

Daylight and Sunlight Amenity Impact Assessment Report

Proposed Residential Development
Ancoats Dispensary
Old Mill Street
Manchester

Prepared for: Great Places Housing Group

Prepared by: Michael Scanlan BSc (Hons) MRICS & Jerome Muir MRICS

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Directors:

Simon C Hill BSc MRICS
Michael P Scanlan BSc (Hons) MRICS
Damen S Hughes BSc (Hons) MRICS



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Registered office: The Old Post Office, 63 Newton Street, Manchester M1 1ET - Registered in England No. 05541417

0161 835 2101
grayscanlanhill.com
info@grayscanlanhill.com

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1. Executive Summary

- 1.1.1 Great Places Housing Group has developed a proposal for the redevelopment of the Ancoats Dispensary Building on Old Mill Street in New Islington / Ancoats, at the north eastern extents of Manchester City Centre.
- 1.1.2 Gray Scanlan Hill is appointed to evaluate the daylight and sunlight amenity impact of the Proposed Development on those key parts of the surrounding built environment.
- 1.1.3 This Report confirms our assessment methodology, findings and opinions.
- 1.1.4 We have used the provisions set out in the Building Research Establishment (“BRE”) design guidance *Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice*, which is recognised as the industry standard, technically robust, methodology for appraising daylight and sunlight amenity impact in the built environment.
- 1.1.5 The BRE Guidance primarily seeks to promote the daylight and sunlight impact assessment of neighbouring buildings of residential use; it highlights the consideration of daylight and sunlight to living rooms and daylight to bedrooms and family kitchens.
- 1.1.6 The provisions / numerical targets of the BRE Guidance are not mandatory, and they should be applied flexibly for development of City Centre sites, commercially influenced areas or areas where greater density is sought / encouraged by planning policy.
- 1.1.7 To facilitate the flexible application of the BRE Guidance, it promotes the setting of alternative target values for use in such areas where high density exists, such as City Centres, or where increased density is being sought/encouraged.
- 1.1.8 This Report documents the measured impact that the Proposed Development will have on the daylight and sunlight amenity of the Site facing habitable rooms of the following neighbouring buildings of known residential use:
- Weavers Quay, Old Mill Street; and
 - Lampwick Development, Old Mill Street.

Daylight Amenity Impact

- 1.1.9 Overall, the Proposed Development will have an impact on daylight amenity that is considered to be appropriate and balanced to the City Centre context.
- 1.1.10 Despite some measured reductions in VSC levels, all (100%) windows appraised in both Weavers Quay and the Lampwick Development would continue to achieve the BRE's 27% VSC target or experience a reduction in VSC of less than the 20% reduction that is accepted by the BRE on the grounds that it would not be noticed by the room occupants.
- 1.1.11 All rooms within Weavers Quay would also pass the BRE's NSL test, and any reductions in daylight distribution within the rooms would not be noticeable to the room occupants.
- 1.1.12 Within the Lampwick Development, 177 rooms (95 %) would pass the BRE's NSL test.
- 1.1.13 There are nine rooms (5%) within the Lampwick Development that would experience a reduction or movement in the baseline NSL that could be noticed by the room occupants.
- 1.1.14 This is, however, a statistical minority and notwithstanding the reduced NSL, the NSL for these nine rooms is still greater than some rooms within the Lampwick Development achieve in the baseline condition. On this basis, in our opinion, the impact that the Proposed Development has on the daylight amenity of the Lampwick Development is a balanced and appropriate one, given the City Centre context of the Site and its surroundings and that Planning Policy requires impact to be judged on the basis of standards that are typical of City Centre developments in Manchester.

Sunlight Amenity Impact

- 1.1.15 All rooms appraised within Weavers Quay would continue to achieve the BRE's Winter and Annual sunlight targets in the Proposed Condition. On that basis, the Proposed Development will not have a material impact on sunlight amenity of Weavers Quay.
- 1.1.16 The Lampwick Development does not have any windows through which the Proposed Development will be seen that face within 90 degrees of due south. On this basis, the sunlight amenity of the rooms is not influenced by the Site nor will it be adversely impacted through the construction of the Proposed Development.
- 1.1.17 There are no neighbouring external amenity areas in the vicinity of the Site / Proposed Development that would justify a BRE "Time in Sun" assessment.

2. Introduction

2.1 Background and Instructions

- 2.1.1 Great Places Housing Group (“Great Places”) has developed a proposal for the redevelopment of the Ancoats Dispensary building on Old Mill Street in New Islington, at the north eastern extents of Manchester City Centre.
- 2.1.2 Gray Scanlan Hill is appointed to evaluate the daylight and sunlight amenity impact of the Proposed Development on those key parts of the surrounding built environment.
- 2.1.3 This Report confirms our assessment methodology, findings and opinions.

2.2 Scope of this Report

- 2.2.1 For reasons explained elsewhere in this Report, our appraisal is based on the provisions of the Building Research Establishment’s (“BRE”) *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*. The BRE Guidance provides an objective means for evaluating daylight and sunlight amenity impacts in the built environment.
- 2.2.2 For reasons that will become apparent as this Report progresses, the Site facing windows and habitable rooms of the following neighbouring buildings are identified as key receptors and have been daylight and sunlight amenity impact appraised:
- Weavers Quay, Old Mill Street; and
 - Lampwick Development, Old Mill Street.
- 2.2.3 There are other residential receptors in the vicinity of the Site with windows that overlook the Site directly. These are the CHIPS apartments to the south east and 18-20 Coppersmith Road to the north west. The Proposed Development will not be visible to these buildings following construction of the Lampwick Development and Weavers Quay, and on that basis they have not been impact appraised.
- 2.2.4 We have undertaken a daylight and sunlight technical analysis and have measured, using computerised 3D massing simulations of the Site and its surroundings and specialist computer software, the amount of daylight and/or sunlight that is available to the abovementioned receptors, both as existing / Baseline and as proposed.

2.3 Professional Experience

- 2.3.1 This appraisal has been overseen by Mike Scanlan, who is a Director at Gray Scanlan Hill. He has, over the course of the last 18 years, specialised in advising and representing his Clients on various third-party development issues, including rights of light (common law), daylight and sunlight and overshadowing amenity assessments (for Town & Country Planning), the Party Wall etc Act 1996 and access to land / airspace negotiations.
- 2.3.2 He commenced his training at building surveying consultancy, Malcolm Hollis, until August 2005 when he became a founding Director of Gray Scanlan Hill, where he has continued to provide third party development consultancy advice to Clients.
- 2.3.3 He has advised both developers and neighbouring adjoining owners on the “light” impact of proposed developments. He has also accepted instructions to advise Local Authorities on the practical application of the BRE Guidance.
- 2.3.4 A member of the Royal Institution of Chartered Surveyors (“RICS”), he has frequently lectured on third party development issues to fellow property professionals as part of numerous regional CPD programmes and conferences.

2.4 The Site Location

- 2.4.1 The Site is located to the south of Old Mill Street, adjacent to Lampwick Lane in New Islington in Manchester (“the Site”). It is within the City Centre Fringe, to the east of Manchester City Centre.
- 2.4.2 New Islington is a regeneration priority for Manchester City Council and has been subject to significant investment to facilitate the delivery of residential development and community infrastructure over the years.
- 2.4.3 Old Mill Street provides an important route from Great Ancoats Street through New Islington, connecting the neighbourhood with Manchester City Centre and the surrounding neighbourhood of Miles Platting, which mostly comprises of two storey residential terraces.

- 2.4.4 Immediately to the south is the Manchester Life Lampwick development, which is under construction. This development comprises of ten-storey, five-storey and six-storey buildings, set around a central courtyard. The development will provide 209 apartments and four duplex homes, along with four commercial units at ground floor level. The homes are proposed to be for private rent.
- 2.4.5 Circa 40 metres to the east of the Ancoats Dispensary is Stubbs Mill, a former textile machinery mill, which now provides 27,500 sq ft of workspace which has been fully let to global sports brand Fanatics. The vacant site to the east of Lampwick Lane received planning permission in 2016 for Yo! Homes' 6 storey building to form 24 no. unique residential apartments. This permission has since expired.
- 2.4.6 To the north of Old Mill Street and the Site is the Weavers Quay development, which completed construction in July 2019 and comprises of 201, one, two and three bedroom apartments for rent.
- 2.4.7 Certain images contained at Appendix 1 communicate the existing physical relationship between the Site and its immediate surroundings in massing terms.

2.5 The Site

- 2.5.1 The Site comprises the three storey (with basement) gothic style Grade II Listed Building, known as Ancoats Dispensary, which is located south of Old Mill Street in New Islington, Manchester.
- 2.5.2 There are small areas of hardstanding in front of the north elevation on Old Mill Street, to the west of the western façade and to the south of southern façade. These areas are mostly occupied by the large and complex scaffolding structure which is supporting the remaining structure of the Ancoats Dispensary from further collapse.
- 2.5.3 The building is currently derelict and the upstanding remains comprise principally of the internal and external load bearing walls. The building has been partially demolished which has included the removal of the roof and the internal floors have collapsed.

2.6 The Proposed Development

- 2.6.1 The Proposed Development comprises the refurbishment, partial demolition and extension of the former dispensary building to increase the height by 1.5 storeys and extend the building footprint to the south, with the removal of the entrance steps and lowering of the ground floor level, and the re-instatement of a central tower, to provide affordable housing units (Use Class C3), with creation of external cycle store, bin store, boundary treatments and associated works.
- 2.6.2 The proposed massing images contained at Appendix 1 communicate the footprint and height of the Proposed Development relative to its immediate surroundings.

2.7 Information Relied upon and Site Specific Limitations

- 2.7.1 We have inspected the Site and walked its surroundings and in so doing have identified the window provision of the neighbouring buildings that overlook the Site (to the extent that such windows are capable of being observed from the adjacent public highways).
- 2.7.2 To facilitate the running of the computerised technical analysis, we have constructed digital 3D massing models of the Site and its immediate surroundings, both in its existing or baseline configuration and as is proposed. In establishing the 3D massing models, we have relied on the following information, provided to us by others:
- A digital photogrammetric model of the Site and its surroundings by Accucities; and
 - A 3D model of the Proposed Development prepared by Buttress Architects.
- 2.7.3 The interior of the neighbouring buildings has not been inspected. It has therefore been necessary to make assumptions regarding the use and arrangement of the rooms. These assumptions can be observed from the No Sky Line Contour Plans at Appendix 4.
- 2.7.4 Our room assumptions are influenced by plans forming part of the following planning applications downloaded from Manchester City Council's Planning Public Access System:
- Weaver's Quay – MCC Ref. 112658/FO/2016/N1;
 - Lampwick Site – MCC Ref. 116190/FO/2017 and 124538/NMC/2019.

- 2.7.5 Further, the height between the internal floor level and the window cill in each room of the neighbouring buildings will influence the position of the working plane, which is the level at which the internal distribution of skylight is measured. As we have not inspected the neighbouring buildings, we have had to assume the position of the working plane
- 2.7.6 On the basis that the neighbouring buildings have not been inspected, we have also had to make assumptions as to their use and function. Our assumptions are primarily influenced by observations made during our Site inspection. We have also identified the neighbouring buildings of residential use by reference to Valuation Office Agency records – neighbouring buildings with a Council Tax Band being of residential use.
- 2.7.7 Our technical analysis only appraises the daylight and sunlight amenity impact that the massing of the Proposed Development will have on the of the surrounding built environment. It is not a cumulative assessment that acknowledges the massing of any other construction development proposed in the vicinity of the Site.

3. Standards

3.1 National Planning Policy

- 3.1.1 There are no national planning policy guidelines that directly govern daylight and sunlight amenity in terms of sufficiency and acceptable impacts.
- 3.1.2 It is, however, acknowledged that the National Planning Policy Framework (“NPPF”) 2019 confirms the Government’s objective to conserve and enhance the natural and local environment in the planning system. The availability of daylight and sunlight are, of course, natural resources that can enhance an environment.
- 3.1.3 The NPPF promotes, where appropriate, an uplift in density for residential development in town and city centres, and notes that a flexible approach should be taken in applying guidance relating to daylight and sunlight in such areas of high density.

3.2 Local Planning Policy and Guidance

- 3.2.1 Manchester City Council’s Core Strategy was adopted on 11th July 2012 and is the key Development Plan Document in the Local Development Framework (“LDF”).
- 3.2.2 It describes Manchester today and outlines the Council’s vision for Manchester in 2027 along with the planning policies which will be used to deliver that vision.
- 3.2.3 Supplementary Planning Documents (SPDs) provide more detail to policies in the Core Strategy. Manchester adopted its ‘Guide to Development in Manchester SPD and Planning Guidance’ in April 2007. We understand that it has yet to be updated to reflect the adopted Core Strategy and the saved Policies from the UDP.
- 3.2.4 The Council will promote / encourage the construction of tall buildings - Policy EN2 of the Core Strategy refers. Proposals for tall buildings will be supported if certain design criteria are met. It is acknowledged that tall buildings can have a significant impact on the local environment and the Council expect that the impact be modelled / measured.
- 3.2.5 The Council do also acknowledge, in Policy CC1 of the Core Strategy – Primary Economic Development Focus: City Centre and Fringe, that development in the City Centre and Fringe will be considered a suitable location for the consideration of high density buildings.

- 3.2.6 The Site is within the bounds of the City Centre ‘Fringe’, as defined in Policy CC1.
- 3.2.7 The Site also falls within the bounds of Ancoats and New Islington, as identified within the later Ancoats and New Islington Neighbourhood Development Framework (NDF) Update document, dated 2016. This document updates the 2014 NDF and includes within those updates a reference to the Manchester City Centre Strategic Plan 2015-2018 (adopted 2016). This document notes that there is an extended City Centre boundary, expanded to include the areas of Ancoats and New Islington.
- 3.2.8 The NDF Update identifies six “Character Areas”. The Site falls with Character Area 6 – Ashton Canal Corridor. Within the Built Form Section for this character area, the document notes that the desire to maximise density should take into consideration the need to protect existing residential amenity. Notwithstanding, paragraph 6.123 makes specific reference to daylight and sunlight amenity, and notes that:
- “The environmental effects of new development does need to be judged on the basis of standards that are typical of City Centre development in Manchester”.*
- 3.2.9 In this regard, material impacts of development on the daylight and sunlight amenity of receptors in this area should be considered appropriate and acceptable if those impacts, and residual daylight and sunlight amenity levels, are considered in line with and appropriate to the City Centre – an area typical of increased building height density.
- 3.2.10 The increased density sought in this area, coupled with the flexible approach to residential daylight and sunlight amenity typically applied elsewhere in Manchester City Centre does, in our opinion, justify the flexible application of the BRE Guidance on this Site.
- 3.2.11 On the basis that the Site is within the bounds of the expanded City Centre limits, Core Strategy Policy CC6 – City Centre High Density Development – is also applicable.
- 3.2.12 Policy CC6 notes that that development in the City Centre will generally be “high density” and that the scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City.
- 3.2.13 Policy DM1 – Development Management – confirms that all developments should have regard to a number of issues, such as the effects on amenity, including light.

- 3.2.14 In July 2016, the Council published their “Residential Quality Guidance” (“RQG”) with the confirmed intention of providing clear direction on the considerations, qualities, and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester.
- 3.2.15 In encouraging developers to “appreciate scale” the RQG acknowledges that taller buildings can have an impact on the character and atmospheric quality of the spaces immediately around them; affecting light and shadow amongst other things and requiring developers and their design teams to demonstrate how massing and scale have been considered in terms of its impact on the neighbourhood, street and block.
- 3.2.16 Although the above-mentioned Local Planning Policy and Guidance makes express reference to daylight and sunlight amenity, no guidance is provided on how daylight and sunlight amenity impact might be measured and evaluated in practice.
- 3.2.17 Accordingly, it is necessary and appropriate to consider and administer the design guidance available from the Building Research Establishment (BRE) and their Guidance Note *‘Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice’*.

3.3 The BRE “Site Layout Planning for Daylight & Sunlight”

3.3.1 The BRE Guidance was produced following extensive consultation with architects, planning officers, consultants, professional institutions and Government officials.

3.3.2 The Guidance was first published in 1991 and superseded the Department of the Environment Guidance “Sunlight and Daylight Planning Criteria and Design of Buildings”. The current edition of the BRE Guidance was published in 2011.

3.3.3 Its overall purpose is to assist in evaluating the relationship between new and existing buildings to ensure that each retains the potential to achieve a “fair share” of available daylight and sunlight given their relative siting, height and mass.

3.3.4 The BRE Guidance is technically robust and has become the industry standard methodology for assessing daylight and sunlight amenity in the built environment.

3.3.5 The provisions of the BRE Guidance are not mandatory and the BRE have taken steps to confirm that it should not be read as an instrument of planning policy:

‘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 daylight is only one of many factors in site layout design’.

3.3.6 It is important to note that the BRE Guidance was principally developed for use in the assessment of low density suburban environments and should, therefore, be applied flexibly for developments in urban City or Town Centre sites, commercially influenced areas or areas where greater density is sought / encouraged.

3.3.7 The BRE targets should not, therefore, be seen as absolute and immovable targets when applied in built environments either of existing high density or where increased density is being sought / encouraged. To facilitate the flexible application of the BRE Guidance in such circumstances, it promotes the setting of alternative target values.

4. The BRE Tests

4.1 Daylight

- 4.1.1 The BRE Guidance confirms that its daylight provisions are intended for use for rooms in neighbouring dwellings where daylight is required, which would include living rooms, kitchens and bedrooms. It goes on to confirm that windows serving bathrooms, toilets, store rooms, circulation areas, and garages need not be analysed.
- 4.1.2 There are several different methods of measuring daylight amenity.
- 4.1.3 The BRE recommend that the Vertical Sky Component (“VSC”) test is used when considering the impact that a new development will have on the daylight amenity of an existing neighbouring building.
- 4.1.4 The VSC is a unit of measurement that represents the amount of visible sky that is capable of being received at the external face of a window. Daylight is derived directly from the sky. On that basis, the more unobstructed sky or sky visibility available to a window, the potential daylighting capability of the room served by it will increase.
- 4.1.5 The unit is expressed as a percentage, as it is the ratio between the amount of visible sky available to the window being tested, compared to that available from a totally unobstructed sky. To put this unit of measurement into perspective, the maximum percentage VSC value of a window located in a vertical plane is 50%, but in practice the VSC values do not typically exceed 40%, because of projecting window reveals and window heads which lessen / reduce the angles of measurement.
- 4.1.6 The BRE Guidance for daylight confirms that: *“... daylighting of an existing building may be adversely affected ... if ... the VSC measured at the centre of an existing ... window is less than 27%, and less than 0.8 times its former value”*
- 4.1.7 In this regard, an aspirational target of 27% VSC is established for each window.
- 4.1.8 However, if a window already receives less than 27% VSC, then a reduction in the existing value of up to 20% (i.e. 0.8 x) is accepted as permissible on the basis that such a reduction is unlikely to be noticed by the room’s occupants.

- 4.1.9 We would stress that should a window's VSC value be reduced by more than 20%, this does not mean that the room will ordinarily be left with inadequate levels of daylight; it simply means that the reduction in light will be more noticeable to the occupants.
- 4.1.10 The BRE Guidance confirms that the daylight distribution of an existing building can be found by plotting the No Sky Line ("NSL") for each main room, which would include living rooms, dining rooms and kitchens (bedrooms are considered less important).
- 4.1.11 The NSL is measured at an internal working plane within a room and divides those parts of it which can and cannot see the sky through its window provision.
- 4.1.12 Those parts of a room beyond the NSL usually look dark and gloomy, compared with the rest of the room, because they receive no direct daylight.
- 4.1.13 The BRE Guidance confirms that the area of a room within the baseline NSL can be reduced by 20% (or 0.8x) without being noticed by the room occupants.

4.2 Sunlight to Buildings

- 4.2.1 Unlike daylight, which is not influenced by orientation and assumes that light from the sky is uniform, the availability of sunlight is dependent upon compass orientation.
- 4.2.2 As the United Kingdom is in the northern hemisphere, sun is only received from the south, rising in the east and setting in the west. The availability of sunlight is therefore dependent upon the orientation of the window being tested relative to due south.
- 4.2.3 The BRE Guidance for sunlight concludes that:
- "If a living room of an existing dwelling has a main window facing within 90° of due south and any part of the new development subtends an angle of more than 25° to the horizontal, measured from the centre of the window in a vertical section perpendicular to the window, the sunlighting of the existing dwelling may be adversely affected".*
- 4.2.4 The BRE Guidance goes on to conclude that sunlight will be adversely affected if the living room window "...receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March".
- 4.2.5 September – March are acknowledged as the "winter months".



- 4.2.6 Sunlight, therefore, only needs to be considered for windows serving living rooms, which is in contrast to the daylight test that applies equally to kitchens and bedrooms.
- 4.2.7 Again, the BRE confirms that where the APSH values are not met in the existing condition, a reduction of up to 20% (i.e. 0.8 x) the existing value would be acceptable, on the basis that the reduction is unlikely to be noticed by the building occupants.
- 4.2.8 We would, again, stress that reductions of more than 20% should not ordinarily be interpreted as a window being left with insufficient levels of sunlight amenity; it simply means that the reduction is more likely to be noticed by the building occupants.

4.3 Alternative Daylight and Sunlight Targets

- 4.3.1 The BRE acknowledge the need for the provisions of the Guidance to be applied and interpreted flexibly, including adjustment, where it is used outside of the low density suburban environments for which it was designed, in confirming that:

“... the Developer or Planning Authority may wish to use different target values. For example, in a 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 proportion of existing buildings”.

- 4.3.2 This is logical. It is unrealistic to rigidly impose the BRE's low density massing targets in city centres or other local centres where increased density is sought.
- 4.3.3 The promoting of a high-density environment is at odds with the maintaining of those levels of daylight and sunlight that the BRE has set for its low density massing targets.
- 4.3.4 Gray Scanlan Hill consider the setting of alternative targets to be a necessary means of adjusting the BRE Guidance for use in an environment such as Manchester City Centre.
- 4.3.5 It is unreasonable to expect higher density developments to fall in line with the BRE's low density targets. For this reason, the setting of alternative targets is justified in this instance, and an appropriate means of impact appraising the Proposed Development.
- 4.3.6 A generic or non-site specific alternative daylight target of 21.6% VSC can be established for higher density massing environments, through applying BRE principles.

- 4.3.7 To explain, the BRE Guidance confirms that the 27% target VSC is an acceptable level of daylight, and one that is capable and accepted of being reduced by 20%.
- 4.3.8 In this regard, if a window enjoys 27% VSC in the existing condition, it would be acceptable to reduce that VSC to 21.6%. In such circumstances, it would be concluded that a VSC of 21.6% would be adequate to satisfy the BRE's daylight test criterion.
- 4.3.9 That conclusion would be drawn on the basis that the reduction in direct sky light would not be noticed by the building or room occupants. However, that is not the same, and this is an important distinction, as concluding that 21.6% VSC is in anyway an insufficient or detrimental amount of direct sky light for a window or room to receive.
- 4.3.10 Logically, if 21.6% can be concluded as a sufficient proposed VSC for one habitable room window, then there is no reason why that could not be set as an alternative benchmark or target for all habitable room windows, regardless of their existing VSC values and the extent to which any reductions in sky light might be experienced.
- 4.3.11 A window with a VSC of 21.6% means that the window would still have access to more than half of the sky dome (from which daylight is derived) that is realistically available to an unobstructed window located in a vertical plane or elevation. We would therefore deem that a window achieving a VSC of at least 21.6% would at least be within an acceptable tolerance of the aspirational 27% target noted in the BRE Guidance.
- 4.3.12 Using the same principle, alternative APSH targets of 4% winter APSH (rather than the low density 5%) and 20% annual APSH (rather than 25%) can be set.

4.4 Sunlight to Open Spaces

- 4.4.1 As well as ensuring that living rooms receive a good level of sunlight, it is also important that open spaces between and around buildings such as gardens are suitably sunlit.
- 4.4.2 The BRE recommend that the availability of sunlight should be checked for all external spaces where it will be required, and this would normally include:
- Gardens, usually the main back garden of a house;
 - Parks and playing fields;
 - Children's playgrounds;
 - Outdoor swimming pools and paddling pools;

- Sitting out areas, such as those between non-domestic buildings / public squares;
- Focal points such as monuments or fountains.

4.4.3 The BRE Guidance concludes that:

“It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If, as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable”.

4.4.4 This ultimately means that 50% of any garden or external amenity space must be capable of receiving two hours of sunlight, and by implication be free from any permanent overshadowing, on 21 March. A 20% reduction of the existing value is accepted by the BRE on the grounds that it is unlikely to be noticed by the occupants / users.

5. Assessment

5.1 Assessment Methodology

- 5.1.1 Our assessment follows the methodology set out in the BRE Guidance, which provides an objective means of measuring and evaluating daylight and sunlight amenity impacts.
- 5.1.2 To appraise the impact that the massing of the Proposed Development will have on the daylight and sunlight amenity of the surrounding built environment, a topographically computer-generated 3D model has been constructed that simulates the massing of the Site and its surroundings in both its existing and proposed condition.
- 5.1.3 The assessment calculations have been undertaken using specialist computer software (known as “Waldram Tools”, a widely used and market leading simulated light measurement software) to perform the BRE daylight and sunlight tests.
- 5.1.4 The information upon which the 3D model and technical analysis is based, has been extracted from the information referred to in Section 2.6 of this Report.

5.2 Receptor Identification

- 5.2.1 It is clear from reading the BRE Guidance that it seeks to consider daylight and sunlight amenity for neighbouring buildings of residential use; it emphasises the availability of daylight and sunlight to living rooms, and daylight to bedrooms and family kitchens.
- 5.2.2 The relevant or sensitive daylight and sunlight receptors around the Site are therefore those windows that serve anticipated habitable room uses in the neighbouring buildings.
- 5.2.3 For the purposes of this Report, we have identified certain windows in the following neighbouring buildings as sensitive or key receptors:
- Weavers Quay, Old Mill Street; and
 - Lampwick Development, Old Mill Street.
- 5.2.4 The position of the above neighbouring buildings, relative to the Site and the Proposed Development, can be observed on the massing plans at Appendix 1 below.
- 5.2.5 Window reference plans of the principal elevations of the neighbouring buildings considered as part of the Report can be found at Appendix 2.

- 5.2.6 In line with BRE principles, any windows in the above-mentioned buildings that are known to serve circulation space or welfare accommodation have not been analysed, neither have the windows that serve any ground floor retail / non-domestic uses.
- 5.2.7 Not all of the above buildings need to be sunlight appraised, on the basis that windows of north facing orientation have no reasonable expectation of direct sunlight. As confirmed above, any windows within 90 degrees of due south need to be sunlight impact appraised.
- 5.2.8 There are, in our opinion, no external amenity areas close enough to the Site that would justify a “time in sun” impact assessment.

5.3 Baseline Condition

- 5.3.1 The Baseline condition acknowledges the massing of the existing buildings of the Site and the current massing of its surroundings at the date of this Report.
- 5.3.2 Baseline massing images of the Site are provided at Appendix 1.
- 5.3.3 A summary of the baseline results is tabulated below:

Table 1 – Summary of Baseline VSC Results

Receptors	≥ 27% VSC	< 27% VSC
Weavers Quay	229 windows (92%)	20 windows (8%)
Lampwick Development	134 windows (72%)	52 windows (28%)

- 5.3.4 The BRE’s NSL test is based upon the size of reduction in area receiving direct daylight in the Proposed Condition. On this basis, there is no NSL in the Baseline target.
- 5.3.5 The windows of the neighbouring receptors are predominantly well daylit, the majority (83%) achieving the BRE’s aspirational VSC target of 27% in the Baseline Condition.
- 5.3.6 A total of 72 windows (17% of all windows appraised) across both buildings do not achieve the BRE’s aspirational targets in the Baseline condition. This is predominantly attributable to the outlook of these windows, which directly overlook that part of the Lampwick Development that fronts Old Mill Street and ranges from six to eight storeys in height. The mass of this building is therefore an inherent limitation / burden to natural light from certain vantage points.

Table 2 – Summary of Baseline APSH Results

Receptors	≥ 5% & 25% APSH	< 5% &/or <25% APSH
Weavers Quay	249 rooms (100%)	0 rooms (0%)
Lampwick Development	n/a – Windows are north facing / > 90 degrees from due south.	

5.3.7 All habitable rooms served by south facing windows of Weavers Quay are BRE compliant for sunlight, achieving both Winter and Annual APSH targets in the Baseline Condition.

5.3.8 There are no windows (through which the Proposed Development will be seen) serving rooms of the Lampwick Development that are oriented within 90 degrees of due south. On that basis, they can have no reasonable expectation of direct sunlight over the Site, and in line with BRE principles have not been impact appraised for sunlight amenity.

5.4 The Measured Daylight & Sunlight Amenity Impact

5.4.1 The results of the VSC daylight tests are tabulated in Appendix 3. We have measured the daylight impact of the Proposed Development against the BRE's 27% VSC target.

5.4.2 Where windows do not achieve this aspirational target, we have deemed them to be within an acceptable tolerance of it if where they achieve a VSC of 21.6%. We consider this to be acceptable level of amenity in a built up urban environment such as City Centres.

5.4.3 The results of the NSL tests are presented at Appendix 4.

5.4.4 To explain the NSL contour plots, the area of the room within the red contour receives access to direct sky light. The hatched area of the room identifies each neighbouring room that will lose direct access to sky visibility, because of the Proposed Development.

5.4.5 The results of the APSH daylight tests are tabulated in Appendix 5.

5.4.6 As above, the BRE confirm that only windows facing within 90° of due south can have any real expectation of receiving sunlight and need to be technically appraised. This is because the sun rises in the east, sets in the west, passing through south.

- 5.4.7 Because some of the rooms are served by multiple windows or are dual aspect, we have summarised the results of our sunlight study on a room-by-room basis.
- 5.4.8 We have measured the sunlight impact of the Proposed Development against the BRE's 5% winter APSH target and 25% annual APSH target. Where rooms do not achieve these aspirational targets, we have deemed them to be within an acceptable tolerance of them where they achieve a winter APSH of 4% and an annual APSH of 20%. We consider this to be acceptable level of amenity in a built up urban environment such as City Centres.
- 5.4.9 The tabulated VSC, NSL and APSH results contained within the Appendices of this Report appended have been colour annotated for ease of review, as follows:
- Green indicates the result achieves the unmodified BRE target;
 - Yellow indicates that the result comes within an Acceptable Tolerance of the unmodified BRE target (i.e. it does achieve the 'Alternative Target');
 - Pink indicates that the result is lower than the Acceptable Tolerance Alternative Target.
- 5.4.10 Results in the 'Pr/Ex' column show the Proposed Value as a proportion of the Baseline Value. These results are colour annotated pink or green based on whether the Proposed Result is, respectively, less than or greater than 0.8x the Baseline value.
- 5.4.11 Proposed "Pr/Ex" results that are greater than 0.8x Baseline Values are coloured green and are considered acceptable to the BRE on the basis that any reduction in VSC, NSL or APSH would not be noticed by the rooms occupants.
- 5.4.12 Therefore, any yellow or pink results for VSC or APSH are considered BRE compliant if the Pr/Ex results are coloured green (i.e. the result in the Proposed Condition is not < 0.8x Baseline Values, and therefore not noticeable to the room occupants).
- 5.4.13 A summary of the results of our technical study, and commentary confirming our opinion of them, is set out on a neighbouring property by property basis below.

Weaver's Quay, Old Mill Street

Weaver's Quay is a new build apartment building. It is located to the north west of the Site on the opposite side of Old Mill Street.

It has windows within its Old Mill Street elevation which overlook the Site directly. The Proposed Development will be seen through these windows once constructed.

The rooms overlooking the Site are a mixture of habitable uses – Living / Kitchen / Dining Rooms ("LKDs") and Bedrooms.



Daylight Amenity Impact

249 individual windows have been appraised, serving 249 habitable rooms.

In the Baseline condition 229 windows (92%) appraised achieve the 27% VSC target.

A minority of windows (8%, or 20 windows in total) do not achieve the 27% target in the Baseline Condition. All of these windows are located at ground floor level, and do not overlook the Site directly, instead looking towards the adjacent Lampwick Development.

Notwithstanding some small measured reductions in the extent to which the sky would continue to be seen over the Site, all 249 windows (100%) would continue to either achieve the 27% VSC target in the proposed condition or experience reductions in existing VSC values of less than the 20% reduction that is accepted by the BRE, on the grounds that it would not be noticed by the room occupants.

All of the 249 rooms (100%) appraised would also pass the BRE's NSL test, either experiencing no reduction in NSL, or very minor reductions in NSL that would not be noticeable to the room occupants.

In our opinion, the impact that the Proposed Development will have on the daylight amenity of this neighbouring building is considered to be appropriate and non-significant.

Sunlight Amenity Impact

249 individual rooms have been sunlight appraised, served by 249 individual windows.

All 249 rooms (100%) achieve both the 25% Annual and 5% Winter APSH targets in the Baseline condition.

The Proposed Development would result in a small number of isolated reductions in APSH levels. Notwithstanding these reductions, all 249 rooms (100%) would continue to achieve the BRE's Winter and Annual sunlight targets.

In our opinion, the impact that the Proposed Development will have on the sunlight amenity of this neighbouring building is considered to be appropriate and non-significant.

Lampwick Development, Old Mill Street

The Lampwick Development is a development of apartments that is currently under construction. It is located to the south west and south east of the Site and separated from it by an access road.

It has windows within its north west elevation which overlook the Site directly. The Proposed Development will be seen through these windows once constructed.

The rooms overlooking the Site are a mixture of habitable uses – Living / Kitchen / Dining Rooms (“LKDs”) and Bedrooms.



Daylight Amenity Impact

186 individual windows have been appraised, serving 186 habitable rooms.

In the Baseline condition a majority of windows appraised (72%, or 134 windows in total) achieve the 27% VSC target.

52 windows (28%) do not achieve the 27% target in the Baseline Condition. These windows are predominantly positioned either overlooking another part of the Lampwick Development, or are set within a recess and flanked on both sides by other parts of Lampwick Development.

In effect, the design of the Lampwick Development places a significant inherent limitation on these windows' capacity to receive direct daylight, irrespective of the Ancoats Dispensary Site.

Notwithstanding small, general reductions in the extent to which the sky would continue to be seen over the Site, all 186 windows (100%) would continue to either achieve the 27% VSC target in the proposed condition or experience reductions in existing VSC values of less than the 20% reduction that is accepted by the BRE, on the grounds that it would not be noticed by the room occupants.

177 rooms (95%) of the 186 appraised would pass the BRE's NSL test, experiencing a reduction or movement in the NSL that would not be noticeable to the room occupants.

9 rooms (5%) would not pass the BRE's NSL test, experiencing reductions in Baseline NSL that would be noticeable to the rooms' occupants. Of these, 5 rooms are LKDs and 4 rooms are bedrooms.

Notwithstanding these less than aspirational NSL results, we consider that the impact of the Proposed Development on daylight amenity of these rooms – and the Lampwick Development as a whole – is appropriate and balanced given the City Centre Context, for the following reasons:

- The 9 rooms that do not meet the BRE's NSL test criterion represent a small statistical minority (5%) of those rooms appraised, and an even smaller minority of the Lampwick development as a whole. The impact is therefore localised rather than commonplace / widespread.
- The windows serving these rooms would all achieve the BRE's VSC target or experience reductions in VSC that are not noticeable to the room occupants.

- These rooms will continue to receive more direct daylight to a greater proportion of the room (typically to between 54-60%, and 3 rooms at 27%, 34%, 40%) in the Proposed Condition than a number of other rooms at 1st – 3rd floor level in the Lampwick Development achieve in the Baseline Condition (with as little as 17%, and typically <40% of a room's area having sky visibility).

In effect, these 9 rooms which do not achieve the BRE's NSL criterium typically have a better level of daylight amenity in the Proposed Condition than other rooms within the Lampwick Development.

- Bedrooms are of lower daylight sensitivity in multi room apartments than LKDs.
- Where LKDs do not pass the BRE's NSL test, the significant majority of the 'Living' portion of the room remains within the No Skyline, and therefore continues to receive access to direct daylight.
- The adjacent part of the Lampwick Development, fronting Old Mill Street, is of significant massing. Whilst the windows of these rooms do not *directly* overlook this 6-8 storey mass, it is a significant presence visible from the face that limits sky visibility from within the room. In being a significant obstruction to daylight potential / sky visibility of these rooms, it increases their sensitivity to increases of massing elsewhere in the surrounding area (including the Site).

On the basis that these rooms amount to no more than a small minority of rooms appraised within the Lampwick Development, this neighbouring building will, in our opinion, remain daylit to a level considered adequate and acceptable for a City Centre.

This is in line with the approach encouraged by planning policy – that *"impacts be judged on the basis of standards that are typical of City Centre development in Manchester"*.

Sunlight Amenity Impact

The Lampwick Development does not have any windows through which the Proposed Development will be seen that face within 90 degrees of due south. On this basis, their sunlight amenity is not influenced by the Site nor will it be impacted through the construction of the Proposed Development.

Appendix 1: Baseline and Proposed Massing Plans



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site derived from 2D drawings produced by Purcell.

Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal.

Proposed Model
Proposed scheme massing -
"8803_BA_XX_XX_M3_AR_Ancoats
Dispensary_Proposed.dwg"

Supplied by Paul Nelson of Buttress on 04/03/2021.

Massing Legend

Existing

Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:



The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:
Great Places Housing Group

PROJECT:
Ancoats Dispensary

DRAWING TITLE:
Plan View
Existing Site

SCALE @ A2: NTS	DATE: 05.03.2021	DRAWN: GSH
CHECKED: DMH		

DRAWING NUMBER: 2780_MA-01	REV: •
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NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site derived from 2D drawings produced by Purcell.

Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal.

Proposed Model
Proposed scheme massing -
"8803_BA_XX_XX_M3_AR_Ancoats
Dispensary_Proposed.dwg"

Supplied by Paul Nelson of Buttress on 04/03/2021.

Massing Legend

Existing

Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:

The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:
Great Places Housing Group

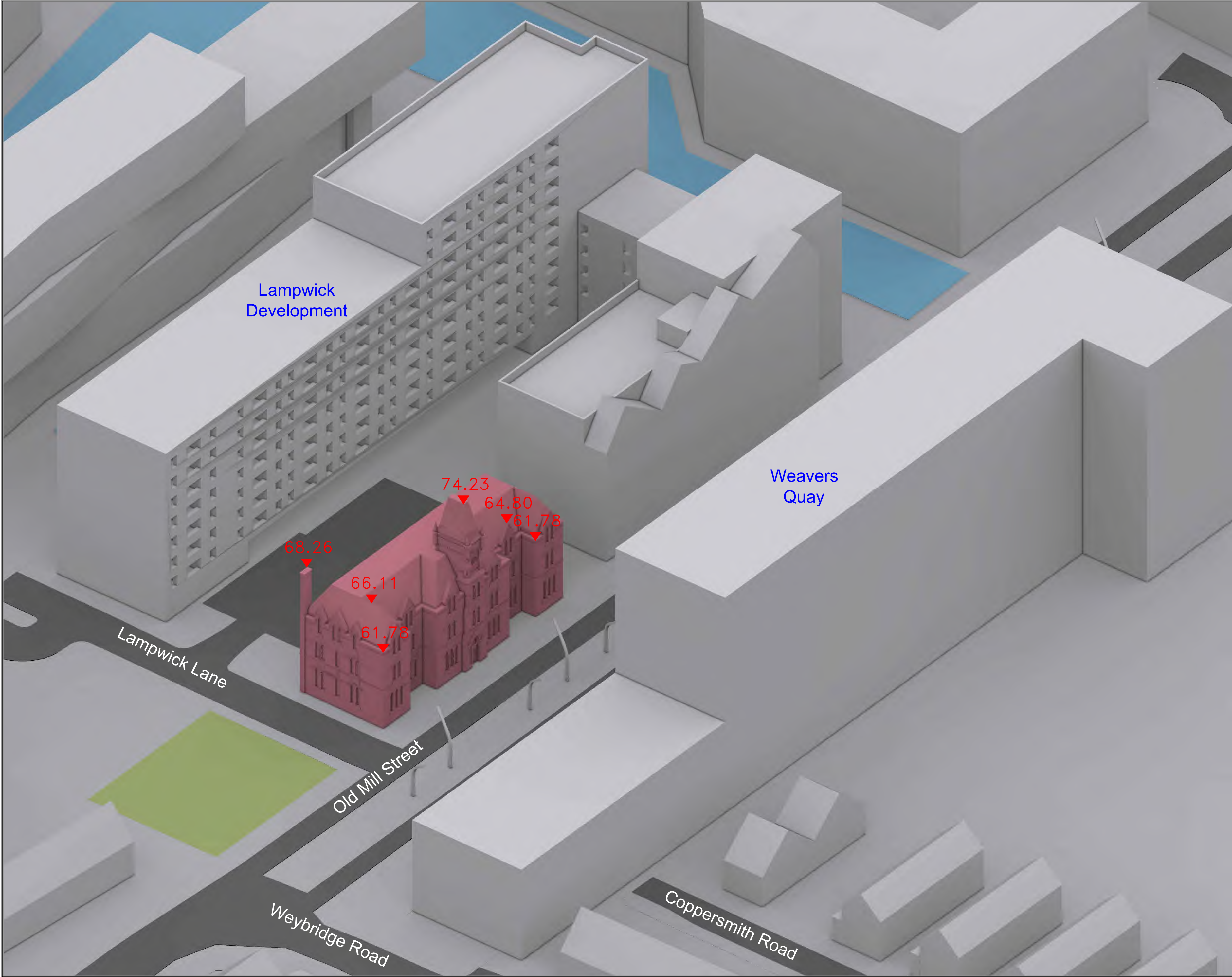
PROJECT:
Ancoats Dispensary

DRAWING TITLE:
Plan View
Proposed Scheme

SCALE @ A2: NTS	DATE: 05.03.2021	DRAWN: GSH
	CHECKED:	DMH

DRAWING NUMBER: 2780_MA-02	REV: .
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NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Existing Site derived from 2D drawings produced by
Purcell.
Neighbouring Buildings internal room layouts, window
positions/dimensions and massing derived from plans
found on the planning portal.
Proposed Model
Proposed scheme massing -
"8803_BA_XX_XX_M3_AR_Ancoats
Dispensary_Proposed.dwg"

Supplied by Paul Nelson of Buttress on 04/03/2021.

Massing Legend

Existing

Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:

The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

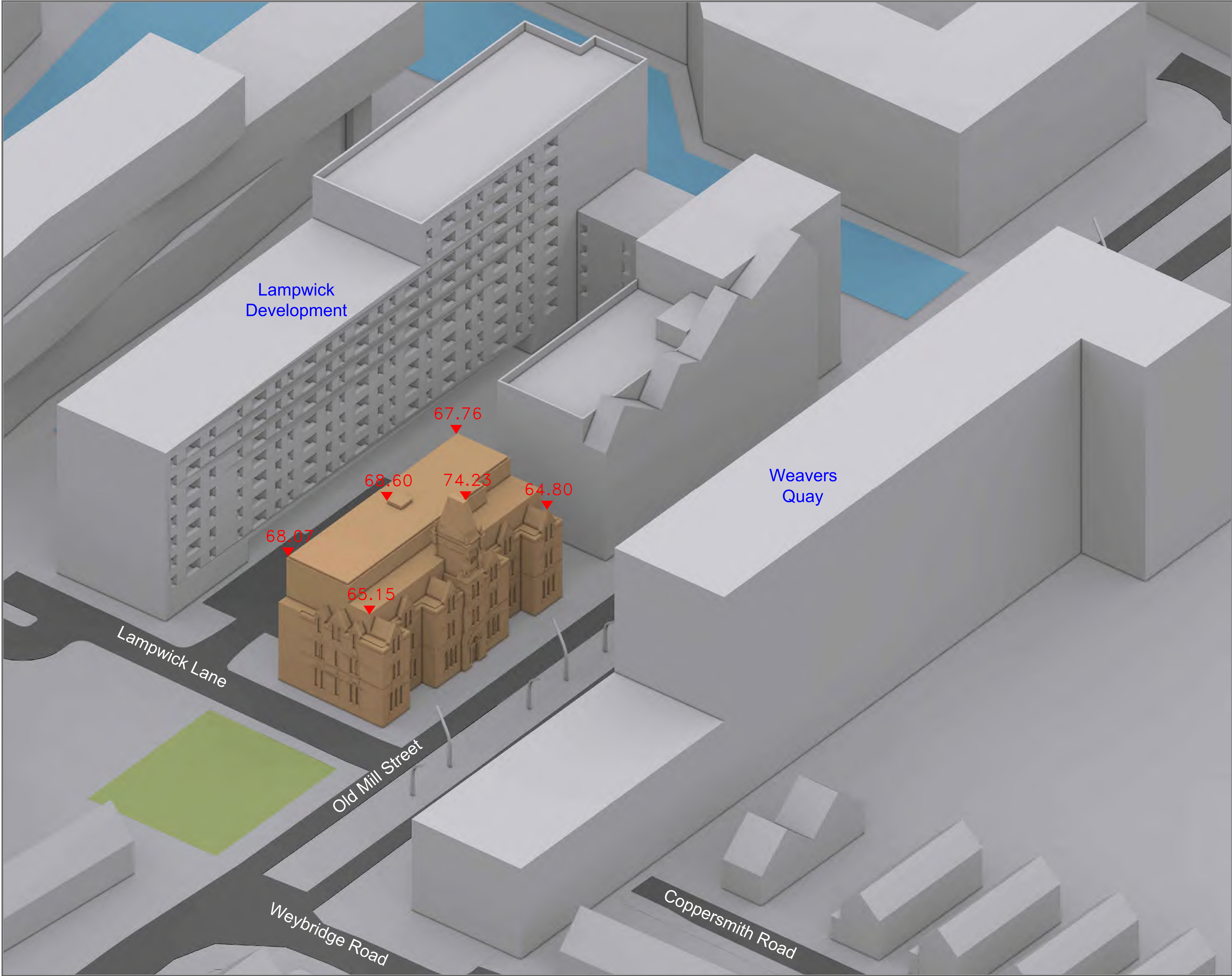
CLIENT:
Great Places Housing Group

PROJECT:
Ancoats Dispensary

DRAWING TITLE:
3D View 1
Existing Site

SCALE @ A2: NTS	DATE: 05.03.2021	DRAWN: GSH
	CHECKED:	DMH

DRAWING NUMBER: 2780_MA-03	REV: •
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NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site derived from 2D drawings produced by
Purcell.

Neighbouring Buildings internal room layouts, window
positions/dimensions and massing derived from plans
found on the planning portal.

Proposed Model
Proposed scheme massing -
"8803_BA_XX_XX_M3_AR_Ancoats
Dispensary_Proposed.dwg"

Supplied by Paul Nelson of Buttress on 04/03/2021.

Massing Legend

Existing

Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:



The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

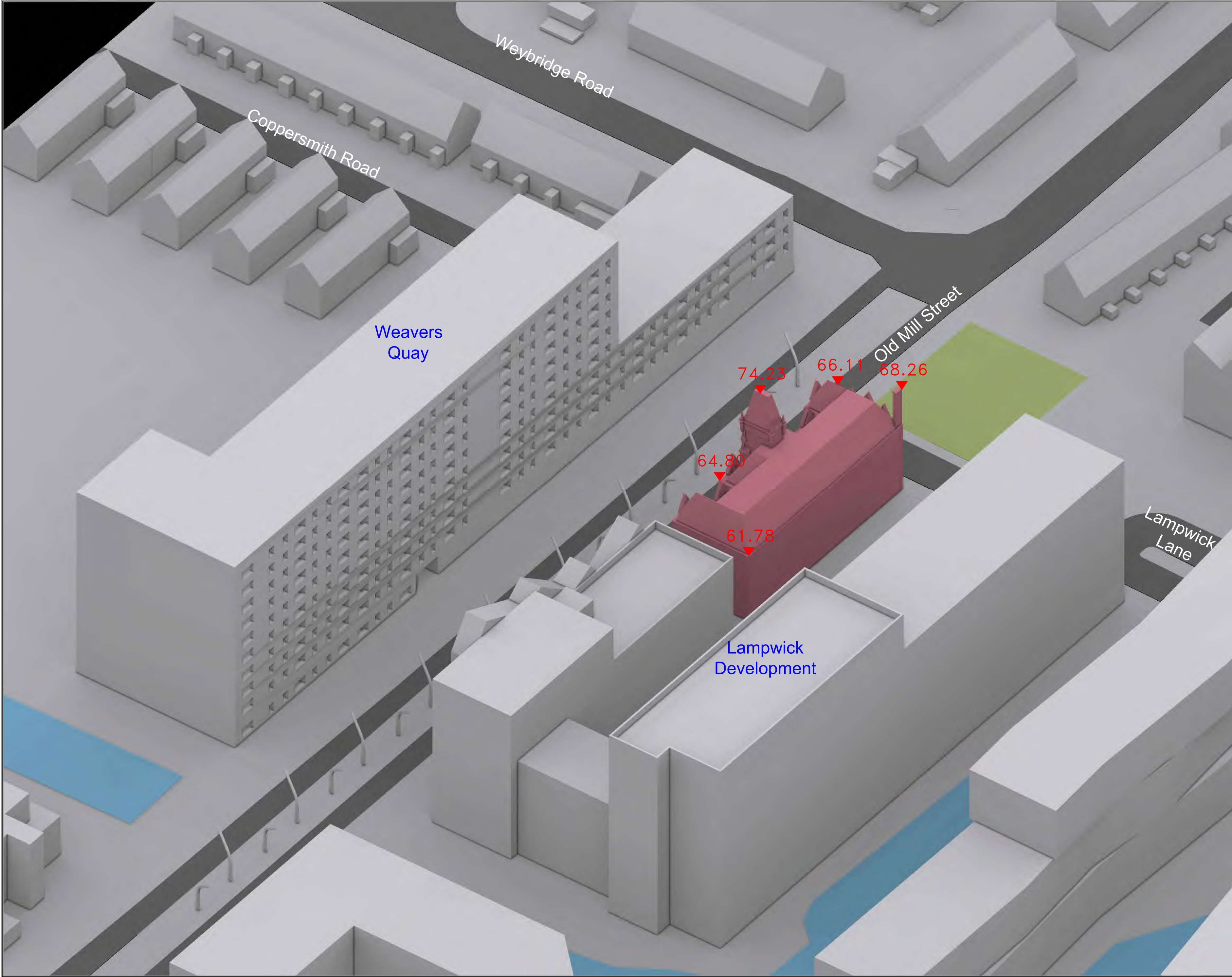
CLIENT:
Great Places Housing Group

PROJECT:
Ancoats Dispensary

DRAWING TITLE:
3D View 1
Proposed Scheme

SCALE @ A2: NTS	DATE: 05.03.2021	DRAWN: GSH
	CHECKED:	DMH

DRAWING NUMBER: 2780_MA-04	REV: •
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NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site derived from 2D drawings produced by
Purcell.

Neighbouring Buildings internal room layouts, window
positions/dimensions and massing derived from plans
found on the planning portal.

Proposed Model
Proposed scheme massing -
"8803_BA_XX_XX_M3_AR_Ancoats
Dispensary_Proposed.dwg"

Supplied by Paul Nelson of Buttress on 04/03/2021.

Massing Legend

Existing

Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:

The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

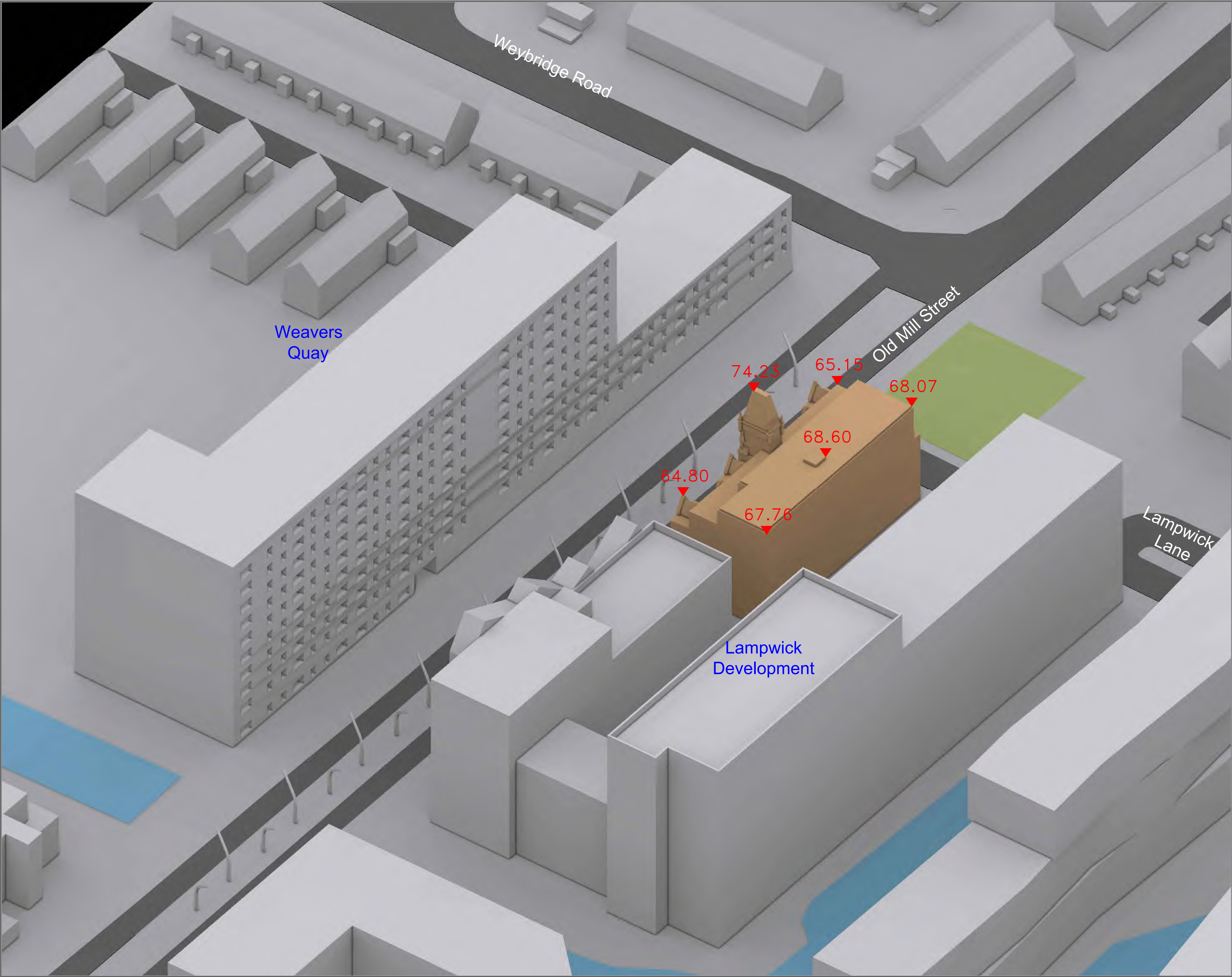
CLIENT:
Great Places Housing Group

PROJECT:
Ancoats Dispensary

DRAWING TITLE:
3D View 2
Existing Site

SCALE @ A2: NTS	DATE: 05.03.2021	DRAWN: GSH
CHECKED: DMH		

DRAWING NUMBER: 2780_MA-05	REV: .
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NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site derived from 2D drawings produced by
Purcell.

Neighbouring Buildings internal room layouts, window
positions/dimensions and massing derived from plans
found on the planning portal.

Proposed Model
Proposed scheme massing -
"8803_BA_XX_XX_M3_AR_Ancoats
Dispensary_Proposed.dwg"

Supplied by Paul Nelson of Buttress on 04/03/2021.

Massing Legend

Existing

Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:

The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:
Great Places Housing Group

PROJECT:
Ancoats Dispensary

DRAWING TITLE:
3D View 2
Proposed Scheme

SCALE @ A2: NTS	DATE: 05.03.2021	DRAWN: GSH
	CHECKED:	DMH

DRAWING NUMBER: 2780_MA-06	REV: .
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Appendix 2: Window Reference Plans

Weavers Quay
Window Locations Part 1

NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Existing Site derived from 2D drawings produced by
Purcell.
Neighbouring Buildings internal room layouts, window
positions/dimensions and massing derived from plans
found on the planning portal.
Proposed Model
Proposed scheme massing -
"8803_BA_XX_XX_M3_AR_Ancoats
Dispensary_Proposed.dwg"

Supplied by Paul Nelson of Buttress on 04/03/2021.

Massing Legend

Existing

Proposed

All heights in m AOD

NOTES:	DRWN:	DATE:



The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:
Great Places Housing Group

PROJECT:
Ancoats Dispensary

DRAWING TITLE:
Windows Location Plan

SCALE @ A3: NTS	DATE: 17.02.2021	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 2780_MA-13	REV: .
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Weavers Quay
Window Locations Part 2



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site derived from 2D drawings produced by Purcell.

Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal.

Proposed Model
Proposed scheme massing -
"8803_BA_XX_XX_M3_AR_Ancotts
Dispensary_Proposed.dwg"

Supplied by Paul Nelson of Buttress on 04/03/2021.

Massing Legend

Existing

Proposed

All heights in m AOD

NOTES:	DRWN:	DATE:



The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:
Great Places Housing Group

PROJECT:
Ancotts Dispensary

DRAWING TITLE:
Windows Location Plan

SCALE @ A3: NTS	DATE: 17.02.2021	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 2780_MA-14	REV: .
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Lampwick Development
Window Locations Part 1

NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Existing Site derived from 2D drawings produced by
Purcell.
Neighbouring Buildings internal room layouts, window
positions/dimensions and massing derived from plans
found on the planning portal.
Proposed Model
Proposed scheme massing -
"8803_BA_XX_XX_M3_AR_Ancoats
Dispensary_Proposed.dwg"

Supplied by Paul Nelson of Buttress on 04/03/2021.

Massing Legend

Existing

Proposed

All heights in m AOD

NOTES:	DRWN:	DATE:



The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:
Great Places Housing Group

PROJECT:
Ancoats Dispensary

DRAWING TITLE:
Windows Location Plan

SCALE @ A3: NTS	DATE: 17.02.2021	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 2780_MA-15	REV: .
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Lampwick Development
Window Locations Part 2

NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Existing Site derived from 2D drawings produced by
Purcell.
Neighbouring Buildings internal room layouts, window
positions/dimensions and massing derived from plans
found on the planning portal.
Proposed Model
Proposed scheme massing -
"8803_BA_XX_XX_M3_AR_Ancots
Dispensary_Proposed.dwg"
Supplied by Paul Nelson of Buttress on 04/03/2021.

Massing Legend

Existing

Proposed

All heights in m AOD

NOTES:	DRWN:	DATE:



The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:
Great Places Housing Group

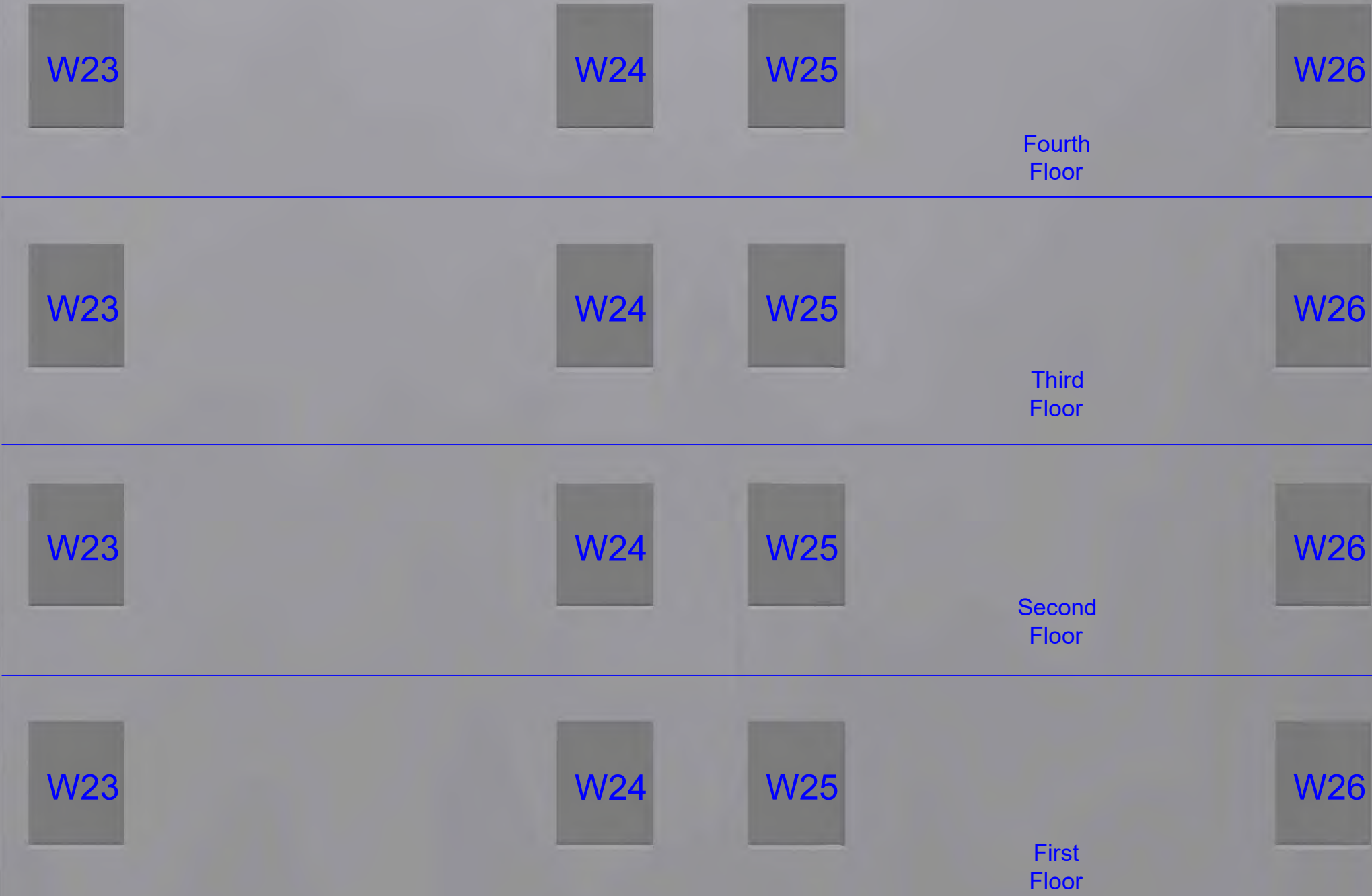
PROJECT:
Ancots Dispensary

DRAWING TITLE:
Windows Location Plan

SCALE @ A3: NTS	DATE: 17.02.2021	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 2780_MA-16	REV: .
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Lampwick Development
Window Locations Part 3



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Existing Site derived from 2D drawings produced by
Purcell.
Neighbouring Buildings internal room layouts, window
positions/dimensions and massing derived from plans
found on the planning portal.
Proposed Model
Proposed scheme massing -
"8803_BA_XX_XX_M3_AR_Ancoats
Dispensary_Proposed.dwg"
Supplied by Paul Nelson of Buttress on 04/03/2021.

Massing Legend

Existing
Proposed

All heights in m AOD

NOTES:	DRWN:	DATE:
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The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:
Great Places Housing Group

PROJECT:
Ancoats Dispensary

DRAWING TITLE:
Windows Location Plan

SCALE @ A3: NTS	DATE: 17.02.2021	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 2780_MA-17	REV: .
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Appendix 3: Baseline vs Proposed VSC Results

Project Name: Ancoats Dispensary
Project No.: 2780
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	Pr/Ex
Weavers Quay								
Ground	R1	Residential	LKD	W1		25.85	25.85	1.00
	R2	Residential	Bedroom	W2		24.63	24.63	1.00
	R3	Residential	Bedroom	W3		23.82	23.81	1.00
	R4	Residential	LKD	W4		23.08	23.07	1.00
	R5	Residential	Bedroom	W5		22.61	22.59	1.00
	R6	Residential	Bedroom	W6		22.32	22.29	1.00
	R7	Residential	LKD	W7		22.17	22.13	1.00
	R8	Residential	LKD	W8		22.17	22.11	1.00
	R9	Residential	Bedroom	W9		22.32	22.24	1.00
First	R1	Residential	LKD	W1		28.22	28.21	1.00
	R2	Residential	Bedroom	W2		27.08	27.07	1.00
	R3	Residential	Bedroom	W3		26.37	26.36	1.00
	R4	Residential	LKD	W4		25.81	25.79	1.00
	R5	Residential	Bedroom	W5		25.37	25.34	1.00
	R6	Residential	Bedroom	W6		25.14	25.11	1.00
	R7	Residential	LKD	W7		25.05	25.01	1.00
	R8	Residential	LKD	W8		25.14	25.09	1.00
	R9	Residential	Bedroom	W9		25.36	25.30	1.00
	R10	Residential	Bedroom	W10		25.60	25.54	1.00
	R11	Residential	LKD	W11		26.00	25.91	1.00
	R12	Residential	Bedroom	W12		26.47	26.37	1.00
	R13	Residential	Bedroom	W13		26.84	26.73	1.00
	R14	Residential	LKD	W14		27.35	27.20	0.99
	R15	Residential	Bedroom	W15		27.87	27.70	0.99
	R16	Residential	LKD	W16		28.94	28.67	0.99

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	Pr/Ex
	R17	Residential	Bedroom	W17		29.26	28.95	0.99
	R18	Residential	Bedroom	W18		29.46	29.13	0.99
	R19	Residential	LKD	W19		29.79	29.42	0.99
	R20	Residential	Bedroom	W20		30.12	29.72	0.99
	R21	Residential	Bedroom	W21		30.40	29.98	0.99
	R22	Residential	LKD	W22		30.73	30.32	0.99
	R23	Residential	Bedroom	W23		31.10	30.71	0.99
	R24	Residential	Bedroom	W24		31.48	31.12	0.99
	R25	Residential	LKD	W25		31.94	31.61	0.99
	R26	Residential	Bedroom	W26		32.46	32.18	0.99
	R27	Residential	Bedroom	W27		33.02	32.79	0.99
	R28	Residential	LKD	W28		33.48	33.24	0.99
	R29	Residential	Bedroom	W29		33.78	33.57	0.99
	R30	Residential	Bedroom	W30		33.94	33.74	0.99
	R31	Residential	LKD	W31		34.19	34.04	1.00
	R32	Residential	Bedroom	W32		34.61	34.53	1.00
	R33	Residential	LKD	W33		34.81	34.75	1.00
	R34	Residential	Bedroom	W34		35.01	34.96	1.00
Second	R1	Residential	LKD	W1		30.05	30.04	1.00
	R2	Residential	Bedroom	W2		29.06	29.05	1.00
	R3	Residential	Bedroom	W3		28.45	28.43	1.00
	R4	Residential	LKD	W4		27.97	27.95	1.00
	R5	Residential	Bedroom	W5		27.62	27.59	1.00
	R6	Residential	Bedroom	W6		27.45	27.41	1.00
	R7	Residential	LKD	W7		27.41	27.38	1.00

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	R8	Residential	LKD	W8		27.56	27.53	1.00
	R9	Residential	Bedroom	W9		27.82	27.78	1.00
	R10	Residential	Bedroom	W10		28.08	28.04	1.00
	R11	Residential	LKD	W11		28.48	28.44	1.00
	R12	Residential	Bedroom	W12		28.92	28.87	1.00
	R13	Residential	Bedroom	W13		29.26	29.21	1.00
	R14	Residential	LKD	W14		29.69	29.64	1.00
	R15	Residential	Bedroom	W15		30.11	30.06	1.00
	R16	Residential	LKD	W16		30.99	30.95	1.00
	R17	Residential	Bedroom	W17		31.25	31.19	1.00
	R18	Residential	Bedroom	W18		31.44	31.36	1.00
	R19	Residential	LKD	W19		31.76	31.63	1.00
	R20	Residential	Bedroom	W20		32.04	31.91	1.00
	R21	Residential	Bedroom	W21		32.27	32.15	1.00
	R22	Residential	LKD	W22		32.53	32.42	1.00
	R23	Residential	Bedroom	W23		32.83	32.74	1.00
	R24	Residential	Bedroom	W24		33.11	33.04	1.00
	R25	Residential	LKD	W25		33.45	33.41	1.00
	R26	Residential	Bedroom	W26		33.82	33.84	1.00
	R27	Residential	Bedroom	W27		34.27	34.30	1.00
	R28	Residential	LKD	W28		34.61	34.60	1.00
	R29	Residential	Bedroom	W29		34.89	34.89	1.00
	R30	Residential	Bedroom	W30		35.07	35.06	1.00
	R31	Residential	LKD	W31		35.26	35.26	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	Pr/Ex
	R32	Residential	Bedroom	W32		35.62	35.61	1.00
	R33	Residential	LKD	W33		35.79	35.79	1.00
	R34	Residential	Bedroom	W34		35.96	35.96	1.00
Third	R1	Residential	LKD	W1		31.93	31.92	1.00
	R2	Residential	Bedroom	W2		31.11	31.10	1.00
	R3	Residential	Bedroom	W3		30.61	30.59	1.00
	R4	Residential	LKD	W4		30.23	30.20	1.00
	R5	Residential	Bedroom	W5		29.97	29.93	1.00
	R6	Residential	Bedroom	W6		29.86	29.82	1.00
	R7	Residential	LKD	W7		29.88	29.84	1.00
	R8	Residential	LKD	W8		30.06	30.02	1.00
	R9	Residential	Bedroom	W9		30.34	30.30	1.00
	R10	Residential	Bedroom	W10		30.61	30.57	1.00
	R11	Residential	LKD	W11		30.95	30.89	1.00
	R12	Residential	Bedroom	W12		31.27	31.22	1.00
	R13	Residential	Bedroom	W13		31.51	31.46	1.00
	R14	Residential	LKD	W14		31.80	31.75	1.00
	R15	Residential	Bedroom	W15		32.13	32.08	1.00
	R16	Residential	LKD	W16		32.77	32.73	1.00
	R17	Residential	Bedroom	W17		33.01	32.95	1.00
	R18	Residential	Bedroom	W18		33.20	33.11	1.00
	R19	Residential	LKD	W19		33.50	33.37	1.00
	R20	Residential	Bedroom	W20		33.72	33.60	1.00
	R21	Residential	Bedroom	W21		33.90	33.78	1.00
	R22	Residential	LKD	W22		34.09	33.99	1.00

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	R23	Residential	Bedroom	W23		34.31	34.23	1.00
	R24	Residential	Bedroom	W24		34.50	34.43	1.00
	R25	Residential	LKD	W25		34.72	34.69	1.00
	R26	Residential	Bedroom	W26		35.01	35.03	1.00
	R27	Residential	Bedroom	W27		35.32	35.33	1.00
	R28	Residential	LKD	W28		35.58	35.58	1.00
	R29	Residential	Bedroom	W29		35.81	35.81	1.00
	R30	Residential	Bedroom	W30		35.96	35.96	1.00
	R31	Residential	LKD	W31		36.11	36.11	1.00
	R32	Residential	Bedroom	W32		36.38	36.38	1.00
	R33	Residential	LKD	W33		36.53	36.53	1.00
	R34	Residential	Bedroom	W34		36.67	36.67	1.00
Fourth	R1	Residential	LKD	W1		33.86	33.84	1.00
	R2	Residential	Bedroom	W2		33.22	33.20	1.00
	R3	Residential	Bedroom	W3		32.84	32.81	1.00
	R4	Residential	LKD	W4		32.56	32.53	1.00
	R5	Residential	Bedroom	W5		32.38	32.35	1.00
	R6	Residential	Bedroom	W6		32.33	32.30	1.00
	R7	Residential	LKD	W7		32.36	32.33	1.00
	R8	Residential	LKD	W8		32.48	32.45	1.00
	R9	Residential	Bedroom	W9		32.69	32.67	1.00
	R10	Residential	Bedroom	W10		32.90	32.88	1.00
	R11	Residential	LKD	W11		33.14	33.12	1.00
	R12	Residential	Bedroom	W12		33.35	33.34	1.00
	R13	Residential	Bedroom	W13		33.50	33.48	1.00

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	R14	Residential	LKD	W14		33.66	33.64	1.00
	R15	Residential	Bedroom	W15		33.90	33.88	1.00
	R16	Residential	LKD	W16		34.32	34.32	1.00
	R17	Residential	Bedroom	W17		34.54	34.52	1.00
	R18	Residential	Bedroom	W18		34.70	34.66	1.00
	R19	Residential	LKD	W19		34.94	34.91	1.00
	R20	Residential	Bedroom	W20		35.12	35.08	1.00
	R21	Residential	Bedroom	W21		35.26	35.25	1.00
	R22	Residential	LKD	W22		35.42	35.40	1.00
	R23	Residential	Bedroom	W23		35.58	35.55	1.00
Fifth	R1	Residential	LKD	W1		35.72	35.72	1.00
	R2	Residential	Bedroom	W2		35.26	35.26	1.00
	R3	Residential	Bedroom	W3		34.99	34.98	1.00
	R4	Residential	LKD	W4		34.80	34.80	1.00
	R5	Residential	Bedroom	W5		34.68	34.67	1.00
	R6	Residential	Bedroom	W6		34.61	34.61	1.00
	R7	Residential	LKD	W7		34.57	34.57	1.00
	R8	Residential	LKD	W8		34.60	34.60	1.00
	R9	Residential	Bedroom	W9		34.70	34.70	1.00
	R10	Residential	Bedroom	W10		34.79	34.79	1.00
	R11	Residential	LKD	W11		34.91	34.91	1.00
	R12	Residential	Bedroom	W12		35.03	35.03	1.00
	R13	Residential	Bedroom	W13		35.14	35.14	1.00
	R14	Residential	LKD	W14		35.26	35.26	1.00
	R15	Residential	Bedroom	W15		35.40	35.40	1.00

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	R16	Residential	LKD	W16		35.69	35.69	1.00
	R17	Residential	Bedroom	W17		35.84	35.84	1.00
	R18	Residential	Bedroom	W18		35.97	35.97	1.00
	R19	Residential	LKD	W19		36.15	36.15	1.00
	R20	Residential	Bedroom	W20		36.28	36.28	1.00
	R21	Residential	Bedroom	W21		36.39	36.39	1.00
	R22	Residential	LKD	W22		36.50	36.50	1.00
	R23	Residential	Bedroom	W23		36.63	36.63	1.00
Sixth	R1	Residential	LKD	W1		37.10	37.10	1.00
	R2	Residential	Bedroom	W2		36.82	36.82	1.00
	R3	Residential	Bedroom	W3		36.66	36.66	1.00
	R4	Residential	LKD	W4		36.54	36.54	1.00
	R5	Residential	Bedroom	W5		36.43	36.43	1.00
	R6	Residential	Bedroom	W6		36.36	36.36	1.00
	R7	Residential	LKD	W7		36.30	36.30	1.00
	R8	Residential	LKD	W8		36.27	36.27	1.00
	R9	Residential	Bedroom	W9		36.29	36.29	1.00
	R10	Residential	Bedroom	W10		36.32	36.32	1.00
	R11	Residential	LKD	W11		36.37	36.37	1.00
	R12	Residential	Bedroom	W12		36.45	36.45	1.00
	R13	Residential	Bedroom	W13		36.52	36.52	1.00
	R14	Residential	LKD	W14		36.60	36.60	1.00
	R15	Residential	Bedroom	W15		36.70	36.70	1.00
	R16	Residential	LKD	W16		36.93	36.93	1.00
	R17	Residential	Bedroom	W17		37.04	37.04	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	Pr/Ex
	R18	Residential	Bedroom	W18		37.13	37.13	1.00
	R19	Residential	LKD	W19		37.24	37.24	1.00
	R20	Residential	Bedroom	W20		37.34	37.34	1.00
	R21	Residential	Bedroom	W21		37.41	37.41	1.00
	R22	Residential	LKD	W22		37.49	37.49	1.00
	R23	Residential	Bedroom	W23		37.59	37.59	1.00
Seventh	R1	Residential	LKD	W1		37.97	37.97	1.00
	R2	Residential	Bedroom	W2		37.84	37.84	1.00
	R3	Residential	Bedroom	W3		37.76	37.76	1.00
	R4	Residential	LKD	W4		37.71	37.71	1.00
	R5	Residential	Bedroom	W5		37.66	37.66	1.00
	R6	Residential	Bedroom	W6		37.62	37.62	1.00
	R7	Residential	LKD	W7		37.59	37.59	1.00
	R8	Residential	LKD	W8		37.53	37.53	1.00
	R9	Residential	Bedroom	W9		37.53	37.53	1.00
	R10	Residential	Bedroom	W10		37.54	37.54	1.00
	R11	Residential	LKD	W11		37.59	37.59	1.00
	R12	Residential	Bedroom	W12		37.65	37.65	1.00
	R13	Residential	Bedroom	W13		37.70	37.70	1.00
	R14	Residential	LKD	W14		37.76	37.76	1.00
	R15	Residential	Bedroom	W15		37.83	37.83	1.00
	R16	Residential	LKD	W16		38.00	38.00	1.00
	R17	Residential	Bedroom	W17		38.07	38.07	1.00
	R18	Residential	Bedroom	W18		38.12	38.12	1.00
	R19	Residential	LKD	W19		38.19	38.19	1.00

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	R20	Residential	Bedroom	W20		38.25	38.25	1.00
	R21	Residential	Bedroom	W21		38.29	38.29	1.00
	R22	Residential	LKD	W22		38.34	38.34	1.00
	R23	Residential	Bedroom	W23		38.39	38.39	1.00
Eighth	R1	Residential	LKD	W1		38.54	38.54	1.00
	R2	Residential	Bedroom	W2		38.51	38.51	1.00
	R3	Residential	Bedroom	W3		38.49	38.49	1.00
	R4	Residential	LKD	W4		38.48	38.48	1.00
	R5	Residential	Bedroom	W5		38.48	38.48	1.00
	R6	Residential	Bedroom	W6		38.48	38.48	1.00
	R7	Residential	LKD	W7		38.48	38.48	1.00
	R8	Residential	LKD	W8		38.46	38.46	1.00
	R9	Residential	Bedroom	W9		38.47	38.47	1.00
	R10	Residential	Bedroom	W10		38.49	38.49	1.00
	R11	Residential	LKD	W11		38.52	38.52	1.00
	R12	Residential	Bedroom	W12		38.55	38.55	1.00
	R13	Residential	Bedroom	W13		38.58	38.58	1.00
	R14	Residential	LKD	W14		38.61	38.61	1.00
	R15	Residential	Bedroom	W15		38.64	38.64	1.00
	R16	Residential	LKD	W16		38.74	38.74	1.00
	R17	Residential	Bedroom	W17		38.77	38.77	1.00
	R18	Residential	Bedroom	W18		38.80	38.80	1.00
	R19	Residential	LKD	W19		38.84	38.84	1.00
	R20	Residential	Bedroom	W20		38.88	38.88	1.00
	R21	Residential	Bedroom	W21		38.91	38.91	1.00

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	R22	Residential	LKD	W22		38.94	38.94	1.00
	R23	Residential	Bedroom	W23		38.96	38.96	1.00
Ninth	R1	Residential	LKD	W1		39.03	39.03	1.00
	R2	Residential	Bedroom	W2		39.03	39.03	1.00
	R3	Residential	Bedroom	W3		39.03	39.03	1.00
	R4	Residential	LKD	W4		39.04	39.04	1.00
	R5	Residential	Bedroom	W5		39.04	39.04	1.00
	R6	Residential	Bedroom	W6		39.05	39.05	1.00
	R7	Residential	LKD	W7		39.06	39.06	1.00
	R8	Residential	LKD	W8		39.07	39.07	1.00
	R9	Residential	Bedroom	W9		39.09	39.09	1.00
	R10	Residential	Bedroom	W10		39.10	39.10	1.00
	R11	Residential	LKD	W11		39.12	39.12	1.00
	R12	Residential	Bedroom	W12		39.14	39.14	1.00
	R13	Residential	Bedroom	W13		39.16	39.16	1.00
	R14	Residential	LKD	W14		39.18	39.18	1.00
	R15	Residential	Bedroom	W15		39.20	39.20	1.00
	R16	Residential	LKD	W16		39.25	39.25	1.00
	R17	Residential	Bedroom	W17		39.27	39.27	1.00
	R18	Residential	Bedroom	W18		39.29	39.29	1.00
	R19	Residential	LKD	W19		39.30	39.30	1.00
	R20	Residential	Bedroom	W20		39.32	39.32	1.00
	R21	Residential	Bedroom	W21		39.34	39.34	1.00
	R22	Residential	LKD	W22		39.36	39.36	1.00
	R23	Residential	Bedroom	W23		39.37	39.37	1.00

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Lampwick Development								
First	R1	Residential	Bedroom	W1		31.32	28.60	0.91
	R2	Residential	LKD	W2		30.36	26.82	0.88
	R3	Residential	Bedroom	W3		29.56	25.35	0.86
	R4	Residential	Bedroom	W4		28.63	23.88	0.83
	R5	Residential	LKD	W5		27.98	23.21	0.83
	R6	Residential	Bedroom	W6		27.40	22.80	0.83
	R7	Residential	Bedroom	W7		27.01	22.65	0.84
	R8	Residential	LKD	W8		26.37	22.52	0.85
	R9	Residential	Bedroom	W9		25.62	22.44	0.88
	R10	Residential	Bedroom	W10		25.06	22.33	0.89
	R11	Residential	LKD	W11		24.10	21.96	0.91
	R12	Residential	Bedroom	W12		23.07	21.44	0.93
	R13	Residential	Bedroom	W13		22.27	20.91	0.94
	R14	Residential	LKD	W14		20.97	19.93	0.95
	R15	Residential	Bedroom	W15		19.88	19.06	0.96
	R16	Residential	LKD	W16		18.87	18.26	0.97
	R17	Residential	Bedroom	W17		17.83	17.38	0.98
	R18	Residential	Bedroom	W18		17.24	16.89	0.98
	R19	Residential	LKD	W19		16.23	15.98	0.98
	R20	Residential	Bedroom	W20		15.07	14.89	0.99
	R21	Residential	Bedroom	W21		14.06	13.91	0.99
	R22	Residential	LKD	W22		11.94	11.81	0.99
	R23	Residential	Bedroom	W23		13.57	13.28	0.98
	R24	Residential	Bedroom	W24		14.10	13.86	0.98

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	R25	Residential	Bedroom	W25		13.67	13.47	0.99
	R26	Residential	Bedroom	W26		10.71	10.70	1.00
Second	R1	Residential	Bedroom	W1		33.13	31.45	0.95
	R2	Residential	LKD	W2		32.35	30.00	0.93
	R3	Residential	Bedroom	W3		31.69	28.78	0.91
	R4	Residential	Bedroom	W4		30.92	27.53	0.89
	R5	Residential	LKD	W5		30.36	26.96	0.89
	R6	Residential	Bedroom	W6		29.79	26.57	0.89
	R7	Residential	Bedroom	W7		29.41	26.40	0.90
	R8	Residential	LKD	W8		28.82	26.18	0.91
	R9	Residential	Bedroom	W9		28.18	25.97	0.92
	R10	Residential	Bedroom	W10		27.69	25.77	0.93
	R11	Residential	LKD	W11		26.86	25.34	0.94
	R12	Residential	Bedroom	W12		25.95	24.77	0.95
	R13	Residential	Bedroom	W13		25.27	24.26	0.96
	R14	Residential	LKD	W14		24.16	23.36	0.97
	R15	Residential	Bedroom	W15		23.23	22.58	0.97
	R16	Residential	LKD	W16		22.34	21.86	0.98
	R17	Residential	Bedroom	W17		21.32	20.98	0.98
	R18	Residential	Bedroom	W18		20.74	20.47	0.99
	R19	Residential	LKD	W19		19.71	19.52	0.99
	R20	Residential	Bedroom	W20		18.54	18.41	0.99
	R21	Residential	Bedroom	W21		17.49	17.37	0.99
	R22	Residential	LKD	W22		15.04	14.94	0.99
	R23	Residential	Bedroom	W23		14.79	14.55	0.98

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	Pr/Ex
	R24	Residential	Bedroom	W24		15.77	15.58	0.99
	R25	Residential	Bedroom	W25		15.33	15.17	0.99
	R26	Residential	Bedroom	W26		11.68	11.67	1.00
Third	R1	Residential	Bedroom	W1		34.70	34.26	0.99
	R2	Residential	LKD	W2		34.14	33.23	0.97
	R3	Residential	Bedroom	W3		33.65	32.31	0.96
	R4	Residential	Bedroom	W4		33.04	31.40	0.95
	R5	Residential	LKD	W5		32.59	30.94	0.95
	R6	Residential	Bedroom	W6		32.07	30.58	0.95
	R7	Residential	Bedroom	W7		31.72	30.38	0.96
	R8	Residential	LKD	W8		31.23	30.06	0.96
	R9	Residential	Bedroom	W9		30.74	29.70	0.97
	R10	Residential	Bedroom	W10		30.37	29.41	0.97
	R11	Residential	LKD	W11		29.74	28.90	0.97
	R12	Residential	Bedroom	W12		29.05	28.31	0.97
	R13	Residential	Bedroom	W13		28.56	27.87	0.98
	R14	Residential	LKD	W14		27.76	27.17	0.98
	R15	Residential	Bedroom	W15		27.05	26.57	0.98
	R16	Residential	LKD	W16		26.32	25.99	0.99
	R17	Residential	Bedroom	W17		25.38	25.13	0.99
	R18	Residential	Bedroom	W18		24.82	24.62	0.99
	R19	Residential	LKD	W19		23.84	23.70	0.99
	R20	Residential	Bedroom	W20		22.73	22.63	1.00
	R21	Residential	Bedroom	W21		21.73	21.64	1.00
	R22	Residential	LKD	W22		19.31	19.23	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	Pr/Ex
	R23	Residential	Bedroom	W23		16.13	15.96	0.99
	R24	Residential	Bedroom	W24		17.81	17.67	0.99
	R25	Residential	Bedroom	W25		17.40	17.29	0.99
	R26	Residential	Bedroom	W26		12.82	12.82	1.00
Fourth	R1	Residential	Bedroom	W1		36.07	35.85	0.99
	R2	Residential	LKD	W2		35.72	35.16	0.98
	R3	Residential	Bedroom	W3		35.39	34.55	0.98
	R4	Residential	Bedroom	W4		34.93	33.91	0.97
	R5	Residential	LKD	W5		34.59	33.57	0.97
	R6	Residential	Bedroom	W6		34.14	33.24	0.97
	R7	Residential	Bedroom	W7		33.83	33.03	0.98
	R8	Residential	LKD	W8		33.45	32.78	0.98
	R9	Residential	Bedroom	W9		33.14	32.54	0.98
	R10	Residential	Bedroom	W10		32.93	32.36	0.98
	R11	Residential	LKD	W11		32.59	32.07	0.98
	R12	Residential	Bedroom	W12		32.22	31.74	0.99
	R13	Residential	Bedroom	W13		31.97	31.52	0.99
	R14	Residential	LKD	W14		31.55	31.16	0.99
	R15	Residential	Bedroom	W15		31.12	30.80	0.99
	R16	Residential	LKD	W16		30.60	30.38	0.99
	R17	Residential	Bedroom	W17		29.78	29.61	0.99
	R18	Residential	Bedroom	W18		29.27	29.14	1.00
	R19	Residential	LKD	W19		28.38	28.29	1.00
	R20	Residential	Bedroom	W20		27.46	27.40	1.00
	R21	Residential	Bedroom	W21		26.68	26.62	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	Pr/Ex
	R22	Residential	LKD	W22		24.93	24.89	1.00
	R23	Residential	Bedroom	W23		17.58	17.46	0.99
	R24	Residential	Bedroom	W24		20.30	20.22	1.00
	R25	Residential	Bedroom	W25		19.99	19.93	1.00
	R26	Residential	Bedroom	W26		14.19	14.19	1.00
Fifth	R1	Residential	Bedroom	W1		36.99	36.95	1.00
	R2	Residential	LKD	W2		36.79	36.68	1.00
	R3	Residential	Bedroom	W3		36.58	36.42	1.00
	R4	Residential	Bedroom	W4		36.24	36.03	0.99
	R5	Residential	LKD	W5		35.98	35.76	0.99
	R6	Residential	Bedroom	W6		35.61	35.43	0.99
	R7	Residential	Bedroom	W7		35.36	35.18	1.00
	R8	Residential	LKD	W8		35.05	34.90	1.00
	R9	Residential	Bedroom	W9		34.83	34.68	1.00
	R10	Residential	Bedroom	W10		34.68	34.55	1.00
	R11	Residential	LKD	W11		34.47	34.35	1.00
	R12	Residential	Bedroom	W12		34.26	34.15	1.00
	R13	Residential	Bedroom	W13		34.12	34.02	1.00
	R14	Residential	LKD	W14		33.87	33.78	1.00
	R15	Residential	Bedroom	W15		33.60	33.53	1.00
	R16	Residential	LKD	W16		33.26	33.20	1.00
	R17	Residential	Bedroom	W17		32.70	32.66	1.00
	R18	Residential	Bedroom	W18		32.35	32.32	1.00
	R19	Residential	LKD	W19		31.74	31.72	1.00
	R20	Residential	Bedroom	W20		31.17	31.16	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	Pr/Ex
	R21	Residential	Bedroom	W21		30.75	30.73	1.00
	R22	Residential	LKD	W22		30.17	30.16	1.00
Sixth	R1	Residential	Bedroom	W1		37.63	37.63	1.00
	R2	Residential	LKD	W2		37.47	37.47	1.00
	R3	Residential	Bedroom	W3		37.31	37.31	1.00
	R4	Residential	Bedroom	W4		37.05	37.05	1.00
	R5	Residential	LKD	W5		36.84	36.84	1.00
	R6	Residential	Bedroom	W6		36.62	36.62	1.00
	R7	Residential	Bedroom	W7		36.44	36.44	1.00
	R8	Residential	LKD	W8		36.24	36.24	1.00
	R9	Residential	Bedroom	W9		36.07	36.07	1.00
	R10	Residential	Bedroom	W10		35.97	35.97	1.00
	R11	Residential	LKD	W11		35.82	35.82	1.00
	R12	Residential	Bedroom	W12		35.66	35.66	1.00
	R13	Residential	Bedroom	W13		35.57	35.57	1.00
	R14	Residential	LKD	W14		35.42	35.42	1.00
	R15	Residential	Bedroom	W15		35.27	35.27	1.00
	R16	Residential	LKD	W16		35.08	35.08	1.00
	R17	Residential	Bedroom	W17		34.84	34.84	1.00
	R18	Residential	Bedroom	W18		34.68	34.68	1.00
	R19	Residential	LKD	W19		34.38	34.38	1.00
	R20	Residential	Bedroom	W20		34.08	34.08	1.00
	R21	Residential	Bedroom	W21		33.87	33.87	1.00
	R22	Residential	LKD	W22		33.61	33.61	1.00
Seventh	R1	Residential	Bedroom	W1		38.20	38.20	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	Pr/Ex
	R2	Residential	LKD	W2		38.09	38.09	1.00
	R3	Residential	Bedroom	W3		37.98	37.98	1.00
	R4	Residential	Bedroom	W4		37.80	37.80	1.00
	R5	Residential	LKD	W5		37.66	37.66	1.00
	R6	Residential	Bedroom	W6		37.53	37.53	1.00
	R7	Residential	Bedroom	W7		37.44	37.44	1.00
	R8	Residential	LKD	W8		37.31	37.31	1.00
	R9	Residential	Bedroom	W9		37.20	37.20	1.00
	R10	Residential	Bedroom	W10		37.13	37.13	1.00
	R11	Residential	LKD	W11		37.04	37.04	1.00
	R12	Residential	Bedroom	W12		36.95	36.95	1.00
	R13	Residential	Bedroom	W13		36.90	36.90	1.00
	R14	Residential	LKD	W14		36.82	36.82	1.00
	R15	Residential	Bedroom	W15		36.75	36.75	1.00
	R16	Residential	LKD	W16		36.69	36.69	1.00
	R17	Residential	Bedroom	W17		36.64	36.64	1.00
	R18	Residential	Bedroom	W18		36.62	36.62	1.00
	R19	Residential	LKD	W19		36.61	36.61	1.00
	R20	Residential	Bedroom	W20		36.62	36.62	1.00
	R21	Residential	Bedroom	W21		36.64	36.64	1.00
	R22	Residential	LKD	W22		36.70	36.70	1.00
Eighth	R1	Residential	Bedroom	W1		38.00	38.00	1.00
	R2	Residential	LKD	W2		37.99	37.99	1.00
	R3	Residential	Bedroom	W3		38.00	38.00	1.00
	R4	Residential	Bedroom	W4		38.02	38.02	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	Pr/Ex
	R5	Residential	LKD	W5		38.06	38.06	1.00
	R6	Residential	Bedroom	W6		38.10	38.10	1.00
	R7	Residential	Bedroom	W7		38.13	38.13	1.00
	R8	Residential	LKD	W8		38.18	38.18	1.00
Ninth	R1	Residential	Bedroom	W1		38.84	38.84	1.00
	R2	Residential	LKD	W2		38.84	38.84	1.00
	R3	Residential	Bedroom	W3		38.84	38.84	1.00
	R4	Residential	Bedroom	W4		38.85	38.85	1.00
	R5	Residential	LKD	W5		38.86	38.86	1.00
	R6	Residential	Bedroom	W6		38.88	38.88	1.00
	R7	Residential	Bedroom	W7		38.89	38.89	1.00
	R8	Residential	LKD	W8		38.91	38.91	1.00

Appendix 4: Baseline vs Proposed NSL Contour Plots

Project Name: Ancoats Dispensary
Project No.: 2780
Report Title: Daylight Distribution - Neighbour Analysis

Floor Ref.	Room Ref.	Room Attribute	Room Use.	Room Area	Lit Area Existing	Lit Area Existing %	Lit Area Proposed	Lit Area Proposed %	Pr/Ex	
Weavers Quay										
Ground	R1		LKD	Area m2	38.73	21.30	55%	21.30	55%	1.00
	R2		Bedroom	Area m2	10.87	7.48	69%	7.48	69%	1.00
	R3		Bedroom	Area m2	10.87	6.98	64%	6.98	64%	1.00
	R4		LKD	Area m2	27.62	14.83	54%	14.83	54%	1.00
	R5		Bedroom	Area m2	10.44	5.93	57%	5.93	57%	1.00
	R6		Bedroom	Area m2	10.44	5.51	53%	5.51	53%	1.00
	R7		LKD	Area m2	27.62	9.55	35%	9.54	35%	1.00
	R8		LKD	Area m2	27.62	8.67	31%	8.60	31%	0.99
	R9		Bedroom	Area m2	10.45	5.34	51%	5.34	51%	1.00
	R10		Public Area	Area m2	54.07	24.90	46%	23.96	44%	0.96
First	R1		LKD	Area m2	38.73	24.16	62%	24.16	62%	1.00
	R2		Bedroom	Area m2	10.87	8.07	74%	8.07	74%	1.00
	R3		Bedroom	Area m2	10.87	7.65	70%	7.65	70%	1.00
	R4		LKD	Area m2	27.62	15.86	57%	15.86	57%	1.00
	R5		Bedroom	Area m2	10.44	6.83	65%	6.83	65%	1.00
	R6		Bedroom	Area m2	10.44	6.53	63%	6.53	63%	1.00
	R7		LKD	Area m2	27.62	10.96	40%	10.96	40%	1.00
	R8		LKD	Area m2	27.62	10.32	37%	10.32	37%	1.00
	R9		Bedroom	Area m2	10.45	7.34	70%	7.34	70%	1.00
	R10		Bedroom	Area m2	10.68	7.18	67%	7.18	67%	1.00
	R11		LKD	Area m2	30.20	11.48	38%	11.44	38%	1.00
	R12		Bedroom	Area m2	10.40	8.79	85%	8.79	85%	1.00
	R13		Bedroom	Area m2	10.40	8.22	79%	8.22	79%	1.00
	R14		LKD	Area m2	30.20	14.09	47%	14.06	47%	1.00
	R15		Bedroom	Area m2	10.77	9.86	92%	9.86	92%	1.00
	R16		LKD	Area m2	27.79	16.68	60%	16.49	59%	0.99
	R17		Bedroom	Area m2	10.50	10.10	96%	10.10	96%	1.00
	R18		Bedroom	Area m2	10.73	9.84	92%	9.84	92%	1.00
	R19		LKD	Area m2	30.23	16.63	55%	15.49	51%	0.93
	R20		Bedroom	Area m2	10.42	9.99	96%	9.99	96%	1.00
	R21		Bedroom	Area m2	10.39	10.01	96%	10.01	96%	1.00
	R22		LKD	Area m2	30.20	16.52	55%	15.23	50%	0.92
	R23		Bedroom	Area m2	10.74	10.31	96%	10.31	96%	1.00
	R24		Bedroom	Area m2	10.74	10.30	96%	10.30	96%	1.00
	R25		LKD	Area m2	30.20	24.37	81%	23.91	79%	0.98
	R26		Bedroom	Area m2	10.43	10.03	96%	10.03	96%	1.00
	R27		Bedroom	Area m2	10.43	10.03	96%	10.03	96%	1.00
	R28		LKD	Area m2	30.20	25.70	85%	25.55	85%	0.99
	R29		Bedroom	Area m2	10.73	10.21	95%	10.21	95%	1.00
	R30		Bedroom	Area m2	10.50	10.04	96%	10.04	96%	1.00
	R31		LKD	Area m2	27.62	26.66	97%	26.66	97%	1.00
	R32		Bedroom	Area m2	10.45	10.04	96%	10.04	96%	1.00
	R33		LKD	Area m2	30.17	27.79	92%	27.78	92%	1.00
	R34		Bedroom	Area m2	11.55	10.94	95%	10.94	95%	1.00
Second	R1		LKD	Area m2	38.73	26.93	70%	26.93	70%	1.00
	R2		Bedroom	Area m2	10.87	8.73	80%	8.73	80%	1.00
	R3		Bedroom	Area m2	10.87	8.45	78%	8.45	78%	1.00
	R4		LKD	Area m2	27.62	16.65	60%	16.65	60%	1.00
	R5		Bedroom	Area m2	10.44	7.71	74%	7.71	74%	1.00
	R6		Bedroom	Area m2	10.44	7.63	73%	7.63	73%	1.00
	R7		LKD	Area m2	27.62	12.41	45%	12.41	45%	1.00
	R8		LKD	Area m2	27.62	12.73	46%	12.73	46%	1.00
	R9		Bedroom	Area m2	10.45	9.08	87%	9.08	87%	1.00
	R10		Bedroom	Area m2	10.68	8.95	84%	8.95	84%	1.00
	R11		LKD	Area m2	30.20	14.56	48%	14.56	48%	1.00
	R12		Bedroom	Area m2	10.40	9.95	96%	9.95	96%	1.00
	R13		Bedroom	Area m2	10.40	9.79	94%	9.79	94%	1.00
	R14		LKD	Area m2	30.20	16.85	56%	16.85	56%	1.00
	R15		Bedroom	Area m2	10.77	10.30	96%	10.30	96%	1.00
	R16		LKD	Area m2	27.79	20.01	72%	20.01	72%	1.00
	R17		Bedroom	Area m2	10.50	10.10	96%	10.10	96%	1.00
	R18		Bedroom	Area m2	10.73	10.09	94%	10.09	94%	1.00
	R19		LKD	Area m2	30.23	22.01	73%	20.73	69%	0.94
	R20		Bedroom	Area m2	10.42	9.99	96%	9.99	96%	1.00
	R21		Bedroom	Area m2	10.39	10.01	96%	10.01	96%	1.00
	R22		LKD	Area m2	30.20	21.33	71%	20.26	67%	0.95
	R23		Bedroom	Area m2	10.74	10.31	96%	10.31	96%	1.00

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	R24		Bedroom	Area m2	10.74	10.31	96%	10.31	96%	1.00
	R25		LKD	Area m2	30.20	26.72	88%	26.62	88%	1.00
	R26		Bedroom	Area m2	10.43	10.03	96%	10.03	96%	1.00
	R27		Bedroom	Area m2	10.43	10.03	96%	10.03	96%	1.00
	R28		LKD	Area m2	30.20	26.63	88%	26.63	88%	1.00
	R29		Bedroom	Area m2	10.73	10.21	95%	10.21	95%	1.00
	R30		Bedroom	Area m2	10.50	10.04	96%	10.04	96%	1.00
	R31		LKD	Area m2	27.62	26.75	97%	26.75	97%	1.00
	R32		Bedroom	Area m2	10.45	10.04	96%	10.04	96%	1.00
	R33		LKD	Area m2	30.17	28.30	94%	28.30	94%	1.00
	R34		Bedroom	Area m2	11.55	10.94	95%	10.94	95%	1.00
Third	R1		LKD	Area m2	38.73	30.68	79%	30.68	79%	1.00
	R2		Bedroom	Area m2	10.87	9.65	89%	9.65	89%	1.00
	R3		Bedroom	Area m2	10.87	9.55	88%	9.55	88%	1.00
	R4		LKD	Area m2	27.62	17.49	63%	17.49	63%	1.00
	R5		Bedroom	Area m2	10.44	9.05	87%	9.05	87%	1.00
	R6		Bedroom	Area m2	10.44	9.02	86%	9.02	86%	1.00
	R7		LKD	Area m2	27.62	14.49	52%	14.49	52%	1.00
	R8		LKD	Area m2	27.62	16.08	58%	16.08	58%	1.00
	R9		Bedroom	Area m2	10.45	9.77	93%	9.77	93%	1.00
	R10		Bedroom	Area m2	10.68	9.80	92%	9.80	92%	1.00
	R11		LKD	Area m2	30.20	19.76	65%	19.76	65%	1.00
	R12		Bedroom	Area m2	10.40	9.98	96%	9.98	96%	1.00
	R13		Bedroom	Area m2	10.40	9.93	96%	9.93	96%	1.00
	R14		LKD	Area m2	30.20	20.21	67%	20.21	67%	1.00
	R15		Bedroom	Area m2	10.77	10.30	96%	10.30	96%	1.00
	R16		LKD	Area m2	27.79	24.53	88%	24.53	88%	1.00
	R17		Bedroom	Area m2	10.50	10.10	96%	10.10	96%	1.00
	R18		Bedroom	Area m2	10.73	10.09	94%	10.09	94%	1.00
	R19		LKD	Area m2	30.23	27.03	89%	26.88	89%	0.99
	R20		Bedroom	Area m2	10.42	9.99	96%	9.99	96%	1.00
	R21		Bedroom	Area m2	10.39	10.01	96%	10.01	96%	1.00
	R22		LKD	Area m2	30.20	26.08	86%	25.96	86%	1.00
	R23		Bedroom	Area m2	10.74	10.31	96%	10.31	96%	1.00
	R24		Bedroom	Area m2	10.74	10.31	96%	10.31	96%	1.00
	R25		LKD	Area m2	30.20	28.64	95%	28.59	95%	1.00
	R26		Bedroom	Area m2	10.43	10.03	96%	10.03	96%	1.00
	R27		Bedroom	Area m2	10.43	10.04	96%	10.04	96%	1.00
	R28		LKD	Area m2	30.20	28.22	93%	28.22	93%	1.00
	R29		Bedroom	Area m2	10.73	10.21	95%	10.21	95%	1.00
	R30		Bedroom	Area m2	10.50	10.04	96%	10.04	96%	1.00
	R31		LKD	Area m2	27.62	26.75	97%	26.75	97%	1.00
	R32		Bedroom	Area m2	10.45	10.04	96%	10.04	96%	1.00
	R33		LKD	Area m2	30.17	29.05	96%	29.05	96%	1.00
	R34		Bedroom	Area m2	11.55	10.94	95%	10.94	95%	1.00
Fourth	R1		LKD	Area m2	38.73	31.25	81%	31.25	81%	1.00
	R2		Bedroom	Area m2	10.87	10.40	96%	10.40	96%	1.00
	R3		Bedroom	Area m2	10.87	10.42	96%	10.42	96%	1.00
	R4		LKD	Area m2	27.62	19.18	69%	19.18	69%	1.00
	R5		Bedroom	Area m2	10.44	10.04	96%	10.04	96%	1.00
	R6		Bedroom	Area m2	10.44	10.03	96%	10.03	96%	1.00
	R7		LKD	Area m2	27.62	18.12	66%	18.12	66%	1.00
	R8		LKD	Area m2	27.62	20.04	73%	20.04	73%	1.00
	R9		Bedroom	Area m2	10.45	10.01	96%	10.01	96%	1.00
	R10		Bedroom	Area m2	10.68	10.20	96%	10.20	96%	1.00
	R11		LKD	Area m2	30.20	26.12	87%	26.12	87%	1.00
	R12		Bedroom	Area m2	10.40	9.98	96%	9.98	96%	1.00
	R13		Bedroom	Area m2	10.40	9.93	96%	9.93	96%	1.00
	R14		LKD	Area m2	30.20	25.17	83%	25.17	83%	1.00
	R15		Bedroom	Area m2	10.77	10.30	96%	10.30	96%	1.00
	R16		LKD	Area m2	27.79	26.75	96%	26.75	96%	1.00
	R17		Bedroom	Area m2	10.50	10.10	96%	10.10	96%	1.00
	R18		Bedroom	Area m2	10.73	10.10	94%	10.10	94%	1.00
	R19		LKD	Area m2	30.23	29.36	97%	29.36	97%	1.00
	R20		Bedroom	Area m2	10.42	9.99	96%	9.99	96%	1.00
	R21		Bedroom	Area m2	10.39	10.01	96%	10.01	96%	1.00
	R22		LKD	Area m2	30.20	28.93	96%	28.93	96%	1.00
	R23		Bedroom	Area m2	10.74	10.31	96%	10.31	96%	1.00

Project Name: Ancoats Dispensary
Project No.: 2780
Report Title: Daylight Distribution - Neighbour Analysis

Floor Ref.	Room Ref.	Room Attribute	Room Use.		Room Area	Lit Area Existing	Lit Area Existing %	Lit Area Proposed	Lit Area Proposed %	Pr/Ex
Fifth	R1		LKD	Area m2	38.73	31.30	81%	31.30	81%	1.00
	R2		Bedroom	Area m2	10.87	10.40	96%	10.40	96%	1.00
	R3		Bedroom	Area m2	10.87	10.42	96%	10.42	96%	1.00
	R4		LKD	Area m2	27.62	23.30	84%	23.30	84%	1.00
	R5		Bedroom	Area m2	10.44	10.04	96%	10.04	96%	1.00
	R6		Bedroom	Area m2	10.44	10.03	96%	10.03	96%	1.00
	R7		LKD	Area m2	27.62	23.22	84%	23.22	84%	1.00
	R8		LKD	Area m2	27.62	24.35	88%	24.35	88%	1.00
	R9		Bedroom	Area m2	10.45	10.01	96%	10.01	96%	1.00
	R10		Bedroom	Area m2	10.68	10.20	96%	10.20	96%	1.00
	R11		LKD	Area m2	30.20	28.26	94%	28.26	94%	1.00
	R12		Bedroom	Area m2	10.40	9.98	96%	9.98	96%	1.00
	R13		Bedroom	Area m2	10.40	9.93	96%	9.93	96%	1.00
	R14		LKD	Area m2	30.20	28.21	93%	28.21	93%	1.00
	R15		Bedroom	Area m2	10.77	10.30	96%	10.30	96%	1.00
	R16		LKD	Area m2	27.79	26.96	97%	26.96	97%	1.00
	R17		Bedroom	Area m2	10.50	10.10	96%	10.10	96%	1.00
	R18		Bedroom	Area m2	10.73	10.10	94%	10.10	94%	1.00
	R19		LKD	Area m2	30.23	29.36	97%	29.36	97%	1.00
	R20		Bedroom	Area m2	10.42	9.99	96%	9.99	96%	1.00
	R21		Bedroom	Area m2	10.39	10.01	96%	10.01	96%	1.00
	R22		LKD	Area m2	30.20	29.26	97%	29.26	97%	1.00
	R23		Bedroom	Area m2	10.74	10.31	96%	10.31	96%	1.00
Sixth	R1		LKD	Area m2	38.73	31.29	81%	31.29	81%	1.00
	R2		Bedroom	Area m2	10.87	10.40	96%	10.40	96%	1.00
	R3		Bedroom	Area m2	10.87	10.42	96%	10.42	96%	1.00
	R4		LKD	Area m2	27.62	26.81	97%	26.81	97%	1.00
	R5		Bedroom	Area m2	10.44	10.04	96%	10.04	96%	1.00
	R6		Bedroom	Area m2	10.44	10.03	96%	10.03	96%	1.00
	R7		LKD	Area m2	27.62	26.76	97%	26.76	97%	1.00
	R8		LKD	Area m2	27.62	26.72	97%	26.72	97%	1.00
	R9		Bedroom	Area m2	10.45	10.01	96%	10.01	96%	1.00
	R10		Bedroom	Area m2	10.68	10.20	96%	10.20	96%	1.00
	R11		LKD	Area m2	30.20	29.24	97%	29.24	97%	1.00
	R12		Bedroom	Area m2	10.40	9.98	96%	9.98	96%	1.00
	R13		Bedroom	Area m2	10.40	9.93	96%	9.93	96%	1.00
	R14		LKD	Area m2	30.20	29.30	97%	29.30	97%	1.00
	R15		Bedroom	Area m2	10.77	10.30	96%	10.30	96%	1.00
	R16		LKD	Area m2	27.79	26.98	97%	26.98	97%	1.00
	R17		Bedroom	Area m2	10.50	10.10	96%	10.10	96%	1.00
	R18		Bedroom	Area m2	10.73	10.10	94%	10.10	94%	1.00
	R19		LKD	Area m2	30.23	29.36	97%	29.36	97%	1.00
	R20		Bedroom	Area m2	10.42	9.99	96%	9.99	96%	1.00
	R21		Bedroom	Area m2	10.39	10.01	96%	10.01	96%	1.00
	R22		LKD	Area m2	30.20	29.28	97%	29.28	97%	1.00
	R23		Bedroom	Area m2	10.74	10.31	96%	10.31	96%	1.00
Seventh	R1		LKD	Area m2	38.73	31.30	81%	31.30	81%	1.00
	R2		Bedroom	Area m2	10.87	10.40	96%	10.40	96%	1.00
	R3		Bedroom	Area m2	10.87	10.42	96%	10.42	96%	1.00
	R4		LKD	Area m2	27.62	26.81	97%	26.81	97%	1.00
	R5		Bedroom	Area m2	10.44	10.04	96%	10.04	96%	1.00
	R6		Bedroom	Area m2	10.44	10.03	96%	10.03	96%	1.00
	R7		LKD	Area m2	27.62	26.77	97%	26.77	97%	1.00
	R8		LKD	Area m2	27.62	26.74	97%	26.74	97%	1.00
	R9		Bedroom	Area m2	10.45	10.01	96%	10.01	96%	1.00
	R10		Bedroom	Area m2	10.68	10.20	96%	10.20	96%	1.00
	R11		LKD	Area m2	30.20	29.24	97%	29.24	97%	1.00
	R12		Bedroom	Area m2	10.40	9.98	96%	9.98	96%	1.00
	R13		Bedroom	Area m2	10.40	9.93	96%	9.93	96%	1.00
	R14		LKD	Area m2	30.20	29.31	97%	29.31	97%	1.00
	R15		Bedroom	Area m2	10.77	10.30	96%	10.30	96%	1.00
	R16		LKD	Area m2	27.79	26.99	97%	26.99	97%	1.00
	R17		Bedroom	Area m2	10.50	10.10	96%	10.10	96%	1.00
	R18		Bedroom	Area m2	10.73	10.10	94%	10.10	94%	1.00
	R19		LKD	Area m2	30.23	29.36	97%	29.36	97%	1.00
	R20		Bedroom	Area m2	10.42	9.99	96%	9.99	96%	1.00
	R21		Bedroom	Area m2	10.39	10.01	96%	10.01	96%	1.00
	R22		LKD	Area m2	30.20	29.29	97%	29.29	97%	1.00

Project Name: Ancoats Dispensary
Project No.: 2780
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Floor Ref.	Room Ref.	Room Attribute	Room Use.		Room Area	Lit Area Existing	Lit Area Existing %	Lit Area Proposed	Lit Area Proposed %	Pr/Ex
	R23		Bedroom	Area m2	10.74	10.31	96%	10.31	96%	1.00
Eighth	R1		LKD	Area m2	38.73	31.31	81%	31.31	81%	1.00
	R2		Bedroom	Area m2	10.87	10.40	96%	10.40	96%	1.00
	R3		Bedroom	Area m2	10.87	10.42	96%	10.42	96%	1.00
	R4		LKD	Area m2	27.62	26.81	97%	26.81	97%	1.00
	R5		Bedroom	Area m2	10.44	10.04	96%	10.04	96%	1.00
	R6		Bedroom	Area m2	10.44	10.03	96%	10.03	96%	1.00
	R7		LKD	Area m2	27.62	26.77	97%	26.77	97%	1.00
	R8		LKD	Area m2	27.62	26.74	97%	26.74	97%	1.00
	R9		Bedroom	Area m2	10.45	10.01	96%	10.01	96%	1.00
	R10		Bedroom	Area m2	10.68	10.20	96%	10.20	96%	1.00
	R11		LKD	Area m2	30.20	29.24	97%	29.24	97%	1.00
	R12		Bedroom	Area m2	10.40	9.98	96%	9.98	96%	1.00
	R13		Bedroom	Area m2	10.40	9.93	96%	9.93	96%	1.00
	R14		LKD	Area m2	30.20	29.31	97%	29.31	97%	1.00
	R15		Bedroom	Area m2	10.77	10.30	96%	10.30	96%	1.00
	R16		LKD	Area m2	27.79	27.00	97%	27.00	97%	1.00
	R17		Bedroom	Area m2	10.50	10.10	96%	10.10	96%	1.00
	R18		Bedroom	Area m2	10.73	10.10	94%	10.10	94%	1.00
	R19		LKD	Area m2	30.23	29.36	97%	29.36	97%	1.00
	R20		Bedroom	Area m2	10.42	9.99	96%	9.99	96%	1.00
	R21		Bedroom	Area m2	10.39	10.01	96%	10.01	96%	1.00
	R22		LKD	Area m2	30.20	29.29	97%	29.29	97%	1.00
	R23		Bedroom	Area m2	10.74	10.31	96%	10.31	96%	1.00
Ninth	R1		LKD	Area m2	38.73	31.31	81%	31.31	81%	1.00
	R2		Bedroom	Area m2	10.87	10.39	96%	10.39	96%	1.00
	R3		Bedroom	Area m2	10.87	10.41	96%	10.41	96%	1.00
	R4		LKD	Area m2	27.62	26.81	97%	26.81	97%	1.00
	R5		Bedroom	Area m2	10.44	10.04	96%	10.04	96%	1.00
	R6		Bedroom	Area m2	10.44	10.03	96%	10.03	96%	1.00
	R7		LKD	Area m2	27.62	26.78	97%	26.78	97%	1.00
	R8		LKD	Area m2	27.62	26.74	97%	26.74	97%	1.00
	R9		Bedroom	Area m2	10.45	10.01	96%	10.01	96%	1.00
	R10		Bedroom	Area m2	10.68	10.20	96%	10.20	96%	1.00
	R11		LKD	Area m2	30.20	29.24	97%	29.24	97%	1.00
	R12		Bedroom	Area m2	10.40	9.98	96%	9.98	96%	1.00
	R13		Bedroom	Area m2	10.40	9.93	95%	9.93	95%	1.00
	R14		LKD	Area m2	30.20	29.33	97%	29.33	97%	1.00
	R15		Bedroom	Area m2	10.77	10.30	96%	10.30	96%	1.00
	R16		LKD	Area m2	27.79	27.00	97%	27.00	97%	1.00
	R17		Bedroom	Area m2	10.50	10.10	96%	10.10	96%	1.00
	R18		Bedroom	Area m2	10.73	10.10	94%	10.10	94%	1.00
	R19		LKD	Area m2	30.23	29.37	97%	29.37	97%	1.00
	R20		Bedroom	Area m2	10.42	9.99	96%	9.99	96%	1.00
	R21		Bedroom	Area m2	10.39	10.01	96%	10.01	96%	1.00
	R22		LKD	Area m2	30.20	29.29	97%	29.29	97%	1.00
	R23		Bedroom	Area m2	10.74	10.31	96%	10.31	96%	1.00
Lampwick Development										
First	R1		Bedroom	Area m2	10.87	10.27	94%	9.47	87%	0.92
	R2		LKD	Area m2	30.25	18.99	63%	16.91	56%	0.89
	R3		Bedroom	Area m2	10.45	9.58	92%	5.77	55%	0.60
	R4		Bedroom	Area m2	10.76	10.07	94%	6.03	56%	0.60
	R5		LKD	Area m2	30.27	12.19	40%	8.18	27%	0.67
	R6		Bedroom	Area m2	10.45	9.39	90%	6.27	60%	0.67
	R7		Bedroom	Area m2	10.48	9.56	91%	5.78	55%	0.60
	R8		LKD	Area m2	30.25	11.92	39%	10.00	33%	0.84
	R9		Bedroom	Area m2	10.68	8.67	81%	7.67	72%	0.88
	R10		Bedroom	Area m2	10.79	9.70	90%	7.95	74%	0.82
	R11		LKD	Area m2	30.27	11.69	39%	11.46	38%	0.98
	R12		Bedroom	Area m2	10.47	6.74	64%	6.73	64%	1.00
	R13		Bedroom	Area m2	10.51	8.20	78%	7.86	75%	0.96
	R14		LKD	Area m2	28.72	10.83	38%	10.53	37%	0.97
	R15		Bedroom	Area m2	10.44	5.91	57%	5.91	57%	1.00
	R16		LKD	Area m2	30.23	7.53	25%	7.46	25%	0.99
	R17		Bedroom	Area m2	10.79	3.37	31%	3.37	31%	1.00
	R18		Bedroom	Area m2	10.77	4.19	39%	4.19	39%	1.00
	R19		LKD	Area m2	30.27	5.32	18%	5.32	18%	1.00
	R20		Bedroom	Area m2	10.44	2.96	28%	2.96	28%	1.00

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Floor Ref.	Room Ref.	Room Attribute	Room Use.		Room Area	Lit Area Existing	Lit Area Existing %	Lit Area Proposed	Lit Area Proposed %	Pr/Ex
	R21		Bedroom	Area m2	10.51	3.63	35%	3.63	35%	1.00
	R22		LKD	Area m2	29.02	5.07	17%	5.07	17%	1.00
	R23		Bedroom	Area m2	7.45	5.31	71%	5.31	71%	1.00
	R24		Bedroom	Area m2	11.80	7.05	60%	7.05	60%	1.00
	R25		Bedroom	Area m2	11.82	6.51	55%	6.51	55%	1.00
	R26		Bedroom	Area m2	7.45	5.32	71%	5.32	71%	1.00
Second	R1		Bedroom	Area m2	10.87	10.30	95%	9.97	92%	0.97
	R2		LKD	Area m2	30.25	21.70	72%	19.11	63%	0.88
	R3		Bedroom	Area m2	10.45	9.96	95%	8.17	78%	0.82
	R4		Bedroom	Area m2	10.76	10.28	96%	8.42	78%	0.82
	R5		LKD	Area m2	30.27	16.64	55%	10.41	34%	0.63
	R6		Bedroom	Area m2	10.45	9.95	95%	8.32	80%	0.84
	R7		Bedroom	Area m2	10.48	9.99	95%	8.18	78%	0.82
	R8		LKD	Area m2	30.25	15.46	51%	11.95	40%	0.77
	R9		Bedroom	Area m2	10.68	9.92	93%	9.47	89%	0.95
	R10		Bedroom	Area m2	10.79	10.31	96%	9.60	89%	0.93
	R11		LKD	Area m2	30.27	14.11	47%	13.15	43%	0.93
	R12		Bedroom	Area m2	10.47	8.06	77%	8.06	77%	1.00
	R13		Bedroom	Area m2	10.51	9.09	86%	9.09	86%	1.00
	R14		LKD	Area m2	28.72	12.82	45%	12.26	43%	0.96
	R15		Bedroom	Area m2	10.44	7.01	67%	7.01	67%	1.00
	R16		LKD	Area m2	30.23	8.90	29%	8.89	29%	1.00
	R17		Bedroom	Area m2	10.79	4.91	45%	4.91	45%	1.00
	R18		Bedroom	Area m2	10.77	5.73	53%	5.73	53%	1.00
	R19		LKD	Area m2	30.27	7.25	24%	7.25	24%	1.00
	R20		Bedroom	Area m2	10.44	4.36	42%	4.36	42%	1.00
	R21		Bedroom	Area m2	10.51	5.10	49%	5.10	49%	1.00
	R22		LKD	Area m2	29.02	7.02	24%	7.02	24%	1.00
	R23		Bedroom	Area m2	7.45	5.34	72%	5.34	72%	1.00
	R24		Bedroom	Area m2	11.80	7.58	64%	7.58	64%	1.00
	R25		Bedroom	Area m2	11.82	6.71	57%	6.71	57%	1.00
	R26		Bedroom	Area m2	7.45	5.41	73%	5.41	73%	1.00
Third	R1		Bedroom	Area m2	10.87	10.30	95%	10.30	95%	1.00
	R2		LKD	Area m2	30.25	26.14	86%	21.67	72%	0.83
	R3		Bedroom	Area m2	10.45	9.95	95%	9.95	95%	1.00
	R4		Bedroom	Area m2	10.76	10.29	96%	10.29	96%	1.00
	R5		LKD	Area m2	30.27	22.44	74%	16.29	54%	0.73
	R6		Bedroom	Area m2	10.45	9.96	95%	9.96	95%	1.00
	R7		Bedroom	Area m2	10.48	9.99	95%	9.99	95%	1.00
	R8		LKD	Area m2	30.25	20.73	69%	16.19	54%	0.78
	R9		Bedroom	Area m2	10.68	10.17	95%	10.17	95%	1.00
	R10		Bedroom	Area m2	10.79	10.29	95%	10.29	95%	1.00
	R11		LKD	Area m2	30.27	16.34	54%	15.67	52%	0.96
	R12		Bedroom	Area m2	10.47	9.34	89%	9.34	89%	1.00
	R13		Bedroom	Area m2	10.51	9.73	93%	9.73	93%	1.00
	R14		LKD	Area m2	28.72	14.97	52%	14.84	52%	0.99
	R15		Bedroom	Area m2	10.44	8.97	86%	8.97	86%	1.00
	R16		LKD	Area m2	30.23	11.42	38%	11.48	38%	1.01
	R17		Bedroom	Area m2	10.79	7.80	72%	7.80	72%	1.00
	R18		Bedroom	Area m2	10.77	8.85	82%	8.85	82%	1.00
	R19		LKD	Area m2	30.27	10.75	36%	10.75	36%	1.00
	R20		Bedroom	Area m2	10.44	6.63	64%	6.63	64%	1.00
	R21		Bedroom	Area m2	10.51	7.64	73%	7.64	73%	1.00
	R22		LKD	Area m2	29.02	9.98	34%	9.98	34%	1.00
	R23		Bedroom	Area m2	7.45	5.37	72%	5.37	72%	1.00
	R24		Bedroom	Area m2	11.80	8.44	72%	8.44	72%	1.00
	R25		Bedroom	Area m2	11.82	6.87	58%	6.87	58%	1.00
	R26		Bedroom	Area m2	7.45	5.51	74%	5.51	74%	1.00
Fourth	R1		Bedroom	Area m2	10.87	10.30	95%	10.30	95%	1.00
	R2		LKD	Area m2	30.25	26.93	89%	26.79	89%	0.99
	R3		Bedroom	Area m2	10.45	9.95	95%	9.95	95%	1.00
	R4		Bedroom	Area m2	10.76	10.29	96%	10.29	96%	1.00
	R5		LKD	Area m2	30.27	24.28	80%	24.00	79%	0.99
	R6		Bedroom	Area m2	10.45	9.96	95%	9.96	95%	1.00
	R7		Bedroom	Area m2	10.48	9.99	95%	9.99	95%	1.00
	R8		LKD	Area m2	30.25	23.83	79%	23.63	78%	0.99
	R9		Bedroom	Area m2	10.68	10.17	95%	10.17	95%	1.00
	R10		Bedroom	Area m2	10.79	10.29	95%	10.29	95%	1.00

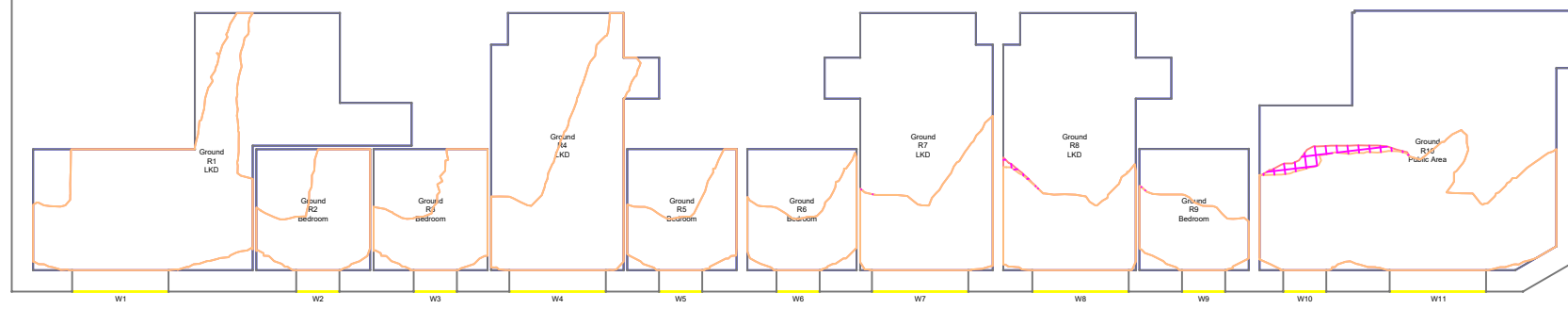
Project Name: Ancoats Dispensary Project No.: 2780 Report Title: Daylight Distribution - Neighbour Analysis										
Floor Ref.	Room Ref.	Room Attribute	Room Use.		Room Area	Lit Area Existing	Lit Area Existing %	Lit Area Proposed	Lit Area Proposed %	Pr/Ex
	R11		LKD	Area m2	30.27	19.64	65%	19.54	65%	1.00
	R12		Bedroom	Area m2	10.47	9.95	95%	9.95	95%	1.00
	R13		Bedroom	Area m2	10.51	10.04	96%	10.04	96%	1.00
	R14		LKD	Area m2	28.72	20.05	70%	20.05	70%	1.00
	R15		Bedroom	Area m2	10.44	9.97	96%	9.97	96%	1.00
	R16		LKD	Area m2	30.23	19.42	64%	19.42	64%	1.00
	R17		Bedroom	Area m2	10.79	9.75	90%	9.75	90%	1.00
	R18		Bedroom	Area m2	10.77	10.26	95%	10.26	95%	1.00
	R19		LKD	Area m2	30.27	18.10	60%	18.10	60%	1.00
	R20		Bedroom	Area m2	10.44	8.24	79%	8.24	79%	1.00
	R21		Bedroom	Area m2	10.51	9.13	87%	9.13	87%	1.00
	R22		LKD	Area m2	29.02	15.42	53%	15.42	53%	1.00
	R23		Bedroom	Area m2	7.45	5.41	73%	5.41	73%	1.00
	R24		Bedroom	Area m2	11.80	9.31	79%	9.31	79%	1.00
	R25		Bedroom	Area m2	11.82	7.07	60%	7.07	60%	1.00
	R26		Bedroom	Area m2	7.45	5.69	76%	5.69	76%	1.00
Fifth	R1		Bedroom	Area m2	10.87	10.30	95%	10.30	95%	1.00
	R2		LKD	Area m2	30.25	28.32	94%	28.31	94%	1.00
	R3		Bedroom	Area m2	10.45	9.95	95%	9.95	95%	1.00
	R4		Bedroom	Area m2	10.76	10.29	96%	10.29	96%	1.00
	R5		LKD	Area m2	30.27	27.09	89%	27.07	89%	1.00
	R6		Bedroom	Area m2	10.45	9.96	95%	9.96	95%	1.00
	R7		Bedroom	Area m2	10.48	9.99	95%	9.99	95%	1.00
	R8		LKD	Area m2	30.25	27.21	90%	27.21	90%	1.00
	R9		Bedroom	Area m2	10.68	10.17	95%	10.17	95%	1.00
	R10		Bedroom	Area m2	10.79	10.29	95%	10.29	95%	1.00
	R11		LKD	Area m2	30.27	24.95	82%	24.95	82%	1.00
	R12		Bedroom	Area m2	10.47	9.95	95%	9.95	95%	1.00
	R13		Bedroom	Area m2	10.51	10.04	96%	10.04	96%	1.00
	R14		LKD	Area m2	28.72	24.89	87%	24.89	87%	1.00
	R15		Bedroom	Area m2	10.44	9.97	96%	9.97	96%	1.00
	R16		LKD	Area m2	30.23	24.96	83%	24.95	83%	1.00
	R17		Bedroom	Area m2	10.79	10.19	94%	10.19	94%	1.00
	R18		Bedroom	Area m2	10.77	10.26	95%	10.26	95%	1.00
	R19		LKD	Area m2	30.27	22.88	76%	22.88	76%	1.00
	R20		Bedroom	Area m2	10.44	9.54	91%	9.54	91%	1.00
	R21		Bedroom	Area m2	10.51	9.82	93%	9.82	93%	1.00
	R22		LKD	Area m2	29.02	18.40	63%	18.40	63%	1.00
Sixth	R1		Bedroom	Area m2	10.87	10.30	95%	10.30	95%	1.00
	R2		LKD	Area m2	30.25	29.37	97%	29.37	97%	1.00
	R3		Bedroom	Area m2	10.45	9.95	95%	9.95	95%	1.00
	R4		Bedroom	Area m2	10.76	10.29	96%	10.29	96%	1.00
	R5		LKD	Area m2	30.27	29.41	97%	29.41	97%	1.00
	R6		Bedroom	Area m2	10.45	9.96	95%	9.96	95%	1.00
	R7		Bedroom	Area m2	10.48	9.99	95%	9.99	95%	1.00
	R8		LKD	Area m2	30.25	29.42	97%	29.42	97%	1.00
	R9		Bedroom	Area m2	10.68	10.17	95%	10.17	95%	1.00
	R10		Bedroom	Area m2	10.79	10.29	95%	10.29	95%	1.00
	R11		LKD	Area m2	30.27	29.43	97%	29.43	97%	1.00
	R12		Bedroom	Area m2	10.47	9.95	95%	9.95	95%	1.00
	R13		Bedroom	Area m2	10.51	10.04	96%	10.04	96%	1.00
	R14		LKD	Area m2	28.72	27.89	97%	27.89	97%	1.00
	R15		Bedroom	Area m2	10.44	9.97	96%	9.97	96%	1.00
	R16		LKD	Area m2	30.23	29.40	97%	29.40	97%	1.00
	R17		Bedroom	Area m2	10.79	10.19	94%	10.19	94%	1.00
	R18		Bedroom	Area m2	10.77	10.26	95%	10.26	95%	1.00
	R19		LKD	Area m2	30.27	28.11	93%	28.11	93%	1.00
	R20		Bedroom	Area m2	10.44	9.95	95%	9.95	95%	1.00
	R21		Bedroom	Area m2	10.51	10.05	96%	10.05	96%	1.00
	R22		LKD	Area m2	29.02	23.53	81%	23.53	81%	1.00
Seventh	R1		Bedroom	Area m2	10.87	10.30	95%	10.30	95%	1.00
	R2		LKD	Area m2	30.25	29.38	97%	29.38	97%	1.00
	R3		Bedroom	Area m2	10.45	9.95	95%	9.95	95%	1.00
	R4		Bedroom	Area m2	10.76	10.29	96%	10.29	96%	1.00
	R5		LKD	Area m2	30.27	29.42	97%	29.42	97%	1.00
	R6		Bedroom	Area m2	10.45	9.96	95%	9.96	95%	1.00
	R7		Bedroom	Area m2	10.48	9.99	95%	9.99	95%	1.00
	R8		LKD	Area m2	30.25	29.42	97%	29.42	97%	1.00

Project Name: Ancoats Dispensary
Project No.: 2780
Report Title: Daylight Distribution - Neighbour Analysis

Floor Ref.	Room Ref.	Room Attribute	Room Use.		Room Area	Lit Area Existing	Lit Area Existing %	Lit Area Proposed	Lit Area Proposed %	Pr/Ex
	R9		Bedroom	Area m2	10.68	10.17	95%	10.17	95%	1.00
	R10		Bedroom	Area m2	10.79	10.30	95%	10.30	95%	1.00
	R11		LKD	Area m2	30.27	29.44	97%	29.44	97%	1.00
	R12		Bedroom	Area m2	10.47	9.95	95%	9.95	95%	1.00
	R13		Bedroom	Area m2	10.51	10.04	95%	10.04	95%	1.00
	R14		LKD	Area m2	28.72	27.90	97%	27.90	97%	1.00
	R15		Bedroom	Area m2	10.44	9.97	96%	9.97	96%	1.00
	R16		LKD	Area m2	30.23	29.40	97%	29.40	97%	1.00
	R17		Bedroom	Area m2	10.79	10.19	94%	10.19	94%	1.00
	R18		Bedroom	Area m2	10.77	10.26	95%	10.26	95%	1.00
	R19		LKD	Area m2	30.27	29.42	97%	29.42	97%	1.00
	R20		Bedroom	Area m2	10.44	9.95	95%	9.95	95%	1.00
	R21		Bedroom	Area m2	10.51	10.05	96%	10.05	96%	1.00
	R22		LKD	Area m2	29.02	28.25	97%	28.25	97%	1.00
Eighth	R1		Bedroom	Area m2	10.44	9.97	96%	9.97	96%	1.00
	R2		LKD	Area m2	30.23	29.40	97%	29.40	97%	1.00
	R3		Bedroom	Area m2	10.79	10.19	94%	10.19	94%	1.00
	R4		Bedroom	Area m2	10.77	10.26	95%	10.26	95%	1.00
	R5		LKD	Area m2	30.27	29.43	97%	29.43	97%	1.00
	R6		Bedroom	Area m2	10.44	9.95	95%	9.95	95%	1.00
	R7		Bedroom	Area m2	10.51	10.05	96%	10.05	96%	1.00
	R8		LKD	Area m2	29.02	28.26	97%	28.26	97%	1.00
Ninth	R1		Bedroom	Area m2	10.44	9.97	96%	9.97	96%	1.00
	R2		LKD	Area m2	30.23	29.40	97%	29.40	97%	1.00
	R3		Bedroom	Area m2	10.79	10.19	94%	10.19	94%	1.00
	R4		Bedroom	Area m2	10.77	10.26	95%	10.26	95%	1.00
	R5		LKD	Area m2	30.27	29.43	97%	29.43	97%	1.00
	R6		Bedroom	Area m2	10.44	9.95	95%	9.95	95%	1.00
	R7		Bedroom	Area m2	10.51	10.05	96%	10.05	96%	1.00
	R8		LKD	Area m2	29.02	28.26	97%	28.26	97%	1.00

Weavers Quay

Ground Floor

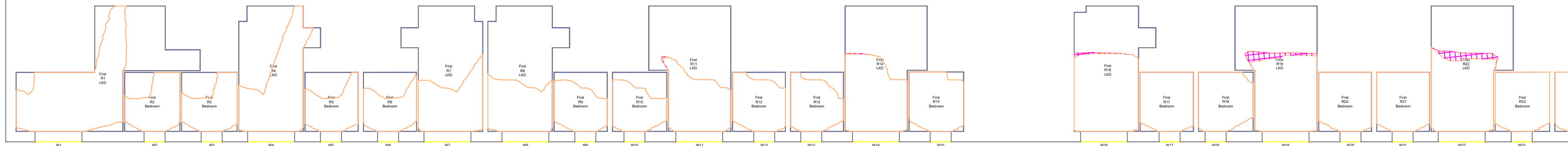


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Weavers Quay

First Floor Part 1

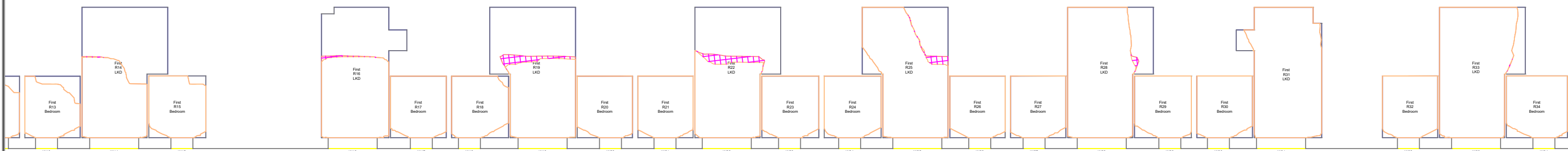


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Weavers Quay

First Floor Part 2

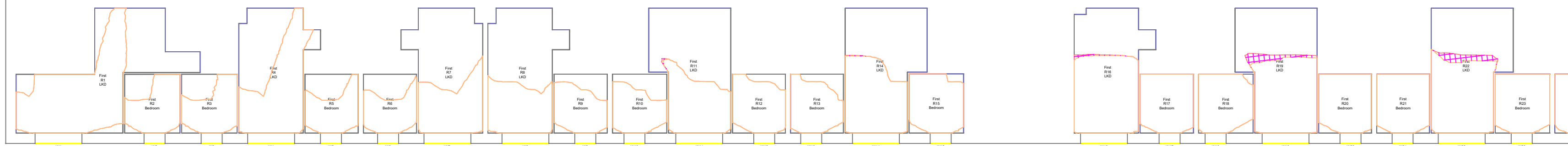


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Weavers Quay

Second Floor Part 1



1:200



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site derived from 2D drawings produced by Purcell.

Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal.

Proposed Model

Proposed scheme massing -
"8803_BA_XX_XX_M3_AR_Ancoats
Dispensary_Proposed.dwg"

Supplied by Paul Nelson of Buttress on 04/03/2021.

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

-  Room Area (Measured Layout)
-  Existing No Sky Line
-  Proposed No Sky Line
-  Area of Loss/Gain

REV:	NOTES:	DRWN:	DATE:
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CLIENT:
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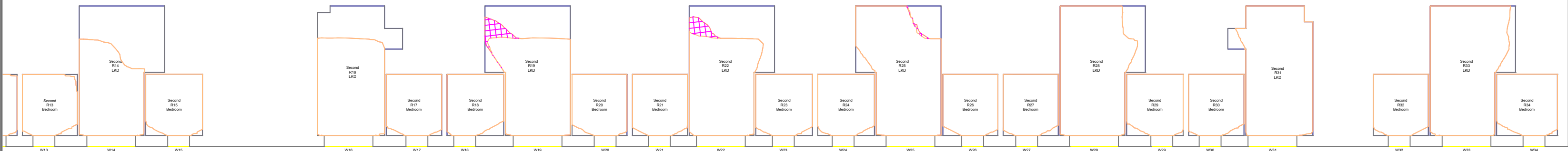
PROJECT:
Ancoats Dispensary

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A3:	DATE:	DRAWN:	GSH
1:200	17.02.2021	CHECKED:	DMH

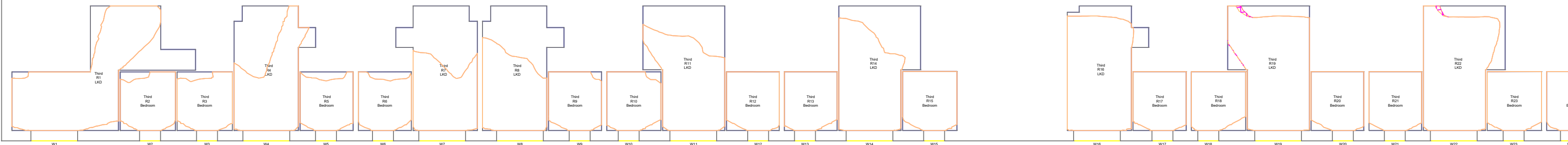
DRAWING NUMBER:	REV:
2780 MA-07	

Weavers Quay
Second Floor Part 2



1:200

Weavers Quay
Third Floor Part 1



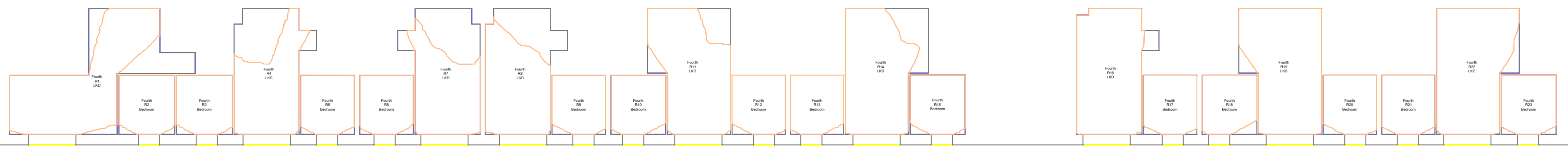
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Weavers Quay
Third Floor Part 2



1:200

Weavers Quay
Fourth Floor



1:200

NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Existing Site derived from 2D drawings produced by
Purcell.
Neighbouring Buildings internal room layouts, window
positions/dimensions and massing derived from plans
found on the planning portal.
Proposed Model
Proposed scheme massing -
"B803_BA_XX_XX_M3_AR_Ancoats
Dispensary_Proposed.dwg"
Supplied by Paul Nelson of Buttress on 04/03/2021.

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)
Existing No Sky Line
Proposed No Sky Line
Area of Loss/Gain

REV:	NOTES:	DRWN:	DATE:

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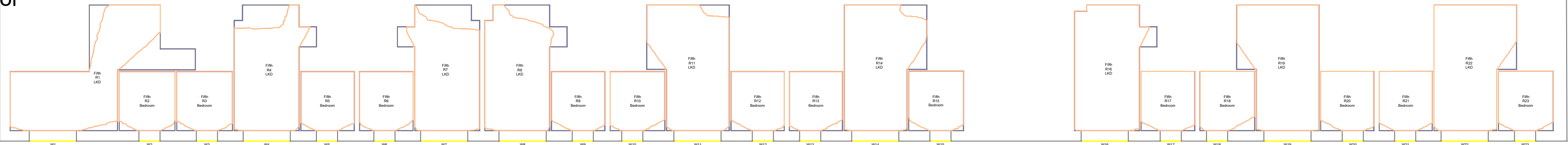
PROJECT:
Ancoats Dispensary

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A3: 1:200	DATE: 17.02.2021	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 2780_MA-08	REV: .
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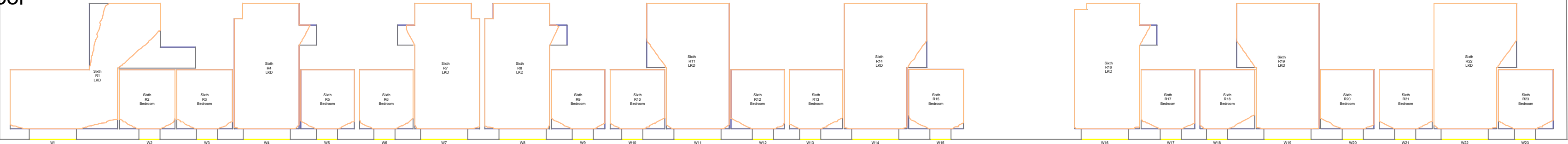
Weavers Quay
Fifth Floor



1:200



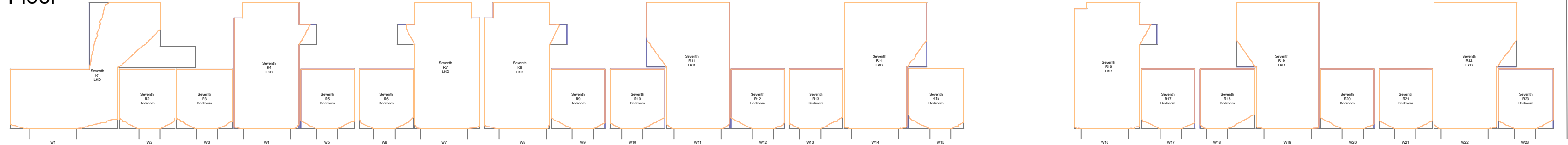
Weavers Quay
Sixth Floor



1:200



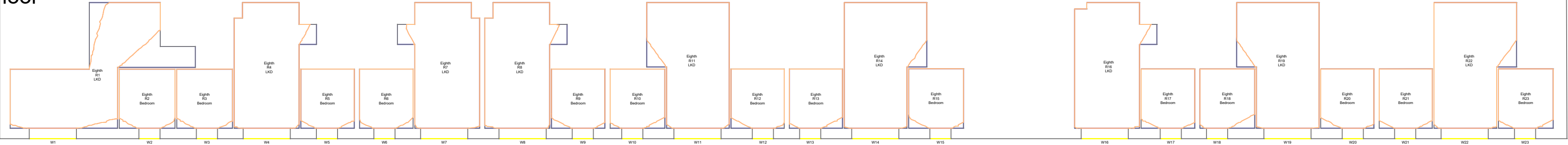
Weavers Quay
Seventh Floor



1:200



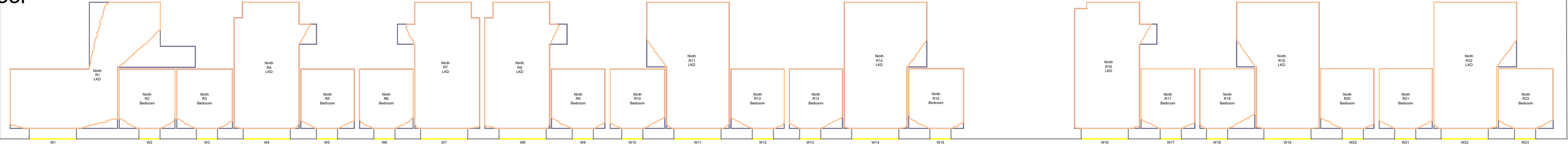
Weavers Quay
Eighth Floor



1:200



Weavers Quay
Ninth Floor



1:200



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Existing Site derived from 2D drawings produced by
Purcell.
Neighbouring Buildings internal room layouts, window
positions/dimensions and massing derived from plans
found on the planning portal.
Proposed Model
Proposed scheme massing -
"8803_BA_XX_XX_M3_AR_Ancoats
Dispensary_Proposed.dwg"
Supplied by Paul Nelson of Buttress on 04/03/2021.

Massing Legend
 Existing
 Proposed
All heights in m AOD
DD Legend
 Room Area (Measured Layout)
 Existing No Sky Line
 Proposed No Sky Line
 Area of Loss/Gain

REV:	NOTES:	DRWN:	DATE:


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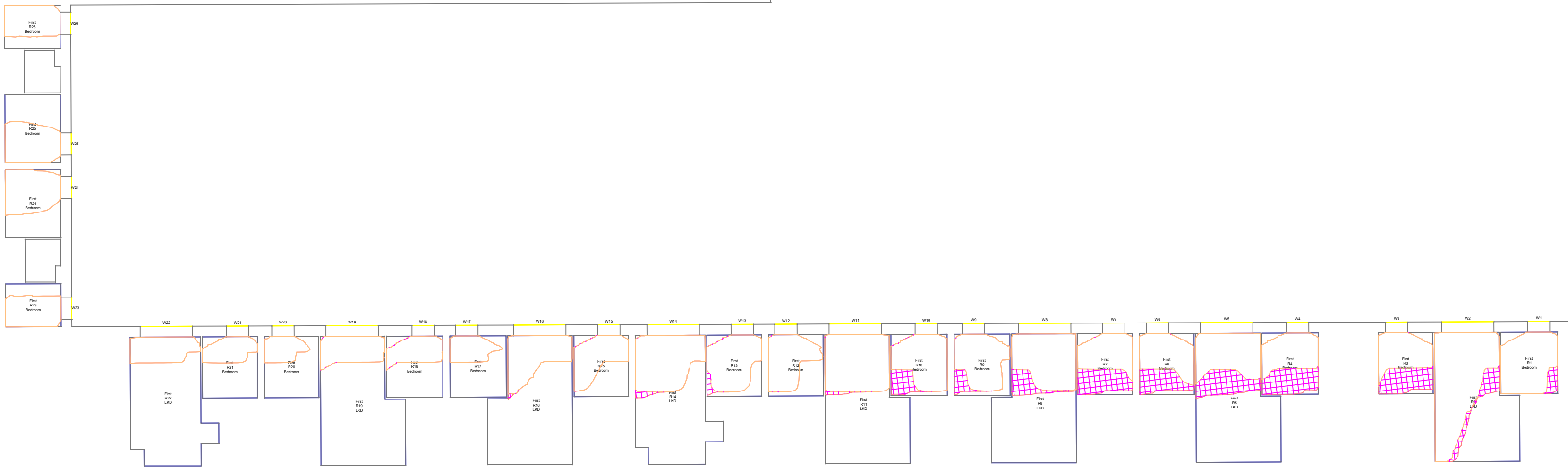
PROJECT:
Ancoats Dispensary

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A3: 1:200	DATE: 17.02.2021	DRAWN: GSH
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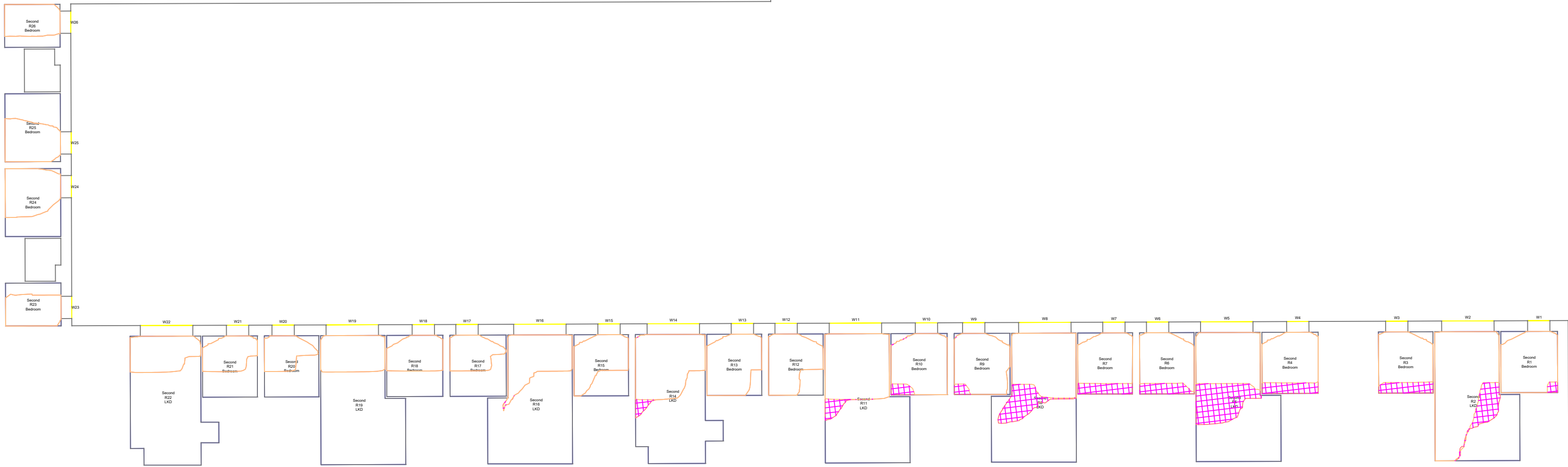
DRAWING NUMBER: 2780_MA-09	REV: .
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Lampwick Development
First Floor



1:200

Lampwick Development
Second Floor



1:200

NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Existing Site derived from 2D drawings produced by
Purcell.
Neighbouring Buildings internal room layouts, window
positions/dimensions and massing derived from plans
found on the planning portal.
Proposed Model
Proposed scheme massing -
"8803_BA_XX_XX_M3_AR_Ancoats
Dispensary_Proposed.dwg"
Supplied by Paul Nelson of Buttress on 04/03/2021.

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)
Existing No Sky Line
Proposed No Sky Line
Area of Loss/Gain

REV:	NOTES:	DRWN:	DATE:

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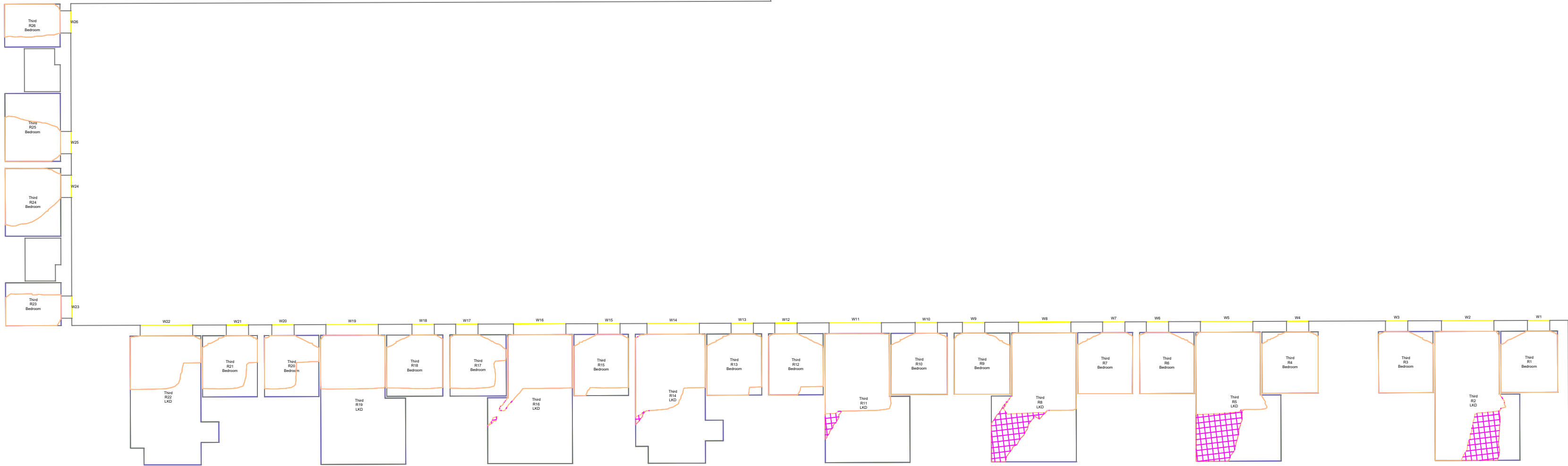
PROJECT:
Ancoats Dispensary

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A3: 1:200	DATE: 17.02.2021	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 2780_MA-10	REV: .
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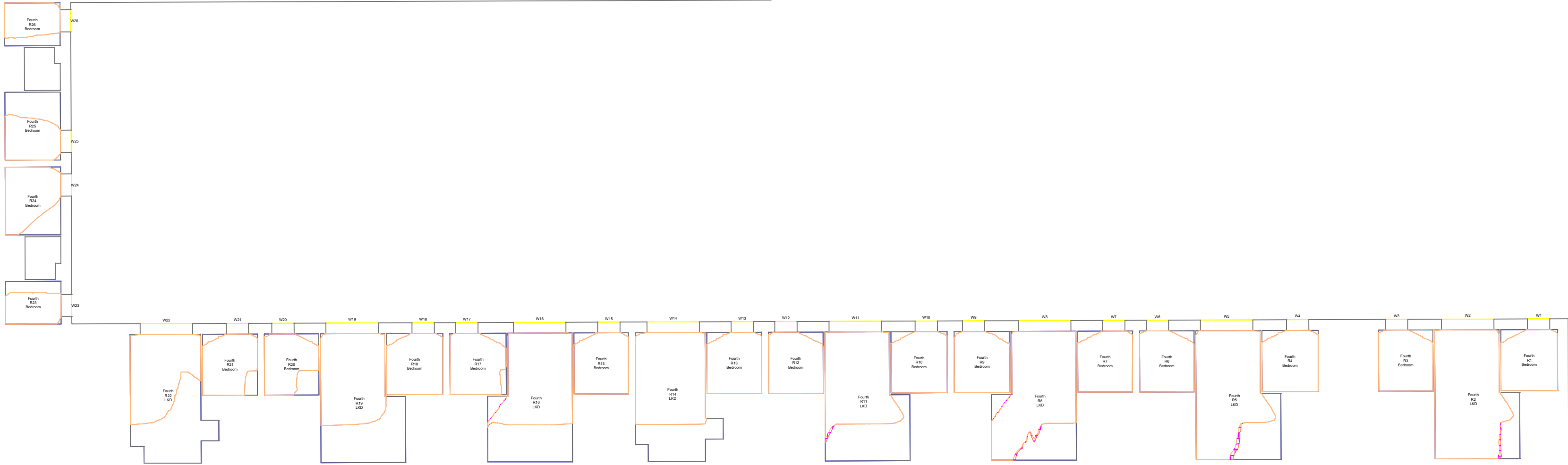
Lampwick Development
Third Floor



1:200



Lampwick Development
Fourth Floor



1:200



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Existing Site derived from 2D drawings produced by
Purcell.
Neighbouring Buildings internal room layouts, window
positions/dimensions and massing derived from plans
found on the planning portal.
Proposed Model
Proposed scheme massing -
"8803_BA_XX_XX_M3_AR_Ancoats
Dispensary_Proposed.dwg"
Supplied by Paul Nelson of Buttress on 04/03/2021.

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)
Existing No Sky Line
Proposed No Sky Line
Area of Loss/Gain

REV:	NOTES:	DRWN:	DATE:

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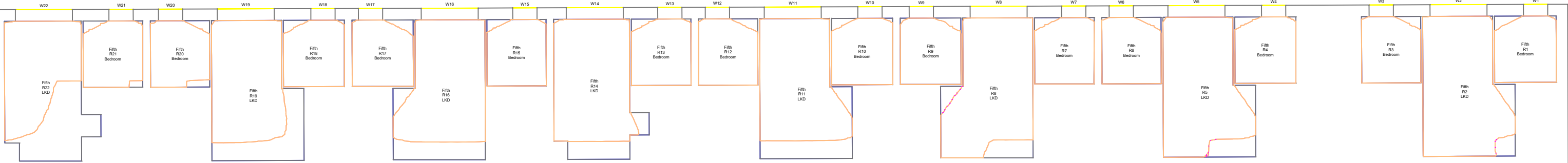
PROJECT:
Ancoats Dispensary

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A3: 1:200	DATE: 17.02.2021	DRAWN: GSH
CHECKED: DMH		

DRAWING NUMBER: 2780_MA-11	REV: .
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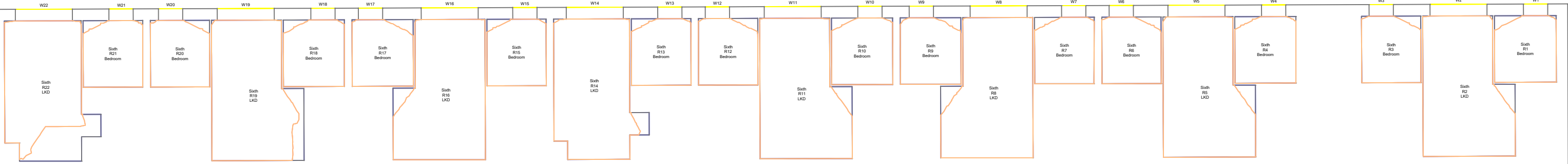
Lampwick Development
Fifth Floor



1:200



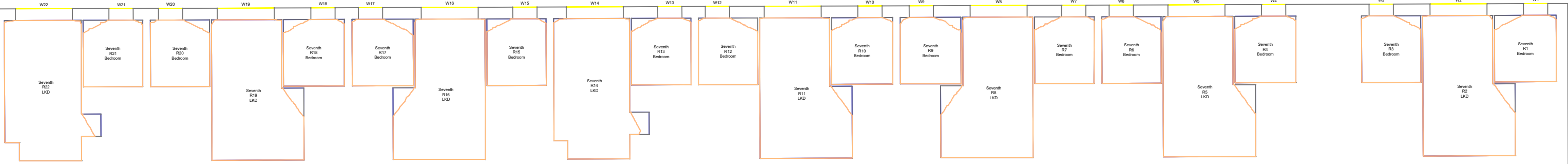
Lampwick Development
Sixth Floor



1:200



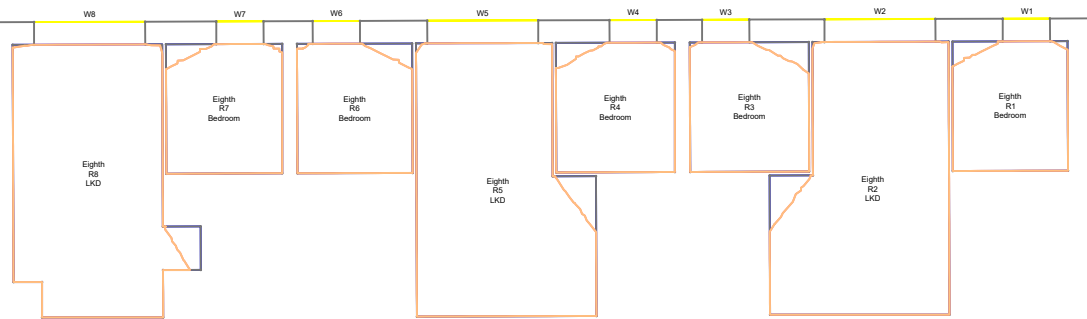
Lampwick Development
Seventh Floor



1:200



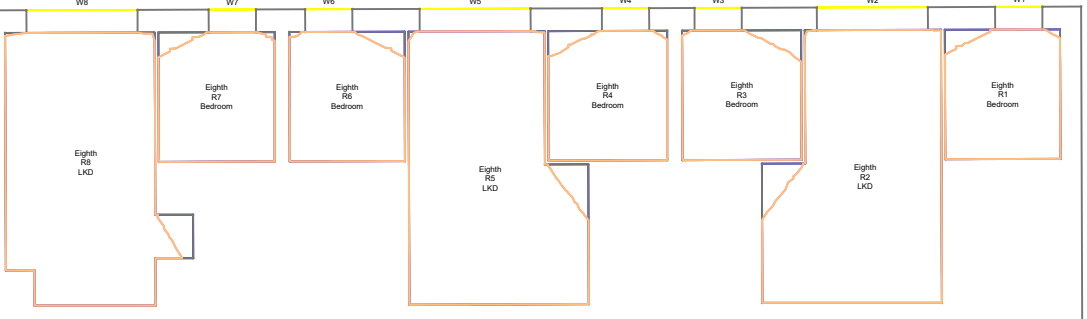
Lampwick Development
Eighth Floor



1:200



Lampwick Development
Ninth Floor



1:200



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using WalDRAM Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Existing Site derived from 2D drawings produced by
Purcell.
Neighbouring Buildings internal room layouts, window
positions/dimensions and massing derived from plans
found on the planning portal.
Proposed Model
Proposed scheme massing -
"8803_BA_XX_XX_M3_AR_Ancoats
Dispensary_Proposed.dwg"
Supplied by Paul Nelson of Buttress on 04/03/2021.

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)
Existing No Sky Line
Proposed No Sky Line
Area of Loss/Gain

REV:	NOTES:	DRWN:	DATE:

grayscanlanhill
chartered building surveyors

The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:
Great Places Housing Group

PROJECT:
Ancoats Dispensary

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A3: 1:200	DATE: 17.02.2021	DRAWN: GSH
CHECKED: DMH		

DRAWING NUMBER: 2780_MA-12	REV: .
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Appendix 5: Baseline vs Proposed APSH Results

Project Name: Ancoats Dispensary
Project No.: 2780
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Attribute	Room Annual Existing	Room Annual Proposed	Pr/Ex	Room Winter Existing	Room Winter Proposed	Pr/Ex
Weavers Quay											
Ground	R1	Residential	LKD	W1		59	59	1.00	18	18	1.00
	R2	Residential	Bedroom	W2		62	61	0.98	19	19	1.00
	R3	Residential	Bedroom	W3		55	55	1.00	16	16	1.00
	R4	Residential	LKD	W4		54	54	1.00	15	15	1.00
	R5	Residential	Bedroom	W5		58	58	1.00	16	16	1.00
	R6	Residential	Bedroom	W6		55	54	0.98	14	14	1.00
	R7	Residential	LKD	W7		55	55	1.00	13	13	1.00
	R8	Residential	LKD	W8		54	54	1.00	12	12	1.00
	R9	Residential	Bedroom	W9		58	58	1.00	13	13	1.00
First	R1	Residential	LKD	W1		65	65	1.00	22	22	1.00
	R2	Residential	Bedroom	W2		67	67	1.00	21	21	1.00
	R3	Residential	Bedroom	W3		64	64	1.00	18	18	1.00
	R4	Residential	LKD	W4		63	63	1.00	18	18	1.00
	R5	Residential	Bedroom	W5		63	63	1.00	17	17	1.00
	R6	Residential	Bedroom	W6		62	62	1.00	16	16	1.00
	R7	Residential	LKD	W7		64	64	1.00	16	16	1.00
	R8	Residential	LKD	W8		64	64	1.00	15	15	1.00
	R9	Residential	Bedroom	W9		61	61	1.00	13	13	1.00
	R10	Residential	Bedroom	W10		63	63	1.00	13	13	1.00
	R11	Residential	LKD	W11		66	66	1.00	15	15	1.00
	R12	Residential	Bedroom	W12		67	67	1.00	16	16	1.00
	R13	Residential	Bedroom	W13		65	65	1.00	14	14	1.00
	R14	Residential	LKD	W14		67	67	1.00	16	16	1.00
	R15	Residential	Bedroom	W15		67	67	1.00	16	16	1.00
	R16	Residential	LKD	W16		66	66	1.00	16	16	1.00
	R17	Residential	Bedroom	W17		67	67	1.00	16	16	1.00
	R18	Residential	Bedroom	W18		68	68	1.00	17	17	1.00
	R19	Residential	LKD	W19		67	67	1.00	17	17	1.00
	R20	Residential	Bedroom	W20		67	67	1.00	16	16	1.00
	R21	Residential	Bedroom	W21		67	67	1.00	16	16	1.00
	R22	Residential	LKD	W22		69	69	1.00	18	18	1.00
	R23	Residential	Bedroom	W23		71	71	1.00	20	20	1.00
	R24	Residential	Bedroom	W24		71	71	1.00	20	20	1.00
	R25	Residential	LKD	W25		72	72	1.00	21	21	1.00
	R26	Residential	Bedroom	W26		71	71	1.00	20	20	1.00
	R27	Residential	Bedroom	W27		71	71	1.00	20	20	1.00
	R28	Residential	LKD	W28		72	72	1.00	21	21	1.00

Project Name: Ancoats Dispensary
Project No.: 2780
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Attribute	Room Annual Existing	Room Annual Proposed	Pr/Ex	Room Winter Existing	Room Winter Proposed	Pr/Ex
	R29	Residential	Bedroom	W29		72	72	1.00	21	21	1.00
	R30	Residential	Bedroom	W30		72	72	1.00	21	21	1.00
	R31	Residential	LKD	W31		73	73	1.00	22	22	1.00
	R32	Residential	Bedroom	W32		74	74	1.00	23	23	1.00
	R33	Residential	LKD	W33		74	74	1.00	23	23	1.00
	R34	Residential	Bedroom	W34		75	75	1.00	24	24	1.00
Second	R1	Residential	LKD	W1		70	70	1.00	22	22	1.00
	R2	Residential	Bedroom	W2		69	69	1.00	21	21	1.00
	R3	Residential	Bedroom	W3		69	69	1.00	20	20	1.00
	R4	Residential	LKD	W4		68	68	1.00	20	20	1.00
	R5	Residential	Bedroom	W5		68	68	1.00	19	19	1.00
	R6	Residential	Bedroom	W6		66	66	1.00	16	16	1.00
	R7	Residential	LKD	W7		68	68	1.00	17	17	1.00
	R8	Residential	LKD	W8		66	66	1.00	17	17	1.00
	R9	Residential	Bedroom	W9		66	66	1.00	17	17	1.00
	R10	Residential	Bedroom	W10		67	67	1.00	16	16	1.00
	R11	Residential	LKD	W11		68	68	1.00	17	17	1.00
	R12	Residential	Bedroom	W12		70	70	1.00	19	19	1.00
	R13	Residential	Bedroom	W13		68	68	1.00	17	17	1.00
	R14	Residential	LKD	W14		69	69	1.00	18	18	1.00
	R15	Residential	Bedroom	W15		70	70	1.00	19	19	1.00
	R16	Residential	LKD	W16		71	71	1.00	21	21	1.00
	R17	Residential	Bedroom	W17		71	71	1.00	20	20	1.00
	R18	Residential	Bedroom	W18		71	71	1.00	20	20	1.00
	R19	Residential	LKD	W19		74	74	1.00	23	23	1.00
	R20	Residential	Bedroom	W20		74	74	1.00	23	23	1.00
	R21	Residential	Bedroom	W21		73	73	1.00	22	22	1.00
	R22	Residential	LKD	W22		75	75	1.00	24	24	1.00
	R23	Residential	Bedroom	W23		76	76	1.00	25	25	1.00
	R24	Residential	Bedroom	W24		76	76	1.00	25	25	1.00
	R25	Residential	LKD	W25		77	77	1.00	26	26	1.00
	R26	Residential	Bedroom	W26		76	76	1.00	25	25	1.00
	R27	Residential	Bedroom	W27		77	77	1.00	26	26	1.00
	R28	Residential	LKD	W28		77	77	1.00	26	26	1.00
	R29	Residential	Bedroom	W29		78	78	1.00	27	27	1.00
	R30	Residential	Bedroom	W30		76	76	1.00	25	25	1.00
	R31	Residential	LKD	W31		76	76	1.00	25	25	1.00

Project Name: Ancoats Dispensary Project No.: 2780 Report Title: Daylight & Sunlight - Neighbour Analysis											
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Attribute	Room Annual Existing	Room Annual Proposed	Pr/Ex	Room Winter Existing	Room Winter Proposed	Pr/Ex
	R32	Residential	Bedroom	W32		76	76	1.00	25	25	1.00
	R33	Residential	LKD	W33		77	77	1.00	26	26	1.00
	R34	Residential	Bedroom	W34		78	78	1.00	27	27	1.00
Third	R1	Residential	LKD	W1		73	73	1.00	24	24	1.00
	R2	Residential	Bedroom	W2		73	73	1.00	23	23	1.00
	R3	Residential	Bedroom	W3		71	71	1.00	21	21	1.00
	R4	Residential	LKD	W4		71	71	1.00	20	20	1.00
	R5	Residential	Bedroom	W5		72	72	1.00	21	21	1.00
	R6	Residential	Bedroom	W6		71	71	1.00	20	20	1.00
	R7	Residential	LKD	W7		71	71	1.00	20	20	1.00
	R8	Residential	LKD	W8		71	71	1.00	20	20	1.00
	R9	Residential	Bedroom	W9		72	72	1.00	21	21	1.00
	R10	Residential	Bedroom	W10		70	70	1.00	19	19	1.00
	R11	Residential	LKD	W11		71	71	1.00	20	20	1.00
	R12	Residential	Bedroom	W12		71	71	1.00	20	20	1.00
	R13	Residential	Bedroom	W13		71	71	1.00	20	20	1.00
	R14	Residential	LKD	W14		71	71	1.00	20	20	1.00
	R15	Residential	Bedroom	W15		72	72	1.00	21	21	1.00
	R16	Residential	LKD	W16		73	73	1.00	23	23	1.00
	R17	Residential	Bedroom	W17		73	73	1.00	22	22	1.00
	R18	Residential	Bedroom	W18		73	73	1.00	22	22	1.00
	R19	Residential	LKD	W19		76	75	0.99	25	24	0.96
	R20	Residential	Bedroom	W20		77	76	0.99	26	25	0.96
	R21	Residential	Bedroom	W21		77	76	0.99	26	25	0.96
	R22	Residential	LKD	W22		76	76	1.00	25	25	1.00
	R23	Residential	Bedroom	W23		78	78	1.00	27	27	1.00
	R24	Residential	Bedroom	W24		77	77	1.00	26	26	1.00
	R25	Residential	LKD	W25		77	77	1.00	26	26	1.00
	R26	Residential	Bedroom	W26		77	77	1.00	26	26	1.00
	R27	Residential	Bedroom	W27		77	77	1.00	26	26	1.00
	R28	Residential	LKD	W28		78	78	1.00	27	27	1.00
	R29	Residential	Bedroom	W29		78	78	1.00	27	27	1.00
	R30	Residential	Bedroom	W30		78	78	1.00	27	27	1.00
	R31	Residential	LKD	W31		79	79	1.00	28	28	1.00
	R32	Residential	Bedroom	W32		78	78	1.00	27	27	1.00
	R33	Residential	LKD	W33		79	79	1.00	28	28	1.00
	R34	Residential	Bedroom	W34		79	79	1.00	28	28	1.00

Project Name: Ancoats Dispensary
Project No.: 2780
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Attribute	Room Annual Existing	Room Annual Proposed	Pr/Ex	Room Winter Existing	Room Winter Proposed	Pr/Ex
Fourth	R1	Residential	LKD	W1		76	76	1.00	25	25	1.00
	R2	Residential	Bedroom	W2		74	74	1.00	24	24	1.00
	R3	Residential	Bedroom	W3		74	74	1.00	23	23	1.00
	R4	Residential	LKD	W4		72	72	1.00	21	21	1.00
	R5	Residential	Bedroom	W5		73	73	1.00	22	22	1.00
	R6	Residential	Bedroom	W6		73	73	1.00	22	22	1.00
	R7	Residential	LKD	W7		73	73	1.00	22	22	1.00
	R8	Residential	LKD	W8		74	74	1.00	23	23	1.00
	R9	Residential	Bedroom	W9		75	75	1.00	24	24	1.00
	R10	Residential	Bedroom	W10		73	73	1.00	22	22	1.00
	R11	Residential	LKD	W11		76	76	1.00	25	25	1.00
	R12	Residential	Bedroom	W12		76	76	1.00	25	25	1.00
	R13	Residential	Bedroom	W13		76	76	1.00	25	25	1.00
	R14	Residential	LKD	W14		78	78	1.00	27	27	1.00
	R15	Residential	Bedroom	W15		77	77	1.00	26	26	1.00
	R16	Residential	LKD	W16		78	78	1.00	27	27	1.00
	R17	Residential	Bedroom	W17		76	76	1.00	25	25	1.00
	R18	Residential	Bedroom	W18		77	77	1.00	26	26	1.00
	R19	Residential	LKD	W19		78	78	1.00	27	27	1.00
	R20	Residential	Bedroom	W20		78	78	1.00	27	27	1.00
	R21	Residential	Bedroom	W21		78	78	1.00	27	27	1.00
	R22	Residential	LKD	W22		78	78	1.00	27	27	1.00
	R23	Residential	Bedroom	W23		79	79	1.00	28	28	1.00
Fifth	R1	Residential	LKD	W1		76	76	1.00	25	25	1.00
	R2	Residential	Bedroom	W2		77	77	1.00	26	26	1.00
	R3	Residential	Bedroom	W3		77	77	1.00	26	26	1.00
	R4	Residential	LKD	W4		77	77	1.00	26	26	1.00
	R5	Residential	Bedroom	W5		77	77	1.00	26	26	1.00
	R6	Residential	Bedroom	W6		77	77	1.00	26	26	1.00
	R7	Residential	LKD	W7		76	76	1.00	25	25	1.00
	R8	Residential	LKD	W8		76	76	1.00	25	25	1.00
	R9	Residential	Bedroom	W9		77	77	1.00	26	26	1.00
	R10	Residential	Bedroom	W10		78	78	1.00	27	27	1.00
	R11	Residential	LKD	W11		78	78	1.00	27	27	1.00
	R12	Residential	Bedroom	W12		78	78	1.00	27	27	1.00
	R13	Residential	Bedroom	W13		78	78	1.00	27	27	1.00
	R14	Residential	LKD	W14		78	78	1.00	27	27	1.00

Project Name: Ancoats Dispensary
Project No.: 2780
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Attribute	Room Annual Existing	Room Annual Proposed	Pr/Ex	Room Winter Existing	Room Winter Proposed	Pr/Ex
	R15	Residential	Bedroom	W15		78	78	1.00	27	27	1.00
	R16	Residential	LKD	W16		78	78	1.00	27	27	1.00
	R17	Residential	Bedroom	W17		77	77	1.00	26	26	1.00
	R18	Residential	Bedroom	W18		78	78	1.00	27	27	1.00
	R19	Residential	LKD	W19		78	78	1.00	27	27	1.00
	R20	Residential	Bedroom	W20		78	78	1.00	27	27	1.00
	R21	Residential	Bedroom	W21		78	78	1.00	27	27	1.00
	R22	Residential	LKD	W22		79	79	1.00	28	28	1.00
	R23	Residential	Bedroom	W23		79	79	1.00	28	28	1.00
Sixth	R1	Residential	LKD	W1		77	77	1.00	26	26	1.00
	R2	Residential	Bedroom	W2		77	77	1.00	26	26	1.00
	R3	Residential	Bedroom	W3		77	77	1.00	26	26	1.00
	R4	Residential	LKD	W4		77	77	1.00	26	26	1.00
	R5	Residential	Bedroom	W5		78	78	1.00	27	27	1.00
	R6	Residential	Bedroom	W6		78	78	1.00	27	27	1.00
	R7	Residential	LKD	W7		78	78	1.00	27	27	1.00
	R8	Residential	LKD	W8		79	79	1.00	28	28	1.00
	R9	Residential	Bedroom	W9		79	79	1.00	28	28	1.00
	R10	Residential	Bedroom	W10		79	79	1.00	28	28	1.00
	R11	Residential	LKD	W11		79	79	1.00	28	28	1.00
	R12	Residential	Bedroom	W12		79	79	1.00	28	28	1.00
	R13	Residential	Bedroom	W13		79	79	1.00	28	28	1.00
	R14	Residential	LKD	W14		79	79	1.00	28	28	1.00
	R15	Residential	Bedroom	W15		79	79	1.00	28	28	1.00
	R16	Residential	LKD	W16		79	79	1.00	28	28	1.00
	R17	Residential	Bedroom	W17		79	79	1.00	28	28	1.00
	R18	Residential	Bedroom	W18		79	79	1.00	28	28	1.00
	R19	Residential	LKD	W19		79	79	1.00	28	28	1.00
	R20	Residential	Bedroom	W20		79	79	1.00	28	28	1.00
	R21	Residential	Bedroom	W21		79	79	1.00	28	28	1.00
	R22	Residential	LKD	W22		79	79	1.00	28	28	1.00
	R23	Residential	Bedroom	W23		79	79	1.00	28	28	1.00
Seventh	R1	Residential	LKD	W1		78	78	1.00	27	27	1.00
	R2	Residential	Bedroom	W2		78	78	1.00	27	27	1.00
	R3	Residential	Bedroom	W3		78	78	1.00	27	27	1.00
	R4	Residential	LKD	W4		78	78	1.00	27	27	1.00
	R5	Residential	Bedroom	W5		78	78	1.00	27	27	1.00

Project Name: Ancoats Dispensary Project No.: 2780 Report Title: Daylight & Sunlight - Neighbour Analysis											
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Attribute	Room Annual Existing	Room Annual Proposed	Pr/Ex	Room Winter Existing	Room Winter Proposed	Pr/Ex
	R6	Residential	Bedroom	W6		78	78	1.00	27	27	1.00
	R7	Residential	LKD	W7		78	78	1.00	27	27	1.00
	R8	Residential	LKD	W8		79	79	1.00	28	28	1.00
	R9	Residential	Bedroom	W9		79	79	1.00	28	28	1.00
	R10	Residential	Bedroom	W10		79	79	1.00	28	28	1.00
	R11	Residential	LKD	W11		79	79	1.00	28	28	1.00
	R12	Residential	Bedroom	W12		79	79	1.00	28	28	1.00
	R13	Residential	Bedroom	W13		79	79	1.00	28	28	1.00
	R14	Residential	LKD	W14		79	79	1.00	28	28	1.00
	R15	Residential	Bedroom	W15		79	79	1.00	28	28	1.00
	R16	Residential	LKD	W16		79	79	1.00	28	28	1.00
	R17	Residential	Bedroom	W17		79	79	1.00	28	28	1.00
	R18	Residential	Bedroom	W18		79	79	1.00	28	28	1.00
	R19	Residential	LKD	W19		79	79	1.00	28	28	1.00
	R20	Residential	Bedroom	W20		79	79	1.00	28	28	1.00
	R21	Residential	Bedroom	W21		79	79	1.00	28	28	1.00
	R22	Residential	LKD	W22		79	79	1.00	28	28	1.00
	R23	Residential	Bedroom	W23		79	79	1.00	28	28	1.00
Eighth	R1	Residential	LKD	W1		79	79	1.00	28	28	1.00
	R2	Residential	Bedroom	W2		79	79	1.00	28	28	1.00
	R3	Residential	Bedroom	W3		79	79	1.00	28	28	1.00
	R4	Residential	LKD	W4		79	79	1.00	28	28	1.00
	R5	Residential	Bedroom	W5		79	79	1.00	28	28	1.00
	R6	Residential	Bedroom	W6		79	79	1.00	28	28	1.00
	R7	Residential	LKD	W7		79	79	1.00	28	28	1.00
	R8	Residential	LKD	W8		79	79	1.00	28	28	1.00
	R9	Residential	Bedroom	W9		79	79	1.00	28	28	1.00
	R10	Residential	Bedroom	W10		79	79	1.00	28	28	1.00
	R11	Residential	LKD	W11		79	79	1.00	28	28	1.00
	R12	Residential	Bedroom	W12		79	79	1.00	28	28	1.00
	R13	Residential	Bedroom	W13		79	79	1.00	28	28	1.00
	R14	Residential	LKD	W14		79	79	1.00	28	28	1.00
	R15	Residential	Bedroom	W15		79	79	1.00	28	28	1.00
	R16	Residential	LKD	W16		79	79	1.00	28	28	1.00
	R17	Residential	Bedroom	W17		79	79	1.00	28	28	1.00
	R18	Residential	Bedroom	W18		79	79	1.00	28	28	1.00
	R19	Residential	LKD	W19		79	79	1.00	28	28	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Attribute	Room Annual Existing	Room Annual Proposed	Pr/Ex	Room Winter Existing	Room Winter Proposed	Pr/Ex
	R20	Residential	Bedroom	W20		79	79	1.00	28	28	1.00
	R21	Residential	Bedroom	W21		79	79	1.00	28	28	1.00
	R22	Residential	LKD	W22		79	79	1.00	28	28	1.00
	R23	Residential	Bedroom	W23		79	79	1.00	28	28	1.00
Ninth	R1	Residential	LKD	W1		79	79	1.00	28	28	1.00
	R2	Residential	Bedroom	W2		79	79	1.00	28	28	1.00
	R3	Residential	Bedroom	W3		79	79	1.00	28	28	1.00
	R4	Residential	LKD	W4		79	79	1.00	28	28	1.00
	R5	Residential	Bedroom	W5		79	79	1.00	28	28	1.00
	R6	Residential	Bedroom	W6		79	79	1.00	28	28	1.00
	R7	Residential	LKD	W7		79	79	1.00	28	28	1.00
	R8	Residential	LKD	W8		79	79	1.00	28	28	1.00
	R9	Residential	Bedroom	W9		79	79	1.00	28	28	1.00
	R10	Residential	Bedroom	W10		79	79	1.00	28	28	1.00
	R11	Residential	LKD	W11		79	79	1.00	28	28	1.00
	R12	Residential	Bedroom	W12		79	79	1.00	28	28	1.00
	R13	Residential	Bedroom	W13		79	79	1.00	28	28	1.00
	R14	Residential	LKD	W14		79	79	1.00	28	28	1.00
	R15	Residential	Bedroom	W15		79	79	1.00	28	28	1.00
	R16	Residential	LKD	W16		79	79	1.00	28	28	1.00
	R17	Residential	Bedroom	W17		79	79	1.00	28	28	1.00
	R18	Residential	Bedroom	W18		79	79	1.00	28	28	1.00
	R19	Residential	LKD	W19		79	79	1.00	28	28	1.00
	R20	Residential	Bedroom	W20		79	79	1.00	28	28	1.00
	R21	Residential	Bedroom	W21		79	79	1.00	28	28	1.00
	R22	Residential	LKD	W22		79	79	1.00	28	28	1.00
	R23	Residential	Bedroom	W23		79	79	1.00	28	28	1.00