



Daylight and Sunlight

Relating to

32-34 Laystall Street
Manchester
M1 2JZ

Version

A

Issue Date

04 December 2020

Executive Summary

We have assessed the impact of the proposed development upon the daylight and sunlight currently enjoyed by the habitable rooms within the neighbouring properties. In accordance with the guidance set out by the BRE, we have assessed the properties that are in closest proximity to the proposed development site.

The results of the VSC study show that the two properties fall below the target values in some areas - this is usually the case when replacing largely undeveloped sites such as this with higher density developments - there will be reductions which exceed the national advice offered by the BRE.

Property	Number of Windows Tested	Windows that meet BRE Guidelines		VSC Windows No. of Windows Experiencing Adverse Impacts		
		No.	%	20-29.99% loss (minor adverse losses)	30-39.99% loss (moderate adverse losses)	>40% loss (substantial losses)
StayCity Apartments	52	10	19%	2	8	32
Lomax St. Development	57	28	49%	4	7	18
Total	109	38	35%	6	15	50

The daylight distribution results show that, of the 63 rooms tested, 36 (57%) meet the BRE assessment criteria.

Property	Number of Rooms Tested	Rooms that meet BRE Guidelines		DD Rooms No. of Rooms Experiencing Adverse Impacts		
		No.	%	20-29.99% loss (minor adverse losses)	30-39.99% loss (moderate adverse losses)	>40% loss (substantial losses)
StayCity Apartments	26	12	46%	2	0	12
Lomax St. Development	37	24	65%	1	4	8
Total	63	36	57%	3	4	20

Analysis was also undertaken in line with BRE guidance to show the impact of the proposed development on the neighbouring properties' access to sunlight. The results indicate that 57% of the 126 rooms assessed meet the assessment criteria for total APSH.

Property	Number of Rooms Tested	Annual			Winter		
		Rooms that meet BRE Guidelines		No. of Rooms Experiencing Adverse Impacts	Rooms that meet BRE Guidelines		No. of Rooms Experiencing Adverse Impacts
		No.	%		No.	%	
StayCity Apartments	26	9	35%	17	4	15%	22
Lomax St. Development	25	20	80%	5	19	76%	6
Total	51	29	57%	22	23	45%	28

It is worth noting that the BRE guidance is discretionary and was set out with suburban residential settings in mind. Indeed, it suggests that a degree of flexibility should be applied when considering denser city centre developments such as this.

The StayCity building provides temporary accommodation, which, being transient in nature, has a lesser expectation of daylight than habitable rooms within more traditional residential accommodation. This needs to be



considered when reviewing the results. It is a relatively new development that benefits from facing over a relatively empty site, which skews the existing VSC figures and makes it difficult to meet the BRE target values.

The consented Lomax Street development is yet to be constructed and the potential for a changed or abortive scheme should also be considered when viewing the results.

We consider it appropriate to carry out further assessments, based upon a 'mirrored-massing' approach set out in Appendix F of the BRE. These results should show, that in this scenario, the alternative target values can be achieved in most cases.

Overall, the impact upon the daylight and sunlight currently enjoyed by the existing (and proposed or currently under construction) habitable rooms within the buildings surrounding the site is in keeping with what we would expect for a dense redeveloping area such as this. The proposed scheme is hindered by being the 'last' to come forward and as such is going to have a greater impact upon the neighbours, due to them looking over a relatively empty site.



Client: McCaul's
Property: 32 – 34 Laystall Street, Manchester

Job Reference: 126432

Project Preface

Client Name and Address

McCaul's
61 Higher Green Lane
Manchester
M29 7HQ

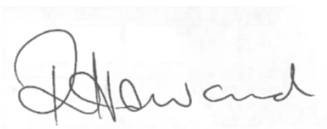
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Job Reference: 129032

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1. Introduction

1.1 Instructions

We have been instructed by McCaul's to prepare a study on the effects that the proposed development at 32-34 Laystall Street, Manchester will have on the levels of daylight and sunlight enjoyed by the surrounding properties.

1.2 Documents Received

The analysis carried out has been based on a 3D AutoCAD model of the development site and the relevant surrounding buildings. The model has been prepared using a 3D Accucities aerial based model.

As part of the research process we undertook online planning searches of the relevant neighbouring properties to incorporate internal layout information within the 3D model where available. For the StayCity apartments, we used plans and elevations obtained from the planning application 125369/JO/2019 and for the Lomax Street building, drawings from the application 120149/FO/2018 were used.

Into the model we incorporated the latest proposals for the scheme, supplied by the project architects, OMI, on 13 November 2020.



2. Planning Policy Statements and Guidelines for Assessment

2.1 Policy Statements

The local authority relevant to this planning application is Manchester City Council.

In the absence of any specific Local Authority guidance, it is appropriate to consider other published guidelines, for example the Building Research Establishment's (BRE) Report 209 *"Site layout planning for daylight and sunlight – A guide to good practice"*.

BRE Report 209 is widely regarded as the most appropriate way of undertaking a study such as this and therefore has formed the basis of our study. We are aware that the Local Authority has familiarity of this method of assessment as we have had sight of studies of a similar nature for other local planning applications.

2.2 General Approach

BRE Report 209, *"Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice"* provides guidance to designers, clients, consultants and planning officials on laying out proposed development sites to minimise impact on surrounding buildings and open spaces. This document is widely used in the construction industry and we have undertaken many studies on this basis for a variety of local planning authorities.

The BRE report states that living rooms, dining rooms and kitchens within dwellings should be assessed. Bedrooms should also be checked although it is acknowledged that they are less important. Non-domestic buildings where the occupants have a reasonable expectation of daylight should also be considered, although these are usually less sensitive than dwellings. Also, garages, hallways, storage, circulation areas and bathrooms "need not be assessed".

The BRE guide sets out criteria against which an assessment may be made of the levels of daylight / sunlight and the impact that development may cause. The advice given in the BRE report is not mandatory. Specifically, in the introduction to the report, it states that:

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and the guide 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 since natural lighting is only one of many factors in site layout design. In special circumstances 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 proportions of existing buildings."

2.3 Preliminary Test

The BRE report contains a preliminary test to find out whether an existing building within a reasonable distance should continue to receive enough skylight following the construction of a proposed development:



“draw a section in plane perpendicular to each affected main window wall of the existing building. Measure the angle to the horizontal subtended by the new development at the same level of the centre of the lowest window. If this angle is less than 25 degrees for the whole of the development then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. If for any part of the new development, this angle is more than 25 degrees, a more detailed check is needed to find the loss of skylight to the existing building.”

2.4 Vertical Sky Component (VSC)

The VSC is a measure of the amount of light falling on a window and it is quantified as a ratio of the direct sky illuminance falling on the surface at a specific reference point against the horizontal illuminance under an unobstructed sky. The maximum possible ratio is just under 40% for a completely unobstructed vertical wall. The VSC values attained by windows of a building will not vary with the compass orientation of that building, therefore orientation does not give an appreciation of the interior daylighting.

The target value recommended is 27% but this is not to be strictly applied. This is because if the VSC for a window is less than 27% and is less than 0.8 times its former value, then the BRE numerical guidelines will not be satisfied.

Alternatively, if the Vertical Sky Component is less than 27%, but more than 0.8 times its former value then daylight levels might still be adequate to the neighbouring property.

It is notoriously difficult to achieve a level of 27% and it is notable that the diagrams in the BRE report show low rise suburban examples rather than a dense urban environment such as this. Therefore the degree of flexibility mentioned within the report should certainly be exercised in this instance as recommended in the guidelines.

2.5 Daylight Distribution (DD)/No Sky Line Test

The no-sky line divides those areas of the working plane in a room (normally about 850mm above floor level), which can receive direct sunlight, from those which cannot. It is important because it provides an indication of how good the distribution of daylight is in a room. Areas beyond the no-sky line in a room will generally look gloomy.

The BRE report recommends that for an existing room to receive adequate daylight distribution, 80% of the working plane should have a view of the sky. In dense urban environments, it is generally accepted that this is difficult to achieve, and a flexible approach should be adopted.

2.6 Sunlight

With regard to assessing sunlight, the BRE report gives recommendations for the assessment of the effect on sunlight enjoyed by individual windows. When considering sunlight, in the northern hemisphere, it is only those windows that face within 90 degrees of due south that will enjoy significant amounts of sunlight and the BRE Report limits the extent of assessments required to only these windows. Sunlight amenity is measured in terms of Annual Probable Sunlight Hours (APSH).



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Property: 32 – 34 Laystall Street, Manchester

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The assessment analyses a point in each window which receives at least a quarter of annual probable sunlight hours (represented as 25% in the results tables), including at least 5% of annual probable sunlight hours during the winter months, between 21 September and 21 March. Again, a ratio reduction of 0.8x is also applied to the results.



3. Assessment of Surrounding Properties

Using the methodologies set out within the preliminary review above and using our experience we have identified the following properties as requiring further analysis, and have carried out a VSC, a DD and an APSH assessment to each, in line with BRE recommended practice.

- StayCity Apartments (40 Laystall Street)
- Consented Lomax Street development

The locations of the surrounding properties and the results of our study are shown in the attached Appendices.

3.1 StayCity Apartments

3.1.1 Description

This property is a thirteen-storey building that was completed circa 2008/9. The building is located immediately to the north west of the proposed development site and has short-stay hotel accommodation on all levels the lower floor levels are currently unoccupied but appear to be suited to retail/commercial uses.

It is arguable that the transient nature of hotel accommodation means that there is a lesser expectation of daylight within these rooms, however, we have assessed all the rooms in accordance with BRE guidance.

3.1.2 Daylight Results

The results of our study show that 10 of the 52 windows tested will meet the criteria set out by the BRE for VSC analysis. Two windows that fall below guidance will experience a minor adverse impact from the proposal (20-29.99% reduction in VSC). Eight windows will experience moderate losses of 30-39.99% of their former value and the remaining 32 windows will experience losses greater than 40% of their former value.

The daylight distribution results indicate that 12 of the 26 bedrooms assessed will meet the daylight distribution criteria.

3.1.3 Sunlight Results

Of the 26 rooms assessed, 9 will meet the BRE criteria for Total APSH and 4 will meet the criteria for winter APSH.

3.2 Consented Lomax Street Scheme

3.2.1 Description

This seven/eight storey building is proposed to be built on the opposite side of Brock Lane to the development, to the east of the site. The building has commercial use proposed at ground floor level and residential use on the upper floors. The building was granted planning permission in March 2019 and we have used the plans, elevations and sections submitted with the application to generate our model.

3.2.2 Daylight Results

Our analysis shows that of the 57 windows we have assessed, 28 meet the BRE guidance. Four windows that fall below guidance will experience a minor adverse impact from the proposal (20-29.99% reduction in VSC). Seven



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windows will experience moderate losses of 30-39.99% of their former value and the remaining 18 windows will experience losses greater than 40% of their former value.

The daylight distribution results indicate that 24 of the 37 bedrooms assessed will meet the daylight distribution criteria.

3.2.3 Sunlight Results

Of the 25 rooms assessed, 20 will meet the BRE criteria for Total APSH and 19 will meet the criteria for winter APSH.



4. Conclusions & Other Considerations

The findings set out in this report should be set against the following considerations relating to their interpretation and significance.

4.1 Daylight and Sunlight Results to the Neighbouring Properties

4.1.1 VSC Results

A total of 109 windows have been included within the analysis with 38 (35% of windows assessed) meeting the recommended guideline levels of 27% VSC or 0.8x their former value as set out by the BRE.

4.1.2 Daylight Distribution Results

A total of 63 rooms have been assessed for daylight distribution. 36 rooms will enjoy levels of daylight distribution that meet the BRE guidance, a percentage rate of 57%.

4.1.3 Sunlight Results

Of the 51 rooms tested for sunlight our analysis shows that 29 will satisfy the BRE criteria for Total annual allowances with the proposed massing in place (57%).

4.2 Interpretive Considerations

The findings set out in this report should be set against the following considerations relating to their interpretation and significance.

4.2.1 Significance of BRE Report

It is important to appreciate that the author of the BRE Report does not intend the document to be used as an instrument of planning policy. Consequently, it is important to ensure that the results of this report are seen in context with all other planning considerations relating to the scheme and are accorded a degree of importance that is appropriate to the matrix of all other planning policy considerations relating to the proposed development.

4.2.2 Appropriateness of BRE Assessment Criteria

The BRE Report indicates, in more than one location, that the criteria to be applied to the assessment of daylight sunlight and overshadowing should be adjusted or varied according to the circumstances of the development. Except in Appendix F, the BRE Report does not then give any detailed guidance as to the way the criteria for assessment are to be varied, which is unhelpful.

The BRE Report does not intend that its methods of assessment should be seen as absolute tests, designed to derive either a “pass” or “fail” result for an adjoining property; the BRE Report does not refer to any of the assessment methods offered as “tests”. Therefore, we suggest that it is more relevant to consider the degree and extent to which each of the assessed surrounding properties meet the BRE criteria for daylight and sunlight, rather than to see the assessment results as either a “fail” or a “pass” for each surrounding property.



When viewing the results strictly in terms of the 0.8x reduction criteria, the proposed scheme is hampered by the relatively underdeveloped nature of the site presenting abnormally high existing levels of daylight and sunlight.

4.2.3 Neighbourliness of Surrounding Properties

The BRE Report encourages consideration of the neighbourliness of not just the proposed development, but also the surrounding properties. A building that satisfies the good neighbour principle does not extend to the boundary of the land on which it stands but allows some open space between it and the boundary and does not take more than its fair share of the available daylight and sunlight.

Both buildings are very close to the boundary, which immediately restricts the potential for compliant daylight and sunlight results on the site, as both this analysis and the analysis used to support the successful application show.

4.2.4 Nature of Rooms/Areas Affected

The BRE report does not attempt to “weight” daylight or sunlight reductions according to room or area use. However, the use to which a room is put should be taken into consideration when judging the significance of the assessment results. A loss of daylight and sunlight to a bedroom for example, will, it is submitted, be less important than the same loss suffered by a sitting room or kitchen in spite of the reduction of the values being the same.

It should be noted that the StayCity apartments provide short-term hotel accommodations, which is inherently transient in nature, and as such, should have a lower expectation of daylight than purely residential accommodation.

4.3 Recommendations

4.3.1 Further Assessment

Both developments are built very close to the boundary between the two sites and benefit from looking over a relatively low rise building in the existing scenario. As such, the existing levels of VSC are abnormally high and any massing built on the site will result in reductions in VSC that will be difficult to meet guidance.

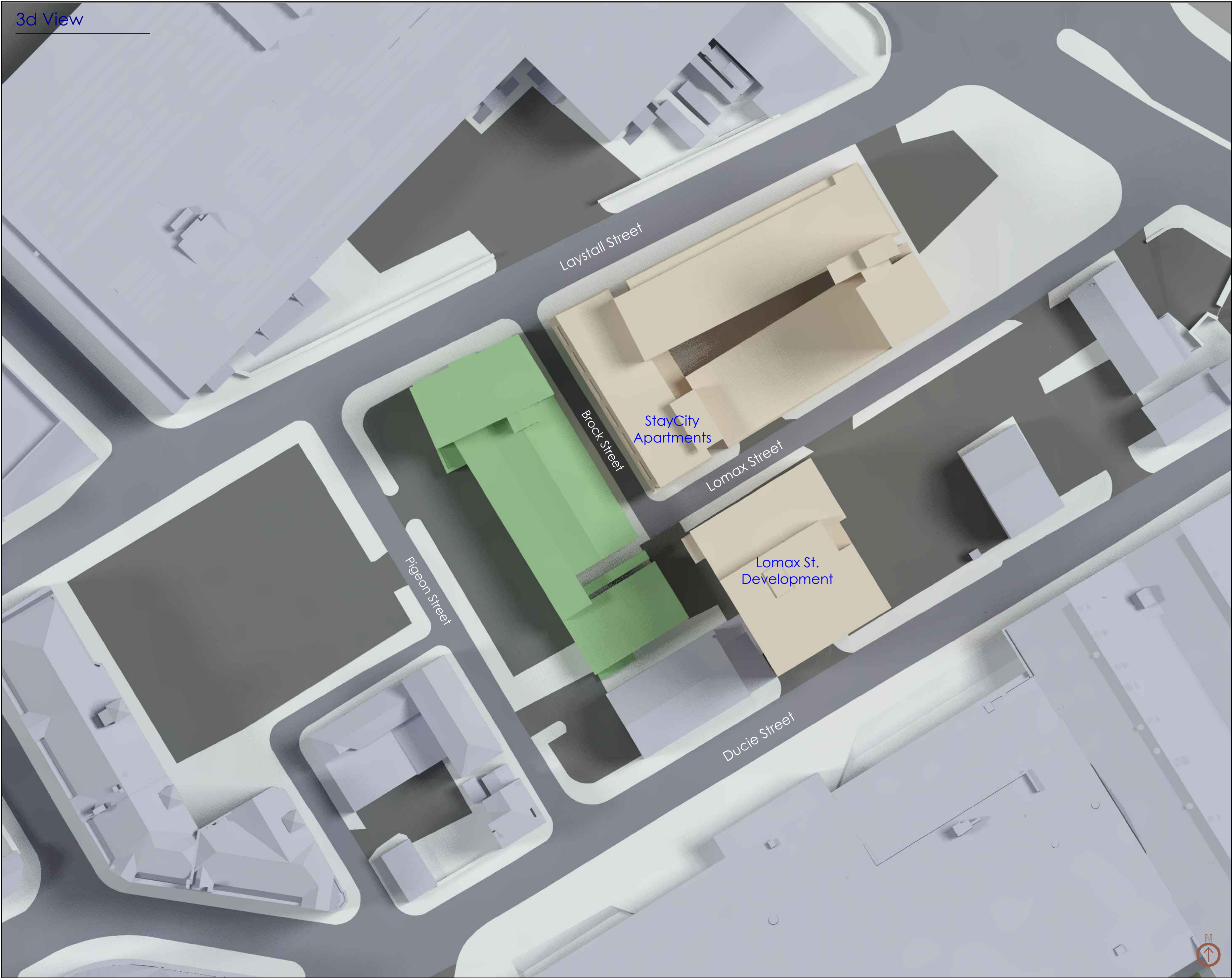
We recommend exploring the additional methods of analysis set out in Appendix F of the BRE, for circumstances such as this, where the standard method is inappropriate or unsuitable for the relationship of the buildings.

In this situation, a ‘mirrored massing’ scenario, to set alternative target values for VSC, would predict more suitably the levels that the windows within the buildings could reasonably expect, were they to be facing a massing of similar size and proximity to the boundary as their own.



Appendix I

General Context Drawings of the Site – as existing and proposed



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 Watson Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Derived from Accuities aerial based model
Staycity Apartments
Ref: Planning app. 125369/J0/2019 pdf drawings
Lomax Street Development
Ref: Planning app. 120149 FO 2018 pdf drawings
Proposed Model
200969_Laystall Street Model.skp
Received 13.11.2020

REV:	DATE:	DESCRIPTION:

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CLIENT:
McCauls

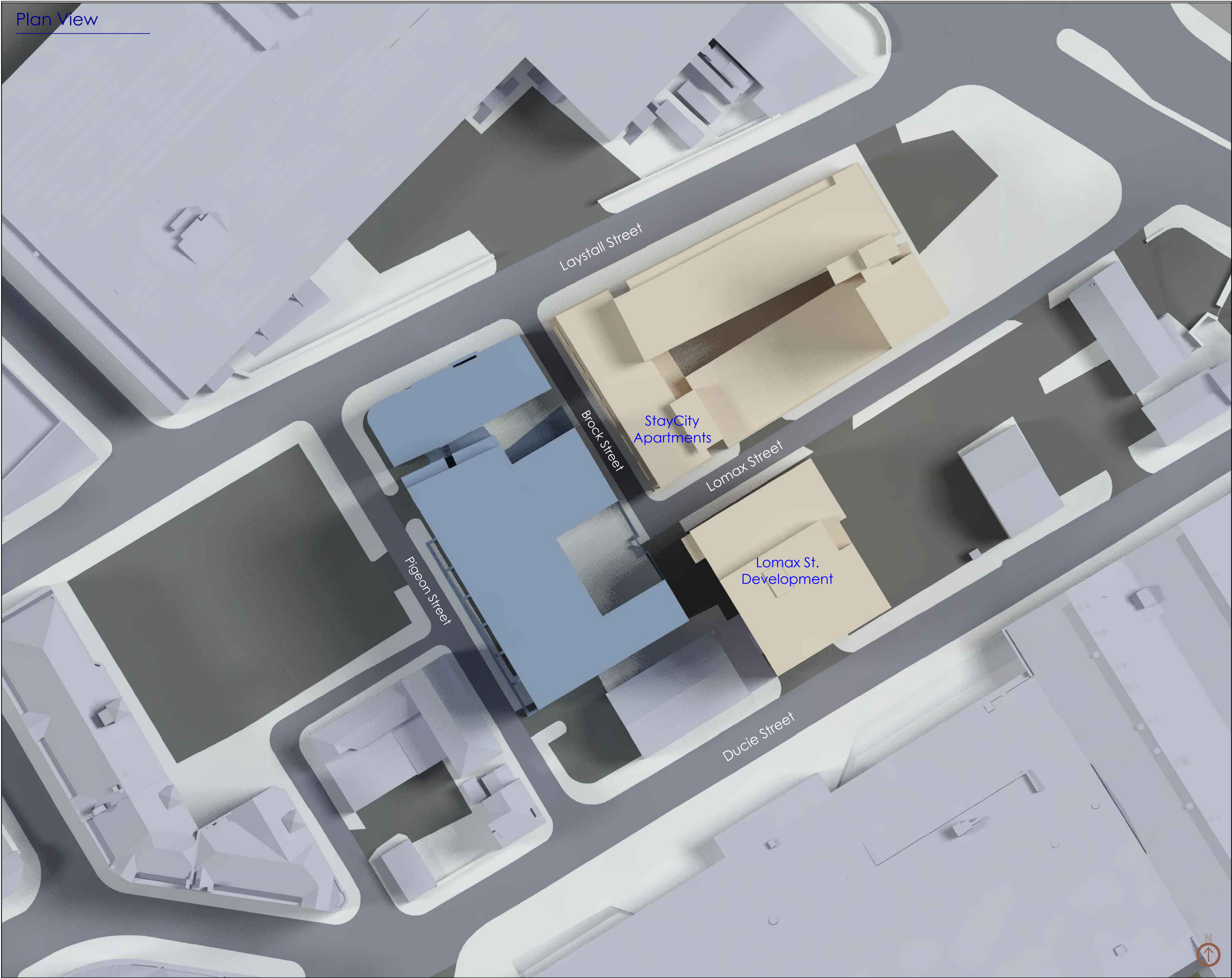
PROPERTY:
32-34 Laystall Street Manchester

DRAWING TITLE:
Existing Plan View

SCALE @ A1: NTS	DATE: 17.11.20	DRAWN: MBS
		CHECKED: TK

DRAWING NUMBER: 126432-01-01	REV:
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Plan View



NOTES:
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Analysis
Produced using Wildman Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Derived from Accuities aerial based model
Staycity Apartments
Ref: Planning app. 125369/J0/2019 pdf drawings
Lomax Street Development
Ref: Planning app. 120149 FO 2018 pdf drawings
Proposed Model
200969_Laysall Street Model.skp
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CLIENT:
McCauls

PROPERTY:
32-34 Laysall Street Manchester

DRAWING TITLE:
Proposed Plan View

SCALE @ A1: NTS	DATE: 17.11.20	DRAWN: MBS
		CHECKED: TK

DRAWING NUMBER: 126432-01-02	REV:
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3d View



NOTES:
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Analysis
Produced using Waldman Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Derived from Accuities aerial based model
Staycity Apartments
Ref: Planning app. 125369/JO/2019 pdf drawings
Lomax Street Development
Ref: Planning app. 120149 FO 2018 pdf drawings
Proposed Model
200960_Laystall Street Model.skp
Received 13.11.2020

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CLIENT:
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PROPERTY:
32-34 Laystall Street Manchester

DRAWING TITLE:
Existing 3d View
Looking North

SCALE @ A1: NTS	DATE: 17.11.20	DRAWN: MBS
		CHECKED: TK

DRAWING NUMBER: 126432-01-03	REV: .
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3d View



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Analysis
Produced using Waldan Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
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CLIENT:
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PROPERTY:
32-34 Laystall Street Manchester

DRAWING TITLE:
Proposed 3d View
Looking North

SCALE @ A1: NTS	DATE: 17.11.20	DRAWN: MBS
		CHECKED: TK

DRAWING NUMBER: 126432-01-04	REV: .
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3d View



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Analysis
Produced using Waldam Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Derived from Accuities aerial based model
Staycity Apartments
Ref: Planning app. 125369/JO/2019 pdf drawings
Lomax Street Development
Ref: Planning app. 120149 FO 2018 pdf drawings
Proposed Model
200969_Laystall Street Model.skp
Received 13.11.2020

REV:	DATE:	DESCRIPTION:

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CLIENT:
McCauls

PROPERTY:
32-34 Laystall Street Manchester

DRAWING TITLE:
Existing 3d View
Looking South East

SCALE @ A1: NTS	DATE: 17.11.20	DRAWN: MBS
		CHECKED: TK

DRAWING NUMBER: 126432-01-05	REV: .
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3d View



NOTES:
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All dimensions are to be checked on site, where
discrepancy occurs between specification and
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Analysis
Produced using Wildman Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
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CLIENT:
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PROPERTY:
32-34 Laystall Street Manchester

DRAWING TITLE:
Proposed 3d View
Looking South East

SCALE @ A1: NTS	DATE: 17.11.20	DRAWN: MBS
		CHECKED: TK

DRAWING NUMBER: 126432-01-06	REV:
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Appendix II

Daylight and Sunlight Results to Surrounding Properties

Project Name: 32-34 Laystall Street Manchester
Project No.: 1234
Report Title: Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 17/11/2020

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
StayCity Apartments																			
First	R1	Residential	Bedroom	W1	Existing	32.91	1.00	YES	333°N		*North*		*North*						
					Proposed	32.90	1.00	YES	333°N		*North*		*North*						
				W2	Existing	32.87	1.00	YES	333°N		*North*		*North*						
				W3	Existing	13.29	0.87	YES	238°	24	0.50	NO	8	0.00	NO				
					Proposed	11.55				12			0			35		8	
															23	NO	0	NO	
	R2	Residential	Bedroom	W4	Existing	12.16	0.65	NO	238°	28	0.25	NO	12	0.00	NO				
					Proposed	7.85			7			0							
				W5	Existing	14.74	0.47	NO	238°	34	0.18	NO	14	0.00	NO				
					Proposed	6.92				6			0			35		14	
	R3	Residential	Bedroom	W6	Existing	20.51	0.42	NO	238°	45	0.22	NO	15	0.00	NO				
						Proposed	8.62			10			0			8	NO	0	NO
	R4	Residential	Bedroom	W7	Existing	25.18	0.31	NO	238°	49	0.14	NO	15	0.00	NO				
						Proposed	7.71			7			0			10	NO	0	NO
R5	Residential	Bedroom	W8	Existing	27.47	0.16	NO	238°	53	0.15	NO	15	0.07	NO					
					Proposed	4.39			8			1			45		15		
R6	Residential	Bedroom	W9	Existing	28.20	0.15	NO	238°	54	0.20	NO	15	0.13	NO					
					Proposed	4.10			11			2			10	NO	1	NO	
R7	Residential	Bedroom	W10	Existing	29.11	0.17	NO	238°	54	0.24	NO	15	0.27	NO					
					Proposed	5.08			13			4			49		15		
					Existing	17.74	0.46	NO	149°	46	0.39	NO	18	0.33	YES			0	NO
					Proposed	8.12			18			6			7	NO	0	NO	
					Existing	11.51	0.48	NO	149°	29	0.31	NO	9	0.00	NO			15	
			W12	Proposed	5.48				9			0			8		1	NO	
			W13	Existing	10.17	0.55	NO	149°	24	0.46	NO	6	0.00	NO			2	NO	
				Proposed	5.60				11			0			54		15		
															11	NO	2	NO	
															60		18		
															24	NO	6	YES	
Second	R1	Residential	Bedroom	W1	Existing	35.43	1.00	YES	333°N		*North*		*North*						
					Proposed	35.43													
				W2	Existing	17.03	0.88	YES	238°	33	0.58	NO	8	0.00	NO				
				Proposed	15.04				19			0			45		8		
R2	Residential	Bedroom	W3	Existing	17.84	0.60	NO	238°	37	0.24	NO	16	0.00	NO					
					Proposed	10.76			9			0			31	YES	0	NO	
															37		16		

Project Name: 32-34 Laystall Street Manchester
Project No.: 1234
Report Title: Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 17/11/2020

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria		
	R4	Residential	Bedroom	W5	Existing Proposed	25.34 11.48	0.45	NO	238°	49 10	0.20	NO	18 0	0.00	NO	9 49 10	NO	0 18 0	NO		
	R5	Residential	Bedroom	W6	Existing Proposed	30.92 10.93	0.35	NO	238°	57 12	0.21	NO	20 0	0.00	NO	57 12	NO	20 0	NO		
	R6	Residential	Bedroom	W7	Existing Proposed	33.76 6.28	0.19	NO	238°	61 7	0.11	NO	20 1	0.05	NO	61 7	NO	20 1	NO		
	R7	Residential	Bedroom	W8	Existing Proposed	35.04 5.08	0.14	NO	238°	62 14	0.23	NO	20 2	0.10	NO	62 14	NO	20 2	NO		
	R8	Residential	Bedroom	W9	Existing Proposed	35.95 6.36	0.18	NO	238°	63 17	0.27	NO	20 4	0.20	NO						
				W10	Existing Proposed	16.33 7.69	0.47	NO	149°	39 13	0.33	NO	16 1	0.06	NO						
				W11	Existing Proposed	14.12 7.01	0.50	NO	149°	37 14	0.38	NO	15 0	0.00	NO						
				W12	Existing Proposed	10.80 7.09	0.66	NO	149°	28 15	0.54	NO	9 0	0.00	NO						
																69 27		22 5			
Third	R1	Residential	Bedroom	W1	Existing Proposed	37.67 37.67	1.00	YES	333°N	*North*				*North*							
				W2	Existing Proposed	22.57 22.93	1.02	YES	238°	26 25	0.96	YES	1 0	0.00	YES						
				W3	Existing Proposed	26.76 23.06	0.86	YES	238°	52 36	0.69	YES	12 0	0.00	NO						
				W4	Existing Proposed	8.65 5.96	0.69	NO	238°	15 12	0.80	YES	2 0	0.00	YES						
				W5	Existing Proposed	27.02 18.99	0.70	NO	238°	50 26	0.52	YES	16 1	0.06	NO						
	R2	Residential	Bedroom	W6	Existing Proposed	12.62 4.46	0.35	NO	238°	23 8	0.35	NO	9 0	0.00	NO	63 42	YES	17 1	NO		
				W7	Existing Proposed	32.91 17.32	0.53	NO	238°	58 20	0.34	NO	22 1	0.05	NO						
	R3	Residential	Bedroom	W8	Existing Proposed	15.97 2.91	0.18	NO	238°	26 5	0.19	NO	10 0	0.00	NO	58 21	NO	22 1	NO		
				W9	Existing Proposed	36.22 13.84	0.38	NO	238°	64 16	0.25	NO	22 1	0.05	NO						
	R4	Residential	Bedroom	W10	Existing	16.85	0.00	NO	238°	28	0.00	NO	10	0.00	NO	64 20	NO	22 1	NO		

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				W11	Proposed 0.00 Existing 37.34 Proposed 7.70	0.21	NO	238°	0 66 15	0.23	NO	0 22 2	0.09	NO	66 15	NO	22 2	NO
	R5	Residential	Bedroom	W12	Existing 17.09 Proposed 0.24	0.01	NO	238°	28 1	0.04	NO	10 0	0.00	NO				
				W13	Existing 37.80 Proposed 7.05	0.19	NO	238°	66 19	0.29	NO	22 3	0.14	NO				
	R6	Residential	Bedroom	W14	Existing 7.00 Proposed 0.73	0.10	NO	148°	27 6	0.22	NO	15 0	0.00	NO	66 20	NO	22 3	NO
				W15	Existing 11.51 Proposed 0.00	0.00	NO	238°	18 0	0.00	NO	6 0	0.00	NO				
				W16	Existing 16.77 Proposed 9.78	0.58	NO	149°	38 16	0.42	NO	15 0	0.00	NO				
				W17	Existing 15.11 Proposed 9.53	0.63	NO	149°	36 19	0.53	NO	12 0	0.00	NO				
				W18	Existing 12.97 Proposed 9.88	0.76	NO	149°	32 22	0.69	NO	9 0	0.00	NO	52 25	YES	16 0	NO
Fourth	R1	Residential	Bedroom	W1	Existing 38.19 Proposed 28.93	0.76	YES	238°	67 45	0.67	YES	22 3	0.14	NO	67 45	YES	22 3	NO
	R2	Residential	Bedroom	W2	Existing 38.45 Proposed 23.67	0.62	NO	238°	67 33	0.49	YES	22 2	0.09	NO	67 33	YES	22 2	NO
	R3	Residential	Bedroom	W3	Existing 38.67 Proposed 18.35	0.47	NO	238°	67 27	0.40	YES	22 4	0.18	NO	67 27	YES	22 4	NO
	R4	Residential	Bedroom	W4	Existing 38.70 Proposed 11.44	0.30	NO	238°	67 19	0.28	NO	22 4	0.18	NO	67 19	NO	22 4	NO
	R5	Residential	Bedroom	W5	Existing 38.72 Proposed 10.15	0.26	NO	238°	67 25	0.37	YES	22 6	0.27	YES	67 19	NO	22 4	NO
	R6	Residential	Bedroom	W6	Existing 38.67 Proposed 11.65	0.30	NO	238°	66 29	0.44	YES	22 6	0.27	YES	67 25	YES	22 6	YES
				W7	Existing 23.24 Proposed 15.42	0.66	NO	149°	50 33	0.66	YES	19 4	0.21	NO				
				W8	Existing 20.48 Proposed 14.10	0.69	NO	149°	44 28	0.64	YES	15 0	0.00	NO				
				W9	Existing 18.56 Proposed 13.80	0.74	NO	149°	40 29	0.73	YES	11 0	0.00	NO				
				W10	Existing 17.20	0.81	YES	149°	38	0.76	YES	9	0.00	NO				

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Proposed										13.91	29	0			73 40						YES	22 6	YES	
Lomax St. Development																								
First	R1	Residential	Bedroom	W1	Existing Proposed	12.37 10.62	0.86	YES	329°N	*North*			*North*			*North*					*North*	*North*	*North*	*North*
	R2	Residential	LKD	W2	Existing Proposed	12.57 10.07	0.80	YES	329°N	*North*			*North*			*North*					*North*	*North*	*North*	*North*
				W3	Existing Proposed	12.95 9.48	0.73	NO	329°N	*North*			*North*			*North*					*North*	*North*	*North*	*North*
	R3	Residential	LKD	W4	Existing Proposed	14.28 8.88	0.62	NO	329°N	*North*			*North*			*North*					*North*	*North*	*North*	*North*
				W5	Existing Proposed	16.25 8.65	0.53	NO	329°N	*North*			*North*			*North*					*North*	*North*	*North*	*North*
				W6	Existing Proposed	15.58 2.71	0.17	NO	239°	28 9	0.32	NO	6 4	0.67	NO	40 9	NO	7 4	NO					
	R4	Residential	Bedroom	W7	Existing Proposed	31.14 9.60	0.31	NO	239°	63 31	0.49	YES	21 15	0.71	YES	63 31	YES	21 15	YES					
	R5	Residential	Bedroom	W8	Existing Proposed	32.99 17.25	0.52	NO	239°	60 40	0.67	YES	16 15	0.94	YES	60 40	YES	16 15	YES					
	R6	Residential	Bedroom	W9	Existing Proposed	31.80 17.94	0.56	NO	239°	57 41	0.72	YES	13 13	1.00	YES	57 41	YES	13 13	YES					
	Second	R1	Residential	Bedroom	W1	Existing Proposed	18.13 15.99	0.88	YES	329°N	*North*			*North*			*North*					*North*	*North*	*North*
R2		Residential	LKD	W2	Existing Proposed	17.94 14.92	0.83	YES	329°N	*North*			*North*			*North*					*North*	*North*	*North*	*North*
				W3	Existing Proposed	18.23 14.10	0.77	NO	329°N	*North*			*North*			*North*					*North*	*North*	*North*	*North*
R3		Residential	LKD	W4	Existing Proposed	19.48 13.24	0.68	NO	329°N	*North*			*North*			*North*					*North*	*North*	*North*	*North*
				W5	Existing Proposed	21.46 12.85	0.60	NO	329°N	*North*			*North*			*North*					*North*	*North*	*North*	*North*
				W6	Existing Proposed	15.48 3.54	0.23	NO	239°	28 10	0.36	NO	6 4	0.67	NO									

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	R4	Residential	Bedroom	W7	Existing Proposed	33.93 11.45	0.34	NO	239°	64 31	0.48	YES	22 15	0.68	YES	41 11	NO	7 4	NO
	R5	Residential	Bedroom	W8	Existing Proposed	36.76 20.43	0.56	NO	239°	66 46	0.70	YES	22 21	0.95	YES	64 31	YES	22 15	YES
	R6	Residential	Bedroom	W9	Existing Proposed	36.96 22.75	0.62	NO	239°	66 50	0.76	YES	22 22	1.00	YES	66 46	YES	22 21	YES
																66 50	YES	22 22	YES
Third	R1	Residential	Bedroom	W1	Existing Proposed	24.83 22.23	0.90	YES	329°N	*North*				*North*					
	R2	Residential	LKD	W2	Existing Proposed	24.58 21.05	0.86	YES	329°N	*North*				*North*		*North* *North* *North* *North*			
				W3	Existing Proposed	24.89 20.32	0.82	YES	329°N	*North*				*North*					
	R3	Residential	LKD	W4	Existing Proposed	25.94 19.53	0.75	NO	329°N	*North*				*North*		*North* *North* *North* *North*			
				W5	Existing Proposed	27.62 19.20	0.70	NO	329°N	*North*				*North*					
				W6	Existing Proposed	15.49 4.81	0.31	NO	239°	28 11	0.39	NO	6 4	0.67	NO	41 12	NO	7 4	NO
	R4	Residential	Bedroom	W7	Existing Proposed	34.90 12.71	0.36	NO	239°	65 31	0.48	YES	22 15	0.68	YES	65 31	YES	22 15	YES
	R5	Residential	Bedroom	W8	Existing Proposed	37.91 21.72	0.57	NO	239°	67 46	0.69	YES	22 21	0.95	YES	67 46	YES	22 21	YES
	R6	Residential	Bedroom	W9	Existing Proposed	38.17 24.21	0.63	NO	239°	67 50	0.75	YES	22 22	1.00	YES	67 50	YES	22 22	YES
Fourth	R1	Residential	Bedroom	W1	Existing Proposed	31.14 28.20	0.91	YES	329°N	*North*				*North*					
	R2	Residential	LKD	W2	Existing Proposed	31.78 27.93	0.88	YES	329°N	*North*				*North*		*North* *North* *North* *North*			
				W3	Existing Proposed	32.48 27.76	0.85	YES	329°N	*North*				*North*					

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
	R3	Residential	LKD	W4	Existing 33.29 Proposed 27.15	0.82	YES	329°N		*North*			*North*		*North*	*North*	*North*	
				W5	Existing 34.23 Proposed 26.52	0.77	NO	329°N		*North*			*North*					
				W6	Existing 15.48 Proposed 6.69	0.43	NO	239°	28 15	0.54	NO	6 4	0.67	NO	41 16		7 4	NO
	R4	Residential	Bedroom	W7	Existing 35.45 Proposed 14.26	0.40	NO	239°	65 31	0.48	YES	22 15	0.68	YES	65 31	YES	22 15	YES
	R5	Residential	Bedroom	W8	Existing 38.58 Proposed 22.90	0.59	NO	239°	67 46	0.69	YES	22 21	0.95	YES	67 46	YES	22 21	YES
	R6	Residential	Bedroom	W9	Existing 38.82 Proposed 25.48	0.66	NO	239°	67 50	0.75	YES	22 22	1.00	YES	67 50	YES	22 22	YES
Fifth	R1	Residential	Bedroom	W1	Existing 35.01 Proposed 32.63	0.93	YES	329°N		*North*			*North*					
	R2	Residential	LKD	W2	Existing 35.68 Proposed 32.62	0.91	YES	329°N		*North*			*North*		*North*	*North*	*North*	
				W3	Existing 36.11 Proposed 32.29	0.89	YES	329°N		*North*			*North*					
	R3	Residential	LKD	W4	Existing 36.58 Proposed 31.51	0.86	YES	329°N		*North*			*North*		*North*	*North*	*North*	
				W5	Existing 36.90 Proposed 30.55	0.83	YES	329°N		*North*			*North*					
				W6	Existing 15.48 Proposed 9.31	0.60	NO	239°	28 18	0.64	NO	6 4	0.67	NO	42 20		7 4	NO
	R4	Residential	Bedroom	W7	Existing 36.04 Proposed 16.80	0.47	NO	239°	65 35	0.54	YES	22 15	0.68	YES	65 35	YES	22 15	YES
	R5	Residential	Bedroom	W8	Existing 39.09 Proposed 24.62	0.63	NO	239°	67 46	0.69	YES	22 21	0.95	YES	67 46	YES	22 21	YES
	R6	Residential	Bedroom	W9	Existing 39.26 Proposed 27.20	0.69	YES	239°	67 51	0.76	YES	22 22	1.00	YES	67 51	YES	22 22	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	
Sixth	R1	Residential	Bedroom	W1	Existing Proposed	37.16 35.52	0.96	YES	329°N	*North*			*North*				*North*	*North*	*North*	*North*
	R2	Residential	LKD	W2	Existing Proposed	37.55 35.42	0.94	YES	329°N	*North*			*North*				*North*	*North*	*North*	*North*
				W3	Existing Proposed	37.78 35.11	0.93	YES	329°N	*North*			*North*							
	R3	Residential	LKD	W4	Existing Proposed	38.05 34.44	0.91	YES	329°N	*North*			*North*				*North*	*North*	*North*	*North*
				W5	Existing Proposed	38.24 33.65	0.88	YES	329°N	*North*			*North*							
				W6	Existing Proposed	22.55 19.11	0.85	YES	239°	38 31	0.82	YES	6 4	0.67	NO	52 36		7 4		
	R4	Residential	Bedroom	W7	Existing Proposed	37.79 22.01	0.58	NO	239°	65 41	0.63	YES	22 15	0.68	YES	65 41	YES	22 15	NO	
	R5	Residential	Bedroom	W8	Existing Proposed	39.41 27.32	0.69	YES	239°	67 46	0.69	YES	22 21	0.95	YES	67 46	YES	22 21	YES	
	R6	Residential	Bedroom	W9	Existing Proposed	39.46 29.70	0.75	YES	239°	67 53	0.79	YES	22 22	1.00	YES	67 53		22 22		
																YES				
																YES				
	Seventh	R1	Residential	LKD	W1	Existing Proposed	38.40 36.53	0.95	YES	329°N	*North*			*North*						
W2					Existing Proposed	39.53 31.84	0.81	YES	239°	67 55	0.82	YES	22 21	0.95	YES					
W3					Existing Proposed	39.54 33.59	0.85	YES	239°	67 57	0.85	YES	22 22	1.00	YES					
																67 64	YES	22 22	YES	

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Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
StayCity Apartments								
First	R1	Bedroom	Area m2	17.32	17.31	17.31		
			% of room		100%	100%	100%	YES
	R2	Bedroom	Area m2	18.03	13.76	8.05		
			% of room		76%	45%	59%	NO
	R3	Bedroom	Area m2	11.73	10.50	10.78		
			% of room		90%	92%	103%	YES
	R4	Bedroom	Area m2	17.50	16.46	6.03		
			% of room		94%	34%	37%	NO
Second	R5	Bedroom	Area m2	18.20	16.45	3.63		
			% of room		90%	20%	22%	NO
	R6	Bedroom	Area m2	14.04	10.45	0.97		
			% of room		74%	7%	9%	NO
	R7	Bedroom	Area m2	24.57	19.43	7.69		
			% of room		79%	31%	40%	NO
	R1	Bedroom	Area m2	16.49	16.39	16.39		
			% of room		99%	99%	100%	YES
Third	R2	Bedroom	Area m2	17.40	13.57	3.48		
			% of room		78%	20%	26%	NO
	R4	Bedroom	Area m2	11.77	7.86	8.64		
			% of room		67%	73%	110%	YES
	R5	Bedroom	Area m2	17.45	16.67	14.12		
			% of room		96%	81%	85%	YES
	R6	Bedroom	Area m2	18.37	18.23	9.01		
			% of room		99%	49%	49%	NO
Fourth	R7	Bedroom	Area m2	14.00	14.00	3.16		
			% of room		100%	23%	23%	NO
	R8	Bedroom	Area m2	24.03	22.13	5.84		
			% of room		92%	24%	26%	NO
	R1	Bedroom	Area m2	32.29	30.23	30.72		
			% of room		94%	95%	102%	YES
	R2	Bedroom	Area m2	15.02	14.35	12.87		
Fifth			% of room		96%	86%	90%	YES
	R3	Bedroom	Area m2	14.10	13.69	10.36		
			% of room		97%	73%	76%	NO
	R4	Bedroom	Area m2	15.21	14.75	5.52		
			% of room		97%	36%	37%	NO
	R5	Bedroom	Area m2	10.91	10.86	1.10		
Sixth			% of room		100%	10%	10%	NO
	R6	Bedroom	Area m2	18.75	18.16	4.41		
			% of room		97%	24%	24%	NO
Seventh	R1	Bedroom	Area m2	28.20	28.02	28.02		
			% of room		97%	97%	100%	YES
	R2	Bedroom	Area m2	13.30	13.30	13.30		
Eighth			% of room		100%	100%	100%	YES

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	R3	Bedroom	Area m2	12.49	12.49	12.22		
			% of room		100%	98%	98%	YES
	R4	Bedroom	Area m2	13.25	13.25	11.94		
			% of room		100%	90%	90%	YES
	R5	Bedroom	Area m2	10.32	10.32	7.54		
			% of room		100%	73%	73%	NO
	R6	Bedroom	Area m2	19.06	18.92	16.58		
			% of room		99%	87%	88%	YES
Lomax St. Development								
First	R1	Bedroom	Area m2	12.67	5.72	5.72		
			% of room		45%	45%	100%	YES
	R2	LKD	Area m2	29.73	8.88	8.30		
			% of room		30%	28%	93%	YES
	R3	LKD	Area m2	21.30	21.23	8.04		
			% of room		100%	38%	38%	NO
	R4	Bedroom	Area m2	12.50	11.42	3.70		
			% of room		91%	30%	32%	NO
	R5	Bedroom	Area m2	11.21	9.99	8.92		
			% of room		89%	80%	89%	YES
	R6	Bedroom	Area m2	13.08	12.17	7.43		
			% of room		93%	57%	61%	NO
Second	R1	Bedroom	Area m2	12.67	8.32	8.32		
			% of room		66%	66%	100%	YES
	R2	LKD	Area m2	29.73	11.29	10.50		
			% of room		38%	35%	93%	YES
	R3	LKD	Area m2	21.30	21.23	12.76		
			% of room		100%	60%	60%	NO
	R4	Bedroom	Area m2	12.50	11.43	3.87		
			% of room		91%	31%	34%	NO
	R5	Bedroom	Area m2	11.21	10.02	9.03		
			% of room		89%	81%	90%	YES
	R6	Bedroom	Area m2	13.08	12.17	7.71		
			% of room		93%	59%	63%	NO
Third	R1	Bedroom	Area m2	12.67	10.84	10.84		
			% of room		86%	86%	100%	YES
	R2	LKD	Area m2	29.73	15.90	15.81		
			% of room		53%	53%	99%	YES
	R3	LKD	Area m2	21.30	21.26	20.67		
			% of room		100%	97%	97%	YES
	R4	Bedroom	Area m2	12.50	11.43	4.08		
			% of room		91%	33%	36%	NO
	R5	Bedroom	Area m2	11.21	10.03	9.09		
			% of room		89%	81%	91%	YES
	R6	Bedroom	Area m2	13.08	12.18	8.09		
			% of room		93%	62%	66%	NO

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Fourth	R1	Bedroom	Area m2	12.67	11.75	11.75		
			% of room		93%	93%	100%	YES
	R2	LKD	Area m2	29.73	28.54	28.48		
			% of room		96%	96%	100%	YES
	R3	LKD	Area m2	21.30	21.29	21.19		
			% of room		100%	100%	100%	YES
	R4	Bedroom	Area m2	12.50	11.43	4.31		
			% of room		91%	35%	38%	NO
	R5	Bedroom	Area m2	11.21	10.03	9.11		
			% of room		89%	81%	91%	YES
	R6	Bedroom	Area m2	13.08	12.18	8.57		
			% of room		93%	66%	70%	NO
Fifth	R1	Bedroom	Area m2	12.67	11.83	11.83		
			% of room		93%	93%	100%	YES
	R2	LKD	Area m2	29.73	29.05	28.98		
			% of room		98%	97%	100%	YES
	R3	LKD	Area m2	21.30	21.29	21.20		
			% of room		100%	100%	100%	YES
	R4	Bedroom	Area m2	12.50	11.43	4.56		
			% of room		91%	36%	40%	NO
	R5	Bedroom	Area m2	11.21	10.03	9.11		
			% of room		89%	81%	91%	YES
	R6	Bedroom	Area m2	13.08	12.18	9.14		
			% of room		93%	70%	75%	NO
Sixth	R1	Bedroom	Area m2	12.67	11.85	11.85		
			% of room		94%	94%	100%	YES
	R2	LKD	Area m2	29.73	29.06	28.99		
			% of room		98%	98%	100%	YES
	R3	LKD	Area m2	21.30	21.29	21.20		
			% of room		100%	100%	100%	YES
	R4	Bedroom	Area m2	12.50	11.43	5.19		
			% of room		91%	42%	45%	NO
	R5	Bedroom	Area m2	11.21	10.03	9.17		
			% of room		89%	82%	91%	YES
	R6	Bedroom	Area m2	13.08	12.18	9.79		
			% of room		93%	75%	80%	YES
Seventh	R1	LKD	Area m2	34.55	34.54	34.54		
			% of room		100%	100%	100%	YES

First Floor
StayCity Apartments



Second Floor
StayCity Apartments



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 Waldam Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Derived from Accuclies aerial based model
Staycity Apartments
Ref: Planning app. 125369/JO/2019 pdf drawings
Lomax Street Development
Ref: Planning app. 120149 FO 2018 pdf drawings
Proposed Model
200960_Laystall Street Model.skp
Received 13.11.2020

REV	DATE	DESCRIPTION
1	17.11.20	Initial Design
2	17.11.20	Revised Design
3	17.11.20	Final Design

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CLIENT:
McCauls

PROPERTY:
32-34 Laystall Street Manchester

DRAWING TITLE:
Daylight Distribution
Contours

SCALE @ A1: NTS	DATE: 17.11.20	DRAWN: MBS
		CHECKED: TK

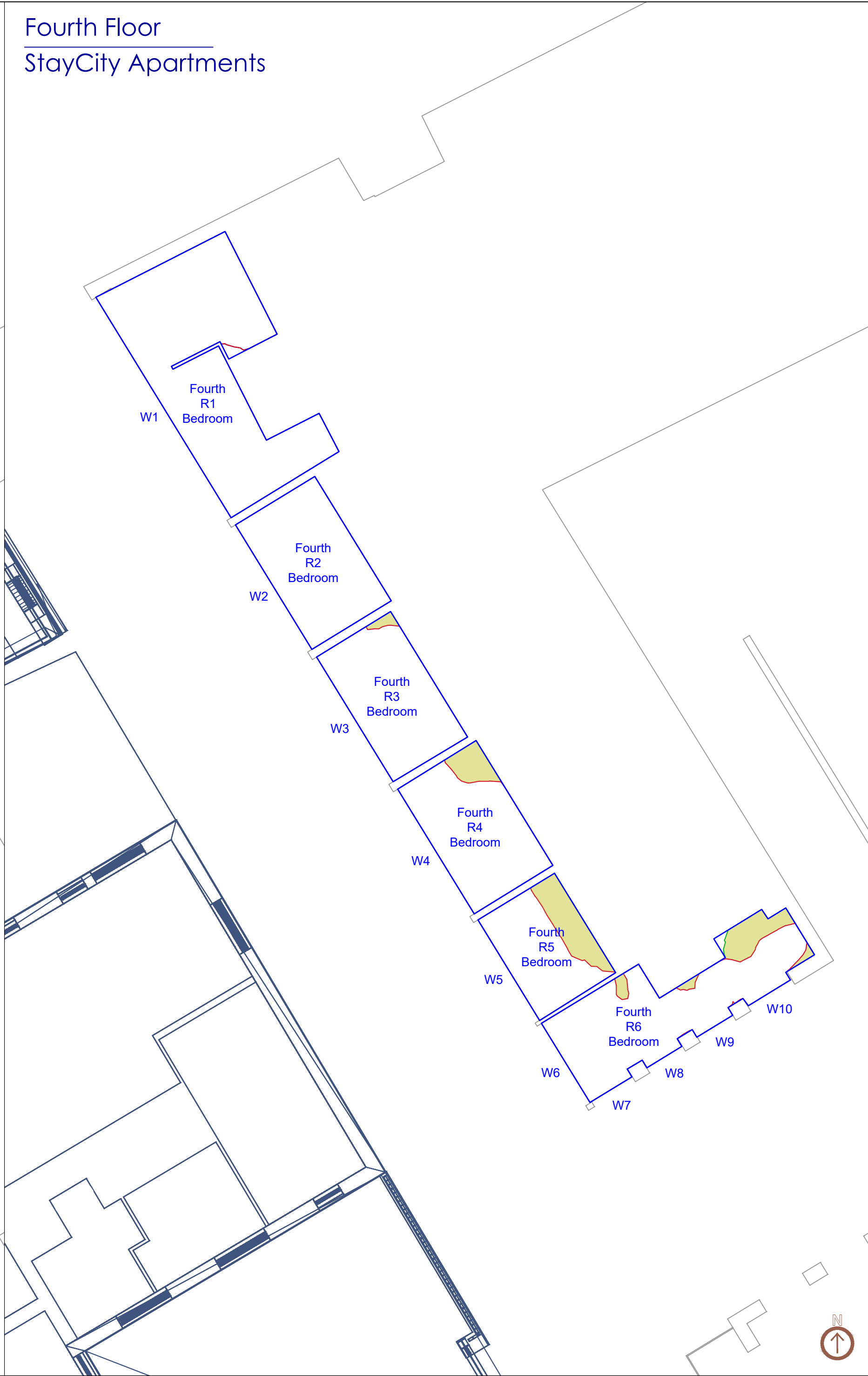
DRAWING NUMBER: 126432-01-07	REV: 1
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Third Floor
StayCity Apartments



Fourth Floor
StayCity Apartments



NOTES:
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Analysis
Produced using Waldam Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Derived from Accuclies aerial based model
Staycity Apartments
Ref: Planning app. 125369/JO/2019 pdf drawings
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Proposed Model
200960_Laystall Street Model.skp
Received 13.11.2020

KEY

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

REV:	DATE:	DESCRIPTION:

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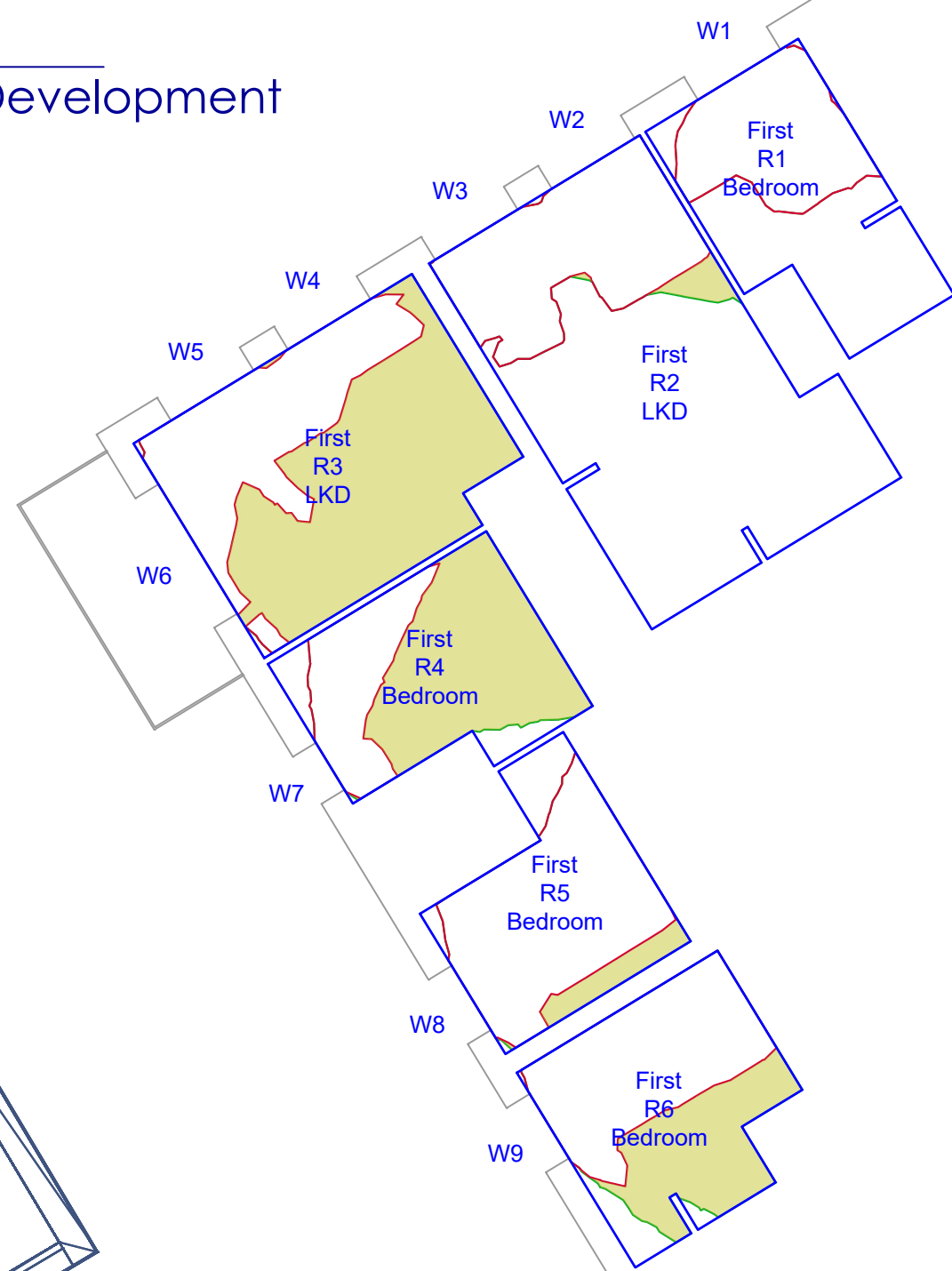
PROPERTY:
32-34 Laystall Street Manchester

DRAWING TITLE:
**Daylight Distribution
Contours**

SCALE @ A1: NTS	DATE: 17.11.20	DRAWN: MBS
		CHECKED: TK

DRAWING NUMBER: 126432-01-08	REV:
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First Floor
Lomax St. Development



Second Floor
Lomax St. Development



Third Floor
Lomax St. Development



Fourth Floor
Lomax St. Development



NOTES:
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Analysis
Produced using Waldam Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Derived from Accuclies aerial based model
Stacycity Apartments
Ref: Planning app. 125369/JO/2019 pdf drawings
Lomax Street Development
Ref: Planning app. 120149 FO 2018 pdf drawings
Proposed Model
200960_Laystall Street Model.skp
Received 13.11.2020

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

REV: DATE: DESCRIPTION:

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32-34 Laystall Street Manchester

DRAWING TITLE:
Daylight Distribution
Contours

SCALE @ A1: NTS	DATE: 17.11.20	DRAWN: MBS
		CHECKED: TK

DRAWING NUMBER: 126432-01-09	REV: .
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Fifth Floor
Lomax St. Development

The floor plan shows the following rooms and windows:

- Rooms: Fifth R1 Bedroom, Fifth R2 LKD, Fifth R3 LKD, Fifth R4 Bedroom, Fifth R5 Bedroom, Fifth R6 Bedroom.
- Windows: W1, W2, W3, W4, W5, W6, W7, W8, W9.

Sixth Floor

Lomax St. Development

The floor plan illustrates the layout of the Sixth Floor. It includes the following rooms and features:

- Sixth R1 Bedroom**: Located in the top right corner.
- Sixth R2 LKD**: Located below Sixth R1 Bedroom.
- Sixth R3 LKD**: A large room on the left side.
- Sixth R4 Bedroom**: A room highlighted in yellow, located between Sixth R3 LKD and Sixth R5 Bedroom.
- Sixth R5 Bedroom**: A room highlighted in yellow, located below Sixth R4 Bedroom.
- Sixth R6 Bedroom**: A room highlighted in yellow, located at the bottom right.

Windows are labeled W1 through W9, indicating their positions around the perimeter of the rooms. A staircase is shown on the far left edge of the plan.

Seventh Floor
Lomax St. Development

[illegible]

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DRAWING NUMBER: 126432-01-10	REV: .
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