

Daylight and Sunlight Amenity Impact Assessment Report

Proposed Development

Plot 9A

First Street

Manchester

Prepared for: First Street Developments Ltd

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1. Executive Summary

- 1.1.1 First Street Developments Limited (“FSD”) has developed a proposal for the commercial redevelopment of a parcel of land known as Plot 9a at First Street, Manchester.
- 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 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.
- 1.1.4 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. It also identifies windows serving classrooms as worthy of review and certain external areas.
- 1.1.5 This Report documents the impact that the Proposed Development will have on the daylight and sunlight amenity of the neighbouring Macintosh Mill and Chorlton Mill and the sunlight amenity of the external public amenity space known as James Grigor Square.
- 1.1.6 This Report also documents the cumulative daylight and sunlight impact, acknowledging the massing of certain neighbouring planning approved developments in the vicinity of the Site.

Baseline vs Proposed - Daylight Amenity Impact

- 1.1.7 The Proposed Development will have an appropriate and non-significant impact on the daylight amenity of both Macintosh Mill and Chorlton Mill. Despite a measured reduction in baseline VSC levels, all windows (100%) would continue to achieve the BREs 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.

- 1.1.8 Further, all rooms (100%) appraised in both neighbouring buildings will also satisfy the BRE's NSL test, with the majority of rooms experiencing no reduction in the area / extent to which direct sky light is currently distributed within the room. Where rooms do experience an NSL reduction, this is by significantly less than the 20% reduction that is accepted by the BRE and would not be noticeable to the room occupants.

Baseline vs Proposed – Sunlight Amenity Impact

- 1.1.9 The Proposed Development will have an appropriate and non-significant impact on the sunlight amenity of both Macintosh Mill and Chorlton Mill.
- 1.1.10 Despite measured reductions in baseline APSH levels, all rooms (100%) would continue to achieve the 5% winter and 25% annual APSH targets, or experience reductions in sunlight that would not be noticeable to the room occupants (acceptable to the BRE on the basis that Proposed values remain at least 0.8x of Baseline values).

Baseline vs Proposed + Cumulative – Daylight Amenity Impact

- 1.1.11 The cumulative daylight amenity impact on both Macintosh Mill and Chorlton Mill is considered to be appropriate and balanced given the City Centre context.
- 1.1.12 Between both neighbouring buildings, despite a measured reduction in baseline VCS levels, the majority of windows (77% of all appraised) would continue to achieve the BREs 27% VSC target, or achieve VSC values that are at least 0.8x the baseline values, which are accepted by the BRE on the grounds that it would not be noticed by the room occupants.
- 1.1.13 A further 53 windows (17%) would achieve a VSC that are within an acceptable tolerance of the BRE target, given the City Centre context.
- 1.1.14 20 windows (6%) would not achieve the BRE's VSC target in the proposed + cumulative condition. 11 of these serve rooms within Macintosh Mill and the remaining nine serve rooms within Chorlton Mill.
- 1.1.15 None of these windows would achieve the BRE target in the baseline condition – all of them are subject to an inherent limitation on their capacity for daylight.

- 1.1.16 In general terms, however, a significant majority of the rooms across both neighbouring buildings appraised (169 of 170 rooms, or 99%) would satisfy the BRE's NSL test in the proposed + cumulative condition, with the majority of rooms experiencing no reduction in the area / extent to which direct sky light is currently distributed within the room. Where rooms do experience an NSL reduction, this is by significantly less than the 20% reduction that is accepted by the BRE and would not be noticeable to the room occupants.
- 1.1.17 Overall, we consider the impacts on daylight amenity to both buildings to be appropriate and balanced in the proposed + cumulative condition.

Baseline vs Proposed + Cumulative – Sunlight Amenity Impact

- 1.1.18 On balance, the cumulative sunlight amenity impact on both Macintosh Mill and Chorlton Mill is considered to be appropriate and balanced given the City Centre context.
- 1.1.19 In the cumulative condition, the significant majority of rooms appraised (131 rooms, or 86%) within Macintosh Mill and Chorlton Mill would achieve both the BRE's annual and winter sunlight targets, or values that are of at least 0.8 times baseline values (and therefore acceptable to the BRE on the basis that reductions would not be noticeable to room occupants). A further 4 rooms (3%) would achieve the annual sunlight target and winter sunlight values that are within an acceptable tolerance of the winter target.
- 1.1.20 A minority of rooms (6% or 9 rooms) would achieve annual sunlight targets (or acceptable reductions), but not the winter sunlight targets. A further four rooms (3%) would achieve neither target. There are factors that, in our opinion, mitigate the impact on these rooms in the cumulative condition, as follows:
- These rooms do not achieve the sunlight targets in the baseline condition as a result of inherent limitations – at Macintosh Mill they are positioned at lower ground floor level and served by windows that are within a lightwell, below pavement level.
 - Within Macintosh Mill these windows are also in that part of the building that is closest to the neighbouring development (MCC Ref. 125573/FO/2019) that includes a 45 storey tower located to the south / southeast of Macintosh Mill. This proposed mass is a factor in the receipt of sunlight by Macintosh Mill in the cumulative condition.

- As above, the rooms within Chorlton Mill that do not achieve winter sunlight targets are inherently limited in the baseline condition, by either their proximity to the chimney of Chorlton Mill, or their position adjacent to a projecting part of Chorlton Mill. Both of these physical features of Chorlton Mill place a limitation on the capacity of adjacent rooms and windows to receive direct sunlight.
- The adjacent mass of Macintosh Mill to the east of Chorlton Mill also limits direct sunlight to rooms of Chorlton Mill, and has the effect of increasing their reliance on sunlight from the southeast. In the cumulative condition, sunlight from the southeast will be impacted by the presence of a neighbouring Planning Approved development that, as noted above, includes a 45 storey tower.

1.1.21 On the basis that these less than aspirational results account for no more than a small minority of all rooms appraised, and given the uplift in density envisaged by local Planning Policy, we consider that the impacts of the Proposed Development in the cumulative condition are appropriate and balanced.

Sunlight to Open Spaces

- 1.1.22 James Grigor Square would receive 2 hours of direct sunlight on 21 March (spring equinox) in both the proposed and cumulative conditions. It is an external amenity area that currently, and would continue, to appear adequately sunlight throughout the year in both the proposed condition and the proposed + cumulative condition.
- 1.1.23 Since the technical analysis of the Proposed Development has been undertaken, we have been advised of a change to the massing, resulting in the reduction in height of the building by 14.23m.
- 1.1.24 This change to the massing will have the effect of slightly lessening any adverse daylight and sunlight amenity impacts identified in this Report.

2. Introduction

2.1 Background and Instructions

- 2.1.1 First Street Developments Limited (“FSD”) has developed a proposal for the commercial redevelopment of a parcel of land known as Plot 9a at First Street, Manchester.
- 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 impact in the built environment.
- 2.2.2 For reasons that will become apparent as this Report progresses, the Site facing windows of the following neighbouring buildings are identified as key receptors and have been daylight and sunlight amenity impact evaluated:
- Macintosh Mill, 4 Cambridge Street; and
 - Chorlton Mill, 3 Cambridge Street.
- 2.2.3 We have also identified James Grigor Square as an external public amenity space that justifies a time in sun impact appraisal.
- 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.
- 2.2.5 We are also briefed to perform a cumulative impact study acknowledging the massing of certain neighbouring Planning Approved developments in the vicinity of the Site.

2.3 Professional Experience

- 2.3.1 This appraisal has been undertaken 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 in respect of the 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

- 2.4.1 The Site is currently an open parcel of land used as a surface car park.
- 2.4.2 It is bound by River Street to the north, open land to the east, open land and Hulme Street to the south, and Medlock Street to the west.
- 2.4.3 The wider area is characterised by a mix of uses including primarily office and leisure uses to the north, residential to the east and west, and student residential to the south.
- 2.4.4 The Site is located within the First Street Masterplan and is subject to Manchester City Council’s First Street Strategic Development Framework dated August 2015, subsequently updated in 2018 and 2020.
- 2.4.5 Certain images contained at Appendix 1 communicate the existing physical relationship between the Site and its immediate surroundings in massing terms.

2.5 The Proposed Development

- 2.5.1 The Proposed Development comprises construction a new commercial building to the majority of the footprint of the Site, and of ground plus 11 storeys in height.
- 2.5.2 The proposed massing images contained at Appendix 1 communicate the footprint and height of the Proposed Development relative to its immediate surroundings.
- 2.5.3 Since the technical analysis of the Proposed Development has been undertaken, we have been advised of a change to the massing, resulting in the reduction of the height of the building by 14.23m.
- 2.5.4 This change in massing will have the effect of slightly lessening any adverse daylight and sunlight amenity impacts identified in this Report.

2.6 Information Relied upon and Site Specific Limitations

- 2.6.1 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).
- 2.6.2 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 Zmapping;
 - A topographical survey of the Site and its surroundings prepared by Technics;
 - 3d model of the Proposed Development prepared by Jon Matthews Architects.
- 2.6.3 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.
- 2.6.4 Some of our room arrangement assumptions are informed / influenced by Lease Plans, letting particulars available on the internet and plans forming part of planning applications downloaded from Manchester City Council's Planning Public Access System, as follows:

- Macintosh Mill – Lease plans; and
- Chorlton Mill – Lease plans.

2.6.5 The massing of those neighbouring property developments forming part of the Baseline and part of our Cumulative Study is based on plans available for download from Manchester City Council's Planning public access system, as follows:

- Hotspur Press – Reference: 120635/FO/2018;
- First Street South – Reference: 125573/FO/2019; and
- One City Road – Reference: 128002/FO/2020

2.6.6 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.

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”) 2021 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, however, acknowledge, in Policy CC6 – City Centre High Density Development - of the Core Strategy 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.

- 3.2.6 Aligning with the sentiment of Policy CC6, the First Street Strategic Development Framework dated August 2015 is adopted by Manchester City Council and confirms that high density development (tall buildings located in close proximity of one another) are appropriate for the Site and its immediate surroundings.
- 3.2.7 Subsequent updates to the Frameworks in 2018 and 2020 envisage buildings of greater heights / density than that adopted in August 2015.
- 3.2.8 Policy DM1 – Development Management – confirms that all developments should have regard to a number of issues, such as the effects on amenity, including light.
- 3.2.9 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.
- 3.2.10 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.
- 3.2.11 Neither the above mentioned National Planning Policy or Local Planning Policy and Guidance contain a specific or bespoke “daylight and sunlight” policy regarding development in the City Centre. Further, no guidance is provided on how daylight and sunlight amenity impact might be measured and evaluated in practice.
- 3.2.12 Accordingly, it is necessary to consider and administer the design guidance available from the Building Research Establishment and in particular 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.
- 3.3.8 The City Centre locale of the Site does, in our opinion, justify the flexible application of the BRE Guidance in the daylight and sunlight amenity impact appraisal of this Proposed Development.

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. 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. We have therefore focused our attention in performing the VSC test.
- 4.1.3 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.
- 4.1.4 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.
- 4.1.5 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”*
- 4.1.6 In this regard, an aspirational target of 27% VSC is established for each window.
- 4.1.7 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.

- 4.1.8 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.
- 4.1.9 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).
- 4.1.10 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.
- 4.1.11 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.
- 4.1.12 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 the City Centre, an environment that the Council acknowledge may be high density.
- 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 a City Centre environment.
- 4.3.5 It is unreasonable to expect higher density developments to fall in line with the BREs 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 to 0.8x baseline values, acceptable to the BRE on the grounds that the reduction would not be noticed.
- 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 impact.
- 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 accurate 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 Former applications for this Site and the adjacent Plot 9B (MCC references 121462/FO/2018 and 125833/FO/2019) identified Macintosh Mill and Chorlton Mill as the residential buildings closest to the Site worthy of review, following consultation with Manchester City Council and the Screening Opinion dated 23 July 2018.
- 5.2.2 Notwithstanding development and planning approvals granted in the interim, we consider that the Site facing windows and rooms of these neighbouring buildings are again the key daylight and sunlight receptors.
- 5.2.3 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.
- 5.2.4 Window reference plans of the principal elevations of the neighbouring buildings considered as part of the Report can be found at Appendix 2.
- 5.2.5 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.

5.2.6 For completeness we would mention the City South residential apartments located at 39 City Road East. Although the Proposed Development will be seen through the windows located in the Shortcroft Street elevation of this neighbouring building, we have not identified the windows as key daylight and sunlight receptors for the following reasons:

- The windows are north facing. The BRE confirm that only windows facing within 90° of due south need to be technically appraised (and have any expectation of sunlight).
- The windows do not overlook the Site directly – they will continue to receive good sky visibility from over the adjacent 1 City Road East and 8 First Street.

5.2.7 As above, we have also identified James Grigor Square as an external public sitting out area that justifies a time in sun impact appraisal.

5.3 Baseline Condition

5.3.1 The baseline condition acknowledges the existing massing of the Site and its surroundings. Baseline massing images of the Site are provided at Appendix 1.

5.3.2 A summary of the baseline results is tabulated below:

Table 1 – Summary of Baseline VSC Results

Receptors	≥ 27% VSC	< 27% VSC
Macintosh Mill	92 windows (68%)	44 windows (32%)
Chorlton Mill	90 windows (50%)	90 windows (50%)

5.3.3 The windows of Macintosh Mill that do not achieve the BRE targets in the baseline condition are inherently limited in their capacity to receive direct daylight. The majority of these are at lower ground floor level, and those most limited are situated within a narrow lightwell adjacent to the pavement (and below the level of it). Their outlook directly at the retaining wall that supports the pavement significantly limits their daylight capacity.

- 5.3.4 The windows of Chorlton Mill that do not achieve the BRE target in the baseline condition are typically positioned either directly behind or adjacent to the large chimney structure of Chorlton Mill, or directly adjacent to where the building “steps out” towards the highway. Both of these physical features place a significant limitation on the visibility of the sky from the centre of the window, and significantly limit their capacity to receive direct daylight.

Table 2 – Summary of Baseline APSH Results

Receptors	≥ 5% & 25% APSH	< 5% & 25% APSH
Macintosh Mill	50 rooms (76%)	16 rooms (24%)
Chorlton Mill	84 rooms (98%)	2 rooms (2%)

- 5.3.5 The baseline results confirm that the majority of the rooms served by south facing windows in Macintosh Mill and Chorlton Mill currently achieve the BRE targets for winter and annual sunlight. The minority of rooms that do not achieve the BRE targets in the baseline condition do so for the same reasons as set out above – they are inherently limited in their sunlighting capability due to being served by windows that are positioned by adjacent projecting structure or a sunken position relative to the surroundings.
- 5.3.6 James Grigor Square currently receives 2 hours of direct sunlight to 100% of its area on 21 March and will appear adequately sunlit throughout the year.

5.4 Cumulative Assessment

- 5.4.1 We are advised of a number of Planning Approved developments within a 500m radius of the Site and we are briefed to consider the daylight and sunlight impact of these neighbouring developments as part of a cumulative impact assessment.
- 5.4.2 Following review, not all neighbouring Planning Approved developments within the 500m radius of the Site need to be considered in technical detail, because they will not be seen through the Site facing windows of the neighbouring buildings identified for impact review or influence the extent to which sunlight is available to the identified external amenity area.

- 5.4.3 Our cumulative assessment acknowledges the massing of the following neighbouring developments, their inclusion justified in the proceeding paragraphs:
- Hotspur Press – Reference: 120635/FO/2018;
 - First Street South – Reference: 125573/FO/2019; and
 - One City Road – Reference: 128002/FO/2020
- 5.4.4 The above neighbouring developments have been acknowledged as part of our cumulative assessment because they are located to the south of the Site facing windows of Macintosh Mill and Chorlton Mill and therefore could have a cumulative sunlight impact.
- 5.4.5 Further, the above neighbouring developments will be seen through the Site facing windows of Macintosh Mill and Chorlton Mill and could therefore influence the extent to which the sky will continue to be received over the Site and its immediate surroundings and could therefore feasible have a cumulative daylight amenity impact.
- 5.4.6 Cumulative massing images of the Site and its surroundings are provided at Appendix 7.

5.5 The Measured Daylight & Sunlight Amenity Impact

- 5.5.1 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.
- 5.5.2 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 in the context of a City Centre environment.
- 5.5.3 The results of the NSL tests are presented at Appendix 4.
- 5.5.4 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 identifies each neighbouring room that will lose direct access to sky visibility, because of the Proposed Development.
- 5.5.5 The results of the APSH daylight tests are tabulated in Appendix 5.
- 5.5.6 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 this because, the sun rises in the east, sets in the west, passing through south.

- 5.5.7 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.
- 5.5.8 We have measured the sunlight impact of the Proposed Development against the BRE's 5% winter APSH target and 25% annual APSH target.
- 5.5.9 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 in a City Centre environment.
- 5.5.10 A "Time in Sun" plot for James Grigor Square can be found at Appendix 6.
- 5.5.11 The results of the cumulative impact assessment are set out at Appendices 8-11. The measured cumulative impact has been reviewed and benchmarked against the BRE targets and our acceptable tolerance targets confirmed above.
- 5.5.12 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.

Macintosh Mill

Macintosh Mill is a 5 storey mill building converted to residential use, located to the north west of the Site.

It has windows within the south east facing Wilmott Street elevation that overlook the Site directly.

The rooms are known to serve a mixture of habitable room uses – Living / Kitchen / Dining Rooms (“LKDs”) and Bedrooms, and some ancillary / circulation space.



Baseline vs Proposed - Daylight Amenity Impact

141 individual windows have been appraised, serving 84 rooms of proposed habitable use.

In the baseline condition 97 windows (69%) of the 141 appraised achieve the 27% VSC target. The remaining 44 windows (31%) do not achieve the target in the baseline condition.

Notwithstanding some small measured reductions in the extent to which the sky would continue to be seen over the Site, all 141 windows (100%) would continue to achieve the 27% VSC target in the proposed condition, or achieve VSC values that are at least 0.8x the baseline values, which are accepted by the BRE on the grounds that it would not be noticed by the room occupants.

Further, all 84 rooms appraised (100%) 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.

Baseline vs Proposed - Sunlight Amenity Impact

66 individual rooms have been sunlight appraised, served by 118 individual windows.

50 rooms (76%) achieve the 5% winter and 25% annual APSH target in the baseline condition. There are 6 rooms (9%) that achieve either the winter or annual APSH target (and in this regard are partially BRE compliant), and 10 rooms (15%) that achieve neither winter nor annual sunlight targets.

The Proposed Development would result in isolated small reductions in APSH levels. Notwithstanding, all 66 rooms (100%) would continue to achieve the BRE's Winter and Annual sunlight targets, or experience reductions that would not be noticeable to the room occupants (acceptable to the BRE on the basis that Proposed values remain at least 0.8x of Baseline values).

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.

Baseline vs Proposed + Cumulative – Daylight Amenity Impact

In the cumulative condition 72 windows (51%) would either continue to achieve the 27% VSC target, or achieve VSC values that are at least 0.8x the baseline values, which are accepted by the BRE on the grounds that it would not be noticed by the room occupants.

A further 58 windows (41%) would achieve VSC values that are within an acceptable tolerance of the BRE target (the majority of these achieving a VSC of at least 23%).

Of the remaining 11 windows (8%):

- None achieve the VSC target in the baseline condition. The reason for this is that they all serve rooms in an 'outrigger' portion of the building, positioned immediately adjacent to the main mass of Macintosh Mill (room references R17/9; R16/10; R16/11; R16/12). Their position immediately adjacent to the main mass of Macintosh Mill has the effect of significantly reducing the sky visibility available to these windows, regardless of neighbouring buildings / development in the vicinity.
- 4 windows serve a room (R17/9) that, in addition to being adjacent to the main mass of Macintosh Mill (as described above), is also located at lower ground floor level, placing a further inherent limitation on their potential to receive direct daylight.
- The majority of these windows serve rooms also served by another window. Whilst these individual windows do not achieve the VSC targets, the rooms will in general terms remain reasonably daylight. Despite the inherent limitation on sky visibility noted above, all rooms served by these 11 windows will:
 - a) pass the NSL test (with reductions in daylight distribution not noticeable to room occupants);
 - b) continue to receive direct daylight to the majority of their respective areas.

More generally, the significant majority of rooms appraised (83 of 84 rooms, or 98%) would satisfy the BRE's NSL test, with the majority experiencing no reduction in the area / extent to which direct sky light is currently distributed within each room. Where rooms do experience an NSL reduction, this is by significantly less than the 20% reduction that is accepted by the BRE and would not be noticeable to the room occupants.

A single bedroom (<1%) within Macintosh Mill - located at lower ground floor level and served by a window looking into the narrow lightwell - would experience a reduction to 0.78x baseline values (against the BRE target of 0.8x). On this basis it does not pass the NSL test. It is, however, only marginally below the 0.8x threshold; a statistical minority of rooms appraised; and inherently limited in its capacity to receive daylight due to the outlook of the window.

On balance, the daylight amenity impact of the Proposed Development in the cumulative condition is, in our opinion, appropriate and balanced given the City Centre location and that Planning Policy for the area is promoting mass and density.

Baseline vs Proposed + Cumulative – Sunlight Amenity Impact

In the cumulative condition, 50 rooms (76%) of the 66 appraised would either continue to achieve both the 5% winter and 25% annual APSH targets, or experience reductions that are acceptable to the BRE on the grounds that they would not be noticeable to the room occupants.

A further 4 (6%) rooms would achieve the Annual target, and achieve winter sunlight values that are considered to be within an acceptable tolerance of the winter sunlight target.

There are 8 rooms (12%) that would achieve the Annual sunlight target (or remain at least 0.8x baseline values) but not the winter sunlight target. These are, however, a number of factors that justify the flexible interpretation of the results as follows:

- Four rooms are located at lower ground floor level, and served by windows set within a narrow lightwell. Their outlook is directly at the opposite wall of the lightwell, circa 1m away, below the level of the adjacent pavement. This places a significant inherent limitation on the sunlight capability of the rooms, particularly in winter when the sun is lower in the sky.
- These rooms, and two equivalent rooms on floors above that do not achieve the winter sunlight target, are located in that part of Macintosh Mill closest to the site of a neighbouring planning approved development (MCC ref 125573/FO/2019), which includes a 45 storey tower. This proposed neighbouring massing – to the south and south east – has an impact on the winter sunlight to these rooms. On the basis that the Site is due west of Macintosh Mill, these windows receive limited direct sunlight over the Site in winter.
- Two remaining rooms (R2/282 & R3/282) are located on the north of Macintosh Mill, and the building's main mass. The massing of the main building and these windows' physical relationship to it places a significant inherent limitation on the receipt of winter sunlight – these rooms do not achieve the winter sunlight target in the baseline condition.

4 rooms (6%) would achieve neither the Annual sunlight target nor the winter target. Notwithstanding there are, in our opinion, a number of factors that justify the flexible interpretation of the results as follows:

- As per the second bullet point above, these rooms are in close proximity to the significant mass of a neighbouring planning approved development (MCC ref 125573/FO/2019), which has an impact on sunlight received from the south and south east.
- The rooms are known to serve bedrooms, which, in line with BRE principles, are low sensitivity sunlight receptors, particularly given the City Centre Context;
- None of the four rooms achieve the BREs sunlight targets in the baseline condition. These rooms are at lower ground floor level and, as noted above, are served by windows set within a narrow lightwell, below pavement level. Their ability to receive direct sunlight is significantly and inherently limited. Whilst the reductions appear proportionally large due to the low existing / baseline APSH values, in real terms the reductions in sunlight are small.

On balance, the impact of the Proposed Development on the sunlight amenity of Macintosh Mill in the cumulative condition is, in our opinion, appropriate and balanced given the City Centre context and the increase in massing of the wider, First Street area envisaged by planning policy.

Chorlton Mill

Chorlton Mill is a 6 storey mill building converted to predominantly residential use. It is located to the north west of the Site, on the opposite side of Cambridge Street.

It has windows within its principal elevation that overlook the Site directly, via the airspace of Macintosh Mill.

The rooms are known to serve a mixture of habitable room uses – Living / Kitchen / Dining Rooms (“LKDs”) and Bedrooms, and some ancillary / circulation space.



Baseline vs Proposed - Daylight Amenity Impact

180 individual windows have been appraised, serving 86 rooms.

In the baseline condition 90 windows (50%) of the 180 appraised achieve the 27% VSC target. 90 windows (50%) do not achieve the target in the baseline condition.

Notwithstanding a reduction in the extent to which the sky would be seen over the Site, all 180 windows (100%) would either continue to achieve the 27% VSC target in the proposed condition, or achieve VSC values that are at least 0.8x the baseline values, which are accepted by the BRE on the grounds that it would not be noticed by the room occupants.

Further, all 86 rooms appraised (100%) also satisfy the BRE's NSL test, with the significant majority experiencing no reduction in the area / extent to which direct sky light is currently distributed within each room.

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.

Baseline vs Proposed - Sunlight Amenity Impact

86 individual rooms have been sunlight appraised, served by 180 individual windows.

In the baseline condition, 84 rooms (98%) achieve the 5% winter and 25% annual APSH target. A single room achieves the winter APSH target but falls slightly short of the annual APSH target. The remaining room, located at lower ground level adjacent to the large chimney, achieves neither the winter or the annual APSH target in the baseline condition.

The Proposed Development would have no measured impact on winter or annual APSH levels. All rooms (100%) would either continue to achieve the BRE's winter and annual APSH sunlight targets, or experience no reduction in baseline APSH values.

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

Baseline vs Proposed + Cumulative – Daylight Amenity Impact

In the cumulative condition 171 windows (95%) would either continue to achieve the 27% VSC target, or achieve VSC values that are at least 0.8x the baseline values, which are accepted by the BRE on the grounds that it would not be noticed by the room occupants.

The remaining 9 windows (5%), serving room reference R1 from ground to fourth floor level in Chorlton Mill, are all positioned either directly behind or immediately adjacent to the large chimney. As a consequence, none of these windows achieve the BRE target in the baseline condition.

Notwithstanding, the impact of the Proposed Development on the rooms served by these windows is considered non-significant, on the basis that:

- All 5 rooms served by these window are also served by at least two other windows that would achieve the BRE target (or continue to achieve at least 0.8x baseline values); and
- All 5 of these rooms would pass the BRE's NSL test, with negligible reductions in daylight distribution that are unlikely to be noticeable to the room occupants.

All rooms appraised (100%) within Chorlton Mill would pass the NSL test in the cumulative condition.

On that basis, the impact of the Proposed Development on daylight amenity in the cumulative condition, in our opinion, appropriate and non-significant.

Baseline vs Proposed + Cumulative – Sunlight Amenity Impact

In the cumulative condition, 81 rooms (94%) of the 86 the rooms appraised would continue to achieve the BRE's Winter and Annual sunlight targets, or experience reductions that are acceptable to the BRE on the grounds that they would not be noticeable to the room occupants.

5 rooms (5%) would achieve the annual sunlight target but not the winter target.

To the immediate south of these rooms is the point at which Chorlton Mill 'steps out' towards Cambridge Street, limiting the availability of direct sunlight from the south. To the east these windows directly overlook the mass of Macintosh Mill.

The position and outlook of these windows means that they have a greater reliance on direct sunlight from the south east. In the cumulative condition, sunlight from the south east is significantly impacted by a development that includes a 45 storey tower (MCC planning reference 125573/FO/2019).

Given the Site's location due east of the Site and the mass of Macintosh Mill that stands in front of these windows, the impact of the Proposed Development on winter sunlight amenity is, in our opinion, appropriate and non-significant.

James Grigor Square

James Grigor Square is a small public external amenity area, located to the immediate north of the Site, located at the interface between the neighbouring buildings known as No. 1 First Street, 8 First Street, and Vita.



To recap, for an external amenity area to appear adequately sunlit throughout the year, 50% of its area 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 / baseline value is accepted by the BRE on the grounds that it is unlikely to be noticed by the occupants / users.

Baseline vs Proposed - Sunlight Amenity Impact

The Proposed Development will have no adverse impact on the extent to which this external amenity area receives at least 2 hours of direct sunlight on 21 March.

This external amenity area would continue to appear adequately sunlit throughout the year.

Baseline vs Proposed + Cumulative – Sunlight Amenity Impact

The Proposed + Cumulative Developments will have no adverse impact on the extent to which this external amenity area receives at least 2 hours of direct sunlight on 21 March.

This external amenity area would continue to appear adequately sunlit throughout the year.

Appendix 1: Baseline and Proposed Massing Plans

SCALE 1:1500 @ A3



All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

NOTES:

Cardno
Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg
Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg

Key:

- Existing Buildings
- Proposed Scheme

-		
Revisions:	Date:	Init:
 chartered building surveyors GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ Tel: 0161 835 2101 Fax: 0161 835 2102 email: info@grayscanlanhill.com web: www.grayscanlanhill.com		
Client: First Street (Development) Ltd.		
Project: Plot 9A First Street South Manchester		
Drawing Title: Plan View Proposed Scheme 14/09/21		
Drawn:	BW	Scale: 1:1500 @ A3
Checked:	-	Date: Sep 2021
Project No:	Drawing No:	Rev No:
[2104]	W073	-

SCALE 1:1500 @ A3

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Proposed Site Plan (received 14/09/21)
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87280
88680
30690

Key:
Existing Buildings
Proposed Scheme
All Heights in mm AOD

Revisions: Date: Init:



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Client:
First Street (Development) Ltd.

Project:
Plot 9A
First Street South
Manchester

Drawing Title:
3D View
Proposed Scheme 14/09/21

Drawn:	BW	Scale:	NTS @ A3
Checked:	-	Date:	Sep 2021
Project No:	[2104]	Drawing No:	W074
		Rev No:	-

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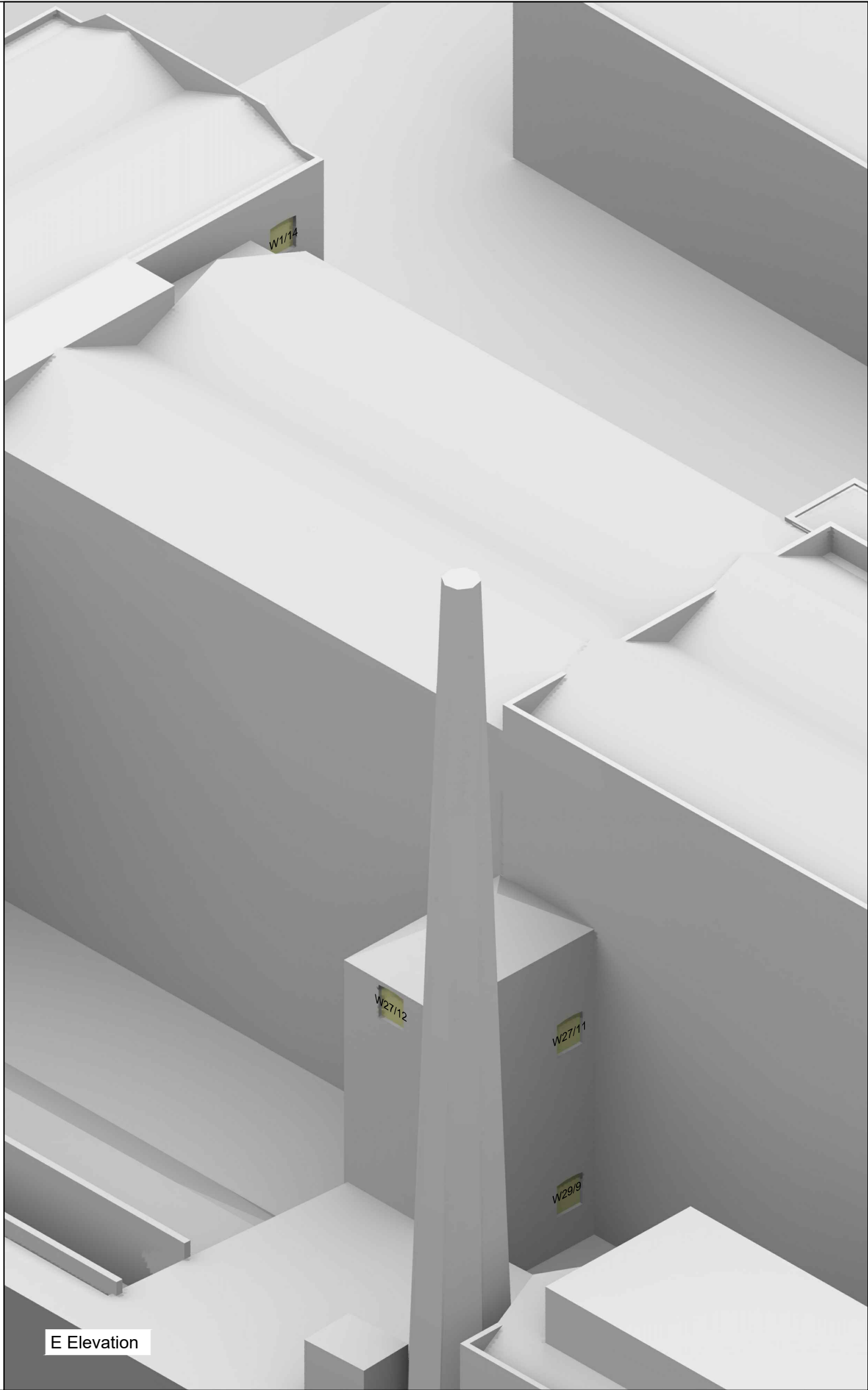
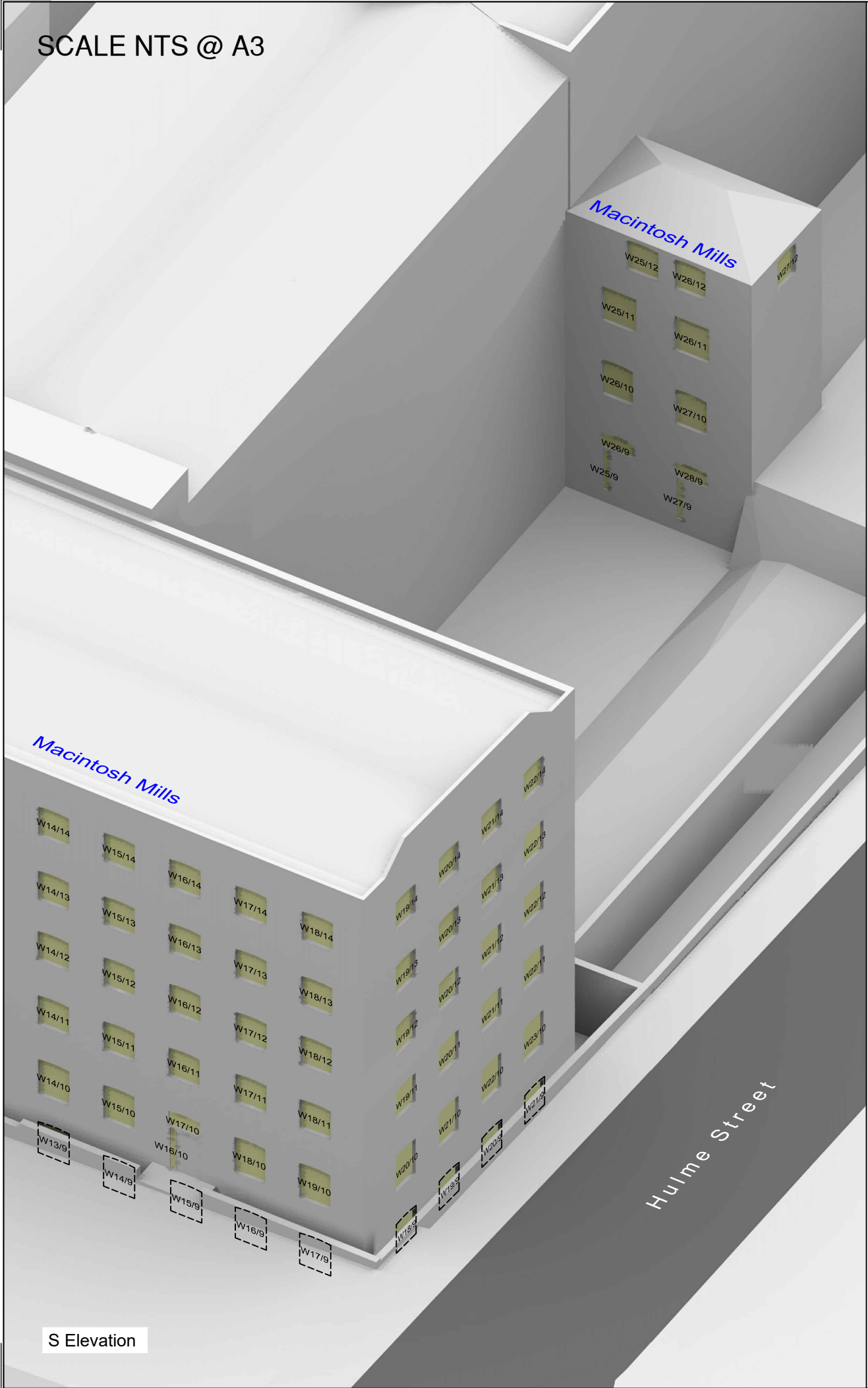
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Jon Matthews Architects
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Proposed Site Plan (received 14/09/21)
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Key:
Existing Buildings
Proposed Scheme
All Heights in mm AOD

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 GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ Tel: 0161 835 2101 Fax: 0161 835 2102 email: info@grayscanlanhill.com web: www.grayscanlanhill.com			
Client: First Street (Development) Ltd.			
Project: Plot 9A First Street South Manchester			
Drawing Title: 3D View Proposed Scheme 14/09/21			
Drawn:	BW	Scale:	NTS @ A3
Checked:	-	Date:	Sep 2021
Project No:	Drawing No:	Rev No:	
[2104]	W075	-	

Appendix 2: Window Reference Plans

SCALE NTS @ A3



All dimensions to be checked on site.
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Proposed Site Plan (received 14/09/21)
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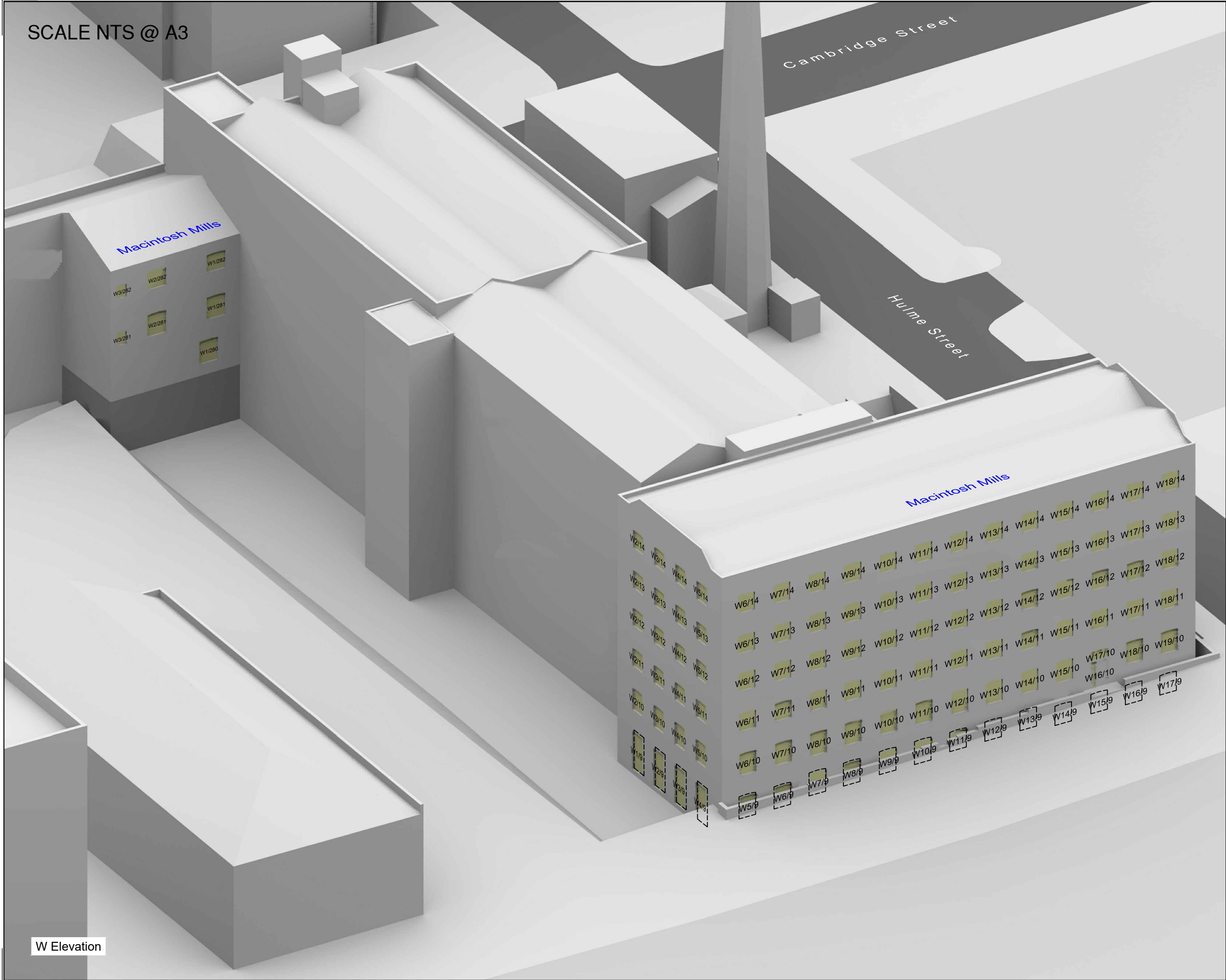
Client:
First Street (Development) Ltd.

Project:
Plot 9A
First Street South
Manchester

Drawing Title:
Window Locations
Macintosh Mills
S & E Elevation

Drawn:	BW	Scale:	NTS @ A3
Checked:	-	Date:	Sep 2021
Project No:	[2104]	Drawing No:	W097
		Rev No:	-

SCALE NTS @ A3



W Elevation

All dimensions to be checked on site.
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NOTES:
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Proposed Site Plan (received 14/09/21)
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Key:

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Revisions:	Date:	Init:

**grayscanlanhill**
chartered building surveyors

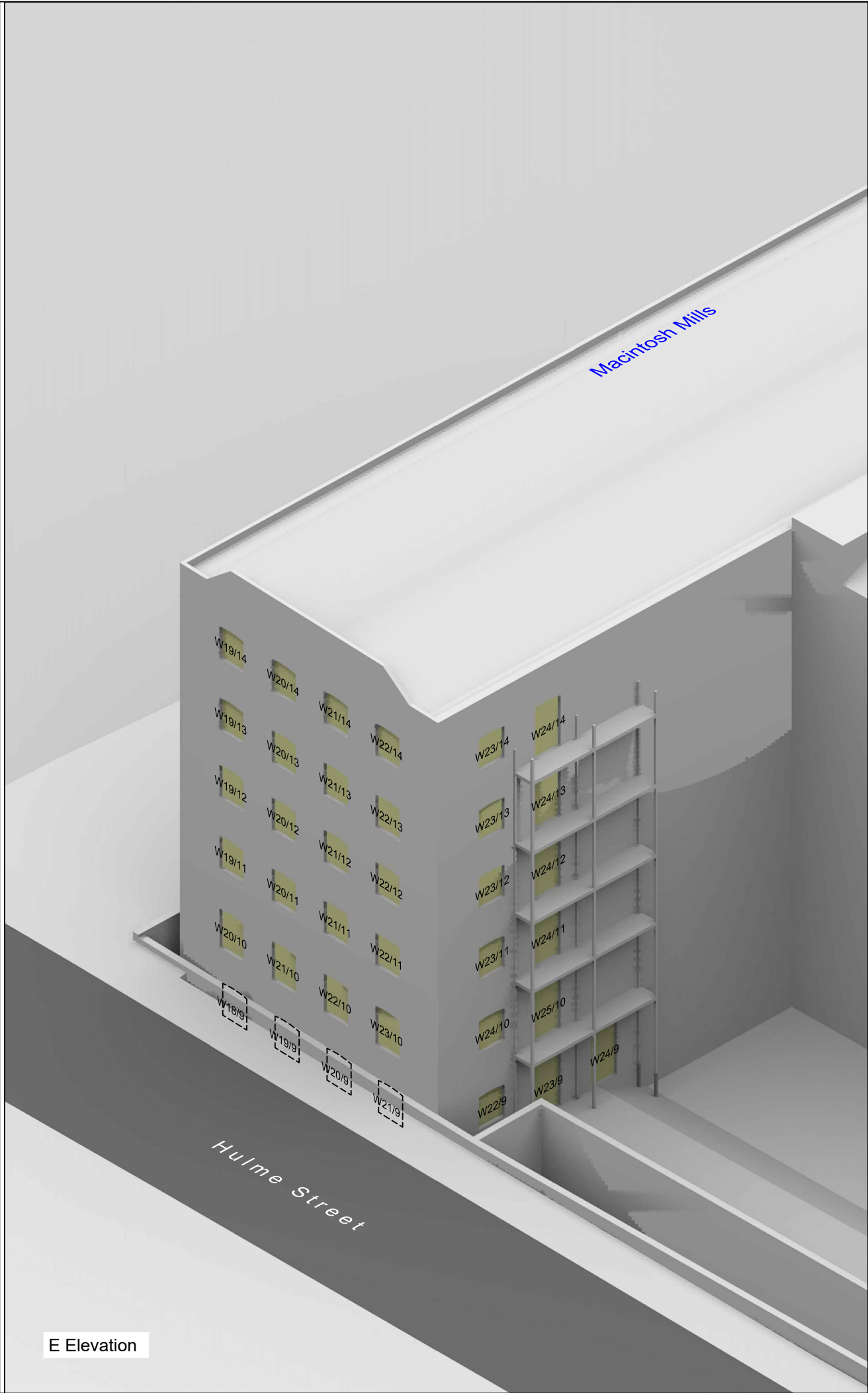
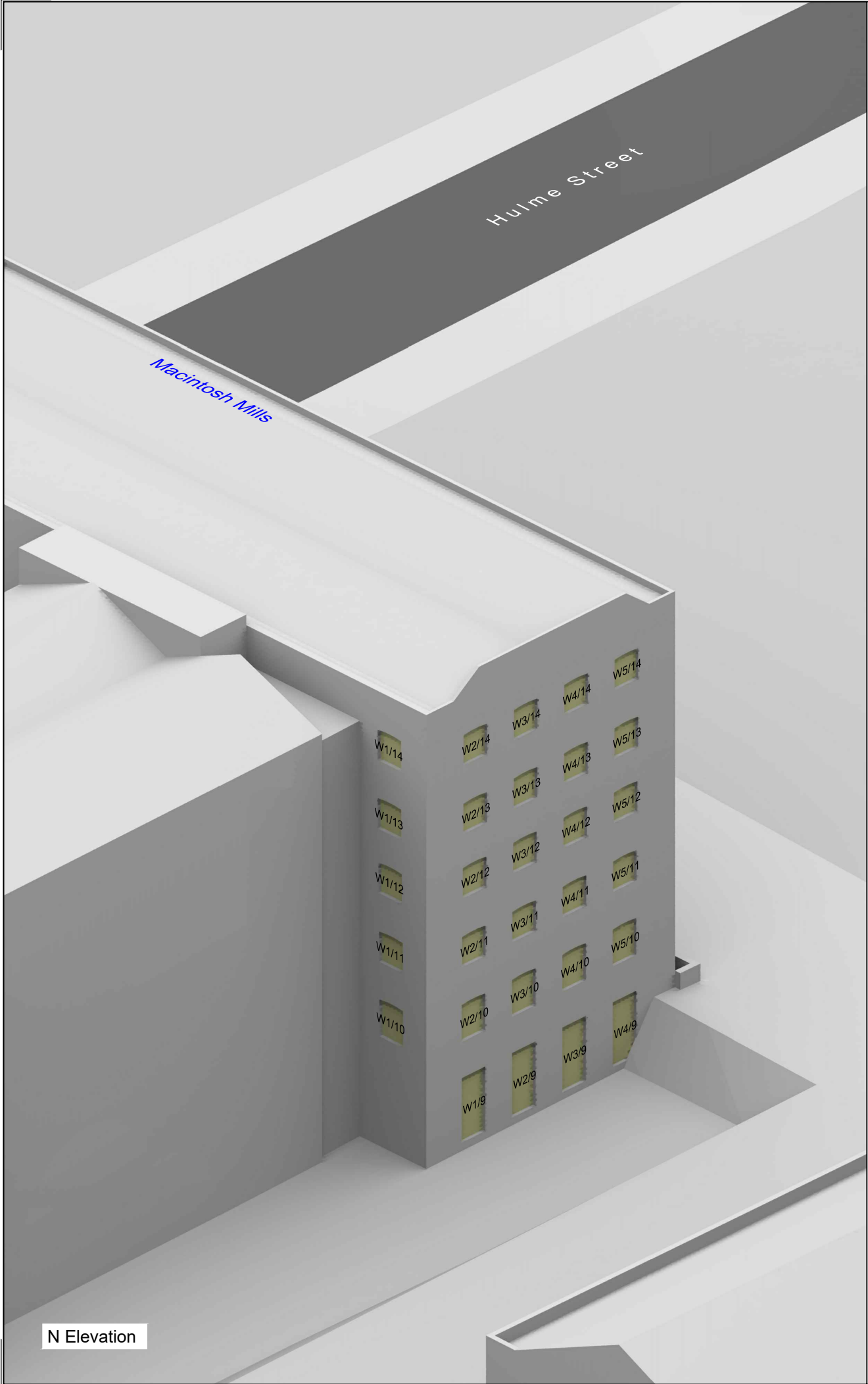
GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ
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Client:
First Street (Development) Ltd.

Project:
Plot 9A
First Street South
Manchester

Drawing Title:
Window Locations
Macintosh Mills
W Elevation

Drawn:	BW	Scale:	NTS @ A3
Checked:	-	Date:	Sep 2021
Project No:	[2104]	Drawing No:	W098
		Rev No:	-



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email: info@grayscanlanhill.com web: www.grayscanlanhill.com

Client:
First Street (Development) Ltd.
Project:
Plot 9A
First Street South
Manchester
Drawing Title:
Window Locations
Macintosh Mills
N & E Elevation

Drawn:	BW	Scale:	NTS @ A3
Checked:	-	Date:	Sep 2021
Project No:	[2104]	Drawing No:	W099
		Rev No:	-

SCALE NTS @ A3

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05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg

Chorlton Mill

Cambridge Street

W Elevation

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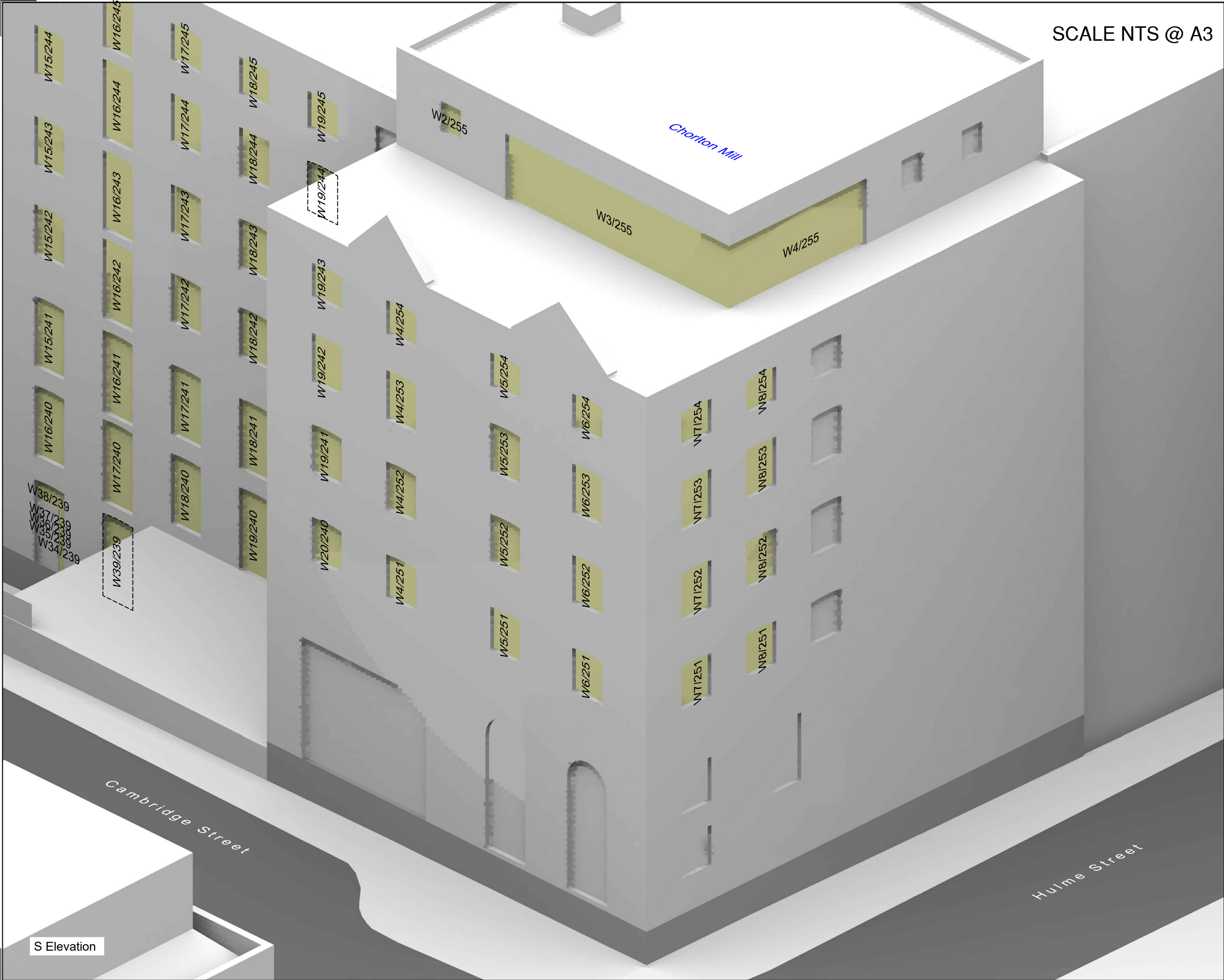
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Client: First Street (Development) Ltd.
Project: Plot 9A First Street South Manchester
Drawing Title: Window Locations Chorlton Mill W Elevation

Drawn: BW	Scale: NTS @ A3
Checked: -	Date: Sep 2021
Project No: [2104]	Drawing No: W057
	Rev No: -



SCALE NTS @ A3

All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

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Client:
First Street (Development) Ltd.

Project:
Plot 9A
First Street South
Manchester

Drawing Title:
Window Locations
Chorlton Mill
S Elevation

Drawn:	BW	Scale:	NTS @ A3
Checked:	-	Date:	Sep 2021
Project No:	[2104]	Drawing No:	W058
		Rev No:	-

Appendix 3: Baseline vs Proposed VSC Results

**PLOT 9A
FIRST STREET**

**DAYLIGHT ANALYSIS
BASELINE VS PROPOSED SCHEME**

SEP 2021

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
Macintosh Mills						
R1/9	LKD	W1/9	27.35	26.94	0.41	1.50
R2/9	BEDROOM	W2/9	27.45	26.99	0.46	1.68
R3/9	BEDROOM	W3/9	27.47	27.00	0.47	1.71
R4/9	LKD	W4/9	27.56	27.04	0.52	1.89
R4/9	LKD	W5/9	13.07	13.07	0.00	0.00
R4/9	LKD	W6/9	13.07	13.07	0.00	0.00
R5/9	BEDROOM	W7/9	16.20	16.20	0.00	0.00
R6/9	STUDIO	W8/9	14.16	14.16	0.00	0.00
R6/9	STUDIO	W9/9	13.92	13.92	0.00	0.00
R7/9	BEDROOM	W10/9	13.51	13.51	0.00	0.00
R7/9	BEDROOM	W11/9	11.63	11.63	0.00	0.00
R8/9	BEDROOM	W12/9	9.02	9.02	0.00	0.00
R10/9	BEDROOM	W14/9	4.83	4.83	0.00	0.00
R11/9	BEDROOM	W15/9	0.48	0.48	0.00	0.00
R12/9	BEDROOM	W16/9	4.45	4.45	0.00	0.00
R13/9	BEDROOM	W17/9	4.53	4.53	0.00	0.00
R13/9	BEDROOM	W18/9	6.27	6.27	0.00	0.00
R16/9	LKD	W21/9	5.77	5.77	0.00	0.00
R16/9	LKD	W22/9	19.51	19.51	0.00	0.00
R16/9	LKD	W23/9	17.33	17.33	0.00	0.00
R16/9	LKD	W24/9	16.51	16.51	0.00	0.00
R17/9		W25/9	14.09	14.09	0.00	0.00
R17/9		W26/9	15.35	15.35	0.00	0.00
R17/9		W27/9	16.41	16.41	0.00	0.00
R17/9		W28/9	18.05	18.05	0.00	0.00
R17/9		W29/9	11.90	11.90	0.00	0.00
R1/10	LKD	W1/10	15.13	15.13	0.00	0.00
R1/10	LKD	W2/10	29.83	29.44	0.39	1.31
R2/10	BEDROOM	W3/10	29.90	29.46	0.44	1.47
R3/10	BEDROOM	W4/10	29.87	29.42	0.45	1.51
R4/10	LKD	W5/10	29.95	29.44	0.51	1.70
R4/10	LKD	W6/10	34.38	31.98	2.40	6.98
R4/10	LKD	W7/10	34.47	32.14	2.33	6.76

**PLOT 9A
FIRST STREET**

**DAYLIGHT ANALYSIS
BASELINE VS PROPOSED SCHEME**

SEP 2021

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R5/10	BEDROOM	W8/10	34.62	32.33	2.29	6.61
R6/10	BEDROOM	W9/10	34.65	32.42	2.23	6.44
R8/10	LKD	W11/10	34.79	32.74	2.05	5.89
R8/10	LKD	W12/10	34.81	32.88	1.93	5.54
R9/10	BEDROOM	W13/10	34.80	33.00	1.80	5.17
R10/10	LKD	W14/10	34.89	33.13	1.76	5.04
R10/10	LKD	W15/10	34.97	33.31	1.66	4.75
R12/10	BEDROOM	W18/10	35.00	33.49	1.51	4.31
R13/10	BEDROOM	W19/10	34.96	33.54	1.42	4.06
R13/10	BEDROOM	W20/10	34.13	34.13	0.00	0.00
R15/10	LKD	W23/10	33.85	33.85	0.00	0.00
R15/10	LKD	W24/10	25.74	25.74	0.00	0.00
R15/10	LKD	W25/10	20.47	20.47	0.00	0.00
R16/10		W26/10	16.95	16.95	0.00	0.00
R16/10		W27/10	20.25	20.25	0.00	0.00
R1/11	LKD	W1/11	16.41	16.41	0.00	0.00
R1/11	LKD	W2/11	31.29	30.92	0.37	1.18
R2/11	BEDROOM	W3/11	31.33	30.91	0.42	1.34
R3/11	BEDROOM	W4/11	31.27	30.84	0.43	1.38
R4/11	LKD	W5/11	31.34	30.86	0.48	1.53
R4/11	LKD	W6/11	34.83	32.54	2.29	6.57
R4/11	LKD	W7/11	34.91	32.70	2.21	6.33
R5/11	BEDROOM	W8/11	35.06	32.88	2.18	6.22
R6/11	BEDROOM	W9/11	35.07	32.96	2.11	6.02
R8/11	LKD	W11/11	35.20	33.26	1.94	5.51
R8/11	LKD	W12/11	35.22	33.42	1.80	5.11
R9/11	BEDROOM	W13/11	35.21	33.53	1.68	4.77
R10/11	LKD	W14/11	35.29	33.64	1.65	4.68
R10/11	LKD	W15/11	35.36	33.82	1.54	4.36
R12/11	BEDROOM	W17/11	35.40	34.00	1.40	3.95
R13/11	BEDROOM	W18/11	35.35	34.04	1.31	3.71
R13/11	BEDROOM	W19/11	34.76	34.76	0.00	0.00
R15/11	LKD	W22/11	34.53	34.53	0.00	0.00

**PLOT 9A
FIRST STREET**

**DAYLIGHT ANALYSIS
BASELINE VS PROPOSED SCHEME**

SEP 2021

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R15/11	LKD	W23/11	27.23	27.23	0.00	0.00
R15/11	LKD	W24/11	21.12	21.12	0.00	0.00
R16/11		W25/11	19.04	19.04	0.00	0.00
R16/11		W26/11	23.08	23.08	0.00	0.00
R16/11		W27/11	15.39	15.39	0.00	0.00
R1/12	LKD	W1/12	17.78	17.78	0.00	0.00
R1/12	LKD	W2/12	32.26	31.91	0.35	1.08
R2/12	BEDROOM	W3/12	32.32	31.93	0.39	1.21
R3/12	BEDROOM	W4/12	32.32	31.91	0.41	1.27
R4/12	LKD	W5/12	32.33	31.87	0.46	1.42
R4/12	LKD	W6/12	35.25	33.08	2.17	6.16
R4/12	LKD	W7/12	35.36	33.26	2.10	5.94
R5/12	BEDROOM	W8/12	35.47	33.41	2.06	5.81
R6/12	BEDROOM	W9/12	35.48	33.48	2.00	5.64
R8/12	LKD	W11/12	35.59	33.77	1.82	5.11
R8/12	LKD	W12/12	35.61	33.91	1.70	4.77
R9/12	BEDROOM	W13/12	35.59	34.02	1.57	4.41
R10/12	LKD	W14/12	35.67	34.14	1.53	4.29
R10/12	LKD	W15/12	35.74	34.31	1.43	4.00
R12/12	BEDROOM	W17/12	35.75	34.46	1.29	3.61
R13/12	BEDROOM	W18/12	35.71	34.52	1.19	3.33
R13/12	BEDROOM	W19/12	35.35	35.35	0.00	0.00
R15/12	LKD	W22/12	35.15	35.15	0.00	0.00
R15/12	LKD	W23/12	28.81	28.81	0.00	0.00
R15/12	LKD	W24/12	22.87	22.87	0.00	0.00
R16/12		W25/12	23.06	23.06	0.00	0.00
R16/12		W26/12	26.12	26.12	0.00	0.00
R16/12		W27/12	33.09	33.09	0.00	0.00
R1/13	LKD	W1/13	20.19	20.19	0.00	0.00
R1/13	LKD	W2/13	32.98	32.65	0.33	1.00
R2/13	BEDROOM	W3/13	33.04	32.66	0.38	1.15
R3/13	BEDROOM	W4/13	33.05	32.66	0.39	1.18
R4/13	LKD	W5/13	33.06	32.62	0.44	1.33
R4/13	LKD	W6/13	35.64	33.59	2.05	5.75
R4/13	LKD	W7/13	35.75	33.76	1.99	5.57

**PLOT 9A
FIRST STREET**

**DAYLIGHT ANALYSIS
BASELINE VS PROPOSED SCHEME**

SEP 2021

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R5/13	BEDROOM	W8/13	35.85	33.90	1.95	5.44
R6/13	BEDROOM	W9/13	35.85	33.95	1.90	5.30
R8/13	LKD	W11/13	35.95	34.22	1.73	4.81
R8/13	LKD	W12/13	35.96	34.36	1.60	4.45
R9/13	BEDROOM	W13/13	35.94	34.47	1.47	4.09
R10/13	LKD	W14/13	36.02	34.57	1.45	4.03
R10/13	LKD	W15/13	36.09	34.75	1.34	3.71
R12/13	BEDROOM	W17/13	36.10	34.90	1.20	3.32
R13/13	BEDROOM	W18/13	36.05	34.94	1.11	3.08
R13/13	BEDROOM	W19/13	35.89	35.89	0.00	0.00
R15/13	LKD	W22/13	35.74	35.74	0.00	0.00
R15/13	LKD	W23/13	30.65	30.65	0.00	0.00
R15/13	LKD	W24/13	24.94	24.94	0.00	0.00
R1/14	LKD	W1/14	29.46	29.46	0.00	0.00
R1/14	LKD	W2/14	33.69	33.38	0.31	0.92
R2/14	BEDROOM	W3/14	33.77	33.42	0.35	1.04
R3/14	BEDROOM	W4/14	33.79	33.43	0.36	1.07
R4/14	LKD	W5/14	33.81	33.39	0.42	1.24
R4/14	LKD	W6/14	36.02	34.10	1.92	5.33
R4/14	LKD	W7/14	36.13	34.25	1.88	5.20
R5/14	BEDROOM	W8/14	36.23	34.38	1.85	5.11
R6/14	BEDROOM	W9/14	36.21	34.42	1.79	4.94
R8/14	LKD	W11/14	36.31	34.68	1.63	4.49
R8/14	LKD	W12/14	36.31	34.81	1.50	4.13
R9/14	BEDROOM	W13/14	36.28	34.90	1.38	3.80
R10/14	LKD	W14/14	36.36	35.01	1.35	3.71
R10/14	LKD	W15/14	36.42	35.18	1.24	3.40
R12/14	BEDROOM	W17/14	36.43	35.31	1.12	3.07
R13/14	BEDROOM	W18/14	36.38	35.36	1.02	2.80
R13/14	BEDROOM	W19/14	36.45	36.45	0.00	0.00
R15/14	LKD	W22/14	36.33	36.33	0.00	0.00
R15/14	LKD	W23/14	33.96	33.96	0.00	0.00
R15/14	LKD	W24/14	33.59	33.59	0.00	0.00

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R1/280		W1/280	17.96	17.13	0.83	4.62
R1/281		W1/281	18.43	17.71	0.72	3.91
R2/281		W2/281	23.77	23.07	0.70	2.94
R3/281		W3/281	25.99	25.28	0.71	2.73
R1/282		W1/282	20.07	19.39	0.68	3.39
R2/282		W2/282	26.58	25.93	0.65	2.45
R3/282		W3/282	28.86	28.20	0.66	2.29
Chorlton Mill						
R1/239	BEDROOM	W1/239	11.28	11.06	0.22	1.95
R1/239	BEDROOM	W2/239	1.76	1.76	0.00	0.00
R3/239		W4/239	23.75	23.75	0.00	0.00
R3/239		W5/239	23.29	23.29	0.00	0.00
R3/239		W6/239	23.63	23.63	0.00	0.00
R3/239		W7/239	24.02	24.02	0.00	0.00
R3/239		W8/239	24.36	24.36	0.00	0.00
R3/239		W9/239	25.03	25.03	0.00	0.00
R4/239		W10/239	23.69	23.69	0.00	0.00
R4/239		W11/239	23.88	23.88	0.00	0.00
R4/239		W12/239	24.21	24.21	0.00	0.00
R4/239		W13/239	24.53	24.53	0.00	0.00
R4/239		W14/239	25.14	25.14	0.00	0.00
R4/239		W15/239	24.02	24.02	0.00	0.00
R5/239		W16/239	23.81	23.81	0.00	0.00
R5/239		W17/239	23.15	23.15	0.00	0.00
R5/239		W18/239	23.32	23.32	0.00	0.00
R5/239		W19/239	23.66	23.66	0.00	0.00
R5/239		W20/239	23.98	23.98	0.00	0.00
R5/239		W21/239	24.61	24.61	0.00	0.00
R6/239		W22/239	23.26	23.26	0.00	0.00
R6/239		W23/239	22.62	22.62	0.00	0.00
R6/239		W24/239	22.88	22.88	0.00	0.00
R6/239		W25/239	23.23	23.23	0.00	0.00
R6/239		W26/239	23.55	23.55	0.00	0.00
R6/239		W27/239	24.12	24.12	0.00	0.00
R7/239		W28/239	22.89	22.89	0.00	0.00
R7/239		W29/239	22.17	22.17	0.00	0.00
R7/239		W30/239	22.29	22.29	0.00	0.00
R7/239		W31/239	22.69	22.69	0.00	0.00
R7/239		W32/239	23.06	23.06	0.00	0.00

**PLOT 9A
FIRST STREET**

**DAYLIGHT ANALYSIS
BASELINE VS PROPOSED SCHEME**

SEP 2021

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R7/239		W33/239	23.63	23.63	0.00	0.00
R8/239		W34/239	21.03	21.03	0.00	0.00
R8/239		W35/239	21.62	21.62	0.00	0.00
R8/239		W36/239	22.17	22.17	0.00	0.00
R8/239		W37/239	22.64	22.64	0.00	0.00
R8/239		W38/239	23.37	23.37	0.00	0.00
R8/239		W39/239	18.43	18.43	0.00	0.00
R1/240	STUDIO	W1/240	14.17	14.16	0.01	0.07
R1/240	STUDIO	W2/240	15.69	15.60	0.09	0.57
R1/240	STUDIO	W3/240	2.76	2.76	0.00	0.00
R3/240	LKD	W6/240	26.35	26.20	0.15	0.57
R3/240	LKD	W7/240	27.25	27.13	0.12	0.44
R4/240	BEDROOM	W8/240	27.28	27.28	0.00	0.00
R5/240	BEDROOM	W9/240	27.17	27.17	0.00	0.00
R6/240	BEDROOM	W10/240	26.92	26.92	0.00	0.00
R7/240	LKD	W11/240	26.64	26.64	0.00	0.00
R7/240	LKD	W12/240	26.57	26.57	0.00	0.00
R8/240	LKD	W13/240	26.39	26.39	0.00	0.00
R8/240	LKD	W14/240	26.20	26.20	0.00	0.00
R9/240	BEDROOM	W15/240	25.94	25.94	0.00	0.00
R10/240	BEDROOM	W16/240	25.73	25.73	0.00	0.00
R11/240	LKD	W17/240	25.31	25.31	0.00	0.00
R11/240	LKD	W18/240	24.99	24.99	0.00	0.00
R1/241	LKD	W1/241	14.91	14.91	0.00	0.00
R1/241	LKD	W2/241	8.27	8.04	0.23	2.78
R1/241	LKD	W3/241	0.34	0.34	0.00	0.00
R1/241	LKD	W4/241	6.17	5.91	0.26	4.21
R3/241	BEDROOM	W6/241	29.72	29.39	0.33	1.11
R4/241	BEDROOM	W7/241	29.74	29.74	0.00	0.00
R5/241	LKD	W8/241	29.66	29.66	0.00	0.00
R5/241	LKD	W9/241	29.44	29.44	0.00	0.00
R6/241	LKD	W10/241	29.27	29.27	0.00	0.00
R6/241	LKD	W11/241	29.30	29.30	0.00	0.00
R7/241	BEDROOM	W12/241	29.22	29.22	0.00	0.00
R8/241	BEDROOM	W13/241	29.03	29.03	0.00	0.00

**PLOT 9A
FIRST STREET**

**DAYLIGHT ANALYSIS
BASELINE VS PROPOSED SCHEME**

SEP 2021

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R9/241	BEDROOM	W14/241	28.76	28.76	0.00	0.00
R10/241	LKD	W15/241	28.47	28.47	0.00	0.00
R10/241	LKD	W16/241	28.15	28.15	0.00	0.00
R11/241	LKD	W17/241	27.69	27.69	0.00	0.00
R11/241	LKD	W18/241	26.40	26.40	0.00	0.00
R12/241	BEDROOM	W19/241	23.38	23.38	0.00	0.00
R1/242	LKD	W1/242	15.48	15.48	0.00	0.00
R1/242	LKD	W2/242	8.67	8.43	0.24	2.77
R1/242	LKD	W3/242	1.49	1.49	0.00	0.00
R1/242	LKD	W4/242	7.19	6.88	0.31	4.31
R3/242	BEDROOM	W6/242	31.55	31.18	0.37	1.17
R4/242	BEDROOM	W7/242	31.87	31.64	0.23	0.72
R5/242	LKD	W8/242	32.00	31.75	0.25	0.78
R5/242	LKD	W9/242	31.65	31.46	0.19	0.60
R6/242	LKD	W10/242	31.50	31.31	0.19	0.60
R6/242	LKD	W11/242	31.70	31.47	0.23	0.73
R7/242	BEDROOM	W12/242	31.70	31.45	0.25	0.79
R8/242	BEDROOM	W13/242	31.64	31.39	0.25	0.79
R9/242	BEDROOM	W14/242	31.34	31.26	0.08	0.26
R10/242	LKD	W15/242	31.02	31.02	0.00	0.00
R10/242	LKD	W16/242	30.64	30.64	0.00	0.00
R11/242	LKD	W17/242	30.41	30.41	0.00	0.00
R11/242	LKD	W18/242	29.13	29.13	0.00	0.00
R12/242	BEDROOM	W19/242	25.92	25.92	0.00	0.00
R1/243	LKD	W1/243	16.09	16.09	0.00	0.00
R1/243	LKD	W2/243	10.14	9.91	0.23	2.27
R1/243	LKD	W3/243	2.29	2.29	0.00	0.00
R1/243	LKD	W4/243	9.14	8.79	0.35	3.83
R3/243	BEDROOM	W6/243	32.80	32.46	0.34	1.04
R4/243	BEDROOM	W7/243	33.34	32.96	0.38	1.14
R5/243	LKD	W8/243	33.59	33.16	0.43	1.28
R5/243	LKD	W9/243	33.40	33.03	0.37	1.11
R6/243	LKD	W10/243	33.30	32.90	0.40	1.20

**PLOT 9A
FIRST STREET**

**DAYLIGHT ANALYSIS
BASELINE VS PROPOSED SCHEME**

SEP 2021

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R6/243	LKD	W11/243	33.50	33.08	0.42	1.25
R7/243	BEDROOM	W12/243	33.55	33.08	0.47	1.40
R8/243	BEDROOM	W13/243	33.63	33.18	0.45	1.34
R9/243	BEDROOM	W14/243	33.34	33.19	0.15	0.45
R10/243	LKD	W15/243	33.03	33.03	0.00	0.00
R10/243	LKD	W16/243	32.68	32.68	0.00	0.00
R11/243	LKD	W17/243	32.52	32.51	0.01	0.03
R11/243	LKD	W18/243	31.38	31.37	0.01	0.03
R12/243	BEDROOM	W19/243	28.18	28.17	0.01	0.04
R1/244	LKD	W1/244	16.66	16.66	0.00	0.00
R1/244	LKD	W2/244	10.29	10.10	0.19	1.85
R1/244	LKD	W3/244	2.56	2.56	0.00	0.00
R1/244	LKD	W4/244	9.69	9.41	0.28	2.89
R3/244	BEDROOM	W6/244	33.93	33.61	0.32	0.94
R4/244	BEDROOM	W7/244	34.48	34.11	0.37	1.07
R5/244	LKD	W8/244	34.79	34.38	0.41	1.18
R5/244	LKD	W9/244	34.72	34.36	0.36	1.04
R6/244	LKD	W10/244	34.72	34.31	0.41	1.18
R6/244	LKD	W11/244	34.96	34.55	0.41	1.17
R7/244	BEDROOM	W12/244	35.05	34.59	0.46	1.31
R8/244	BEDROOM	W13/244	35.15	34.69	0.46	1.31
R9/244	BEDROOM	W14/244	34.96	34.65	0.31	0.89
R10/244	LKD	W15/244	34.85	34.59	0.26	0.75
R10/244	LKD	W16/244	34.66	34.43	0.23	0.66
R11/244	LKD	W17/244	34.50	34.38	0.12	0.35
R11/244	LKD	W18/244	33.67	33.58	0.09	0.27
R12/244	BEDROOM	W19/244	31.02	30.77	0.25	0.81
R1/245		W1/245	17.01	17.01	0.00	0.00
R1/245		W2/245	20.58	20.39	0.19	0.92
R1/245		W3/245	11.42	11.42	0.00	0.00
R1/245		W4/245	22.41	22.11	0.30	1.34
R3/245	BEDROOM	W6/245	34.66	34.36	0.30	0.87
R4/245	BEDROOM	W7/245	35.24	34.90	0.34	0.96

**PLOT 9A
FIRST STREET**

**DAYLIGHT ANALYSIS
BASELINE VS PROPOSED SCHEME**

SEP 2021

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R5/245	LKD	W8/245	35.62	35.23	0.39	1.09
R5/245	LKD	W9/245	35.69	35.35	0.34	0.95
R6/245	LKD	W10/245	35.77	35.38	0.39	1.09
R6/245	LKD	W11/245	35.98	35.58	0.40	1.11
R7/245	BEDROOM	W12/245	36.10	35.67	0.43	1.19
R8/245	BEDROOM	W13/245	36.18	35.75	0.43	1.19
R9/245	BEDROOM	W14/245	36.08	35.65	0.43	1.19
R10/245	LKD	W15/245	36.10	35.63	0.47	1.30
R10/245	LKD	W16/245	36.08	35.63	0.45	1.25
R11/245	LKD	W17/245	35.94	35.64	0.30	0.83
R11/245	LKD	W18/245	35.67	35.38	0.29	0.81
R12/245	BEDROOM	W19/245	34.51	34.07	0.44	1.27
R1/251	BEDROOM	W1/251	17.61	17.61	0.00	0.00
R1/251	BEDROOM	W2/251	20.07	20.07	0.00	0.00
R1/251	BEDROOM	W3/251	31.93	31.88	0.05	0.16
R2/251	BEDROOM	W4/251	32.55	32.40	0.15	0.46
R3/251	LKD	W5/251	33.21	32.92	0.29	0.87
R3/251	LKD	W6/251	33.75	33.41	0.34	1.01
R3/251	LKD	W7/251	17.91	17.91	0.00	0.00
R3/251	LKD	W8/251	14.57	14.57	0.00	0.00
R1/252	BEDROOM	W1/252	19.18	19.17	0.01	0.05
R1/252	BEDROOM	W2/252	22.76	22.76	0.00	0.00
R1/252	BEDROOM	W3/252	33.91	33.74	0.17	0.50
R2/252	BEDROOM	W4/252	34.30	33.99	0.31	0.90
R3/252	LKD	W5/252	34.62	34.21	0.41	1.18
R3/252	LKD	W6/252	34.83	34.42	0.41	1.18
R3/252	LKD	W7/252	19.25	19.25	0.00	0.00
R3/252	LKD	W8/252	15.99	15.99	0.00	0.00
R1/253	BEDROOM	W1/253	21.80	21.73	0.07	0.32
R1/253	BEDROOM	W2/253	26.37	26.31	0.06	0.23
R1/253	BEDROOM	W3/253	35.37	34.95	0.42	1.19
R2/253	BEDROOM	W4/253	35.54	35.06	0.48	1.35
R3/253	LKD	W5/253	35.66	35.15	0.51	1.43
R3/253	LKD	W6/253	35.69	35.21	0.48	1.34
R3/253	LKD	W7/253	21.08	21.08	0.00	0.00
R3/253	LKD	W8/253	18.00	18.00	0.00	0.00

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R1/254	BEDROOM	W1/254	26.81	26.70	0.11	0.41
R1/254	BEDROOM	W2/254	30.12	30.01	0.11	0.37
R1/254	BEDROOM	W3/254	36.16	35.60	0.56	1.55
R2/254	BEDROOM	W4/254	36.23	35.69	0.54	1.49
R3/254	LKD	W5/254	36.23	35.68	0.55	1.52
R3/254	LKD	W6/254	36.16	35.66	0.50	1.38
R3/254	LKD	W7/254	23.22	23.22	0.00	0.00
R3/254	LKD	W8/254	20.41	20.41	0.00	0.00
R1/255		W1/255	31.81	31.71	0.10	0.31
R1/255		W2/255	36.69	36.18	0.51	1.39
R2/255		W3/255	36.15	35.66	0.49	1.36
R2/255		W4/255	24.51	24.51	0.00	0.00

Appendix 4: Baseline vs Proposed NSL Contour Plots

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
Macintosh Mills						
R1/9	LKD	204.8	189.2	189.2	0.0	0.0
R2/9	BEDROOM	162.5	158.3	158.3	0.0	0.0
R3/9	BEDROOM	126.9	124.7	124.7	0.0	0.0
R4/9	LKD	242.8	240.2	240.2	0.0	0.0
R5/9	BEDROOM	97.9	91.3	91.3	0.0	0.0
R6/9	STUDIO	276.4	264.7	264.7	0.0	0.0
R7/9	BEDROOM	245.4	228.2	228.2	0.0	0.0
R8/9	BEDROOM	118.2	98.3	98.3	0.0	0.0
R10/9	BEDROOM	131.0	30.2	30.2	0.0	0.0
R11/9	BEDROOM	143.1	0.0	0.0	0.0	0.0
R12/9	BEDROOM	87.8	18.3	18.3	0.0	0.0
R13/9	BEDROOM	139.7	55.6	55.6	0.0	0.0
R16/9	LKD	386.0	365.2	365.2	0.0	0.0
R17/9		332.7	252.5	252.5	0.0	0.0
R1/10	LKD	200.0	184.3	184.3	0.0	0.0
R2/10	BEDROOM	157.9	153.0	153.0	0.0	0.0
R3/10	BEDROOM	120.1	117.2	117.2	0.0	0.0
R4/10	LKD	233.5	231.5	231.5	0.0	0.0
R5/10	BEDROOM	107.3	103.1	100.7	2.5	2.4
R6/10	BEDROOM	106.3	101.7	99.3	2.4	2.4
R8/10	LKD	279.5	272.5	272.5	0.0	0.0
R9/10	BEDROOM	102.8	98.5	97.6	0.8	0.8
R10/10	LKD	252.2	223.3	223.3	0.0	0.0
R12/10	BEDROOM	91.3	88.5	88.5	0.0	0.0
R13/10	BEDROOM	171.4	169.6	169.6	0.0	0.0
R15/10	LKD	317.7	310.7	310.7	0.0	0.0
R16/10		322.6	261.0	261.0	0.0	0.0
R1/11	LKD	200.0	182.2	182.2	0.0	0.0
R2/11	BEDROOM	157.9	152.4	152.4	0.0	0.0
R3/11	BEDROOM	120.1	117.1	117.1	0.0	0.0
R4/11	LKD	233.5	231.5	231.5	0.0	0.0
R5/11	BEDROOM	107.3	103.2	97.1	6.1	5.9
R6/11	BEDROOM	106.3	101.6	96.8	4.9	4.8
R8/11	LKD	279.5	272.5	272.5	0.0	0.0
R9/11	BEDROOM	102.8	98.4	96.3	2.1	2.1
R10/11	LKD	252.2	223.4	222.5	0.9	0.4
R12/11	BEDROOM	91.3	86.9	86.9	0.0	0.0
R13/11	BEDROOM	171.4	169.6	169.6	0.0	0.0
R15/11	LKD	317.7	310.5	310.5	0.0	0.0
R16/11		322.6	299.5	299.5	0.0	0.0
R1/12	LKD	200.0	184.4	184.4	0.0	0.0
R2/12	BEDROOM	157.9	153.0	153.0	0.0	0.0
R3/12	BEDROOM	120.1	117.3	117.3	0.0	0.0
R4/12	LKD	233.5	231.8	231.8	0.0	0.0
R5/12	BEDROOM	107.3	103.3	97.5	5.7	5.5
R6/12	BEDROOM	106.3	101.7	97.0	4.7	4.6
R8/12	LKD	279.5	272.9	272.8	0.1	0.0
R9/12	BEDROOM	102.8	98.5	96.8	1.6	1.6
R10/12	LKD	252.2	223.2	223.1	0.0	0.0
R12/12	BEDROOM	91.3	88.4	88.4	0.0	0.0
R13/12	BEDROOM	171.4	169.8	169.8	0.0	0.0

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R15/12	LKD	317.7	312.6	312.6	0.0	0.0
R16/12		322.6	311.5	311.5	0.0	0.0
R1/13	LKD	200.0	186.7	186.7	0.0	0.0
R2/13	BEDROOM	157.9	152.9	152.9	0.0	0.0
R3/13	BEDROOM	120.1	117.3	117.3	0.0	0.0
R4/13	LKD	233.5	232.1	232.1	0.0	0.0
R5/13	BEDROOM	107.3	103.0	98.5	4.5	4.4
R6/13	BEDROOM	106.3	101.6	97.1	4.5	4.4
R8/13	LKD	279.5	272.5	272.5	0.0	0.0
R9/13	BEDROOM	102.8	98.5	97.6	0.8	0.8
R10/13	LKD	252.2	223.2	223.2	0.0	0.0
R12/13	BEDROOM	91.3	86.9	86.9	0.0	0.0
R13/13	BEDROOM	171.4	169.9	169.9	0.0	0.0
R15/13	LKD	317.7	313.0	313.0	0.0	0.0
R1/14	LKD	200.0	197.7	197.7	0.0	0.0
R2/14	BEDROOM	157.9	151.7	151.7	0.0	0.0
R3/14	BEDROOM	120.1	116.0	116.0	0.0	0.0
R4/14	LKD	233.5	231.6	231.6	0.0	0.0
R5/14	BEDROOM	107.3	101.3	100.8	0.5	0.5
R6/14	BEDROOM	106.3	100.4	98.6	1.8	1.8
R8/14	LKD	279.5	269.4	269.4	0.0	0.0
R9/14	BEDROOM	102.8	96.9	96.9	0.1	0.1
R10/14	LKD	252.2	223.2	223.2	0.0	0.0
R12/14	BEDROOM	91.3	86.9	86.9	0.0	0.0
R13/14	BEDROOM	171.4	169.9	169.9	0.0	0.0
R15/14	LKD	317.7	314.4	314.4	0.0	0.0
R1/280		195.2	152.7	152.7	0.0	0.0
R1/281		195.2	131.7	131.7	0.0	0.0
R2/281		176.5	170.3	170.3	0.0	0.0
R3/281		81.4	79.8	77.0	2.8	3.5
R1/282		195.2	138.7	138.7	0.0	0.0
R2/282		176.5	171.7	171.7	0.0	0.0
R3/282		81.4	79.3	79.3	0.0	0.0

Chorlton Mill

R1/239	BEDROOM	222.5	200.6	200.6	0.0	0.0
R3/239		251.3	239.2	239.2	0.0	0.0
R4/239		232.1	220.9	220.9	0.0	0.0
R5/239		225.8	206.4	206.4	0.0	0.0
R6/239		229.8	210.5	210.5	0.0	0.0
R7/239		232.5	209.9	209.9	0.0	0.0
R8/239		343.7	305.1	305.1	0.0	0.0
R1/240	STUDIO	286.2	272.9	272.9	0.0	0.0
R3/240	LKD	356.4	347.1	340.8	6.2	1.8
R4/240	BEDROOM	150.6	142.2	142.2	0.0	0.0
R5/240	BEDROOM	175.2	162.3	162.3	0.0	0.0
R6/240	BEDROOM	112.7	110.4	110.4	0.0	0.0
R7/240	LKD	376.8	260.4	260.4	0.0	0.0
R8/240	LKD	344.8	276.6	276.6	0.0	0.0
R9/240	BEDROOM	161.6	119.6	119.6	0.0	0.0
R10/240	BEDROOM	173.8	131.6	131.6	0.0	0.0

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R11/240	LKD	359.4	287.0	287.0	0.0	0.0
R1/241	LKD	280.7	255.0	255.0	0.0	0.0
R3/241	BEDROOM	170.7	167.9	167.9	0.0	0.0
R4/241	BEDROOM	122.4	120.3	120.3	0.0	0.0
R5/241	LKD	456.5	440.8	427.7	13.1	3.0
R6/241	LKD	471.3	446.8	439.0	7.8	1.7
R7/241	BEDROOM	124.8	122.7	122.7	0.0	0.0
R8/241	BEDROOM	146.9	137.7	137.7	0.0	0.0
R9/241	BEDROOM	122.4	120.8	120.8	0.0	0.0
R10/241	LKD	433.4	399.3	399.3	0.0	0.0
R11/241	LKD	483.7	460.9	460.9	0.0	0.0
R12/241	BEDROOM	135.3	130.3	130.3	0.0	0.0
R1/242	LKD	280.7	270.6	270.6	0.0	0.0
R3/242	BEDROOM	170.7	167.5	167.5	0.0	0.0
R4/242	BEDROOM	122.4	119.8	119.8	0.0	0.0
R5/242	LKD	456.5	453.1	446.5	6.6	1.5
R6/242	LKD	471.3	467.9	453.3	14.6	3.1
R7/242	BEDROOM	124.8	122.6	122.6	0.0	0.0
R8/242	BEDROOM	146.9	145.3	145.3	0.0	0.0
R9/242	BEDROOM	122.4	120.2	120.2	0.0	0.0
R10/242	LKD	433.4	406.2	406.2	0.0	0.0
R11/242	LKD	483.7	462.1	462.1	0.0	0.0
R12/242	BEDROOM	135.3	131.0	131.0	0.0	0.0
R1/243	LKD	280.7	271.0	271.0	0.0	0.0
R3/243	BEDROOM	170.7	167.5	167.5	0.0	0.0
R4/243	BEDROOM	122.4	119.8	119.8	0.0	0.0
R5/243	LKD	456.5	453.1	450.6	2.5	0.6
R6/243	LKD	471.3	467.9	462.8	5.1	1.1
R7/243	BEDROOM	124.8	122.6	122.6	0.0	0.0
R8/243	BEDROOM	146.9	145.3	145.3	0.0	0.0
R9/243	BEDROOM	122.4	120.2	120.2	0.0	0.0
R10/243	LKD	433.4	430.6	427.7	2.9	0.7
R11/243	LKD	483.7	479.7	476.6	3.0	0.6
R12/243	BEDROOM	135.3	132.0	132.0	0.0	0.0
R1/244	LKD	280.7	274.8	274.8	0.0	0.0
R3/244	BEDROOM	176.9	173.6	173.6	0.0	0.0
R4/244	BEDROOM	122.4	119.8	119.8	0.0	0.0
R5/244	LKD	458.6	455.2	455.2	0.0	0.0
R6/244	LKD	484.7	481.1	481.1	0.0	0.0
R7/244	BEDROOM	124.8	122.6	122.6	0.0	0.0
R8/244	BEDROOM	146.9	145.3	145.3	0.0	0.0
R9/244	BEDROOM	111.1	109.5	109.5	0.0	0.0
R10/244	LKD	439.0	436.1	436.1	0.0	0.0
R11/244	LKD	483.7	479.7	479.7	0.0	0.0
R12/244	BEDROOM	135.3	132.2	132.2	0.0	0.0
R1/245		276.9	272.6	272.6	0.0	0.0
R3/245	BEDROOM	176.9	174.1	174.1	0.0	0.0
R4/245	BEDROOM	122.4	120.4	120.4	0.0	0.0
R5/245	LKD	427.1	424.0	417.2	6.7	1.6
R6/245	LKD	451.4	448.4	440.9	7.5	1.7
R7/245	BEDROOM	124.8	123.1	123.1	0.0	0.0
R8/245	BEDROOM	146.9	145.9	144.5	1.4	1.0
R9/245	BEDROOM	111.1	110.1	110.1	0.0	0.0

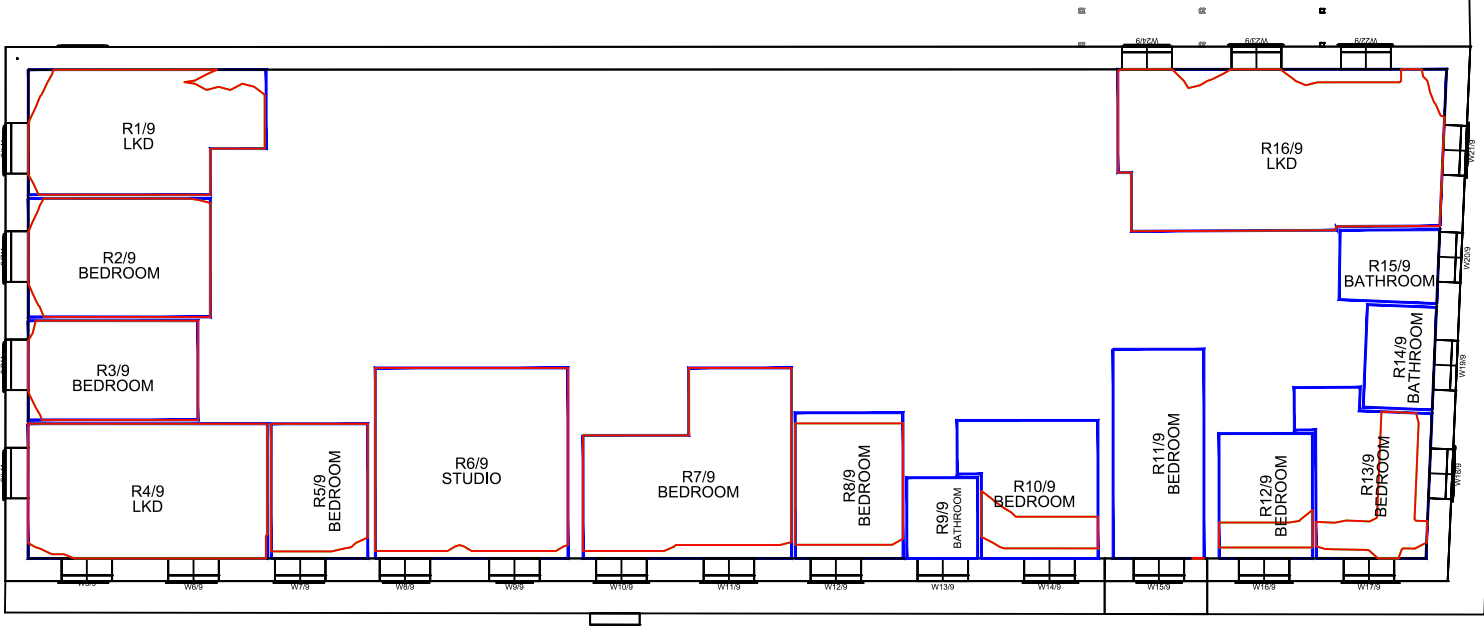
Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R10/245	LKD	408.9	406.6	402.6	3.9	1.0
R11/245	LKD	450.6	447.6	443.9	3.7	0.8
R12/245	BEDROOM	135.3	132.8	132.8	0.0	0.0
R1/251	BEDROOM	242.0	237.0	237.0	0.0	0.0
R2/251	BEDROOM	161.9	157.0	157.0	0.0	0.0
R3/251	LKD	487.6	478.5	478.5	0.0	0.0
R1/252	BEDROOM	242.0	237.7	237.7	0.0	0.0
R2/252	BEDROOM	161.9	157.1	157.1	0.0	0.0
R3/252	LKD	487.6	479.1	479.1	0.0	0.0
R1/253	BEDROOM	242.0	240.9	240.9	0.0	0.0
R2/253	BEDROOM	161.9	157.1	157.1	0.0	0.0
R3/253	LKD	487.6	479.5	479.5	0.0	0.0
R1/254	BEDROOM	242.0	240.5	240.5	0.0	0.0
R2/254	BEDROOM	161.9	157.7	157.7	0.0	0.0
R3/254	LKD	487.6	480.2	480.2	0.0	0.0
R1/255		117.6	114.9	114.9	0.0	0.0
R2/255		563.3	563.3	563.3	0.0	0.0

SCALE 1:150 @ A3



All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

NOTES:
Cardno
Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg
Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg



Lower Ground Floor



Key:	
	Existing
	NSL Contour
	Proposed
	NSL Contour
	Region of
	Loss / Gain

-		
Revisions:	Date:	Init:

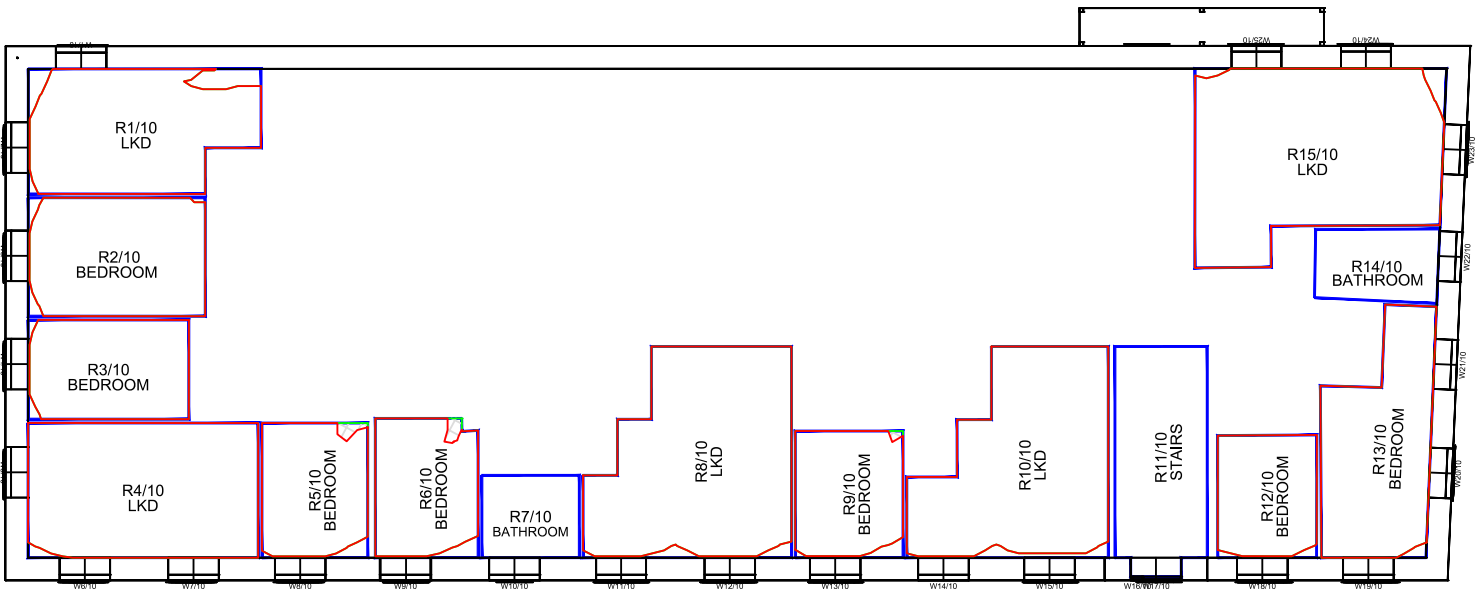
GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ
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email: info@grayscanlanhill.com web: www.grayscanlanhill.com

Client:
First Street (Development) Ltd.

Project:
Plot 9A
First Street South
Manchester

Drawing Title:
No-Sky Line Contours
Proposed Scheme 14/09/21
Baseline Scenario
Macintosh Mills

Drawn:	BW	Scale:	1:200 @ A3
Checked:	-	Date:	Sep 2021
Project No:	[2104]	Drawing No:	W081
		Rev No:	-



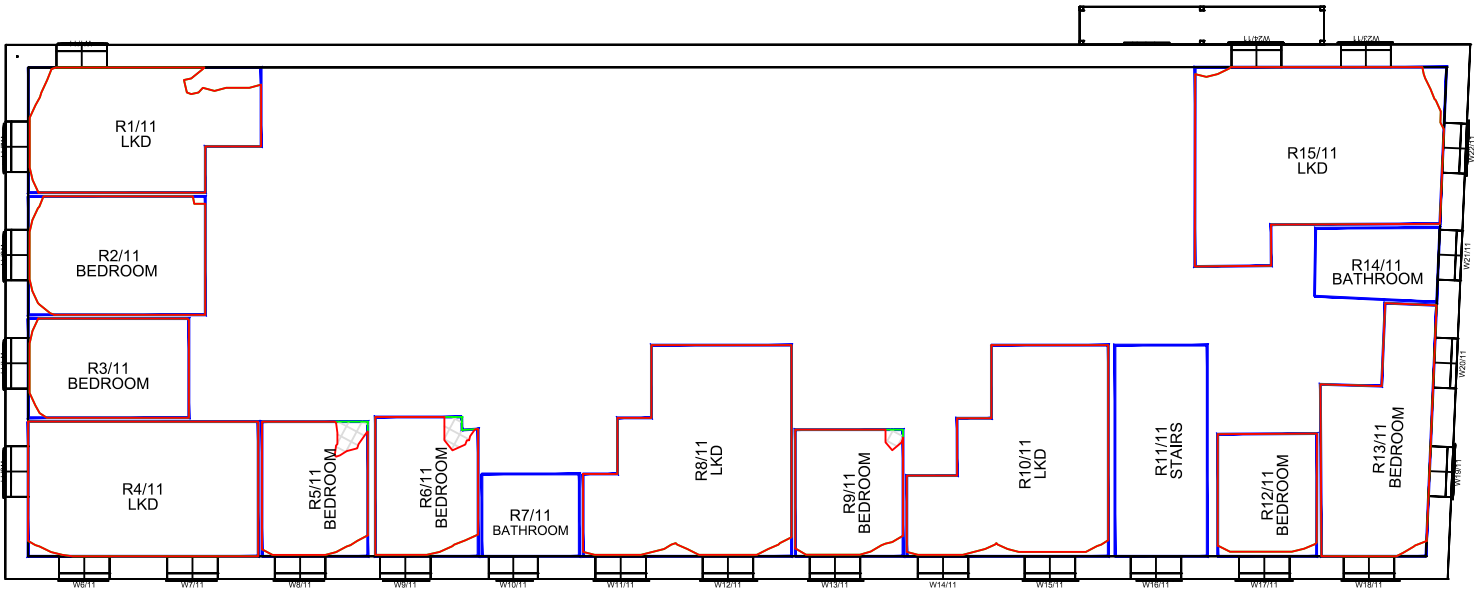
Ground Floor

SCALE 1:150 @ A3



All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

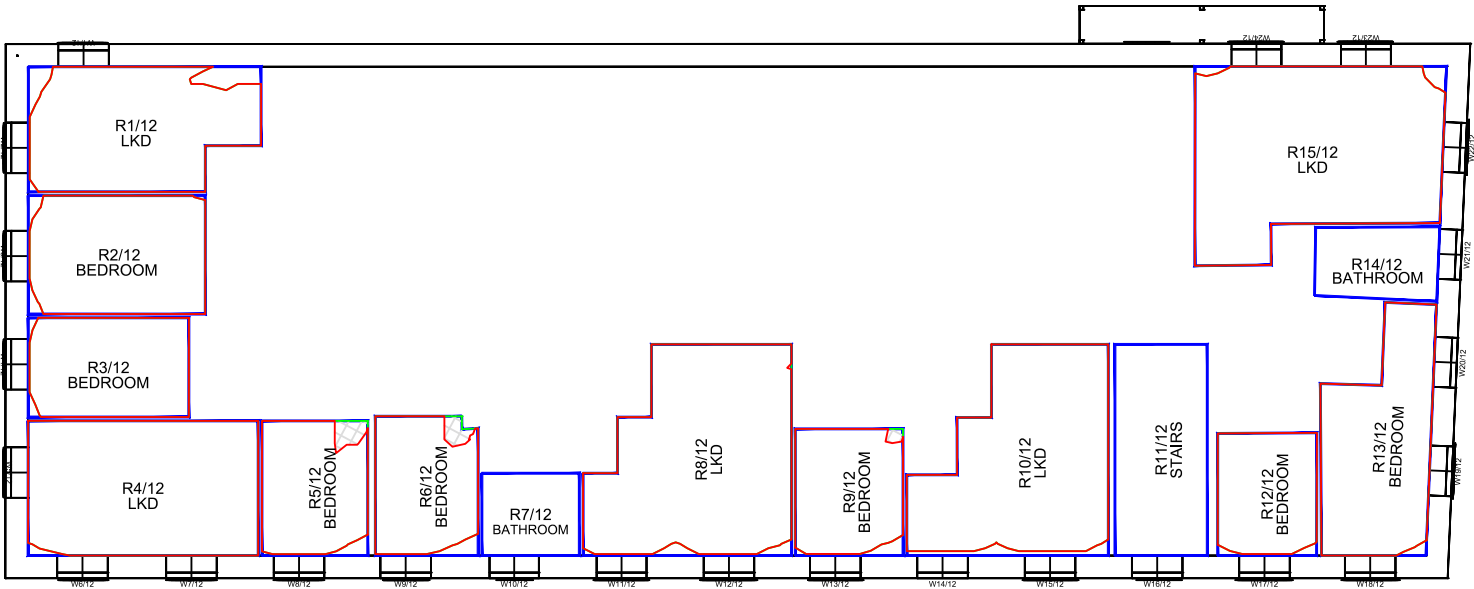
NOTES:
Cardno
Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg
Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg



First Floor



Key:		
	Existing	
	NSL Contour	
	Proposed	
	NSL Contour	
	Region of	
	Loss / Gain	



Second Floor

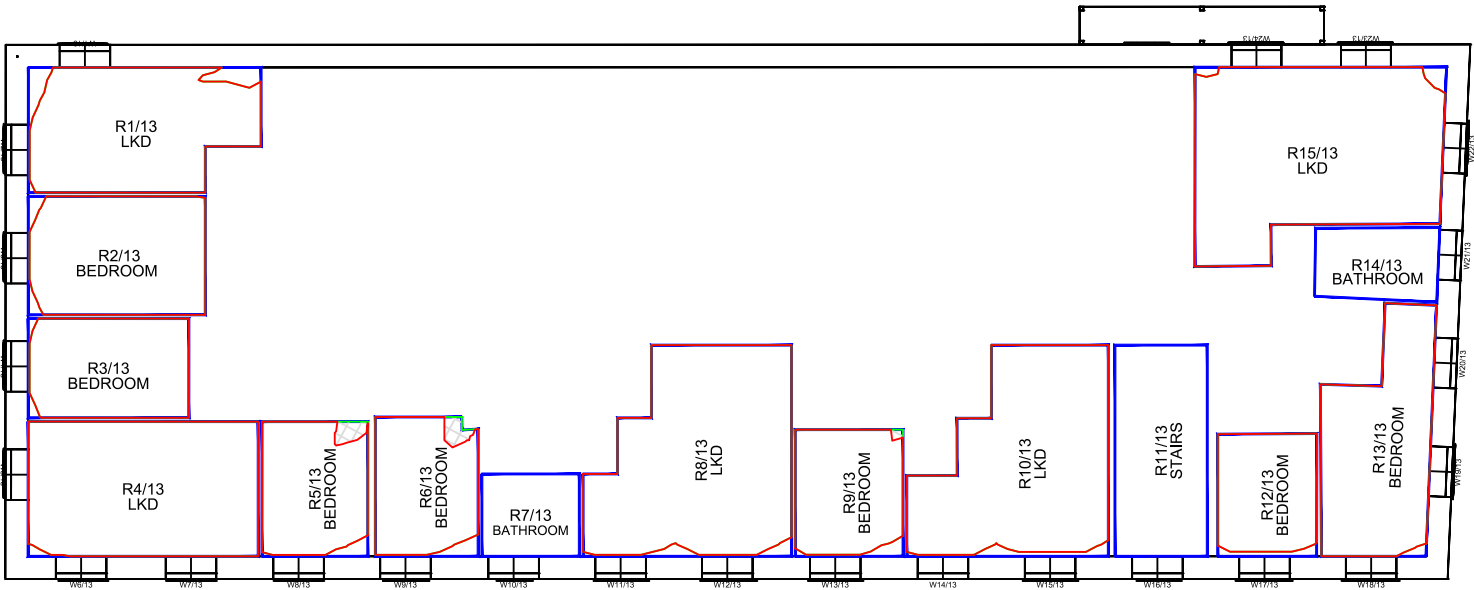
-		
Revisions:	Date:	Init:
 GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ Tel: 0161 835 2101 Fax: 0161 835 2102 email: info@grayscanlanhill.com web: www.grayscanlanhill.com		
Client: First Street (Development) Ltd.		
Project: Plot 9A First Street South Manchester		
Drawing Title: No-Sky Line Contours Proposed Scheme 14/09/21 Baseline Scenario Macintosh Mills		
Drawn:	BW	Scale: 1:200 @ A3
Checked:	-	Date: Sep 2021
Project No:	Drawing No:	Rev No:
[2104]	W082	-

SCALE 1:150 @ A3



All dimensions to be checked on site.
Do not Scale from the drawing.
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Surveyor before the commencement of any works.

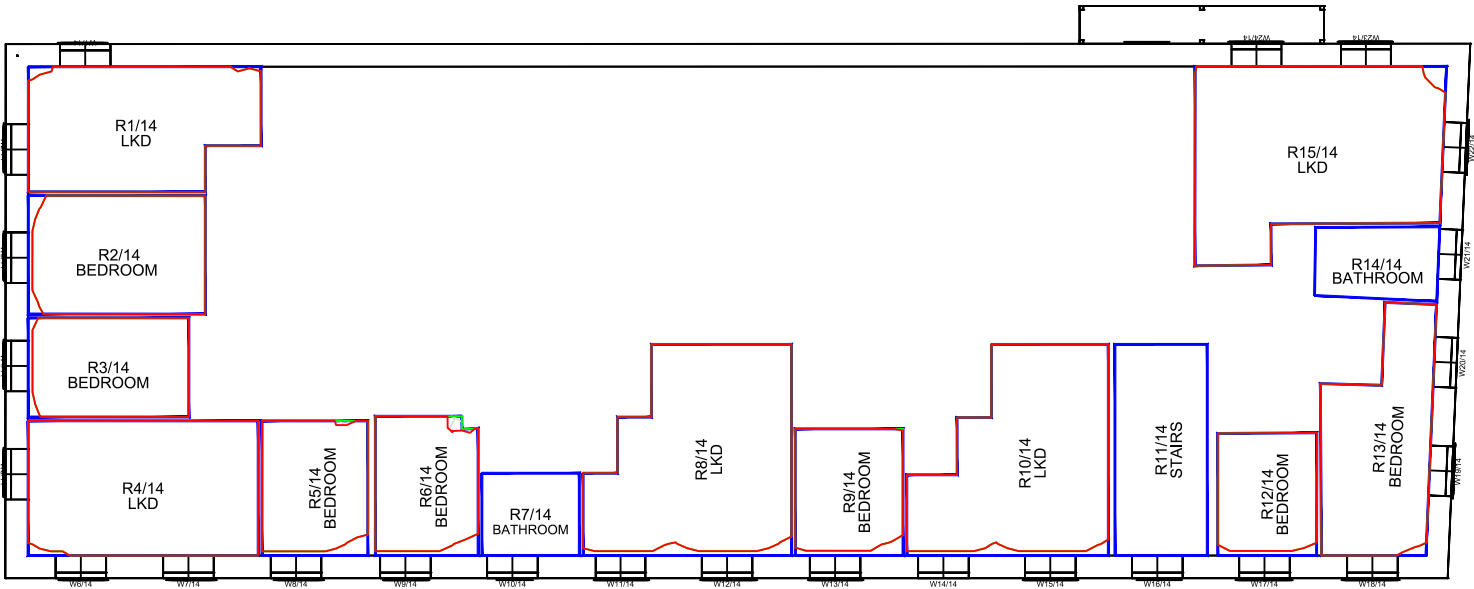
NOTES:
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Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg
Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg



Third Floor



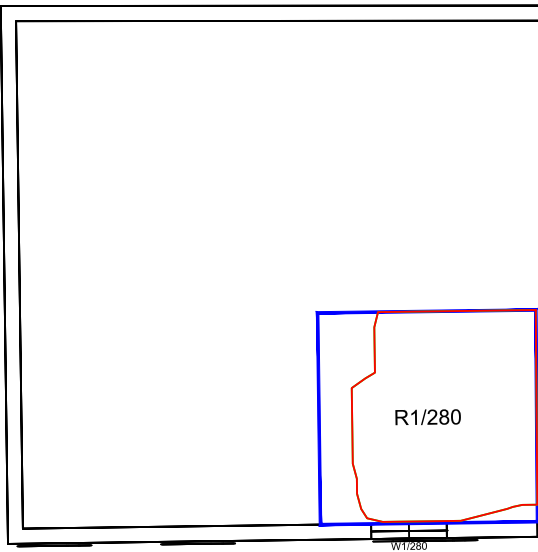
Key:		
	Existing	
	NSL Contour	
	Proposed	
	NSL Contour	
	Region of	
	Loss / Gain	



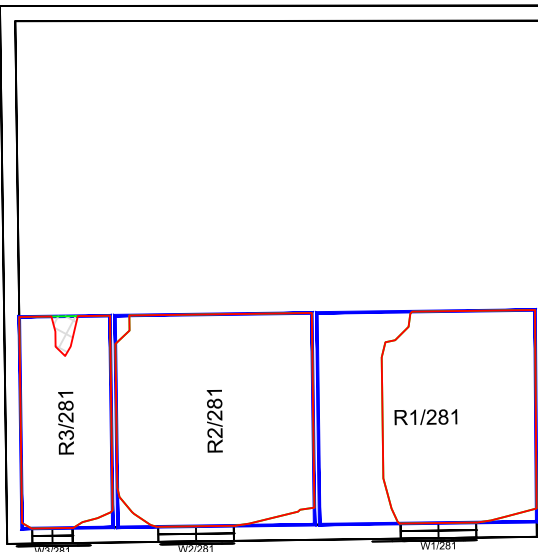
Fourth Floor

-		
Revisions:	Date:	Init:
GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ Tel: 0161 835 2101 Fax: 0161 835 2102 email: info@grayscanlanhill.com web: www.grayscanlanhill.com		
Client: First Street (Development) Ltd.		
Project: Plot 9A First Street South Manchester		
Drawing Title: No-Sky Line Contours Proposed Scheme 14/09/21 Baseline Scenario Macintosh Mills		
Drawn:	BW	Scale: 1:200 @ A3
Checked:	-	Date: Sep 2021
Project No:	Drawing No:	Rev No:
[2104]	W083	-

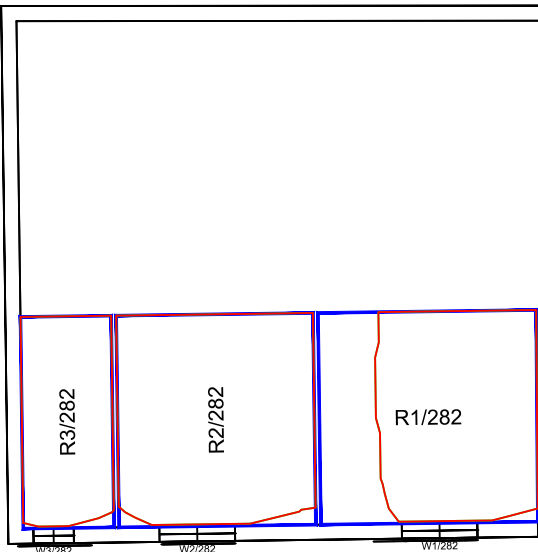
SCALE 1:150 @ A3



Ground Floor (A)



First Floor (A)

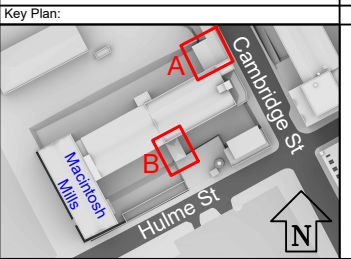


Second Floor (A)

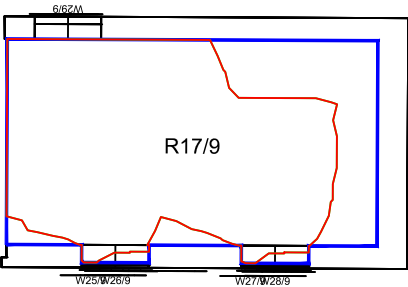


All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

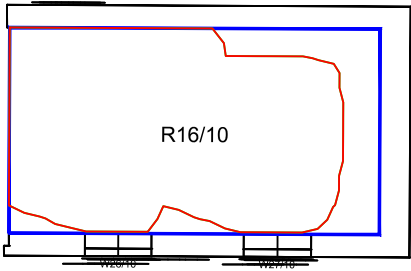
NOTES:
Cardno
Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg
Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
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Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg



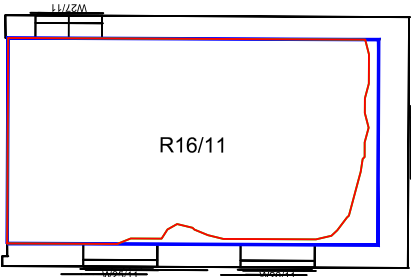
Key:
 Existing
NSL Contour
 Proposed
NSL Contour
 Region of
Loss / Gain



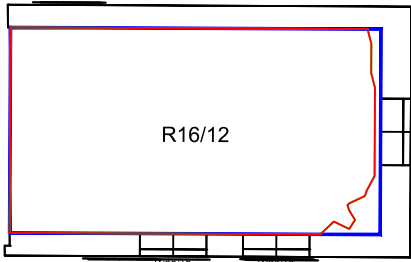
Lower Ground Floor (B)



Ground Floor (B)



First Floor (B)



Second Floor (B)

-		
Revisions:	Date:	Init:

GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Tel: 0161 835 2101 Fax: 0161 835 2102
email: info@grayscanlanhill.com web: www.grayscanlanhill.com

Client:
First Street (Development) Ltd.
Project:
Plot 9A
First Street South
Manchester
Drawing Title:
No-Sky Line Contours
Proposed Scheme 14/09/21
Baseline Scenario
Macintosh Mills

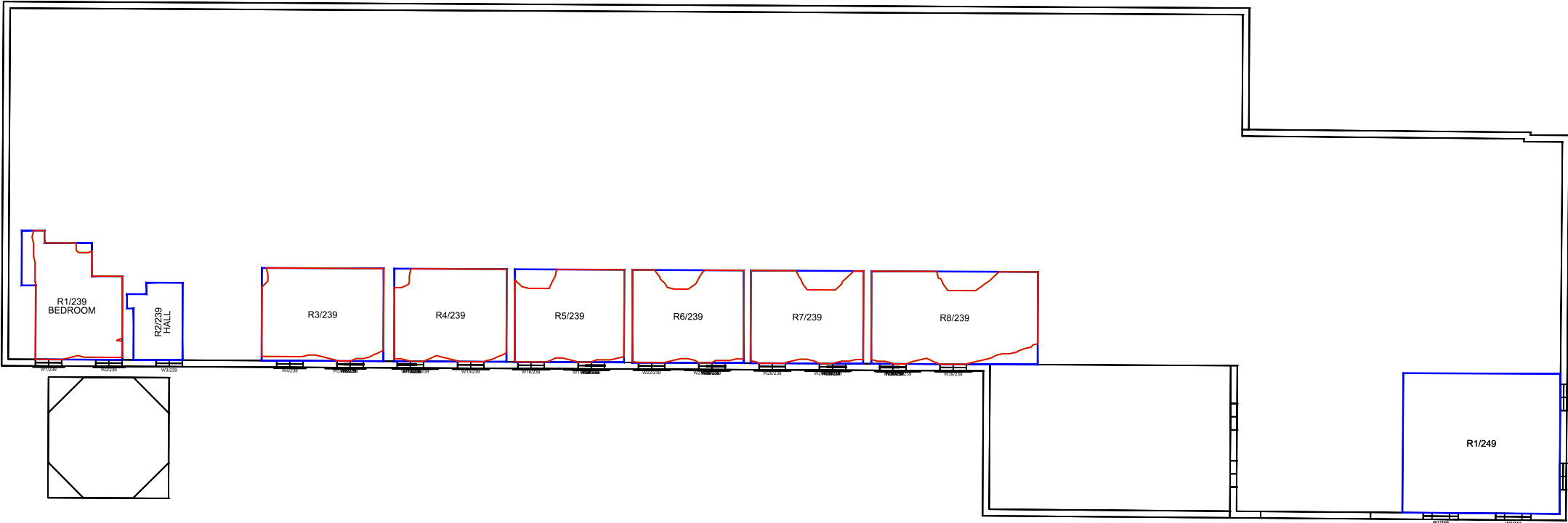
Drawn:	BW	Scale:	1:150 @ A3
Checked:	-	Date:	Sep 2021
Project No:	[2104]	Drawing No:	W084
		Rev No:	-

SCALE 1:250 @ A3



All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

NOTES:
Cardno
Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg
Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg



Lower Ground Floor



Key:		
	Existing	
	NSL Contour	
	Proposed	
	NSL Contour	
	Region of	
	Loss / Gain	

-		
Revisions:	Date:	Init:

GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Tel: 0161 835 2101 Fax: 0161 835 2102
email: info@grayscanlanhill.com web: www.grayscanlanhill.com

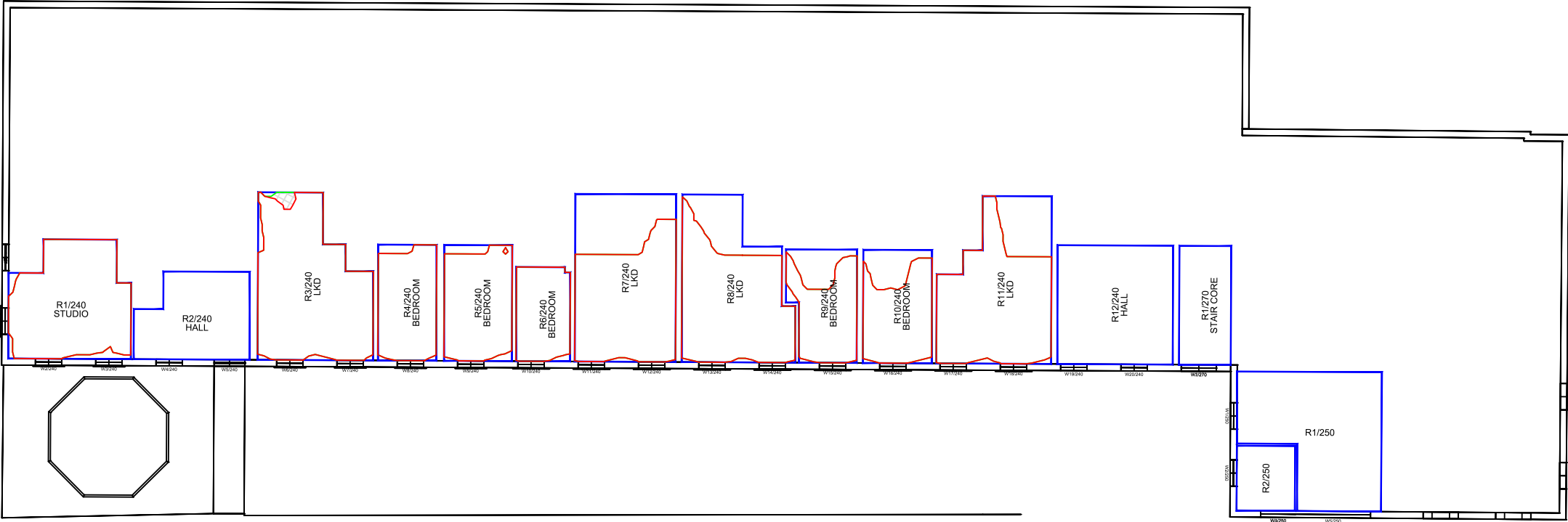
Client:
First Street (Development) Ltd.

Project:
Plot 9A
First Street South
Manchester

Drawing Title:
No-Sky Line Contours
Proposed Scheme 14/09/21
Baseline Scenario
Chorlton Mill

Drawn:	BW	Scale:	1:250 @ A3
Checked:	-	Date:	Sep 2021
Project No:	[2104]	Drawing No:	W085
		Rev No:	-

Ground Floor



SCALE 1:250 @ A3



All dimensions to be checked on site.
Do not Scale from the drawing.
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Surveyor before the commencement of any works.

NOTES:
Cardno
Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg
Technics
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3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg



First Floor



Key:	
	Existing NSL Contour
	Proposed NSL Contour
	Region of Loss / Gain

-		
Revisions:	Date:	Init:

GrayScanLanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Tel: 0161 835 2101 Fax: 0161 835 2102
email: info@grayscanlanhill.com web: www.grayscanlanhill.com

Client:
First Street (Development) Ltd.

Project:
Plot 9A
First Street South
Manchester

Drawing Title:
No-Sky Line Contours
Proposed Scheme 14/09/21
Baseline Scenario
Chorlton Mill

Drawn:	BW	Scale:	1:250 @ A3
Checked:	-	Date:	Sep 2021
Project No:	[2104]	Drawing No:	W086
		Rev No:	-



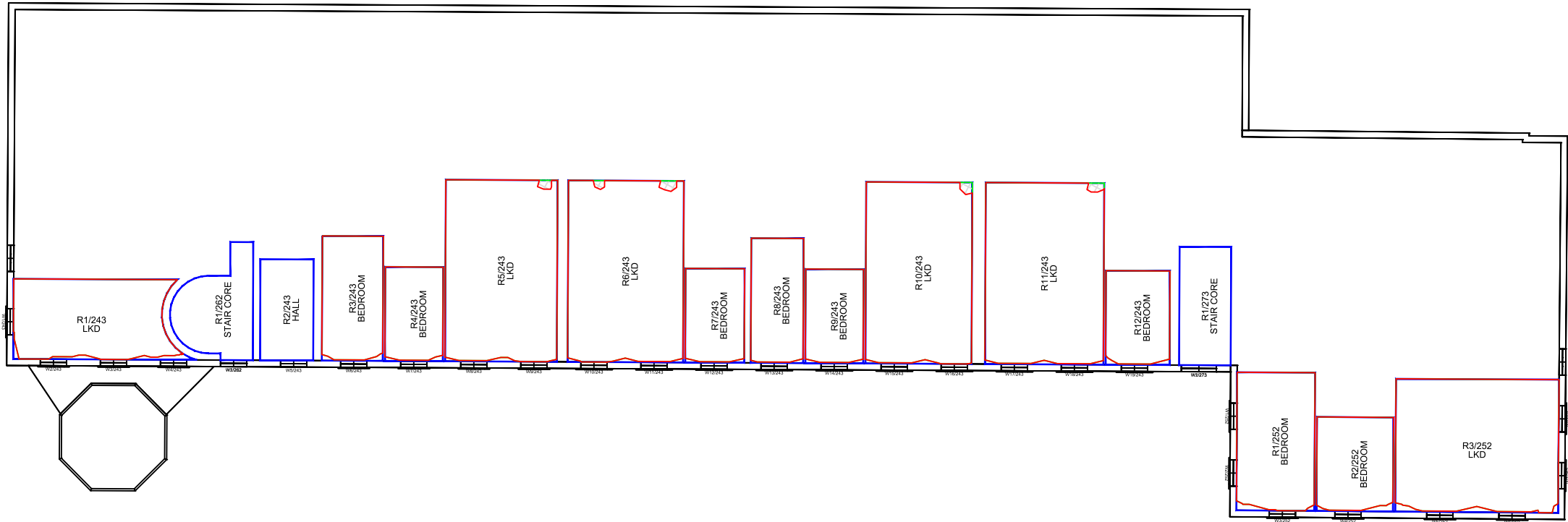
Second Floor

SCALE 1:250 @ A3

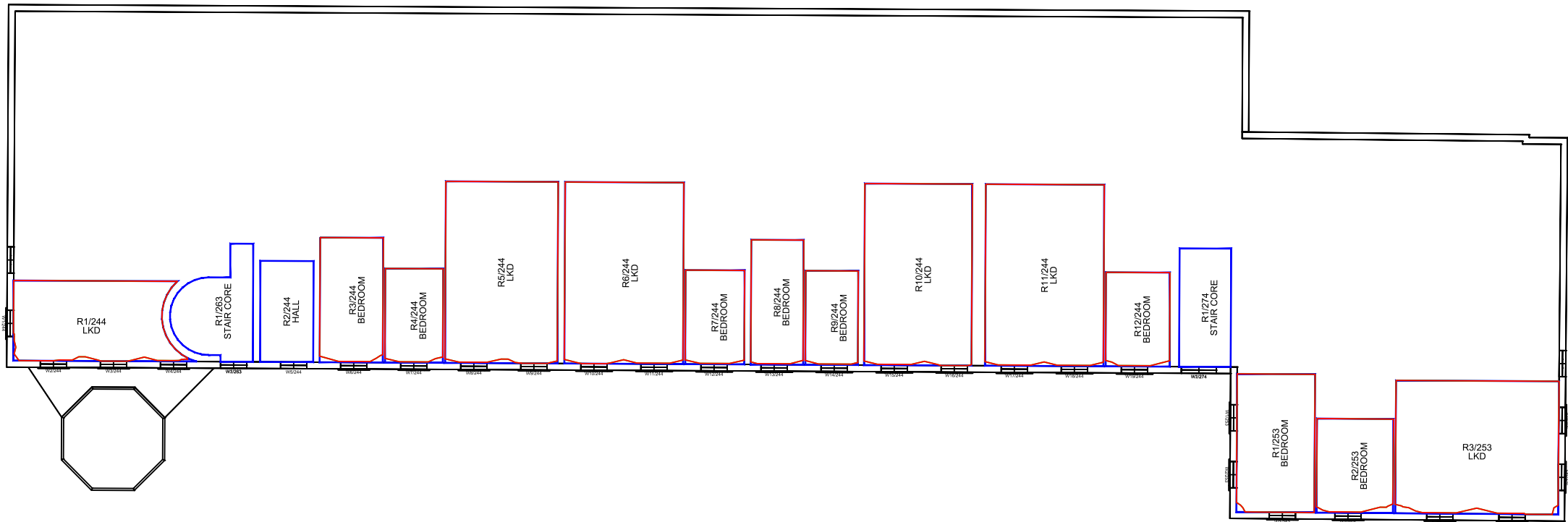


All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

NOTES:
Cardno
Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg
Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg



Third Floor



Fourth Floor

Key:	
	Existing
	NSL Contour
	Proposed
	NSL Contour
	Region of
	Loss / Gain

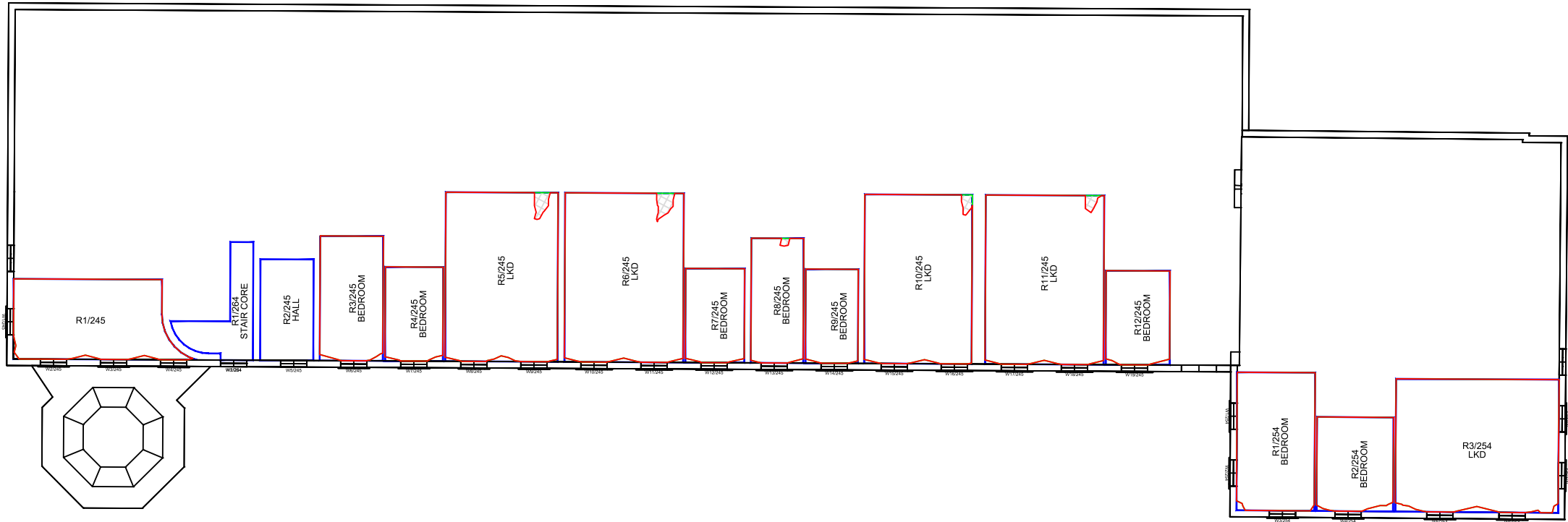
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Revisions:	Date:	Init:
GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ Tel: 0161 835 2101 Fax: 0161 835 2102 email: info@grayscanlanhill.com web: www.grayscanlanhill.com		
Client: First Street (Development) Ltd.		
Project: Plot 9A First Street South Manchester		
Drawing Title: No-Sky Line Contours Proposed Scheme 14/09/21 Baseline Scenario Chorlton Mill		
Drawn:	BW	Scale: 1:250 @ A3
Checked:	-	Date: Sep 2021
Project No:	Drawing No:	Rev No:
[2104]	W087	-

SCALE 1:250 @ A3



All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

NOTES:
Cardno
Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg
Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg

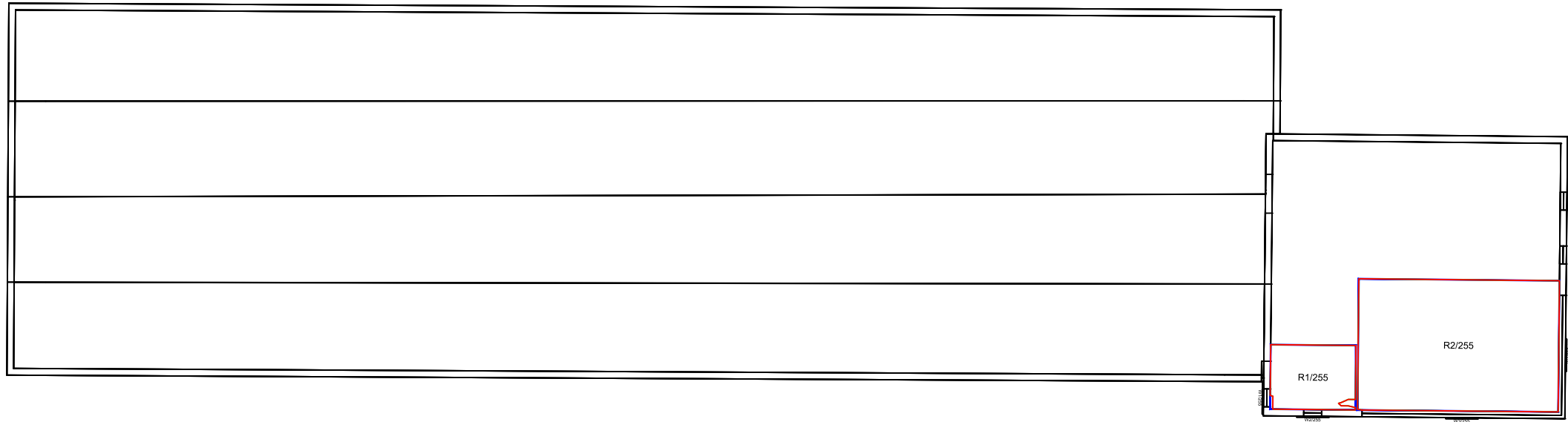


Fifth Floor



Key:

- Existing
- NSL Contour
- Proposed
- NSL Contour
- Region of
- Loss / Gain



Sixth Floor

Revisions:		Date:	Init:
GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ Tel: 0161 835 2101 Fax: 0161 835 2102 email: info@grayscanlanhill.com web: www.grayscanlanhill.com			
Client: First Street (Development) Ltd.			
Project: Plot 9A First Street South Manchester			
Drawing Title: No-Sky Line Contours Proposed Scheme 14/09/21 Baseline Scenario Chorlton Mill			
Drawn:	BW	Scale:	1:250 @ A3
Checked:	-	Date:	Sep 2021
Project No:	[2104]	Drawing No:	W088
		Rev No:	-

Appendix 5: Baseline vs Proposed APSH Results

				Room					
				Existing		Proposed			
Room	Window	Room Use	Orientation	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
Macintosh Mills									
R4/9	W4/9	LKD	331.9						
R4/9	W5/9	LKD	241.9						
R4/9	W6/9	LKD	241.9	3	35	3	31	0.0	11.4
R5/9	W7/9	BEDROOM	241.9	5	30	5	30	0.0	0.0
R6/9	W8/9	STUDIO	241.9						
R6/9	W9/9	STUDIO	241.9	2	24	2	24	0.0	0.0
R7/9	W10/9	BEDROOM	241.9						
R7/9	W11/9	BEDROOM	241.9	3	24	3	24	0.0	0.0
R8/9	W12/9	BEDROOM	241.9	2	17	2	17	0.0	0.0
R10/9	W14/9	BEDROOM	241.9	0	7	0	7	0.0	0.0
R11/9	W15/9	BEDROOM	241.9	2	3	2	3	0.0	0.0
R12/9	W16/9	BEDROOM	241.9	2	11	2	11	0.0	0.0
R13/9	W17/9	BEDROOM	241.9						
R13/9	W18/9	BEDROOM	154.3	1	19	1	19	0.0	0.0
R16/9	W21/9	LKD	154.3						
R16/9	W22/9	LKD	61.8						
R16/9	W23/9	LKD	61.8						
R16/9	W24/9	LKD	61.8	4	34	4	34	0.0	0.0
R17/9	W25/9		241.9						
R17/9	W26/9		242.1						
R17/9	W27/9		241.9						
R17/9	W28/9		242.1						
R17/9	W29/9		62.1	18	59	18	59	0.0	0.0
R4/10	W5/10	LKD	331.9						
R4/10	W6/10	LKD	241.9						
R4/10	W7/10	LKD	241.9	18	59	18	57	0.0	3.4
R5/10	W8/10	BEDROOM	241.9	18	59	18	56	0.0	5.1
R6/10	W9/10	BEDROOM	241.9	19	60	19	58	0.0	3.3
R8/10	W11/10	LKD	241.9						
R8/10	W12/10	LKD	241.9	18	60	18	57	0.0	5.0
R9/10	W13/10	BEDROOM	241.9	18	60	18	57	0.0	5.0
R10/10	W14/10	LKD	241.9						
R10/10	W15/10	LKD	241.9	18	61	18	58	0.0	4.9
R12/10	W18/10	BEDROOM	241.9	18	61	18	56	0.0	8.2
R13/10	W19/10	BEDROOM	241.9						
R13/10	W20/10	BEDROOM	154.3	24	89	24	84	0.0	5.6

Room	Window	Room Use	Orientation	Room				Winter %Loss	Annual %Loss
				Existing Winter APSH	Existing Annual APSH	Proposed Winter APSH	Proposed Annual APSH		
R15/10	W23/10	LKD	154.3						
R15/10	W24/10	LKD	61.8						
R15/10	W25/10	LKD	61.8	27	76	27	76	0.0	0.0
R16/10	W26/10		242.1						
R16/10	W27/10		242.1	14	45	14	45	0.0	0.0
R4/11	W5/11	LKD	331.9						
R4/11	W6/11	LKD	241.9						
R4/11	W7/11	LKD	241.9	19	61	19	59	0.0	3.3
R5/11	W8/11	BEDROOM	241.9	19	62	19	60	0.0	3.2
R6/11	W9/11	BEDROOM	241.9	19	62	19	59	0.0	4.8
R8/11	W11/11	LKD	241.9						
R8/11	W12/11	LKD	241.9	19	62	19	59	0.0	4.8
R9/11	W13/11	BEDROOM	241.9	19	62	19	60	0.0	3.2
R10/11	W14/11	LKD	241.9						
R10/11	W15/11	LKD	241.9	18	61	18	59	0.0	3.3
R12/11	W17/11	BEDROOM	241.9	18	61	18	59	0.0	3.3
R13/11	W18/11	BEDROOM	241.9						
R13/11	W19/11	BEDROOM	154.3	25	90	25	88	0.0	2.2
R15/11	W22/11	LKD	154.3						
R15/11	W23/11	LKD	61.8						
R15/11	W24/11	LKD	61.8	27	78	27	78	0.0	0.0
R16/11	W25/11		242.1						
R16/11	W26/11		242.1						
R16/11	W27/11		62.1	19	68	19	68	0.0	0.0
R4/12	W5/12	LKD	331.9						
R4/12	W6/12	LKD	241.9						
R4/12	W7/12	LKD	241.9	20	63	20	61	0.0	3.2
R5/12	W8/12	BEDROOM	241.9	19	62	19	60	0.0	3.2
R6/12	W9/12	BEDROOM	241.9	19	62	19	60	0.0	3.2
R8/12	W11/12	LKD	241.9						
R8/12	W12/12	LKD	241.9	19	62	19	60	0.0	3.2
R9/12	W13/12	BEDROOM	241.9	19	62	19	60	0.0	3.2
R10/12	W14/12	LKD	241.9						
R10/12	W15/12	LKD	241.9	20	63	20	61	0.0	3.2
R12/12	W17/12	BEDROOM	241.9	19	62	19	60	0.0	3.2
R13/12	W18/12	BEDROOM	241.9						

Room	Window	Room Use	Orientation	Room				Winter %Loss	Annual %Loss
				Existing Winter APSH	Existing Annual APSH	Proposed Winter APSH	Proposed Annual APSH		
R13/12	W19/12	BEDROOM	154.3	25	91	25	89	0.0	2.2
R15/12	W22/12	LKD	154.3						
R15/12	W23/12	LKD	61.8						
R15/12	W24/12	LKD	61.8	28	79	28	79	0.0	0.0
R16/12	W25/12		242.1						
R16/12	W26/12		242.1						
R16/12	W27/12		152.1	25	78	25	78	0.0	0.0
R4/13	W5/13	LKD	331.9						
R4/13	W6/13	LKD	241.9						
R4/13	W7/13	LKD	241.9	20	63	20	61	0.0	3.2
R5/13	W8/13	BEDROOM	241.9	20	63	20	61	0.0	3.2
R6/13	W9/13	BEDROOM	241.9	21	64	21	62	0.0	3.1
R8/13	W11/13	LKD	241.9						
R8/13	W12/13	LKD	241.9	21	64	21	62	0.0	3.1
R9/13	W13/13	BEDROOM	241.9	20	63	20	61	0.0	3.2
R10/13	W14/13	LKD	241.9						
R10/13	W15/13	LKD	241.9	20	63	20	61	0.0	3.2
R12/13	W17/13	BEDROOM	241.9	20	63	20	61	0.0	3.2
R13/13	W18/13	BEDROOM	241.9						
R13/13	W19/13	BEDROOM	154.3	26	93	26	91	0.0	2.2
R15/13	W22/13	LKD	154.3						
R15/13	W23/13	LKD	61.8						
R15/13	W24/13	LKD	61.8	28	79	28	79	0.0	0.0
R4/14	W5/14	LKD	331.9						
R4/14	W6/14	LKD	241.9						
R4/14	W7/14	LKD	241.9	21	64	21	62	0.0	3.1
R5/14	W8/14	BEDROOM	241.9	21	64	21	62	0.0	3.1
R6/14	W9/14	BEDROOM	241.9	21	64	21	62	0.0	3.1
R8/14	W11/14	LKD	241.9						
R8/14	W12/14	LKD	241.9	21	64	21	62	0.0	3.1
R9/14	W13/14	BEDROOM	241.9	21	64	21	62	0.0	3.1
R10/14	W14/14	LKD	241.9						
R10/14	W15/14	LKD	241.9	20	63	20	61	0.0	3.2
R12/14	W17/14	BEDROOM	241.9	20	63	20	61	0.0	3.2
R13/14	W18/14	BEDROOM	241.9						
R13/14	W19/14	BEDROOM	154.3	28	95	28	93	0.0	2.1

Room	Window	Room Use	Orientation	Room				Winter %Loss	Annual %Loss
				Existing Winter APSH	Existing Annual APSH	Proposed Winter APSH	Proposed Annual APSH		
R15/14	W22/14	LKD	154.3						
R15/14	W23/14	LKD	61.8						
R15/14	W24/14	LKD	61.8	28	81	28	81	0.0	0.0
R1/280	W1/280		241.1	0	16	0	16	0.0	0.0
R1/281	W1/281		241.1	0	17	0	17	0.0	0.0
R2/281	W2/281		241.1	1	26	1	26	0.0	0.0
R3/281	W3/281		241.1	1	33	1	33	0.0	0.0
R1/282	W1/282		241.1	1	21	1	21	0.0	0.0
R2/282	W2/282		241.1	2	38	2	38	0.0	0.0
R3/282	W3/282		241.1	4	45	4	45	0.0	0.0
Chorlton Mill									
R1/239	W1/239	BEDROOM	242.2						
R1/239	W2/239	BEDROOM	242.2	4	19	4	19	0.0	0.0
R3/239	W4/239		242.2						
R3/239	W5/239		242.2						
R3/239	W6/239		242.2						
R3/239	W7/239		242.2						
R3/239	W8/239		242.2						
R3/239	W9/239		242.2	10	49	10	49	0.0	0.0
R4/239	W10/239		242.2						
R4/239	W11/239		242.2						
R4/239	W12/239		242.2						
R4/239	W13/239		242.2						
R4/239	W14/239		242.2						
R4/239	W15/239		242.2	10	49	10	49	0.0	0.0
R5/239	W16/239		242.2						
R5/239	W17/239		242.2						
R5/239	W18/239		242.2						
R5/239	W19/239		242.2						
R5/239	W20/239		242.2						
R5/239	W21/239		242.2	8	47	8	47	0.0	0.0
R6/239	W22/239		242.2						
R6/239	W23/239		242.2						
R6/239	W24/239		242.2						
R6/239	W25/239		242.2						
R6/239	W26/239		242.2						
R6/239	W27/239		242.2	7	43	7	43	0.0	0.0
R7/239	W28/239		242.2						
R7/239	W29/239		242.2						
R7/239	W30/239		242.2						
R7/239	W31/239		242.2						
R7/239	W32/239		242.2						

Room	Window	Room Use	Orientation	Room				Winter %Loss	Annual %Loss
				Existing Winter APSH	Existing Annual APSH	Proposed Winter APSH	Proposed Annual APSH		
R7/239	W33/239		242.2	8	40	8	40	0.0	0.0
R8/239	W34/239		242.2						
R8/239	W35/239		242.2						
R8/239	W36/239		242.2						
R8/239	W37/239		242.2						
R8/239	W38/239		242.2						
R8/239	W39/239		242.2	9	38	9	38	0.0	0.0
R1/240	W1/240	STUDIO	332.2						
R1/240	W2/240	STUDIO	242.2						
R1/240	W3/240	STUDIO	242.2	6	21	6	21	0.0	0.0
R3/240	W6/240	LKD	242.2						
R3/240	W7/240	LKD	242.2	12	54	12	54	0.0	0.0
R4/240	W8/240	BEDROOM	242.2	10	52	10	52	0.0	0.0
R5/240	W9/240	BEDROOM	242.2	9	51	9	51	0.0	0.0
R6/240	W10/240	BEDROOM	242.2	9	51	9	51	0.0	0.0
R7/240	W11/240	LKD	242.2						
R7/240	W12/240	LKD	242.2	9	50	9	50	0.0	0.0
R8/240	W13/240	LKD	242.2						
R8/240	W14/240	LKD	242.2	11	52	11	52	0.0	0.0
R9/240	W15/240	BEDROOM	242.2	9	44	9	44	0.0	0.0
R10/240	W16/240	BEDROOM	242.2	10	44	10	44	0.0	0.0
R11/240	W17/240	LKD	242.2						
R11/240	W18/240	LKD	242.2	12	42	12	42	0.0	0.0
R1/241	W1/241	LKD	332.2						
R1/241	W2/241	LKD	242.2						
R1/241	W3/241	LKD	242.2						
R1/241	W4/241	LKD	242.2	14	28	14	28	0.0	0.0
R3/241	W6/241	BEDROOM	242.2	13	56	13	56	0.0	0.0
R4/241	W7/241	BEDROOM	242.2	13	56	13	56	0.0	0.0
R5/241	W8/241	LKD	242.2						
R5/241	W9/241	LKD	242.2	14	56	14	56	0.0	0.0
R6/241	W10/241	LKD	242.2						
R6/241	W11/241	LKD	242.2	13	55	13	55	0.0	0.0
R7/241	W12/241	BEDROOM	242.2	9	51	9	51	0.0	0.0
R8/241	W13/241	BEDROOM	242.2	12	53	12	53	0.0	0.0
R9/241	W14/241	BEDROOM	242.2	10	51	10	51	0.0	0.0

				Room					
				Existing		Proposed			
Room	Window	Room Use	Orientation	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R10/241	W15/241	LKD	242.2						
R10/241	W16/241	LKD	242.2	13	53	13	53	0.0	0.0
R11/241	W17/241	LKD	242.2						
R11/241	W18/241	LKD	242.2	11	45	11	45	0.0	0.0
R12/241	W19/241	BEDROOM	242.2	5	25	5	25	0.0	0.0
R1/242	W1/242	LKD	332.2						
R1/242	W2/242	LKD	242.2						
R1/242	W3/242	LKD	242.2						
R1/242	W4/242	LKD	242.2	17	32	17	32	0.0	0.0
R3/242	W6/242	BEDROOM	242.2	18	61	18	61	0.0	0.0
R4/242	W7/242	BEDROOM	242.2	17	60	17	60	0.0	0.0
R5/242	W8/242	LKD	242.2						
R5/242	W9/242	LKD	242.2	17	60	17	60	0.0	0.0
R6/242	W10/242	LKD	242.2						
R6/242	W11/242	LKD	242.2	15	58	15	58	0.0	0.0
R7/242	W12/242	BEDROOM	242.2	13	56	13	56	0.0	0.0
R8/242	W13/242	BEDROOM	242.2	13	56	13	56	0.0	0.0
R9/242	W14/242	BEDROOM	242.2	12	55	12	55	0.0	0.0
R10/242	W15/242	LKD	242.2						
R10/242	W16/242	LKD	242.2	14	56	14	56	0.0	0.0
R11/242	W17/242	LKD	242.2						
R11/242	W18/242	LKD	242.2	12	49	12	49	0.0	0.0
R12/242	W19/242	BEDROOM	242.2	5	29	5	29	0.0	0.0
R1/243	W1/243	LKD	332.2						
R1/243	W2/243	LKD	242.2						
R1/243	W3/243	LKD	242.2						
R1/243	W4/243	LKD	242.2	21	37	21	37	0.0	0.0
R3/243	W6/243	BEDROOM	242.2	21	64	21	64	0.0	0.0
R4/243	W7/243	BEDROOM	242.2	20	63	20	63	0.0	0.0
R5/243	W8/243	LKD	242.2						
R5/243	W9/243	LKD	242.2	21	64	21	64	0.0	0.0
R6/243	W10/243	LKD	242.2						
R6/243	W11/243	LKD	242.2	18	61	18	61	0.0	0.0
R7/243	W12/243	BEDROOM	242.2	14	57	14	57	0.0	0.0
R8/243	W13/243	BEDROOM	242.2	16	59	16	59	0.0	0.0

Room	Window	Room Use	Orientation	Room				Winter %Loss	Annual %Loss
				Existing Winter APSH	Existing Annual APSH	Proposed Winter APSH	Proposed Annual APSH		
R9/243	W14/243	BEDROOM	242.2	15	58	15	58	0.0	0.0
R10/243	W15/243	LKD	242.2						
R10/243	W16/243	LKD	242.2	15	58	15	58	0.0	0.0
R11/243	W17/243	LKD	242.2						
R11/243	W18/243	LKD	242.2	12	54	12	54	0.0	0.0
R12/243	W19/243	BEDROOM	242.2	5	35	5	35	0.0	0.0
R1/244	W1/244	LKD	332.2						
R1/244	W2/244	LKD	242.2						
R1/244	W3/244	LKD	242.2						
R1/244	W4/244	LKD	242.2	21	38	21	38	0.0	0.0
R3/244	W6/244	BEDROOM	242.2	22	65	22	65	0.0	0.0
R4/244	W7/244	BEDROOM	242.2	22	65	22	65	0.0	0.0
R5/244	W8/244	LKD	242.2						
R5/244	W9/244	LKD	242.2	22	65	22	65	0.0	0.0
R6/244	W10/244	LKD	242.2						
R6/244	W11/244	LKD	242.2	21	64	21	64	0.0	0.0
R7/244	W12/244	BEDROOM	242.2	18	61	18	61	0.0	0.0
R8/244	W13/244	BEDROOM	242.2	18	61	18	61	0.0	0.0
R9/244	W14/244	BEDROOM	242.2	17	60	17	60	0.0	0.0
R10/244	W15/244	LKD	242.2						
R10/244	W16/244	LKD	242.2	19	62	19	62	0.0	0.0
R11/244	W17/244	LKD	242.2						
R11/244	W18/244	LKD	242.2	16	59	16	59	0.0	0.0
R12/244	W19/244	BEDROOM	242.2	5	42	5	42	0.0	0.0
R1/245	W1/245		332.2						
R1/245	W2/245		242.2						
R1/245	W3/245		242.2						
R1/245	W4/245		242.2	22	66	22	66	0.0	0.0
R3/245	W6/245	BEDROOM	242.2	22	65	22	65	0.0	0.0
R4/245	W7/245	BEDROOM	242.2	22	66	22	66	0.0	0.0
R5/245	W8/245	LKD	242.2						
R5/245	W9/245	LKD	242.2	22	65	22	65	0.0	0.0
R6/245	W10/245	LKD	242.2						
R6/245	W11/245	LKD	242.2	22	65	22	65	0.0	0.0
R7/245	W12/245	BEDROOM	242.2	18	61	18	61	0.0	0.0

Room	Window	Room Use	Orientation	Room				Winter %Loss	Annual %Loss
				Existing Winter APSH	Existing Annual APSH	Proposed Winter APSH	Proposed Annual APSH		
R8/245	W13/245	BEDROOM	242.2	21	64	21	64	0.0	0.0
R9/245	W14/245	BEDROOM	242.2	20	63	20	63	0.0	0.0
R10/245	W15/245	LKD	242.2						
R10/245	W16/245	LKD	242.2	21	64	21	64	0.0	0.0
R11/245	W17/245	LKD	242.2						
R11/245	W18/245	LKD	242.2	20	63	20	63	0.0	0.0
R12/245	W19/245	BEDROOM	242.2	12	54	12	54	0.0	0.0
R1/251	W1/251	BEDROOM	332.2						
R1/251	W2/251	BEDROOM	332.2						
R1/251	W3/251	BEDROOM	242.3	21	60	21	60	0.0	0.0
R2/251	W4/251	BEDROOM	242.3	21	61	21	61	0.0	0.0
R3/251	W5/251	LKD	242.3						
R3/251	W6/251	LKD	242.3						
R3/251	W7/251	LKD	152.3						
R3/251	W8/251	LKD	152.3	22	64	22	64	0.0	0.0
R1/252	W1/252	BEDROOM	332.2						
R1/252	W2/252	BEDROOM	332.2						
R1/252	W3/252	BEDROOM	242.3	21	65	21	65	0.0	0.0
R2/252	W4/252	BEDROOM	242.3	21	63	21	63	0.0	0.0
R3/252	W5/252	LKD	242.3						
R3/252	W6/252	LKD	242.3						
R3/252	W7/252	LKD	152.3						
R3/252	W8/252	LKD	152.3	22	66	22	66	0.0	0.0
R1/253	W1/253	BEDROOM	332.2						
R1/253	W2/253	BEDROOM	332.2						
R1/253	W3/253	BEDROOM	242.3	21	65	21	65	0.0	0.0
R2/253	W4/253	BEDROOM	242.3	21	65	21	65	0.0	0.0
R3/253	W5/253	LKD	242.3						
R3/253	W6/253	LKD	242.3						
R3/253	W7/253	LKD	152.3						
R3/253	W8/253	LKD	152.3	22	70	22	70	0.0	0.0
R1/254	W1/254	BEDROOM	332.2						
R1/254	W2/254	BEDROOM	332.2						
R1/254	W3/254	BEDROOM	242.3	21	65	21	65	0.0	0.0
R2/254	W4/254	BEDROOM	242.3	21	65	21	65	0.0	0.0
R3/254	W5/254	LKD	242.3						
R3/254	W6/254	LKD	242.3						
R3/254	W7/254	LKD	152.3						
R3/254	W8/254	LKD	152.3	22	76	22	76	0.0	0.0

				Room					
Room	Window	Room Use	Orientation	Existing		Proposed		Winter %Loss	Annual %Loss
				Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/255	W1/255		332.4						
R1/255	W2/255		242.4	20	65	20	65	0.0	0.0
R2/255	W3/255		242.4						
R2/255	W4/255		152.4	18	83	18	83	0.0	0.0

Appendix 6: Baseline vs Proposed Time in Sun Plots

SCALE 1:1500 @ A3



All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

NOTES:

Cardno
Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg
Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg

100.0%

100.0%

Key:	
	Area analysed
	Area with more than 2 hours of direct sunlight
	Area with less than 2 hours of direct sunlight
50%	Percentage of area with more than 2 hours of direct sunlight

-		
Revisions:	Date:	Init:



GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Tel: 0161 835 2101 Fax: 0161 835 2102
email: info@grayscanlanhill.com web: www.grayscanlanhill.com

Client:
First Street (Development) Ltd.

Project:
Plot 9A
First Street South
Manchester

Drawing Title:
2hr Overshadowing
March 21st
Proposed Scheme 14/09/21
Baseline Scenario

Drawn:	BW	Scale:	1:1500 @ A3
Checked:	-	Date:	Sep 2021
Project No:	[2104]	Drawing No:	W079
		Rev No:	-

Baseline Condition

Proposed Condition

Appendix 7: Cumulative Massing Images

SCALE 1:1500 @ A3



All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

NOTES:

Cardno
Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg
Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg

- Key:
- Existing Buildings
 - Proposed Scheme
 - Consented Developments

-		
Revisions:	Date:	Init:
 GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ Tel: 0161 835 2101 Fax: 0161 835 2102 email: info@grayscanlanhill.com web: www.grayscanlanhill.com		
Client: First Street (Development) Ltd.		
Project: Plot 9A First Street South Manchester		
Drawing Title: Plan View Proposed Scheme 14/09/21 (Cumulative Scenario)		
Drawn:	BW	Scale: 1:1500 @ A3
Checked:	-	Date: Sep 2021
Project No:	Drawing No:	Rev No:
[2104]	W076	-

SCALE 1:1500 @ A3

All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

NOTES:

Cardno

Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg

Technics

3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg

Jon Matthews Architects

Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg

Key:

- Existing Buildings
- Proposed Scheme
- Consented Developments
- All Heights in mm AOD

Revisions:

Date: Init:



GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Tel: 0161 835 2101 Fax: 0161 835 2102
email: info@grayscanlanhill.com web: www.grayscanlanhill.com

Client:
First Street (Development) Ltd.

Project:
Plot 9A
First Street South
Manchester

Drawing Title:
3D View
Proposed Scheme 14/09/21
(Cumulative Scenario)

Drawn:	BW	Scale:	NTS @ A3
Checked:	-	Date:	Sep 2021
Project No:	[2104]	Drawing No:	W077
		Rev No:	-

SCALE 1:1500 @ A3

All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

NOTES:

Cardno
Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg
Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg

Key:
Existing Buildings
Proposed Scheme
Consented Developments
All Heights in mm AOD

-		
Revisions:	Date:	Init:
 GrayScanLanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ Tel: 0161 835 2101 Fax: 0161 835 2102 email: info@grayscanlanhill.com web: www.grayscanlanhill.com		
Client: First Street (Development) Ltd.		
Project: Plot 9A First Street South Manchester		
Drawing Title: 3D View Proposed Scheme 14/09/21 (Cumulative Scenario)		
Drawn: BW	Scale: NTS @ A3	
Checked: -	Date: Sep 2021	
Project No: [2104]	Drawing No: W078	Rev No: -

Appendix 8: Baseline vs Cumulative VSC Results

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
Macintosh Mills						
R1/9	LKD	W1/9	27.35	25.93	1.42	5.19
R2/9	BEDROOM	W2/9	27.45	25.99	1.46	5.32
R3/9	BEDROOM	W3/9	27.47	26.00	1.47	5.35
R4/9	LKD	W4/9	27.56	26.03	1.53	5.55
R4/9	LKD	W5/9	13.07	11.82	1.25	9.56
R4/9	LKD	W6/9	13.07	11.84	1.23	9.41
R5/9	BEDROOM	W7/9	16.20	13.93	2.27	14.01
R6/9	STUDIO	W8/9	14.16	12.43	1.73	12.22
R6/9	STUDIO	W9/9	13.92	12.14	1.78	12.79
R7/9	BEDROOM	W10/9	13.51	11.14	2.37	17.54
R7/9	BEDROOM	W11/9	11.63	10.89	0.74	6.36
R8/9	BEDROOM	W12/9	9.02	8.54	0.48	5.32
R10/9	BEDROOM	W14/9	4.83	4.75	0.08	1.66
R11/9	BEDROOM	W15/9	0.48	0.40	0.08	16.67
R12/9	BEDROOM	W16/9	4.45	4.27	0.18	4.04
R13/9	BEDROOM	W17/9	4.53	4.34	0.19	4.19
R13/9	BEDROOM	W18/9	6.27	5.53	0.74	11.80
R16/9	LKD	W21/9	5.77	5.25	0.52	9.01
R16/9	LKD	W22/9	19.51	19.51	0.00	0.00
R16/9	LKD	W23/9	17.33	17.33	0.00	0.00
R16/9	LKD	W24/9	16.51	16.51	0.00	0.00
R17/9		W25/9	14.09	10.32	3.77	26.76
R17/9		W26/9	15.35	11.08	4.27	27.82
R17/9		W27/9	16.41	12.16	4.25	25.90
R17/9		W28/9	18.05	13.18	4.87	26.98
R17/9		W29/9	11.90	11.90	0.00	0.00
R1/10	LKD	W1/10	15.13	14.65	0.48	3.17
R1/10	LKD	W2/10	29.83	28.18	1.65	5.53
R2/10	BEDROOM	W3/10	29.90	28.19	1.71	5.72
R3/10	BEDROOM	W4/10	29.87	28.15	1.72	5.76
R4/10	LKD	W5/10	29.95	28.14	1.81	6.04

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R4/10	LKD	W6/10	34.38	24.51	9.87	28.71
R4/10	LKD	W7/10	34.47	24.38	10.09	29.27
R5/10	BEDROOM	W8/10	34.62	24.26	10.36	29.92
R6/10	BEDROOM	W9/10	34.65	23.86	10.79	31.14
R8/10	LKD	W11/10	34.79	23.52	11.27	32.39
R8/10	LKD	W12/10	34.81	23.34	11.47	32.95
R9/10	BEDROOM	W13/10	34.80	23.11	11.69	33.59
R10/10	LKD	W14/10	34.89	22.67	12.22	35.02
R10/10	LKD	W15/10	34.97	22.43	12.54	35.86
R12/10	BEDROOM	W18/10	35.00	21.88	13.12	37.49
R13/10	BEDROOM	W19/10	34.96	21.29	13.67	39.10
R13/10	BEDROOM	W20/10	34.13	23.98	10.15	29.74
R15/10	LKD	W23/10	33.85	25.32	8.53	25.20
R15/10	LKD	W24/10	25.74	25.74	0.00	0.00
R15/10	LKD	W25/10	20.47	20.47	0.00	0.00
R16/10		W26/10	16.95	12.19	4.76	28.08
R16/10		W27/10	20.25	14.75	5.50	27.16
R1/11	LKD	W1/11	16.41	15.87	0.54	3.29
R1/11	LKD	W2/11	31.29	29.45	1.84	5.88
R2/11	BEDROOM	W3/11	31.33	29.43	1.90	6.06
R3/11	BEDROOM	W4/11	31.27	29.37	1.90	6.08
R4/11	LKD	W5/11	31.34	29.34	2.00	6.38
R4/11	LKD	W6/11	34.83	25.20	9.63	27.65
R4/11	LKD	W7/11	34.91	25.07	9.84	28.19
R5/11	BEDROOM	W8/11	35.06	24.95	10.11	28.84
R6/11	BEDROOM	W9/11	35.07	24.53	10.54	30.05
R8/11	LKD	W11/11	35.20	24.20	11.00	31.25
R8/11	LKD	W12/11	35.22	24.05	11.17	31.71
R9/11	BEDROOM	W13/11	35.21	23.81	11.40	32.38
R10/11	LKD	W14/11	35.29	23.36	11.93	33.81
R10/11	LKD	W15/11	35.36	23.12	12.24	34.62

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R12/11	BEDROOM	W17/11	35.40	22.59	12.81	36.19
R13/11	BEDROOM	W18/11	35.35	21.99	13.36	37.79
R13/11	BEDROOM	W19/11	34.76	24.84	9.92	28.54
R15/11	LKD	W22/11	34.53	26.23	8.30	24.04
R15/11	LKD	W23/11	27.23	27.23	0.00	0.00
R15/11	LKD	W24/11	21.12	21.12	0.00	0.00
R16/11		W25/11	19.04	14.00	5.04	26.47
R16/11		W26/11	23.08	17.40	5.68	24.61
R16/11		W27/11	15.39	15.39	0.00	0.00
R1/12	LKD	W1/12	17.78	17.21	0.57	3.21
R1/12	LKD	W2/12	32.26	30.36	1.90	5.89
R2/12	BEDROOM	W3/12	32.32	30.34	1.98	6.13
R3/12	BEDROOM	W4/12	32.32	30.35	1.97	6.10
R4/12	LKD	W5/12	32.33	30.27	2.06	6.37
R4/12	LKD	W6/12	35.25	25.87	9.38	26.61
R4/12	LKD	W7/12	35.36	25.76	9.60	27.15
R5/12	BEDROOM	W8/12	35.47	25.61	9.86	27.80
R6/12	BEDROOM	W9/12	35.48	25.19	10.29	29.00
R8/12	LKD	W11/12	35.59	24.86	10.73	30.15
R8/12	LKD	W12/12	35.61	24.71	10.90	30.61
R9/12	BEDROOM	W13/12	35.59	24.49	11.10	31.19
R10/12	LKD	W14/12	35.67	24.04	11.63	32.60
R10/12	LKD	W15/12	35.74	23.81	11.93	33.38
R12/12	BEDROOM	W17/12	35.75	23.26	12.49	34.94
R13/12	BEDROOM	W18/12	35.71	22.69	13.02	36.46
R13/12	BEDROOM	W19/12	35.35	25.68	9.67	27.36
R15/12	LKD	W22/12	35.15	27.07	8.08	22.99
R15/12	LKD	W23/12	28.81	28.80	0.01	0.03
R15/12	LKD	W24/12	22.87	22.87	0.00	0.00
R16/12		W25/12	23.06	17.52	5.54	24.02
R16/12		W26/12	26.12	20.28	5.84	22.36
R16/12		W27/12	33.09	29.26	3.83	11.57
R1/13	LKD	W1/13	20.19	19.63	0.56	2.77

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R1/13	LKD	W2/13	32.98	31.07	1.91	5.79
R2/13	BEDROOM	W3/13	33.04	31.06	1.98	5.99
R3/13	BEDROOM	W4/13	33.05	31.09	1.96	5.93
R4/13	LKD	W5/13	33.06	31.02	2.04	6.17
R4/13	LKD	W6/13	35.64	26.50	9.14	25.65
R4/13	LKD	W7/13	35.75	26.39	9.36	26.18
R5/13	BEDROOM	W8/13	35.85	26.23	9.62	26.83
R6/13	BEDROOM	W9/13	35.85	25.80	10.05	28.03
R8/13	LKD	W11/13	35.95	25.47	10.48	29.15
R8/13	LKD	W12/13	35.96	25.31	10.65	29.62
R9/13	BEDROOM	W13/13	35.94	25.12	10.82	30.11
R10/13	LKD	W14/13	36.02	24.68	11.34	31.48
R10/13	LKD	W15/13	36.09	24.46	11.63	32.22
R12/13	BEDROOM	W17/13	36.10	23.95	12.15	33.66
R13/13	BEDROOM	W18/13	36.05	23.36	12.69	35.20
R13/13	BEDROOM	W19/13	35.89	26.52	9.37	26.11
R15/13	LKD	W22/13	35.74	27.89	7.85	21.96
R15/13	LKD	W23/13	30.65	30.56	0.09	0.29
R15/13	LKD	W24/13	24.94	24.86	0.08	0.32
R1/14	LKD	W1/14	29.46	28.90	0.56	1.90
R1/14	LKD	W2/14	33.69	31.72	1.97	5.85
R2/14	BEDROOM	W3/14	33.77	31.73	2.04	6.04
R3/14	BEDROOM	W4/14	33.79	31.81	1.98	5.86
R4/14	LKD	W5/14	33.81	31.75	2.06	6.09
R4/14	LKD	W6/14	36.02	27.16	8.86	24.60
R4/14	LKD	W7/14	36.13	27.04	9.09	25.16
R5/14	BEDROOM	W8/14	36.23	26.88	9.35	25.81
R6/14	BEDROOM	W9/14	36.21	26.44	9.77	26.98
R8/14	LKD	W11/14	36.31	26.12	10.19	28.06
R8/14	LKD	W12/14	36.31	25.97	10.34	28.48
R9/14	BEDROOM	W13/14	36.28	25.77	10.51	28.97

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R10/14	LKD	W14/14	36.36	25.36	11.00	30.25
R10/14	LKD	W15/14	36.42	25.15	11.27	30.94
R12/14	BEDROOM	W17/14	36.43	24.67	11.76	32.28
R13/14	BEDROOM	W18/14	36.38	24.12	12.26	33.70
R13/14	BEDROOM	W19/14	36.45	27.43	9.02	24.75
R15/14	LKD	W22/14	36.33	28.75	7.58	20.86
R15/14	LKD	W23/14	33.96	33.76	0.20	0.59
R15/14	LKD	W24/14	33.59	33.40	0.19	0.57
R1/280		W1/280	17.96	16.78	1.18	6.57
R1/281		W1/281	18.43	17.33	1.10	5.97
R2/281		W2/281	23.77	22.46	1.31	5.51
R3/281		W3/281	25.99	24.31	1.68	6.46
R1/282		W1/282	20.07	18.99	1.08	5.38
R2/282		W2/282	26.58	24.81	1.77	6.66
R3/282		W3/282	28.86	26.78	2.08	7.21
Chorlton Mill						
R1/239	BEDROOM	W1/239	11.28	10.90	0.38	3.37
R1/239	BEDROOM	W2/239	1.76	1.42	0.34	19.32
R3/239		W4/239	23.75	23.41	0.34	1.43
R3/239		W5/239	23.29	23.06	0.23	0.99
R3/239		W6/239	23.63	23.37	0.26	1.10
R3/239		W7/239	24.02	23.70	0.32	1.33
R3/239		W8/239	24.36	24.00	0.36	1.48
R3/239		W9/239	25.03	24.61	0.42	1.68
R4/239		W10/239	23.69	23.25	0.44	1.86
R4/239		W11/239	23.88	23.45	0.43	1.80
R4/239		W12/239	24.21	23.73	0.48	1.98
R4/239		W13/239	24.53	24.01	0.52	2.12
R4/239		W14/239	25.14	24.55	0.59	2.35
R4/239		W15/239	24.02	23.43	0.59	2.46
R5/239		W16/239	23.81	23.19	0.62	2.60
R5/239		W17/239	23.15	22.52	0.63	2.72
R5/239		W18/239	23.32	22.67	0.65	2.79
R5/239		W19/239	23.66	23.00	0.66	2.79

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R5/239		W20/239	23.98	23.31	0.67	2.79
R5/239		W21/239	24.61	23.91	0.70	2.84
R6/239		W22/239	23.26	22.45	0.81	3.48
R6/239		W23/239	22.62	21.72	0.90	3.98
R6/239		W24/239	22.88	21.92	0.96	4.20
R6/239		W25/239	23.23	22.22	1.01	4.35
R6/239		W26/239	23.55	22.51	1.04	4.42
R6/239		W27/239	24.12	23.03	1.09	4.52
R7/239		W28/239	22.89	21.82	1.07	4.67
R7/239		W29/239	22.17	21.15	1.02	4.60
R7/239		W30/239	22.29	21.18	1.11	4.98
R7/239		W31/239	22.69	21.48	1.21	5.33
R7/239		W32/239	23.06	21.78	1.28	5.55
R7/239		W33/239	23.63	22.25	1.38	5.84
R8/239		W34/239	21.03	20.00	1.03	4.90
R8/239		W35/239	21.62	20.49	1.13	5.23
R8/239		W36/239	22.17	20.96	1.21	5.46
R8/239		W37/239	22.64	21.35	1.29	5.70
R8/239		W38/239	23.37	22.04	1.33	5.69
R8/239		W39/239	18.43	17.49	0.94	5.10
R1/240	STUDIO	W1/240	14.17	12.54	1.63	11.50
R1/240	STUDIO	W2/240	15.69	14.49	1.20	7.65
R1/240	STUDIO	W3/240	2.76	1.80	0.96	34.78
R3/240	LKD	W6/240	26.35	25.54	0.81	3.07
R3/240	LKD	W7/240	27.25	26.45	0.80	2.94
R4/240	BEDROOM	W8/240	27.28	26.39	0.89	3.26
R5/240	BEDROOM	W9/240	27.17	26.17	1.00	3.68
R6/240	BEDROOM	W10/240	26.92	26.01	0.91	3.38
R7/240	LKD	W11/240	26.64	25.84	0.80	3.00
R7/240	LKD	W12/240	26.57	25.61	0.96	3.61
R8/240	LKD	W13/240	26.39	25.16	1.23	4.66
R8/240	LKD	W14/240	26.20	24.80	1.40	5.34
R9/240	BEDROOM	W15/240	25.94	24.20	1.74	6.71
R10/240	BEDROOM	W16/240	25.73	23.85	1.88	7.31
R11/240	LKD	W17/240	25.31	22.87	2.44	9.64
R11/240	LKD	W18/240	24.99	21.88	3.11	12.44

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R1/241	LKD	W1/241	14.91	13.15	1.76	11.80
R1/241	LKD	W2/241	8.27	6.73	1.54	18.62
R1/241	LKD	W3/241	0.34	0.21	0.13	38.24
R1/241	LKD	W4/241	6.17	4.67	1.50	24.31
R3/241	BEDROOM	W6/241	29.72	28.16	1.56	5.25
R4/241	BEDROOM	W7/241	29.74	28.40	1.34	4.51
R5/241	LKD	W8/241	29.66	28.36	1.30	4.38
R5/241	LKD	W9/241	29.44	28.19	1.25	4.25
R6/241	LKD	W10/241	29.27	28.10	1.17	4.00
R6/241	LKD	W11/241	29.30	28.01	1.29	4.40
R7/241	BEDROOM	W12/241	29.22	27.66	1.56	5.34
R8/241	BEDROOM	W13/241	29.03	27.27	1.76	6.06
R9/241	BEDROOM	W14/241	28.76	26.60	2.16	7.51
R10/241	LKD	W15/241	28.47	26.03	2.44	8.57
R10/241	LKD	W16/241	28.15	25.20	2.95	10.48
R11/241	LKD	W17/241	27.69	24.16	3.53	12.75
R11/241	LKD	W18/241	26.40	22.92	3.48	13.18
R12/241	BEDROOM	W19/241	23.38	20.73	2.65	11.33
R1/242	LKD	W1/242	15.48	13.62	1.86	12.02
R1/242	LKD	W2/242	8.67	7.04	1.63	18.80
R1/242	LKD	W3/242	1.49	1.04	0.45	30.20
R1/242	LKD	W4/242	7.19	5.16	2.03	28.23
R3/242	BEDROOM	W6/242	31.55	29.46	2.09	6.62
R4/242	BEDROOM	W7/242	31.87	29.85	2.02	6.34
R5/242	LKD	W8/242	32.00	30.00	2.00	6.25
R5/242	LKD	W9/242	31.65	29.83	1.82	5.75
R6/242	LKD	W10/242	31.50	29.68	1.82	5.78
R6/242	LKD	W11/242	31.70	29.61	2.09	6.59
R7/242	BEDROOM	W12/242	31.70	29.37	2.33	7.35
R8/242	BEDROOM	W13/242	31.64	29.12	2.52	7.96
R9/242	BEDROOM	W14/242	31.34	28.57	2.77	8.84

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R10/242	LKD	W15/242	31.02	28.02	3.00	9.67
R10/242	LKD	W16/242	30.64	27.27	3.37	11.00
R11/242	LKD	W17/242	30.41	26.54	3.87	12.73
R11/242	LKD	W18/242	29.13	25.28	3.85	13.22
R12/242	BEDROOM	W19/242	25.92	22.94	2.98	11.50
R1/243	LKD	W1/243	16.09	14.13	1.96	12.18
R1/243	LKD	W2/243	10.14	8.47	1.67	16.47
R1/243	LKD	W3/243	2.29	1.54	0.75	32.75
R1/243	LKD	W4/243	9.14	6.66	2.48	27.13
R3/243	BEDROOM	W6/243	32.80	30.28	2.52	7.68
R4/243	BEDROOM	W7/243	33.34	30.60	2.74	8.22
R5/243	LKD	W8/243	33.59	30.76	2.83	8.43
R5/243	LKD	W9/243	33.40	30.75	2.65	7.93
R6/243	LKD	W10/243	33.30	30.58	2.72	8.17
R6/243	LKD	W11/243	33.50	30.59	2.91	8.69
R7/243	BEDROOM	W12/243	33.55	30.47	3.08	9.18
R8/243	BEDROOM	W13/243	33.63	30.39	3.24	9.63
R9/243	BEDROOM	W14/243	33.34	30.04	3.30	9.90
R10/243	LKD	W15/243	33.03	29.75	3.28	9.93
R10/243	LKD	W16/243	32.68	29.11	3.57	10.92
R11/243	LKD	W17/243	32.52	28.58	3.94	12.12
R11/243	LKD	W18/243	31.38	27.48	3.90	12.43
R12/243	BEDROOM	W19/243	28.18	25.14	3.04	10.79
R1/244	LKD	W1/244	16.66	14.65	2.01	12.06
R1/244	LKD	W2/244	10.29	8.65	1.64	15.94
R1/244	LKD	W3/244	2.56	1.51	1.05	41.02
R1/244	LKD	W4/244	9.69	6.96	2.73	28.17
R3/244	BEDROOM	W6/244	33.93	30.97	2.96	8.72
R4/244	BEDROOM	W7/244	34.48	31.20	3.28	9.51
R5/244	LKD	W8/244	34.79	31.38	3.41	9.80
R5/244	LKD	W9/244	34.72	31.46	3.26	9.39
R6/244	LKD	W10/244	34.72	31.38	3.34	9.62

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R6/244	LKD	W11/244	34.96	31.50	3.46	9.90
R7/244	BEDROOM	W12/244	35.05	31.48	3.57	10.19
R8/244	BEDROOM	W13/244	35.15	31.47	3.68	10.47
R9/244	BEDROOM	W14/244	34.96	31.16	3.80	10.87
R10/244	LKD	W15/244	34.85	31.07	3.78	10.85
R10/244	LKD	W16/244	34.66	30.78	3.88	11.19
R11/244	LKD	W17/244	34.50	30.46	4.04	11.71
R11/244	LKD	W18/244	33.67	29.71	3.96	11.76
R12/244	BEDROOM	W19/244	31.02	27.75	3.27	10.54
R1/245		W1/245	17.01	15.10	1.91	11.23
R1/245		W2/245	20.58	18.95	1.63	7.92
R1/245		W3/245	11.42	9.76	1.66	14.54
R1/245		W4/245	22.41	19.34	3.07	13.70
R3/245	BEDROOM	W6/245	34.66	31.45	3.21	9.26
R4/245	BEDROOM	W7/245	35.24	31.65	3.59	10.19
R5/245	LKD	W8/245	35.62	31.85	3.77	10.58
R5/245	LKD	W9/245	35.69	32.01	3.68	10.31
R6/245	LKD	W10/245	35.77	31.98	3.79	10.60
R6/245	LKD	W11/245	35.98	32.11	3.87	10.76
R7/245	BEDROOM	W12/245	36.10	32.17	3.93	10.89
R8/245	BEDROOM	W13/245	36.18	32.19	3.99	11.03
R9/245	BEDROOM	W14/245	36.08	31.92	4.16	11.53
R10/245	LKD	W15/245	36.10	31.91	4.19	11.61
R10/245	LKD	W16/245	36.08	31.88	4.20	11.64
R11/245	LKD	W17/245	35.94	31.71	4.23	11.77
R11/245	LKD	W18/245	35.67	31.56	4.11	11.52
R12/245	BEDROOM	W19/245	34.51	30.69	3.82	11.07
R1/251	BEDROOM	W1/251	17.61	15.83	1.78	10.11
R1/251	BEDROOM	W2/251	20.07	18.44	1.63	8.12
R1/251	BEDROOM	W3/251	31.93	28.59	3.34	10.46
R2/251	BEDROOM	W4/251	32.55	28.92	3.63	11.15

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R3/251	LKD	W5/251	33.21	28.67	4.54	13.67
R3/251	LKD	W6/251	33.75	29.00	4.75	14.07
R3/251	LKD	W7/251	17.91	16.39	1.52	8.49
R3/251	LKD	W8/251	14.57	13.04	1.53	10.50
R1/252	BEDROOM	W1/252	19.18	17.40	1.78	9.28
R1/252	BEDROOM	W2/252	22.76	21.14	1.62	7.12
R1/252	BEDROOM	W3/252	33.91	30.25	3.66	10.79
R2/252	BEDROOM	W4/252	34.30	30.38	3.92	11.43
R3/252	LKD	W5/252	34.62	29.93	4.69	13.55
R3/252	LKD	W6/252	34.83	30.08	4.75	13.64
R3/252	LKD	W7/252	19.25	17.79	1.46	7.58
R3/252	LKD	W8/252	15.99	14.52	1.47	9.19
R1/253	BEDROOM	W1/253	21.80	19.97	1.83	8.39
R1/253	BEDROOM	W2/253	26.37	24.70	1.67	6.33
R1/253	BEDROOM	W3/253	35.37	31.43	3.94	11.14
R2/253	BEDROOM	W4/253	35.54	31.41	4.13	11.62
R3/253	LKD	W5/253	35.66	30.91	4.75	13.32
R3/253	LKD	W6/253	35.69	30.95	4.74	13.28
R3/253	LKD	W7/253	21.08	19.68	1.40	6.64
R3/253	LKD	W8/253	18.00	16.58	1.42	7.89
R1/254	BEDROOM	W1/254	26.81	24.93	1.88	7.01
R1/254	BEDROOM	W2/254	30.12	28.41	1.71	5.68
R1/254	BEDROOM	W3/254	36.16	32.05	4.11	11.37
R2/254	BEDROOM	W4/254	36.23	32.03	4.20	11.59
R3/254	LKD	W5/254	36.23	31.55	4.68	12.92
R3/254	LKD	W6/254	36.16	31.50	4.66	12.89
R3/254	LKD	W7/254	23.22	21.86	1.36	5.86
R3/254	LKD	W8/254	20.41	19.05	1.36	6.66
R1/255		W1/255	31.81	30.07	1.74	5.47
R1/255		W2/255	36.69	32.69	4.00	10.90
R2/255		W3/255	36.15	31.94	4.21	11.65
R2/255		W4/255	24.51	23.28	1.23	5.02

Appendix 9: Baseline vs Cumulative NSL Results

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
Macintosh Mills						
R1/9	LKD	204.8	189.2	189.2	0.0	0.0
R2/9	BEDROOM	162.5	158.3	158.3	0.0	0.0
R3/9	BEDROOM	126.9	124.7	124.7	0.0	0.0
R4/9	LKD	242.8	240.2	240.2	0.1	0.0
R5/9	BEDROOM	97.9	91.3	91.3	0.0	0.0
R6/9	STUDIO	276.4	264.7	264.7	0.0	0.0
R7/9	BEDROOM	245.4	228.2	228.2	0.0	0.0
R8/9	BEDROOM	118.2	98.3	98.3	0.0	0.0
R10/9	BEDROOM	131.0	30.2	23.7	6.5	21.5
R11/9	BEDROOM	143.1	0.0	0.0	0.0	0.0
R12/9	BEDROOM	87.8	18.3	18.3	0.0	0.0
R13/9	BEDROOM	139.7	55.6	51.2	4.4	7.9
R16/9	LKD	386.0	365.2	361.9	3.3	0.9
R17/9		332.7	252.5	227.3	25.1	9.9
R1/10	LKD	200.0	184.3	184.1	0.1	0.1
R2/10	BEDROOM	157.9	153.0	153.0	0.1	0.1
R3/10	BEDROOM	120.1	117.2	117.2	0.0	0.0
R4/10	LKD	233.5	231.5	230.9	0.6	0.3
R5/10	BEDROOM	107.3	103.1	100.7	2.5	2.4
R6/10	BEDROOM	106.3	101.7	99.3	2.4	2.4
R8/10	LKD	279.5	272.5	271.1	1.4	0.5
R9/10	BEDROOM	102.8	98.5	97.4	1.1	1.1
R10/10	LKD	252.2	244.7	244.7	0.0	0.0
R12/10	BEDROOM	91.3	88.5	85.2	3.4	3.8
R13/10	BEDROOM	171.4	169.6	169.6	0.0	0.0
R15/10	LKD	317.7	310.7	299.8	11.0	3.5
R16/10		322.6	261.0	230.6	30.4	11.6
R1/11	LKD	200.0	182.2	182.1	0.1	0.1
R2/11	BEDROOM	157.9	152.4	151.6	0.8	0.5
R3/11	BEDROOM	120.1	117.1	117.1	0.0	0.0
R4/11	LKD	233.5	231.5	229.9	1.6	0.7
R5/11	BEDROOM	107.3	103.2	97.1	6.1	5.9
R6/11	BEDROOM	106.3	101.6	96.8	4.9	4.8
R8/11	LKD	279.5	272.5	267.9	4.6	1.7
R9/11	BEDROOM	102.8	98.4	96.0	2.4	2.4
R10/11	LKD	252.2	244.6	244.1	0.5	0.2
R12/11	BEDROOM	91.3	86.9	81.3	5.7	6.6
R13/11	BEDROOM	171.4	169.6	169.6	0.0	0.0
R15/11	LKD	317.7	310.5	301.6	8.8	2.8
R16/11		322.6	299.5	294.8	4.7	1.6
R1/12	LKD	200.0	184.4	183.8	0.7	0.4
R2/12	BEDROOM	157.9	153.0	152.8	0.2	0.1
R3/12	BEDROOM	120.1	117.3	117.3	0.0	0.0
R4/12	LKD	233.5	231.8	231.2	0.6	0.3
R5/12	BEDROOM	107.3	103.3	97.5	5.7	5.5
R6/12	BEDROOM	106.3	101.7	97.0	4.7	4.6
R8/12	LKD	279.5	272.9	270.0	2.9	1.1
R9/12	BEDROOM	102.8	98.5	96.5	2.0	2.0
R10/12	LKD	252.2	243.4	243.2	0.2	0.1
R12/12	BEDROOM	91.3	88.4	82.7	5.7	6.4
R13/12	BEDROOM	171.4	169.8	169.7	0.1	0.1

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R15/12	LKD	317.7	312.6	305.4	7.3	2.3
R16/12		322.6	311.5	311.5	0.0	0.0
R1/13	LKD	200.0	186.7	183.8	2.9	1.6
R2/13	BEDROOM	157.9	152.9	152.8	0.1	0.1
R3/13	BEDROOM	120.1	117.3	117.3	0.0	0.0
R4/13	LKD	233.5	232.1	231.7	0.4	0.2
R5/13	BEDROOM	107.3	103.0	98.5	4.5	4.4
R6/13	BEDROOM	106.3	101.6	97.1	4.5	4.4
R8/13	LKD	279.5	272.5	269.5	3.1	1.1
R9/13	BEDROOM	102.8	98.5	97.3	1.1	1.1
R10/13	LKD	252.2	244.8	244.8	0.1	0.0
R12/13	BEDROOM	91.3	86.9	82.6	4.4	5.1
R13/13	BEDROOM	171.4	169.9	169.8	0.1	0.1
R15/13	LKD	317.7	313.0	305.8	7.1	2.3
R1/14	LKD	200.0	197.7	193.9	3.9	2.0
R2/14	BEDROOM	157.9	151.7	151.7	0.0	0.0
R3/14	BEDROOM	120.1	116.0	116.0	0.0	0.0
R4/14	LKD	233.5	231.6	231.3	0.3	0.1
R5/14	BEDROOM	107.3	101.3	100.8	0.5	0.5
R6/14	BEDROOM	106.3	100.4	98.6	1.8	1.8
R8/14	LKD	279.5	269.4	269.0	0.3	0.1
R9/14	BEDROOM	102.8	96.9	96.8	0.1	0.1
R10/14	LKD	252.2	243.3	243.3	0.0	0.0
R12/14	BEDROOM	91.3	86.9	82.9	4.0	4.6
R13/14	BEDROOM	171.4	169.9	169.8	0.1	0.1
R15/14	LKD	317.7	314.4	308.0	6.4	2.0
R1/280		195.2	152.7	152.7	0.0	0.0
R1/281		195.2	131.7	131.7	0.0	0.0
R2/281		176.5	170.3	169.2	1.1	0.6
R3/281		81.4	79.8	77.0	2.8	3.5
R1/282		195.2	138.7	138.7	0.0	0.0
R2/282		176.5	171.7	171.3	0.3	0.2
R3/282		81.4	79.3	79.3	0.0	0.0

Chorlton Mill

R1/239	BEDROOM	222.5	200.6	191.4	9.2	4.6
R3/239		251.3	239.2	239.2	0.0	0.0
R4/239		232.1	220.9	220.9	0.0	0.0
R5/239		225.8	206.4	205.6	0.8	0.4
R6/239		229.8	210.5	199.3	11.2	5.3
R7/239		232.5	209.9	203.6	6.3	3.0
R8/239		343.7	305.1	283.6	21.5	7.0
R1/240	STUDIO	286.2	272.9	262.5	10.4	3.8
R3/240	LKD	356.4	347.1	340.8	6.2	1.8
R4/240	BEDROOM	150.6	142.2	142.2	0.0	0.0
R5/240	BEDROOM	175.2	162.3	162.3	0.0	0.0
R6/240	BEDROOM	112.7	110.4	110.4	0.0	0.0
R7/240	LKD	376.8	260.4	260.4	0.0	0.0
R8/240	LKD	344.8	276.6	248.0	28.6	10.3
R9/240	BEDROOM	161.6	119.6	119.6	0.0	0.0
R10/240	BEDROOM	173.8	131.6	130.0	1.6	1.2

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R11/240	LKD	359.4	287.0	258.4	28.6	10.0
R1/241	LKD	280.7	255.0	250.0	4.9	1.9
R3/241	BEDROOM	170.7	167.9	167.9	0.0	0.0
R4/241	BEDROOM	122.4	120.3	120.3	0.0	0.0
R5/241	LKD	456.5	440.8	427.7	13.1	3.0
R6/241	LKD	471.3	446.8	439.0	7.8	1.7
R7/241	BEDROOM	124.8	122.7	119.7	3.0	2.4
R8/241	BEDROOM	146.9	137.7	137.7	0.0	0.0
R9/241	BEDROOM	122.4	120.8	120.6	0.2	0.2
R10/241	LKD	433.4	399.3	345.0	54.3	13.6
R11/241	LKD	483.7	460.9	399.2	61.6	13.4
R12/241	BEDROOM	135.3	130.3	130.3	0.0	0.0
R1/242	LKD	280.7	270.6	269.6	0.9	0.3
R3/242	BEDROOM	170.7	167.5	167.5	0.0	0.0
R4/242	BEDROOM	122.4	119.8	119.8	0.0	0.0
R5/242	LKD	456.5	453.1	446.4	6.7	1.5
R6/242	LKD	471.3	467.9	453.3	14.6	3.1
R7/242	BEDROOM	124.8	122.6	122.6	0.0	0.0
R8/242	BEDROOM	146.9	145.3	145.3	0.0	0.0
R9/242	BEDROOM	122.4	120.2	120.2	0.1	0.1
R10/242	LKD	433.4	406.2	365.6	40.6	10.0
R11/242	LKD	483.7	462.1	425.0	37.0	8.0
R12/242	BEDROOM	135.3	131.0	131.0	0.0	0.0
R1/243	LKD	280.7	271.0	270.3	0.7	0.3
R3/243	BEDROOM	170.7	167.5	167.5	0.0	0.0
R4/243	BEDROOM	122.4	119.8	119.8	0.0	0.0
R5/243	LKD	456.5	453.1	450.6	2.5	0.6
R6/243	LKD	471.3	467.9	462.8	5.1	1.1
R7/243	BEDROOM	124.8	122.6	122.6	0.0	0.0
R8/243	BEDROOM	146.9	145.3	145.3	0.0	0.0
R9/243	BEDROOM	122.4	120.2	120.2	0.0	0.0
R10/243	LKD	433.4	430.6	422.5	8.0	1.9
R11/243	LKD	483.7	479.7	475.1	4.5	0.9
R12/243	BEDROOM	135.3	132.0	132.0	0.0	0.0
R1/244	LKD	280.7	274.8	274.2	0.7	0.3
R3/244	BEDROOM	176.9	173.6	173.6	0.0	0.0
R4/244	BEDROOM	122.4	119.8	119.8	0.0	0.0
R5/244	LKD	458.6	455.2	455.2	0.0	0.0
R6/244	LKD	484.7	481.1	481.1	0.0	0.0
R7/244	BEDROOM	124.8	122.6	122.6	0.0	0.0
R8/244	BEDROOM	146.9	145.3	145.3	0.0	0.0
R9/244	BEDROOM	111.1	109.5	109.5	0.0	0.0
R10/244	LKD	439.0	436.1	436.1	0.0	0.0
R11/244	LKD	483.7	479.7	479.7	0.0	0.0
R12/244	BEDROOM	135.3	132.2	132.2	0.0	0.0
R1/245		276.9	272.6	271.9	0.7	0.3
R3/245	BEDROOM	176.9	174.1	174.1	0.0	0.0
R4/245	BEDROOM	122.4	120.4	120.4	0.0	0.0
R5/245	LKD	427.1	424.0	410.9	13.1	3.1
R6/245	LKD	451.4	448.4	429.4	19.0	4.2
R7/245	BEDROOM	124.8	123.1	123.0	0.1	0.1
R8/245	BEDROOM	146.9	145.9	144.5	1.4	1.0
R9/245	BEDROOM	111.1	110.1	110.1	0.0	0.0

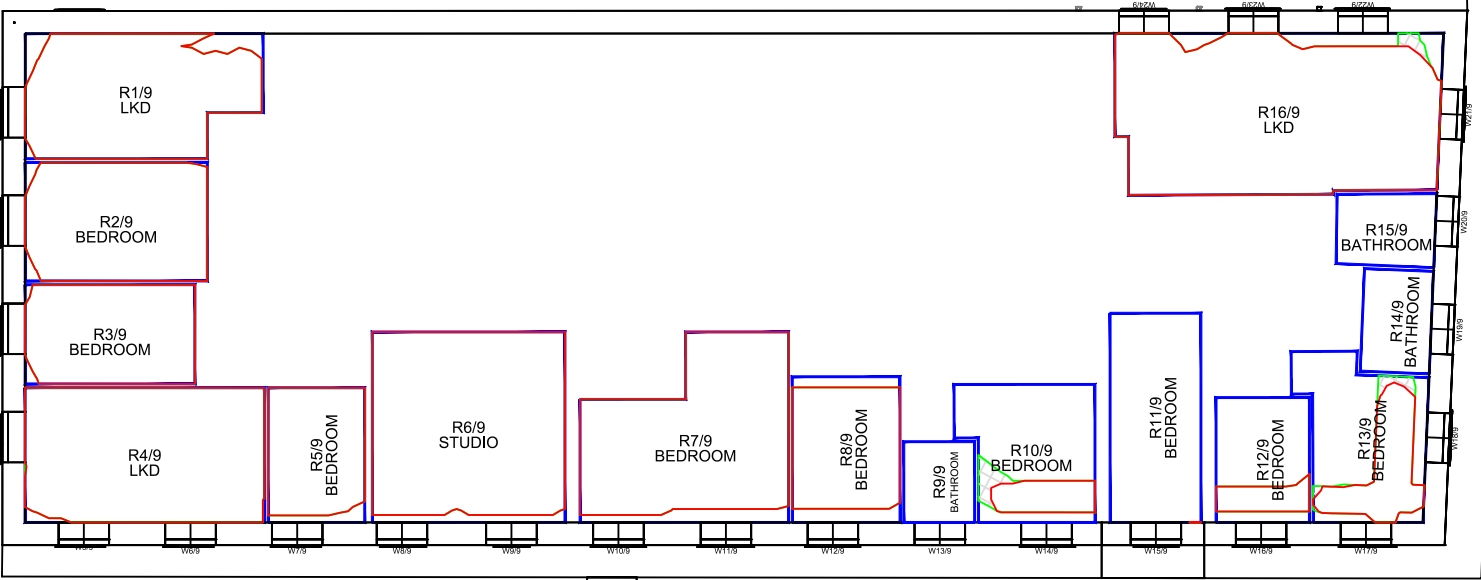
Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R10/245	LKD	408.9	406.6	387.0	19.5	4.8
R11/245	LKD	450.6	447.6	420.1	27.5	6.1
R12/245	BEDROOM	135.3	132.8	132.7	0.0	0.0
R1/251	BEDROOM	242.0	237.0	236.5	0.5	0.2
R2/251	BEDROOM	161.9	157.0	157.0	0.0	0.0
R3/251	LKD	487.6	478.5	478.5	0.0	0.0
R1/252	BEDROOM	242.0	237.7	237.5	0.1	0.0
R2/252	BEDROOM	161.9	157.1	157.1	0.0	0.0
R3/252	LKD	487.6	479.1	479.1	0.0	0.0
R1/253	BEDROOM	242.0	240.9	240.7	0.1	0.0
R2/253	BEDROOM	161.9	157.1	157.1	0.0	0.0
R3/253	LKD	487.6	479.5	479.5	0.0	0.0
R1/254	BEDROOM	242.0	240.5	239.2	1.3	0.5
R2/254	BEDROOM	161.9	157.7	157.5	0.2	0.1
R3/254	LKD	487.6	480.2	480.2	0.0	0.0
R1/255		117.6	114.9	114.9	0.0	0.0
R2/255		563.3	563.3	563.3	0.0	0.0

SCALE 1:150 @ A3



All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

NOTES:
Cardno
Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg
Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg



Lower Ground Floor



Key:	
	Existing
	NSL Contour
	Proposed
	NSL Contour
	Region of
	Loss / Gain

-		
Revisions:	Date:	Init:

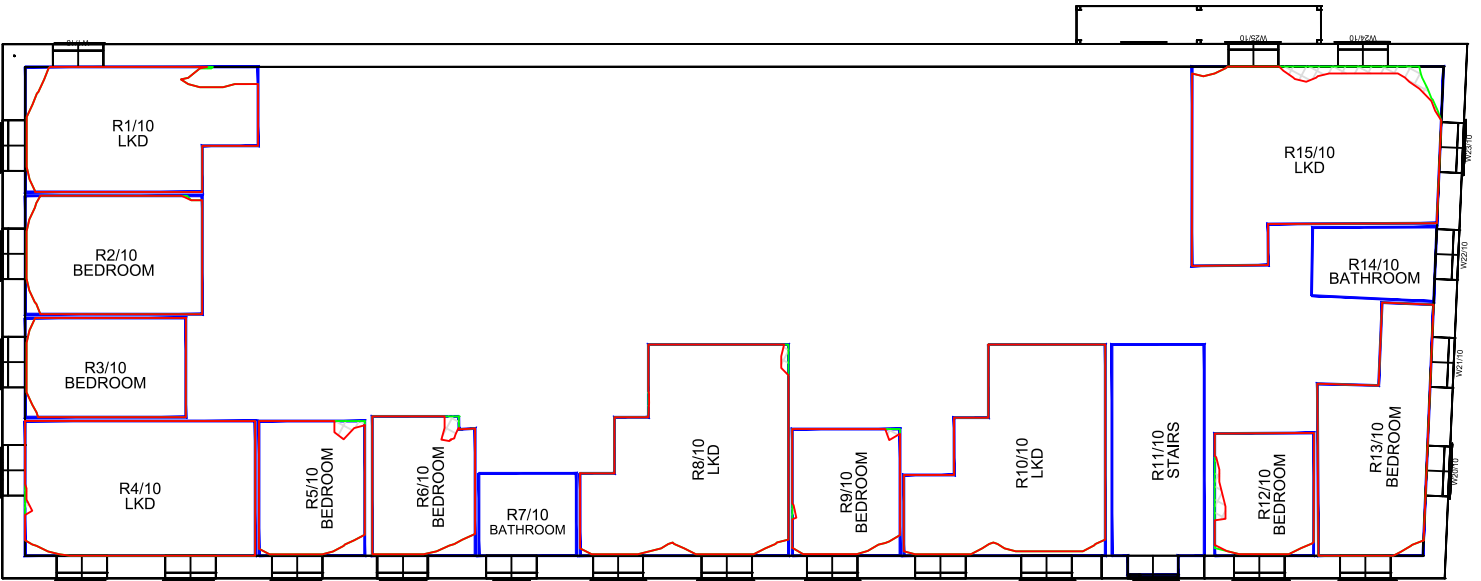
GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Tel: 0161 835 2101 Fax: 0161 835 2102
email: info@grayscanlanhill.com web: www.grayscanlanhill.com

Client:
First Street (Development) Ltd.

Project:
Plot 9A
First Street South
Manchester

Drawing Title:
No-Sky Line Contours
Proposed Scheme 14/09/21
Cumulative Scenario
Macintosh Mills

Drawn:	BW	Scale:	1:200 @ A3
Checked:	-	Date:	Sep 2021
Project No:	[2104]	Drawing No:	W089
		Rev No:	-



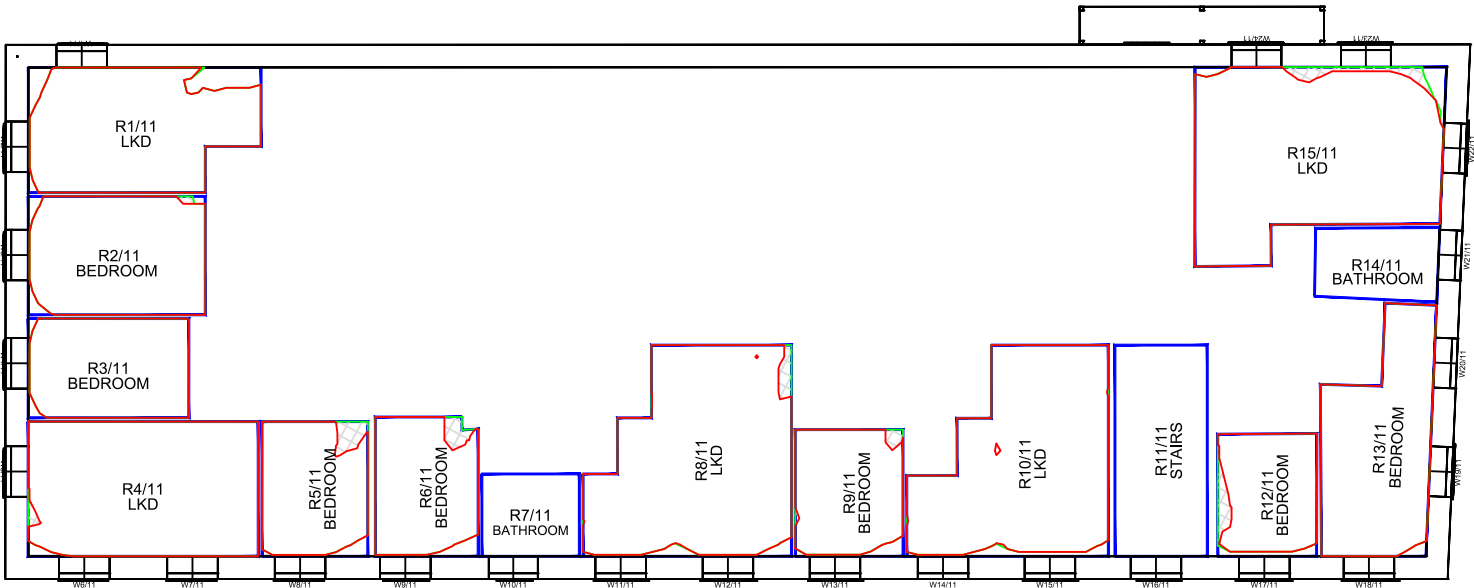
Ground Floor

SCALE 1:150 @ A3



All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

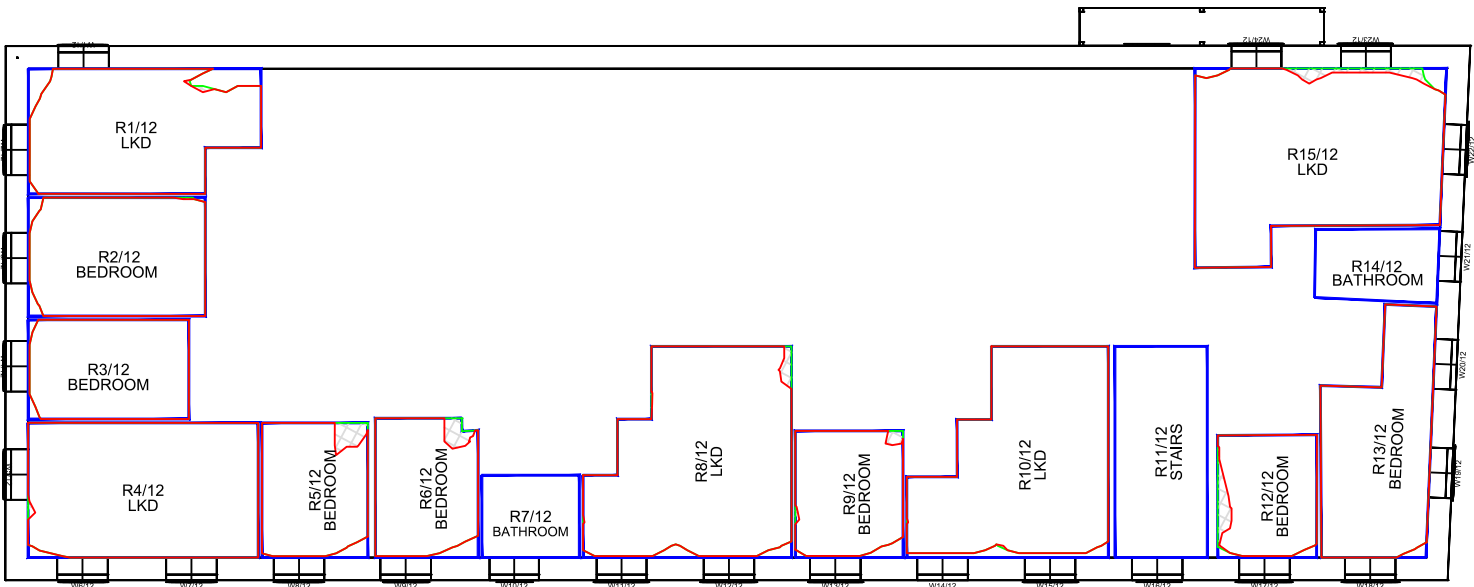
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3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg



First Floor



Key:	
	Existing
	NSL Contour
	Proposed
	NSL Contour
	Region of
	Loss / Gain



Second Floor

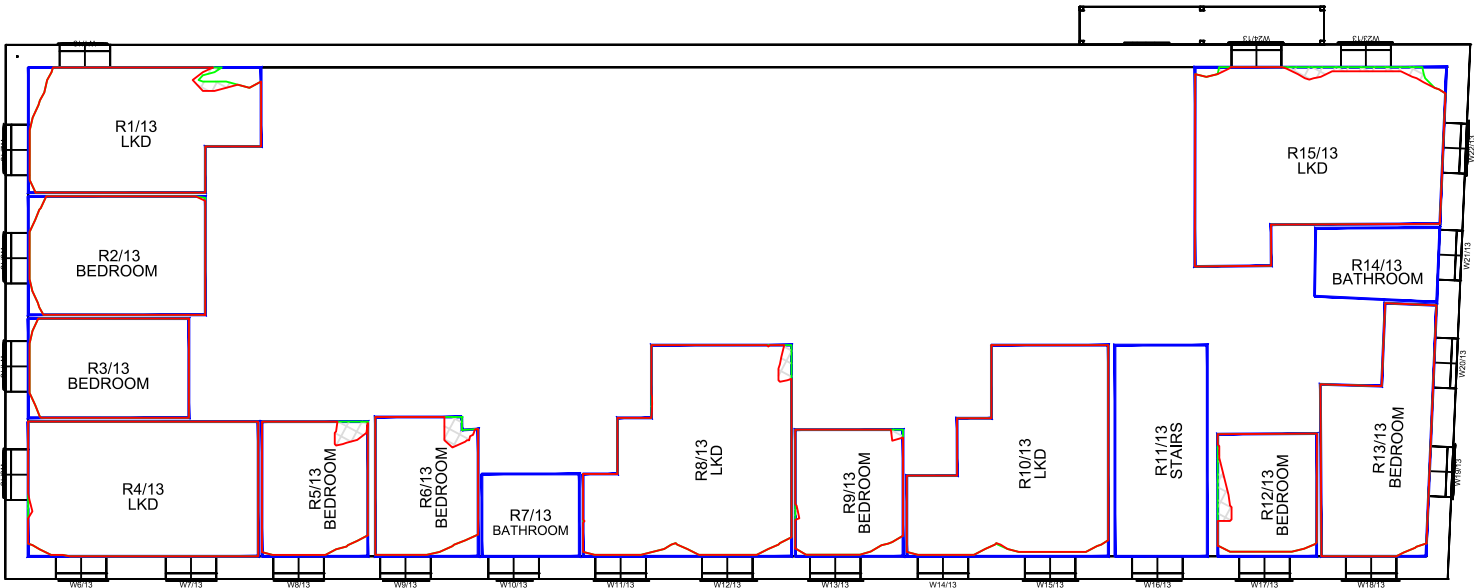
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Revisions:	Date:	Init:
 GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ Tel: 0161 835 2101 Fax: 0161 835 2102 email: info@grayscanlanhill.com web: www.grayscanlanhill.com		
Client: First Street (Development) Ltd.		
Project: Plot 9A First Street South Manchester		
Drawing Title: No-Sky Line Contours Proposed Scheme 14/09/21 Cumulative Scenario Macintosh Mills		
Drawn:	BW	Scale: 1:200 @ A3
Checked:	-	Date: Sep 2021
Project No:	Drawing No:	Rev No:
[2104]	W090	-

SCALE 1:150 @ A3



All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

NOTES:
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Topographical Survey (received 27/11/15)
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Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg



Third Floor



Key:	
	Existing
	NSL Contour
	Proposed
	NSL Contour
	Region of
	Loss / Gain

-		
Revisions:	Date:	Init:

GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Tel: 0161 835 2101 Fax: 0161 835 2102
email: info@grayscanlanhill.com web: www.grayscanlanhill.com

Client:
First Street (Development) Ltd.

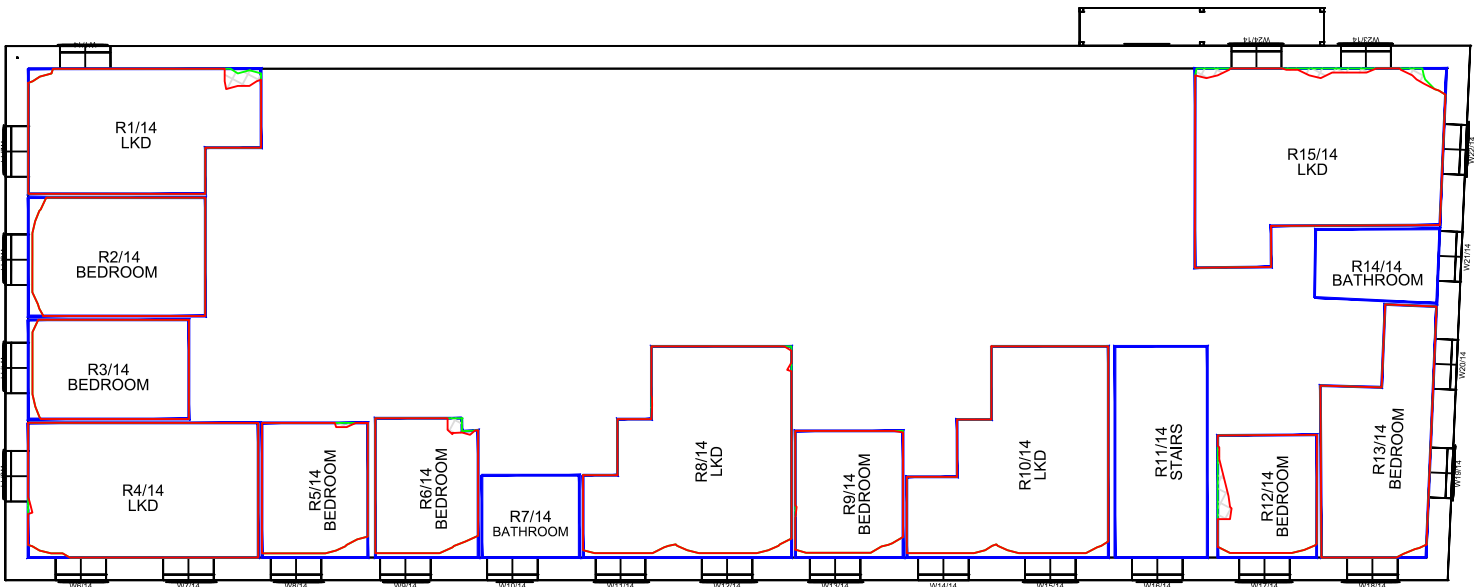
Project:
Plot 9A
First Street South
Manchester

Drawing Title:
No-Sky Line Contours
Proposed Scheme 14/09/21
Cumulative Scenario
Macintosh Mills

Drawn:	BW	Scale:	1:200 @ A3
Checked:	-	Date:	Sep 2021

Project No:	Drawing No:	Rev No:
[2104]	W091	-

Fourth Floor

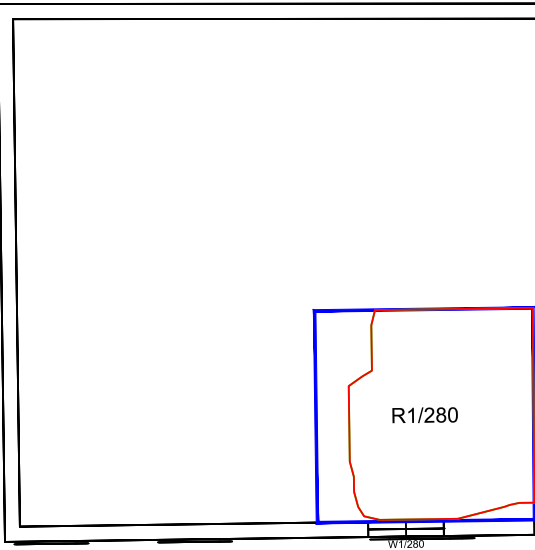


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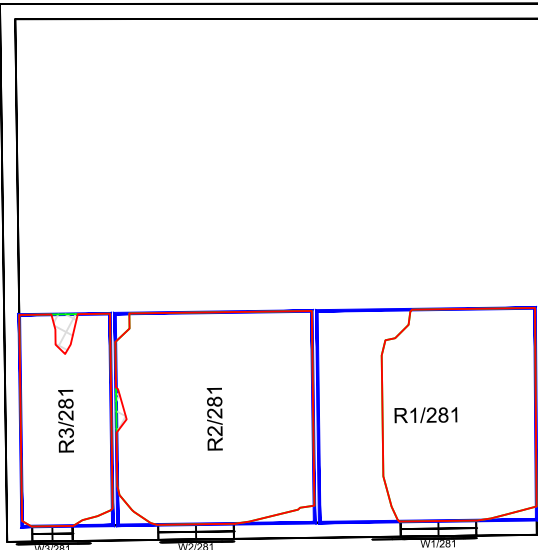


All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

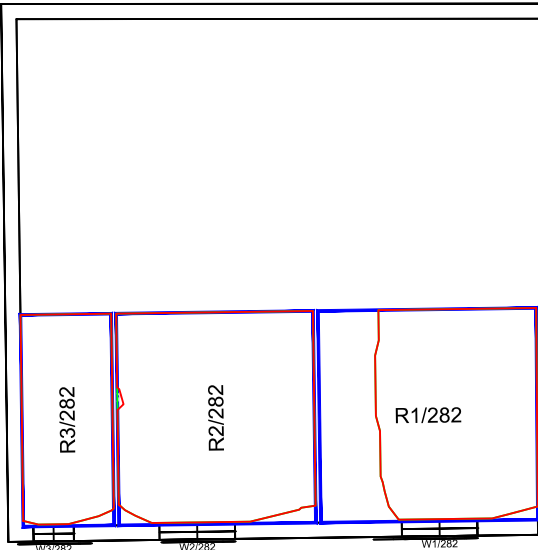
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Topographical Survey (received 27/11/15)
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Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg



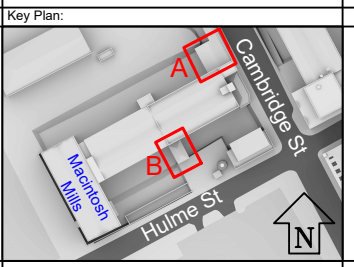
Ground Floor (A)



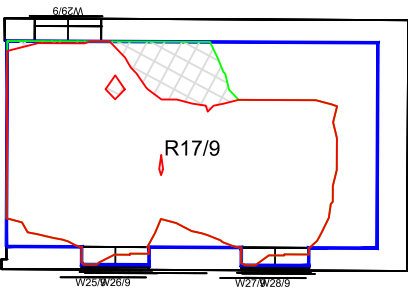
First Floor (A)



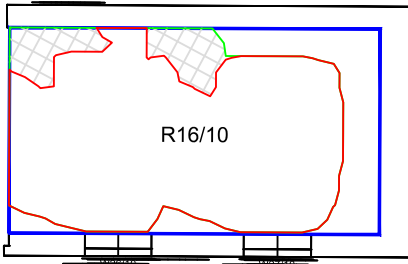
Second Floor (A)



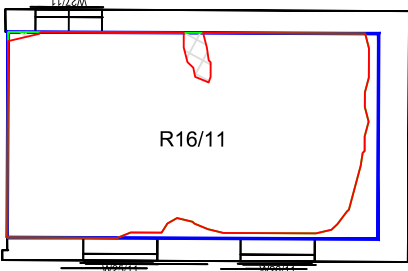
Key:
 Existing
NSL Contour
 Proposed
NSL Contour
 Region of
Loss / Gain



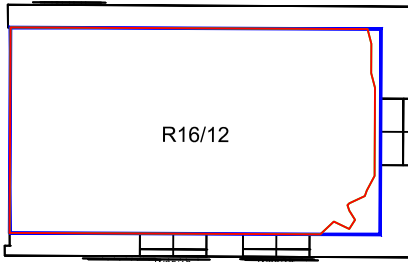
Lower Ground Floor (B)



Ground Floor (B)



First Floor (B)



Second Floor (B)

-		
Revisions:	Date:	Init:



Client:
First Street (Development) Ltd.
Project:
Plot 9A
First Street South
Manchester
Drawing Title:
No-Sky Line Contours
Proposed Scheme 14/09/21
Cumulative Scenario
Macintosh Mills

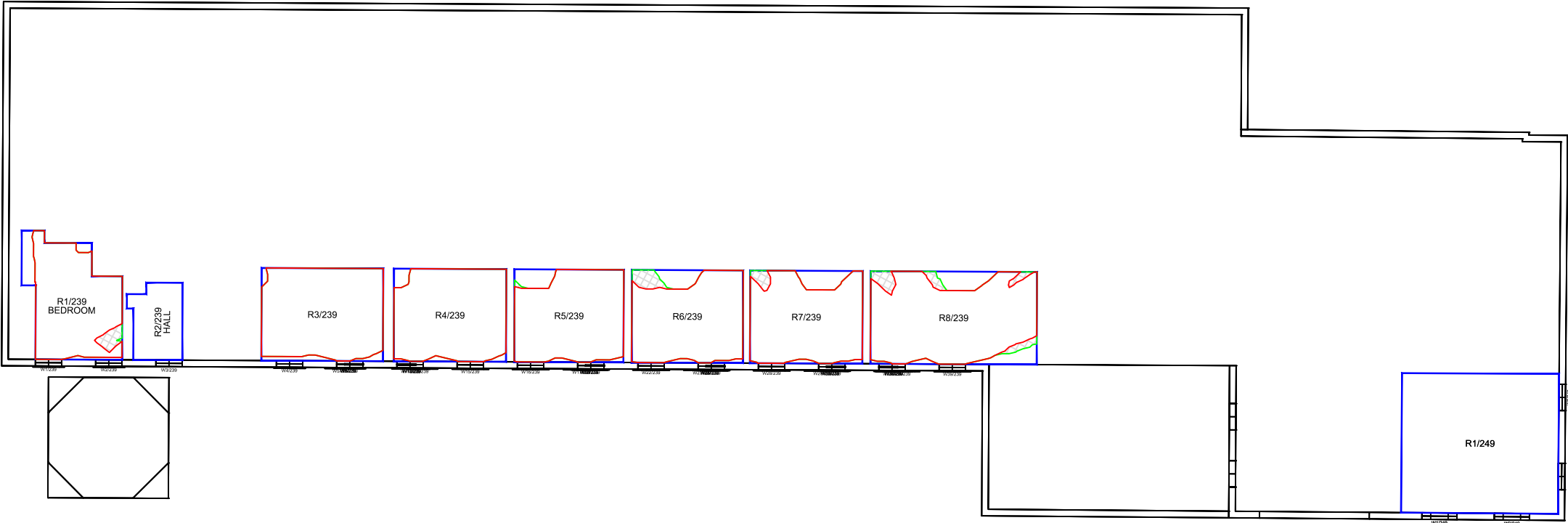
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Checked:	-	Date:	Sep 2021
Project No:	[2104]	Drawing No:	W092
		Rev No:	-

SCALE 1:250 @ A3



All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

NOTES:
Cardno
Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg
Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg



Lower Ground Floor



Key:

- Existing
NSL Contour
- Proposed
NSL Contour
- Region of
Loss / Gain

-		
Revisions:	Date:	Init:

grayscanlanhill
chartered building surveyors

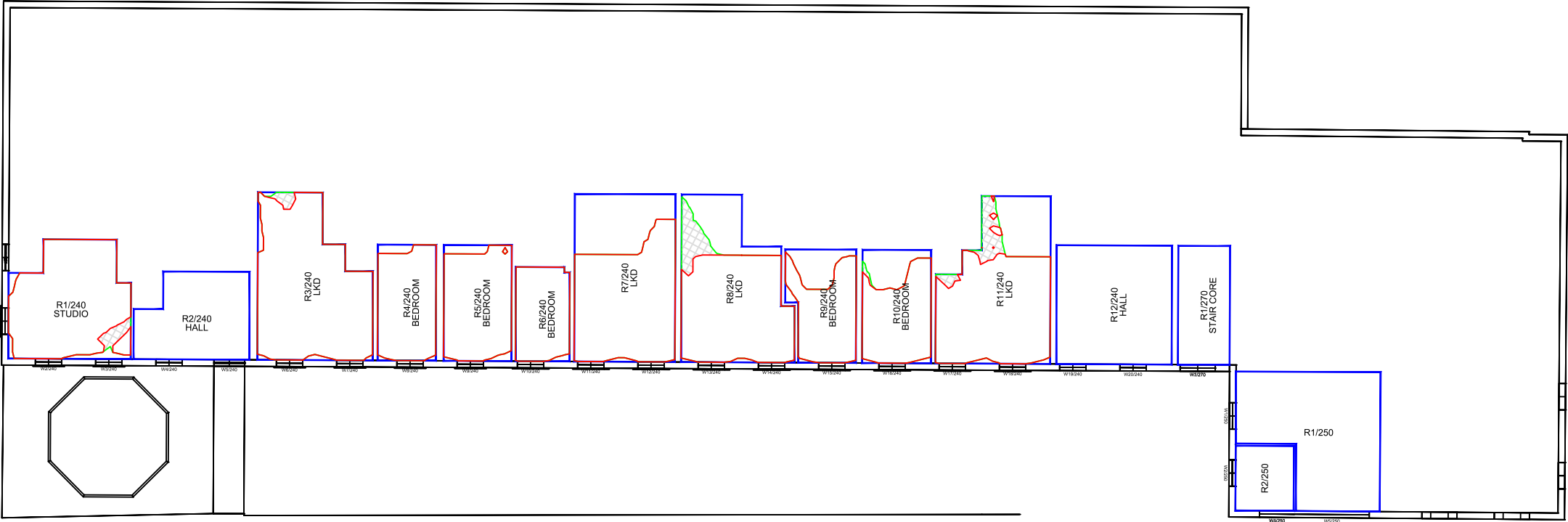
GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Tel: 0161 835 2101 Fax: 0161 835 2102
email: info@grayscanlanhill.com web: www.grayscanlanhill.com

Client:
First Street (Development) Ltd.

Project:
Plot 9A
First Street South
Manchester

Drawing Title:
No-Sky Line Contours
Proposed Scheme 14/09/21
Cumulative Scenario
Chorlton Mill

Drawn:	BW	Scale:	1:250 @ A3
Checked:	-	Date:	Sep 2021
Project No:	[2104]	Drawing No:	W093
		Rev No:	-



Ground Floor

SCALE 1:250 @ A3



All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

NOTES:
Cardno
Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg
Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg



First Floor



Key:	
	Existing
	NSL Contour
	Proposed
	NSL Contour
	Region of
	Loss / Gain



Second Floor

Revisions:			Date:	Init:
-				
GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ Tel: 0161 835 2101 Fax: 0161 835 2102 email: info@grayscanlanhill.com web: www.grayscanlanhill.com				
Client: First Street (Development) Ltd.				
Project: Plot 9A First Street South Manchester				
Drawing Title: No-Sky Line Contours Proposed Scheme 14/09/21 Cumulative Scenario Chorlton Mill				
Drawn:	BW	Scale:	1:250 @ A3	
Checked:	-	Date:	Sep 2021	
Project No:	[2104]		Drawing No:	W094
		Rev No:		-

SCALE 1:250 @ A3

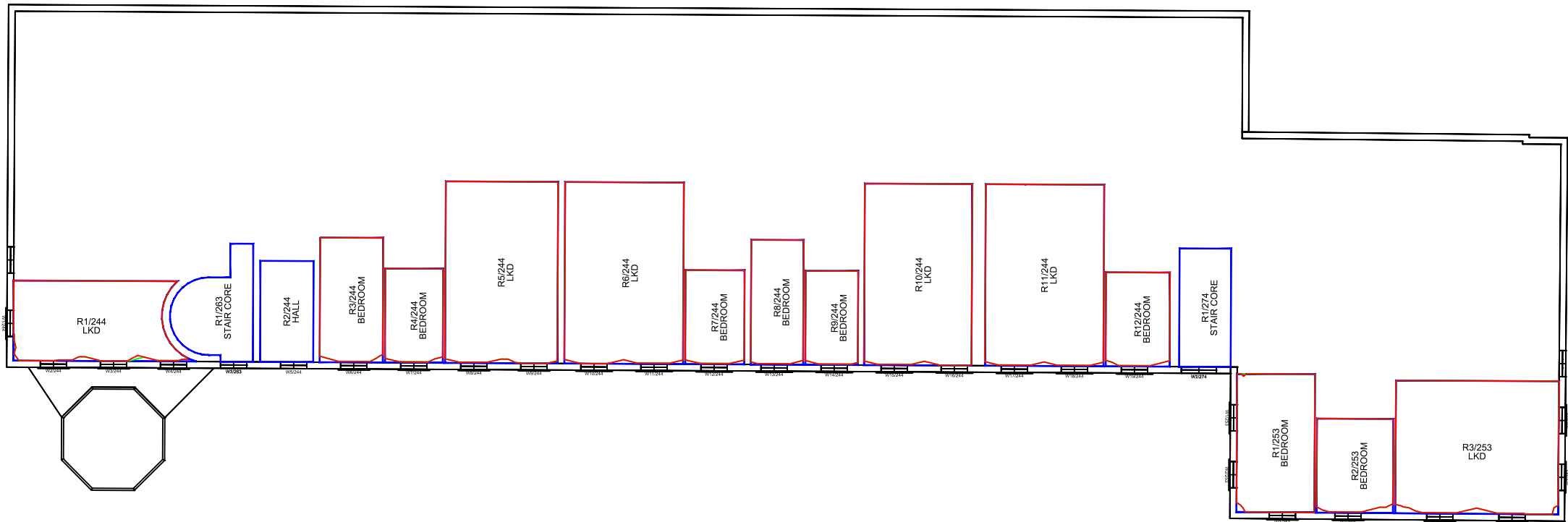


All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

NOTES:
Cardno
Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg
Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg



Third Floor



Fourth Floor

Key:	
	Existing
	NSL Contour
	Proposed
	NSL Contour
	Region of
	Loss / Gain

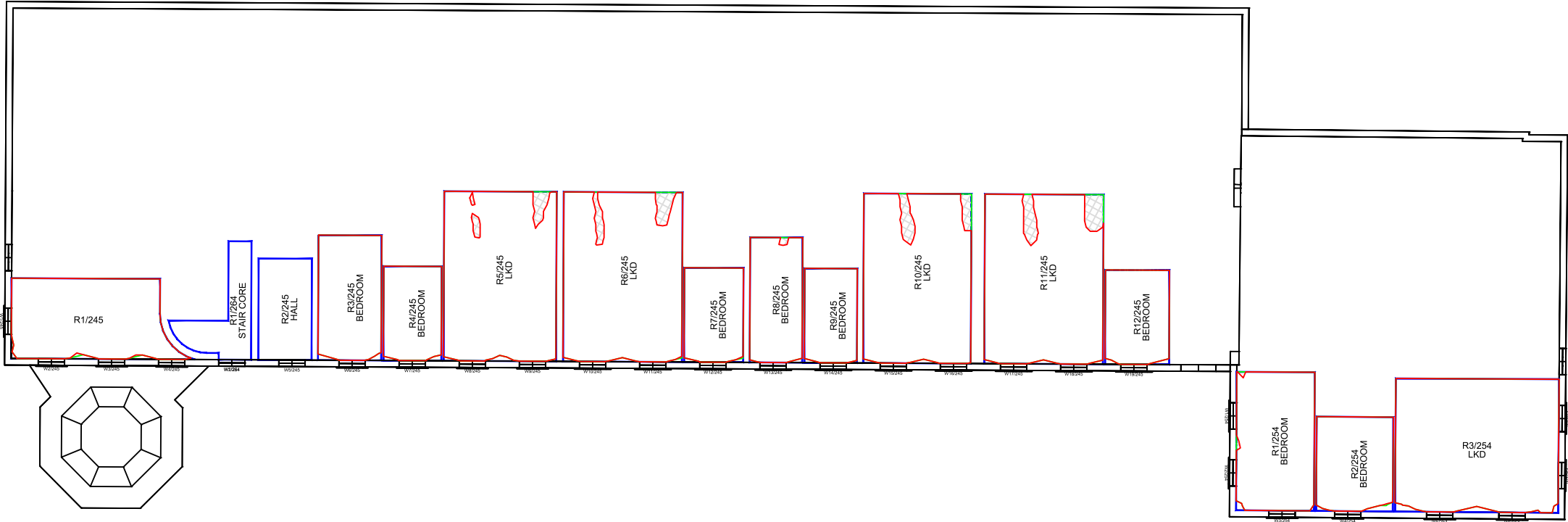
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Revisions:	Date:	Init:
GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ Tel: 0161 835 2101 Fax: 0161 835 2102 email: info@grayscanlanhill.com web: www.grayscanlanhill.com		
Client: First Street (Development) Ltd.		
Project: Plot 9A First Street South Manchester		
Drawing Title: No-Sky Line Contours Proposed Scheme 14/09/21 Cumulative Scenario Chorlton Mill		
Drawn:	BW	Scale: 1:250 @ A3
Checked:	-	Date: Sep 2021
Project No:	Drawing No:	Rev No:
[2104]	W095	-

SCALE 1:250 @ A3



All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

NOTES:
Cardno
Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg
Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg

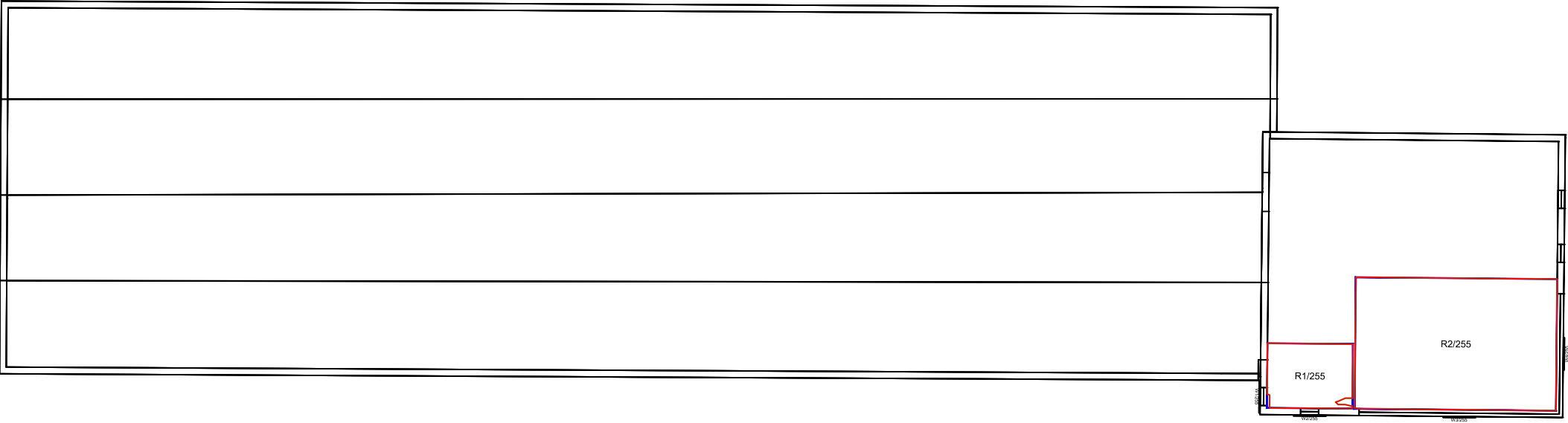


Fifth Floor



Key:

- Existing
- NSL Contour
- Proposed
- NSL Contour
- Region of
- Loss / Gain



Sixth Floor

Revisions:		Date:	Init:
GrayScanlanHill, Brook House, 64 - 72 Spring Gardens, Manchester, M2 2BQ Tel: 0161 835 2101 Fax: 0161 835 2102 email: info@grayscanlanhill.com web: www.grayscanlanhill.com			
Client: First Street (Development) Ltd.			
Project: Plot 9A First Street South Manchester			
Drawing Title: No-Sky Line Contours Proposed Scheme 14/09/21 Cumulative Scenario Chorlton Mill			
Drawn:	BW	Scale:	1:250 @ A3
Checked:	-	Date:	Sep 2021
Project No:	[2104]	Drawing No:	W096
		Rev No:	-

Appendix 10: Baseline vs Cumulative APSH Results

				Room					
				Existing		Proposed			
Room	Window	Room Use	Orientation	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
Macintosh Mills									
R4/9	W4/9	LKD	331.9						
R4/9	W5/9	LKD	241.9						
R4/9	W6/9	LKD	241.9	3	35	1	28	67	20.0
R5/9	W7/9	BEDROOM	241.9	5	30	1	22	80	26.7
R6/9	W8/9	STUDIO	241.9						
R6/9	W9/9	STUDIO	241.9	2	24	1	20	50	16.7
R7/9	W10/9	BEDROOM	241.9						
R7/9	W11/9	BEDROOM	241.9	3	24	1	17	67	29.2
R8/9	W12/9	BEDROOM	241.9	2	17	1	14	50	17.6
R10/9	W14/9	BEDROOM	241.9	0	7	0	6	0	14.3
R11/9	W15/9	BEDROOM	241.9	2	3	1	1	50	66.7
R12/9	W16/9	BEDROOM	241.9	2	11	1	9	50	18.2
R13/9	W17/9	BEDROOM	241.9						
R13/9	W18/9	BEDROOM	154.3	1	19	0	14	100	26.3
R16/9	W21/9	LKD	154.3						
R16/9	W22/9	LKD	61.8						
R16/9	W23/9	LKD	61.8						
R16/9	W24/9	LKD	61.8	4	34	4	31	0	8.8
R17/9	W25/9		241.9						
R17/9	W26/9		242.1						
R17/9	W27/9		241.9						
R17/9	W28/9		242.1						
R17/9	W29/9		62.1	18	59	12	50	33.3	15.3
R4/10	W5/10	LKD	331.9						
R4/10	W6/10	LKD	241.9						
R4/10	W7/10	LKD	241.9	18	59	5	41	72.2	30.5
R5/10	W8/10	BEDROOM	241.9	18	59	5	39	72.2	33.9
R6/10	W9/10	BEDROOM	241.9	19	60	6	40	68.4	33.3
R8/10	W11/10	LKD	241.9						
R8/10	W12/10	LKD	241.9	18	60	5	37	72.2	38.3
R9/10	W13/10	BEDROOM	241.9	18	60	4	33	78	45.0
R10/10	W14/10	LKD	241.9						
R10/10	W15/10	LKD	241.9	18	61	4	35	78	42.6
R12/10	W18/10	BEDROOM	241.9	18	61	3	30	83	50.8
R13/10	W19/10	BEDROOM	241.9						

Room	Window	Room Use	Orientation	Room				Winter %Loss	Annual %Loss
				Existing Winter APSH	Existing Annual APSH	Proposed Winter APSH	Proposed Annual APSH		
R13/10	W20/10	BEDROOM	154.3	24	89	9	58	62.5	34.8
R15/10	W23/10	LKD	154.3						
R15/10	W24/10	LKD	61.8						
R15/10	W25/10	LKD	61.8	27	76	13	54	51.9	28.9
R16/10	W26/10		242.1						
R16/10	W27/10		242.1	14	45	8	36	42.9	20.0
R4/11	W5/11	LKD	331.9						
R4/11	W6/11	LKD	241.9						
R4/11	W7/11	LKD	241.9	19	61	6	43	68.4	29.5
R5/11	W8/11	BEDROOM	241.9	19	62	6	43	68.4	30.6
R6/11	W9/11	BEDROOM	241.9	19	62	6	42	68.4	32.3
R8/11	W11/11	LKD	241.9						
R8/11	W12/11	LKD	241.9	19	62	6	42	68.4	32.3
R9/11	W13/11	BEDROOM	241.9	19	62	5	41	73.7	33.9
R10/11	W14/11	LKD	241.9						
R10/11	W15/11	LKD	241.9	18	61	4	39	78	36.1
R12/11	W17/11	BEDROOM	241.9	18	61	3	34	83	44.3
R13/11	W18/11	BEDROOM	241.9						
R13/11	W19/11	BEDROOM	154.3	25	90	10	63	60.0	30.0
R15/11	W22/11	LKD	154.3						
R15/11	W23/11	LKD	61.8						
R15/11	W24/11	LKD	61.8	27	78	13	59	51.9	24.4
R16/11	W25/11		242.1						
R16/11	W26/11		242.1						
R16/11	W27/11		62.1	19	68	12	59	36.8	13.2
R4/12	W5/12	LKD	331.9						
R4/12	W6/12	LKD	241.9						
R4/12	W7/12	LKD	241.9	20	63	7	46	65.0	27.0
R5/12	W8/12	BEDROOM	241.9	19	62	6	43	68.4	30.6
R6/12	W9/12	BEDROOM	241.9	19	62	6	43	68.4	30.6
R8/12	W11/12	LKD	241.9						
R8/12	W12/12	LKD	241.9	19	62	6	43	68.4	30.6
R9/12	W13/12	BEDROOM	241.9	19	62	5	41	73.7	33.9
R10/12	W14/12	LKD	241.9						
R10/12	W15/12	LKD	241.9	20	63	6	41	70.0	34.9
R12/12	W17/12	BEDROOM	241.9	19	62	4	38	79	38.7

Room	Window	Room Use	Orientation	Room				Winter %Loss	Annual %Loss
				Existing Winter APSH	Existing Annual APSH	Proposed Winter APSH	Proposed Annual APSH		
R13/12	W18/12	BEDROOM	241.9						
R13/12	W19/12	BEDROOM	154.3	25	91	10	67	60.0	26.4
R15/12	W22/12	LKD	154.3						
R15/12	W23/12	LKD	61.8						
R15/12	W24/12	LKD	61.8	28	79	13	60	53.6	24.1
R16/12	W25/12		242.1						
R16/12	W26/12		242.1						
R16/12	W27/12		152.1	25	78	16	67	36.0	14.1
R4/13	W5/13	LKD	331.9						
R4/13	W6/13	LKD	241.9						
R4/13	W7/13	LKD	241.9	20	63	7	46	65.0	27.0
R5/13	W8/13	BEDROOM	241.9	20	63	7	45	65.0	28.6
R6/13	W9/13	BEDROOM	241.9	21	64	7	45	66.7	29.7
R8/13	W11/13	LKD	241.9						
R8/13	W12/13	LKD	241.9	21	64	7	44	66.7	31.3
R9/13	W13/13	BEDROOM	241.9	20	63	6	42	70.0	33.3
R10/13	W14/13	LKD	241.9						
R10/13	W15/13	LKD	241.9	20	63	6	43	70.0	31.7
R12/13	W17/13	BEDROOM	241.9	20	63	5	39	75.0	38.1
R13/13	W18/13	BEDROOM	241.9						
R13/13	W19/13	BEDROOM	154.3	26	93	11	69	57.7	25.8
R15/13	W22/13	LKD	154.3						
R15/13	W23/13	LKD	61.8						
R15/13	W24/13	LKD	61.8	28	79	13	60	53.6	24.1
R4/14	W5/14	LKD	331.9						
R4/14	W6/14	LKD	241.9						
R4/14	W7/14	LKD	241.9	21	64	8	47	61.9	26.6
R5/14	W8/14	BEDROOM	241.9	21	64	8	47	61.9	26.6
R6/14	W9/14	BEDROOM	241.9	21	64	8	46	61.9	28.1
R8/14	W11/14	LKD	241.9						
R8/14	W12/14	LKD	241.9	21	64	7	45	66.7	29.7
R9/14	W13/14	BEDROOM	241.9	21	64	6	43	71.4	32.8
R10/14	W14/14	LKD	241.9						
R10/14	W15/14	LKD	241.9	21	64	6	44	71.4	31.3
R12/14	W17/14	BEDROOM	241.9	20	63	5	41	75.0	34.9

Room	Window	Room Use	Orientation	Room				Winter %Loss	Annual %Loss
				Existing Winter APSH	Existing Annual APSH	Proposed Winter APSH	Proposed Annual APSH		
R13/14	W18/14	BEDROOM	241.9						
R13/14	W19/14	BEDROOM	154.3	28	95	13	73	53.6	23.2
R15/14	W22/14	LKD	154.3						
R15/14	W23/14	LKD	61.8						
R15/14	W24/14	LKD	61.8	28	81	13	62	53.6	23.5
R1/280	W1/280		241.1	0	16	0	16	0	0.0
R1/281	W1/281		241.1	0	17	0	17	0	0.0
R2/281	W2/281		241.1	1	26	1	26	0	0.0
R3/281	W3/281		241.1	1	33	1	32	0	3.0
R1/282	W1/282		241.1	1	21	1	21	0	0.0
R2/282	W2/282		241.1	2	38	1	36	50	5.3
R3/282	W3/282		241.1	4	45	3	43	25	4.4
Chorlton Mill									
R1/239	W1/239	BEDROOM	242.2						
R1/239	W2/239	BEDROOM	242.2	4	19	4	19	0	0.0
R3/239	W4/239		242.2						
R3/239	W5/239		242.2						
R3/239	W6/239		242.2						
R3/239	W7/239		242.2						
R3/239	W8/239		242.2						
R3/239	W9/239		242.2	10	49	9	48	10.0	2.0
R4/239	W10/239		242.2						
R4/239	W11/239		242.2						
R4/239	W12/239		242.2						
R4/239	W13/239		242.2						
R4/239	W14/239		242.2						
R4/239	W15/239		242.2	10	49	9	48	10.0	2.0
R5/239	W16/239		242.2						
R5/239	W17/239		242.2						
R5/239	W18/239		242.2						
R5/239	W19/239		242.2						
R5/239	W20/239		242.2						
R5/239	W21/239		242.2	8	47	8	47	0.0	0.0
R6/239	W22/239		242.2						
R6/239	W23/239		242.2						
R6/239	W24/239		242.2						
R6/239	W25/239		242.2						
R6/239	W26/239		242.2						
R6/239	W27/239		242.2	7	43	7	42	0.0	2.3
R7/239	W28/239		242.2						

Room	Window	Room Use	Orientation	Room				Winter %Loss	Annual %Loss
				Existing Winter APSH	Existing Annual APSH	Proposed Winter APSH	Proposed Annual APSH		
R7/239	W29/239		242.2						
R7/239	W30/239		242.2						
R7/239	W31/239		242.2						
R7/239	W32/239		242.2						
R7/239	W33/239		242.2	8	40	6	37	25.0	7.5
R8/239	W34/239		242.2						
R8/239	W35/239		242.2						
R8/239	W36/239		242.2						
R8/239	W37/239		242.2						
R8/239	W38/239		242.2						
R8/239	W39/239		242.2	9	38	7	36	22.2	5.3
R1/240	W1/240	STUDIO	332.2						
R1/240	W2/240	STUDIO	242.2						
R1/240	W3/240	STUDIO	242.2	6	21	6	21	0.0	0
R3/240	W6/240	LKD	242.2						
R3/240	W7/240	LKD	242.2	12	54	11	53	8.3	1.9
R4/240	W8/240	BEDROOM	242.2	10	52	9	51	10.0	1.9
R5/240	W9/240	BEDROOM	242.2	9	51	8	49	11.1	3.9
R6/240	W10/240	BEDROOM	242.2	9	51	9	49	0.0	3.9
R7/240	W11/240	LKD	242.2						
R7/240	W12/240	LKD	242.2	9	50	8	47	11.1	6.0
R8/240	W13/240	LKD	242.2						
R8/240	W14/240	LKD	242.2	11	52	8	48	27.3	7.7
R9/240	W15/240	BEDROOM	242.2	9	44	7	41	22.2	6.8
R10/240	W16/240	BEDROOM	242.2	10	44	7	41	30.0	6.8
R11/240	W17/240	LKD	242.2						
R11/240	W18/240	LKD	242.2	12	42	8	38	33.3	9.5
R1/241	W1/241	LKD	332.2						
R1/241	W2/241	LKD	242.2						
R1/241	W3/241	LKD	242.2						
R1/241	W4/241	LKD	242.2	14	28	12	26	14.3	7.1
R3/241	W6/241	BEDROOM	242.2	13	56	12	54	7.7	3.6
R4/241	W7/241	BEDROOM	242.2	13	56	11	53	15.4	5.4
R5/241	W8/241	LKD	242.2						
R5/241	W9/241	LKD	242.2	14	56	12	53	14.3	5.4
R6/241	W10/241	LKD	242.2						
R6/241	W11/241	LKD	242.2	13	55	11	52	15.4	5.5
R7/241	W12/241	BEDROOM	242.2	9	51	9	50	0.0	2.0

				Room					
				Existing		Proposed			
Room	Window	Room Use	Orientation	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R8/241	W13/241	BEDROOM	242.2	12	53	9	49	25.0	7.5
R9/241	W14/241	BEDROOM	242.2	10	51	8	48	20.0	5.9
R10/241	W15/241	LKD	242.2						
R10/241	W16/241	LKD	242.2	13	53	8	48	38.5	9.4
R11/241	W17/241	LKD	242.2						
R11/241	W18/241	LKD	242.2	11	45	4	38	64	15.6
R12/241	W19/241	BEDROOM	242.2	5	25	2	22	60	12
R1/242	W1/242	LKD	332.2						
R1/242	W2/242	LKD	242.2						
R1/242	W3/242	LKD	242.2						
R1/242	W4/242	LKD	242.2	17	32	14	28	17.6	12.5
R3/242	W6/242	BEDROOM	242.2	18	61	16	58	11.1	4.9
R4/242	W7/242	BEDROOM	242.2	17	60	15	57	11.8	5.0
R5/242	W8/242	LKD	242.2						
R5/242	W9/242	LKD	242.2	17	60	15	57	11.8	5.0
R6/242	W10/242	LKD	242.2						
R6/242	W11/242	LKD	242.2	15	58	14	56	6.7	3.4
R7/242	W12/242	BEDROOM	242.2	13	56	12	54	7.7	3.6
R8/242	W13/242	BEDROOM	242.2	13	56	10	52	23.1	7.1
R9/242	W14/242	BEDROOM	242.2	12	55	9	51	25.0	7.3
R10/242	W15/242	LKD	242.2						
R10/242	W16/242	LKD	242.2	14	56	9	51	35.7	8.9
R11/242	W17/242	LKD	242.2						
R11/242	W18/242	LKD	242.2	12	49	5	42	58.3	14.3
R12/242	W19/242	BEDROOM	242.2	5	29	2	26	60	10.3
R1/243	W1/243	LKD	332.2						
R1/243	W2/243	LKD	242.2						
R1/243	W3/243	LKD	242.2						
R1/243	W4/243	LKD	242.2	21	37	18	33	14.3	10.8
R3/243	W6/243	BEDROOM	242.2	21	64	18	60	14.3	6.3
R4/243	W7/243	BEDROOM	242.2	20	63	17	59	15.0	6.3
R5/243	W8/243	LKD	242.2						
R5/243	W9/243	LKD	242.2	21	64	17	59	19.0	7.8
R6/243	W10/243	LKD	242.2						

				Room					
				Existing		Proposed			
Room	Window	Room Use	Orientation	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R6/243	W11/243	LKD	242.2	18	61	15	57	16.7	6.6
R7/243	W12/243	BEDROOM	242.2	14	57	13	55	7.1	3.5
R8/243	W13/243	BEDROOM	242.2	16	59	13	55	18.8	6.8
R9/243	W14/243	BEDROOM	242.2	15	58	12	54	20.0	6.9
R10/243	W15/243	LKD	242.2						
R10/243	W16/243	LKD	242.2	15	58	10	53	33.3	8.6
R11/243	W17/243	LKD	242.2						
R11/243	W18/243	LKD	242.2	12	54	5	47	58.3	13.0
R12/243	W19/243	BEDROOM	242.2	5	35	2	32	60	8.6
R1/244	W1/244	LKD	332.2						
R1/244	W2/244	LKD	242.2						
R1/244	W3/244	LKD	242.2						
R1/244	W4/244	LKD	242.2	21	38	18	34	14.3	10.5
R3/244	W6/244	BEDROOM	242.2	22	65	18	60	18.2	7.7
R4/244	W7/244	BEDROOM	242.2	22	65	17	59	22.7	9.2
R5/244	W8/244	LKD	242.2						
R5/244	W9/244	LKD	242.2	22	65	17	59	22.7	9.2
R6/244	W10/244	LKD	242.2						
R6/244	W11/244	LKD	242.2	21	64	18	60	14.3	6.3
R7/244	W12/244	BEDROOM	242.2	18	61	16	58	11.1	4.9
R8/244	W13/244	BEDROOM	242.2	18	61	15	57	16.7	6.6
R9/244	W14/244	BEDROOM	242.2	17	60	13	55	23.5	8.3
R10/244	W15/244	LKD	242.2						
R10/244	W16/244	LKD	242.2	19	62	13	56	31.6	9.7
R11/244	W17/244	LKD	242.2						
R11/244	W18/244	LKD	242.2	16	59	9	52	43.8	11.9
R12/244	W19/244	BEDROOM	242.2	5	42	2	39	60	7.1
R1/245	W1/245		332.2						
R1/245	W2/245		242.2						
R1/245	W3/245		242.2						
R1/245	W4/245		242.2	22	66	19	62	13.6	6.1
R3/245	W6/245	BEDROOM	242.2	22	65	19	61	13.6	6.2
R4/245	W7/245	BEDROOM	242.2	22	66	17	60	22.7	9.1
R5/245	W8/245	LKD	242.2						

				Room					
				Existing		Proposed			
Room	Window	Room Use	Orientation	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
R5/245	W9/245	LKD	242.2	22	65	17	59	22.7	9.2
R6/245	W10/245	LKD	242.2						
R6/245	W11/245	LKD	242.2	22	65	18	60	18.2	7.7
R7/245	W12/245	BEDROOM	242.2	18	61	16	58	11.1	4.9
R8/245	W13/245	BEDROOM	242.2	21	64	16	58	23.8	9.4
R9/245	W14/245	BEDROOM	242.2	20	63	15	57	25.0	9.5
R10/245	W15/245	LKD	242.2						
R10/245	W16/245	LKD	242.2	21	64	16	59	23.8	7.8
R11/245	W17/245	LKD	242.2						
R11/245	W18/245	LKD	242.2	20	63	13	56	35.0	11.1
R12/245	W19/245	BEDROOM	242.2	12	54	7	49	41.7	9.3
R1/251	W1/251	BEDROOM	332.2						
R1/251	W2/251	BEDROOM	332.2						
R1/251	W3/251	BEDROOM	242.3	21	60	16	55	23.8	8.3
R2/251	W4/251	BEDROOM	242.3	21	61	16	56	23.8	8.2
R3/251	W5/251	LKD	242.3						
R3/251	W6/251	LKD	242.3						
R3/251	W7/251	LKD	152.3						
R3/251	W8/251	LKD	152.3	22	64	18	60	18.2	6.3
R1/252	W1/252	BEDROOM	332.2						
R1/252	W2/252	BEDROOM	332.2						
R1/252	W3/252	BEDROOM	242.3	21	65	16	60	23.8	7.7
R2/252	W4/252	BEDROOM	242.3	21	63	17	59	19.0	6.3
R3/252	W5/252	LKD	242.3						
R3/252	W6/252	LKD	242.3						
R3/252	W7/252	LKD	152.3						
R3/252	W8/252	LKD	152.3	22	66	18	62	18.2	6.1
R1/253	W1/253	BEDROOM	332.2						
R1/253	W2/253	BEDROOM	332.2						
R1/253	W3/253	BEDROOM	242.3	21	65	16	60	23.8	7.7
R2/253	W4/253	BEDROOM	242.3	21	65	17	61	19.0	6.2
R3/253	W5/253	LKD	242.3						
R3/253	W6/253	LKD	242.3						
R3/253	W7/253	LKD	152.3						
R3/253	W8/253	LKD	152.3	22	70	18	66	18.2	5.7
R1/254	W1/254	BEDROOM	332.2						
R1/254	W2/254	BEDROOM	332.2						
R1/254	W3/254	BEDROOM	242.3	21	65	16	60	23.8	7.7

Room	Window	Room Use	Orientation	Room				Winter %Loss	Annual %Loss
				Existing Winter APSH	Existing Annual APSH	Proposed Winter APSH	Proposed Annual APSH		
R2/254	W4/254	BEDROOM	242.3	21	65	17	61	19.0	6.2
R3/254	W5/254	LKD	242.3						
R3/254	W6/254	LKD	242.3						
R3/254	W7/254	LKD	152.3						
R3/254	W8/254	LKD	152.3	22	76	18	72	18.2	5.3
R1/255	W1/255		332.4						
R1/255	W2/255		242.4	20	65	16	61	20.0	6.2
R2/255	W3/255		242.4						
R2/255	W4/255		152.4	18	83	14	79	22.2	4.8

Appendix 11: Baseline vs Cumulative Time in Sun Plots

SCALE 1:1500 @ A3



Cumulative Condition



Cumulative Proposed Condition

All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project
Surveyor before the commencement of any works.

NOTES:
Cardno
Topographical Survey (received 27/11/15)
3473-0815-91_Final.dwg
Technics
3D Scanning Survey (received 27/11/15)
3519-1115-01_3D Model.dwg
Jon Matthews Architects
Proposed 3D Model (received 14/09/21)
05662_Facade options in context 210914.skp
Proposed Site Plan (received 14/09/21)
05662_MP_00_1000.dwg

Key:	
	Area analysed
	Area with more than 2 hours of direct sunlight
	Area with less than 2 hours of direct sunlight
50%	Percentage of area with more than 2 hours of direct sunlight

-		
Revisions:	Date:	Init:

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Client:
First Street (Development) Ltd.

Project:
Plot 9A
First Street South
Manchester

Drawing Title:
2hr Overshadowing
March 21st
Proposed Scheme 14/09/21
Cumulative Scenario

Drawn:	BW	Scale:	1:1500 @ A3
Checked:	-	Date:	Sep 2021
Project No:	[2104]	Drawing No:	W080
		Rev No:	-