



DAYLIGHT & SUNLIGHT

IMPACT ON NEIGHBOURING
PROPERTIES

Jersey Wharf, Ancoats, Manchester

20 December 2021

GIA No: 1664

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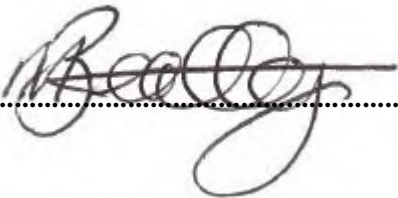
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Principles of Daylight and Sunlight
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1.0 Executive Summary

We have undertaken a daylight and sunlight assessment for the proposed development known as Jersey Wharf, Ancoats, Manchester. The assessment supports a full planning application to deliver a residential development, with ground floor commercial floorspace, and ancillary amenity space within an 8 storey building.

It is inevitable when constructing buildings in an urban environment that alterations in daylight and sunlight to surrounding properties can occur. It is well-established and accepted that the BRE Guidelines, which set out the numerical benchmark for daylight and sunlight assessments, are predicated on a relatively low-rise suburban environment. The National Planning Practice Guidance (NPPG) – Making Efficient Use of Land updated on 22 July 2021, Paragraph 007 Reference ID: 66-007-20190722 states:

“All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings.”

This is a key point to consider in respect of the proposed development and its impact on surrounding properties. The area has undergone significant changes in recent years. Historically, the area has been characterised predominantly by surface car parks and low-rise industrial/commercial buildings. Recent developments and planning consents are for substantially denser development. As such there must be a recognition that lower levels of daylight and sunlight are to be expected in the new context of the area.

The Manchester Core Strategy 2012-2027 sets out development principles for the City Centre and Fringe in Policy CC 1 (p47), which states the following:

“The City Centre and fringe will be considered a suitable location for the consideration of high density buildings and commercially led mixed use schemes”

The emphasis placed on development in the area has led to a number of schemes coming forward in the locality and, with increased height and density, deviations from the published BRE criteria are unavoidable.

This is also acknowledged in the BRE Guide, where it states that the levels of daylight and sunlight will be different in these locations to low rise, suburban development. The Greater London Authority (GLA) support this in their representation hearing report D&P/3067/03 dated 18 November 2013. The report is largely in agreement with the guidance provided in the BRE Guide, but it states, *“In an inner city urban environment, VSC values in excess of 20% should be considered as reasonably good, and that VSC in the mid-teens should be acceptable”*.

Overall, the surrounding properties will exhibit acceptable levels of daylight and sunlight for a city centre fringe location. Where deviations from the BRE target criteria are identified, these are supported by the NPPG, Manchester Core Strategy and BRE guide.

When considering the contextual approach advocated in the BRE guide, the overall impact of the scheme on the surrounding residential properties is considered acceptable.

2.0 Instructions

GIA have been instructed by Manchester Life Development Company 3 Limited to undertake detailed technical assessments to understand the potential daylight and sunlight changes that the proposed development known as Jersey Wharf, Ancoats, Manchester, will have upon the surrounding residential properties.

The daylight and sunlight review within this report considers residential properties only as they are recognised by the Building Research Establishment (BRE 2011) as having the highest expectation for natural light when compared to other uses – such as commercial. The criteria suggested within the BRE have been used to understand and compare the existing levels of light, and the light achieved subsequent to the development of the proposed scheme.

3.0 Introduction

Daylight and Sunlight

The technical analysis that forms the basis of this report has been predicated against the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2011)'. The guidelines in question are precisely that: guidelines which provide a recommendation to inform site layout and design. They are not mandatory, nor do they form planning policy and their interpretation may be treated flexibly depending on the specifics of each site.

The BRE Guidelines provide two methodologies for daylight assessment in existing surrounding residential properties, namely;

- The Vertical Sky Component (VSC); and
- The No Sky Line (NSL).

There is one methodology for sunlight assessment, denoted as Annual Probable Sunlight Hours (APSH).

The National Planning Practice Guidance (NPPG) – Making Efficient Use of Land updated on 22 July 2021, Paragraph 007 Reference ID: 66-007-20190722 states:

"All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings."

This is a key point to consider in respect of the proposed development and its impact on surrounding properties. The area has undergone significant changes in recent years. Historically the area has been characterised predominantly by surface car parks and low-rise industrial/commercial buildings. Recent developments and consents are for substantially denser development, as endorsed by the Ancoats and New Islington NDF, so there must be a recognition that lower levels of daylight and sunlight are to be expected in the context of the area.

The Manchester Core Strategy 2012-2027 sets out development principles for the City Centre and Fringe in Policy CC 1 (p47), which states the following:

"The City Centre and fringe will be considered a suitable location for the consideration of high density buildings and commercially led mixed use schemes"

The emphasis placed on development in the area has led to a number of schemes coming forward in the locality and, with increased height and density, deviations from the published BRE criteria may be unavoidable.

This is also acknowledged in the BRE Guide, where it states that the levels of daylight and sunlight will be different in these locations to low rise, suburban development. The Greater London Authority (GLA) support this in their representation hearing report D&P/3067/03 dated 18 November 2013. The report is largely in agreement with the guidance provided in the BRE Guide, but it states, *‘In an inner city urban environment, VSC values in excess of 20% should be considered as reasonably good, and that VSC in the mid-teens should be acceptable’*.

It would therefore be unrealistic for the surrounding residential properties to expect to maintain similar levels of daylight and sunlight as those currently enjoyed, if the proposed development is to match the height and scale of its surroundings.

4.0 Sources of Information

In compiling this report, we have used the following information:

GIA

Site photographs

FIND Maps

OS Map

Vertex Modelling

Baseline model

PRP Architects

IR05-20211105 (proposed model)

Manchester City Council

Planning drawings for 8-24 Navigation Street

Planning drawings for Avro House

Planning drawings for Engels House

Planning drawings for Flint Glass Works

Planning Drawings for Eliza Yard (130354/FO/2021)

HM Land Registry

Floor plans for Flint Glass Works

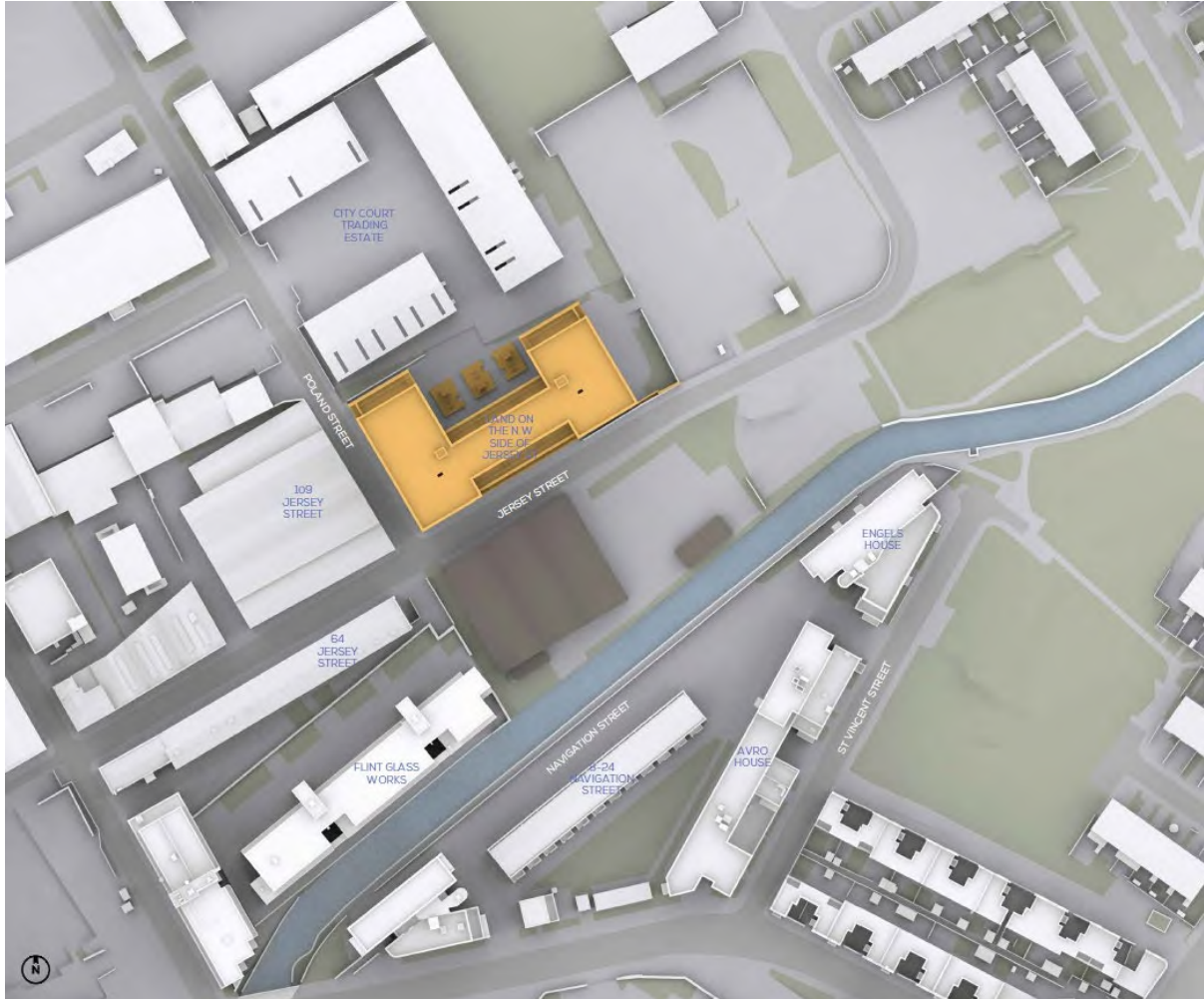
5.0 Assumptions

- a) All residential buildings have been identified by reference to the Valuation Office Agency (VOA) search and/or external observation.
- b) We have not sought access to the adjoining properties thus have made reasonable assumptions as to the internal layouts of the rooms behind the fenestration based upon the building form and architecture, unless information was available publicly. This is normal practice where access to adjoining properties is not available. Unless the building form dictates otherwise, we assume a standard 4.2m deep room (14ft) for residential properties.
- c) Floor levels have been assumed for the adjoining properties. This dictates the level of the working place which is relevant for the No Skyline assessment.

6.0 The Site

The site is bounded by Jersey Street to the north, Rochdale Canal to the south, Flint Glass Wharf/Works to the west and grassland to the east.

The drawing extract below shows the existing site. The existing building on the site is shown in brown and the consented Eliza Yard scheme is shown in orange.

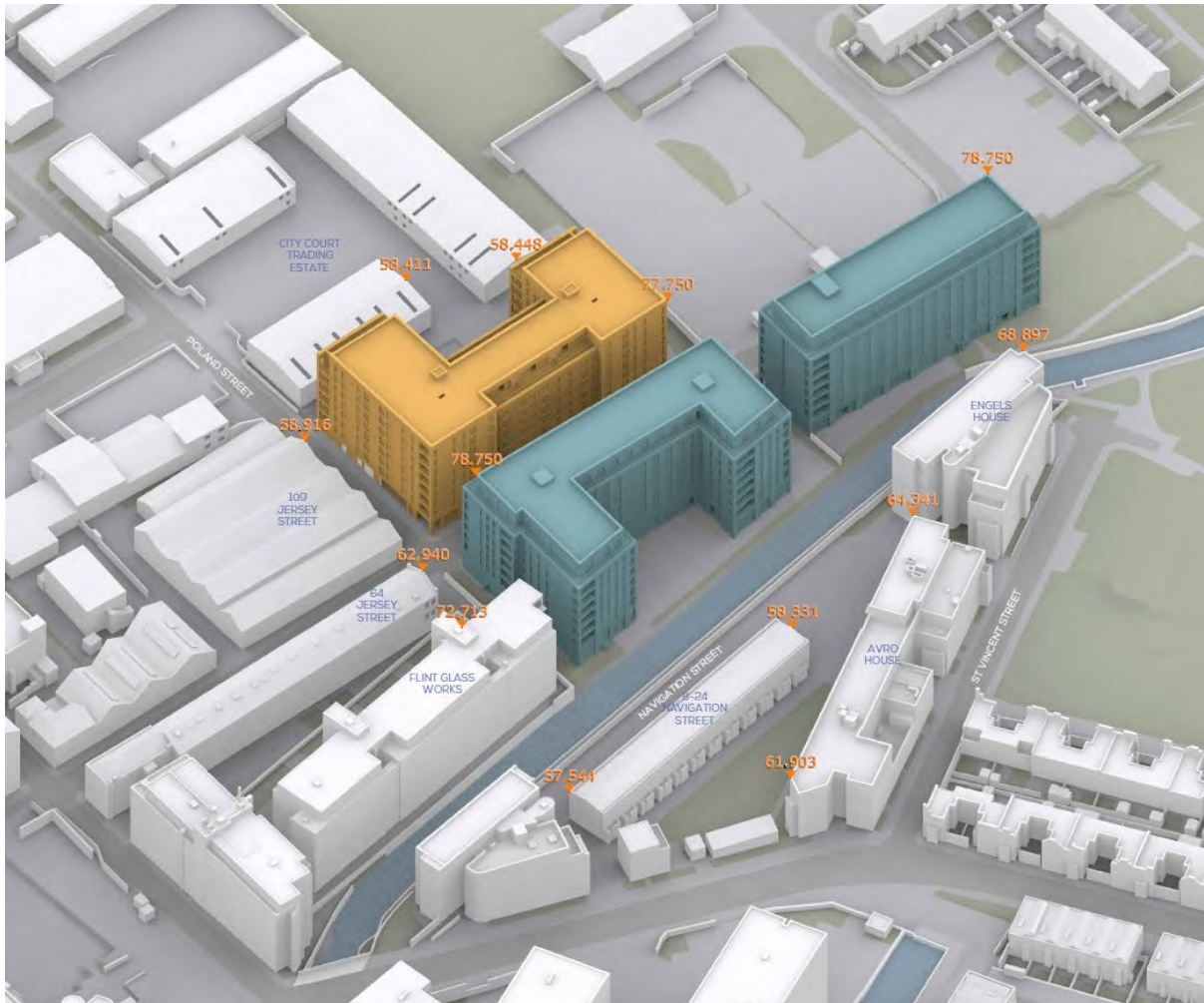


Our understanding of the existing building and the surrounding context is depicted on GIA drawings 1664-REL02-IS01-01, 1664-REL02-IS01-02 and 1664-REL02-IS01-03 within Appendix 02.

7.0 The Proposal

GIA's understanding of the proposed scheme is illustrated in drawings 1664-REL02-IS01-04, 1664-REL02-IS01-05 and 1664-REL02-IS01-06 shown within Appendix 03.

Our analysis of this option is based on the proposed scheme massing models produced by PRP Architects, received on 05 November 2021.



8.0 Surrounding Properties

We have created a three-dimensional computer model of the site and the surrounding properties to allow for a detailed daylight and sunlight assessment.

The daylight and sunlight review within this report considers existing and consented residential properties only, as they are recognised by the Building Research Establishment (BRE 2011) as having the highest expectation for natural light when compared to other uses – such as commercial.

The benchmark condition of the site allows us to calculate the daylight and sunlight conditions within the neighbouring buildings. From this, we can then compare them with the conditions within these properties assuming the current proposed development is in place.

The assessment of baseline levels to the surrounding properties considers whether a window/room already meets the BRE criteria in the existing scenario only, whilst the BRE guide states that a window/room should not be reduced by any more than 0.8 times its former value (a 20% reduction) in the proposed scenario. As such, as the VSC target is 27%, if a window in the baseline has 25% VSC, it will be classed as not meeting the BRE targets. In the proposed scenario, if the same window is reduced to 24%, it will be classed as meeting the VSC target as it is within 0.8 times its former value. Therefore, some windows/rooms may not meet the target criteria in the baseline but will in the proposed scenario.

The pertinent residential accommodation, which is relevant for daylight and sunlight assessment, is set out in the table below:

Name/Address of Building	Position in Relation to the Development
Engels House	South
Avro House	South
8-24 Navigation Street	South
Flint Glass Works	West
Eliza Yard (130354/FO/2021)	North

Sensitivity of Identified Receptor

It is important that the location and nature of the Proposed Development Site and surrounding vicinity is considered when determining the significance of any impacts identified. The BRE Guide is very clear that the targets provided are not mandatory. This scope and view should also be followed through to the sensitivity of the surrounding receptors. There should be an expectation that a higher degree of obstruction is inevitable in an area with modern high-rise buildings.

For these reasons, the surrounding receptors may have a lower sensitivity to change in an urban location, than those located in suburban, less dense areas. Sensitivity classification is assigned on how the proposed receptor can accommodate or adapt to the effect of the development.

The existing residential receptors surrounding the development site reside in a city centre fringe location where there is an expectation for a higher density of development.

The BRE classify the sensitivity of surrounding receptors as follows:

Sensitivity	Definition
High	Residential properties located in suburban areas, with existing high levels of daylight and sunlight well in excess of the BRE targets.
Moderate	Residential properties in urban areas, with lower levels of existing daylight and sunlight, equal to, or already below the BRE targets. Located within areas of dense development, or areas of emerging increased density.
Low	Consented and/or under construction but not occupied, residential properties, or other non-residential uses, such as hotels.

The existing residential properties assessed have a moderate sensitivity, whilst Eliza Yard has a low sensitivity as it is not yet constructed and occupied. A short commentary of the impacts of the current proposal to each property is listed below:

Engels House



Name/Address of Building	Percentage of Windows Compliant for VSC Daylight	Percentage of Rooms Compliant for NSL Daylight	Percentage of Rooms Compliant for APSH Sunlight
Engels House	1/53 (2%)	1/53 (2%)	N/A

None of the living rooms to this property face within 90 degrees of due south and an APSH sunlight assessment is therefore not required.

40 of the windows which do not meet the VSC daylight criteria, and 40 rooms that do not meet the NSL daylight criteria, serve bedrooms, which the BRE considers as having a lesser requirement for daylight.

The remaining windows and rooms are single aspect living kitchen diners, with deep floor plates and overhanging balconies. As such, the obstruction created by the balconies makes it difficult for daylight to reach the windows, and the internal layouts are such that daylight is unable to penetrate deep into rooms.

The BRE discusses the neighbourliness of surrounding properties, stating that *"another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light"*.

The BRE states further that *"if an existing building contains rooms lit from one side only and greater than 5m deep, then a greater movement of the no sky line may be unavoidable"*. The design of Engels House therefore means that it places a high burden on the development site to maintain the existing levels and leads to rooms not meeting the daylight criteria.

Notwithstanding, 12 windows serving 12 living kitchen diners do not meet the BRE criteria for VSC and NSL daylight, which is a small proportion in context to the building as a whole. Only windows and rooms facing the site, which have potential to be impacted by the proposed development, have been assessed, and the remaining windows and rooms will be unaffected by the proposal.

Finally, the property will retain average VSC daylight levels of 16.68% with the proposed development in place, which is acceptable for a city centre fringe location, as discussed in the GLA hearing representation report.

It is important to consider the context of the site, aspirations for regeneration and emerging height and density in the area whilst considering the impacts to Engels House. Overall, with due consideration to these factors, and the flexibility with which the BRE guide is intended to be used in densely developed locations, the impact to daylight and sunlight on this property is considered acceptable.

Avro House



Name/Address of Building	Percentage of Windows Compliant for VSC Daylight	Percentage of Rooms Compliant for NSL Daylight	Percentage of Rooms Compliant for APSH Sunlight
Avro House	60/75 (80%)	45/68 (66%)	N/A

None of the living rooms to this property face within 90 degrees of due south and an APSH sunlight assessment is therefore not required.

Seven of the windows which do not meet the VSC daylight criteria, and all of the rooms that do not meet the NSL daylight criteria, serve bedrooms, which the BRE considers as having a lesser requirement for daylight.

The remaining eight windows which do not meet the VSC daylight criteria serve living kitchen diners. Similarly to Engels House above, the living kitchen diners are single aspect, the floorplates are deep and a number of windows are recessed into the building or located beneath balconies. This makes it difficult for daylight to reach the living kitchen diner windows and penetrate into the rooms and places a burden on the development site to maintain existing levels.

Notwithstanding the building will retain average VSC daylight levels of 25.04%, with the proposed development in place, which is very good for the city centre fringe location.

Overall, considering the aspirations for regeneration, emerging height and density in the area, and the flexibility with which the BRE guide is intended to be used in densely developed locations, the impact to daylight and sunlight on this property is considered acceptable.

8-24 Navigation Street



Name/Address of Building	Percentage of Windows Compliant for VSC Daylight	Percentage of Rooms Compliant for NSL Daylight	Percentage of Rooms Compliant for APSH Sunlight
8-24 Navigation Street	5/12 (42%)	8/12 (67%)	N/A

None of the living rooms to this property face within 90 degrees of due south and an APSH sunlight assessment is therefore not required.

All of the windows and rooms which do not meet the BRE criteria for VSC and NSL daylight are kitchens. The kitchens are deep, single aspect rooms which places a burden on the development to maintain existing daylight levels.

Notwithstanding, the property will retain average VSC daylight levels of 19.88% and the rooms will receive a view of the sky to an average of 62% of their area, both of which are considered acceptable given the context of the site and its city centre fringe location.

Overall, considering the aspirations for regeneration, emerging height and density in the area, and the flexibility with which the BRE guide is intended to be used in densely developed locations, the impact to daylight and sunlight on this property is considered acceptable.

Flint Glass Works



Name/Address of Building	Percentage of Windows Compliant for VSC Daylight	Percentage of Rooms Compliant for NSL Daylight	Percentage of Rooms Compliant for APSH Sunlight
Flint Glass Works	37/40 (93%)	33/33 (100%)	5/6 (83%)

With the proposed development in place, this property will full accord with the BRE target criteria for NSL daylight.

Three windows do not meet the criteria for VSC daylight, all of which serve living kitchen diners. All of the affected rooms are reduced by between 20-30%, which is marginally short of the BRE target reduction of 20%, and therefore considered minor. Furthermore, the BRE Guide states that where a room is served by more than one window of similar sizes, the mean VSC can be calculated. All rooms are served by additional windows, all of which will meet the VSC criteria, so the rooms overall do meet the target.

One room does not meet the target criteria for APSH sunlight. The room does meet the winter PSH target and achieves 23% annual PSH, which is marginally short of the 25% target and therefore considered acceptable given the city centre fringe location.

Overall, given the context of the site, minor nature of reductions, and with due consideration to the flexibility with which the BRE guide is intended to be used, the impact on daylight and sunlight to this property is considered acceptable.

Eliza Yard (130354/FO/2021)



Name/Address of Building	Percentage of Windows Compliant for VSC Daylight	Percentage of Rooms Compliant for NSL Daylight	Percentage of Rooms Compliant for APSH Sunlight
Eliza Yard (130354/FO/2021)	111/127 (87%)	30/99 (30%)	37/49 (75%)

In a 2011 revision of the BRE Guide, the BRE included Appendix F – Setting Alternative Values for Skylight and Sunlight Access, to address the application of the guidelines to dense, urban environments. Paragraph F1 of the appendix states: *“Sections 2.1, 2.2 and 2.3 give numerical target values in assessing how much light from the sky is blocked by obstructing buildings. These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development, or they may be derived from considering the internal layout and daylighting needs of the proposed development itself.”*

Paragraph F5 further states: *“a similar approach may be adopted in cases where an existing building has windows that are unusually close to the site boundary and taking more of their fair share of light... to ensure the development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a ‘mirror-image’ building of the same height and size”.*

To fully understand the results in context, a mirror image assessment has been undertaken using the proposed Eliza Yard massing as the baseline for the site. This method provides a much more contextual approach to the analysis, and fully considers the specific site characteristics in line with the BRE guide.

Using the mirror image baseline, 11 windows which do not meet the VSC daylight target are reduced by between 20-30%, which is a minor impact and acceptable given the city centre fringe location. Three windows are reduced by 30-40% and a further two windows are reduced by in excess of 40%. These five windows represent less than 4% of all windows assessed which is a small proportion in context to the building as a whole and therefore considered acceptable. The property will also retain average VSC daylight levels of 18.03% with the proposed development in place, which is good for a city centre fringe location.

In terms of NSL, Eliza Yard is considered by the BRE to be unneighbourly given that single aspect rooms are located on the boundary overlooking the development site. As such, deviations from the NSL daylight criteria are inevitable.

Notwithstanding, 48 of the rooms which do not meet the NSL daylight criteria are bedrooms, which the BRE considers as having a lesser requirement for daylight. This means that 21 living kitchen diners do not meet the NSL daylight criteria, which is a small proportion of the rooms assessed and, given that we have only assessed those rooms which face the development, an even smaller proportion in context to the building as a whole. The impact on NSL daylight is therefore considered to be minor and acceptable.

Only three rooms do not meet the target for both annual and winter PSH, meaning that the remaining rooms will meet either the annual or winter target with the proposed development in place. Average retained sunlight levels are very good, and Eliza Yard will retain 45% annual PSH, against a target of 25%, whilst average winter levels are 9% against a target of 5%. The impact on APSH sunlight to this property is therefore considered acceptable.

Finally, it should be noted that, as Eliza Yard is not yet constructed and occupied, residents will not be aware of any reductions in light brought about by the proposed development. As such, Eliza Yard is considered less sensitive and the impacts identified therefore less significant.

Overall, considering the aspirations for regeneration, emerging height and density in the area, and the flexibility with which the BRE guide is intended to be used in densely developed locations, the impact to daylight and sunlight on this property is considered acceptable.

9.0 Conclusions

We have undertaken a daylight and sunlight assessment for the proposed development known as Jersey Wharf, Ancoats, Manchester.

It is well established that the published targets within the BRE Guide are guidelines only, and are based on low rise, suburban development. The National Planning Practice Guidance (NPPG) – Making Efficient Use of Land updated on 22 July 2021, Paragraph 007 Reference ID: 66-007-20190722 states:

“All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings.”

This is a key point to consider in respect of the proposed development and its impact on surrounding properties, particularly as it is located on the fringe of Manchester city centre and within the Ancoats and New Islington SDF.

The emphasis placed on development in the area has therefore led to a number of schemes coming forward in the locality and, with increased height and density, deviations from the published BRE criteria are unavoidable.

Overall, the surrounding properties will exhibit acceptable levels of daylight and sunlight for a city centre fringe location. Where deviations from the BRE target criteria are identified, these are supported by the NPPG, Manchester Core Strategy and BRE guide.

As such, when considering the flexibility with which the BRE guide is intended to be used, the overall impact of the scheme on the surrounding residential properties is considered acceptable.

Appendix 01

Principles of Daylight and Sunlight

Principles of Daylight and Sunlight

Background

The quality of amenity and open spaces is often stipulated within planning policy for protection or enhancement and is often a concern for adjoining properties and other interested parties.

Historically the department of environment provided guidance in the issues, and in this country, this role has now been taken on by the building research establishment (BRE), the British standards institutions (BSI) and the chartered institute of building services engineers (CIBSE). Fortunately they have collaborated in many areas, to provide as much unified advice as possible in the form of industry best practice.

Many local planning authorities consider daylight and sunlight an important factor for determining planning applications. Policies refer to both the protection of daylight and sunlight amenity within existing properties as well as the creation of proposed dwellings with high levels of daylight and sunlight amenities.

In terms of considering what is material local authorities typically refer to the BRE guidelines and apply their criteria set out within. The guidelines were originally produced out in 1991, but superseded by the BRE guidelines (2011) *site layout planning for daylight and sunlight*.

Where developers are seeking to maximise their development value, it is often in the area of daylight and sunlight issues that they may seek to push the boundaries. Particularly in London, there is a priority on the creation of more housing and thus resulting in the densification of urban areas. Local authorities vary in their attitude of how flexible they can be with the degree of impact on the daylight and sunlight amenity enjoyed by neighbouring owners and it is one factor among many planning aspects considered when determining an application. In city centres where high density is common, the protection of amenity is more challenging and there are many factors that need to be taken into account: each case has to be considered on its own merits.

The BRE Guidelines

The guidelines are typically referred to for daylight and sunlight amenity issues, however they were not intended to be used as an instrument of planning policy. In the introduction of 'Site Layout Planning for Daylight and Sunlight (2011)', section 1.6 (page 1), 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 designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or Planning Authority may wish to use different target values. For example, in an historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".

Again, the paragraph 2.2.3 (page 7) of the document states:-

"Note that numerical values given here are purely advisory. Different criteria may be used, based on the requirements for daylighting in an area viewed against other site layout constraints".

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The numerical criteria suggested by the BRE are therefore designed to provide industry advice/guidance to plan/design with daylight in mind. Alternative values may be appropriate in certain circumstances such as highly dense urban areas around London, for e.g. The approach to creating alternative criteria is detailed within Appendix F of the BRE.

Measurement and Criteria for Daylight and Sunlight as set out in the BRE Guidelines

The BRE guidelines state that they are;

"intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedroom. Windows to bathrooms, toilets, garages need not be analysed."

They are therefore primarily designed to be used for residential properties however, the BRE guidelines continue to state that they may be applied to any existing non-residential buildings where there may be a reasonable expectation of daylight including; schools, hospitals, hostels, small workshop and some offices.

Daylight

In the first instance, if a proposed development falls beneath a 25 degree angle taken from the centre point of the lowest window, then the BRE suggests that no further analysis is required as there will be adequate sky light (i.e. sky visibility). This rule is applied when considering the scope of any assessments.

The BRE guidelines provide two methods for calculating daylight to existing surrounding properties:

- Vertical Sky Component (VSC)
- No Sky Line (NSL) also referred to as daylight distribution

A further method, the Average Daylight Factor (ADF) is provided for calculating daylight within proposed properties. However, it is sometimes applied as a supplementary assessment for existing surrounding properties.

Each method is described below:

Vertical Sky Component

Methodology

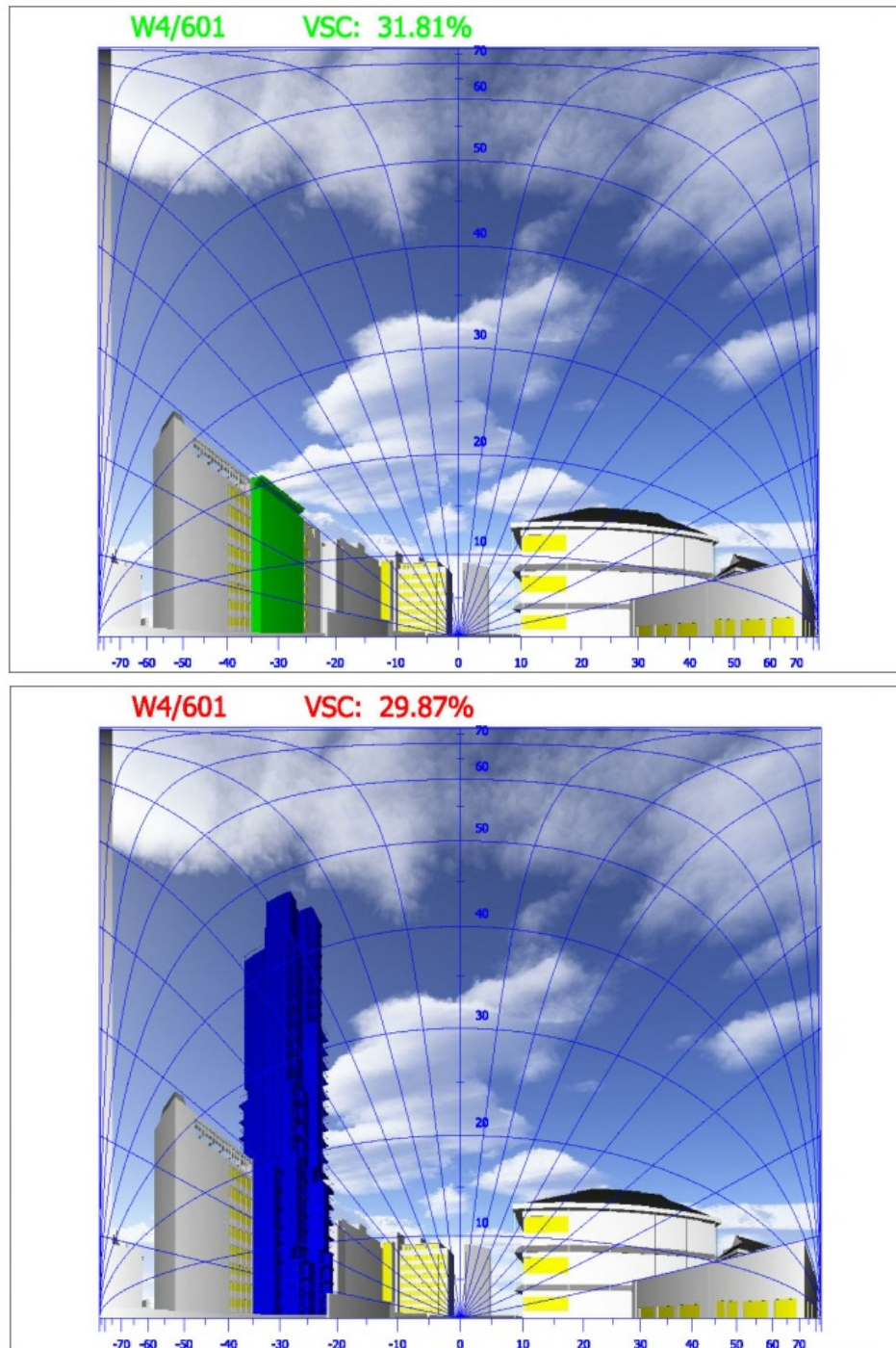
This is defined in the BRE as:-

"Ratio of that part of illuminance, at a point on a given vertical plane that is received directly from a CIE standard overcast sky, to illuminate on a horizontal plane due to an unobstructed hemisphere of this sky."

This statement means, in practice that if one had a totally unobstructed view of the sky, looking in a single direction, then just under 40% of the complete hemisphere would be visible. The measurement of this vertical sky component is undertaken using two indicators, namely a skylight indicator and a transparent direction finder.

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Alternatively a further method of measuring the VSC, which is easier to understand both in concept and analysis, is often more precise and can deal with more complex instructions, is that of the Waldram diagram.



The point of reference is the same as for the skylight indicator, at the centre of the outward window face. Effectively a snap shot is taken from that point of the sky in front of the window, before and after the obstruction is put in place together with all the relevant obstructions to it, i.e. the buildings.

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An unobstructed sky from that point of reference would give a vertical sky component of 39.6%, corresponding to 50% of the hemisphere, and therefore the purpose of the diagram is to discover how much sky remains once obstructions exist in front of that point.

Criteria

The BRE Handbook provides criteria for:

- (a) New Development
- (b) Existing Buildings
- (c) Adjoining Development Land

- (a) New Development

Paragraph 2.1.21 of the BRE states that:

"Obstructions can limit access to light from the sky. This can be checked by measuring or calculating the angle of visible sky 'theta', angle of obstruction or Vertical Sky Component (VSC) at the centre of the lowest window where daylight is required. If VSC is:

- at least 27% ('theta' is greater than 65 degrees, obstruction angle less than 25 degrees) conventional window design will usually give reasonable results.
- between 15% and 27 % ('theta' is between 45 degrees and 65 degrees, obstruction angle between 25 degrees and 45 degrees) special measures (larger windows, changes to room layout) are usually needed to provide adequate daylight.
- between 5% and 15% ('theta' is between 25 degrees and 45 degrees, obstruction angle between 45 degrees and 65 degrees) it is very difficult to provide adequate daylight unless very large windows are used.
- less than 5% ('theta' less than 25 degrees, obstruction angle more than 65 degrees) it is often impossible to achieve reasonable daylight, even if the whole window wall is glazed."

- (b) Existing Buildings

Para 2.2.21 (page 11) of the BRE states:

"If any part of a new building or extension measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25 degree to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if the vertical sky component measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value".

The VSC provide a quick and simple test which looks to give an early indication of the potential for light at the window face. However considered in isolation, it does not, in any fashion, indicate the quality of actual light within a space. It does not take into account the window size, the room size or room use. It helps by indicating that if there is an appreciable amount of sky visible from a given point there will be a reasonable potential for daylighting.

Principles of Daylight and Sunlight

(c) Adjoining Development Land

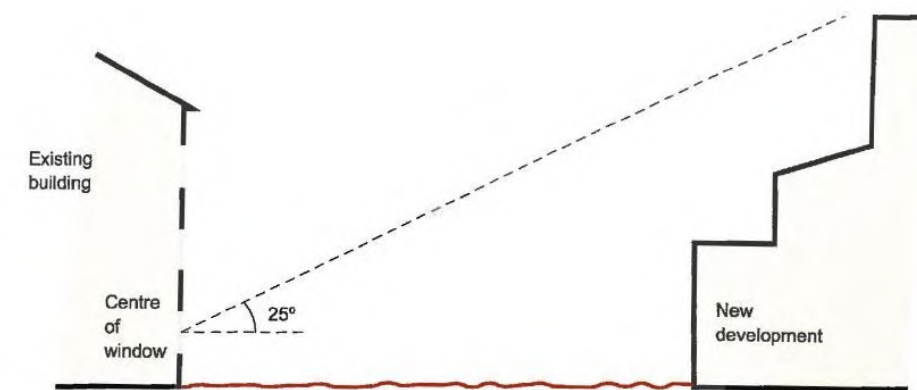
Paragraph 2.3.10 of the BRE guidelines states:

"in broad general terms, a development site next to a proposed new building will retain the potential for good diffuse daylighting provided that on each common boundary:

- (a) no new building, measured in a vertical section perpendicular to the boundary, from a point 1.6m above ground level, subtends an angle of more than 43 degrees to the horizontal;*
- (b) or, if (a) is not satisfied, then all points 16m above the boundary line are within 4m (measured along the boundary) of a point which has a VSC (looking towards the new building(s)) of 17% or more 2m above ground level are within 4m (measured sideways) of a point which has a vertical sky component of 27% or more.*

Alternative VSC criteria as per Appendix F of the BRE guidelines

The 27% VSC target criteria is based upon a sub-urban type environment whereby a 25 degree line was taken from the centre point on a ground floor window as shown below:



However, in city centre locations and urban areas where density levels are increasing, these values may not be considered appropriate. The BRE guidelines provide that *"different targets may be used based on the special requirements of the proposed development or its location"* (paragraph F1).

Appendix F of the BRE suggests several approaches as to how alternative targets may be considered including:

- Consented scheme – use of an extant planning permission to establish alternative benchmark criteria for VSC and APSH. It is not appropriate to treat a permitted scheme in the same manner as an existing building and allow a 20% reduction beyond this. If the levels of daylight and sunlight retained are similar to a previously consented scheme then it follows these levels should be considered acceptable again, notwithstanding other planning considerations.
- Mirror massing – to ensure a development matches the height and proportions of existing buildings, the VSC and APSH targets could be set to those of a mirror image of the same height and size, an equal distance away from the boundary (paragraph F5).
- Consider surrounding context and existing obstruction angles as well as spacing to height ratios.

Principles of Daylight and Sunlight

In addition, due to the requirements for external amenity space within local planning policies, many residential buildings are served by balconies. Balconies can restrict the view of the sky dome whereby even the modest obstruction may result in a large relative impact on the VSC. The BRE guidelines therefore provide that an assessment can be carried out comparing the levels of VSC with and without the balconies in place for both the existing and proposed scenarios, to establish whether it is the presence of the balcony or the size of the new obstruction that is the main factor in the loss of light (paragraph 2.2.11).

No Sky Line

Methodology

The NSL method is a measure of the distribution of daylight at the working plane within a room. The 'working plane' means a horizontal 'desktop' plane 0.85m in height for residential properties. The NSL divides those areas of the working plane which can receive direct sky light from those which cannot. If a significant area of the working plane lies beyond the NSL (i.e. it receives no direct sky light), then the distribution of daylight in the room will be poor and supplementary electric lighting may be required.

It is similar to the VSC approach in that a reduction of 0.8 times in the area of sky visibility at the working plane may be deemed to be noticeable. It is however, very dependent upon knowing the actual room layouts or having a reasonable understanding of the likely layouts.

It is assessed by plotting the area of a room which can see the sky and which cannot, referred to as the NSL contour or daylight distribution contour. The contours assist in helping to understand the way the daylight is distributed within a room and the comparisons of existing and limitations of proposed circumstances within neighbouring properties. Like the VSC method, it relates to the amount of visible sky but does not consider the room use in its criteria, it is simply a test to assess the change in position of the No Sky Line, between the existing and proposed situation. It does take into account the number and size of windows to a room, but does not give any quantitative or qualitative assessment of the light in the rooms, only where sky can or cannot be seen.

Criteria

BS 8206 Part 2 (para 5.7) that the:

"uniformity of daylight is considered to be unsatisfactory if a significant part of the working plane (normally more than 20%) lies behind the no-sky line".

Therefore, it is implied that an NSL of at least 80% would be considered satisfactory in regards to deep rooms which are lit by windows on one side, the BRE Guidelines state (para, 2.2.10):

In regards to the alteration as a result of a proposed development or obstruction the BRE provide that the daylight may be adversely affected if *"the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value."*

Principles of Daylight and Sunlight

Average Daylight Factor

Methodology

The Average Daylight Factor (ADF) is defined within the 2011 BRE Guidelines as:

'a ratio of total daylight flux incident on a reference area to the total area of the reference area, expressed as a percentage of outdoor luminance on a horizontal plane, due to an unobstructed sky of assumed or known luminance distribution'.

Whilst the BRE guidelines provide this measure as a tool to understand daylight within proposed dwellings not existing dwellings, if room layouts are known it can provide a useful supplementary measure of daylight and is often requested by many local authorities.

The ADF method of assessment considers:

- The diffuse visible transmittance of the glazing to the room in question (i.e. how much light gets through the window glass). A transmittance value of 0.8% is assumed for single glazing and 0.65% for double glazed windows;
- The net glazed area of the window in question;
- The total area of the room surfaces (ceiling, walls, floor and windows); and
- The angle of visible sky reaching the window(s) in question

In addition, the ADF method makes allowance for the average reflectance of the internal surfaces of the room and of external obstruction (assumed to be 0.5 unless otherwise stated).

Criteria

The criteria for ADF is taken from the British Standard 8206 part II which gives the following criteria based on the room use:

- Bedroom – 1% ADF
- Living room – 1.5% ADF
- Kitchen – 2% ADF

Where a room has multiple uses such as a living kitchen diner (LKD) or a studio apartment, the highest value is taken so in these cases the required ADF is 2%.

Sunlight

Methodology

The BS 8206 part 2 (section 5.2) states that:

"Provided that the entry of sunlight is properly controlled, it is generally welcome in most buildings in the UK. Dissatisfaction can arise as much from the permanent exclusion of sunlight as from its excess. The provision of sunlight is important in dwellings, particularly during winter months. Sunlight is especially valued in habitable rooms used for long periods during the day."

Principles of Daylight and Sunlight

Sunlight is measured using a sun indicator which contains 100 spots, each representing 1% of Annual Probable Sunlight Hours (APSH). Where no obstruction exists the total APSH would amount to 1486 hours and therefore each spot equates to 14.86 hours of the total annual sunlight hours.

The number of spots is calculated for both the whole year and also during the winter period (21st September to 21st March) prior to an obstruction and after the obstruction is put in place. This provides a percentage of APSH for each of the time periods for each window assessed. The 2011 BRE Guidelines note that:

- *"In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day, but especially in the afternoon."*
- *"all main living rooms of dwellings...should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun"; and*
- *"If the main living room to a dwelling has a main window facing within 90° of due north, but a secondary window facing within 90° of due south, sunlight to the secondary window should be checked."*
- *"...a south facing window will, in general, receive most sunlight, while a north facing one will receive it only on a handful of occasions. East and west facing windows will receive sunlight only at certain times of day".*

When a room has multiple windows, not all may have a southerly orientation however, these windows may contribute to the levels of sunlight within a given room even if by 1-2% APSH. As well as the assessment on a window basis the BRE guidelines provide that an assessment can be undertaken on a room basis.

Whilst the emphasis of the BRE guidelines is in regards to living rooms, it is not always possible to determine the room uses within all of the properties assessed and therefore typically all windows or all rooms with windows facing within 90 degrees of due south and facing the site are assessed.

Criteria

The BRE provide that for existing buildings a window maybe adversely affected if a point at the centre of a window receives:

- Less than 25% of the APSH during the whole year, of which 5% APSH must be in the winter period; and
- Receives less than 0.8 times its former sunlight hours in either time period; and
- Has a reduction in sunlight for the whole year more than 4% APSH.

In terms of the assessment on a room basis the criteria applied is the same.

For proposed buildings the BRE provide (paragraph 3.1.15) that a dwelling or building which has a particular requirement for sunlight will appear reasonably sunlit provided:

- At least one main window faces within 90 degrees of due south; and

Principles of Daylight and Sunlight

- Centre of one main living room window can receive 25% of APSH including 5% APSH in the winter months.

It continues that where groups of dwellings are planned the layout should aim to maximise the number of living rooms that meet the above recommendations.

Overshadowing

As well as daylight and sunlight amenity to neighbouring dwellings, planning policy often refers to the levels of overshadowing to amenity areas such as parks, public squares, playgrounds etc. The BRE guidelines provide two methods of calculation in regards to overshadowing which are as follows:

Sun Hours on Ground

Methodology

This method of overshadowing assessment uses the sun on ground indicator to determine the areas which receive direct sunlight and those which do not. This method applies to both new and existing areas of amenity space. The BRE Guidelines suggest that the Spring Equinox (21st March) is a suitable date for the assessment as this is the midpoint of the sun's position throughout the year. Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not.

Criteria

The BRE guidelines recommend that at least half of an amenity space should receive at least 2 hours of direct sunlight on March 21st. In regards to existing spaces where the existing sunlit area is less than half of the area, the area which receives 2 hours of sunlight should not be reduced by more than 20% (it should retain 0.8 times its former value).

Transient Overshadowing

The BRE guidelines suggest that where large buildings are proposed which may affect a number of gardens or open spaces, it is useful to plot a shadow plan to illustrate the location of shadows at different times of the day and year. For the purpose of this assessment, shadow has been mapped at the following times of the year:

- 21st March (spring equinox)
- 21st June (Summer solstice)
- 21st December (winter solstice)

The September equinox is not assessed as this would provide the same results as those for March 21st.

For each of these dates the overshadowing is calculated at hourly intervals throughout the day however some images may not be present given the early sun set during the winter period.

The BRE guidelines do not provide any criteria for transient overshadowing. Therefore the analysis provides a description of where additional shadow is cast as a result of a development with professional judgement to determine the effect comparing the shadow resulting from the proposed development against that of the existing site.

Principles of Daylight and Sunlight

Light pollution and Solar Glare

Light pollution is defined as any light emitting from artificial sources into spaces where it is not wanted for example from offices into neighbouring residential properties where it could cause a nuisance. The ILP Guidance notes provide details of how to measure light pollution and criteria based on the urban density of the respective area to determine the acceptability of the light levels.

Solar glare is particularly important at pedestrian and road junctions as well as along railway lines where the glare can cause a temporary blinding of drivers or pedestrians. Glare can occur from reflective materials such as glazed areas or metal cladding on the facades. This assessment is therefore undertaken from viewpoints surrounding the site at junctions and positioned at the driver's eye level. Focal points are dictated by the location of signals or oncoming traffic.

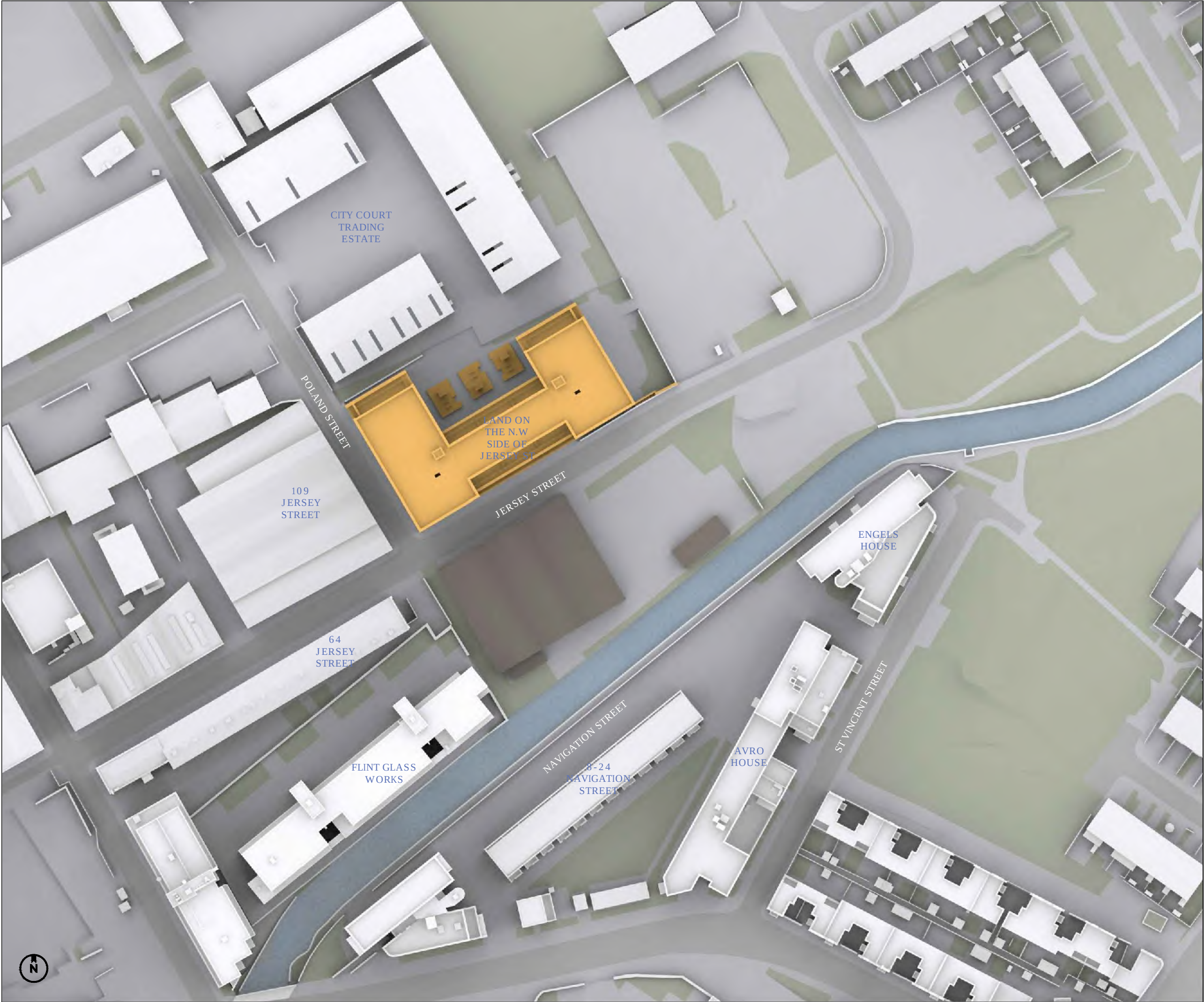
Other Amenity Considerations

Daylight and sunlight is one factor among many under the heading of residential amenity considerations for any given development design or planning application; others include:

- outlook
- sense of enclosure
- privacy
- access to outdoor space e.g. balconies or communal garden/courtyard

Appendix 02

Existing Drawings



SOURCES OF INFORMATION

IR02-20210903-PRP
IR04-20200930-Vertex

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
EXISTING SCENARIO SHOWN IN SEPIA
CONSENTED SCHEME SHOWN IN ORANGE

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
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MANCHESTER

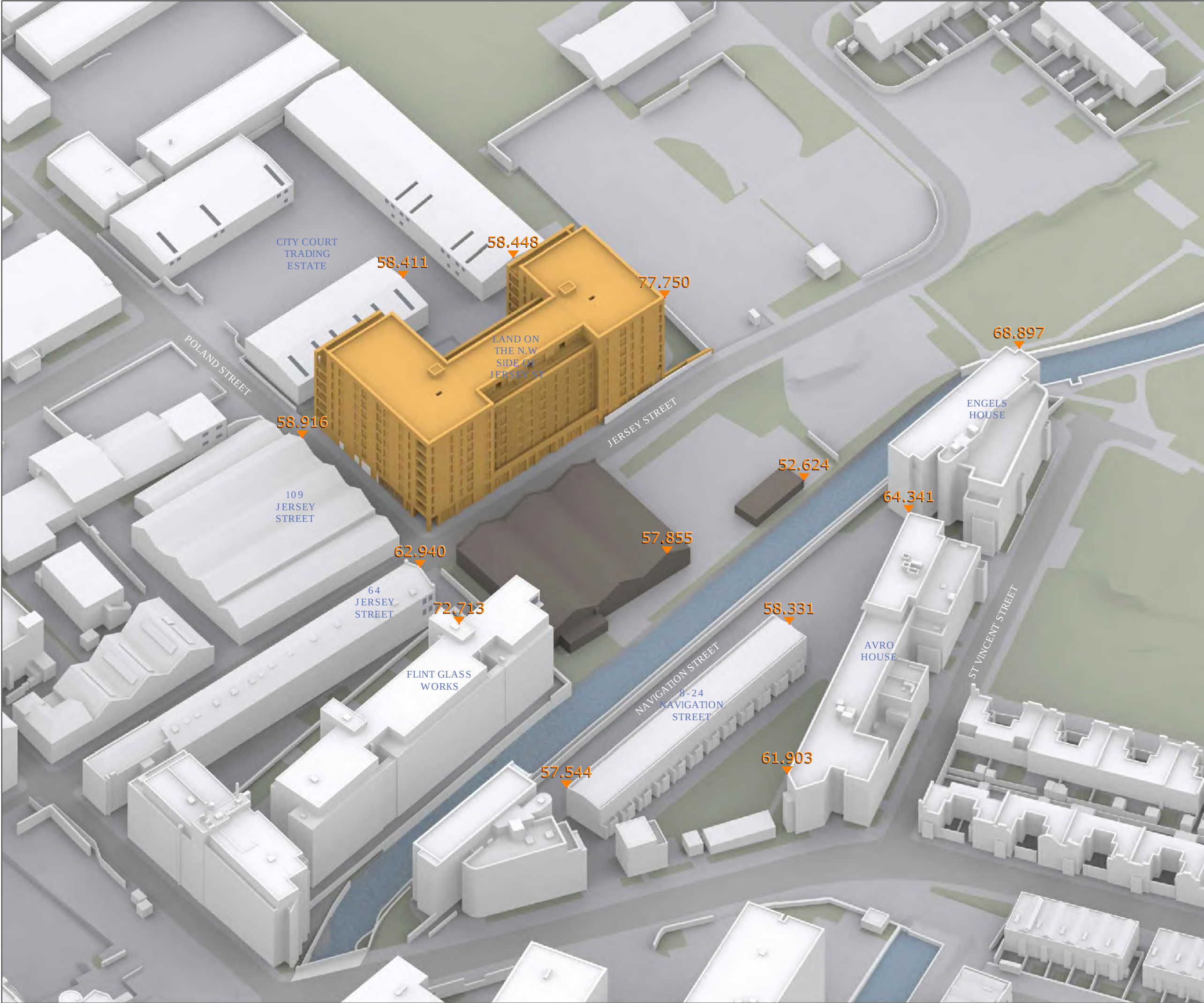
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PROJ No.	REL No.	IS No.	DWG No.	REV No.
1664	01	01	01	-

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SOURCES OF INFORMATION

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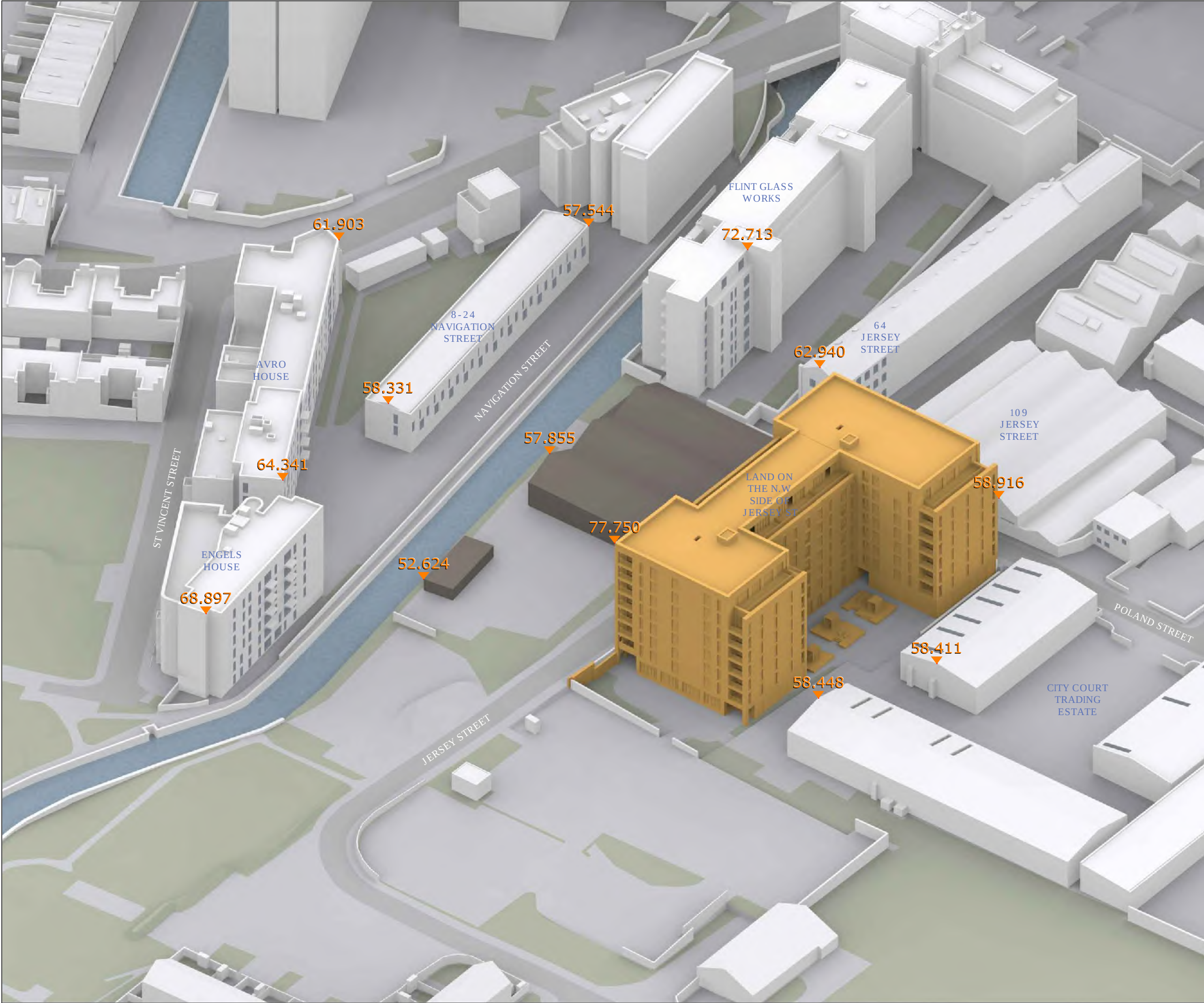
NOTES:
EXISTING SCENARIO SHOWN IN SEPIA
CONSENTED SCHEME SHOWN IN ORANGE

N.B. DO NOT SCALE OFF THIS DRAWING

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DRAWING NAME:
3D VIEW EXISTING

DWN BY	SCALE	CHK BY	STATUS	DATE
SP	NTS	MB	4	OCT21
PROJ No.	REL No.	IS No.	DWG No.	REV No.
1664	01	01	02	-



SOURCES OF INFORMATION

IR02-20210903-PRP
IR04-20200930-Vertex

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DRAWING NAME:
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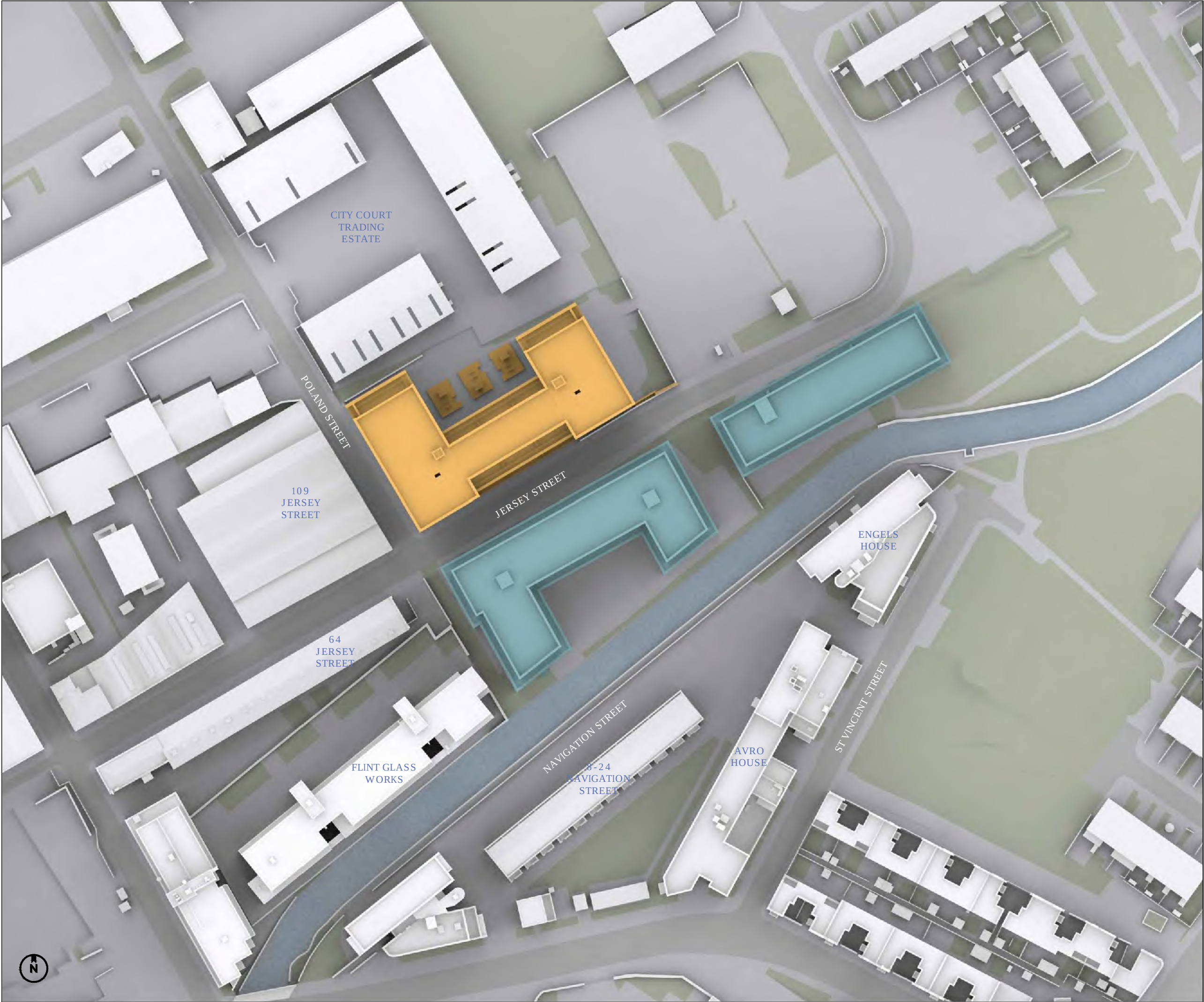
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SP	NTS	MB	4	OCT21
PROJ No.	REL No.	IS No.	DWG No.	REV No.
1664	01	01	03	-

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Appendix 03

Proposed Drawings



SOURCES OF INFORMATION

IR04-20200930-Vertex
IR05-20211105-PRP

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NOTES:
PROPOSED SCHEME SHOWN IN TEAL
CONSENTED SCHEME SHOWN IN ORANGE

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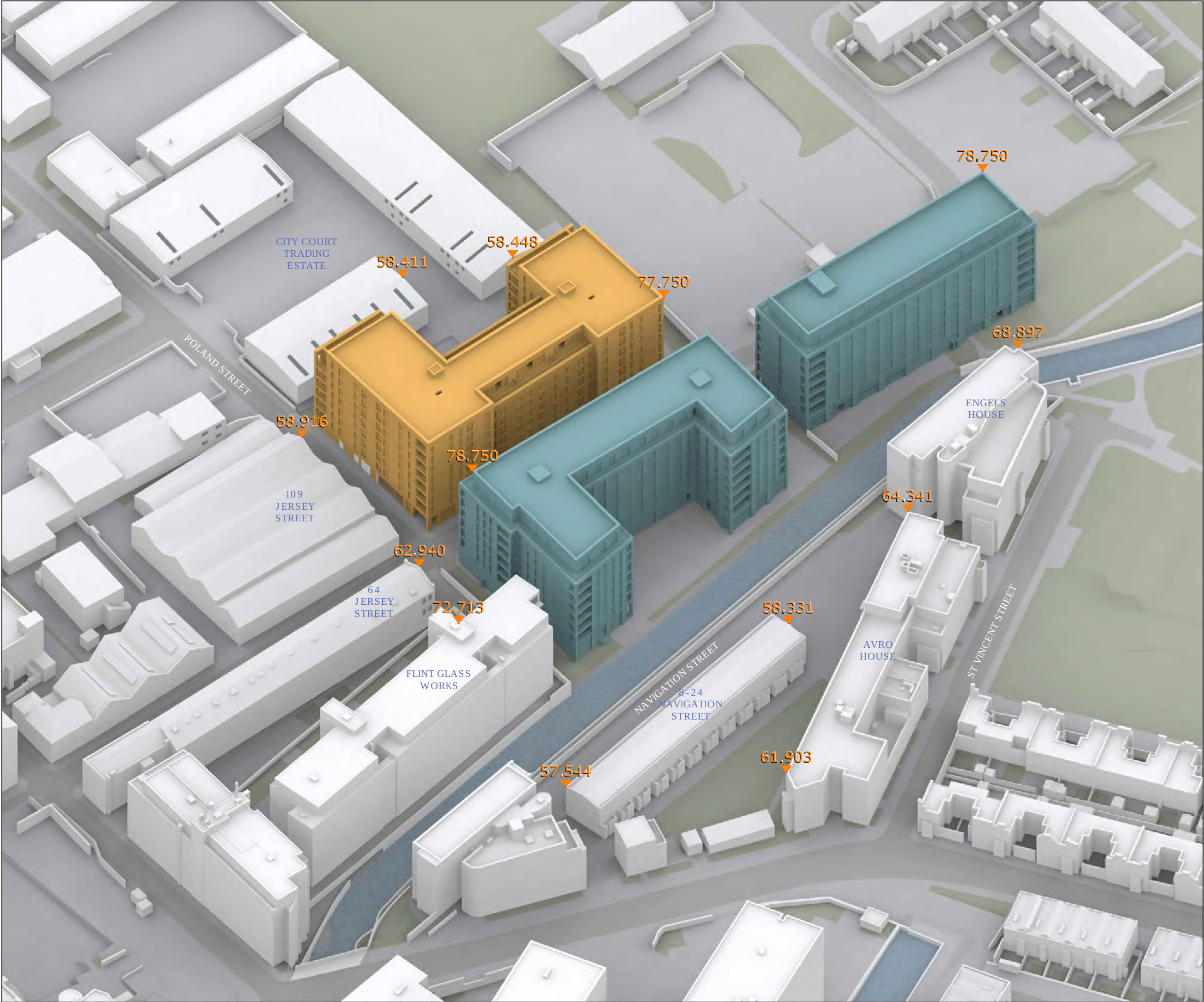
PROJECT:
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DRAWING NAME:
PLAN VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
SP	NTS	MB	*	NOV21
PROJ No.	REL No.	IS No.	DWG No.	REV No.
1664	02	01	04	-

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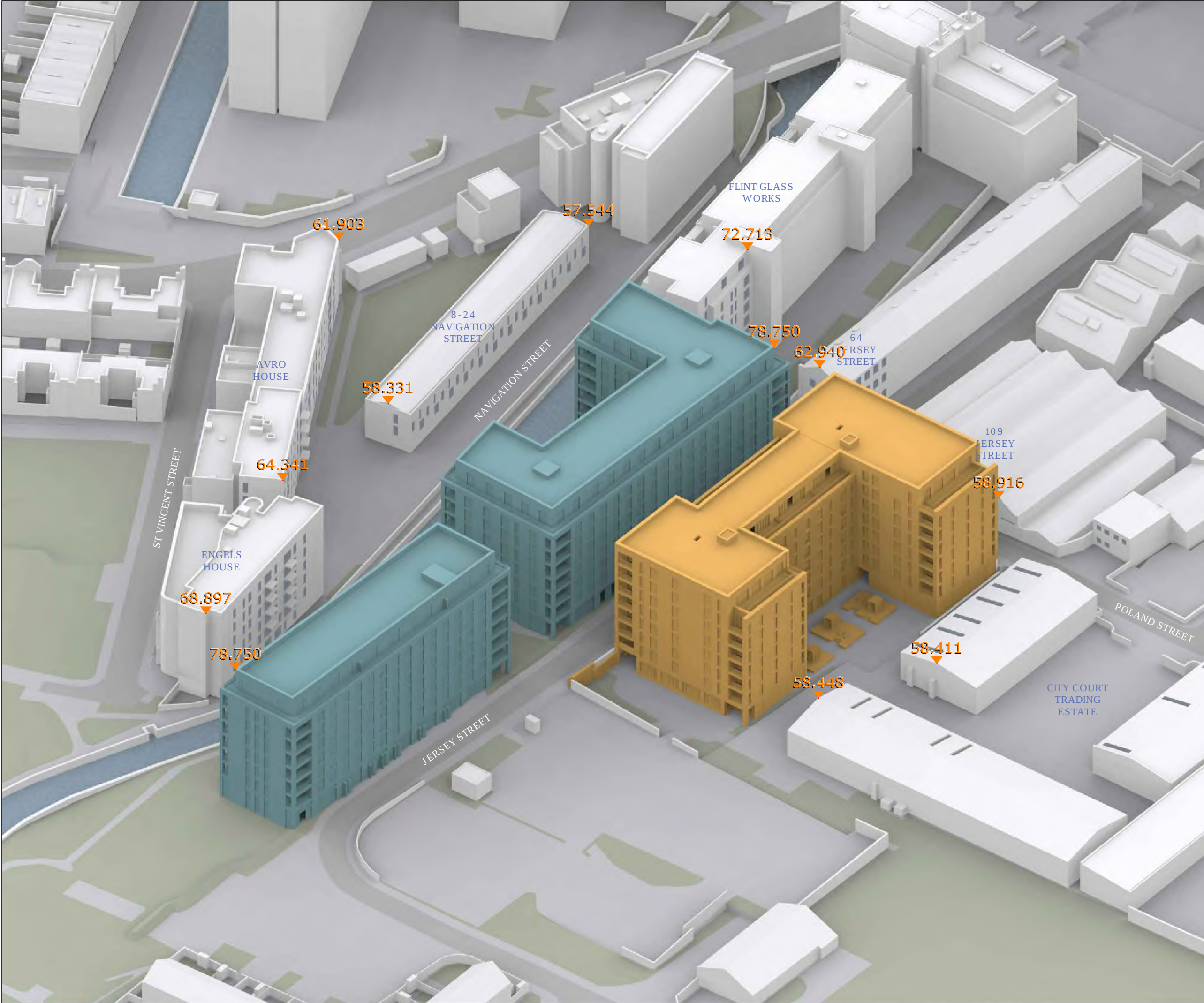
NOTES:
PROPOSED SCHEME SHOWN IN TEAL
CONSENTED SCHEME SHOWN IN ORANGE

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DRAWING NAME:
3D VIEW PROPOSED

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SOURCES OF INFORMATION

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IR05-20211105-PRP

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DRAWING NAME:
3D VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
SP	NTS	MB	4	NOV21
PROJ No.	REL No.	IS No.	DWG No.	REV No.
1664	02	01	06	-

Appendix 04

Results and Window Maps

								VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY	ROOM	ROOM	INFO	WINDOW	WINDOW	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS	
		TYPE	USE	NOTES	USED		NOTES	%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA	
ENGELS HOUSE																									
F00	R1	RESIDENTIAL	BEDROOM			W1/F00		33.9	13.3	20.6	60.8%	NO	91.6	16.8	11.3	81.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2 (3)	RESIDENTIAL	LKD			W2/F00		33.6	12.3	21.3	63.4%	NO	95.3	13.5	13.9	85.9%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3 (3)	RESIDENTIAL	BEDROOM			W3/F00		33.9	12.2	21.7	64.0%	NO	99.9	21.5	18.5	78.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4 (3)	RESIDENTIAL	LKD			W4/F00		34.1	11.7	22.4	65.7%	NO	99.8	17	19.6	83.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	RESIDENTIAL	BEDROOM			W5/F00		34.8	12	22.8	65.5%	NO	86.6	17.1	8.0	80.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6	RESIDENTIAL	BEDROOM			W6/F00		35.4	12.2	23.2	65.5%	NO	91.3	12.4	11.8	86.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	RESIDENTIAL	BEDROOM			W7/F00		35.7	12.2	23.5	65.8%	NO	97.7	14.2	7.0	85.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R8	RESIDENTIAL	BEDROOM			W8/F00		35.9	12.1	23.8	66.3%	NO	96.4	13.6	8.8	85.9%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F01	R1	RESIDENTIAL	BEDROOM			W1/F01		34.8	16.1	18.7	53.7%	NO	92.3	41.3	5.3	55.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	RESIDENTIAL	BEDROOM			W2/F01		33.1	13.8	19.3	58.3%	NO	91.6	19.2	10.9	79.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3 (3)	RESIDENTIAL	LKD			W3/F01		25.7	5.6	20.1	78.2%	NO	99.8	25.2	17.7	74.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM			W4/F01		32.4	12.1	20.3	62.7%	NO	85.4	25	7.0	70.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5 (3)	RESIDENTIAL	LKD			W5/F01		26.2	5	21.2	80.9%	NO	99.9	16.7	19.7	83.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6	RESIDENTIAL	BEDROOM			W6/F01		34.3	12.5	21.8	63.6%	NO	88.3	19.2	7.9	78.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	RESIDENTIAL	BEDROOM			W7/F01		36.1	13.8	22.3	61.8%	NO	91.4	14.2	11.5	84.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R8	RESIDENTIAL	BEDROOM			W8/F01		36.4	13.8	22.6	62.1%	NO	97.7	16.1	6.9	83.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F02	R9	RESIDENTIAL	BEDROOM			W9/F01		36.6	13.7	22.9	62.6%	NO	96.4	15.6	8.6	83.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R1	RESIDENTIAL	BEDROOM			W1/F02		35.7	18.3	17.4	48.7%	NO	94.5	50.4	4.6	46.6%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	RESIDENTIAL	BEDROOM			W2/F02		33.8	15.8	18	53.3%	NO	91.6	22.2	10.4	75.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3 (3)	RESIDENTIAL	LKD			W3/F02		26.4	7.8	18.6	70.5%	NO	99.8	29.8	16.6	70.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM			W4/F02		33.7	14.4	19.3	57.3%	NO	93.6	25	7.9	73.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5 (3)	RESIDENTIAL	LKD			W5/F02		26.9	7	19.9	74.0%	NO	99.9	20.6	18.7	79.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6	RESIDENTIAL	BEDROOM			W6/F02		35	14.6	20.4	58.3%	NO	91.1	23.9	7.7	73.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	RESIDENTIAL	BEDROOM			W7/F02		36.8	16	20.8	56.5%	NO	91.4	17	11.1	81.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F03	R8	RESIDENTIAL	BEDROOM			W8/F02		37	15.9	21.1	57.0%	NO	95.5	25.5	5.9	73.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	RESIDENTIAL	BEDROOM			W9/F02		37.3	15.8	21.5	57.6%	NO	96.4	19.2	8.2	80.1%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R1	RESIDENTIAL	BEDROOM			W1/F03		36.4	20.9	15.5	42.6%	NO	96.6	62.7	3.6	35.1%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	RESIDENTIAL	BEDROOM			W2/F03		34.5	18.4	16.1	46.7%	NO	91.6	26	9.9	71.6%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3 (3)	RESIDENTIAL	LKD			W3/F03		27.1	10.4	16.7	61.6%	NO	99.8	34.8	15.4	65.1%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM			W4/F03		34.4	17	17.4	50.6%	NO	93.6	30	7.3	68.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5 (3)	RESIDENTIAL	LKD			W5/F03		27.5	9.6	17.9	65.1%	NO	99.9	24.9	17.7	75.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	ENGELS HOUSE (CONTINUED)																								
	R6	RESIDENTIAL	BEDROOM			W6/F03		35.6	17.2	18.4	51.7%	NO	93	31	7.1	66.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	RESIDENTIAL	BEDROOM			W7/F03		37.3	18.5	18.8	50.4%	NO	91.5	20.6	10.6	77.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R8	RESIDENTIAL	BEDROOM			W8/F03		37.6	18.4	19.2	51.1%	NO	95.5	30.3	5.5	68.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	RESIDENTIAL	BEDROOM			W9/F03		37.8	18.2	19.6	51.9%	NO	96.4	24.4	7.6	74.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F04	R1	RESIDENTIAL	BEDROOM			W1/F04		37.1	23.8	13.3	35.8%	NO	96.6	69.8	2.8	27.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	RESIDENTIAL	BEDROOM			W2/F04		35.6	21.7	13.9	39.0%	NO	91.6	31.6	9.0	65.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

(1) KITCHEN SMALLER THAN 13m2
(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)
(3) SINGLE ASPECT ROOM DEEPER THAN 5m

								VSC (WINDOW)					NSL					APSH (ROOM)								
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	INFO USED	WINDOW	WINDOW NOTES	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS		
								%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER			
F05	R3 (3)	RESIDENTIAL	LKD			W3/F04		27.7	13.4	14.3	51.6%	NO	99.8	41.3	13.8	58.6%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R4	RESIDENTIAL	BEDROOM			W4/F04		35.7	20.7	15	42.0%	NO	93.6	37.8	6.4	59.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R5 (3)	RESIDENTIAL	LKD			W5/F04		28	12.5	15.5	55.4%	NO	99.9	29.4	16.7	70.6%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R6	RESIDENTIAL	BEDROOM			W6/F04		36.5	20.5	16	43.8%	NO	93	40.9	6.0	56.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R7	RESIDENTIAL	BEDROOM			W7/F04		37.9	21.4	16.5	43.5%	NO	91.8	25.6	9.9	72.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R8	RESIDENTIAL	BEDROOM			W8/F04		38	21.3	16.7	43.9%	NO	95.5	37.1	4.9	61.1%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R9	RESIDENTIAL	BEDROOM			W9/F04		38.1	21	17.1	44.9%	NO	96.4	32.2	6.8	66.6%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R1	RESIDENTIAL	BEDROOM			W1/F05		37.7	27	10.7	28.4%	YES	96.6	77.7	2.0	19.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R2	RESIDENTIAL	BEDROOM			W2/F05		37.9	26.6	11.3	29.8%	NO	91.6	41.5	7.5	54.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R3 (3)	RESIDENTIAL	LKD			W3/F05		37.9	26.2	11.7	30.9%	NO	99.8	50.5	11.7	49.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R4	RESIDENTIAL	BEDROOM			W4/F05		38.1	25.7	12.4	32.5%	NO	93.7	55	4.5	41.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R5 (3)	RESIDENTIAL	LKD			W5/F05		38.2	25.4	12.8	33.5%	NO	99.9	36.9	14.9	63.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R6	RESIDENTIAL	BEDROOM			W6/F05		38.2	25.1	13.1	34.3%	NO	93.1	56.7	4.2	39.1%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R7	RESIDENTIAL	BEDROOM			W7/F05		38.3	24.7	13.6	35.5%	NO	91.9	33	8.8	64.1%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R8	RESIDENTIAL	BEDROOM			W8/F05		38.4	24.5	13.9	36.2%	NO	95.5	47.9	4.0	49.9%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R9	RESIDENTIAL	BEDROOM			W9/F05		38.5	24.3	14.2	36.9%	NO	96.4	43.4	5.6	55.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	AVRO HOUSE																									
	F00	R1	RESIDENTIAL	BEDROOM			W1/F00		29.1	28	11	3.8%	YES	95	90.2	0.4	5.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	RESIDENTIAL	BEDROOM			W2/F00		29	27.9	11	3.8%	YES	85.4	85.4	0.0	0.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R3 (3)	RESIDENTIAL	LKD			W3/F00		28.8	27.7	11	3.8%	YES	60.5	60.2	0.1	0.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R4	RESIDENTIAL	BEDROOM			W4/F00		28.5	27.6	0.9	3.2%	YES	94	94	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R5	RESIDENTIAL	BEDROOM			W5/F00		28.2	27.3	0.9	3.2%	YES	63.8	60.5	0.5	5.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R7 (3)	RESIDENTIAL	LKD			W7/F00		7	6.8	0.2	2.9%	YES	34.3	33.4	0.2	2.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R8	RESIDENTIAL	BEDROOM			W8/F00		26.2	24.5	1.7	6.5%	YES	81.8	79.9	0.1	2.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
AVRO HOUSE (CONTINUED)																										
	R9	RESIDENTIAL	BEDROOM			W9/F00		26	24	2	7.7%	YES	47.9	47.3	0.1	1.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R10 (3)	RESIDENTIAL	LKD			W10/F00		19.9	13	6.9	34.7%	NO	95.2	62.4	8.2	34.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R11	RESIDENTIAL	BEDROOM			W11/F00		30.3	22.7	7.6	25.1%	NO	92	76.5	1.5	16.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R12	RESIDENTIAL	BEDROOM			W12/F00		31.3	23.4	7.9	25.2%	NO	81.8	47.8	4.6	41.6%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
F01	R1	RESIDENTIAL	BEDROOM			W1/F01		31.6	29.7	1.9	6.0%	YES	95.1	92.9	0.2	2.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R2	RESIDENTIAL	BEDROOM			W2/F01		31.6	29.6	2	6.3%	YES	92.9	92.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R3 (3)	RESIDENTIAL	LKD			W3/F01		31.6	29.4	2.2	7.0%	YES	83.9	76.2	1.9	9.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R4	RESIDENTIAL	BEDROOM			W4/F01		31.6	29.3	2.3	7.3%	YES	94	94	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R5	RESIDENTIAL	BEDROOM			W5/F01		31.5	29.1	2.4	7.6%	YES	86.2	73.3	1.9	14.9%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R8 (3)	RESIDENTIAL	LKD			W8/F01		9.7	8.5	1.2	12.4%	YES	66.6	46.2	5.5	30.6%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R9	RESIDENTIAL	BEDROOM			W9/F01		30.9	28.2	2.7	8.7%	YES	96.7	96.2	0.0	0.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R10	RESIDENTIAL	BEDROOM			W10/F01		30.7	27.9	2.8	9.1%	YES	71.9	50.7	3.1	29.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	R11	RESIDENTIAL	BEDROOM			W11/F01		30.7	27.4	3.3	10.7%	YES	90.6	60.9	3.9	32.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		

(1) KITCHEN SMALLER THAN 13m2
(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)
(3) SINGLE ASPECT ROOM DEEPER THAN 5m

								VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	INFO USED	WINDOW	WINDOW NOTES	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS	
								%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA	
	R12 (3)	RESIDENTIAL	LKD			W12/F01		30.7	271	3.6	11.7%	YES	67.7	54.3	3.3	19.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R13	RESIDENTIAL	LKD			W13/F01		21.7	17.4	4.3	19.8%	YES	97.5	83.8	3.5	14.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			LKD			W14/F01		31	25.2	5.8	18.7%	YES													
	R14 (3)	RESIDENTIAL	LKD			W15/F01		22.4	15.6	6.8	30.4%	NO	92.9	44.5	12.0	52.1%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R15	RESIDENTIAL	BEDROOM			W16/F01		32.3	25.1	7.2	22.3%	NO	92	78.2	1.4	15.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R16	RESIDENTIAL	BEDROOM			W17/F01		33.1	25.6	7.5	22.7%	NO	89.4	48.6	5.5	45.6%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R19	RESIDENTIAL	BEDROOM			W20/F01		33	25.2	7.8	23.6%	NO	91.2	70	2.4	23.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R20	RESIDENTIAL	BEDROOM			W21/F01		32.8	24.9	7.9	24.1%	NO	94.1	67.9	3.1	27.9%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R21	RESIDENTIAL	LKD			W22/F01		9.7	4.4	5.3	54.6%	NO	70	48.3	5.8	31.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			LKD			W23/F01		15	14.3	0.7	4.7%	YES													
F02	R1	RESIDENTIAL	BEDROOM			W1/F02		33.3	31.4	1.9	5.7%	YES	95.1	94.6	0.0	0.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	RESIDENTIAL	BEDROOM			W2/F02		33.3	31.3	2	6.0%	YES	95.1	95.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3 (3)	RESIDENTIAL	LKD			W3/F02		33.4	31.1	2.3	6.9%	YES	92	91.9	0.0	0.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM			W4/F02		33.4	30.9	2.5	7.5%	YES	94	94	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	RESIDENTIAL	BEDROOM			W5/F02		33.5	30.7	2.8	8.4%	YES	91.3	81.2	1.5	11.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R8 (3)	RESIDENTIAL	LKD			W8/F02		11.4	9.5	1.9	16.7%	YES	93.6	58.2	9.6	37.9%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	RESIDENTIAL	BEDROOM			W9/F02		33.8	29.8	4	11.8%	YES	96.7	96.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10	RESIDENTIAL	BEDROOM			W10/F02		33.9	29.5	4.4	13.0%	YES	90.7	59.2	4.6	34.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
AVRO HOUSE (CONTINUED)																									
	R11	RESIDENTIAL	BEDROOM			W11/F02		33.9	29.3	4.6	13.6%	YES	91.4	72.9	2.4	20.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R12 (3)	RESIDENTIAL	LKD			W12/F02		33.8	29.1	4.7	13.9%	YES	99.7	62.7	9.1	37.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R13	RESIDENTIAL	LKD			W13/F02		24	19.4	4.6	19.2%	YES	97.5	91.2	1.6	6.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			LKD			W14/F02		33.4	27.5	5.9	17.7%	YES													
	R14 (3)	RESIDENTIAL	LKD			W15/F02		24.1	17.8	6.3	26.1%	NO	94.7	51.3	10.8	45.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R15	RESIDENTIAL	BEDROOM			W16/F02		33.8	27.2	6.6	19.5%	YES	92	82.7	0.9	10.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R16	RESIDENTIAL	BEDROOM			W17/F02		34.4	27.6	6.8	19.8%	YES	94.6	55.5	5.2	41.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R19	RESIDENTIAL	BEDROOM			W20/F02		34.1	27	7.1	20.8%	YES	91.2	77.6	1.6	14.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R20	RESIDENTIAL	BEDROOM			W21/F02		33.9	26.7	7.2	21.2%	NO	94.1	78	1.9	17.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R21	RESIDENTIAL	LKD			W22/F02		10.4	5.5	4.9	47.1%	NO	74.5	56	4.9	24.9%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			LKD			W23/F02		18.3	17.6	0.7	3.8%	YES													
F03	R1	RESIDENTIAL	BEDROOM			W1/F03		34.7	32.9	1.8	5.2%	YES	95.1	95	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	RESIDENTIAL	BEDROOM			W2/F03		34.8	32.8	2	5.7%	YES	95.2	95.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3 (3)	RESIDENTIAL	LKD			W3/F03		34.9	32.6	2.3	6.6%	YES	97.9	97.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM			W4/F03		34.9	32.4	2.5	7.2%	YES	94	94	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	RESIDENTIAL	BEDROOM			W5/F03		35	32.2	2.8	8.0%	YES	91.4	83.7	11	8.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7 (3)	RESIDENTIAL	LKD			W7/F03		12.4	10.5	1.9	15.3%	YES	97.1	73.6	6.4	24.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R8	RESIDENTIAL	BEDROOM			W8/F03		35.2	31.3	3.9	11.1%	YES	96.7	96.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	RESIDENTIAL	BEDROOM			W9/F03		35.3	31.1	4.2	11.9%	YES	91.2	69.8	3.2	23.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10	RESIDENTIAL	BEDROOM			W10/F03		35.4	30.9	4.5	12.7%	YES	91.4	87.2	0.5	4.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

								VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	INFO USED	WINDOW	WINDOW NOTES	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS	
								%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA	
	R11 (3)	RESIDENTIAL	LKD			W11/F03		35.4	30.7	4.7	13.3%	YES	99.7	73.1	6.5	26.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R12	RESIDENTIAL	LKD			W12/F03		25.3	20.8	4.5	17.8%	YES	97.5	96.8	0.2	0.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			LKD			W13/F03		34.8	29.6	5.2	14.9%	YES													
	R13 (3)	RESIDENTIAL	LKD			W14/F03		25	19.5	5.5	22.0%	NO	97	59.7	9.3	38.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R14	RESIDENTIAL	BEDROOM			W15/F03		35	29.2	5.8	16.6%	YES	92	87.1	0.5	5.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R15	RESIDENTIAL	BEDROOM			W16/F03		35.4	29.4	6	16.9%	YES	95.2	65.3	4.0	31.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R18	RESIDENTIAL	BEDROOM			W19/F03		35.1	28.8	6.3	17.9%	YES	91.2	83.6	0.9	8.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R19	RESIDENTIAL	BEDROOM			W20/F03		34.9	28.6	6.3	18.1%	YES	94.2	88.5	0.7	6.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R20	RESIDENTIAL	LKD			W21/F03		11	6.7	4.3	39.1%	NO	82.9	68.8	3.8	17.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			LKD			W22/F03		22.7	22.1	0.6	2.6%	YES													
F04	R1 (3)	RESIDENTIAL	LKD			W1/F04		36.3	31.6	4.7	12.9%	YES	98.2	71.3	6.7	27.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
AVRO HOUSE (CONTINUED)																									
	R2	RESIDENTIAL	BEDROOM			W2/F04		36.3	31.4	4.9	13.5%	YES	92	90.6	0.1	1.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	RESIDENTIAL	BEDROOM			W3/F04		36.3	31.2	5.1	14.0%	YES	95.2	79.8	2.1	16.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	RESIDENTIAL	BEDROOM			W5/F04		36	30.7	5.3	14.7%	YES	91.2	87.3	0.4	4.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6	RESIDENTIAL	BEDROOM			W6/F04		35.9	30.5	5.4	15.0%	YES	94.2	92.6	0.2	1.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	RESIDENTIAL	LKD			W7/F04		11.6	7.9	3.7	31.9%	NO	90.9	89.1	0.5	2.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			LKD			W8/F04		28.1	27.6	0.5	1.8%	YES													
B-24 NAVIGATION STREET																									
F01	R1	RESIDENTIAL	KITCHEN (1)			W1/F01		19.7	18	1.7	8.6%	YES	49.6	47.3	0.2	4.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	RESIDENTIAL	KITCHEN (1)			W3/F01		21.3	19	2.3	10.8%	YES	57.1	51.2	0.6	10.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	RESIDENTIAL	KITCHEN (1)			W5/F01		22.6	19.5	3.1	13.7%	YES	64.8	56.7	0.8	12.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	RESIDENTIAL	KITCHEN (1)			W7/F01		23.7	19.9	3.8	16.0%	YES	70.6	69	0.2	2.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	RESIDENTIAL	KITCHEN (1)			W9/F01		25.2	20.6	4.6	18.3%	YES	75.6	72.9	0.3	3.6%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R11	RESIDENTIAL	KITCHEN (1)			W11/F01		26.9	21.1	5.8	21.6%	NO	78	73.1	0.5	6.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R13	RESIDENTIAL	KITCHEN (1)			W13/F01		28.1	20.5	7.6	27.0%	NO	80.1	70.5	0.9	12.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R15	RESIDENTIAL	KITCHEN (1)			W15/F01		29.2	19.9	9.3	31.8%	NO	82	66.6	1.5	18.7%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R17	RESIDENTIAL	KITCHEN (1)			W17/F01		30.2	19.8	10.4	34.4%	NO	83.9	62.3	2.1	25.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R19	RESIDENTIAL	KITCHEN (1)			W19/F01		30.9	19.9	11	35.6%	NO	85.7	59	2.6	31.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R21	RESIDENTIAL	KITCHEN (1)			W21/F01		31.5	20.1	11.4	36.2%	NO	87.4	58.8	2.8	32.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R23	RESIDENTIAL	KITCHEN (1)			W23/F01		31.9	20.2	11.7	36.7%	NO	88.4	57.5	3.0	35.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
FLINT GLASS WORKS																									
F01	R1 (3)	RESIDENTIAL	LKD			W1/F01		19.5	17.6	1.9	9.7%	YES	44.1	40.7	0.7	7.9%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	RESIDENTIAL	BEDROOM			W2/F01		24.2	21.7	2.5	10.3%	YES	58	50.4	0.6	13.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	RESIDENTIAL	BEDROOM			W3/F01		25.1	22.4	2.7	10.8%	YES	72.9	72.6	0.0	0.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM			W4/F01		26.3	22.8	3.5	13.3%	YES	81.3	81	0.0	0.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	RESIDENTIAL	LKD			W5/F01		19.8	14.9	4.9	24.7%	NO	90.9	88.9	0.5	2.2%	YES	29	5	23	5	20.7%	0.0%	NO	

(1) KITCHEN SMALLER THAN 13m2
(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)
(3) SINGLE ASPECT ROOM DEEPER THAN 5m

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	INFO USED	WINDOW	WINDOW NOTES	VSC (WINDOW)					NSL					APSH (ROOM)						
								EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS
								%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
F02			LKD			W6/F01		15.4	13.3	2.1	13.6%	YES												
	R1 (3)	RESIDENTIAL	LKD			W1/F02		22.4	20.6	1.8	8.0%	YES	69.2	66.1	0.6	4.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM			W2/F02		27.4	25	2.4	8.8%	YES	63.5	53.4	0.8	16.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM			W3/F02		28.3	25.5	2.8	9.9%	YES	89.7	89.6	0.0	0.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
FLINT GLASS WORKS (CONTINUED)																								
	R4	RESIDENTIAL	BEDROOM			W4/F02		29.3	25.7	3.6	12.3%	YES	86.1	85.9	0.0	0.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	LKD			W5/F02		21.9	16.9	5	22.8%	NO	91.3	89.4	0.5	2.1%	YES	30	6	24	6	20.0%	0.0%	YES
F03			LKD			W6/F02		16.5	14.3	2.2	13.3%	YES												
	R1 (3)	RESIDENTIAL	LKD			W1/F03		25.1	23.4	1.7	6.8%	YES	98.6	96.3	0.5	2.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM			W2/F03		30.5	28.1	2.4	7.9%	YES	70.1	57.5	1.0	18.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM			W3/F03		31.3	28.6	2.7	8.6%	YES	89.7	89.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM			W4/F03		32.1	28.5	3.6	11.2%	YES	86.1	86	0.0	0.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	LKD			W5/F03		23.8	18.8	5	21.0%	NO	91.6	90.4	0.3	1.3%	YES	32	6	26	6	18.8%	0.0%	YES
F04			LKD			W6/F03		17.4	15	2.4	13.8%	YES												
	R1 (3)	RESIDENTIAL	LKD			W1/F04		27.6	26.1	1.5	5.4%	YES	98.6	96.9	0.3	1.7%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM			W2/F04		33.1	30.9	2.2	6.6%	YES	77.1	63.4	1.1	17.8%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM			W3/F04		33.7	31.3	2.4	7.1%	YES	89.7	89.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM			W4/F04		34.3	31	3.3	9.6%	YES	86.1	86.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	LKD			W5/F04		25.5	20.6	4.9	19.2%	YES	91.8	91	0.2	0.9%	YES	33	7	27	7	18.2%	0.0%	YES
F05			LKD			W6/F04		18	15.5	2.5	13.9%	YES												
	R1 (3)	RESIDENTIAL	LKD			W1/F05		28.7	27.4	1.3	4.5%	YES	98.6	97.7	0.2	0.9%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM			W2/F05		34.4	32.5	1.9	5.5%	YES	80.9	69.9	0.9	13.7%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM			W3/F05		35	32.9	2.1	6.0%	YES	89.7	89.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM			W4/F05		35.5	32.6	2.9	8.2%	YES	86.1	86.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	LKD			W5/F05		26.5	22	4.5	17.0%	YES	92	91.4	0.2	0.7%	YES	33	7	27	7	18.2%	0.0%	YES
F06			LKD			W6/F05		18.3	15.8	2.5	13.7%	YES												
	R1 (3)	RESIDENTIAL	LKD			W1/F06		29.7	28.7	1	3.4%	YES	98.7	98.4	0.0	0.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM			W2/F06		35.5	34.1	1.4	3.9%	YES	80.9	75.8	0.4	6.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM			W3/F06		36.1	34.4	1.7	4.7%	YES	89.7	89.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM			W4/F06		36.6	34.1	2.5	6.8%	YES	86.1	86.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	LKD			W5/F06		27.8	24	3.8	13.7%	YES	92.8	92	0.2	0.9%	YES	33	7	27	7	18.2%	0.0%	YES
F07			LKD			W6/F06		18.8	16.2	2.6	13.8%	YES												
	R1	RESIDENTIAL	BEDROOM			W1/F07		30.4	29.7	0.7	2.3%	YES	99.4	99.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	BEDROOM			W2/F07		37.3	35.9	1.4	3.8%	YES	94.7	94.6	0.0	0.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	BEDROOM			W3/F07		37.6	34.6	3	8.0%	YES	100	100	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM			W4/F07		30.4	28.3	2.1	6.9%	YES												

(1) KITCHEN SMALLER THAN 13m2
(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)
(3) SINGLE ASPECT ROOM DEEPER THAN 5m

								VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	INFO USED	WINDOW	WINDOW NOTES	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS CRITERIA	
								%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER		
ELIZA YARD																									
F01	R1	RESIDENTIAL	LKD			W1/F01		17.4	10.1	7.3	42.0%	NO	98.5	84.6	3.6	14.1%	YES	41	4	23	2	43.9%	50.0%	NO	
			LKD			W2/F01		15.5	9.2	6.3	40.6%	NO													
			LKD			W19/F01		29	24.2	4.8	16.6%	YES													
	R2 (3)	RESIDENTIAL	LKD			W3/F01		12.3	8.4	3.9	31.7%	NO	18.9	6.4	3.1	66.1%	NO	29	1	17	1	41.4%	0.0%	NO	
	R3	RESIDENTIAL	BEDROOM			W4/F01		10.7	8.1	2.6	24.3%	NO	4.4	2.6	0.3	40.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM			W5/F01		7.3	6.3	1	13.7%	YES	6.5	3.5	0.4	45.3%	NO								
	R5 (3)	RESIDENTIAL	LKD			W6/F01		10.3	8.1	2.2	21.4%	NO	8.5	4.5	1.1	46.7%	NO	29	3	20	3	31.0%	0.0%	NO	
	R6	RESIDENTIAL	BEDROOM			W7/F01		10.8	8.6	2.2	20.4%	NO	7.1	4.2	0.3	41.5%	NO								
	R7	RESIDENTIAL	BEDROOM			W8/F01		10.8	8.6	2.2	20.4%	NO	7.1	3.9	0.4	45.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R8	RESIDENTIAL	LKD			W9/F01		10.7	8.6	2.1	19.6%	YES	5.4	3.6	0.5	33.2%	NO	20	3	16	3	20.0%	0.0%	YES	
	R9	RESIDENTIAL	BEDROOM			W10/F01		10.5	8.6	1.9	18.1%	YES	11.9	7.3	0.6	39.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10	RESIDENTIAL	BEDROOM			W11/F01		10.2	8.6	1.6	15.7%	YES	11.6	6.9	0.6	40.6%	NO								
	R11 (3)	RESIDENTIAL	LKD			W12/F01		9.3	8	1.3	14.0%	YES	7.2	6.3	0.3	13.5%	YES	11	1	11	1	0.0%	0.0%	YES	
	R12	RESIDENTIAL	BEDROOM			W13/F01		7.1	5.9	1.2	16.9%	YES	6.6	2.5	0.5	62.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R13	RESIDENTIAL	BEDROOM			W14/F01		9	8.3	0.7	7.8%	YES	6.8	3.8	0.4	43.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			BEDROOM			W15/F01		9.3	8.7	0.6	6.5%	YES													
	R14 (3)	RESIDENTIAL	LKD			W16/F01		9.8	9.4	0.4	4.1%	YES	13.4	11.2	0.6	16.3%	YES	23	7	23	7	0.0%	0.0%	YES	
	R15	RESIDENTIAL	LKD			W17/F01		11.9	11.7	0.2	1.7%	YES	96.9	96.9	0.0	0.0%	YES	54	13	53	13	1.9%	0.0%	YES	
			LKD			W18/F01		23.5	23.5	0	0.0%	YES													
F02	R1	RESIDENTIAL	LKD			W1/F02		18.9	12.2	6.7	35.4%	NO	98.5	87.3	2.9	11.3%	YES	47	5	28	2	40.4%	60.0%	NO	
			LKD			W2/F02		17.1	11.2	5.9	34.5%	NO													
			LKD			W19/F02		29.2	24.9	4.3	14.7%	YES													
	R2 (3)	RESIDENTIAL	LKD			W3/F02		13.9	10.3	3.6	25.9%	NO	20	9.3	2.6	53.8%	NO	35	2	20	1	42.9%	50.0%	NO	
	R3	RESIDENTIAL	BEDROOM			W4/F02		12.6	9.9	2.7	21.4%	NO	6.8	4.4	0.4	35.9%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM			W5/F02		9.3	7.9	1.4	15.1%	YES	9.3	5.8	0.5	37.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5 (3)	RESIDENTIAL	LKD			W6/F02		12.5	10	2.5	20.0%	YES	10.7	6.8	1.1	36.6%	NO	34	3	22	3	35.3%	0.0%	NO	
	R6	RESIDENTIAL	BEDROOM			W7/F02		13.2	10.5	2.7	20.5%	NO	12	6.8	0.6	43.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	RESIDENTIAL	BEDROOM			W8/F02		13.2	10.6	2.6	19.7%	YES	12	7	0.6	42.0%	NO								
	R8	RESIDENTIAL	LKD			W9/F02		13.1	10.6	2.5	19.1%	YES	8.2	5.6	0.8	32.0%	NO	29	4	20	4	31.0%	0.0%	NO	
	R9	RESIDENTIAL	BEDROOM			W10/F02		12.9	10.5	2.4	18.6%	YES	16.6	10.6	0.8	36.3%	NO								
	R10	RESIDENTIAL	BEDROOM			W11/F02		12.7	10.5	2.2	17.3%	YES	16.7	10.4	0.8	37.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
ELIZA YARD																									
	R11 (3)	RESIDENTIAL	LKD			W12/F02		11.6	9.9	1.7	14.7%	YES	9	7.5	0.5	17.5%	YES	21	1	13	1	38.1%	0.0%	NO	
	R12	RESIDENTIAL	BEDROOM			W13/F02		9.1	7.4	1.7	18.7%	YES	10.3	5.8	0.5	43.9%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R13	RESIDENTIAL	BEDROOM			W14/F02		11.1	10	1.1	9.9%	YES	10.1	5.7	0.6	43.4%	NO								
			BEDROOM			W15/F02		11.1	10.4	0.7	6.3%	YES													
	R14 (3)	RESIDENTIAL	LKD			W16/F02		11.5	11	0.5	4.3%	YES	15.4	12.6	0.7	18.3%	YES	27	8	27	8	0.0%	0.0%	YES	
	R15	RESIDENTIAL	LKD			W17/F02		13.6	13.4	0.2	1.5%	YES	97.1	97.1	0.0	0.0%	YES	57	16	57	16	0.0%	0.0%	YES	

(1) KITCHEN SMALLER THAN 13m2
(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)
(3) SINGLE ASPECT ROOM DEEPER THAN 5m

								VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	INFO USED	WINDOW	WINDOW NOTES	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS	
								%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA	
F03			LKD			W18/F02		24.4	24.4	0	0.0%	YES													
	R1	RESIDENTIAL	LKD			W1/F03		20.8	14.8	6	28.8%	NO	98.5	90.3	2.1	8.4%	YES	50	5	39	4	22.0%	20.0%	YES	
			LKD			W2/F03		19	13.8	5.2	27.4%	NO													
			LKD			W19/F03		29.3	25.7	3.6	12.3%	YES													
	R2 (3)	RESIDENTIAL	LKD			W3/F03		16	12.8	3.2	20.0%	YES	21.4	12.6	2.2	41.1%	NO	38	2	29	3	23.7%	-50.0%	YES	
	R3	RESIDENTIAL	BEDROOM			W4/F03		15	12.4	2.6	17.3%	YES	11.1	7	0.6	36.9%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM			W5/F03		11.8	10.1	1.7	14.4%	YES	15.1	9.2	0.8	39.5%	NO								
	R5 (3)	RESIDENTIAL	LKD			W6/F03		15.2	12.6	2.6	17.1%	YES	13.4	9.8	1.0	26.8%	NO	39	4	32	4	17.9%	0.0%	YES	
	R6	RESIDENTIAL	BEDROOM			W7/F03		16.1	13.1	3	18.6%	YES	19.3	11.9	0.9	38.4%	NO								
	R7	RESIDENTIAL	BEDROOM			W8/F03		16.2	13.2	3	18.5%	YES	19.6	11.7	0.9	40.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R8	RESIDENTIAL	LKD			W9/F03		16.1	13.1	3	18.6%	YES	12.8	8.7	1.2	32.2%	NO	37	5	29	5	21.6%	0.0%	YES	
	R9	RESIDENTIAL	BEDROOM			W10/F03		15.9	13.1	2.8	17.6%	YES	23.7	15.3	1.1	35.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10	RESIDENTIAL	BEDROOM			W11/F03		15.6	13	2.6	16.7%	YES	23.6	15.1	1.1	36.1%	NO								
	R11 (3)	RESIDENTIAL	LKD			W12/F03		14.4	12.3	2.1	14.6%	YES	11.5	9.3	0.6	18.8%	YES	27	1	20	1	25.9%	0.0%	NO	
	R12	RESIDENTIAL	BEDROOM			W13/F03		11.5	9.5	2	17.4%	YES	16.5	9.9	0.8	40.3%	NO								
R13	RESIDENTIAL	BEDROOM			W14/F03		13.5	12.3	1.2	8.9%	YES	15.6	11.2	0.6	28.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
			BEDROOM			W15/F03		13.4	12.6	0.8	6.0%	YES													
	R14 (3)	RESIDENTIAL	LKD			W16/F03		13.6	13.2	0.4	2.9%	YES	16.9	14.4	0.7	15.2%	YES	34	9	33	9	2.9%	0.0%	YES	
	R15	RESIDENTIAL	LKD			W17/F03		15.6	15.5	0.1	0.6%	YES	97.1	97.1	0.0	0.0%	YES	62	19	61	19	1.6%	0.0%	YES	
			LKD			W18/F03		24.9	25	-0.1	-0.4%	YES													
F04	R1	RESIDENTIAL	LKD			W1/F04		23.3	18.2	5.1	21.9%	NO	98.5	93	1.4	5.6%	YES	58	9	48	4	17.2%	55.6%	NO	
			LKD			W2/F04		21.6	17.2	4.4	20.4%	NO													
			LKD			W19/F04		29.3	26.4	2.9	9.9%	YES													
	R2 (3)	RESIDENTIAL	LKD			W3/F04		18.9	16.2	2.7	14.3%	YES	23.3	16.9	1.6	27.7%	NO	47	5	39	3	17.0%	40.0%	NO	
	R3	RESIDENTIAL	BEDROOM			W4/F04		18.3	15.8	2.5	13.7%	YES	18.5	11.6	1.0	37.3%	NO								
ELIZA YARD																									
	R4	RESIDENTIAL	BEDROOM			W5/F04		15	13	2	13.3%	YES	25.3	15.4	1.3	39.2%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5 (3)	RESIDENTIAL	LKD			W6/F04		18.8	16	2.8	14.9%	YES	18.3	14	1.2	23.6%	NO	48	6	39	4	18.8%	33.3%	NO	
	R6	RESIDENTIAL	BEDROOM			W7/F04		19.8	16.5	3.3	16.7%	YES	31.5	20.2	1.3	35.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	RESIDENTIAL	BEDROOM			W8/F04		19.9	16.6	3.3	16.6%	YES	32.4	20.3	1.4	37.5%	NO								
	R8	RESIDENTIAL	LKD			W9/F04		19.9	16.5	3.4	17.1%	YES	20.1	13.2	2.0	34.3%	NO	47	6	40	5	14.9%	16.7%	YES	
	R9	RESIDENTIAL	BEDROOM			W10/F04		19.7	16.4	3.3	16.8%	YES	33.6	22.2	1.5	34.0%	NO								
	R10	RESIDENTIAL	BEDROOM			W11/F04		19.3	16.3	3	15.5%	YES	33.4	22.1	1.5	34.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R11 (3)	RESIDENTIAL	LKD			W12/F04		18	15.6	2.4	13.3%	YES	16.1	12.6	1.0	21.7%	NO	37	1	30	1	18.9%	0.0%	YES	
	R12	RESIDENTIAL	BEDROOM			W13/F04		14.6	12.4	2.2	15.1%	YES	28.2	17.1	1.3	39.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R13	RESIDENTIAL	BEDROOM			W14/F04		16.8	15.4	1.4	8.3%	YES	25.5	17.9	1.1	29.9%	NO								
			BEDROOM			W15/F04		16.5	15.6	0.9	5.5%	YES													
	R14 (3)	RESIDENTIAL	LKD			W16/F04		16.5	16.2	0.3	1.8%	YES	19	16.6	0.6	13.0%	YES	41	9	41	9	0.0%	0.0%	YES	
	R15	RESIDENTIAL	LKD			W17/F04		18.3	18.4	-0.1	-0.5%	YES	97.2	97.2	0.0	0.0%	YES	71	22	71	22	0.0%	0.0%	YES	

(1) KITCHEN SMALLER THAN 13m2
(2) INC\HZ = SKY COMPONENT (INCLINED\HORIZONTAL WINDOWS)
(3) SINGLE ASPECT ROOM DEEPER THAN 5m

								VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	INFO USED	WINDOW	WINDOW NOTES	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS CRITERIA	
								%	%		%	CRITERIA	%	%	SOM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER		
F05	R1	RESIDENTIAL	LKD			W18/F04		25.4	25.5	-0.1	-0.4%	YES													
			LKD			W1/F05		26.5	22.5	4	15.1%	YES	98.5	95.9	0.7	2.6%	YES	64	11	57	6	10.9%	45.5%	YES	
			LKD			W2/F05		25.1	21.6	3.5	13.9%	YES													
			LKD			W19/F05		29.2	27	2.2	7.5%	YES													
	R2 (3)	RESIDENTIAL	LKD			W3/F05		22.9	20.6	2.3	10.0%	YES	26.7	22.9	0.9	14.3%	YES	55	7	51	5	7.3%	28.6%	YES	
	R3	RESIDENTIAL	BEDROOM			W4/F05		22.6	20.2	2.4	10.6%	YES	32.1	19.2	1.9	40.1%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM			W5/F05		19	16.9	2.1	11.1%	YES	42.8	27.3	2.0	36.3%	NO								
	R5 (3)	RESIDENTIAL	LKD			W6/F05		23.2	20.4	2.8	12.1%	YES	28.6	21.1	2.1	26.2%	NO	57	11	51	6	10.5%	45.5%	YES	
	R6	RESIDENTIAL	BEDROOM			W7/F05		24.3	21	3.3	13.6%	YES	53.5	34.8	2.2	35.1%	NO								
	R7	RESIDENTIAL	BEDROOM			W8/F05		24.5	21	3.5	14.3%	YES	54.7	34.6	2.3	36.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R8	RESIDENTIAL	LKD			W9/F05		24.5	20.9	3.6	14.7%	YES	31.4	20.7	3.1	34.3%	NO	58	11	51	7	12.1%	36.4%	YES	
	R9	RESIDENTIAL	BEDROOM			W10/F05		24.3	20.8	3.5	14.4%	YES	51	33.9	2.2	33.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10	RESIDENTIAL	BEDROOM			W11/F05		23.9	20.7	3.2	13.4%	YES	50.8	33.6	2.2	33.8%	NO								
	R11 (3)	RESIDENTIAL	LKD			W12/F05		22.5	19.9	2.6	11.6%	YES	25.8	19	1.9	26.1%	NO	47	4	43	4	8.5%	0.0%	YES	
	R12	RESIDENTIAL	BEDROOM			W13/F05		18.6	16.3	2.3	12.4%	YES	47.9	30.8	2.0	35.8%	NO								
	R13	RESIDENTIAL	BEDROOM			W14/F05		21.2	19.6	1.6	7.5%	YES	43.3	30.1	1.9	30.5%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			BEDROOM			W15/F05		20.8	19.8	1	4.8%	YES													
	R14 (3)	RESIDENTIAL	LKD			W16/F05		20.7	20.4	0.3	1.4%	YES	22.7	21.2	0.4	6.5%	YES	52	9	52	10	0.0%	-11.1%	YES	
ELIZA YARD																									
	R15	RESIDENTIAL	LKD			W17/F05		22.1	22.4	-0.3	-1.4%	YES	97.2	97.2	0.0	0.0%	YES	79	22	78	22	1.3%	0.0%	YES	
			LKD			W18/F05		25.8	25.9	-0.1	-0.4%	YES													
F06	R1	RESIDENTIAL	LKD			W1/F06		30.6	27.8	2.8	9.2%	YES	98.6	98.1	0.1	0.5%	YES	69	16	63	12	8.7%	25.0%	YES	
			LKD			W2/F06		29.6	27	2.6	8.8%	YES													
			LKD			W19/F06		28.5	27.1	1.4	4.9%	YES													
	R2 (3)	RESIDENTIAL	LKD			W3/F06		28.1	26.1	2	7.1%	YES	37	34.6	0.6	6.4%	YES	66	14	61	11	7.6%	21.4%	YES	
	R3	RESIDENTIAL	BEDROOM			W4/F06		28	25.7	2.3	8.2%	YES	63.7	39.2	3.6	38.5%	NO								
	R4	RESIDENTIAL	BEDROOM			W5/F06		23.9	21.8	2.1	8.8%	YES	79.7	51.5	3.7	35.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5 (3)	RESIDENTIAL	LKD			W6/F06		28.5	25.7	2.8	9.8%	YES	52.3	36.4	4.5	30.4%	NO	67	17	62	12	7.5%	29.4%	YES	
	R6	RESIDENTIAL	BEDROOM			W7/F06		29.5	26.4	3.1	10.5%	YES	92.7	62.7	3.5	32.3%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	RESIDENTIAL	BEDROOM			W8/F06		29.7	26.4	3.3	11.1%	YES	92.9	62.4	3.5	32.8%	NO								
	R8	RESIDENTIAL	LKD			W9/F06		29.7	26.3	3.4	11.4%	YES	55.6	35.5	5.8	36.1%	NO	66	16	62	12	6.1%	25.0%	YES	
	R9	RESIDENTIAL	BEDROOM			W10/F06		29.5	26.2	3.3	11.2%	YES	89.2	57.4	4.1	35.7%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10	RESIDENTIAL	BEDROOM			W11/F06		29.3	26.1	3.2	10.9%	YES	88.7	57	4.1	35.8%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R11 (3)	RESIDENTIAL	LKD			W12/F06		27.9	25.3	2.6	9.3%	YES	48.7	33.4	4.4	31.3%	NO	55	10	52	8	5.5%	20.0%	YES	
	R12	RESIDENTIAL	BEDROOM			W13/F06		23.5	21.2	2.3	9.8%	YES	87.9	58	3.5	34.0%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R13	RESIDENTIAL	BEDROOM			W14/F06		27	25.2	1.8	6.7%	YES	75.6	50.7	3.5	32.9%	NO								
			BEDROOM			W15/F06		26.6	25.4	1.2	4.5%	YES													
	R14 (3)	RESIDENTIAL	LKD			W16/F06		26.3	25.8	0.5	1.9%	YES	32.5	32.3	0.1	0.6%	YES	63	12	62	12	1.6%	0.0%	YES	
	R15	RESIDENTIAL	LKD			W17/F06		27.3	27.5	-0.2	-0.7%	YES	97.5	97.2	0.1	0.3%	YES	86	22	86	22	0.0%	0.0%	YES	

								VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM NOTES	INFO USED	WINDOW	WINDOW NOTES	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS CRITERIA	
								%	%		%	CRITERIA	%	%	SOM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER		
			LKD			W18/F06		25.6	25.7	-0.1	-0.4%	YES													
F07	R1	RESIDENTIAL	LKD			W1/F07		35.3	33.4	1.9	5.4%	YES	99.8	99.8	0.0	0.0%	YES	79	26	76	24	3.8%	7.7%	YES	
			LKD			W2/F07		34.8	33	1.8	5.2%	YES													
			LKD			W13/F07		20.1	19.3	0.8	4.0%	YES													
	R2 (3)	RESIDENTIAL	LKD			W3/F07		34.1	32.3	1.8	5.3%	YES	96.7	75.9	5.1	21.5%	NO	77	24	72	20	6.5%	16.7%	YES	
	R3	RESIDENTIAL	BEDROOM			W4/F07		34.1	32	2.1	6.2%	YES	83.4	83.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4 (3)	RESIDENTIAL	LKD			W5/F07		32.7	31.2	1.5	4.6%	YES	99.3	99.3	0.0	0.0%	YES	70	26	69	25	1.4%	3.8%	YES	
	R5	RESIDENTIAL	LKD			W6/F07		35.6	33.7	1.9	5.3%	YES	99.7	99.7	0.0	0.0%	YES	75	23	72	21	4.0%	8.7%	YES	
	R6	RESIDENTIAL	LKD			W7/F07		32.4	30.8	1.6	4.9%	YES	99.4	99.4	0.0	0.0%	YES	68	17	65	15	4.4%	11.8%	YES	
	R7	RESIDENTIAL	BEDROOM			W8/F07		33.6	31.7	1.9	5.7%	YES	97.1	97.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			BEDROOM			W9/F07		33.4	31.8	1.6	4.8%	YES													
ELIZA YARD																									
	R8 (3)	RESIDENTIAL	LKD			W10/F07		33.2	32.1	1.1	3.3%	YES	88.6	69	5.1	22.1%	NO	77	24	71	19	7.8%	20.8%	YES	
	R9	RESIDENTIAL	LKD			W11/F07		33.6	33.2	0.4	1.2%	YES	99.8	99.6	0.0	0.2%	YES	93	27	90	25	3.2%	7.4%	YES	
			LKD			W12/F07		18	18	0	0.0%	YES													

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: ENGELS HOUSE
DATE: 09/11/2021
SCHEME IR: IR05
DRAWING No.: 1664-RELO2-IS01-DD1

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

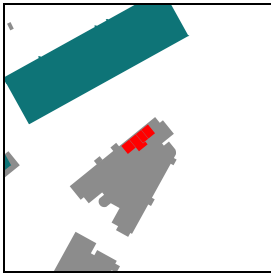


F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ENGELS HOUSE								
F00	R1	RESIDENTIAL	BEDROOM	15.1	91.6	16.8	11.3	81.7
F00	R2	RESIDENTIAL	LKD	17.0	95.3	13.5	13.9	85.9
F00	R3	RESIDENTIAL	BEDROOM	23.7	99.9	21.5	18.5	78.5
F00	R4	RESIDENTIAL	LKD	22.5	99.9	15.5	13.5	60.0

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: ENGELS HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-RELO2-IS01-DD2

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ENGELS HOUSE								
F00	R5	RESIDENTIAL	BEDROOM	11.5	86.6	17.1	8.0	80.3
F00	R6	RESIDENTIAL	BEDROOM	14.9	91.3	12.4	11.8	86.4
F00	R7	RESIDENTIAL	BEDROOM	8.4	97.7	14.2	7.0	85.4
F00	R8	RESIDENTIAL	BEDROOM	10.0	96.1	12.0	2.0	85.0

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: ENGELS HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD3

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

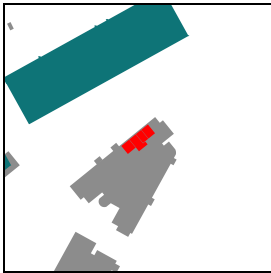


F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ENGELS HOUSE								
F01	R1	RESIDENTIAL	BEDROOM	10.5	92.3	41.3	5.3	55.2
F01	R2	RESIDENTIAL	BEDROOM	15.1	91.6	19.2	10.9	79
F01	R3	RESIDENTIAL	LKD	23.7	99.8	25.2	17.7	74.8
F01	R4	RESIDENTIAL	BEDROOM	11.5	85.4	25	7.0	70.7
F01	R5	RESIDENTIAL	LKD	22.5	99.8	12.5	10.0	44.4

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: ENGELS HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-RELO2-IS01-DD4

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

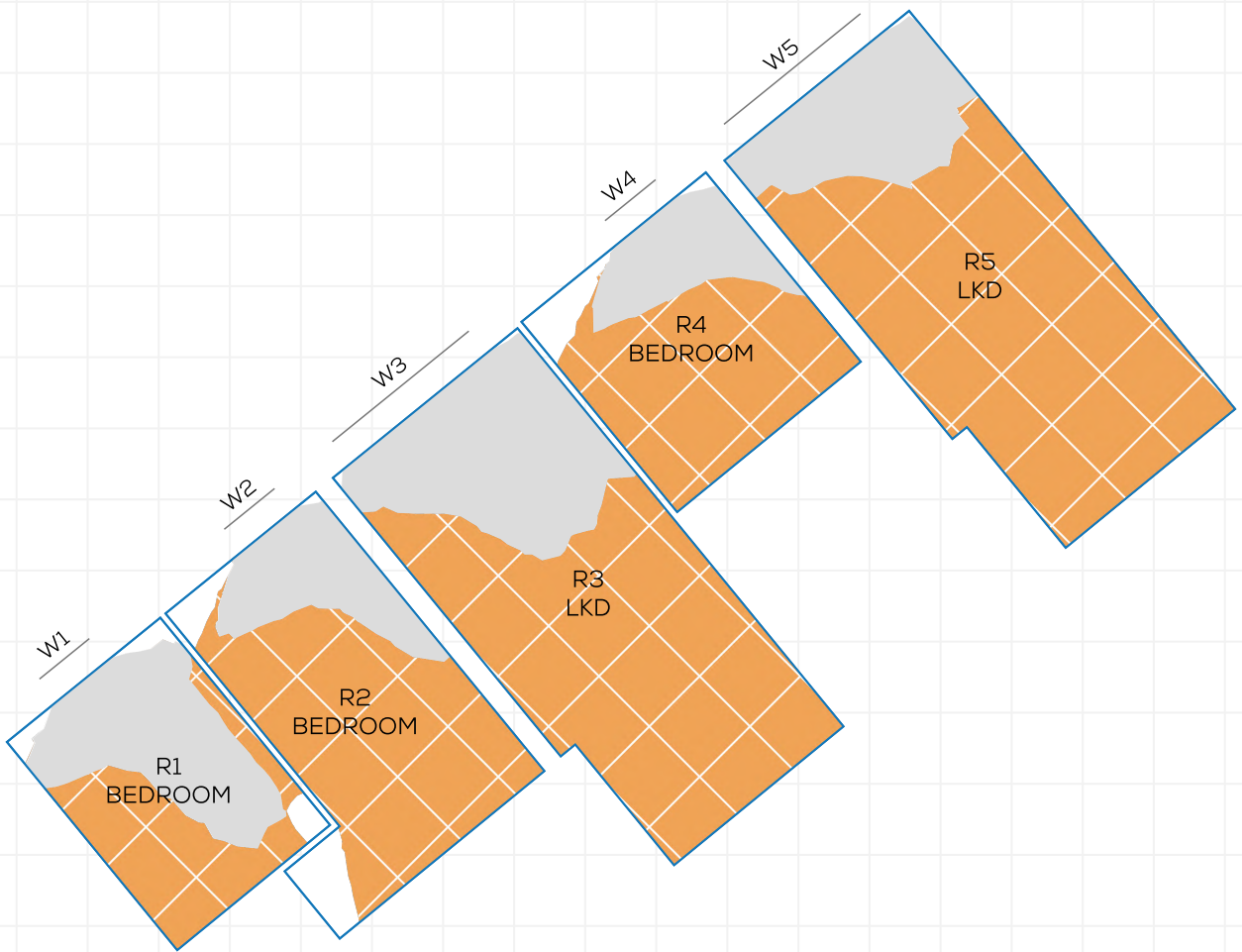


F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ENGELS HOUSE								
F01	R6	RESIDENTIAL	BEDROOM	11.5	88.3	19.2	7.9	78.2
F01	R7	RESIDENTIAL	BEDROOM	14.9	91.4	14.2	11.5	84.5
F01	R8	RESIDENTIAL	BEDROOM	8.4	97.7	16.1	6.9	83.5
F01	R9	RESIDENTIAL	BEDROOM	10.0	96.1	17.0	8.0	80.0

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: ENGELS HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD5

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

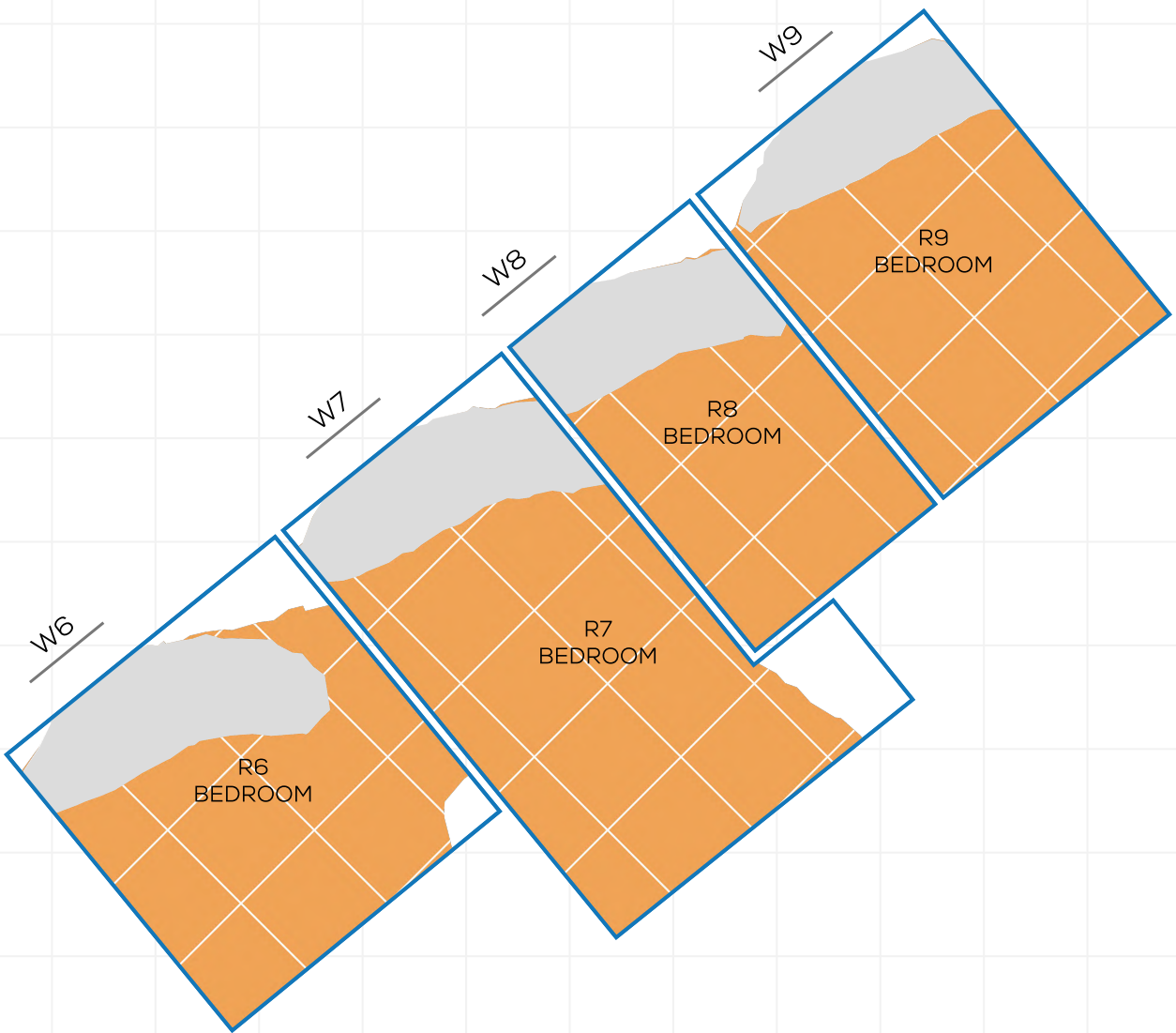
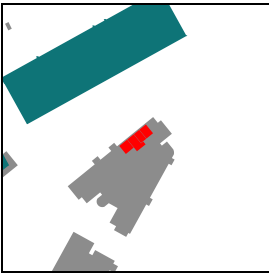


F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ENGELS HOUSE								
F02	R1	RESIDENTIAL	BEDROOM	10.5	94.5	50.4	4.6	46.6
F02	R2	RESIDENTIAL	BEDROOM	15.1	91.6	22.2	10.4	75.8
F02	R3	RESIDENTIAL	LKD	23.7	99.8	29.8	16.6	70.2
F02	R4	RESIDENTIAL	BEDROOM	11.5	93.6	25	7.9	73.3
F02	R5	RESIDENTIAL	LKD	22.5	99.8	29.8	16.6	70.2

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: ENGELS HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD6

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

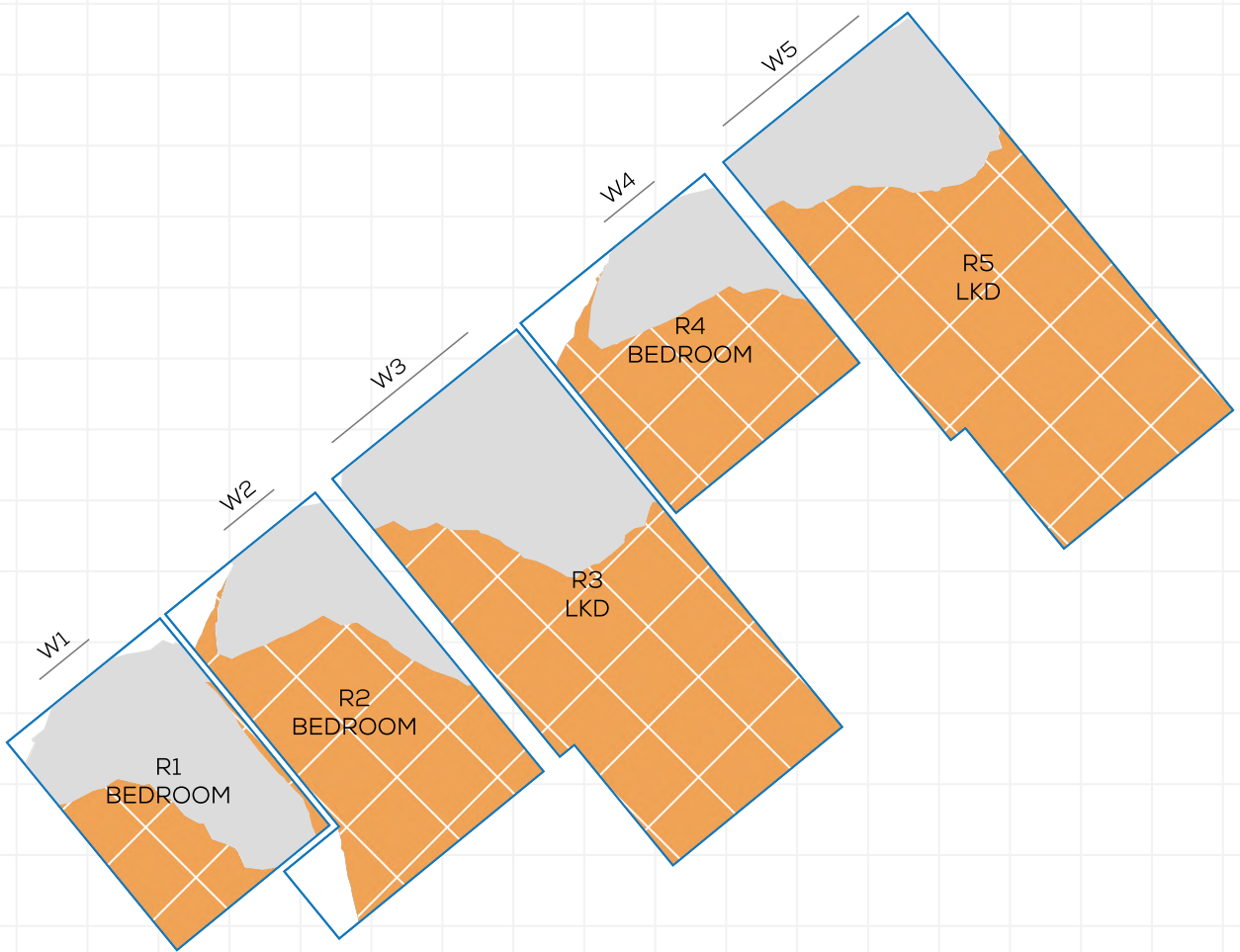


F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ENGELS HOUSE								
F02	R6	RESIDENTIAL	BEDROOM	11.5	91.1	23.9	7.7	73.8
F02	R7	RESIDENTIAL	BEDROOM	14.9	91.4	17	11.1	81.4
F02	R8	RESIDENTIAL	BEDROOM	8.4	95.5	25.5	5.9	73.3
F02	R9	RESIDENTIAL	BEDROOM	10.5	95.1	12.5	2.0	23.1

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: ENGELS HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD7

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

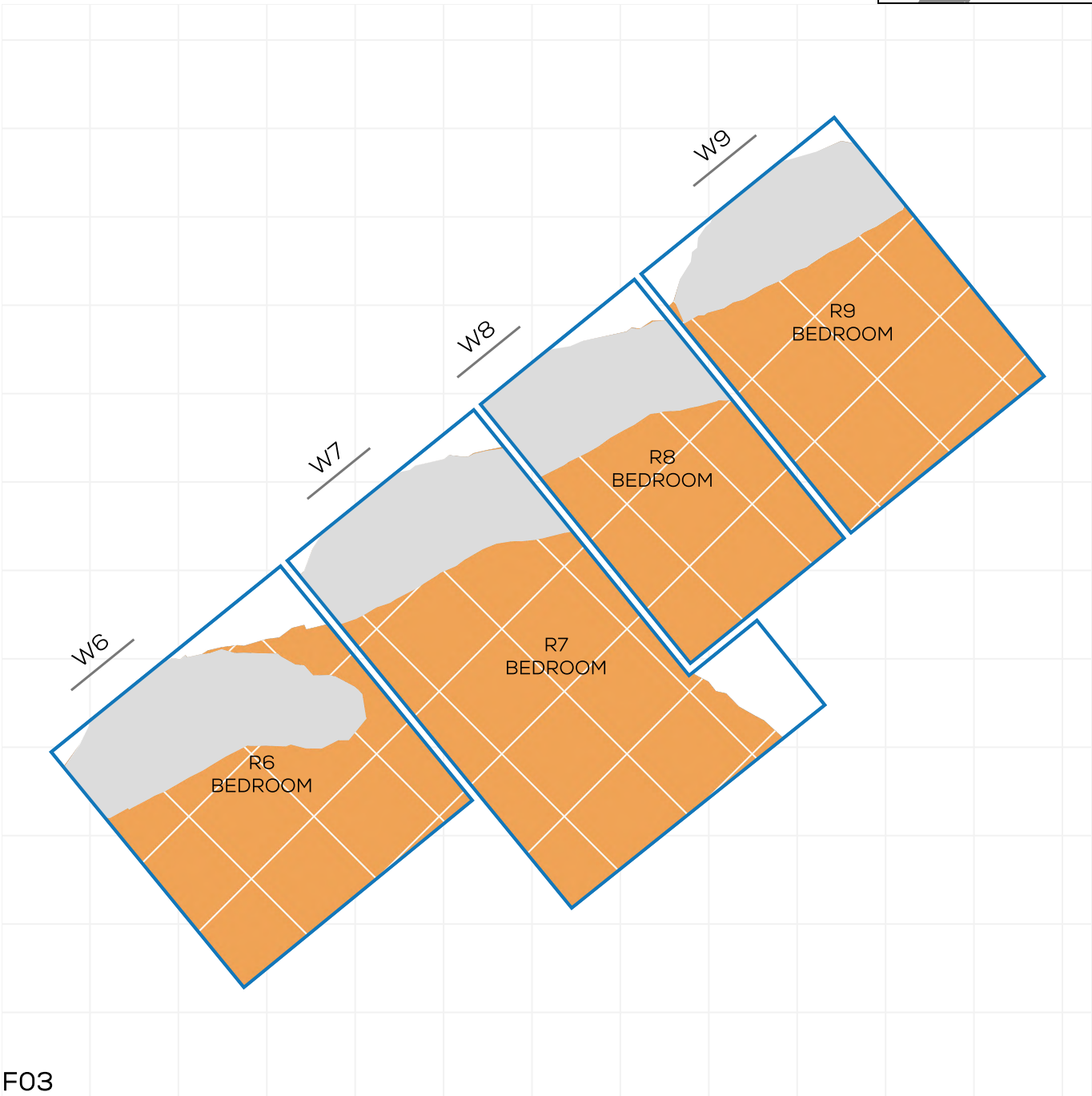
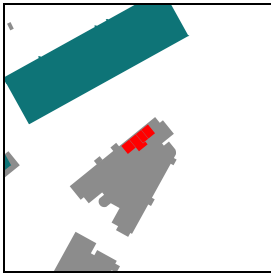


F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ENGELS HOUSE								
F03	R1	RESIDENTIAL	BEDROOM	10.5	96.6	62.7	3.6	35.1
F03	R2	RESIDENTIAL	BEDROOM	15.1	91.6	26	9.9	71.6
F03	R3	RESIDENTIAL	LKD	23.7	99.8	34.8	15.4	65.1
F03	R4	RESIDENTIAL	BEDROOM	11.5	93.6	30	7.3	68
F03	R5	RESIDENTIAL	LKD	22.5	99.8	34.8	15.4	65.1

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: ENGELS HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD8

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

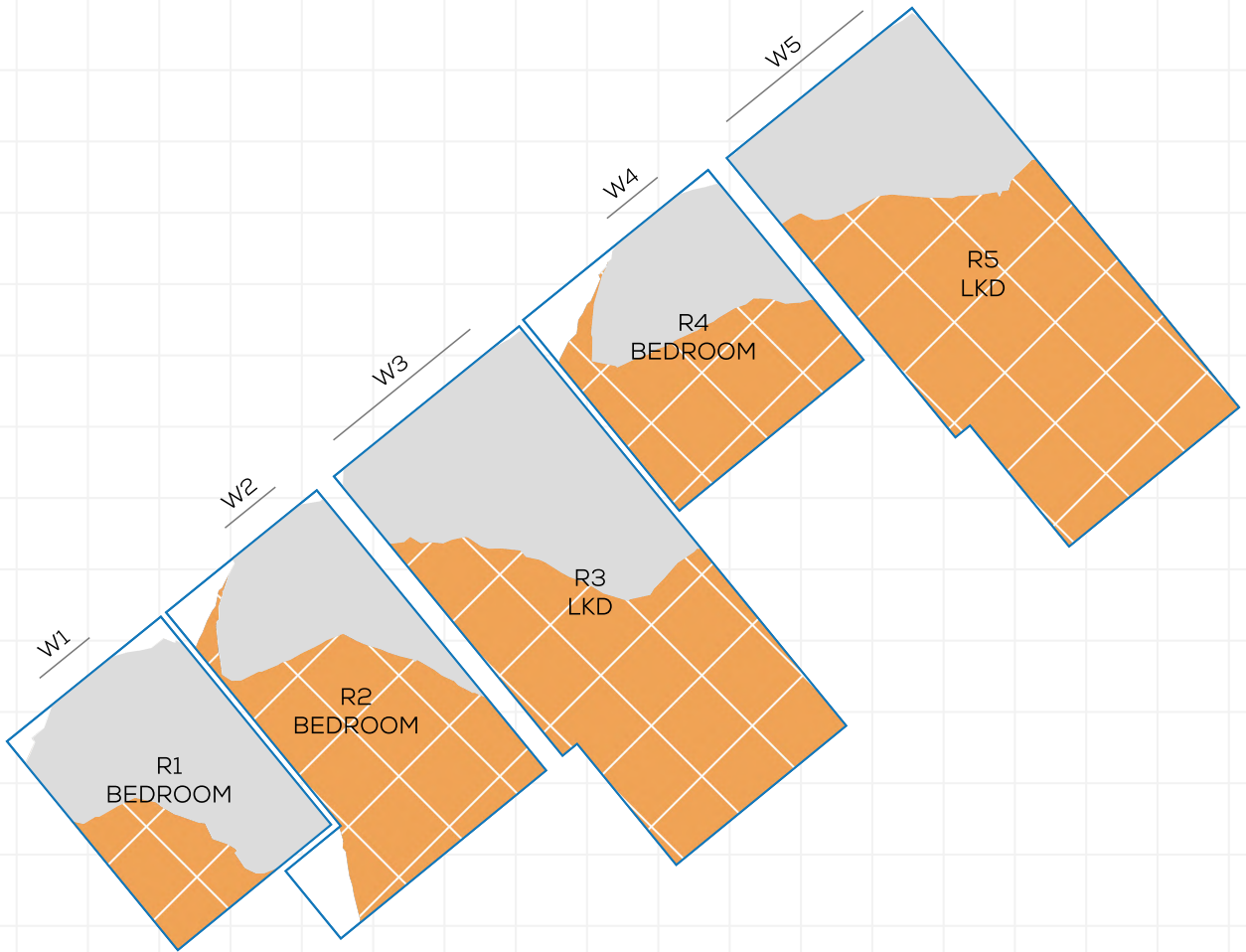


F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ENGELS HOUSE								
F03	R6	RESIDENTIAL	BEDROOM	11.5	93	31	7.1	66.7
F03	R7	RESIDENTIAL	BEDROOM	14.9	91.5	20.6	10.6	77.4
F03	R8	RESIDENTIAL	BEDROOM	8.4	95.5	30.3	5.5	68.3
F03	R9	RESIDENTIAL	BEDROOM	10.0	95.5	20.6	5.5	68.3

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: ENGELS HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD9

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ENGELS HOUSE								
F04	R1	RESIDENTIAL	BEDROOM	10.5	96.6	69.8	2.8	27.7
F04	R2	RESIDENTIAL	BEDROOM	15.1	91.6	31.6	9.0	65.5
F04	R3	RESIDENTIAL	LKD	23.7	99.8	41.3	13.8	58.6
F04	R4	RESIDENTIAL	BEDROOM	11.5	93.6	37.8	6.4	59.7
F04	R5	RESIDENTIAL	LKD	22.5	99.8	39.4	12.7	58.6

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: ENGELS HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-RELO2-IS01-DD10

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

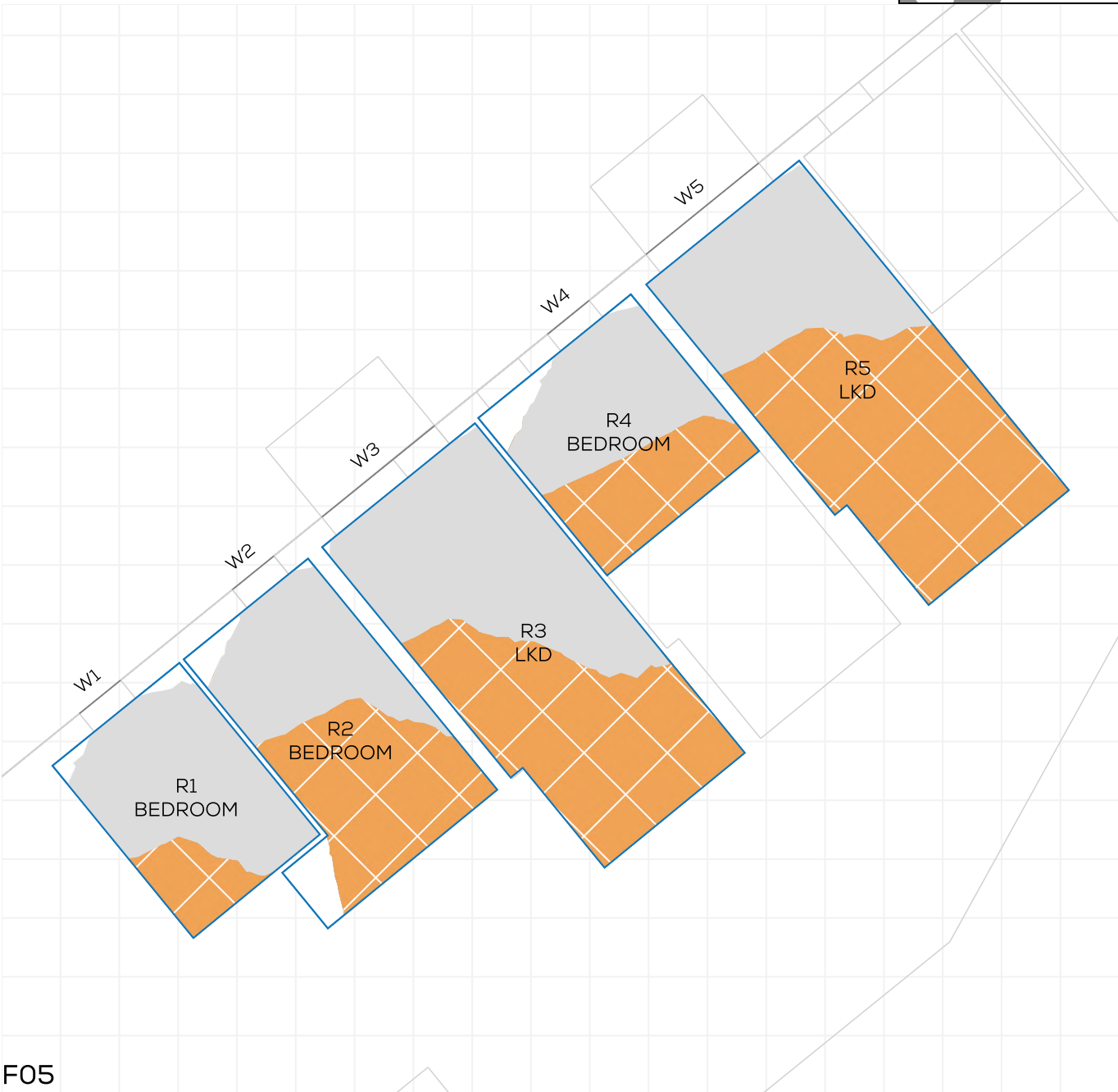


F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ENGELS HOUSE								
F04	R6	RESIDENTIAL	BEDROOM	11.5	93	40.9	6.0	56
F04	R7	RESIDENTIAL	BEDROOM	14.9	91.8	25.6	9.9	72.2
F04	R8	RESIDENTIAL	BEDROOM	8.4	95.5	37.1	4.9	61.1
F04	R9	RESIDENTIAL	BEDROOM	10.0	95.5	37.1	4.9	61.1

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: ENGELS HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-RELO2-IS01-DD11

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ENGELS HOUSE								
F05	R1	RESIDENTIAL	BEDROOM	10.5	96.6	77.7	2.0	19.5
F05	R2	RESIDENTIAL	BEDROOM	15.1	91.6	41.5	7.5	54.7
F05	R3	RESIDENTIAL	LKD	23.7	99.8	50.5	11.7	49.5
F05	R4	RESIDENTIAL	BEDROOM	11.5	93.7	55	4.5	41.4
F05	R5	RESIDENTIAL	LKD	22.5	99.8	50.5	11.7	49.5

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: ENGELS HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD12

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
ENGELS HOUSE								
F05	R6	RESIDENTIAL	BEDROOM	11.5	93.1	56.7	4.2	39.1
F05	R7	RESIDENTIAL	BEDROOM	14.9	91.9	33	8.8	64.1
F05	R8	RESIDENTIAL	BEDROOM	8.4	95.5	47.9	4.0	49.9
F05	R9	RESIDENTIAL	BEDROOM	10.0	95.5	47.9	4.0	49.9

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: AVRO HOUSE
DATE: 09/11/2021
SCHEME IR: IR05
DRAWING No.: 1664-REL02-IS01-DD13

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

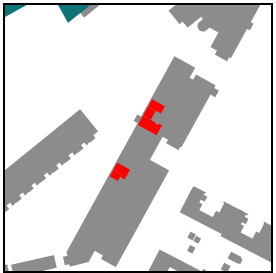


F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
AVRO HOUSE								
F00	R1	RESIDENTIAL	BEDROOM	8.4	95	90.2	0.4	5
F00	R2	RESIDENTIAL	BEDROOM	13.0	85.4	85.4	0.0	0.1
F00	R3	RESIDENTIAL	LKD	24.5	60.5	60.2	0.1	0.5
F00	R4	RESIDENTIAL	BEDROOM	7.4	94	94	0.0	0
F00	R5	RESIDENTIAL	BEDROOM	14.5	63.8	60.5	0.5	5.3
F00	R7	RESIDENTIAL	LKD	27.1	21.5	22.1	0.6	2.2

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: AVRO HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-RELO2-IS01-DD14

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
AVRO HOUSE								
F00	R8	RESIDENTIAL	BEDROOM	7.5	81.8	79.9	0.1	2.3
F00	R9	RESIDENTIAL	BEDROOM	14.7	47.9	47.3	0.1	1.4
F00	R10	RESIDENTIAL	LKD	24.9	95.2	62.4	8.2	34.4
F00	R11	RESIDENTIAL	BEDROOM	9.8	92	76.5	1.5	16.8
F00	R12	RESIDENTIAL	BEDROOM	15.1	81.5	47.3	1.5	16.8

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: AVRO HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-RELO2-IS01-DD15

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
AVRO HOUSE								
F01	R1	RESIDENTIAL	BEDROOM	8.4	95.1	92.9	0.2	2.2
F01	R2	RESIDENTIAL	BEDROOM	13.0	92.9	92.9	0.0	0
F01	R3	RESIDENTIAL	LKD	24.5	83.9	76.2	1.9	9.1
F01	R4	RESIDENTIAL	BEDROOM	7.4	94	94	0.0	0
F01	R5	RESIDENTIAL	BEDROOM	14.5	86.2	73.3	1.9	14.9
F01	R8	RESIDENTIAL	LKD	27.1	88.9	76.2	7.5	28.0

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: AVRO HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-RELO2-IS01-DD16

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F01

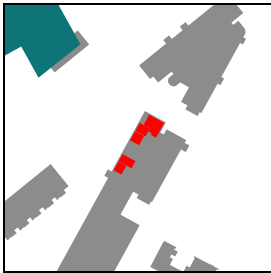
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
AVRO HOUSE								
F01	R9	RESIDENTIAL	BEDROOM	7.5	96.7	96.2	0.0	0.5
F01	R10	RESIDENTIAL	BEDROOM	14.7	71.9	50.7	3.1	29.5
F01	R11	RESIDENTIAL	BEDROOM	13.0	90.6	60.9	3.9	32.8
F01	R12	RESIDENTIAL	LKD	24.5	67.7	54.3	3.3	19.8
F01	R13	RESIDENTIAL	LKD	25.3	97.5	83.8	3.5	14.1
F01	R14	RESIDENTIAL	LKD	21.5	98.8	11.5	12.5	58.1

NSL CONTOURS



PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: AVRO HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD17

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

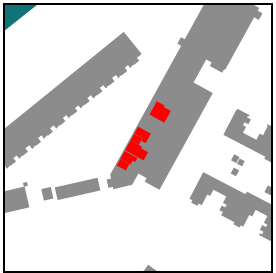


F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
AVRO HOUSE								
F01	R15	RESIDENTIAL	BEDROOM	9.8	92	78.2	1.4	15
F01	R16	RESIDENTIAL	BEDROOM	13.4	89.4	48.6	5.5	45.6
F01	R19	RESIDENTIAL	BEDROOM	11.5	91.2	70	2.4	23.2
F01	R20	RESIDENTIAL	BEDROOM	11.8	94.1	67.9	3.1	27.9
F01	R21	RESIDENTIAL	LKD	22.2	75	16.2	5.9	26

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: AVRO HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-RELO2-IS01-DD18

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
AVRO HOUSE								
F02	R1	RESIDENTIAL	BEDROOM	8.4	95.1	94.6	0.0	0.4
F02	R2	RESIDENTIAL	BEDROOM	13.0	95.1	95.1	0.0	0
F02	R3	RESIDENTIAL	LKD	24.5	92	91.9	0.0	0.2
F02	R4	RESIDENTIAL	BEDROOM	7.4	94	94	0.0	0
F02	R5	RESIDENTIAL	BEDROOM	14.5	91.3	81.2	1.5	11.1
F02	R8	RESIDENTIAL	LKD	27.1	92.6	82.6	2.0	7.3

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: AVRO HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-RELO2-IS01-DD19

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
AVRO HOUSE								
F02	R9	RESIDENTIAL	BEDROOM	7.5	96.7	96.7	0.0	0
F02	R10	RESIDENTIAL	BEDROOM	14.7	90.7	59.2	4.6	34.7
F02	R11	RESIDENTIAL	BEDROOM	13.0	91.4	72.9	2.4	20.2
F02	R12	RESIDENTIAL	LKD	24.5	99.7	62.7	9.1	37.2
F02	R13	RESIDENTIAL	LKD	25.3	97.5	91.2	1.6	6.5
F02	R14	RESIDENTIAL	LKD	21.2	91.5	71.2	12.5	59.0

NSL CONTOURS



PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: AVRO HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD20

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
AVRO HOUSE								
F02	R15	RESIDENTIAL	BEDROOM	9.8	92	82.7	0.9	10.1
F02	R16	RESIDENTIAL	BEDROOM	13.4	94.6	55.5	5.2	41.3
F02	R19	RESIDENTIAL	BEDROOM	11.5	91.2	77.6	1.6	14.8
F02	R20	RESIDENTIAL	BEDROOM	11.8	94.1	78	1.9	17.1
F02	R21	RESIDENTIAL	LKD	22.2	91.5	52	10	45.0

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: AVRO HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD21

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
AVRO HOUSE								
F03	R1	RESIDENTIAL	BEDROOM	8.4	95.1	95	0.0	0
F03	R2	RESIDENTIAL	BEDROOM	13.0	95.2	95.2	0.0	0
F03	R3	RESIDENTIAL	LKD	24.5	97.9	97.9	0.0	0
F03	R4	RESIDENTIAL	BEDROOM	7.4	94	94	0.0	0
F03	R5	RESIDENTIAL	BEDROOM	14.5	91.4	83.7	1.1	8.5
F03	R7	RESIDENTIAL	LKD	24.5	97.9	97.9	0.0	0

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: AVRO HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD22

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

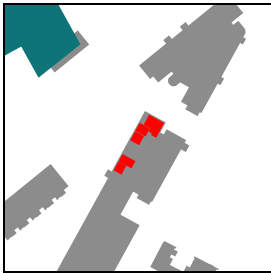


F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
AVRO HOUSE								
F03	R8	RESIDENTIAL	BEDROOM	7.5	96.7	96.7	0.0	0
F03	R9	RESIDENTIAL	BEDROOM	14.7	91.2	69.8	3.2	23.5
F03	R10	RESIDENTIAL	BEDROOM	13.0	91.4	87.2	0.5	4.6
F03	R11	RESIDENTIAL	LKD	24.5	99.7	73.1	6.5	26.7
F03	R12	RESIDENTIAL	LKD	25.3	97.5	96.8	0.2	0.8
F03	R13	RESIDENTIAL	LKD	21.5	95.5	92.5	3.0	13.9

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: AVRO HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD23

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

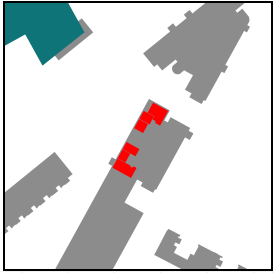


F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
AVRO HOUSE								
F03	R14	RESIDENTIAL	BEDROOM	9.8	92	87.1	0.5	5.3
F03	R15	RESIDENTIAL	BEDROOM	13.4	95.2	65.3	4.0	31.4
F03	R18	RESIDENTIAL	BEDROOM	11.5	91.2	83.6	0.9	8.3
F03	R19	RESIDENTIAL	BEDROOM	11.8	94.2	88.5	0.7	6
F03	R20	RESIDENTIAL	LKD	22.2	92.6	20.5	1.7	7.7

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: AVRO HOUSE
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD24

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

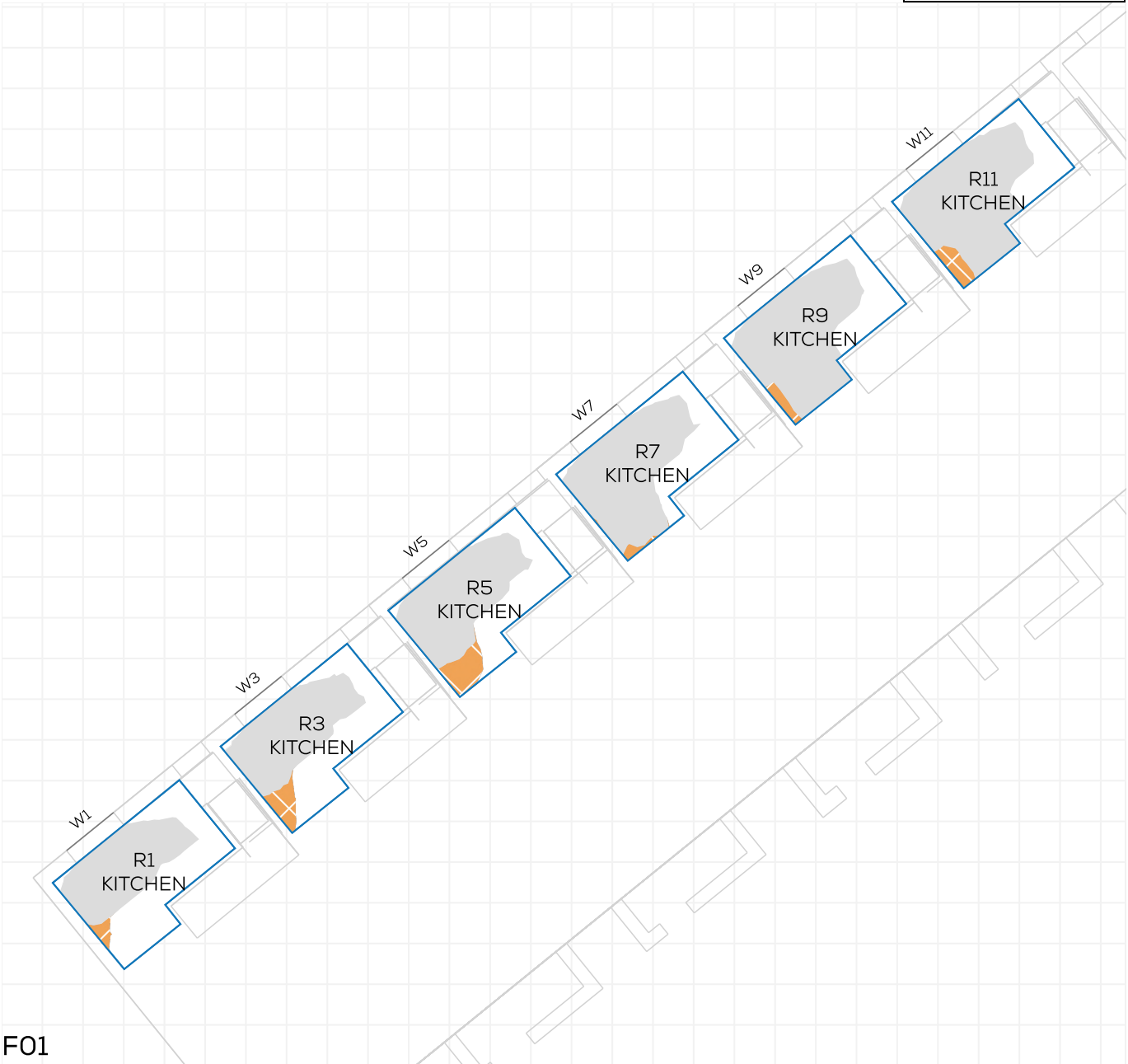
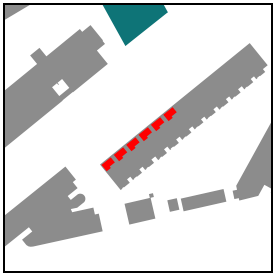


F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
AVRO HOUSE								
F04	R1	RESIDENTIAL	LKD	24.9	98.2	71.3	6.7	27.4
F04	R2	RESIDENTIAL	BEDROOM	9.8	92	90.6	0.1	1.6
F04	R3	RESIDENTIAL	BEDROOM	13.4	95.2	79.8	2.1	16.2
F04	R5	RESIDENTIAL	BEDROOM	11.5	91.2	87.3	0.4	4.2
F04	R6	RESIDENTIAL	BEDROOM	11.8	94.2	92.6	0.2	1.6

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 8-24 NAVIGATION STREET
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-RELO2-IS01-DD25

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



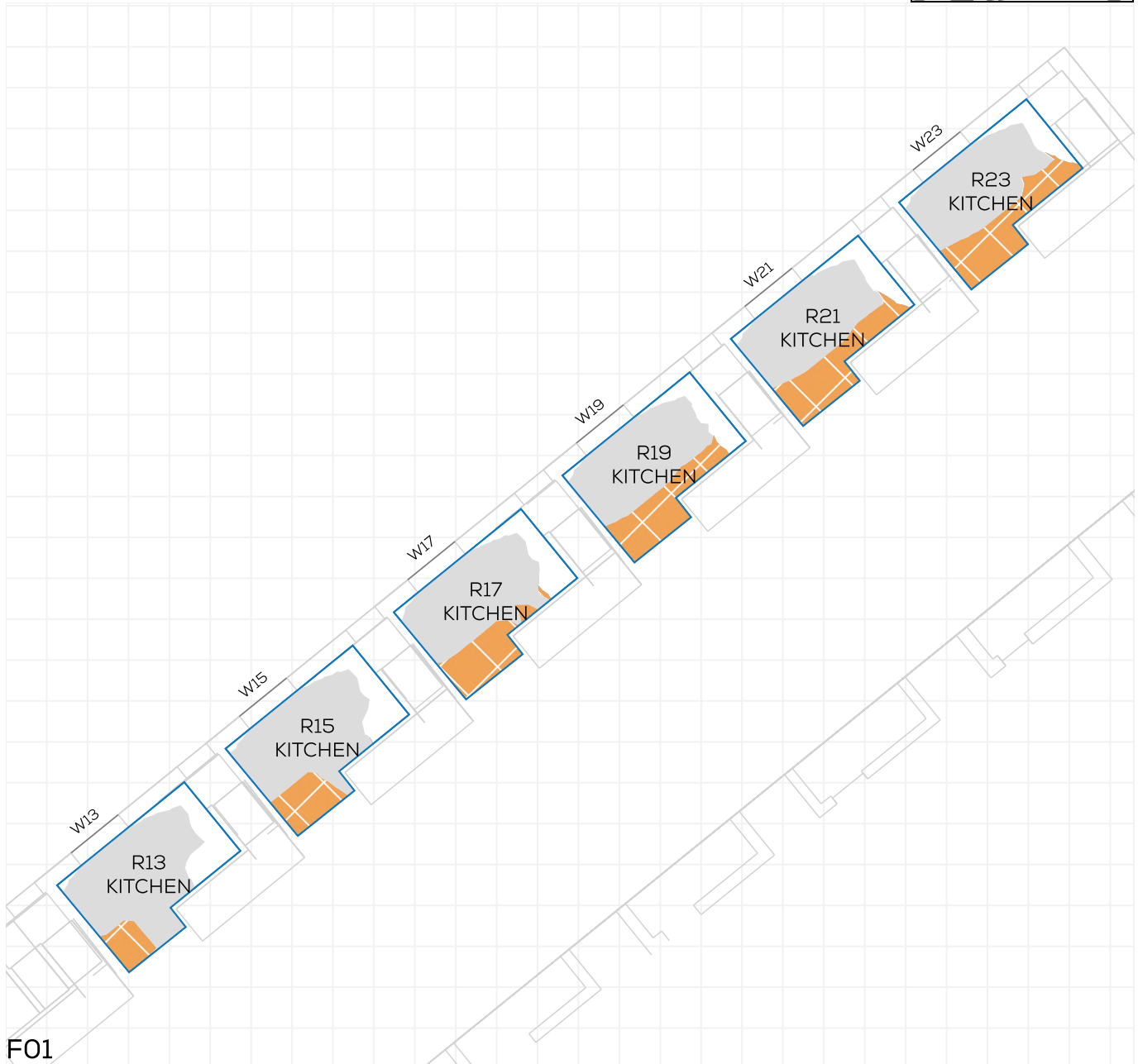
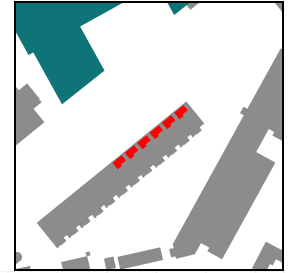
F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8-24 NAVIGATION STREET								
F01	R1	RESIDENTIAL	KITCHEN	9.7	49.6	47.3	0.2	4.6
F01	R3	RESIDENTIAL	KITCHEN	9.7	57.1	51.2	0.6	10.3
F01	R5	RESIDENTIAL	KITCHEN	9.7	64.8	56.7	0.8	12.5
F01	R7	RESIDENTIAL	KITCHEN	9.7	70.6	69	0.2	2.2
F01	R9	RESIDENTIAL	KITCHEN	9.7	75.6	72.9	0.3	3.6
F01	R11	RESIDENTIAL	KITCHEN	9.7	75.6	72.9	0.3	3.6

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 8-24 NAVIGATION STREET
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-RELO2-IS01-DD26

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID

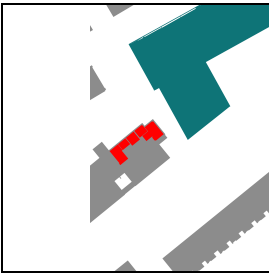


F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
8-24 NAVIGATION STREET								
F01	R13	RESIDENTIAL	KITCHEN	9.7	80.1	70.5	0.9	12
F01	R15	RESIDENTIAL	KITCHEN	9.8	82	66.6	1.5	18.7
F01	R17	RESIDENTIAL	KITCHEN	9.8	83.9	62.3	2.1	25.7
F01	R19	RESIDENTIAL	KITCHEN	9.7	85.7	59	2.6	31.2
F01	R21	RESIDENTIAL	KITCHEN	9.8	87.4	58.8	2.8	32.7
F01	R23	RESIDENTIAL	KITCHEN	9.8	88.1	55.5	3.1	37.5

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 09/11/2021
SCHEME IR: IR05
DRAWING No.: 1664-REL02-IS01-DD27

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

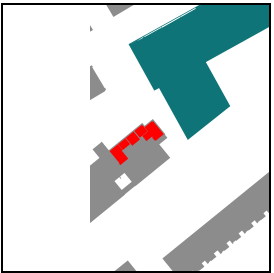


F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F01	R1	RESIDENTIAL	LKD	19.8	44.1	40.7	0.7	7.9
F01	R2	RESIDENTIAL	BEDROOM	7.9	58	50.4	0.6	13.1
F01	R3	RESIDENTIAL	BEDROOM	11.2	72.9	72.6	0.0	0.4
F01	R4	RESIDENTIAL	BEDROOM	9.6	81.3	81	0.0	0.3
F01	R5	RESIDENTIAL	LKD	25.2	22.6	22.2	0.5	2.0

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: FLINT GLASS WORKS
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD28

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

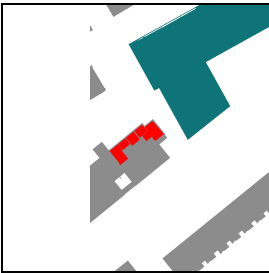


F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F02	R1	RESIDENTIAL	LKD	19.8	69.2	66.1	0.6	4.5
F02	R2	RESIDENTIAL	BEDROOM	7.9	63.5	53.4	0.8	16
F02	R3	RESIDENTIAL	BEDROOM	11.2	89.7	89.6	0.0	0.1
F02	R4	RESIDENTIAL	BEDROOM	9.6	86.1	85.9	0.0	0.2
F02	R5	RESIDENTIAL	LKD	25.2	81.6	80.4	0.5	2.0

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: FLINT GLASS WORKS
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD29

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

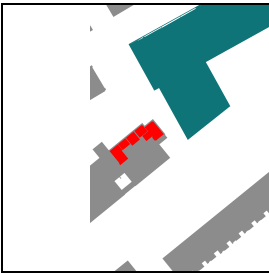


F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F03	R1	RESIDENTIAL	LKD	19.8	98.6	96.3	0.5	2.4
F03	R2	RESIDENTIAL	BEDROOM	7.9	70.1	57.5	1.0	18
F03	R3	RESIDENTIAL	BEDROOM	11.2	89.7	89.6	0.0	0
F03	R4	RESIDENTIAL	BEDROOM	9.6	86.1	86	0.0	0.1
F03	R5	RESIDENTIAL	LKD	25.2	91.6	88.4	2.8	10

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: FLINT GLASS WORKS
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD30

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

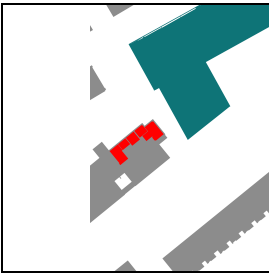


F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F04	R1	RESIDENTIAL	LKD	19.8	98.6	96.9	0.3	1.7
F04	R2	RESIDENTIAL	BEDROOM	7.9	77.1	63.4	1.1	17.8
F04	R3	RESIDENTIAL	BEDROOM	11.2	89.7	89.7	0.0	0
F04	R4	RESIDENTIAL	BEDROOM	9.6	86.1	86.1	0.0	0
F04	R5	RESIDENTIAL	LKD	25.2	98.6	96.9	0.3	1.7

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: FLINT GLASS WORKS
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD31

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

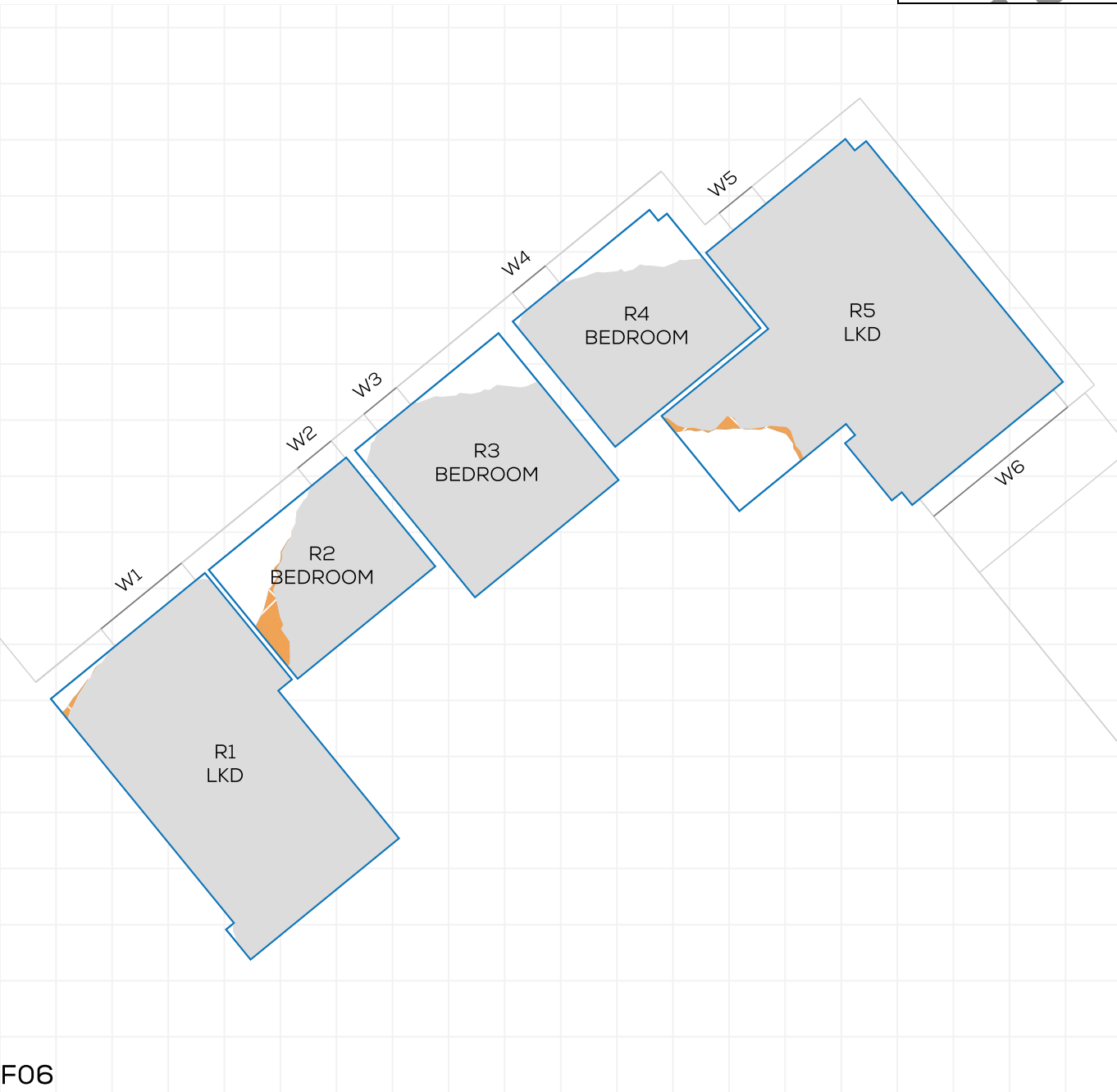
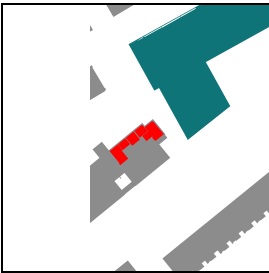


F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F05	R1	RESIDENTIAL	LKD	19.8	98.6	97.7	0.2	0.9
F05	R2	RESIDENTIAL	BEDROOM	7.9	80.9	69.9	0.9	13.7
F05	R3	RESIDENTIAL	BEDROOM	11.2	89.7	89.7	0.0	0
F05	R4	RESIDENTIAL	BEDROOM	9.6	86.1	86.1	0.0	0
F05	R5	RESIDENTIAL	LKD	25.2	88.5	81.1	3.5	13.7

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: FLINT GLASS WORKS
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD32

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

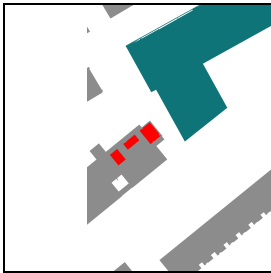


F06

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F06	R1	RESIDENTIAL	LKD	19.8	98.7	98.4	0.0	0.2
F06	R2	RESIDENTIAL	BEDROOM	7.9	80.9	75.8	0.4	6.4
F06	R3	RESIDENTIAL	BEDROOM	11.2	89.7	89.7	0.0	0
F06	R4	RESIDENTIAL	BEDROOM	9.6	86.1	86.1	0.0	0
F06	R5	RESIDENTIAL	LKD	25.2	98.6	98.6	0.0	0.0

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: FLINT GLASS WORKS
DATE: 09/11/2021
SCHEME IR: IR05
DRAWING No.: 1664-REL02-IS01-DD33

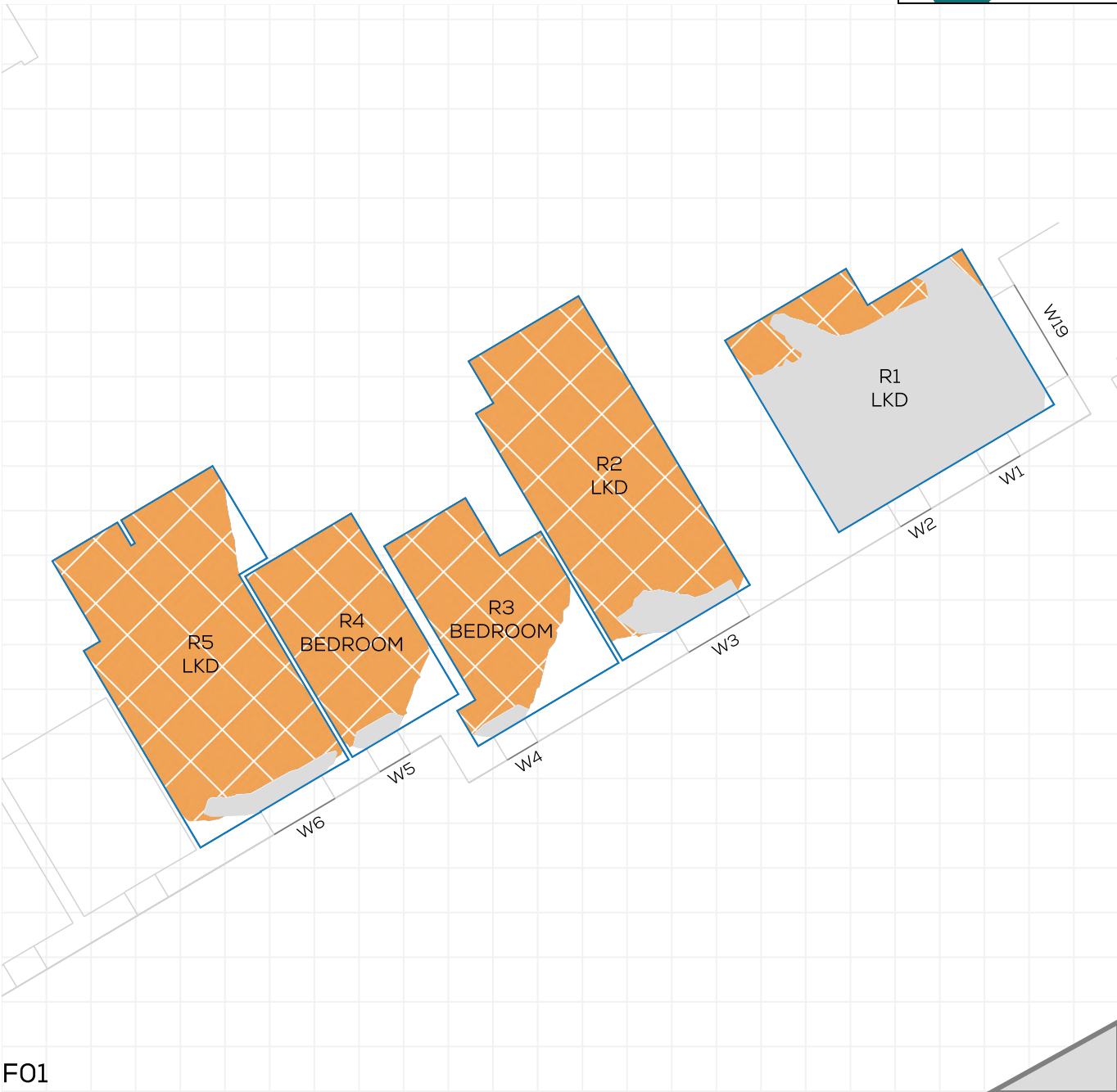
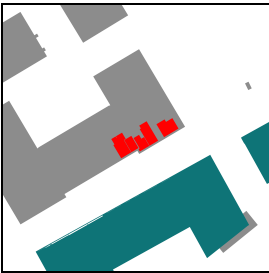
KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
FLINT GLASS WORKS								
F07	R1	RESIDENTIAL	BEDROOM	14.1	99.4	99.4	0.0	0
F07	R2	RESIDENTIAL	BEDROOM	12.1	94.7	94.6	0.0	0.2
F07	R3	RESIDENTIAL	BEDROOM	25.6	100	100	0.0	0

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD34

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F01

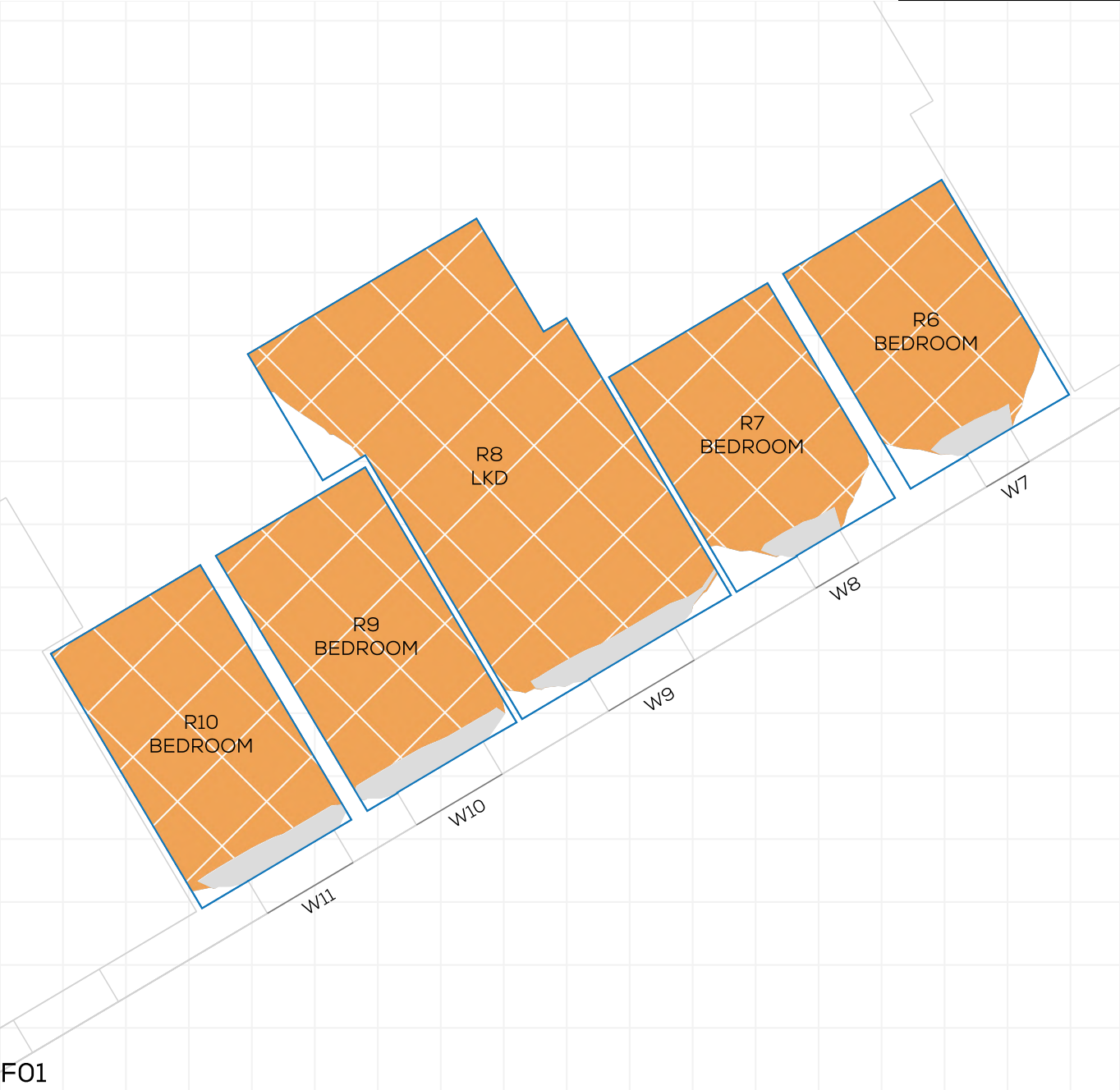
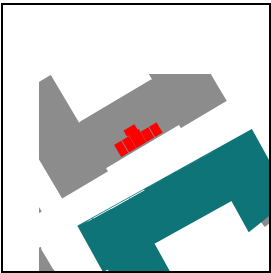
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F01	R1	RESIDENTIAL	LKD	25.6	99.8	84.6	3.9	15.2
F01	R2	RESIDENTIAL	LKD	24.4	98.4	6.4	22.5	93.5
F01	R3	RESIDENTIAL	BEDROOM	14.5	83.3	2.6	11.7	96.8
F01	R4	RESIDENTIAL	BEDROOM	13.0	92.3	3.5	11.5	96.2
F01	R5	RESIDENTIAL	LKD	22.2	95.5	1.5	6.8	30.6

NSL CONTOURS



PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD35

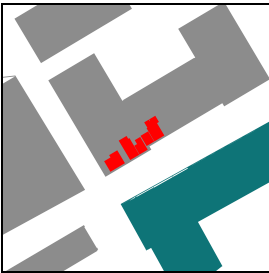
KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F01	R6	RESIDENTIAL	BEDROOM	11.6	92.7	4.2	10.3	95.5
F01	R7	RESIDENTIAL	BEDROOM	11.6	92.9	3.9	10.3	95.8
F01	R8	RESIDENTIAL	LKD	28.7	96.3	3.6	26.6	96.3
F01	R9	RESIDENTIAL	BEDROOM	13.0	99.1	7.3	11.9	92.7
F01	R10	RESIDENTIAL	BEDROOM	13.0	99.1	7.3	11.9	92.7

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD36

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

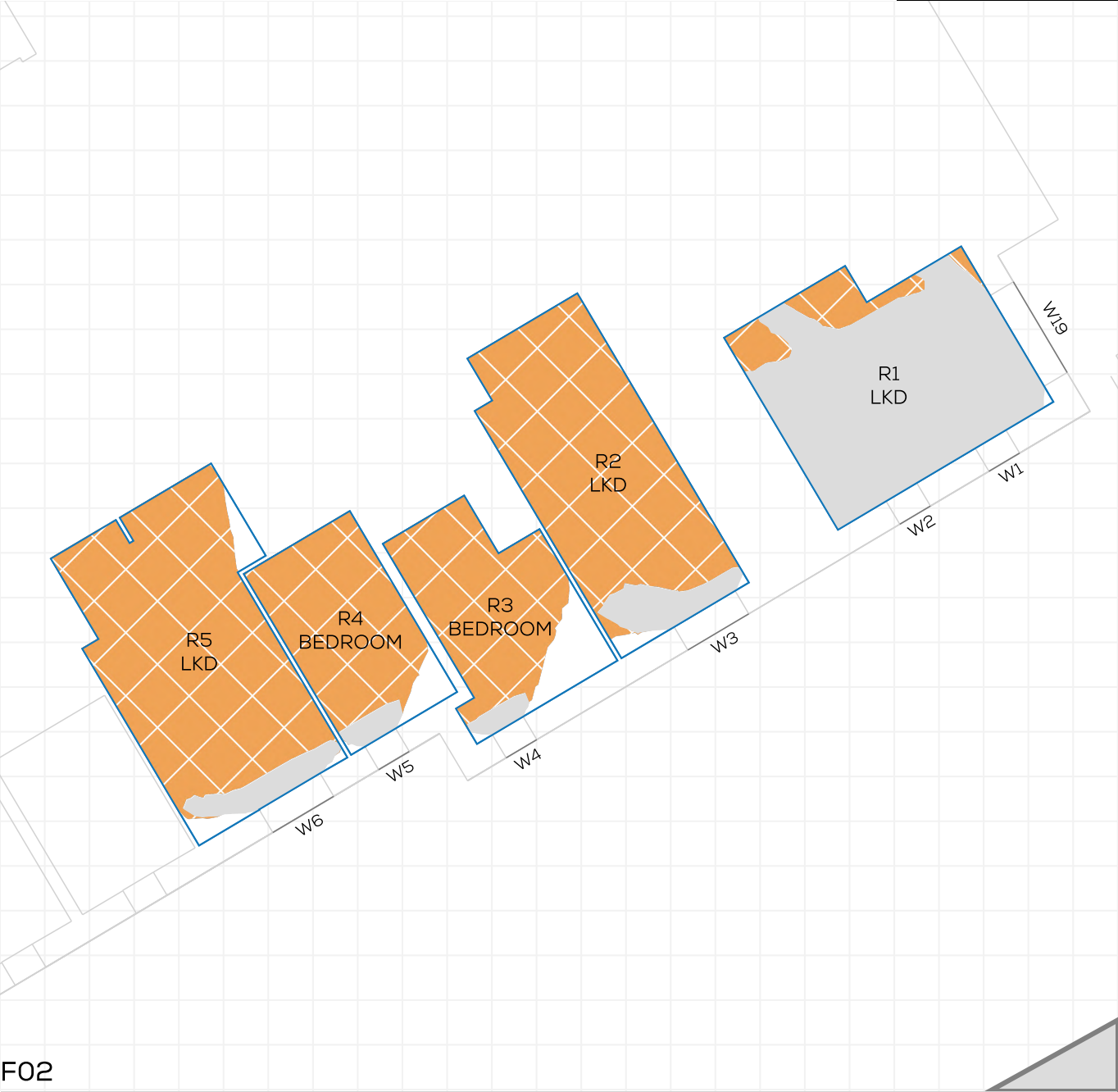


F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F01	R11	RESIDENTIAL	LKD	28.8	95.9	6.3	25.8	93.5
F01	R12	RESIDENTIAL	BEDROOM	11.6	91	2.5	10.3	97.3
F01	R13	RESIDENTIAL	BEDROOM	14.1	97.2	3.8	13.1	96.1
F01	R14	RESIDENTIAL	LKD	25.8	98.1	11.2	22.4	88.5
F01	R15	RESIDENTIAL	LKD	25.8	98.1	11.2	22.4	88.5

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD37

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F02

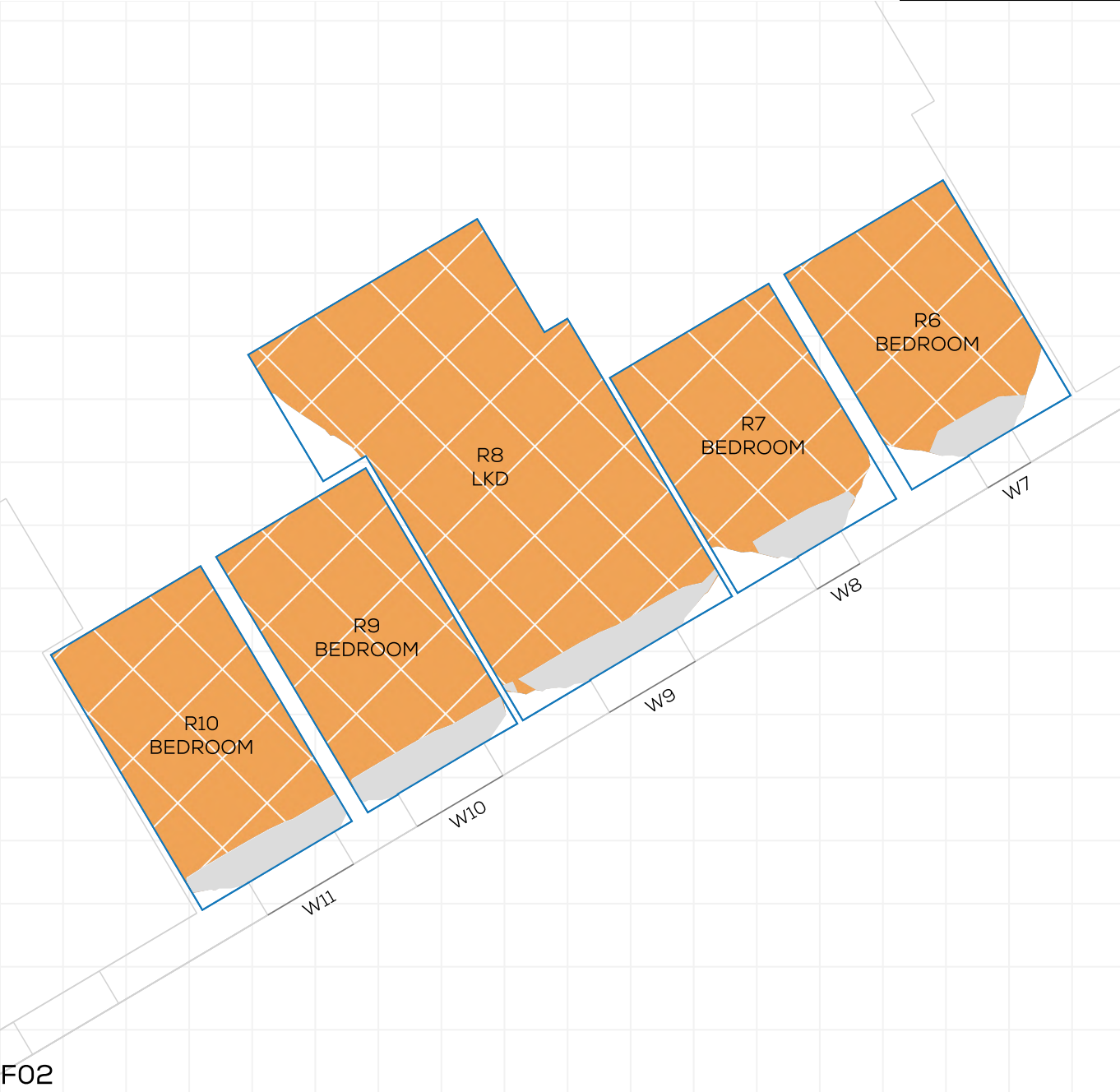
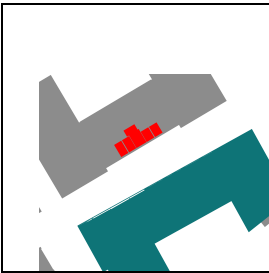
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F02	R1	RESIDENTIAL	LKD	25.6	99.8	87.3	3.2	12.5
F02	R2	RESIDENTIAL	LKD	24.4	98.4	9.3	21.8	90.6
F02	R3	RESIDENTIAL	BEDROOM	14.5	83.4	4.4	11.4	94.8
F02	R4	RESIDENTIAL	BEDROOM	13.0	92.3	5.8	11.2	93.7
F02	R5	RESIDENTIAL	LKD	22.2	97.5	6.2	27.5	93.6

NSL CONTOURS



PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD38

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

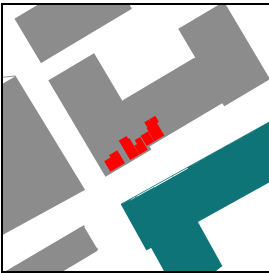


F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F02	R6	RESIDENTIAL	BEDROOM	11.6	92.7	6.8	10.0	92.7
F02	R7	RESIDENTIAL	BEDROOM	11.6	92.9	7	10.0	92.5
F02	R8	RESIDENTIAL	LKD	28.7	96.3	5.6	26.1	94.2
F02	R9	RESIDENTIAL	BEDROOM	13.0	99.1	10.6	11.5	89.3
F02	R10	RESIDENTIAL	BEDROOM	13.0	99.1	10.6	11.5	89.3

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD39

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F02	R11	RESIDENTIAL	LKD	28.8	95.9	7.5	25.5	92.2
F02	R12	RESIDENTIAL	BEDROOM	11.6	91	5.8	9.9	93.6
F02	R13	RESIDENTIAL	BEDROOM	14.1	97.2	5.7	12.9	94.1
F02	R14	RESIDENTIAL	LKD	25.8	98.6	12.6	22.2	87.2
F02	R15	RESIDENTIAL	LKD	25.8	98.6	25.1	0.7	2.7

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD40

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F03

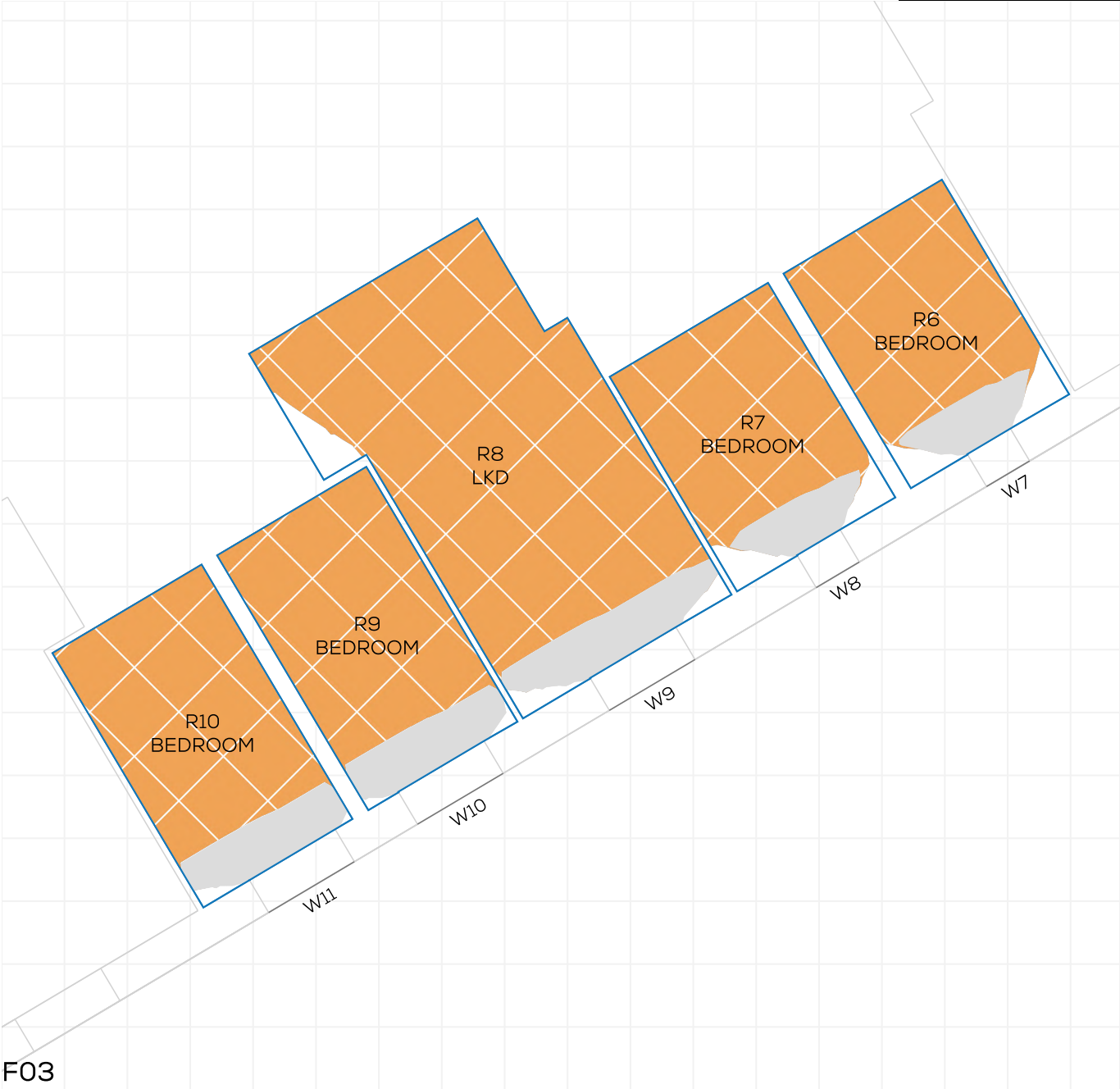
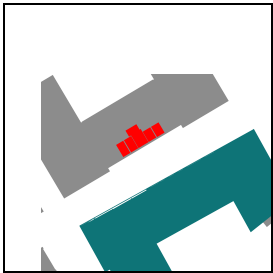
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F03	R1	RESIDENTIAL	LKD	25.6	99.8	90.3	2.4	9.6
F03	R2	RESIDENTIAL	LKD	24.4	98.4	12.6	21.0	87.2
F03	R3	RESIDENTIAL	BEDROOM	14.5	83.4	7	11.1	91.6
F03	R4	RESIDENTIAL	BEDROOM	13.0	92.3	9.2	10.8	90.1
F03	R5	RESIDENTIAL	LKD	22.2	97.8	9.3	21.0	88.5

NSL CONTOURS



PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD41

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

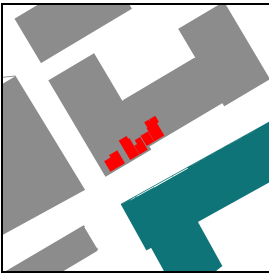


F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F03	R6	RESIDENTIAL	BEDROOM	11.6	92.7	11.9	9.4	87.2
F03	R7	RESIDENTIAL	BEDROOM	11.6	92.9	11.7	9.4	87.4
F03	R8	RESIDENTIAL	LKD	28.7	96.3	8.7	25.2	91
F03	R9	RESIDENTIAL	BEDROOM	13.0	99.1	15.3	10.9	84.6
F03	R10	RESIDENTIAL	BEDROOM	13.0	99.1	15.3	10.9	84.6

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD42

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

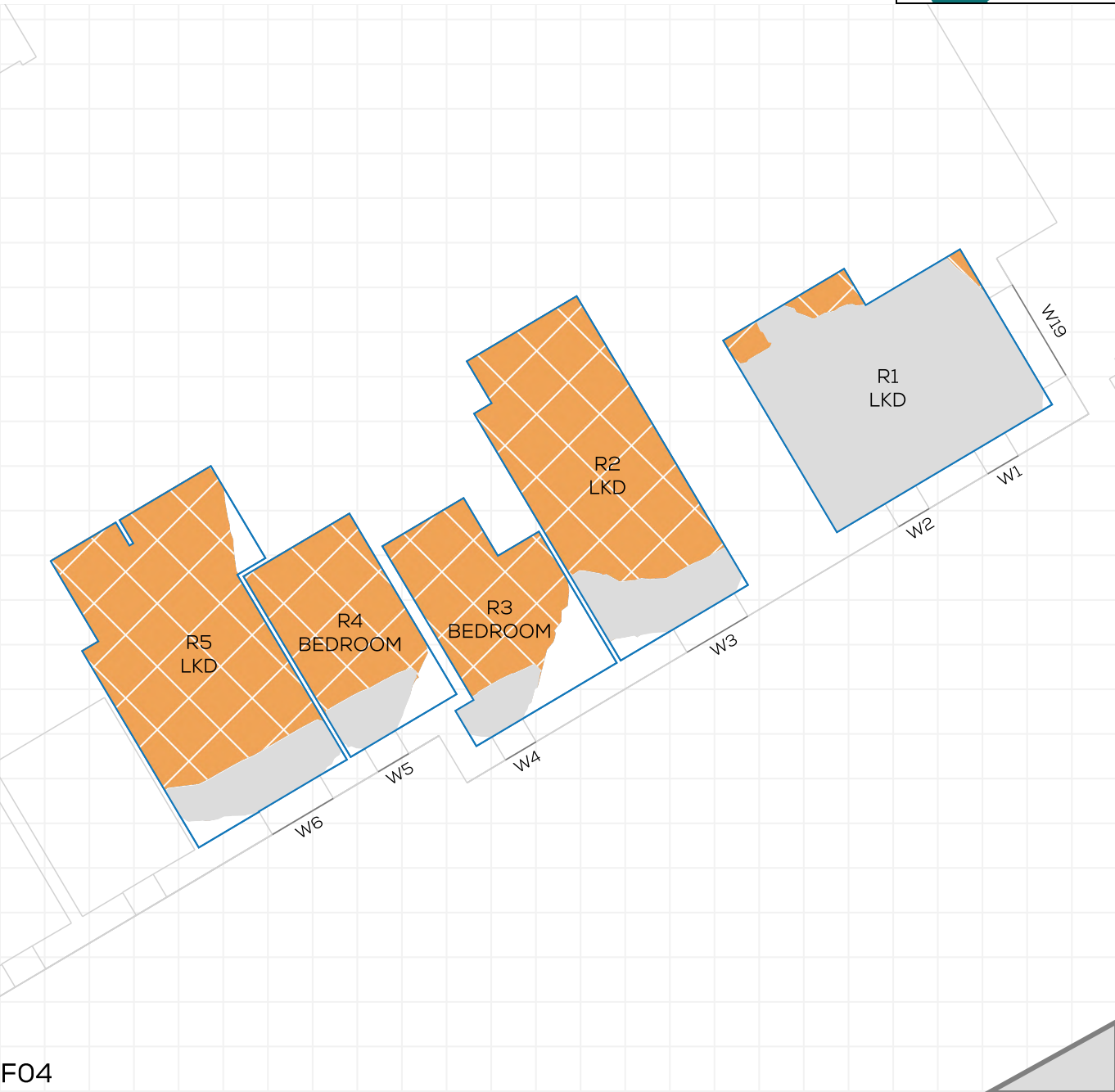
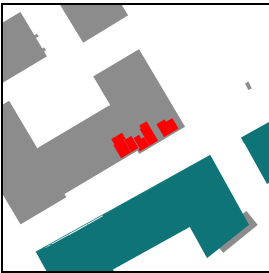


F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F03	R11	RESIDENTIAL	LKD	28.8	96	9.3	25.0	90.3
F03	R12	RESIDENTIAL	BEDROOM	11.6	91	9.9	9.4	89.2
F03	R13	RESIDENTIAL	BEDROOM	14.1	97.2	11.2	12.1	88.5
F03	R14	RESIDENTIAL	LKD	25.8	98.6	14.4	21.8	85.4
F03	R15	RESIDENTIAL	LKD	25.8	98.6	25.1	0.7	2.7

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-RELO2-IS01-DD43

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F04

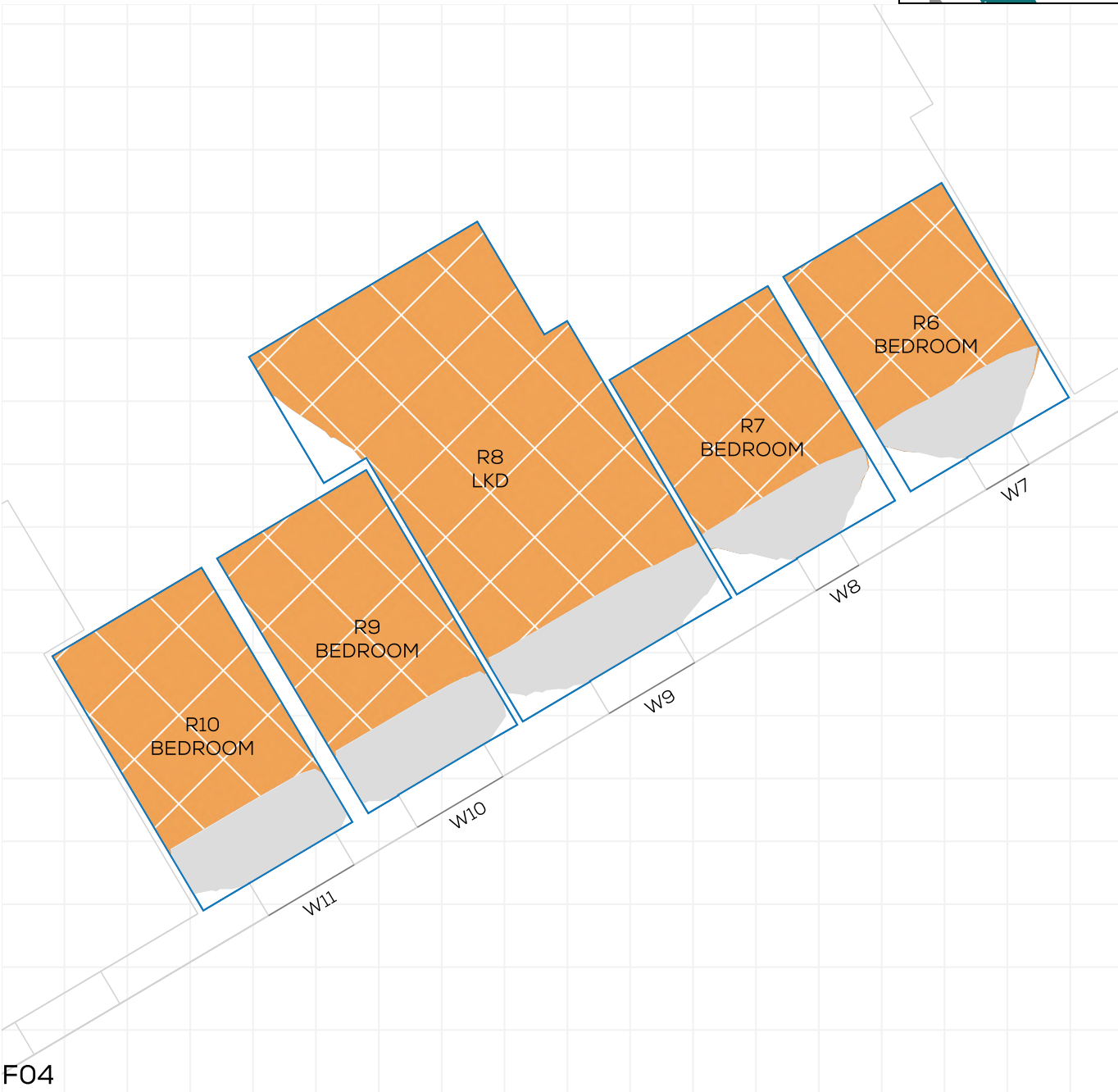
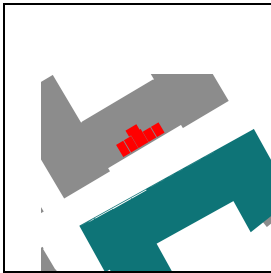
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F04	R1	RESIDENTIAL	LKD	25.6	99.8	93	1.8	6.9
F04	R2	RESIDENTIAL	LKD	24.4	98.4	16.9	19.9	82.9
F04	R3	RESIDENTIAL	BEDROOM	14.5	83.4	11.6	10.4	86.1
F04	R4	RESIDENTIAL	BEDROOM	13.0	92.3	15.4	10.0	83.3
F04	R5	RESIDENTIAL	LKD	22.2	97.8	14	22.4	97.4

NSL CONTOURS



PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD44

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F04

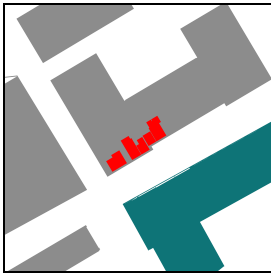
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F04	R6	RESIDENTIAL	BEDROOM	11.6	92.7	20.2	8.4	78.2
F04	R7	RESIDENTIAL	BEDROOM	11.6	92.9	20.3	8.4	78.2
F04	R8	RESIDENTIAL	LKD	28.7	96.3	13.2	23.9	86.3
F04	R9	RESIDENTIAL	BEDROOM	13.0	99.1	22.2	10.0	77.6
F04	R10	RESIDENTIAL	BEDROOM	13.0	99.1	22.2	10.0	77.6

NSL CONTOURS



PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD45

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

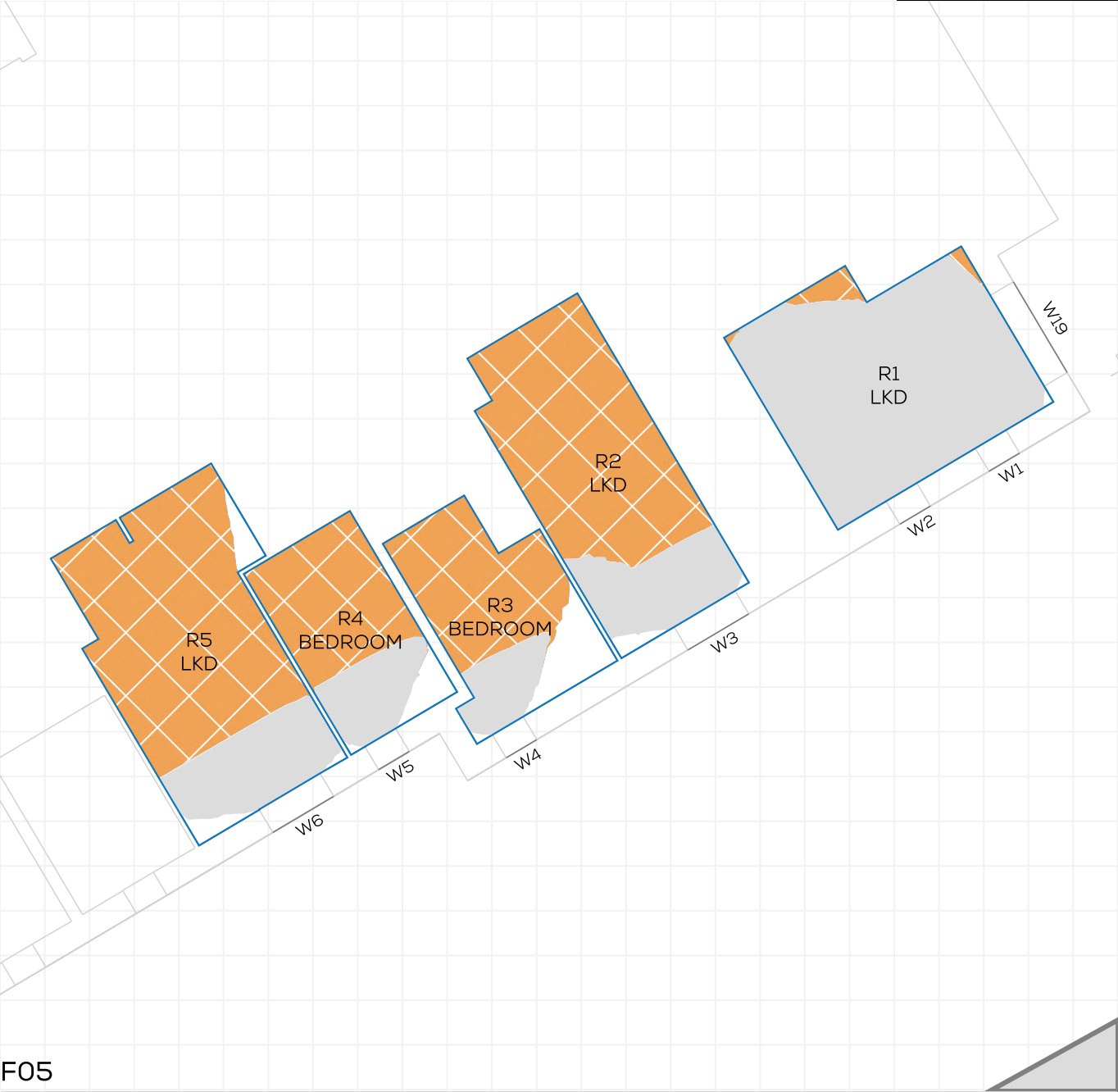


F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F04	R11	RESIDENTIAL	LKD	28.8	96.1	12.6	24.1	86.8
F04	R12	RESIDENTIAL	BEDROOM	11.6	91	17.1	8.6	81.2
F04	R13	RESIDENTIAL	BEDROOM	14.1	97.2	17.9	11.2	81.6
F04	R14	RESIDENTIAL	LKD	25.8	98.6	16.6	21.2	83.2
F04	R15	RESIDENTIAL	LKD	25.8	98.6	16.6	21.2	83.2

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD46

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

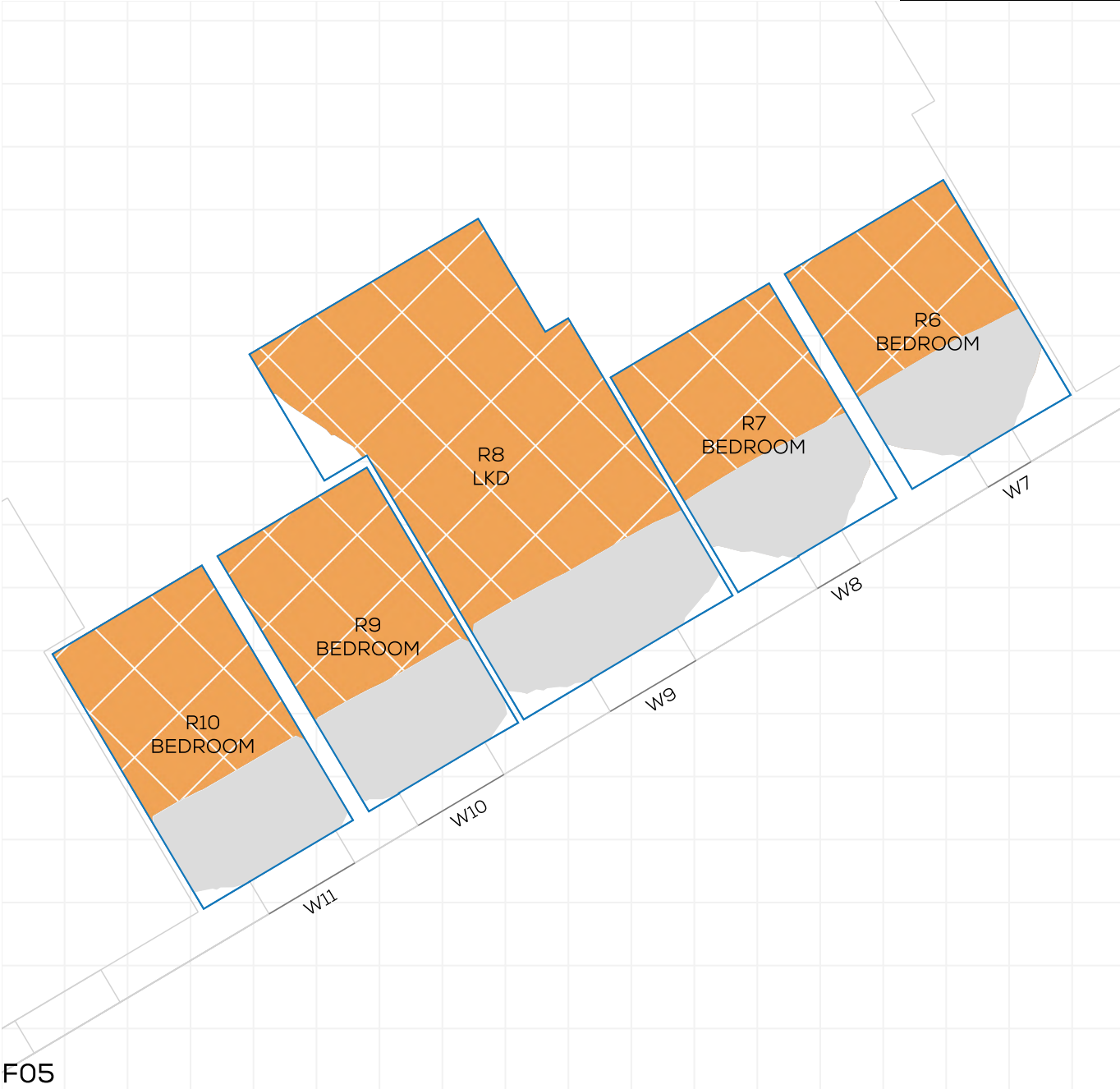
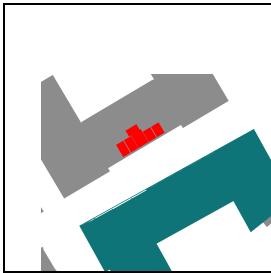


F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F05	R1	RESIDENTIAL	LKD	25.6	99.8	95.9	1.0	3.9
F05	R2	RESIDENTIAL	LKD	24.4	98.4	22.9	18.5	76.8
F05	R3	RESIDENTIAL	BEDROOM	14.5	83.4	19.2	9.3	77
F05	R4	RESIDENTIAL	BEDROOM	13.0	92.3	27.3	8.4	70.5
F05	R5	RESIDENTIAL	LKD	22.2	95.9	21.1	2.1	7.8

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
DATE: 09/11/2021
SCHEME IR: IR05
DRAWING No.: 1664-REL02-IS01-DD47

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F05	R6	RESIDENTIAL	BEDROOM	11.6	92.7	34.8	6.7	62.5
F05	R7	RESIDENTIAL	BEDROOM	11.6	92.9	34.6	6.8	62.7
F05	R8	RESIDENTIAL	LKD	28.7	96.3	20.7	21.7	78.5
F05	R9	RESIDENTIAL	BEDROOM	13.0	99.1	33.9	8.5	65.7
F05	R10	RESIDENTIAL	BEDROOM	13.0	99.1	33.9	8.5	65.7

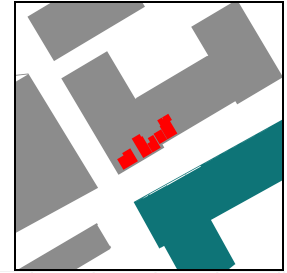
NSL CONTOURS



PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD48

KEY:

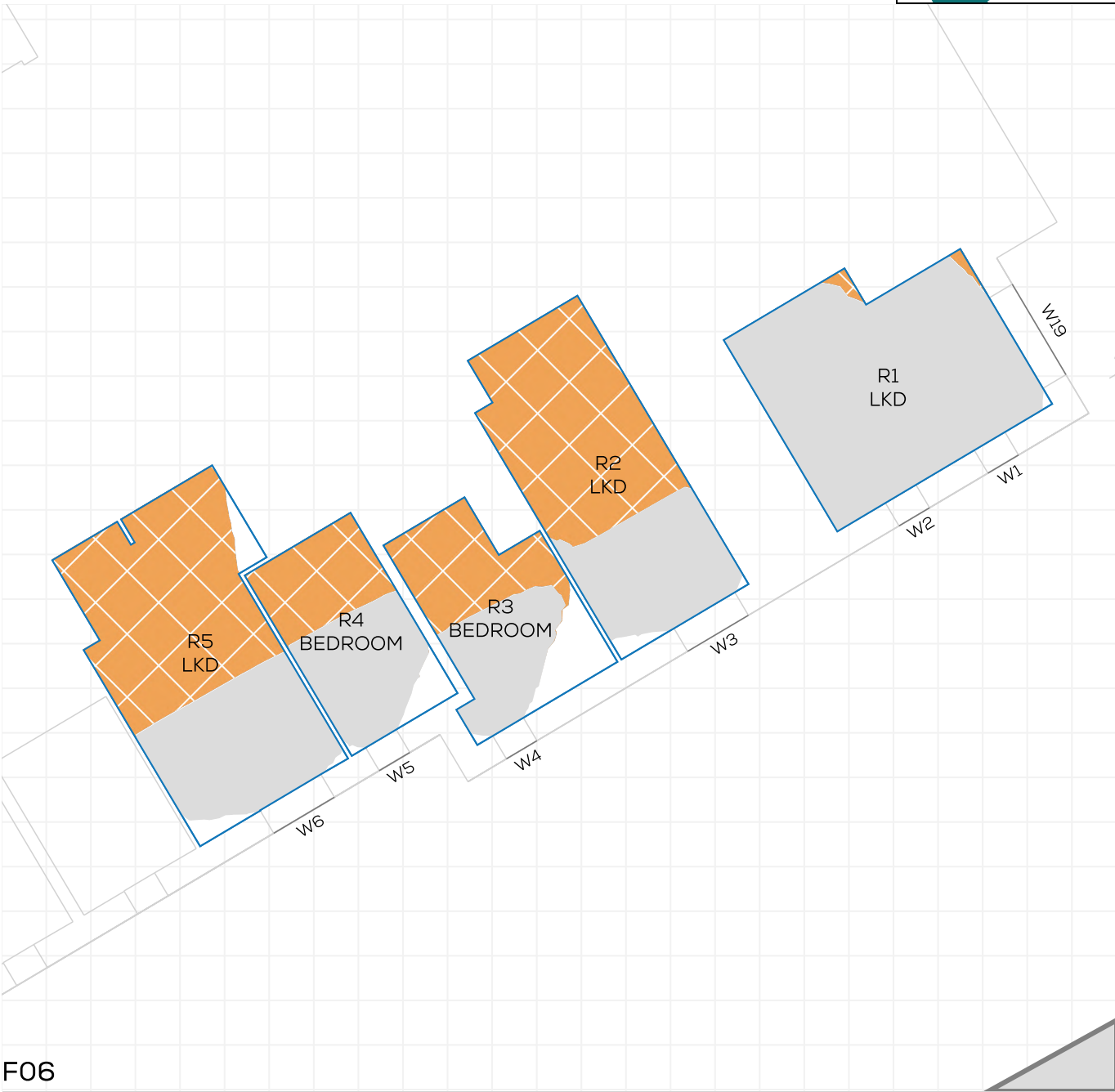
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F05	R11	RESIDENTIAL	LKD	28.8	96.2	19	22.2	80.2
F05	R12	RESIDENTIAL	BEDROOM	11.6	91	30.8	7.0	66.1
F05	R13	RESIDENTIAL	BEDROOM	14.1	97.2	30.1	9.4	69.1
F05	R14	RESIDENTIAL	LKD	25.8	98.6	21.2	20.0	78.5
F05	R15	RESIDENTIAL	LKD	25.8	98.6	21.2	20.0	78.5

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-RELO2-IS01-DD49

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F06

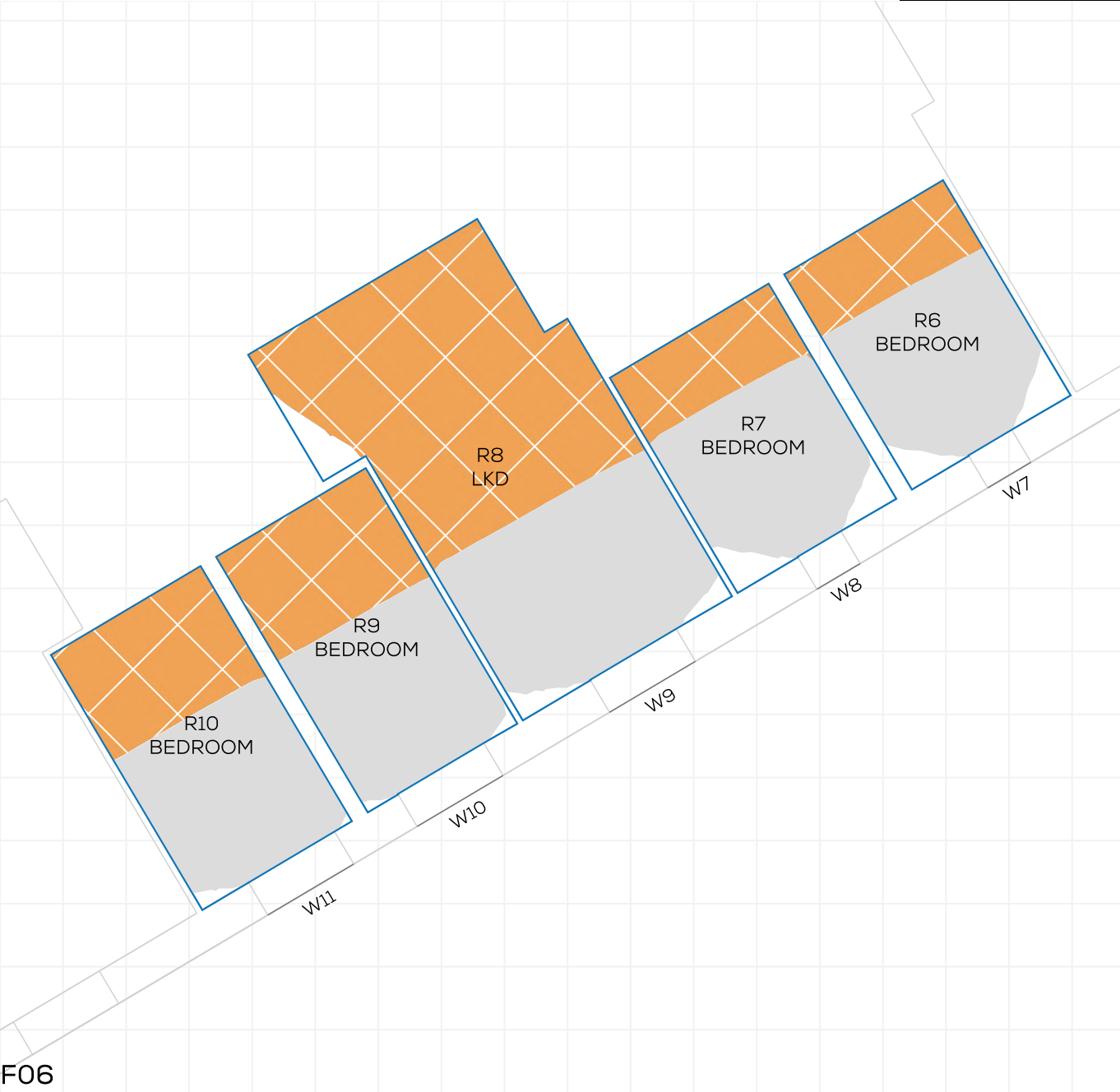
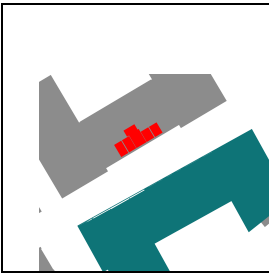
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F06	R1	RESIDENTIAL	LKD	25.6	99.8	98.1	0.4	1.7
F06	R2	RESIDENTIAL	LKD	24.4	98.4	34.6	15.6	64.8
F06	R3	RESIDENTIAL	BEDROOM	14.5	83.4	39.2	6.4	53
F06	R4	RESIDENTIAL	BEDROOM	13.0	92.3	51.5	5.3	44.3
F06	R5	RESIDENTIAL	LKD	22.2	97.8	33.4	17.0	76.6

NSL CONTOURS



PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD50

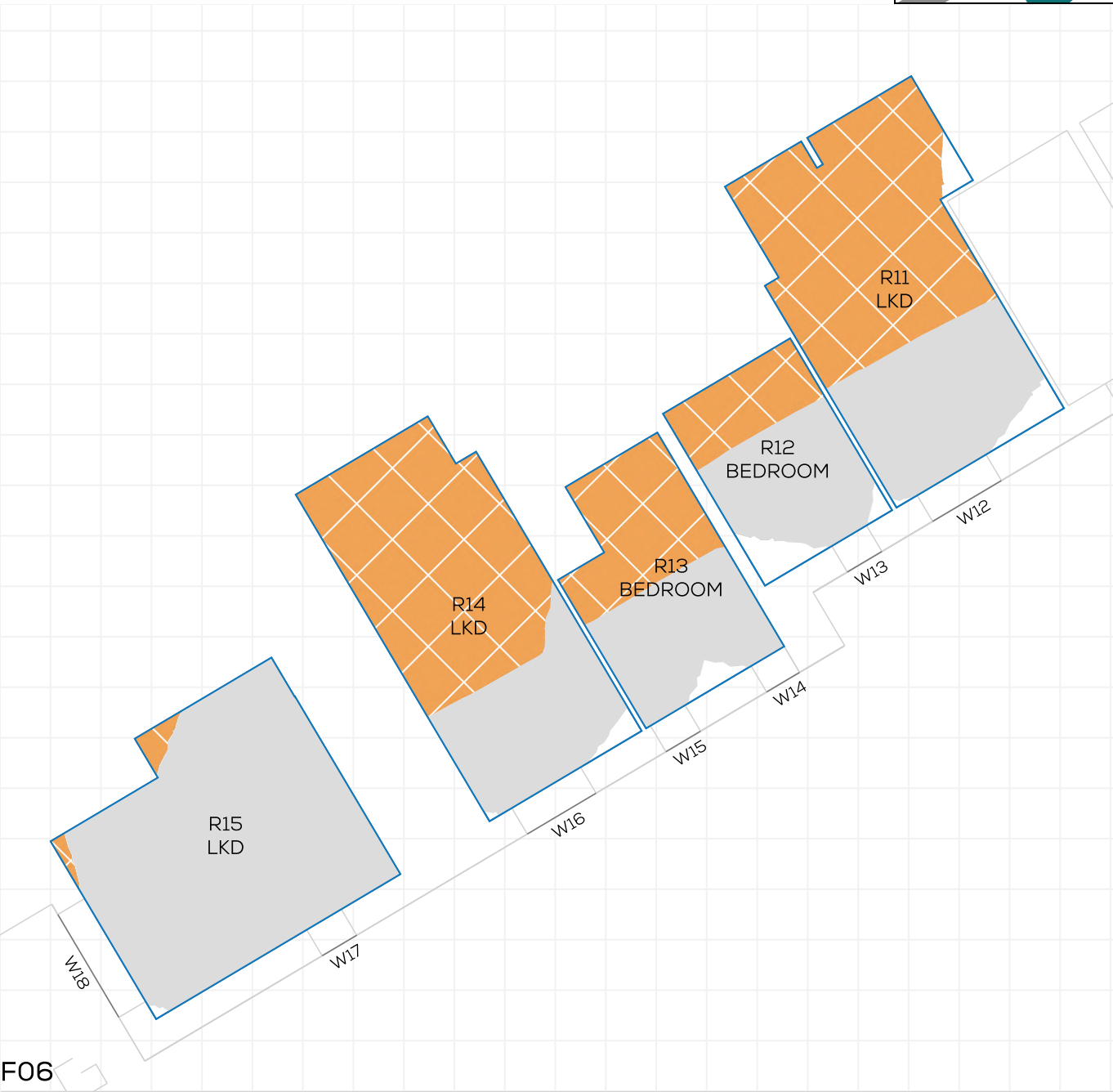
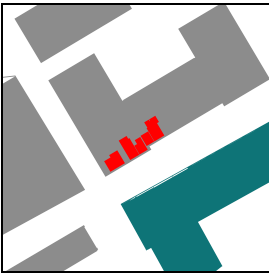
KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F06	R6	RESIDENTIAL	BEDROOM	11.6	92.7	62.7	3.5	32.3
F06	R7	RESIDENTIAL	BEDROOM	11.6	92.9	62.4	3.5	32.8
F06	R8	RESIDENTIAL	LKD	28.7	96.3	35.5	17.5	63.1
F06	R9	RESIDENTIAL	BEDROOM	13.0	99.1	57.4	5.4	42.1
F06	R10	RESIDENTIAL	BEDROOM	13.0	99.1	57.4	5.4	42.1

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD51

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

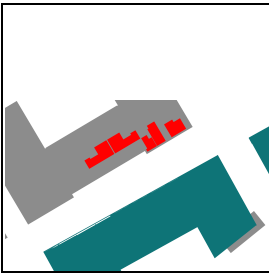


F06

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F06	R11	RESIDENTIAL	LKD	28.8	96.2	33.4	18.1	65.2
F06	R12	RESIDENTIAL	BEDROOM	11.6	91	58	3.8	36.3
F06	R13	RESIDENTIAL	BEDROOM	14.1	97.2	50.7	6.5	47.8
F06	R14	RESIDENTIAL	LKD	25.8	98.6	32.3	17.1	67.2
F06	R15	RESIDENTIAL	LKD	25.8	98.6	32.3	17.1	67.2

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD52

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F07

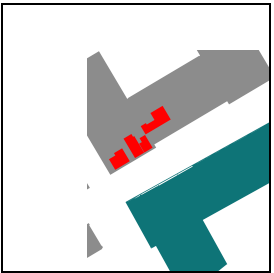
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F07	R1	RESIDENTIAL	LKD	25.6	99.8	99.8	0.0	0
F07	R2	RESIDENTIAL	LKD	24.4	98.4	75.9	5.5	22.9
F07	R3	RESIDENTIAL	BEDROOM	14.5	83.4	83.4	0.0	0.1
F07	R4	RESIDENTIAL	LKD	39.4	99.3	99.3	0.0	0
F07	R5	RESIDENTIAL	LKD	25.6	99.8	99.8	0.0	0

NSL CONTOURS



PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 09/11/2021
 SCHEME IR: IR05
 DRAWING No.: 1664-REL02-IS01-DD53

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



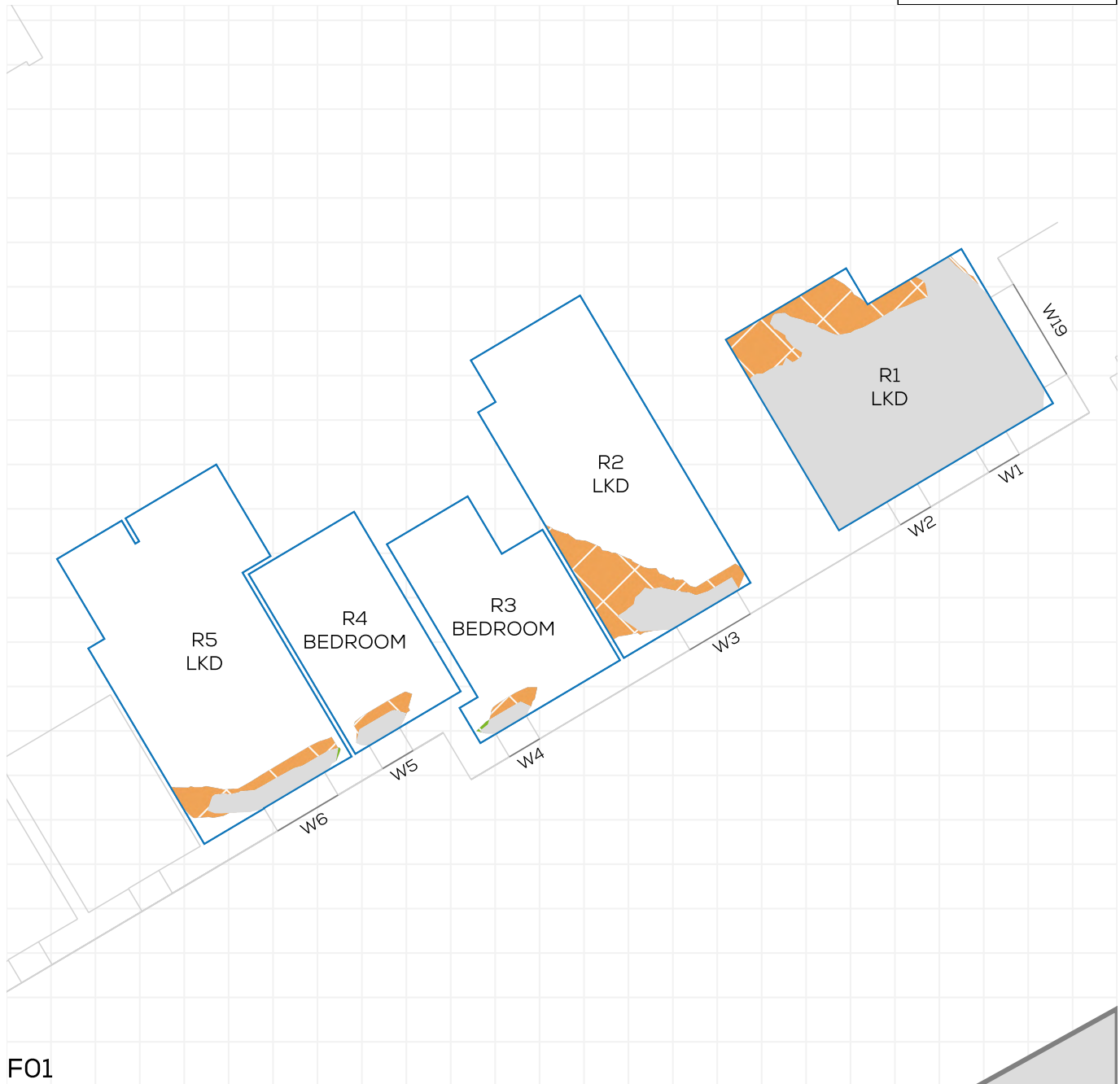
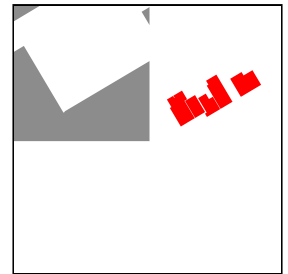
F07

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F07	R6	RESIDENTIAL	LKD	39.4	99.4	99.4	0.0	0
F07	R7	RESIDENTIAL	BEDROOM	14.1	97.1	97.1	0.0	0
F07	R8	RESIDENTIAL	LKD	25.8	98.5	69	7.6	29.9
F07	R9	RESIDENTIAL	LKD	25.8	98.5	22.2	3.6	13.9

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD1

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



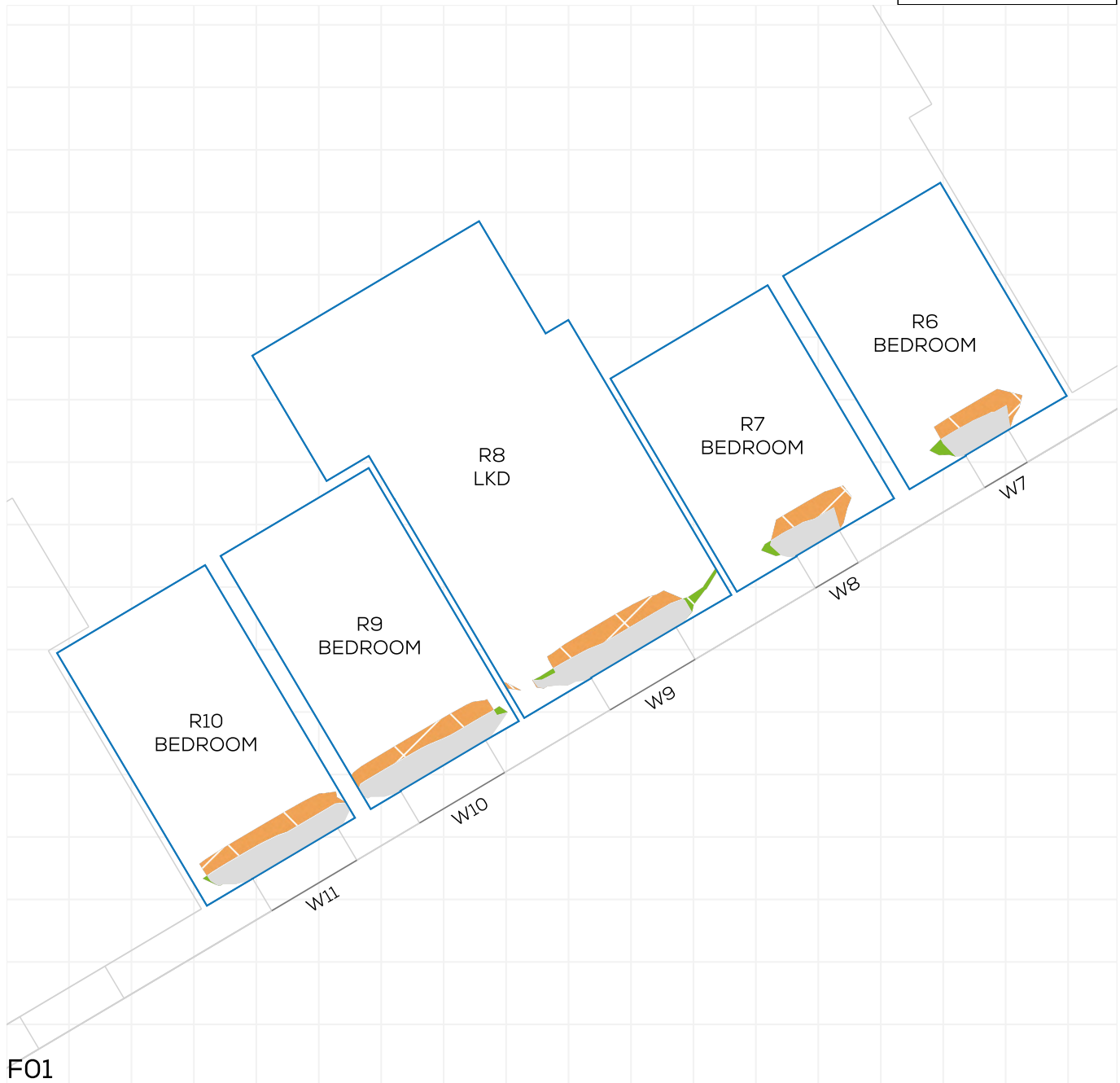
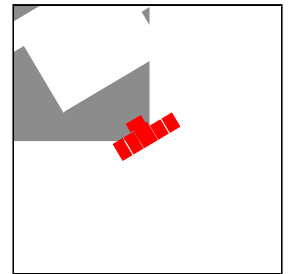
F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F01	R1	RESIDENTIAL	LKD	25.6	98.5	84.6	3.6	14.1
F01	R2	RESIDENTIAL	LKD	24.4	18.9	6.4	3.1	66.1
F01	R3	RESIDENTIAL	BEDROOM	14.5	4.4	2.6	0.3	40.7
F01	R4	RESIDENTIAL	BEDROOM	13.0	6.5	3.5	0.4	45.3
F01	R5	RESIDENTIAL	LKD	28.6	8.5	4.5	1.1	46.7

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD2

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



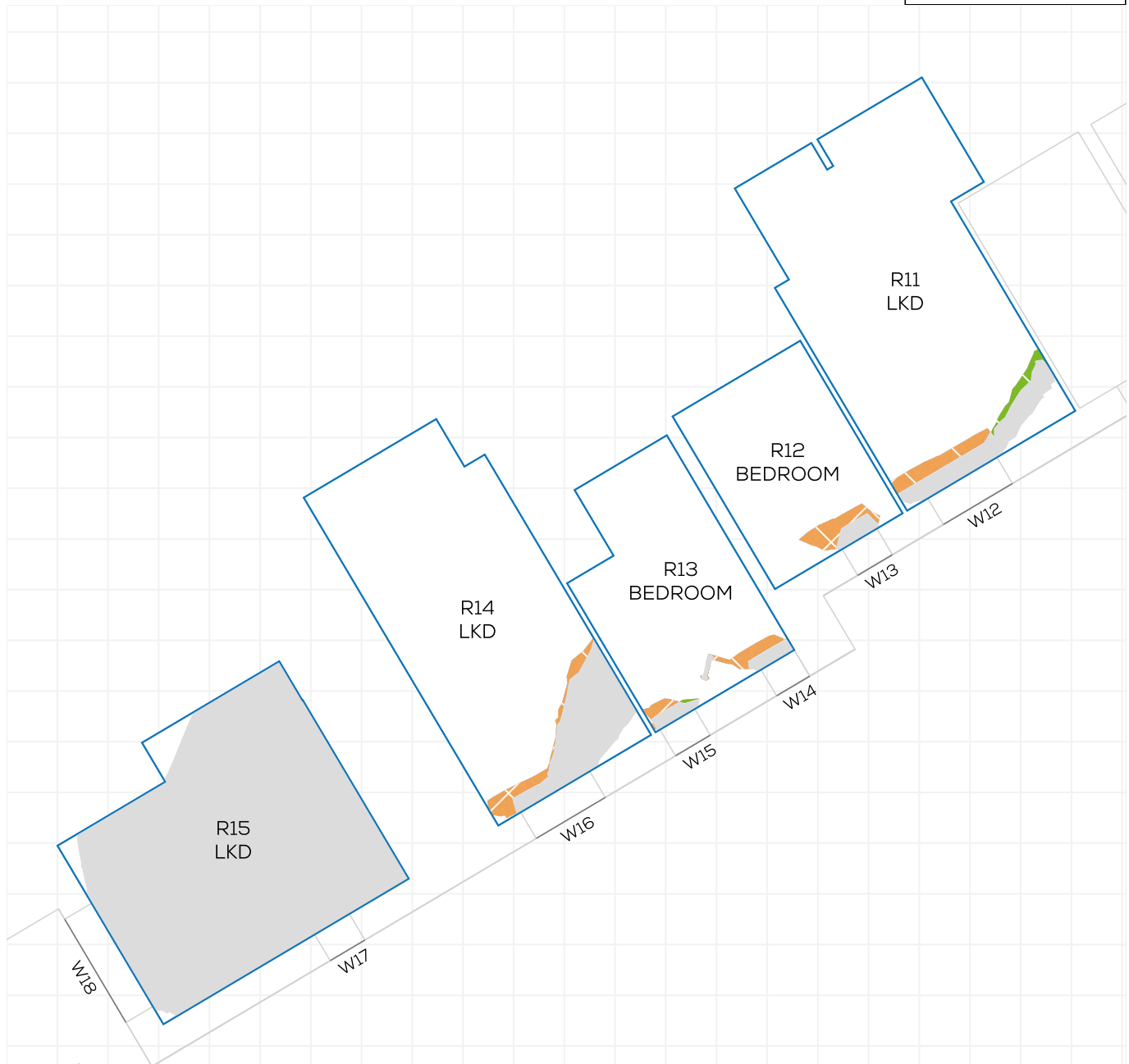
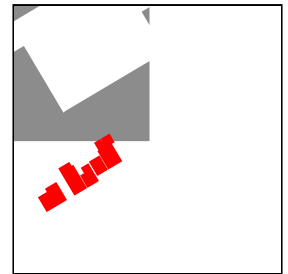
F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F01	R6	RESIDENTIAL	BEDROOM	11.6	7.1	4.2	0.3	41.5
F01	R7	RESIDENTIAL	BEDROOM	11.6	7.1	3.9	0.4	45.3
F01	R8	RESIDENTIAL	LKD	28.7	5.4	3.6	0.5	33.2
F01	R9	RESIDENTIAL	BEDROOM	13.0	11.9	7.3	0.6	39.2
F01	R10	RESIDENTIAL	BEDROOM	13.0	11.6	6.9	0.6	40.6

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD3

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



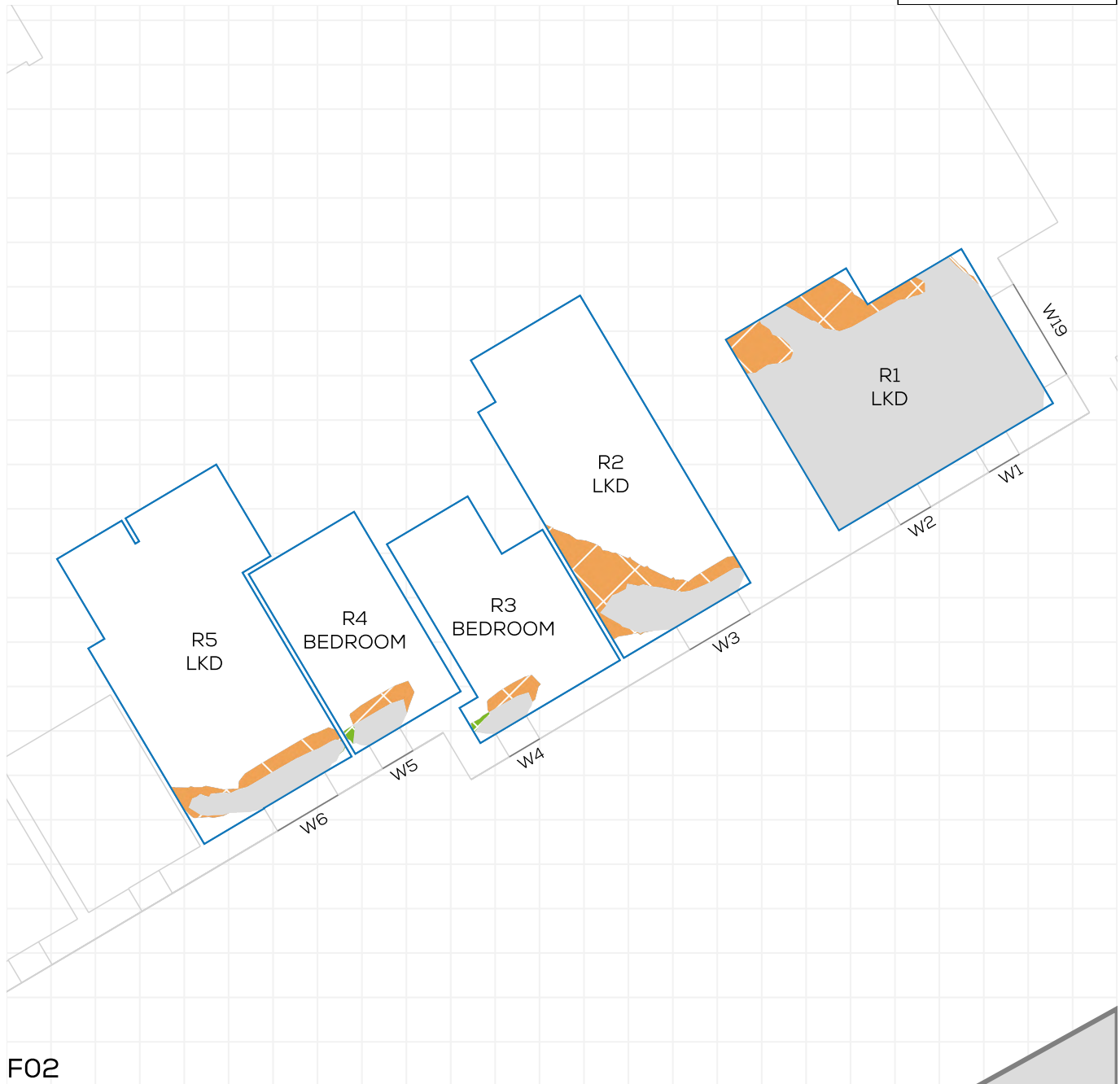
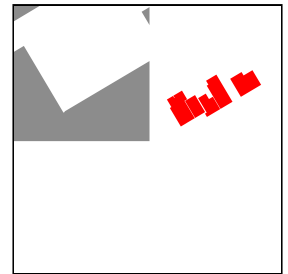
F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F01	R11	RESIDENTIAL	LKD	28.8	7.2	6.3	0.3	13.5
F01	R12	RESIDENTIAL	BEDROOM	11.6	6.6	2.5	0.5	62.4
F01	R13	RESIDENTIAL	BEDROOM	14.1	6.8	3.8	0.4	43.4
F01	R14	RESIDENTIAL	LKD	25.8	13.4	11.2	0.6	16.3
F01	R15	RESIDENTIAL	LKD	25.9	96.9	96.9	0.0	0

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD4

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



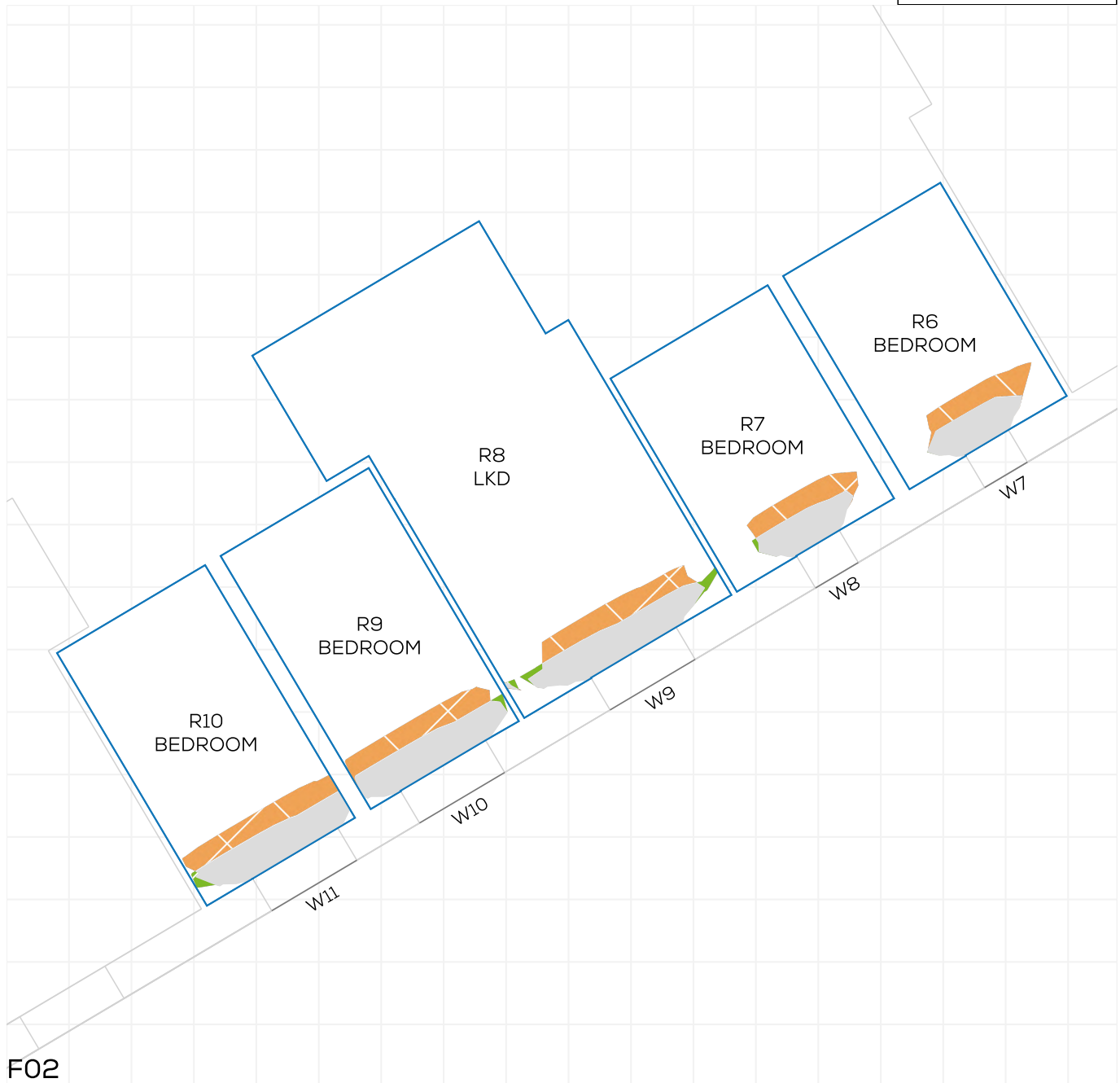
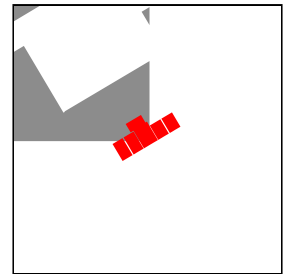
F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F02	R1	RESIDENTIAL	LKD	25.6	98.5	87.3	2.9	11.3
F02	R2	RESIDENTIAL	LKD	24.4	20	9.3	2.6	53.8
F02	R3	RESIDENTIAL	BEDROOM	14.5	6.8	4.4	0.4	35.9
F02	R4	RESIDENTIAL	BEDROOM	13.0	9.3	5.8	0.5	37.5
F02	R5	RESIDENTIAL	LKD	28.6	10.7	6.8	1.1	36.6

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD5

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



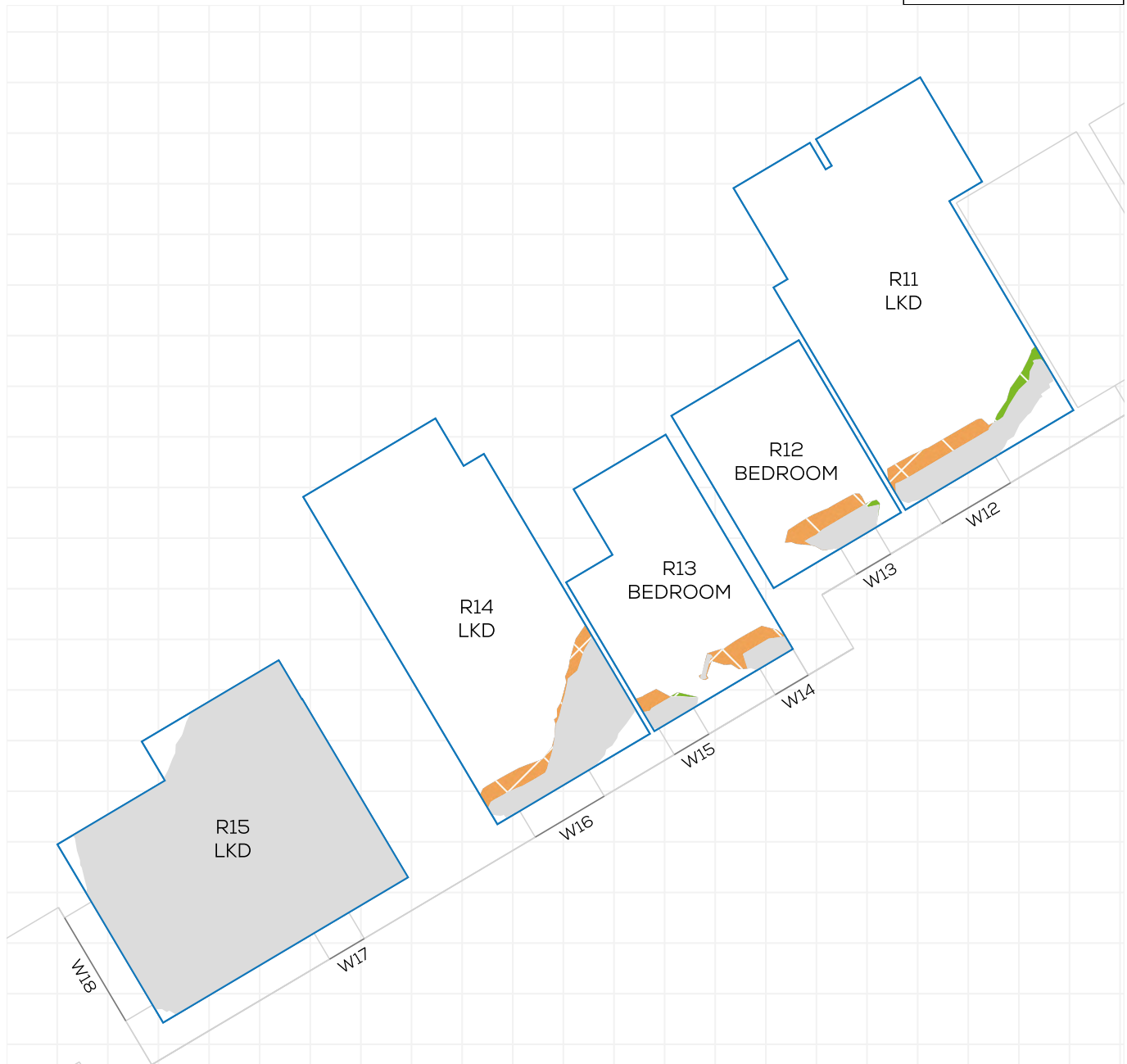
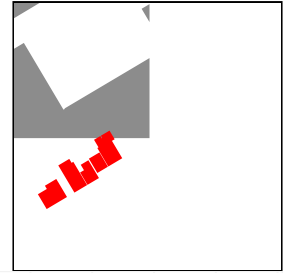
F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F02	R6	RESIDENTIAL	BEDROOM	11.6	12	6.8	0.6	43.2
F02	R7	RESIDENTIAL	BEDROOM	11.6	12	7	0.6	42
F02	R8	RESIDENTIAL	LKD	28.7	8.2	5.6	0.8	32
F02	R9	RESIDENTIAL	BEDROOM	13.0	16.6	10.6	0.8	36.3
F02	R10	RESIDENTIAL	BEDROOM	13.0	16.7	10.4	0.8	37.4

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD6

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



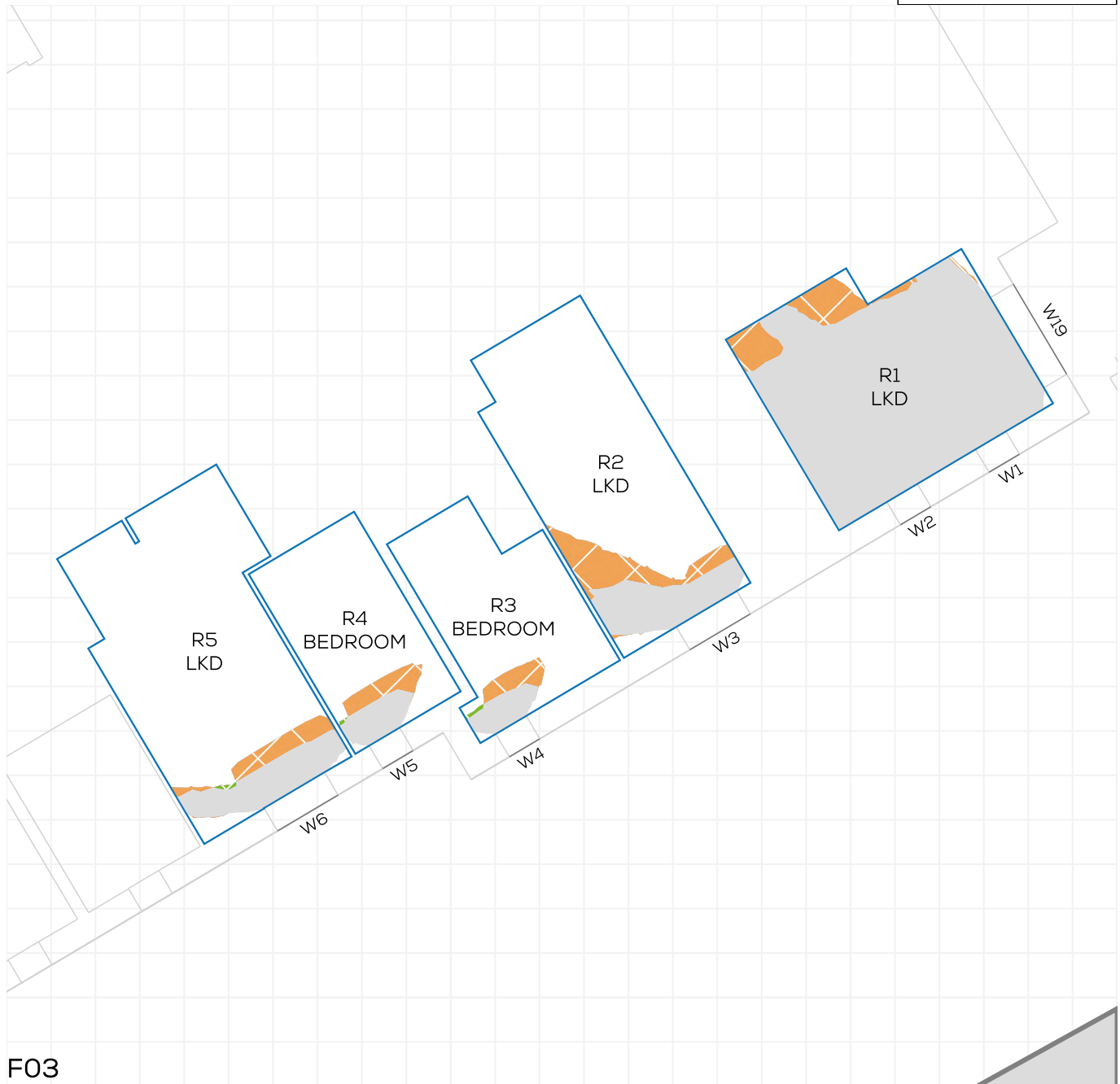
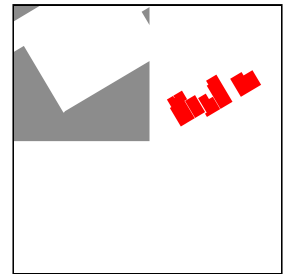
F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F02	R11	RESIDENTIAL	LKD	28.8	9	7.5	0.5	17.5
F02	R12	RESIDENTIAL	BEDROOM	11.6	10.3	5.8	0.5	43.9
F02	R13	RESIDENTIAL	BEDROOM	14.1	10.1	5.7	0.6	43.4
F02	R14	RESIDENTIAL	LKD	25.8	15.4	12.6	0.7	18.3
F02	R15	RESIDENTIAL	LKD	25.9	97.1	97.1	0.0	0

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD7

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



F03

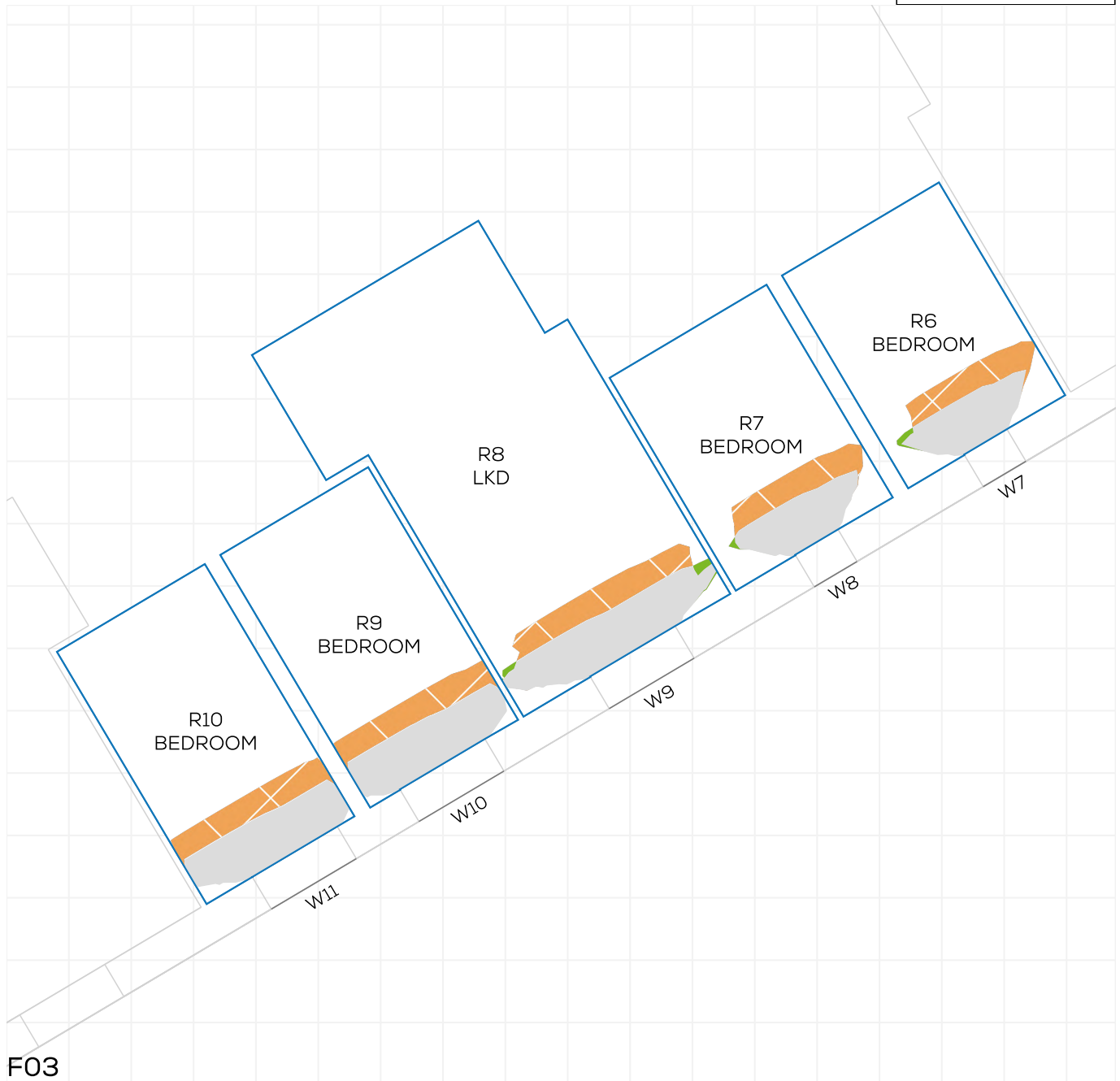
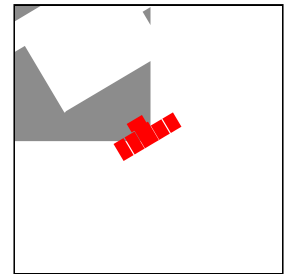
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F03	R1	RESIDENTIAL	LKD	25.6	98.5	90.3	2.1	8.4
F03	R2	RESIDENTIAL	LKD	24.4	21.4	12.6	2.2	41.1
F03	R3	RESIDENTIAL	BEDROOM	14.5	11.1	7	0.6	36.9
F03	R4	RESIDENTIAL	BEDROOM	13.0	15.1	9.2	0.8	39.5
F03	R5	RESIDENTIAL	LKD	28.6	13.4	9.8	1.0	26.8

NSL CONTOURS



PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD8

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



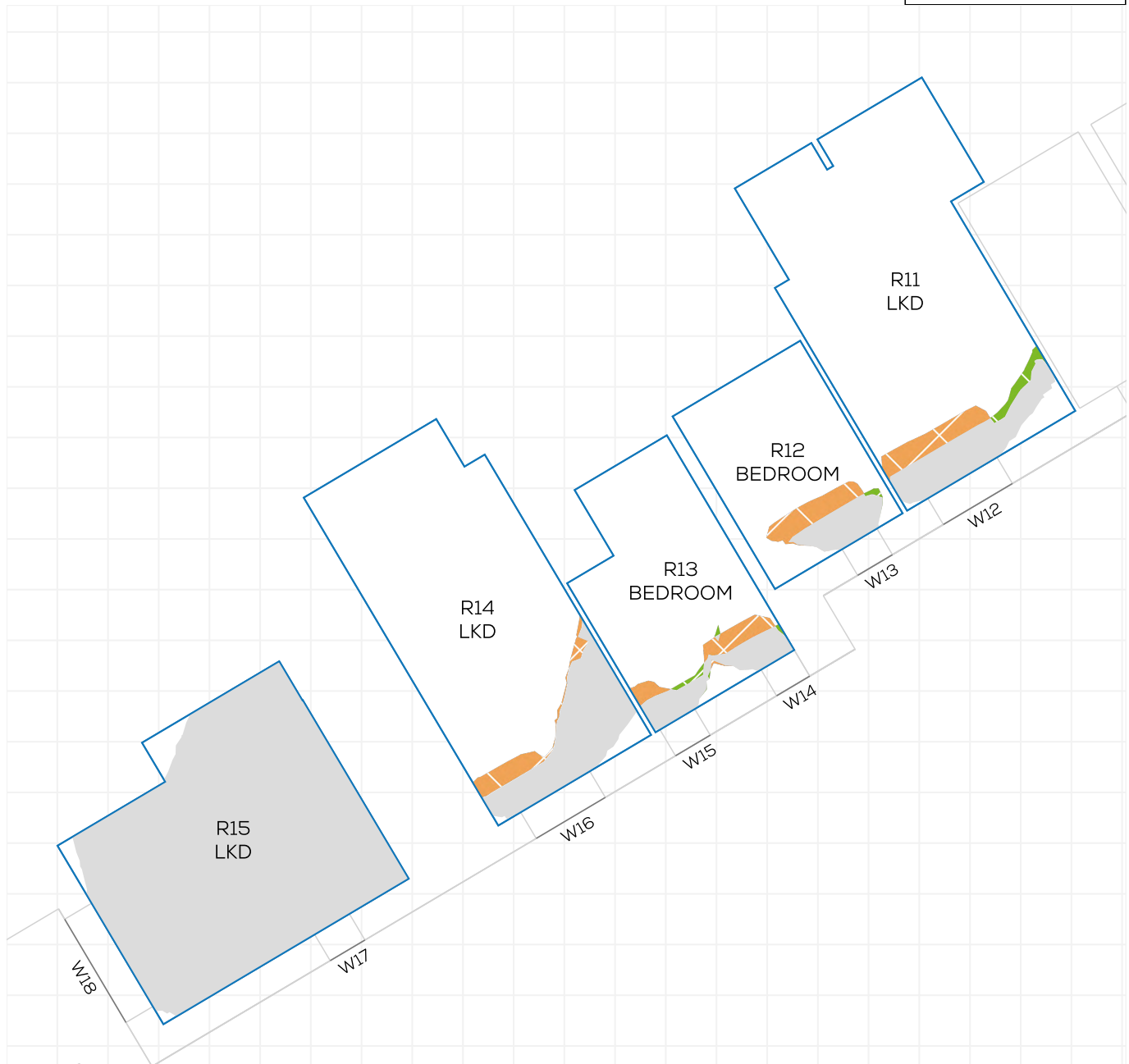
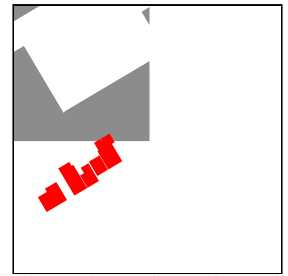
F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F03	R6	RESIDENTIAL	BEDROOM	11.6	19.3	11.9	0.9	38.4
F03	R7	RESIDENTIAL	BEDROOM	11.6	19.6	11.7	0.9	40.4
F03	R8	RESIDENTIAL	LKD	28.7	12.8	8.7	1.2	32.2
F03	R9	RESIDENTIAL	BEDROOM	13.0	23.7	15.3	1.1	35.5
F03	R10	RESIDENTIAL	BEDROOM	13.0	23.6	15.1	1.1	36.1

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD9

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



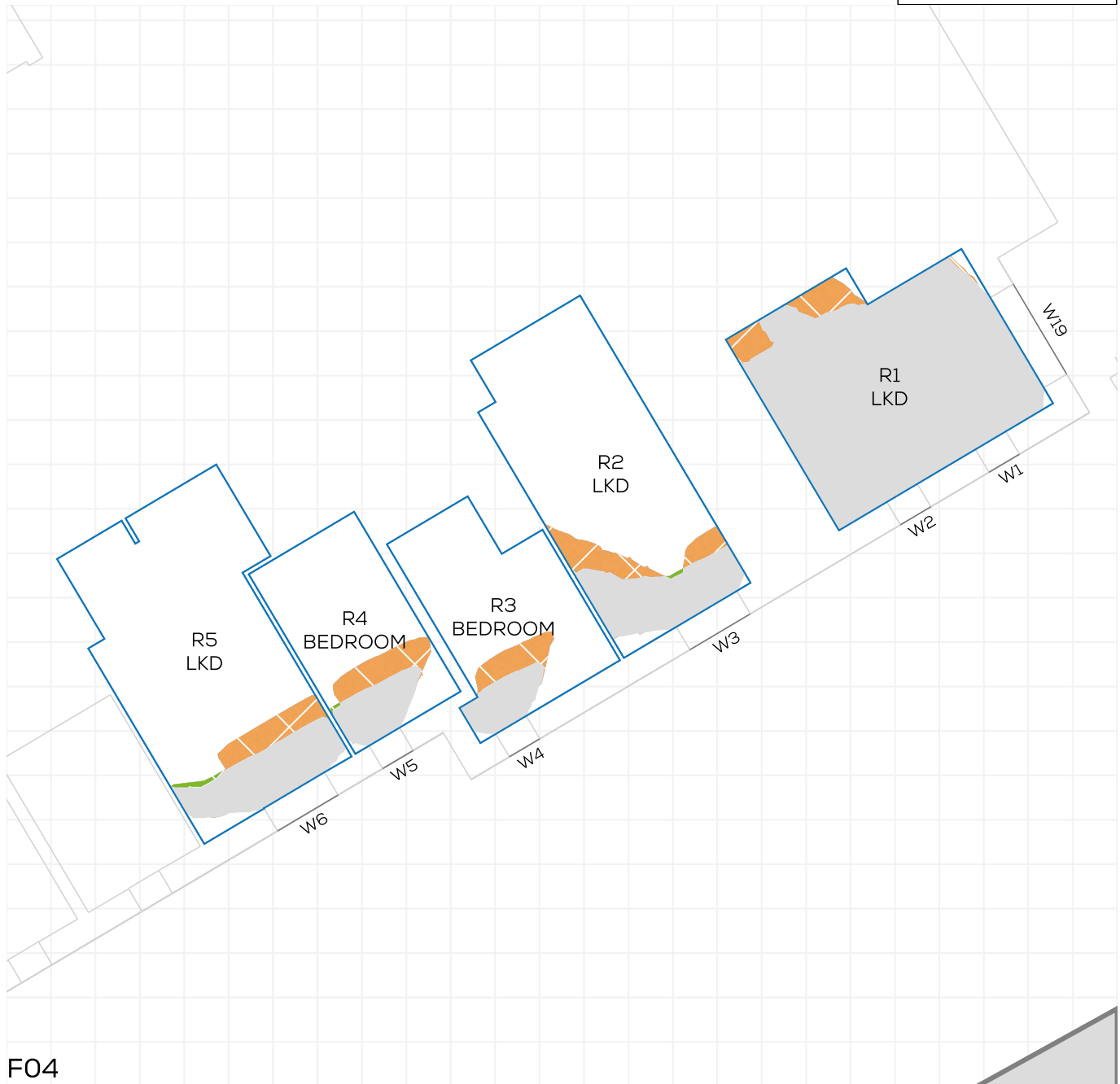
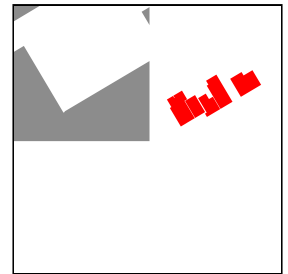
F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F03	R11	RESIDENTIAL	LKD	28.8	11.5	9.3	0.6	18.8
F03	R12	RESIDENTIAL	BEDROOM	11.6	16.5	9.9	0.8	40.3
F03	R13	RESIDENTIAL	BEDROOM	14.1	15.6	11.2	0.6	28.2
F03	R14	RESIDENTIAL	LKD	25.8	16.9	14.4	0.7	15.2
F03	R15	RESIDENTIAL	LKD	25.9	97.1	97.1	0.0	0

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD10

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



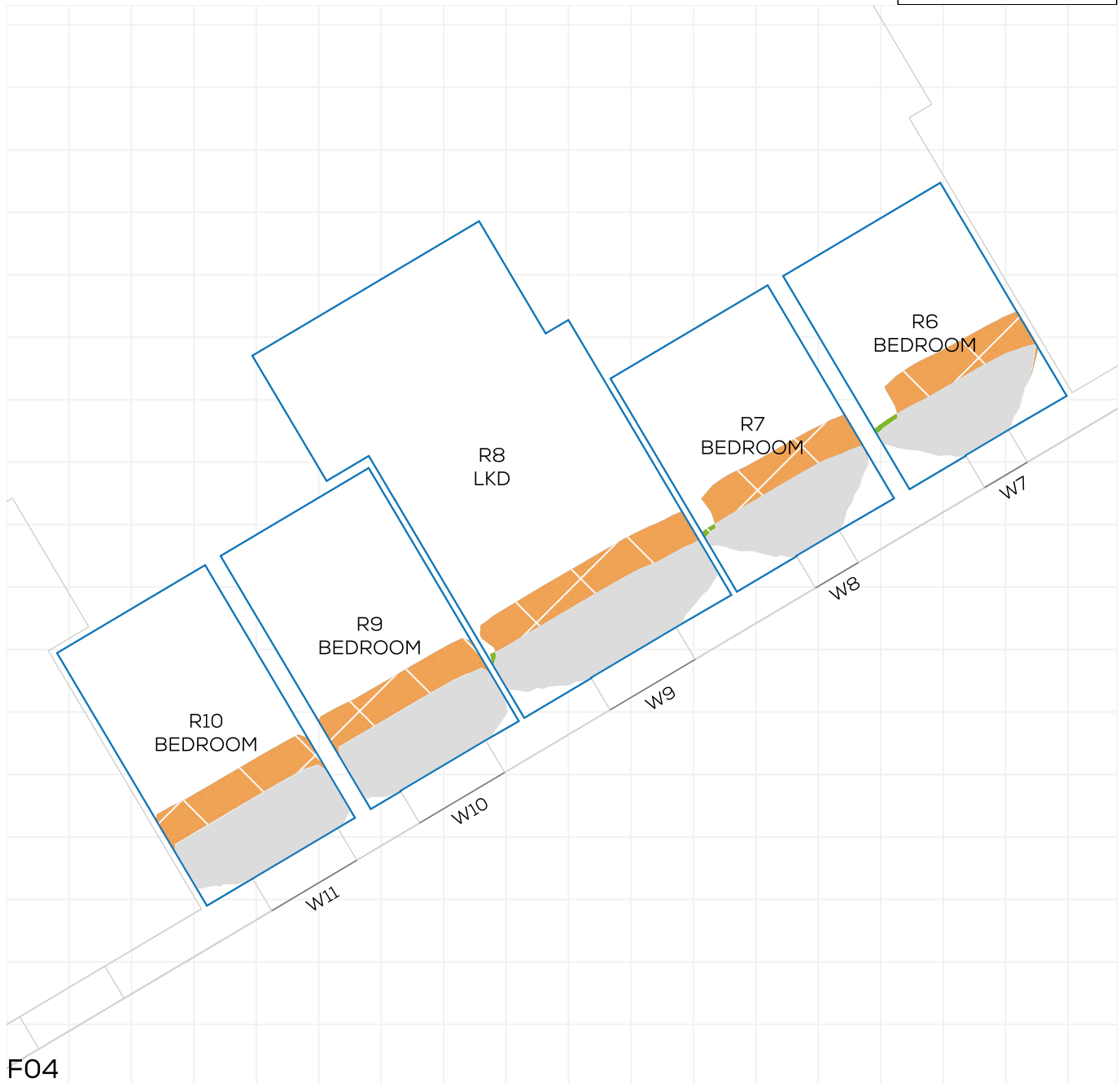
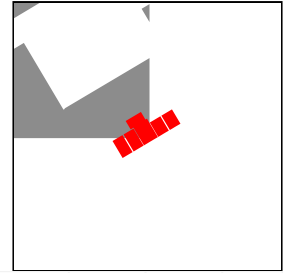
F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F04	R1	RESIDENTIAL	LKD	25.6	98.5	93	1.4	5.6
F04	R2	RESIDENTIAL	LKD	24.4	23.3	16.9	1.6	27.7
F04	R3	RESIDENTIAL	BEDROOM	14.5	18.5	11.6	1.0	37.3
F04	R4	RESIDENTIAL	BEDROOM	13.0	25.3	15.4	1.3	39.2
F04	R5	RESIDENTIAL	LKD	28.6	18.3	14	1.2	23.6

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD11

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



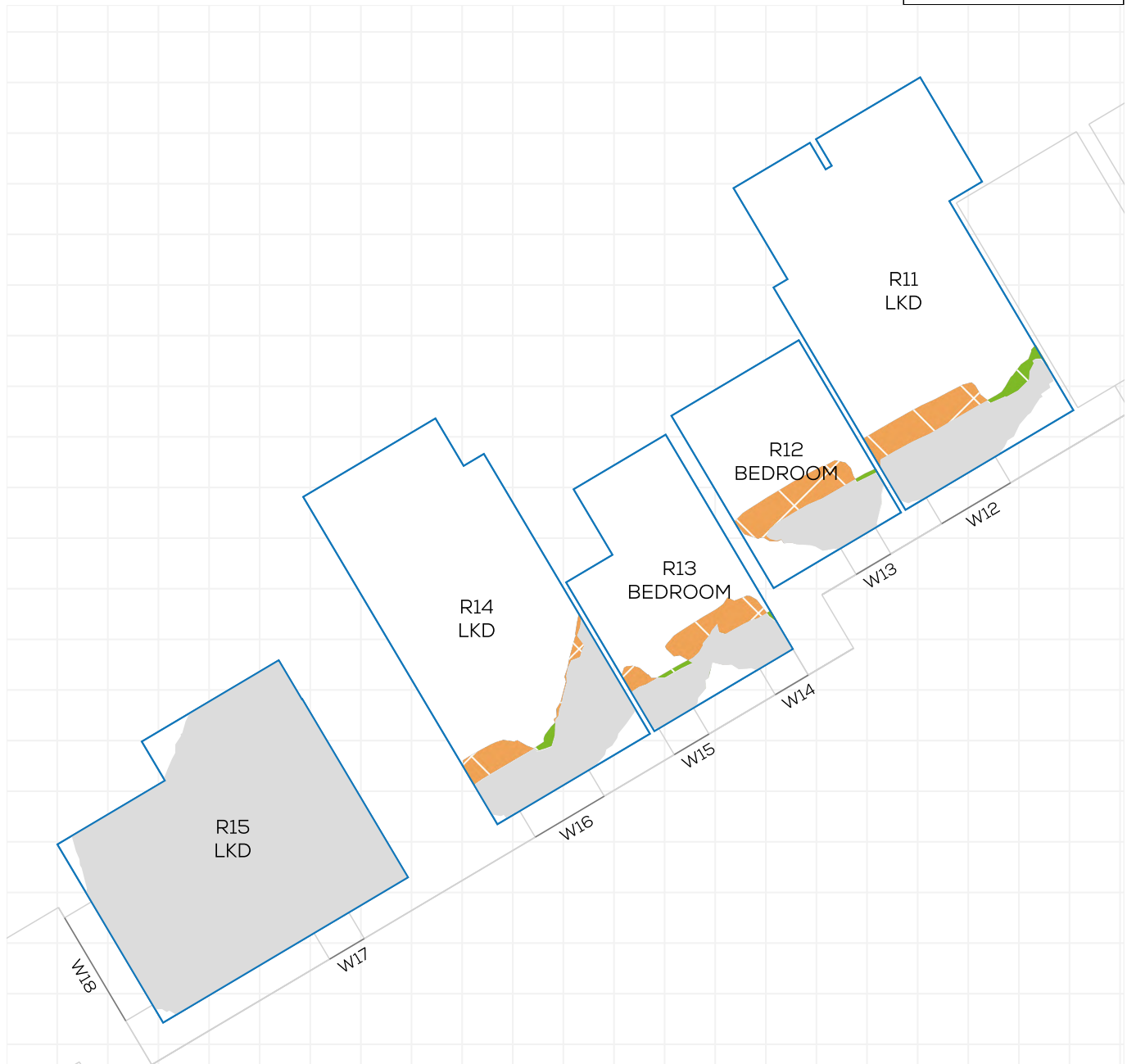
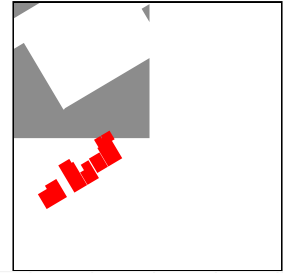
F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F04	R6	RESIDENTIAL	BEDROOM	11.6	31.5	20.2	1.3	35.8
F04	R7	RESIDENTIAL	BEDROOM	11.6	32.4	20.3	1.4	37.5
F04	R8	RESIDENTIAL	LKD	28.7	20.1	13.2	2.0	34.3
F04	R9	RESIDENTIAL	BEDROOM	13.0	33.6	22.2	1.5	34
F04	R10	RESIDENTIAL	BEDROOM	13.0	33.4	22.1	1.5	34

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD12

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



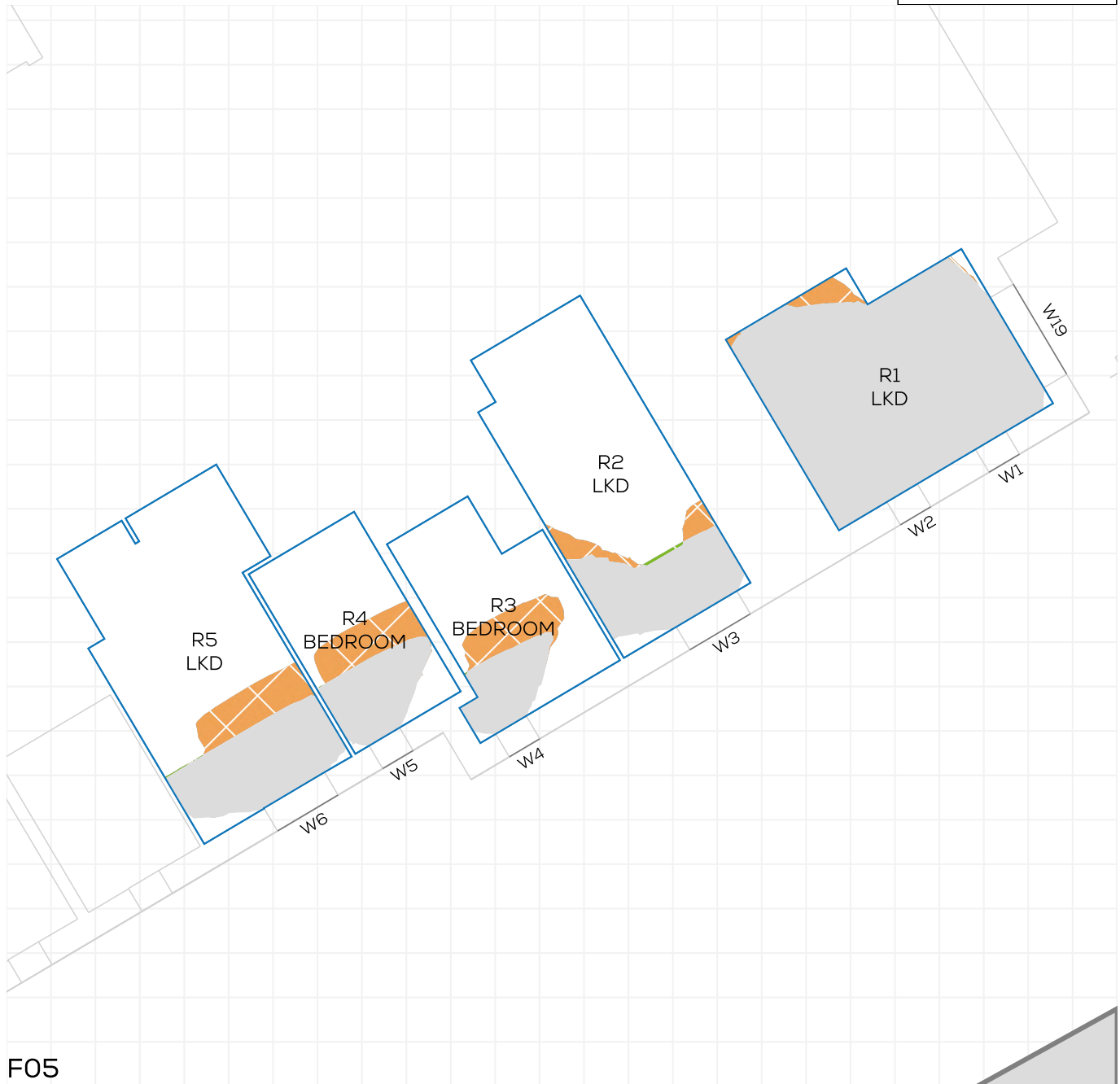
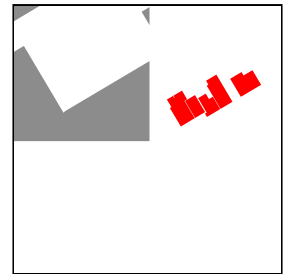
F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F04	R11	RESIDENTIAL	LKD	28.8	16.1	12.6	1.0	21.7
F04	R12	RESIDENTIAL	BEDROOM	11.6	28.2	17.1	1.3	39.5
F04	R13	RESIDENTIAL	BEDROOM	14.1	25.5	17.9	1.1	29.9
F04	R14	RESIDENTIAL	LKD	25.8	19	16.6	0.6	13
F04	R15	RESIDENTIAL	LKD	25.9	97.2	97.2	0.0	0

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD13

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



F05

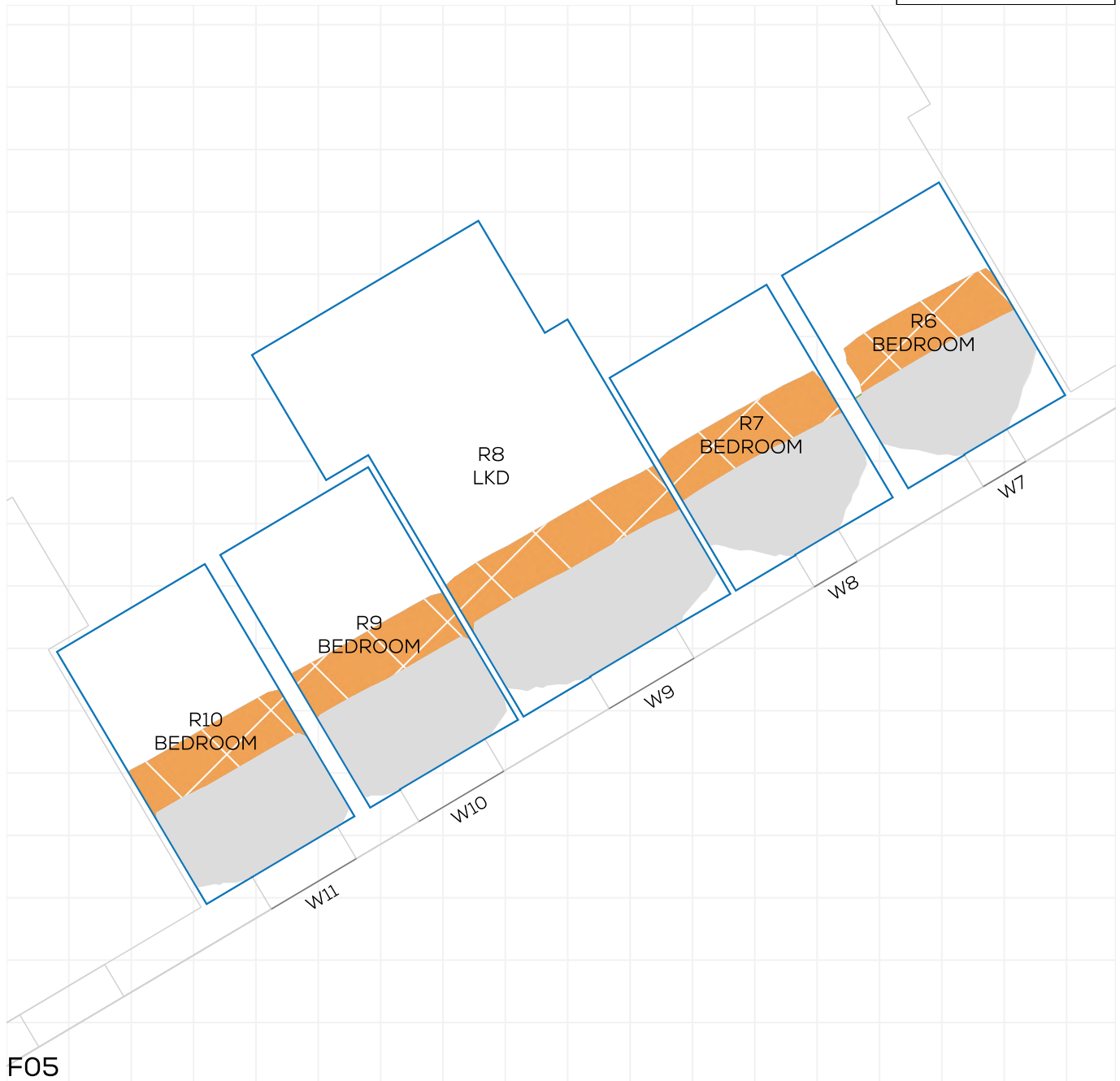
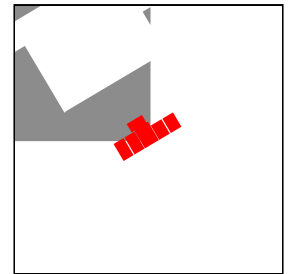
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F05	R1	RESIDENTIAL	LKD	25.6	98.5	95.9	0.7	2.6
F05	R2	RESIDENTIAL	LKD	24.4	26.7	22.9	0.9	14.3
F05	R3	RESIDENTIAL	BEDROOM	14.5	32.1	19.2	1.9	40.1
F05	R4	RESIDENTIAL	BEDROOM	13.0	42.8	27.3	2.0	36.3
F05	R5	RESIDENTIAL	LKD	28.6	28.6	21.1	2.1	26.2

NSL CONTOURS



PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD14

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



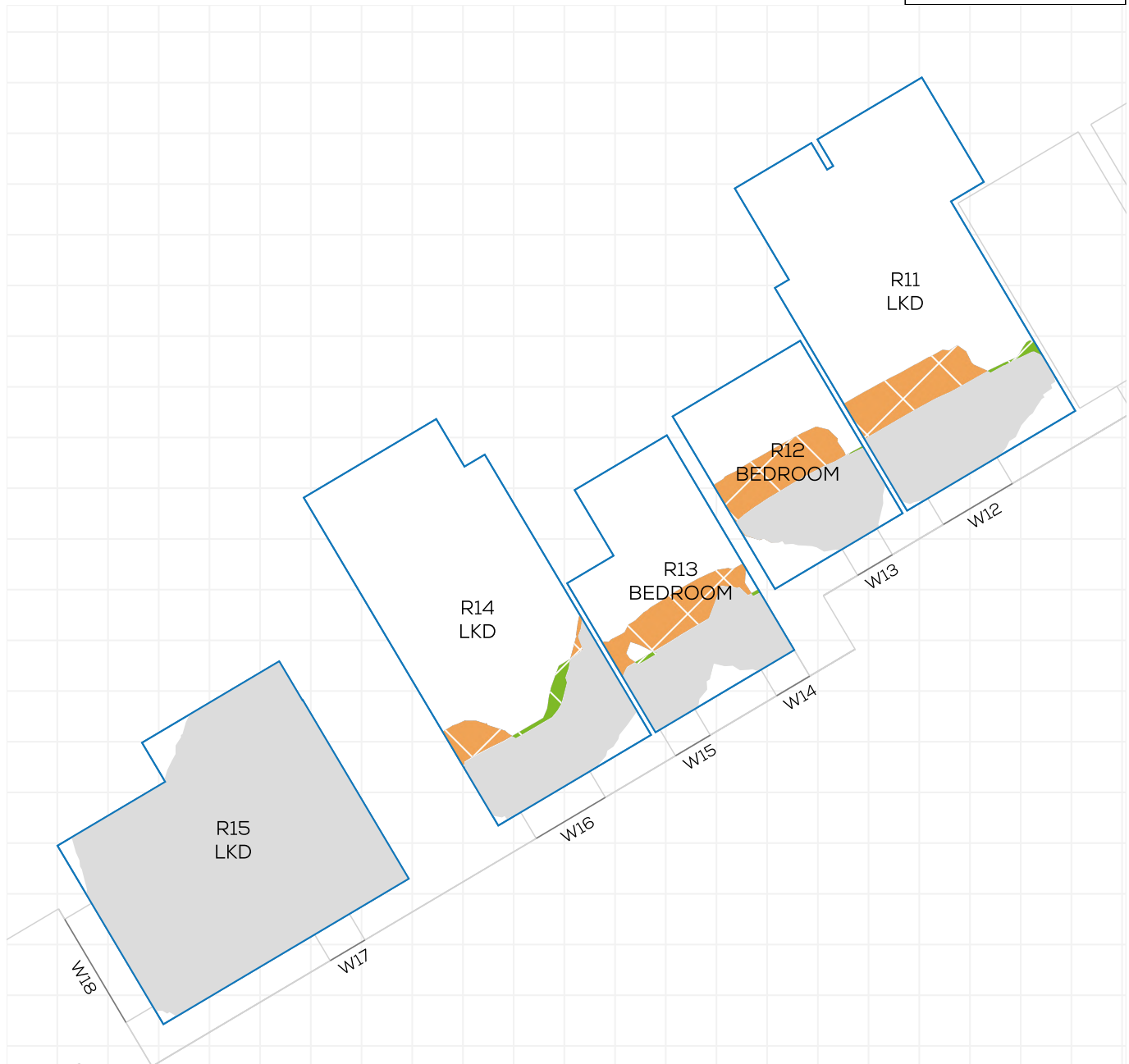
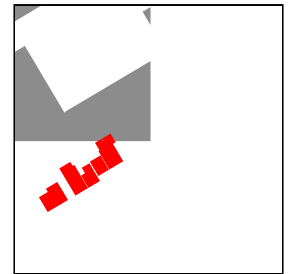
F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F05	R6	RESIDENTIAL	BEDROOM	11.6	53.5	34.8	2.2	35.1
F05	R7	RESIDENTIAL	BEDROOM	11.6	54.7	34.6	2.3	36.8
F05	R8	RESIDENTIAL	LKD	28.7	31.4	20.7	3.1	34.3
F05	R9	RESIDENTIAL	BEDROOM	13.0	51	33.9	2.2	33.5
F05	R10	RESIDENTIAL	BEDROOM	13.0	50.8	33.6	2.2	33.8

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD15

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



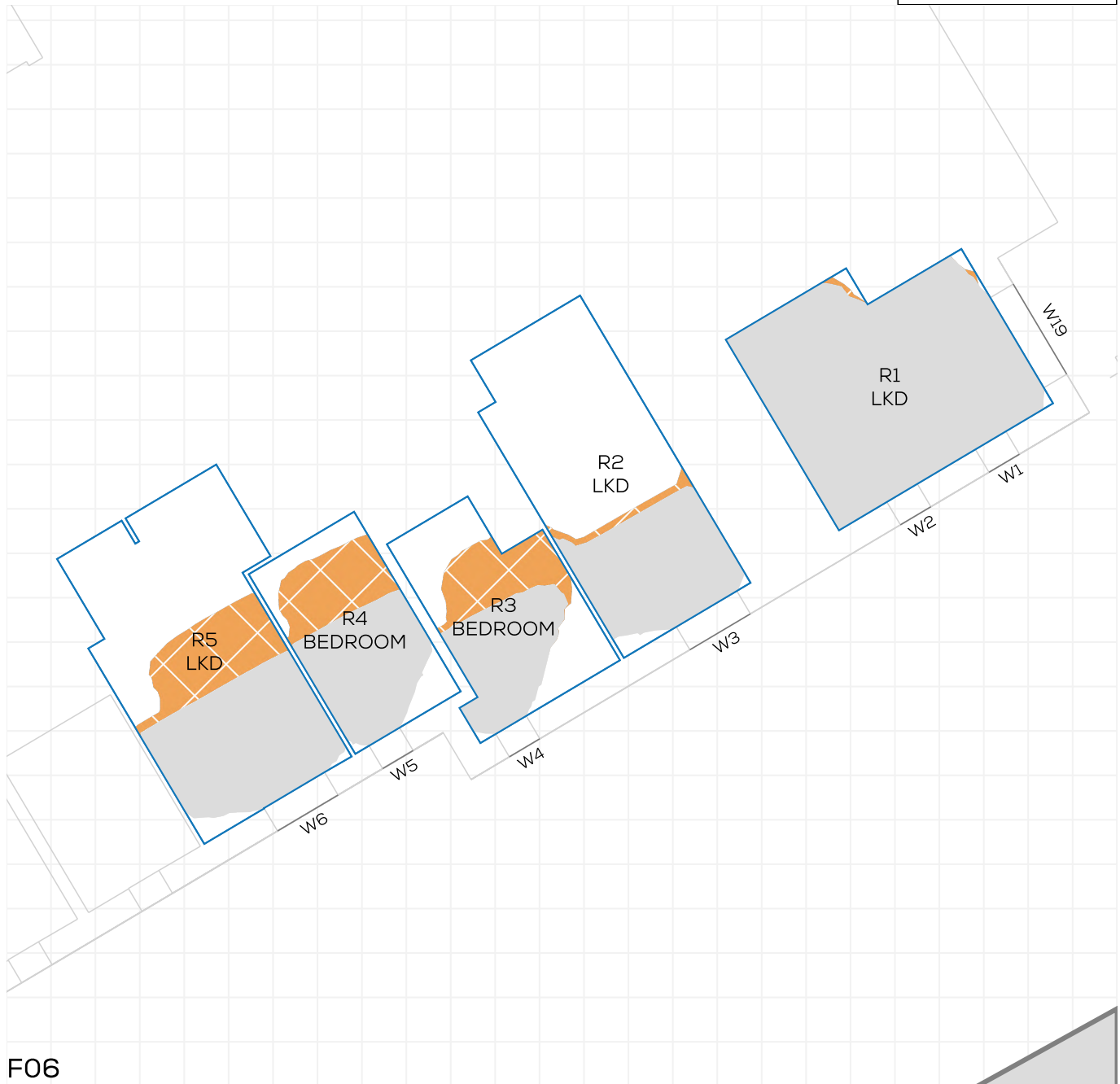
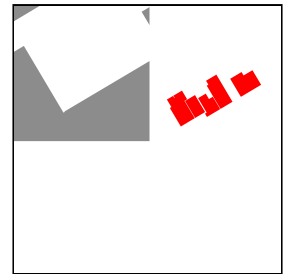
F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F05	R11	RESIDENTIAL	LKD	28.8	25.8	19	1.9	26.1
F05	R12	RESIDENTIAL	BEDROOM	11.6	47.9	30.8	2.0	35.8
F05	R13	RESIDENTIAL	BEDROOM	14.1	43.3	30.1	1.9	30.5
F05	R14	RESIDENTIAL	LKD	25.8	22.7	21.2	0.4	6.5
F05	R15	RESIDENTIAL	LKD	25.9	97.2	97.2	0.0	0

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD16

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



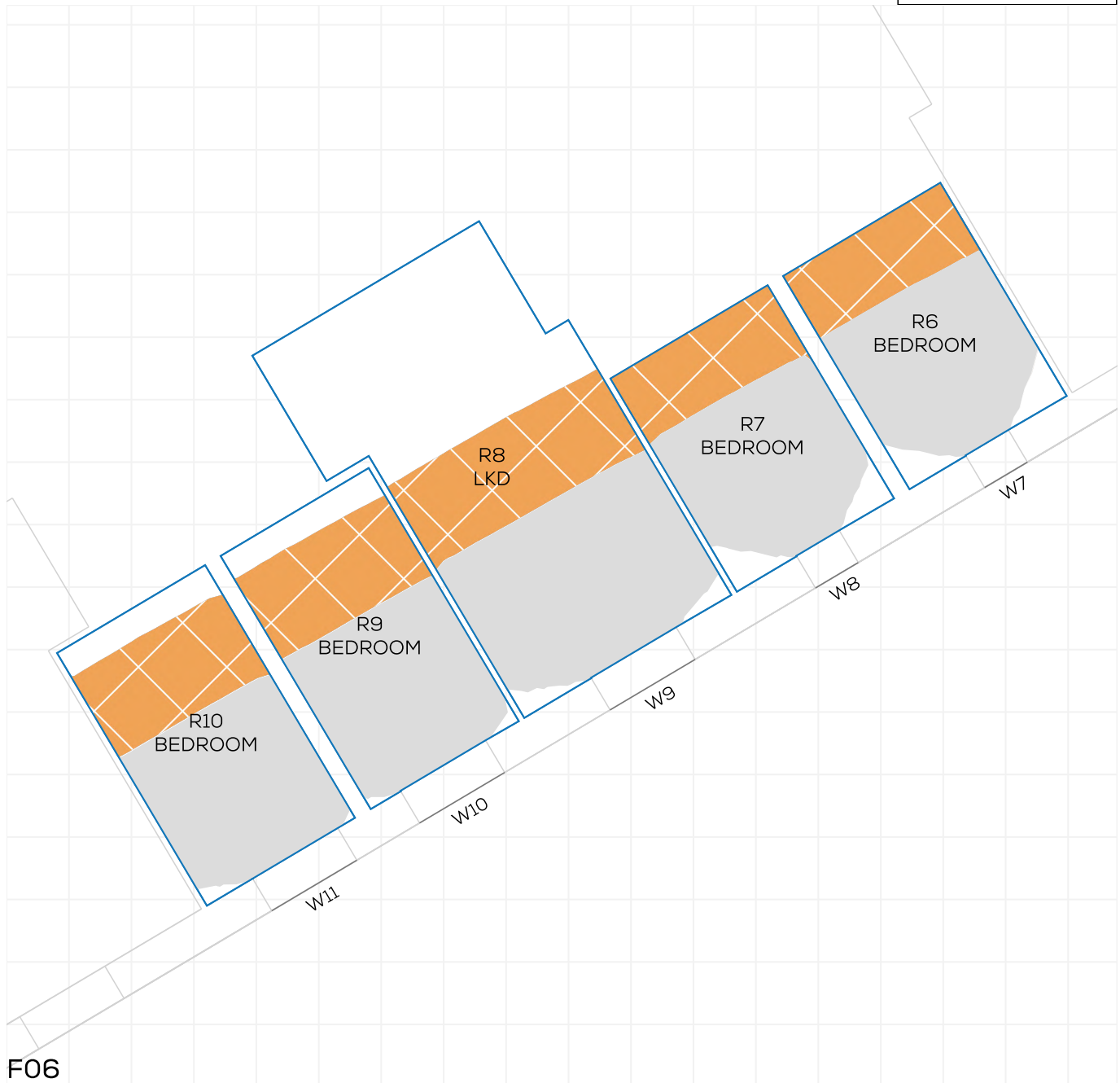
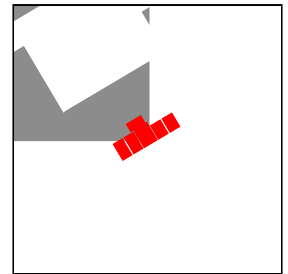
F06

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F06	R1	RESIDENTIAL	LKD	25.6	98.6	98.1	0.1	0.5
F06	R2	RESIDENTIAL	LKD	24.4	37	34.6	0.6	6.4
F06	R3	RESIDENTIAL	BEDROOM	14.5	63.7	39.2	3.6	38.5
F06	R4	RESIDENTIAL	BEDROOM	13.0	79.7	51.5	3.7	35.4
F06	R5	RESIDENTIAL	LKD	28.6	52.3	36.4	4.5	30.4

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD17

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



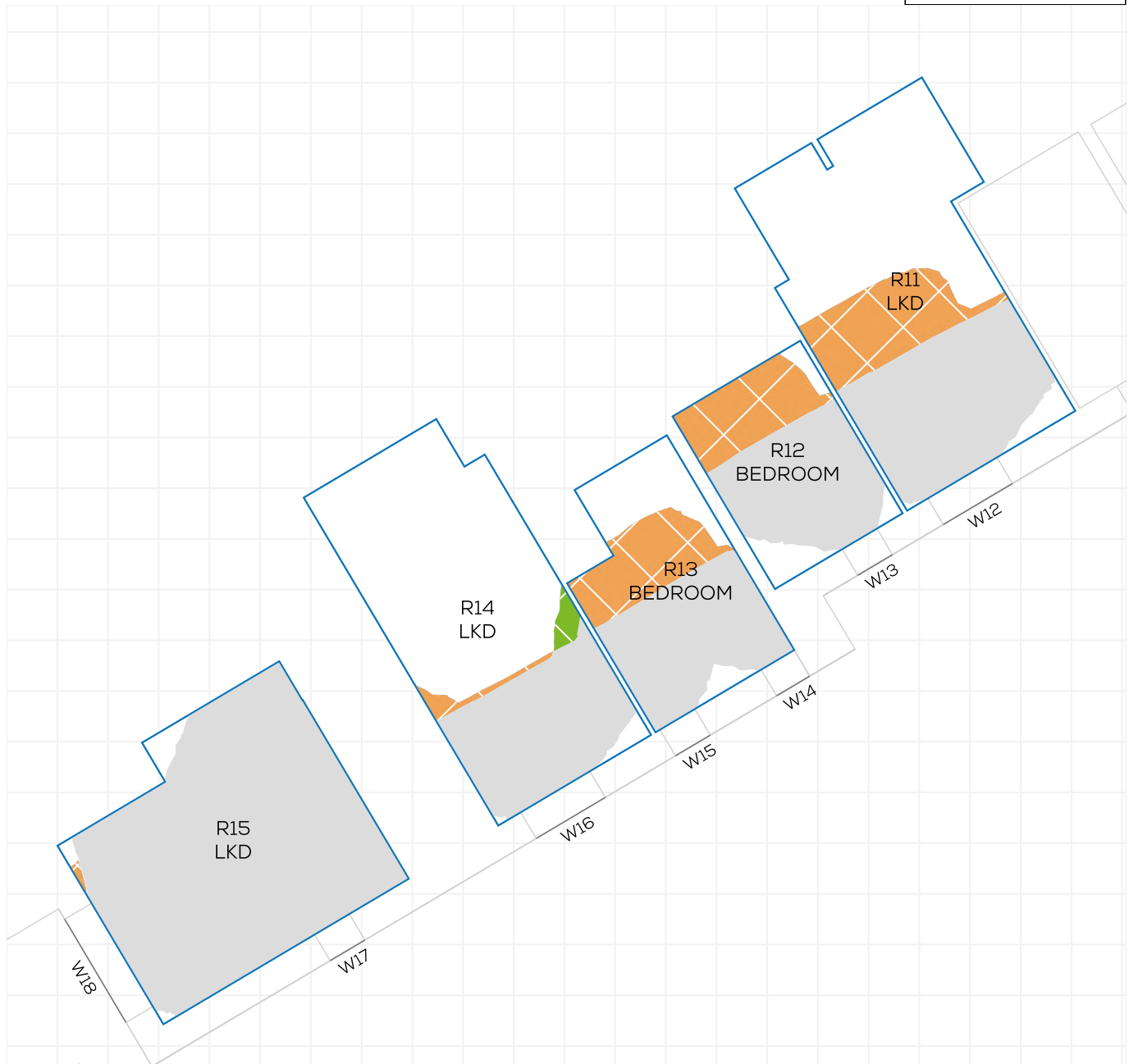
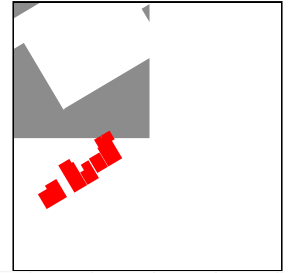
F06

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F06	R6	RESIDENTIAL	BEDROOM	11.6	92.7	62.7	3.5	32.3
F06	R7	RESIDENTIAL	BEDROOM	11.6	92.9	62.4	3.5	32.8
F06	R8	RESIDENTIAL	LKD	28.7	55.6	35.5	5.8	36.1
F06	R9	RESIDENTIAL	BEDROOM	13.0	89.2	57.4	4.1	35.7
F06	R10	RESIDENTIAL	BEDROOM	13.0	88.7	57	4.1	35.8

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD18

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



F06

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F06	R11	RESIDENTIAL	LKD	28.8	48.7	33.4	4.4	31.3
F06	R12	RESIDENTIAL	BEDROOM	11.6	87.9	58	3.5	34
F06	R13	RESIDENTIAL	BEDROOM	14.1	75.6	50.7	3.5	32.9
F06	R14	RESIDENTIAL	LKD	25.8	32.5	32.3	0.1	0.6
F06	R15	RESIDENTIAL	LKD	25.9	97.5	97.2	0.1	0.3

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD19

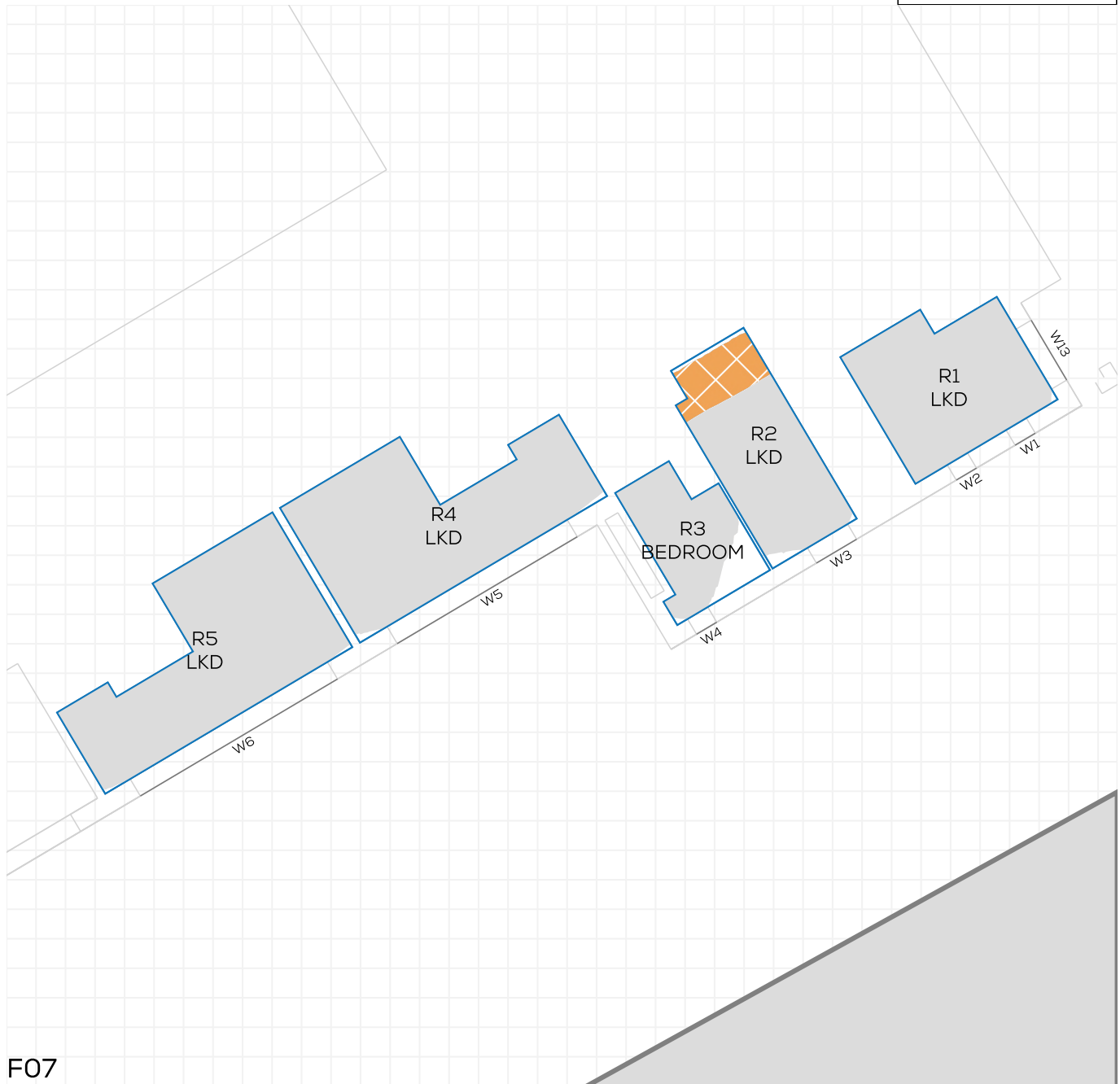
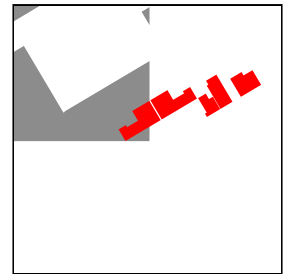
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



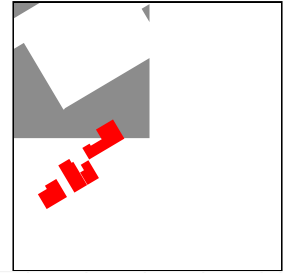
F07

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F07	R1	RESIDENTIAL	LKD	25.6	99.8	99.8	0.0	0
F07	R2	RESIDENTIAL	LKD	24.4	96.7	75.9	5.1	21.5
F07	R3	RESIDENTIAL	BEDROOM	14.5	83.4	83.4	0.0	0
F07	R4	RESIDENTIAL	LKD	39.4	99.3	99.3	0.0	0
F07	R5	RESIDENTIAL	LKD	39.4	99.7	99.7	0.0	0

PROJECT: 1664 - JERSEY WHARF, MANCHESTER
 REPORT TITLE: MIRROR MASSING VS. PROPOSED
 ADDRESS: LAND ON THE N.W SIDE OF JERSEY ST
 DATE: 12/11/2021
 SCHEME IR: IR02
 DRAWING No.: 1664-REL02-IS03-DD20

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



F07

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
LAND ON THE N.W SIDE OF JERSEY ST								
F07	R6	RESIDENTIAL	LKD	39.4	99.4	99.4	0.0	0
F07	R7	RESIDENTIAL	BEDROOM	14.1	97.1	97.1	0.0	0
F07	R8	RESIDENTIAL	LKD	25.8	88.6	69	5.1	22.1
F07	R9	RESIDENTIAL	LKD	25.9	99.8	99.6	0.0	0.2

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