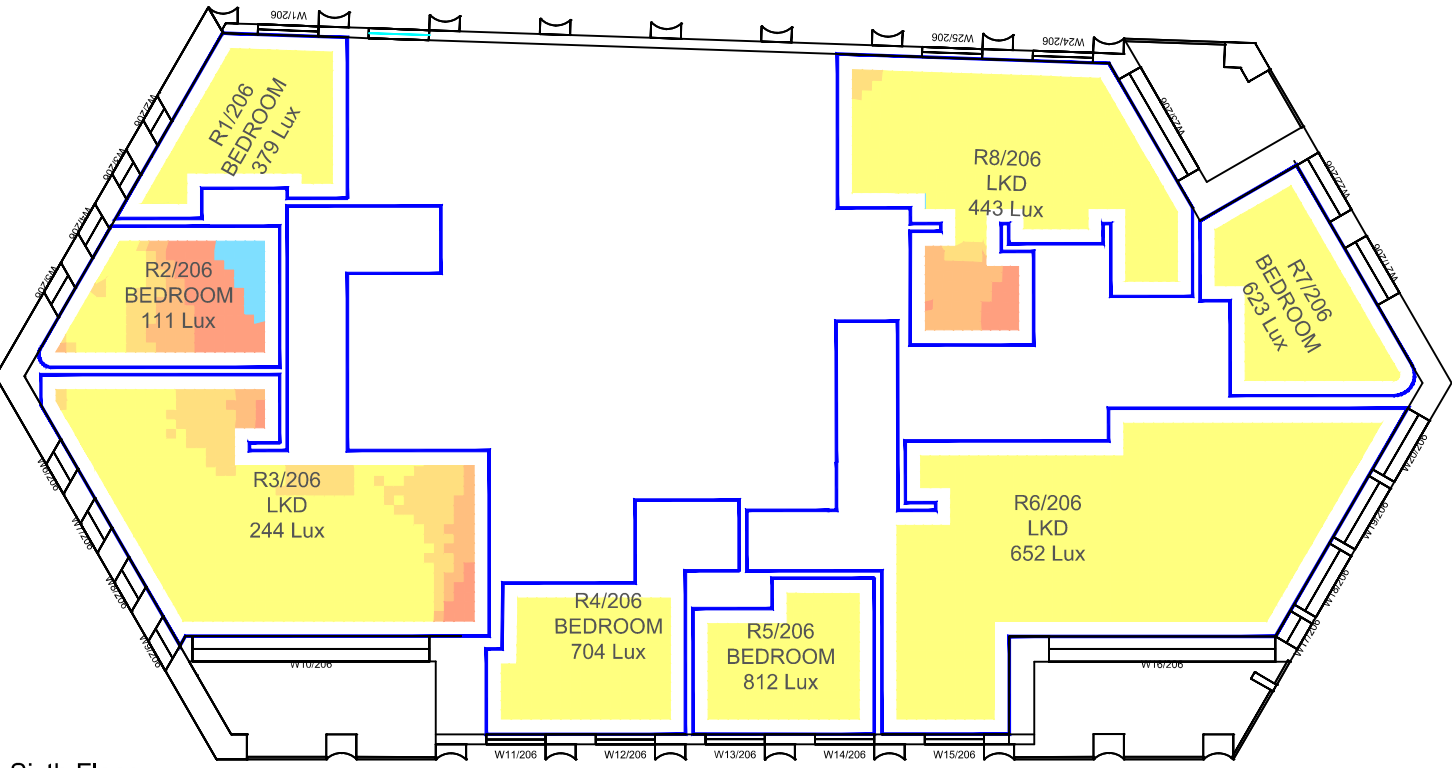
Project: 330 Gray's Inn Road
 London

Title: Climate Based Daylight Modelling (CBDM) Assessment
 Median Illuminance (Lux) Levels

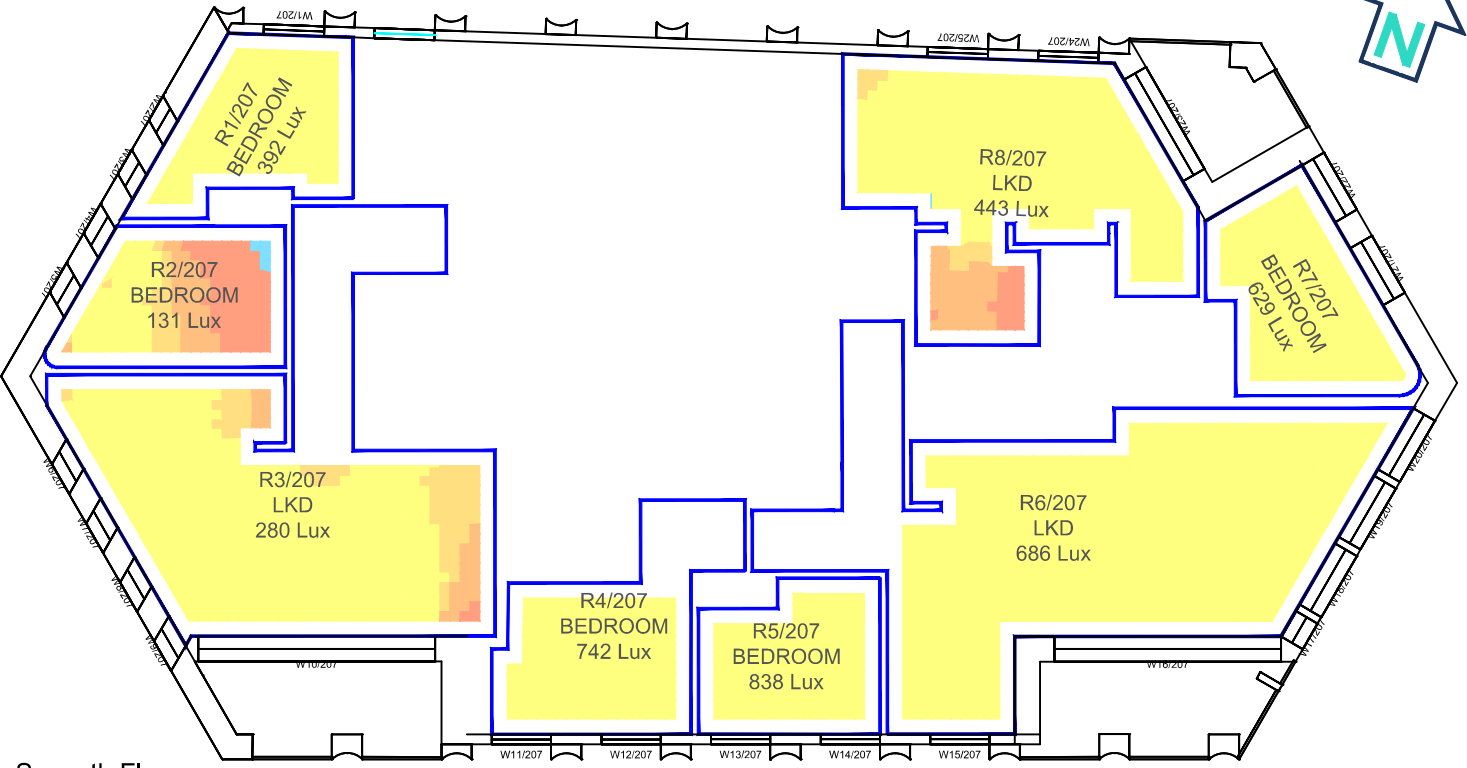
Proposed Scheme received 20/12/22

Scheme Confirmed: -	Date: -	Drawn By: DT	Scale: 1:150@A3	Date: Feb 23	Dwg No: P2150/CBDM/07	Rel: 28
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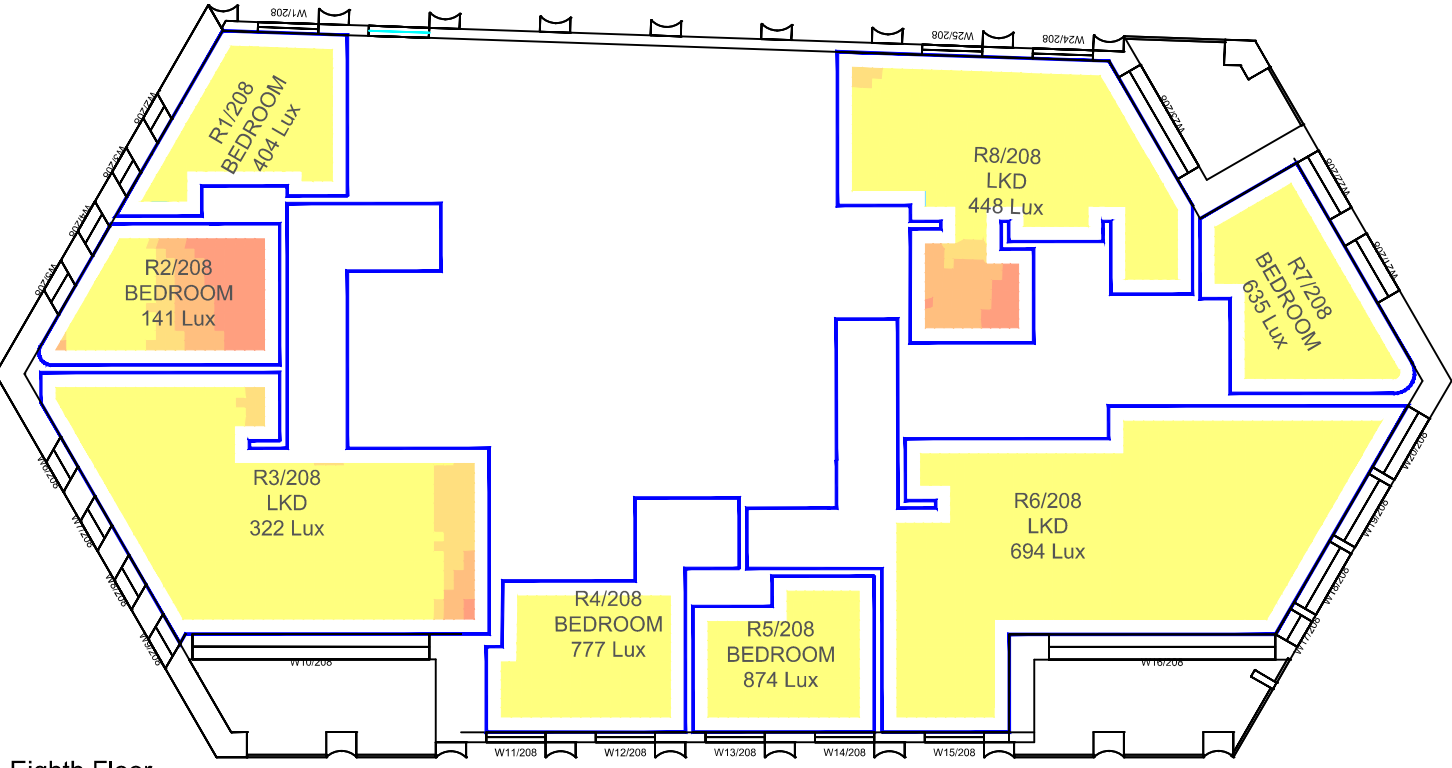




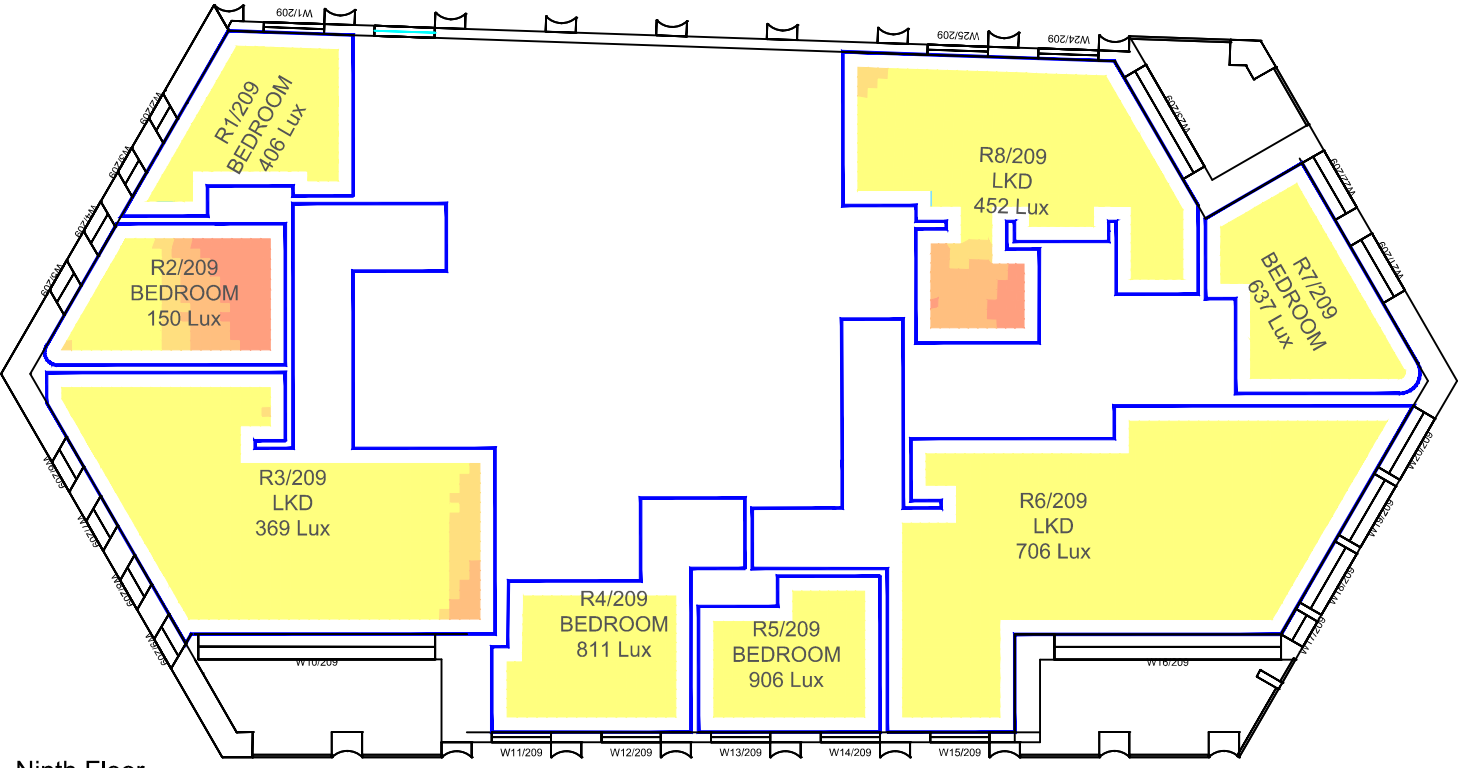
Sixth Floor



Seventh Floor



Eighth Floor



Ninth Floor

Sources: Warner Surveys
 Survey Info (received 18/07/19)
 LT3190593P0001-9.dwg

Allford Hall Monaghan Morris
 Proposed Drawing Set (received 20/12/22)
 18116_00_(00)_97 to 114, 00_300, 02_300, 03_300

Key: Daylight Illuminance (achieved for 50% of daylight hours)	
■ <50 Lux	Median Illuminance (Lux) Levels shown for each room. Recommended Targets: Bedroom 100 Lux Living Room 150 Lux Kitchen 200 Lux
■ >50 Lux	
■ >100 Lux	
■ >150 Lux	
■ >200 Lux	

Project: 330 Gray's Inn Road
 London

Title: Climate Based Daylight Modelling (CBDM) Assessment
 Median Illuminance (Lux) Levels

Proposed Scheme received 20/12/22

Scheme Confirmed: -

Date: -

Drawn By: DT

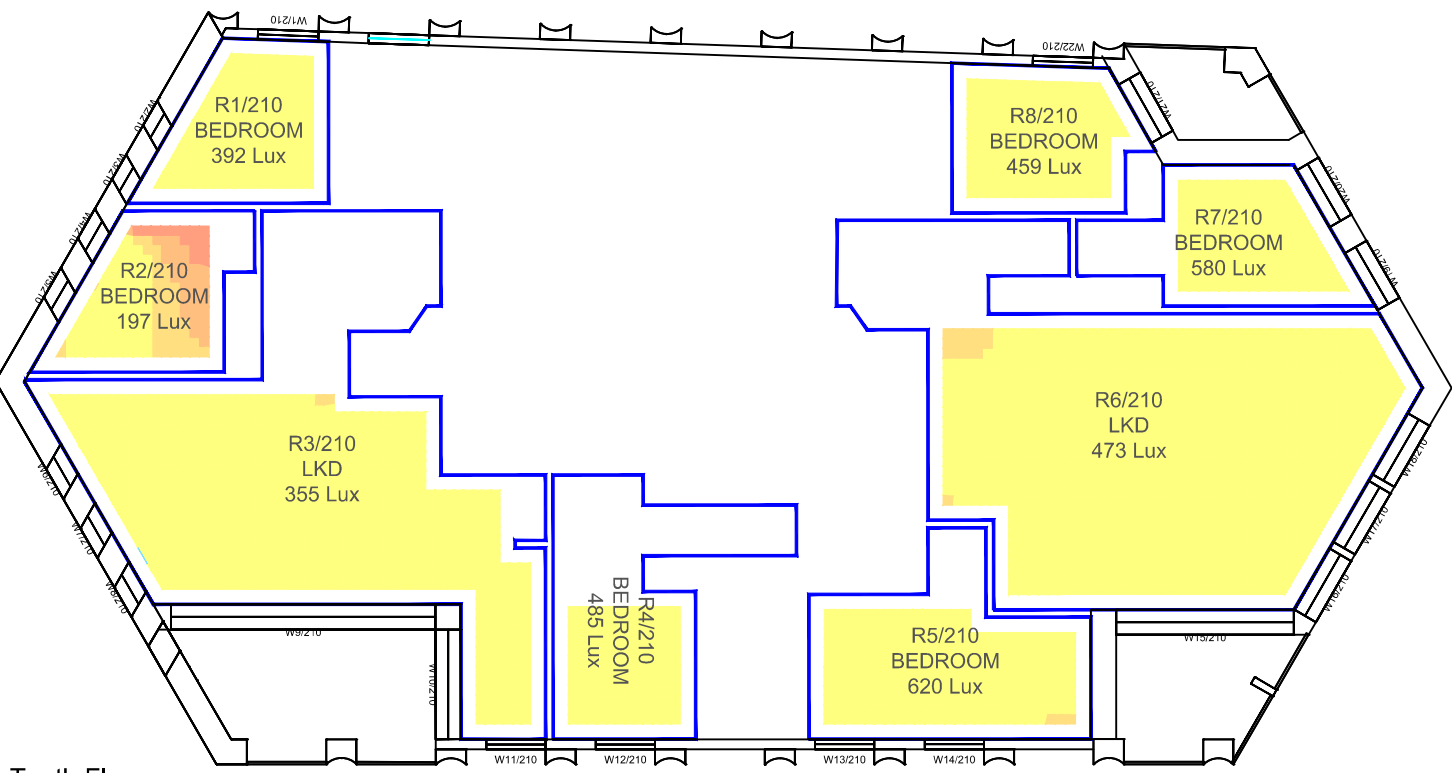
Scale: 1:150@A3

Date: Feb 23

Dwg No: P2150/CBDM/08

Rel: 28





Tenth Floor

Sources: Warner Surveys
 Survey Info (received 18/07/19)
 LT3190593P0001-9.dwg

Allford Hall Monaghan Morris
 Proposed Deawing Set (received 20/12/22)
 18116_00_(00)_97 to 114, 00_300, 02_300, 03_300

Key: Daylight Illuminance (achieved for 50% of daylight hours)	
■ <50 Lux	Median Illuminance (Lux) Levels shown for each room. Recommended Targets: Bedroom 100 Lux Living Room 150 Lux Kitchen 200 Lux
■ >50 Lux	
■ >100 Lux	
■ >150 Lux	
■ >200 Lux	
Scheme Confirmed: -	Date: -

Project: 330 Gray's Inn Road
 London

Drawn By: DT

Scale: 1:150@A3

Date: Feb 23

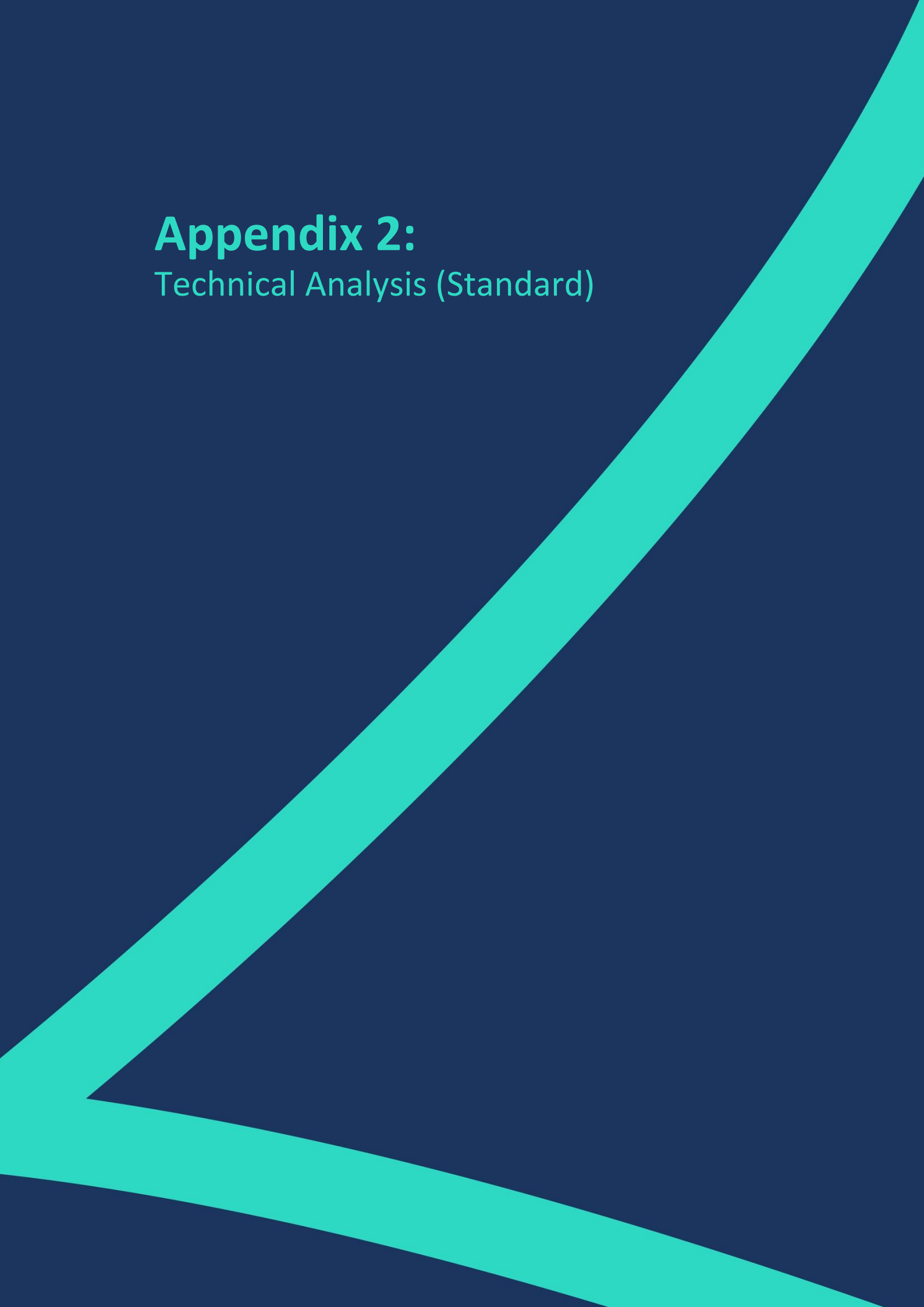
Title: Climate Based Daylight Modelling (CBDM) Assessment
 Median Illuminance (Lux) Levels

Proposed Scheme received 20/12/22

Dwg No: **P2150/CBDM/09**

Rel: **28**





Appendix 2:

Technical Analysis (Standard)



BRE CBDM ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

BRE CBDM ANALYSIS

Room Label	Room Use	Room Use Target Illuminance Lux	Fraction of Working Plane % Area	Median Illuminance Lux
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Proposed Scheme, Block North

R1/200	BEDROOM	100	21.1	46.5
R2/200	BEDROOM	100	21.9	40.2
R3/200	STUDIO	150	3.9	21.8
R4/200	STUDIO	150	7.4	37.1
R5/200	LKD	150	34.6	99.6
R6/200	BEDROOM	100	98.5	223.4
R7/200	BEDROOM	100	68	183.8
R8/200	STUDIO	150	58.4	193.8
R9/200	LKD	150	0	5.5
R1/201	BEDROOM	100	26.3	51.4
R2/201	BEDROOM	100	33.1	55.9
R3/201	STUDIO	150	13.6	36.9
R4/201	BEDROOM	100	27.2	46.1
R5/201	LKD	150	7.1	35.1
R6/201	LKD	150	47.2	141.7
R7/201	BEDROOM	100	100	173.9
R8/201	BEDROOM	100	70.8	181.2
R9/201	STUDIO	150	67.2	243.4
R10/201	LKD	150	1.7	11.1
R1/202	LKD	150	60.4	175.4
R2/202	BEDROOM	100	4	13.7
R3/202	LKD	150	25.5	74.1
R4/202	BEDROOM	100	71.8	185.1
R5/202	STUDIO	150	33.7	85.1
R6/202	LKD	150	81.3	296.1
R7/202	BEDROOM	100	100	556.4



BRE CBDM ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

BRE CBDM ANALYSIS

R8/202	STUDIO	150	99.3	445.1
R1/203	STUDIO	150	74.5	263
R2/203	BEDROOM	100	7.2	24.3
R3/203	BEDROOM	100	8.8	26.3
R4/203	LKD	150	49.4	147.8
R5/203	STUDIO	150	35.9	82.7
R6/203	LKD	150	80.2	403.9
R7/203	BEDROOM	100	100	621.8
R8/203	STUDIO	150	99.6	488.8
R1/204	STUDIO	150	76.2	328.9
R2/204	BEDROOM	100	16.3	36.7
R3/204	BEDROOM	100	20.6	36.3
R4/204	LKD	150	74.4	241.6
R5/204	STUDIO	150	51.7	154.3
R6/204	LKD	150	84.1	565
R7/204	BEDROOM	100	100	657.7
R8/204	STUDIO	150	100	517.2
R1/205	STUDIO	150	78.9	360.6
R2/205	BEDROOM	100	26.9	49.6
R3/205	BEDROOM	100	31	49.3
R4/205	LKD	150	100	332.4
R5/205	STUDIO	150	100	358.4
R6/205	LKD	150	88.9	717
R7/205	BEDROOM	100	100	670.9
R8/205	STUDIO	150	100	524.8
R1/206	BEDROOM	100	100	379.5
R2/206	BEDROOM	100	54.6	110.6
R3/206	LKD	150	92.7	243.7
R4/206	BEDROOM	100	100	703.8
R5/206	BEDROOM	100	100	811.9
R6/206	LKD	150	100	652



BRE CBDM ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

BRE CBDM ANALYSIS

R7/206	BEDROOM	100	100	622.6
R8/206	LKD	150	87.1	442.8
R1/207	BEDROOM	100	100	392.3
R2/207	BEDROOM	100	63.5	131.4
R3/207	LKD	150	95.5	280.1
R4/207	BEDROOM	100	100	742.1
R5/207	BEDROOM	100	100	837.8
R6/207	LKD	150	100	686.2
R7/207	BEDROOM	100	100	629
R8/207	LKD	150	87.6	443.5
R1/208	BEDROOM	100	100	403.7
R2/208	BEDROOM	100	69.1	140.8
R3/208	LKD	150	97.8	322.3
R4/208	BEDROOM	100	100	777.3
R5/208	BEDROOM	100	100	874.2
R6/208	LKD	150	100	694.2
R7/208	BEDROOM	100	100	635.1
R8/208	LKD	150	87.4	448.4
R1/209	BEDROOM	100	100	406.4
R2/209	BEDROOM	100	71	150.4
R3/209	LKD	150	98.2	369.3
R4/209	BEDROOM	100	100	811.4
R5/209	BEDROOM	100	100	905.6
R6/209	LKD	150	100	705.9
R7/209	BEDROOM	100	100	636.5
R8/209	LKD	150	87.6	452.2
R1/210	BEDROOM	100	100	391.9
R2/210	BEDROOM	100	91	196.8
R3/210	LKD	150	100	355.2
R4/210	BEDROOM	100	100	485.2
R5/210	BEDROOM	100	100	619.9
R6/210	LKD	150	100	473.1
R7/210	BEDROOM	100	100	580.3
R8/210	BEDROOM	100	100	458.8

Proposed Scheme, Block South



BRE CBDM ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

BRE CBDM ANALYSIS

R1/99	BEDROOM	100	21.8	26.2
R2/99	BEDROOM	100	21.3	30.3
R3/99	BEDROOM	100	21.3	33.8
R4/99	BEDROOM	100	40.2	52.3
R5/99	BEDROOM	100	42.3	57.6
R6/99	BEDROOM	100	23.9	40.3
R7/99	BEDROOM	100	41	78.2
R8/99	BEDROOM	100	6	21
R9/99	BEDROOM	100	50.6	101.5
R10/99	BEDROOM	100	18.6	46
R11/99	BEDROOM	100	35.9	50.9
R12/99	BEDROOM	100	57.9	118.6
R13/99	BEDROOM	100	71.1	204.5
R14/99	BEDROOM	100	22.8	27.5
R15/99	BEDROOM	100	41.5	65.8
R16/99	BEDROOM	100	0.5	31.1
R17/99	BEDROOM	100	0	14.7
R18/99	BEDROOM	100	0.5	25.6
R19/99	BEDROOM	100	0	11.5
R20/99	BEDROOM	100	15	36.6
R1/100	LKD	150	38.8	110.5
R2/100	LKD	150	30.3	79.1
R3/100	LKD	150	36.7	96.4
R4/100	LKD	150	23.3	67.3
R5/100	LKD	150	48.4	146.8
R6/100	LKD	150	83.4	268.8
R7/100	LKD	150	97	460.6
R1/101	BEDROOM	100	17.8	40.8
R2/101	BEDROOM	100	13.3	33.9
R3/101	BEDROOM	100	85.5	165.5



BRE CBDM ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

BRE CBDM ANALYSIS

R4/101	LKD	150	9.1	39.8
R5/101	BEDROOM	100	99.6	193.3
R6/101	LKD	150	0	33.1
R7/101	LKD	150	14.4	71.8
R8/101	BEDROOM	100	96	193.9
R9/101	BEDROOM	100	89.2	168.9
R10/101	LKD	150	99	428.3
R11/101	BEDROOM	100	81.4	182.9
R12/101	BEDROOM	100	100	273
R13/101	BEDROOM	100	37.6	87.9
R14/101	BEDROOM	100	13.4	41
R1/102	BEDROOM	100	3.3	32
R2/102	BEDROOM	100	18.6	41.9
R3/102	BEDROOM	100	99	220
R4/102	LKD	150	18	72.3
R5/102	BEDROOM	100	100	265.4
R6/102	LKD	150	1.2	44.9
R7/102	LKD	150	27	101.5
R8/102	BEDROOM	100	100	247.3
R9/102	BEDROOM	100	98.2	220.7
R10/102	LKD	150	100	540.2
R11/102	BEDROOM	100	87	194.2
R12/102	BEDROOM	100	100	256.9
R13/102	BEDROOM	100	30.1	81.2
R14/102	BEDROOM	100	14.2	46.7
R1/103	LKD	150	50.7	156.8
R2/103	BEDROOM	100	23.1	49.9
R3/103	BEDROOM	100	71.4	254.1
R4/103	LKD	150	29.1	116.1
R5/103	LKD	150	47.1	144.9
R6/103	LKD	150	73.6	188.8
R7/103	LKD	150	90.1	221.8



BRE CBDM ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

BRE CBDM ANALYSIS

R8/103	LKD	150	100	732.1
R9/103	BEDROOM	100	65.4	123.1
R10/103	BEDROOM	100	97.4	165.8
R11/103	BEDROOM	100	31.9	69.4
R12/103	BEDROOM	100	7.6	28.2
R13/103	BEDROOM	100	23	56.5
R1/104	BEDROOM	100	9.4	33.7
R2/104	BEDROOM	100	100	340.6
R3/104	LKD	150	38.8	127.7
R4/104	LKD	150	31	121
R5/104	BEDROOM	100	98.5	163.9
R6/104	LKD	150	60.7	160.9
R7/104	BEDROOM	100	100	232.2
R8/104	LKD	150	100	691.9
R9/104	BEDROOM	100	100	268.7
R10/104	BEDROOM	100	84.3	149.6
R11/104	BEDROOM	100	15.5	61.9
R1/105	LKD	150	99.5	276.5
R2/105	BEDROOM	100	100	224
R3/105	BEDROOM	100	36.4	71
R4/105	LKD	150	90.4	240.8
R5/105	BEDROOM	100	100	297
R6/105	BEDROOM	100	99.3	297.9
R7/105	LKD	150	100	747.1



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
F1/200	R8/200	STUDIO			21-Mar	0.0	✘
			W14/200	Northerly	21-Mar	0.0	
			W15/200	Westerly	21-Mar	0.0	
			W16/200	Northerly	21-Mar	0.0	
F2/200	R1/200	BEDROOM			21-Mar	0.0	✘
			W1/200	Northerly	21-Mar	0.0	
R2/200	BEDROOM			21-Mar	0.0		
		W2/200	Southerly	21-Mar	0.0		
R9/200	LKD			21-Mar	0.0		
		W3/200	Southerly	21-Mar	0.0		
F3/200	R3/200	STUDIO			21-Mar	0.0	✘
			W5/200	Southerly	21-Mar	0.0	
			W4/200	Southerly	21-Mar	0.0	
F4/200	R4/200	STUDIO			21-Mar	0.0	✘
			W7/200	Southerly	21-Mar	0.0	
			W6/200	Southerly	21-Mar	0.0	
			W8/200	Southerly	21-Mar	0.0	
F5/200	R5/200	LKD			21-Mar	1.3	✘
			W10/200	Southerly	21-Mar	0.6	
			W9/200	Southerly	21-Mar	0.8	
			W11/200	Northerly	21-Mar	0.0	
	R6/200	BEDROOM			21-Mar	0.0	
			W12/200	Northerly	21-Mar	0.0	
	R7/200	BEDROOM			21-Mar	0.0	
W13/200			Northerly	21-Mar	0.0		
F1/201	R9/201	STUDIO			21-Mar	0.0	✘
			W15/201	Northerly	21-Mar	0.0	
			W16/201	Westerly	21-Mar	0.0	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
			W17/201	Northerly	21-Mar	0.0	
F2/201							x
	R1/201	BEDROOM			21-Mar	0.0	
			W1/201	Northerly	21-Mar	0.0	
	R2/201	BEDROOM			21-Mar	0.3	
			W2/201	Southerly	21-Mar	0.3	
	R10/201	LKD			21-Mar	0.5	
			W3/201	Southerly	21-Mar	0.5	
F3/201							x
	R3/201	STUDIO			21-Mar	0.8	
			W5/201	Southerly	21-Mar	0.6	
			W4/201	Southerly	21-Mar	0.4	
F4/201							✓
	R4/201	BEDROOM			21-Mar	0.4	
			W6/201	Southerly	21-Mar	0.4	
	R5/201	LKD			21-Mar	1.7	
			W7/201	Southerly	21-Mar	0.7	
			W8/201	Southerly	21-Mar	0.0	
			W9/201	Southerly	21-Mar	1.7	
F5/201							✓
	R6/201	LKD			21-Mar	3.3	
			W10/201	Southerly	21-Mar	2.4	
			W12/201	Northerly	21-Mar	0.4	
			W11/201	Southerly	21-Mar	2.2	
	R7/201	BEDROOM			21-Mar	0.4	
			W13/201	Northerly	21-Mar	0.4	
	R8/201	BEDROOM			21-Mar	0.0	
			W14/201	Northerly	21-Mar	0.0	
F1/202							x
	R1/202	LKD			21-Mar	0.0	
			W4/202	Northerly	21-Mar	0.0	
			W3/202	Westerly	21-Mar	0.0	
			W2/202	Northerly	21-Mar	0.0	
			W1/202	Northerly	21-Mar	0.0	
			W5/202	Westerly	21-Mar	0.0	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
R2/202	BEDROOM				21-Mar	0.0	
			W7/202	Westerly	21-Mar	0.0	
			W6/202	Westerly	21-Mar	0.0	
F2/202							✓
R3/202	LKD				21-Mar	2.3	
			W14/202	Southerly	21-Mar	2.3	
			W13/202	Westerly	21-Mar	0.0	
			W12/202	Southerly	21-Mar	0.8	
			W11/202	Easterly	21-Mar	1.7	
			W10/202	Southerly	21-Mar	0.7	
			W9/202	Southerly	21-Mar	0.9	
			W8/202	Southerly	21-Mar	0.8	
R4/202	BEDROOM				21-Mar	2.9	
			W16/202	Southerly	21-Mar	2.9	
			W15/202	Southerly	21-Mar	2.6	
F3/202							✓
R5/202	STUDIO				21-Mar	3.9	
			W21/202	Southerly	21-Mar	3.0	
			W20/202	Southerly	21-Mar	1.8	
			W19/202	Southerly	21-Mar	0.0	
			W18/202	Southerly	21-Mar	3.4	
			W17/202	Southerly	21-Mar	3.3	
F4/202							✓
R6/202	LKD				21-Mar	6.8	
			W25/202	Easterly	21-Mar	2.8	
			W24/202	Southerly	21-Mar	5.3	
			W23/202	Southerly	21-Mar	3.8	
			W22/202	Southerly	21-Mar	3.3	
R7/202	BEDROOM				21-Mar	0.0	
			W27/202	Northerly	21-Mar	0.0	
			W26/202	Northerly	21-Mar	0.0	
F5/202							✗
R8/202	STUDIO				21-Mar	0.0	
			W32/202	Northerly	21-Mar	0.0	
			W31/202	Northerly	21-Mar	0.0	
			W30/202	Northerly	21-Mar	0.0	
			W29/202	Northerly	21-Mar	0.0	
			W28/202	Northerly	21-Mar	0.0	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
F1/203							x
	R1/203	STUDIO			21-Mar	0.0	
			W4/203	Northerly	21-Mar	0.0	
			W3/203	Westerly	21-Mar	0.0	
			W2/203	Northerly	21-Mar	0.0	
			W1/203	Northerly	21-Mar	0.0	
			W5/203	Westerly	21-Mar	0.0	
			W6/203	Westerly	21-Mar	0.0	
F2/203							✓
	R2/203	BEDROOM			21-Mar	1.0	
			W7/203	Westerly	21-Mar	0.0	
			W8/203	Southerly	21-Mar	1.0	
	R3/203	BEDROOM			21-Mar	1.1	
			W10/203	Southerly	21-Mar	1.1	
			W9/203	Southerly	21-Mar	1.0	
	R4/203	LKD			21-Mar	5.3	
			W11/203	Westerly	21-Mar	0.5	
			W13/203	Southerly	21-Mar	4.4	
			W12/203	Southerly	21-Mar	4.6	
			W14/203	Southerly	21-Mar	4.6	
F3/203							✓
	R5/203	STUDIO			21-Mar	6.2	
			W17/203	Southerly	21-Mar	4.5	
			W16/203	Southerly	21-Mar	0.0	
			W15/203	Southerly	21-Mar	5.1	
			W18/203	Southerly	21-Mar	6.2	
F4/203							✓
	R6/203	LKD			20-Mar	8.3	
			W22/203	Easterly	20-Mar	2.9	
			W21/203	Southerly	20-Mar	7.7	
			W20/203	Southerly	20-Mar	6.7	
			W19/203	Southerly	20-Mar	6.4	
	R7/203	BEDROOM			21-Mar	0.1	
			W24/203	Northerly	21-Mar	0.1	
			W23/203	Northerly	21-Mar	0.0	
F5/203							x
	R8/203	STUDIO			21-Mar	0.2	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
			W26/203	Northerly	21-Mar	0.2	
			W25/203	Northerly	21-Mar	0.1	
			W29/203	Northerly	21-Mar	0.0	
			W28/203	Northerly	21-Mar	0.0	
			W27/203	Northerly	21-Mar	0.0	
F1/204							x
	R1/204	STUDIO			21-Mar	0.0	
			W4/204	Northerly	21-Mar	0.0	
			W3/204	Westerly	21-Mar	0.0	
			W2/204	Northerly	21-Mar	0.0	
			W1/204	Northerly	21-Mar	0.0	
			W5/204	Westerly	21-Mar	0.0	
			W6/204	Westerly	21-Mar	0.0	
F2/204							✓
	R2/204	BEDROOM			21-Mar	1.3	
			W7/204	Westerly	21-Mar	0.0	
			W8/204	Southerly	21-Mar	1.3	
	R3/204	BEDROOM			21-Mar	1.3	
			W10/204	Southerly	21-Mar	1.3	
			W9/204	Southerly	21-Mar	1.3	
	R4/204	LKD			19-Mar	6.3	
			W11/204	Westerly	19-Mar	0.8	
			W13/204	Southerly	19-Mar	6.1	
			W12/204	Southerly	19-Mar	5.9	
			W14/204	Southerly	19-Mar	6.3	
F3/204							✓
	R5/204	STUDIO			13-Mar	6.9	
			W17/204	Southerly	13-Mar	6.0	
			W16/204	Southerly	13-Mar	0.0	
			W15/204	Southerly	13-Mar	6.4	
			W18/204	Southerly	13-Mar	6.9	
F4/204							✓
	R6/204	LKD			21-Mar	8.4	
			W22/204	Easterly	21-Mar	2.8	
			W21/204	Southerly	21-Mar	7.8	
			W20/204	Southerly	21-Mar	6.7	
			W19/204	Southerly	21-Mar	6.7	
	R7/204	BEDROOM			21-Mar	0.3	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
			W24/204	Northerly	21-Mar	0.3	
			W23/204	Northerly	21-Mar	0.3	
F5/204							x
	R8/204	STUDIO			21-Mar	0.3	
			W26/204	Northerly	21-Mar	0.3	
			W25/204	Northerly	21-Mar	0.3	
			W29/204	Northerly	21-Mar	0.0	
			W28/204	Northerly	21-Mar	0.0	
			W27/204	Northerly	21-Mar	0.0	
F1/205							x
	R1/205	STUDIO			21-Mar	0.0	
			W4/205	Northerly	21-Mar	0.0	
			W3/205	Westerly	21-Mar	0.0	
			W2/205	Northerly	21-Mar	0.0	
			W1/205	Northerly	21-Mar	0.0	
			W5/205	Westerly	21-Mar	0.0	
			W6/205	Westerly	21-Mar	0.0	
F2/205							✓
	R2/205	BEDROOM			21-Mar	2.3	
			W7/205	Westerly	21-Mar	0.0	
			W8/205	Southerly	21-Mar	2.3	
	R3/205	BEDROOM			21-Mar	2.3	
			W10/205	Southerly	21-Mar	1.9	
			W9/205	Southerly	21-Mar	2.1	
	R4/205	LKD			19-Mar	6.8	
			W11/205	Westerly	19-Mar	1.1	
			W13/205	Southerly	19-Mar	6.6	
			W12/205	Southerly	19-Mar	6.3	
			W14/205	Southerly	19-Mar	6.8	
F3/205							✓
	R5/205	STUDIO			06-Mar	7.3	
			W17/205	Southerly	06-Mar	7.1	
			W16/205	Southerly	06-Mar	3.3	
			W15/205	Southerly	06-Mar	6.8	
			W18/205	Southerly	06-Mar	7.3	
F4/205							✓
	R6/205	LKD			21-Mar	8.4	
			W22/205	Easterly	21-Mar	2.8	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
			W21/205	Southerly	21-Mar	7.8	
			W20/205	Southerly	21-Mar	6.7	
			W19/205	Southerly	21-Mar	6.7	
	R7/205	BEDROOM			21-Mar	0.3	
			W24/205	Northerly	21-Mar	0.3	
			W23/205	Northerly	21-Mar	0.3	
F5/205							x
	R8/205	STUDIO			21-Mar	0.3	
			W26/205	Northerly	21-Mar	0.3	
			W25/205	Northerly	21-Mar	0.3	
			W29/205	Northerly	21-Mar	0.0	
			W28/205	Northerly	21-Mar	0.0	
			W27/205	Northerly	21-Mar	0.0	
F1/206							✓
	R1/206	BEDROOM			21-Mar	0.0	
			W1/206	Northerly	21-Mar	0.0	
			W2/206	Westerly	21-Mar	0.0	
			W3/206	Westerly	21-Mar	0.0	
	R2/206	BEDROOM			21-Mar	0.0	
			W5/206	Westerly	21-Mar	0.0	
			W4/206	Westerly	21-Mar	0.0	
	R3/206	LKD			11-Mar	5.4	
			W10/206	Southerly	11-Mar	2.3	
			W9/206	Southerly	11-Mar	2.9	
			W8/206	Southerly	11-Mar	3.1	
			W7/206	Southerly	11-Mar	3.0	
			W6/206	Southerly	11-Mar	3.0	
F2/206							✓
	R4/206	BEDROOM			06-Mar	7.3	
			W12/206	Southerly	06-Mar	7.3	
			W11/206	Southerly	06-Mar	7.1	
	R5/206	BEDROOM			19-Feb	7.5	
			W13/206	Southerly	19-Feb	7.3	
			W14/206	Southerly	19-Feb	7.5	
	R6/206	LKD			21-Mar	8.4	
			W19/206	Easterly	21-Mar	4.7	
			W18/206	Easterly	21-Mar	4.7	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
			W17/206	Easterly	21-Mar	3.2	
			W16/206	Southerly	21-Mar	2.5	
			W20/206	Easterly	21-Mar	4.7	
			W15/206	Southerly	21-Mar	6.7	
F3/206							x
	R7/206	BEDROOM			21-Mar	0.3	
			W22/206	Northerly	21-Mar	0.3	
			W21/206	Northerly	21-Mar	0.3	
	R8/206	LKD			21-Mar	0.0	
			W25/206	Northerly	21-Mar	0.0	
			W24/206	Northerly	21-Mar	0.0	
			W23/206	Northerly	21-Mar	0.0	
F1/207							✓
	R1/207	BEDROOM			21-Mar	0.0	
			W1/207	Northerly	21-Mar	0.0	
			W2/207	Westerly	21-Mar	0.0	
			W3/207	Westerly	21-Mar	0.0	
	R2/207	BEDROOM			21-Mar	0.0	
			W5/207	Westerly	21-Mar	0.0	
			W4/207	Westerly	21-Mar	0.0	
	R3/207	LKD			06-Mar	6.0	
			W10/207	Southerly	06-Mar	3.1	
			W9/207	Southerly	06-Mar	3.5	
			W8/207	Southerly	06-Mar	3.5	
			W7/207	Southerly	06-Mar	3.5	
			W6/207	Southerly	06-Mar	3.4	
F2/207							✓
	R4/207	BEDROOM			23-Feb	7.6	
			W12/207	Southerly	23-Feb	7.6	
			W11/207	Southerly	23-Feb	7.5	
	R5/207	BEDROOM			16-Feb	7.8	
			W13/207	Southerly	16-Feb	7.6	
			W14/207	Southerly	16-Feb	7.8	
	R6/207	LKD			21-Mar	8.4	
			W19/207	Easterly	21-Mar	4.7	
			W18/207	Easterly	21-Mar	4.7	
			W17/207	Easterly	21-Mar	3.2	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
			W16/207	Southerly	21-Mar	2.5	
			W20/207	Easterly	21-Mar	4.7	
			W15/207	Southerly	21-Mar	6.7	
F3/207							x
	R7/207	BEDROOM			21-Mar	0.3	
			W21/207	Northerly	21-Mar	0.3	
			W22/207	Northerly	21-Mar	0.3	
	R8/207	LKD			21-Mar	0.0	
			W25/207	Northerly	21-Mar	0.0	
			W24/207	Northerly	21-Mar	0.0	
			W23/207	Northerly	21-Mar	0.0	
F1/208							✓
	R1/208	BEDROOM			21-Mar	0.0	
			W1/208	Northerly	21-Mar	0.0	
			W2/208	Westerly	21-Mar	0.0	
			W3/208	Westerly	21-Mar	0.0	
	R2/208	BEDROOM			21-Mar	0.3	
			W5/208	Westerly	21-Mar	0.3	
			W4/208	Westerly	21-Mar	0.0	
	R3/208	LKD			18-Feb	6.4	
			W10/208	Southerly	18-Feb	3.8	
			W9/208	Southerly	18-Feb	3.8	
			W8/208	Southerly	18-Feb	3.7	
			W7/208	Southerly	18-Feb	3.7	
			W6/208	Southerly	18-Feb	3.6	
F2/208							✓
	R4/208	BEDROOM			17-Feb	7.8	
			W12/208	Southerly	17-Feb	7.8	
			W11/208	Southerly	17-Feb	7.8	
	R5/208	BEDROOM			16-Feb	7.8	
			W13/208	Southerly	16-Feb	7.8	
			W14/208	Southerly	16-Feb	7.8	
	R6/208	LKD			21-Mar	8.4	
			W19/208	Easterly	21-Mar	4.7	
			W18/208	Easterly	21-Mar	4.7	
			W17/208	Easterly	21-Mar	3.2	
			W16/208	Southerly	21-Mar	2.5	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
			W20/208	Easterly	21-Mar	4.7	
			W15/208	Southerly	21-Mar	6.7	
F3/208							x
	R7/208	BEDROOM			21-Mar	0.3	
			W21/208	Northerly	21-Mar	0.3	
			W22/208	Northerly	21-Mar	0.3	
	R8/208	LKD			21-Mar	0.0	
			W25/208	Northerly	21-Mar	0.0	
			W24/208	Northerly	21-Mar	0.0	
			W23/208	Northerly	21-Mar	0.0	
F1/209							✓
	R1/209	BEDROOM			21-Mar	0.0	
			W1/209	Northerly	21-Mar	0.0	
			W2/209	Westerly	21-Mar	0.0	
			W3/209	Westerly	21-Mar	0.0	
	R2/209	BEDROOM			21-Mar	0.3	
			W5/209	Westerly	21-Mar	0.3	
			W4/209	Westerly	21-Mar	0.0	
	R3/209	LKD			06-Feb	6.6	
			W10/209	Southerly	06-Feb	3.8	
			W9/209	Southerly	06-Feb	3.8	
			W8/209	Southerly	06-Feb	3.8	
			W7/209	Southerly	06-Feb	3.8	
			W6/209	Southerly	06-Feb	3.9	
F2/209							✓
	R4/209	BEDROOM			17-Feb	7.8	
			W12/209	Southerly	17-Feb	7.8	
			W11/209	Southerly	17-Feb	7.8	
	R5/209	BEDROOM			16-Feb	7.8	
			W13/209	Southerly	16-Feb	7.8	
			W14/209	Southerly	16-Feb	7.8	
	R6/209	LKD			21-Mar	8.4	
			W19/209	Easterly	21-Mar	4.7	
			W18/209	Easterly	21-Mar	4.7	
			W17/209	Easterly	21-Mar	3.2	
			W16/209	Southerly	21-Mar	2.5	
			W20/209	Easterly	21-Mar	4.7	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
			W15/209	Southerly	21-Mar	6.7	
F3/209							x
	R7/209	BEDROOM			21-Mar	0.3	
			W21/209	Northerly	21-Mar	0.3	
			W22/209	Northerly	21-Mar	0.3	
	R8/209	LKD			21-Mar	0.0	
			W25/209	Northerly	21-Mar	0.0	
			W24/209	Northerly	21-Mar	0.0	
			W23/209	Northerly	21-Mar	0.0	
F1/210							✓
	R1/210	BEDROOM			21-Mar	0.0	
			W1/210	Northerly	21-Mar	0.0	
			W2/210	Westerly	21-Mar	0.0	
			W3/210	Westerly	21-Mar	0.0	
	R2/210	BEDROOM			21-Mar	0.0	
			W5/210	Westerly	21-Mar	0.0	
			W4/210	Westerly	21-Mar	0.0	
	R3/210	LKD			19-Feb	8.5	
			W11/210	Southerly	19-Feb	7.7	
			W10/210	Westerly	19-Feb	1.9	
			W9/210	Southerly	19-Feb	3.5	
			W8/210	Southerly	19-Feb	3.7	
			W7/210	Southerly	19-Feb	3.7	
			W6/210	Southerly	19-Feb	3.8	
	R4/210	BEDROOM			17-Feb	7.8	
			W12/210	Southerly	17-Feb	7.8	
F2/210							✓
	R5/210	BEDROOM			16-Feb	7.8	
			W14/210	Southerly	16-Feb	7.8	
			W13/210	Southerly	16-Feb	7.8	
	R6/210	LKD			23-Feb	5.2	
			W15/210	Southerly	23-Feb	4.0	
			W18/210	Easterly	23-Feb	3.6	
			W17/210	Easterly	23-Feb	3.6	
			W16/210	Easterly	23-Feb	3.6	
	R7/210	BEDROOM			21-Mar	0.3	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
			W19/210	Northerly	21-Mar	0.3	
			W20/210	Northerly	21-Mar	0.3	
	R8/210	BEDROOM			21-Mar	0.0	
			W21/210	Northerly	21-Mar	0.0	
			W22/210	Northerly	21-Mar	0.0	
Proposed Scheme, Block South							
F1/100							✓
	R1/99	BEDROOM			21-Mar	0.0	
			W1/99	Southerly	21-Mar	0.0	
	R2/99	BEDROOM			21-Mar	0.6	
			W2/99	Southerly	21-Mar	0.6	
	R20/99	BEDROOM			21-Mar	0.0	
			W20/99	Westerly	21-Mar	0.0	
	R1/100	LKD			20-Mar	6.4	
			W2/100	Southerly	20-Mar	0.0	
			W1/100	Southerly	20-Mar	6.4	
			W30/100	Northerly	20-Mar	0.0	
			W29/100	Northerly	20-Mar	0.0	
F2/100							✓
	R3/99	BEDROOM			21-Mar	0.0	
			W3/99	Southerly	21-Mar	0.0	
	R4/99	BEDROOM			21-Mar	0.2	
			W4/99	Southerly	21-Mar	0.2	
	R19/99	BEDROOM			21-Mar	0.0	
			W19/99	Westerly	21-Mar	0.0	
	R2/100	LKD			21-Mar	6.1	
			W4/100	Southerly	21-Mar	6.1	
			W3/100	Southerly	21-Mar	0.0	
			W28/100	Northerly	21-Mar	0.0	
			W27/100	Northerly	21-Mar	0.0	
F3/100							✓
	R5/99	BEDROOM			21-Mar	0.0	
			W5/99	Southerly	21-Mar	0.0	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
R6/99	BEDROOM				21-Mar	0.8	
			W6/99	Southerly	21-Mar	0.8	
R18/99	BEDROOM				21-Mar	0.0	
			W18/99	Westerly	21-Mar	0.0	
R3/100	LKD				21-Mar	6.7	
			W6/100	Southerly	21-Mar	0.0	
			W5/100	Southerly	21-Mar	6.7	
			W26/100	Northerly	21-Mar	0.0	
			W25/100	Northerly	21-Mar	0.0	
F4/100							✓
R7/99	BEDROOM				21-Mar	0.0	
			W7/99	Southerly	21-Mar	0.0	
R17/99	BEDROOM				21-Mar	0.0	
			W17/99	Westerly	21-Mar	0.0	
R4/100	LKD				20-Mar	6.4	
			W24/100	Northerly	20-Mar	0.0	
			W23/100	Northerly	20-Mar	0.0	
			W8/100	Southerly	20-Mar	0.0	
			W7/100	Southerly	20-Mar	6.4	
F5/100							✓
R8/99	BEDROOM				21-Mar	0.0	
			W8/99	Southerly	21-Mar	0.0	
R9/99	BEDROOM				21-Mar	0.3	
			W9/99	Southerly	21-Mar	0.3	
R16/99	BEDROOM				21-Mar	0.0	
			W16/99	Westerly	21-Mar	0.0	
R5/100	LKD				21-Mar	6.1	
			W10/100	Southerly	21-Mar	0.0	
			W9/100	Southerly	21-Mar	6.1	
			W31/100	Northerly	21-Mar	0.0	
			W22/100	Northerly	21-Mar	0.0	
F6/100							✓
R10/99	BEDROOM				21-Mar	0.0	
			W10/99	Southerly	21-Mar	0.0	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
R11/99	BEDROOM				21-Mar	0.0	
			W11/99	Southerly	21-Mar	0.0	
R15/99	BEDROOM				21-Mar	0.0	
			W15/99	Westerly	21-Mar	0.0	
R6/100	LKD				18-Mar	6.3	
			W21/100	Northerly	18-Mar	0.0	
			W20/100	Northerly	18-Mar	0.0	
			W12/100	Southerly	18-Mar	6.3	
			W11/100	Southerly	18-Mar	0.0	
F7/100							✓
R12/99	BEDROOM				21-Mar	0.0	
			W13/99	Southerly	21-Mar	0.0	
R13/99	BEDROOM				21-Mar	1.3	
			W14/99	Southerly	21-Mar	1.3	
R14/99	BEDROOM				21-Mar	0.0	
			W12/99	Westerly	21-Mar	0.0	
R7/100	LKD				21-Mar	5.8	
			W17/100	Northerly	21-Mar	0.3	
			W16/100	Northerly	21-Mar	0.0	
			W15/100	Southerly	21-Mar	5.5	
			W14/100	Southerly	21-Mar	5.4	
			W13/100	Southerly	21-Mar	0.0	
			W19/100	Northerly	21-Mar	0.0	
			W18/100	Northerly	21-Mar	0.0	
F1/101							✓
R1/101	BEDROOM				21-Mar	0.0	
			W27/101	Northerly	21-Mar	0.0	
R2/101	BEDROOM				21-Mar	0.0	
			W29/101	Northerly	21-Mar	0.0	
			W28/101	Northerly	21-Mar	0.0	
R3/101	BEDROOM				20-Mar	6.6	
			W1/101	Southerly	20-Mar	6.6	
R4/101	LKD				21-Mar	6.7	
			W2/101	Southerly	21-Mar	6.5	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
			W3/101	Easterly	21-Mar	0.0	
			W4/101	Southerly	21-Mar	2.3	
			W26/101	Northerly	21-Mar	0.0	
F2/101							✓
	R5/101	BEDROOM			22-Feb	5.5	
			W6/101	Southerly	22-Feb	4.4	
			W5/101	Southerly	22-Feb	4.3	
	R6/101	LKD			02-Mar	5.8	
			W8/101	Southerly	02-Mar	4.0	
			W7/101	Southerly	02-Mar	5.3	
			W31/101	Northerly	02-Mar	0.0	
			W23/101	Northerly	02-Mar	0.0	
			W24/101	Northerly	02-Mar	0.0	
	R14/101	BEDROOM			21-Mar	0.0	
			W25/101	Northerly	21-Mar	0.0	
F3/101							✓
	R7/101	LKD			08-Mar	5.4	
			W10/101	Southerly	08-Mar	4.9	
			W9/101	Southerly	08-Mar	3.1	
			W30/101	Northerly	08-Mar	0.0	
			W22/101	Northerly	08-Mar	0.0	
	R8/101	BEDROOM			18-Feb	4.8	
			W11/101	Southerly	18-Feb	4.8	
	R13/101	BEDROOM			21-Mar	0.0	
			W21/101	Northerly	21-Mar	0.0	
			W20/101	Northerly	21-Mar	0.0	
F4/101							✓
	R9/101	BEDROOM			15-Feb	4.6	
			W12/101	Southerly	15-Feb	4.6	
	R10/101	LKD			15-Mar	7.5	
			W13/101	Westerly	15-Mar	2.4	
			W16/101	Northerly	15-Mar	0.3	
			W15/101	Southerly	15-Mar	6.6	
			W14/101	Southerly	15-Mar	6.3	
	R11/101	BEDROOM			21-Mar	0.0	
			W17/101	Northerly	21-Mar	0.0	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
R12/101	BEDROOM				21-Mar	0.0	
			W19/101	Northerly	21-Mar	0.0	
			W18/101	Northerly	21-Mar	0.0	
F1/102							✓
R1/102	BEDROOM				21-Mar	0.0	
			W27/102	Northerly	21-Mar	0.0	
R2/102	BEDROOM				21-Mar	0.0	
			W29/102	Northerly	21-Mar	0.0	
			W28/102	Northerly	21-Mar	0.0	
R3/102	BEDROOM				09-Mar	6.9	
			W1/102	Southerly	09-Mar	6.9	
R4/102	LKD				21-Mar	7.2	
			W26/102	Northerly	21-Mar	0.0	
			W4/102	Southerly	21-Mar	2.4	
			W3/102	Easterly	21-Mar	2.6	
			W2/102	Southerly	21-Mar	6.5	
F2/102							✓
R5/102	BEDROOM				18-Feb	7.4	
			W6/102	Southerly	18-Feb	5.5	
			W5/102	Southerly	18-Feb	6.6	
R6/102	LKD				16-Feb	6.0	
			W8/102	Southerly	16-Feb	5.5	
			W7/102	Southerly	16-Feb	5.7	
			W31/102	Northerly	16-Feb	0.0	
			W23/102	Northerly	16-Feb	0.0	
			W24/102	Northerly	16-Feb	0.0	
R14/102	BEDROOM				21-Mar	0.0	
			W25/102	Northerly	21-Mar	0.0	
F3/102							✓
R7/102	LKD				04-Mar	6.6	
			W30/102	Northerly	04-Mar	0.0	
			W22/102	Northerly	04-Mar	0.0	
			W10/102	Southerly	04-Mar	5.3	
			W9/102	Southerly	04-Mar	4.2	
R8/102	BEDROOM				18-Feb	5.8	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
			W11/102	Southerly	18-Feb	5.8	
	R13/102	BEDROOM			21-Mar	0.0	
			W21/102	Northerly	21-Mar	0.0	
			W20/102	Northerly	21-Mar	0.0	
F4/102							✓
	R9/102	BEDROOM			19-Feb	5.8	
			W12/102	Southerly	19-Feb	5.8	
	R10/102	LKD			21-Mar	8.2	
			W13/102	Westerly	21-Mar	2.1	
			W16/102	Northerly	21-Mar	1.6	
			W15/102	Southerly	21-Mar	6.5	
			W14/102	Southerly	21-Mar	6.5	
	R11/102	BEDROOM			21-Mar	0.0	
			W17/102	Northerly	21-Mar	0.0	
	R12/102	BEDROOM			21-Mar	0.0	
			W19/102	Northerly	21-Mar	0.0	
			W18/102	Northerly	21-Mar	0.0	
F1/103							✓
	R1/103	LKD			12-Mar	7.3	
			W4/103	Northerly	12-Mar	0.0	
			W3/103	Northerly	12-Mar	0.0	
			W10/103	Easterly	12-Mar	3.3	
			W8/103	Southerly	12-Mar	6.8	
			W7/103	Southerly	12-Mar	6.8	
	R2/103	BEDROOM			21-Mar	0.0	
			W5/103	Northerly	21-Mar	0.0	
	R3/103	BEDROOM			01-Feb	4.8	
			W6/103	Southerly	01-Feb	4.8	
F2/103							✓
	R4/103	LKD			08-Mar	6.2	
			W11/103	Southerly	08-Mar	6.2	
			W9/103	Southerly	08-Mar	0.3	
			W1/103	Northerly	08-Mar	0.0	
			W2/103	Northerly	08-Mar	0.0	
	R13/103	BEDROOM			21-Mar	0.0	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
			W31/103	Northerly	21-Mar	0.0	
F3/103							✓
	R5/103	LKD			06-Mar	6.1	
			W28/103	Northerly	06-Mar	0.0	
			W29/103	Northerly	06-Mar	0.0	
			W13/103	Southerly	06-Mar	3.4	
			W12/103	Southerly	06-Mar	5.9	
	R12/103	BEDROOM			21-Mar	0.0	
			W30/103	Northerly	21-Mar	0.0	
F4/103							✓
	R6/103	LKD			08-Mar	6.0	
			W26/103	Northerly	08-Mar	0.0	
			W25/103	Northerly	08-Mar	0.0	
			W15/103	Southerly	08-Mar	4.2	
			W14/103	Southerly	08-Mar	6.0	
	R11/103	BEDROOM			21-Mar	0.0	
			W27/103	Northerly	21-Mar	0.0	
F5/103							✓
	R7/103	LKD			17-Feb	6.1	
			W16/103	Southerly	17-Feb	6.1	
			W24/103	Northerly	17-Feb	0.0	
			W23/103	Northerly	17-Feb	0.0	
	R10/103	BEDROOM			21-Mar	0.0	
			W22/103	Northerly	21-Mar	0.0	
F6/103							✓
	R8/103	LKD			15-Mar	8.7	
			W19/103	Southerly	15-Mar	6.8	
			W18/103	Southerly	15-Mar	6.8	
			W17/103	Westerly	15-Mar	2.4	
			W20/103	Northerly	15-Mar	1.6	
	R9/103	BEDROOM			21-Mar	0.0	
			W21/103	Northerly	21-Mar	0.0	
F1/104							✓
	R1/104	BEDROOM			21-Mar	0.0	
			W34/104	Northerly	21-Mar	0.0	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
	R2/104	BEDROOM			26-Feb	7.3	
			W1/104	Southerly	26-Feb	7.3	
	R3/104	LKD			16-Mar	7.8	
			W3/104	Easterly	16-Mar	1.8	
			W2/104	Southerly	16-Mar	6.7	
			W33/104	Northerly	16-Mar	0.0	
			W32/104	Northerly	16-Mar	0.0	
			W31/104	Northerly	16-Mar	0.0	
F2/104							✓
	R4/104	LKD			10-Feb	4.9	
			W5/104	Southerly	10-Feb	4.8	
			W4/104	Southerly	10-Feb	4.8	
			W30/104	Northerly	10-Feb	0.0	
			W29/104	Northerly	10-Feb	0.0	
			W28/104	Northerly	10-Feb	0.0	
	R5/104	BEDROOM			05-Feb	5.0	
			W6/104	Southerly	05-Feb	5.0	
	R11/104	BEDROOM			21-Mar	0.0	
			W27/104	Northerly	21-Mar	0.0	
			W26/104	Northerly	21-Mar	0.0	
			W25/104	Northerly	21-Mar	0.0	
F3/104							✓
	R6/104	LKD			04-Feb	5.1	
			W8/104	Southerly	04-Feb	4.9	
			W7/104	Southerly	04-Feb	3.5	
			W24/104	Northerly	04-Feb	0.0	
			W23/104	Northerly	04-Feb	0.0	
			W22/104	Northerly	04-Feb	0.0	
	R10/104	BEDROOM			21-Mar	0.0	
			W21/104	Northerly	21-Mar	0.0	
			W20/104	Northerly	21-Mar	0.0	
			W19/104	Northerly	21-Mar	0.0	
F4/104							✓
	R7/104	BEDROOM			10-Feb	5.0	
			W10/104	Southerly	10-Feb	4.8	
			W9/104	Southerly	10-Feb	4.8	
	R8/104	LKD			14-Mar	8.8	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
			W13/104	Southerly	14-Mar	6.8	
			W12/104	Southerly	14-Mar	6.8	
			W11/104	Westerly	14-Mar	1.6	
			W14/104	Northerly	14-Mar	1.6	
			W15/104	Northerly	14-Mar	0.0	
	R9/104	BEDROOM			21-Mar	0.0	
			W18/104	Northerly	21-Mar	0.0	
			W17/104	Northerly	21-Mar	0.0	
			W16/104	Northerly	21-Mar	0.0	
F1/105							✓
	R1/105	LKD			19-Feb	7.0	
			W7/105	Southerly	19-Feb	5.0	
			W6/105	Southerly	19-Feb	5.8	
			W5/105	Southerly	19-Feb	6.4	
			W4/105	Southerly	19-Feb	5.6	
			W3/105	Northerly	19-Feb	0.0	
			W2/105	Northerly	19-Feb	0.0	
			W1/105	Northerly	19-Feb	0.0	
	R2/105	BEDROOM			21-Mar	0.0	
			W26/105	Northerly	21-Mar	0.0	
			W25/105	Northerly	21-Mar	0.0	
			W24/105	Northerly	21-Mar	0.0	
	R3/105	BEDROOM			21-Mar	0.0	
			W23/105	Northerly	21-Mar	0.0	
			W22/105	Northerly	21-Mar	0.0	
F2/105							✓
	R4/105	LKD			10-Feb	5.3	
			W9/105	Southerly	10-Feb	5.1	
			W8/105	Southerly	10-Feb	3.7	
			W21/105	Northerly	10-Feb	0.0	
			W20/105	Northerly	10-Feb	0.0	
			W19/105	Northerly	10-Feb	0.0	
	R5/105	BEDROOM			21-Mar	0.0	
			W18/105	Northerly	21-Mar	0.0	
			W17/105	Northerly	21-Mar	0.0	
			W16/105	Northerly	21-Mar	0.0	
F3/105							✓
	R6/105	BEDROOM			21-Mar	0.0	



SUNLIGHT EXPOSURE ANALYSIS

330 Gray's Inn Road
PROPOSED SCHEME 10/12/22

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Unit Complies?
			W15/105	Northerly	21-Mar	0.0	
			W14/105	Northerly	21-Mar	0.0	
			W13/105	Northerly	21-Mar	0.0	
	R7/105	LKD			21-Mar	7.1	
			W11/105	Easterly	21-Mar	5.5	
			W10/105	Southerly	21-Mar	4.8	
			W12/105	Northerly	21-Mar	0.0	

72.2%