

Proximity

Daylight & Sunlight
Amenity Impact
Assessment Report

Cross Keys Street
New Cross
Manchester



Project Particulars

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1.0 Executive Summary

- 1.1.1 Cross Keys Estates Limited (“the Applicant”) have developed a proposal for the construction of an apartment building of up to 9 storeys (ground plus 8 storeys), on land bounded by Goulden Street, Chadderton Street, Marshall Street and Cross Keys Street in New Cross, Manchester.
- 1.1.2 Proximity is appointed to evaluate the daylight and sunlight amenity impact of the Proposed Development on the surrounding built environment.
- 1.1.3 This Report confirms our assessment methodology, findings and opinions.
- 1.1.4 We have used the provisions set out in the Building Research Establishment (“BRE”) design guidance Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice, which is recognised as the industry standard, technically robust, methodology for appraising daylight and sunlight amenity impact in the built environment.
- 1.1.5 The BRE Guidance primarily seeks to promote the daylight and sunlight impact assessment of neighbouring buildings of residential use; it highlights the consideration of daylight and sunlight to living rooms and daylight to bedrooms and family kitchens.
- 1.1.6 This Report documents the measured impact that the Proposed Development will have on the daylight and sunlight amenity of the Site facing habitable rooms of the following neighbouring buildings that have been impact assessed are:
- > Peelers Yard Development, Goulden Street, Manchester
 - > The Broadside Apartment Building, 47 Oldham Road, Manchester, M4 5FL
 - > Poplin Apartment Building, Oldham Road
 - > New Cross Central, 18 Addington Street, Manchester, M4 5GD
 - > 32 Mason Street, Manchester, M4 5EY
 - > 34 Mason Street, Manchester, M4 5EZ
 - > 36 Mason Street, Manchester, M4 5EZ
 - > 38 Mason Street, Manchester, M4 5EZ
- 1.1.7 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 sunlight that is available to the abovementioned receptors, both as existing / Baseline Condition and as Proposed.

- 1.1.8 Impacts of the Proposed Development on the daylight and amenity of nos. 32, 34, 36 and 38 Mason Street are predominantly negligible and not significant.
- 1.1.9 Impacts on daylight and sunlight amenity are identified to the other neighbouring receptors above.
- 1.1.10 Where impacts on daylight and sunlight amenity are present, we have also undertaken daylight and sunlight technical analyses to establish the impacts of a Hypothetical Massing on the Site, established with reference to Manchester City Council's Neighbourhood Development Framework for New Cross ("the NDF"). These analyses show that adverse impacts to parts of the neighbouring buildings are an inherent aspect of redevelopment within New Cross, and the impacts of the Proposed Development are considered in this context.
- 1.1.11 The results of this analysis demonstrate that the impact of the Proposed Development on the daylight and sunlight amenity of the neighbouring receptors is appropriate and balanced.
- 1.1.12 Notwithstanding that impacts on daylight and sunlight amenity of the neighbouring receptors are, locally, greater than those of a Hypothetical NDF massing, there are in our opinion factors that mean the identified impacts are commensurate with the locale, as follows:
- > Certain neighbouring buildings have design features which place inherent limitations on the access to direct daylight and sunlight in the baseline condition (including projections above and to the side of windows, outlook towards adjacent massing, retained chimney structures);
 - > The City Centre Fringe location of New Cross, the significant massing and relatively tight urban grain in the vicinity of the Site merits the flexible application of the BRE Guidance.
 - > The neighbouring buildings have been developed to a height greater than envisaged in the NDF. This has the effect of limiting daylight and sunlight in the baseline condition. Construction of a Proposed Development to a slightly greater height than outlined in the NDF – and associated uplift in amenity impacts therewith – is in our opinion commensurate with the 'as built' development of New Cross since the NDF was published in 2015.
 - > The impacts on daylight and sunlight amenity identified are therefore considered appropriate and balanced.

2.0 Introduction

2.1 Background and Instructions

- 2.1.1 Cross Keys Estates Limited (“the Applicant”) have developed a proposal for the construction of an apartment building of up to 9 storeys (ground plus 8 storeys), on land bounded by Goulden Street, Chadderton Street, Marshall Street and Cross Keys Street in New Cross, Manchester.
- 2.1.2 Proximity is appointed to evaluate the daylight and sunlight amenity impact of the Proposed Development on the surrounding built environment. This Report confirms our assessment methodology, findings and opinions.

2.2 Scope of this Report

- 2.2.1 Our daylight and sunlight amenity impact assessment revolves around the provisions of the Building Research Establishment’s (“BRE”) Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice. The Guide provides an objective means for evaluating daylight and sunlight amenity impacts in the built environment.
- 2.2.2 The Site facing windows of the habitable rooms within the following neighbouring buildings are identified as key receptors and have been daylight and sunlight amenity impact appraised:
- > Peelers Yard Development, Goulden Street, Manchester
 - > The Broadside Apartment Building, 47 Oldham Road, Manchester, M4 5FL
 - > Poplin Apartment Building, Oldham Road
 - > New Cross Central, 18 Addington Street, Manchester, M4 5GD
 - > 32 Mason Street, Manchester, M4 5EY
 - > 34 Mason Street, Manchester, M4 5EZ
 - > 36 Mason Street, Manchester, M4 5EZ
 - > 38 Mason Street, Manchester, M4 5EZ
- 2.2.3 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 sunlight that is available to the abovementioned receptors, both as existing / baseline and as proposed.

2.3 The Site

- 2.3.1 The Site is located in the New Cross area of Manchester City Centre. It is bounded by Goulden Street to the north east, Chadderton Street to the south east, Marshall Street to the south west and Cross Quays Street to the north west.
- 2.3.2 It is currently used as surface car parking, with the former building on the Site having been demolished circa 12 years ago. Part of the Site is currently occupied by temporary cabins for construction of a neighbouring development.

2.4 The Proposed Development

- 2.4.1 The Proposed Development comprises the construction of an apartment building of up to 9 storeys in height (ground plus 8 storeys). The Proposed Development massing will be located at the eastern, southern and western extents of the Site, with the northern corner of the Site free of any mass and landscaped.

2.5 Information Relied upon and Site-Specific Limitations

- 2.5.1 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). This has been supplemented with Google Earth Imagery.
- 2.5.2 To facilitate the running of the computerised technical analysis, we have constructed digital 3D massing models of the Site and its surroundings in both the baseline condition and as is proposed. In establishing the 3D massing models, we have relied on the following information, provided to us by others:
- > A photogrammetric model of the Site and its surroundings by AccuCities;
 - > A laser scan survey of the site and surroundings by ND Oliver; and
 - > 3D model of the Proposed Development prepared by Tim Groom Architects.

- 2.5.3 On the basis that the massing of the neighbouring Peeler's Yard development was under construction during the time of our inspection, it has been necessary to model its future, full massing and internal arrangement from plans and elevations available from Manchester City Council's ("MCC") planning portal under planning application references 125678/FO/2019 and 135818/JO/2022.
- 2.5.4 The interior of the neighbouring buildings considered as part of this Report have not been inspected. It has, therefore, been necessary to make assumptions regarding the use and arrangement of the neighbouring rooms. These assumptions can be observed from the No Sky Line Contour Plans at Appendix 4.
- 2.5.5 Our room arrangement assumptions are influenced by plans forming part of planning applications downloaded from Manchester City Council's Planning Public Access System and other online or digital resources, as follows:
- > Poplin Apartment Building, Oldham Road – MCC Ref: 125686/FO/2019
 - > New Cross Central, 18 Addington Street - MCC Ref: 124888/FO/2019.
 - > The Broadside Apartment Building – MCC Ref: 112015/FO/2016/N1
 - > 38 Mason Street – MCC Ref: 104863/FU/2014/N1.
 - > 34 Mason Street – MCC Ref: 118182/JO/2017
 - > 32 Mason Street – MCC Ref: CDN/19/0243
- 2.5.6 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. We have had to assume the position of the working plane.
- 2.5.7 On the basis that the neighbouring buildings have not been inspected, we have also had to make assumptions as to their internal use and function. Our assumptions are primarily influenced by observations made during our Site inspection. We have also identified the neighbouring buildings of residential use by reference to Valuation Office Agency records – neighbouring buildings with a Council Tax Band being of residential use.
- 2.5.8 Our technical analysis only appraises the daylight and sunlight amenity impact that the massing of the Proposed Development will have on the of the surrounding built environment. It is not a cumulative assessment that acknowledges the massing of any other construction development proposed in the vicinity of the Site.

3.0 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”) 2023 confirms the Government’s objective to conserve and enhance the natural and local environment in the planning system.
- 3.1.3 The availability of daylight and sunlight are, of course, natural resources that can enhance an environment.
- 3.1.4 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. This echoes the sentiment of the BRE Guidance, covered in greater detail below.

3.2 Local Planning Policy and Guidance

Core Strategy (2012)

- 3.2.1 Manchester City Council’s (“the Council”) Core Strategy was adopted in 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 The Site, and the New Cross area generally, fall within the bounds of the City Centre Fringe (as defined in 2012 – arguably the City Centre has, through significant development, now expanded to now include parts of Anocats, New Cross and NOMA).

- 3.2.4 The City Centre Fringe is defined and delineated in Policy CC1 of the Core Strategy, which goes on to state that this area, and City Centre of Manchester, “*will be considered a suitable location for consideration of high density buildings*”.
- 3.2.5 It is reasonable to anticipate that within environments of elevated density, daylight and sunlight amenity will be lower than found in suburban areas of the City, and that impacts of development on existing amenity is more likely to be experienced by neighbouring receptors.
- 3.2.6 Elsewhere, the Core Strategy confirms that all new developments should follow certain “development principles”. Policy DM1 – Development Management – confirms that all developments should have regard to a number of issues, such as the effects on amenity, including light.

New Cross Neighbourhood Development Framework (2015)

- 3.2.7 The Neighbourhood Development Framework (“NDF”) identifies New Cross as a strategic location at the edge of the City Centre.

3.2.8 The Site falls within the bounds of Zone A as identified in this document.



Figure 1. Extract from New Cross NDF

3.2.9 The NDF sets out massing parameters for Zone A, and identifies the minimum and maximum storey heights as being 4 and 7 storeys.

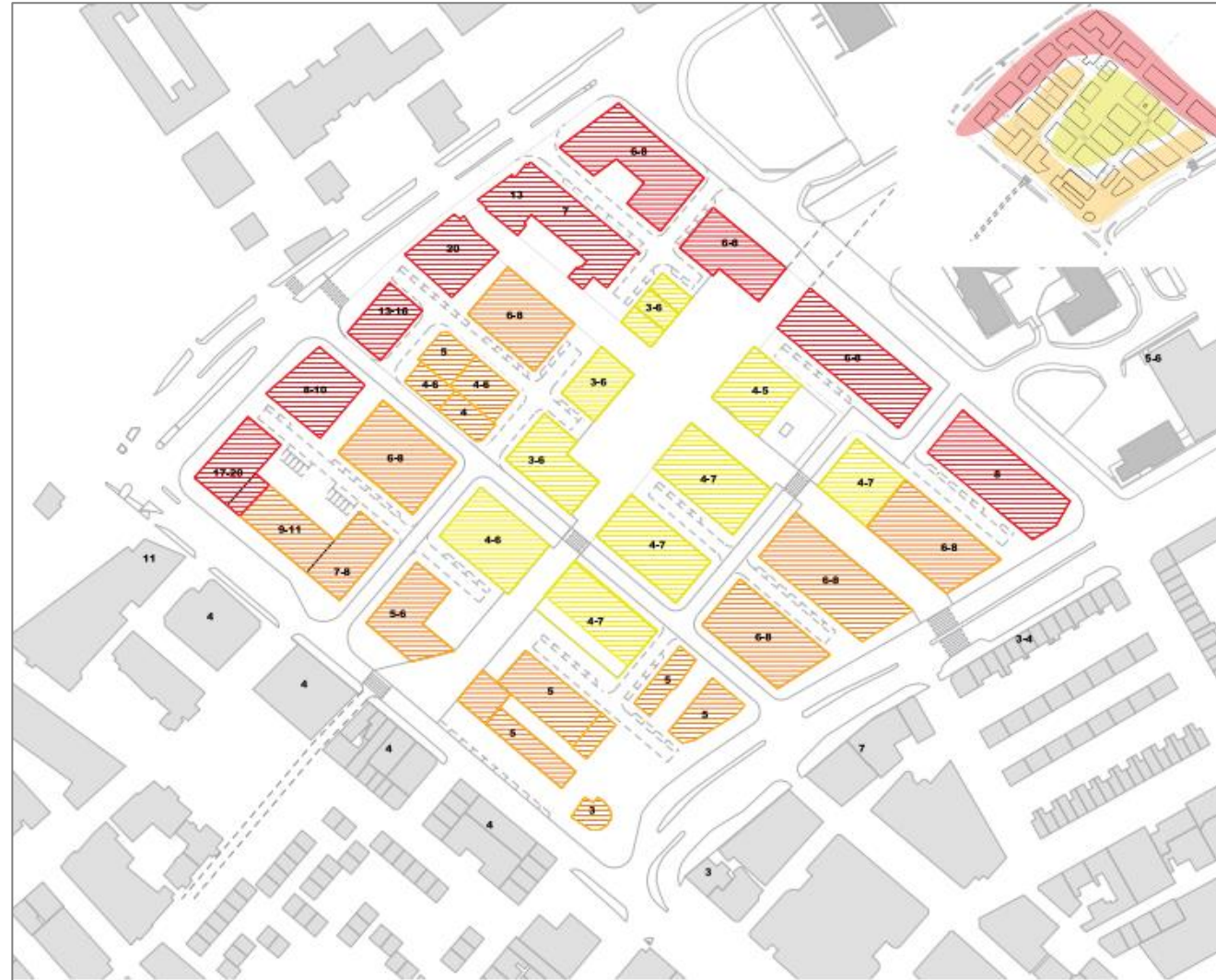


Figure 2. NDF extract – Minimum and maximum Storey Numbers

- 3.2.10 The figure above identified that up to 7 storeys is envisaged for the Site, and buildings of comparable or greater height in the immediate vicinity.
- 3.2.11 The Site is therefore – like other neighbouring plots that have already undergone redevelopment – envisaged to be subject to a significant uplift in density, compared to its current and former state.

Guide to Development in Manchester (2017)

- 3.2.12 The Guide to Development in Manchester Supplementary Planning Document (“SPD”) confirms that consideration should be given to issues including overshadowing to hard landscaped areas within the public realm.
- 3.2.13 This SPD was published in March 2017 and is intended to provide clear direction on the considerations, qualities, and opportunities that will help to deliver high quality residential development of part of successful and sustainable neighbourhoods across Manchester.
- 3.2.14 In encouraging developers to “appreciate scale” the SPD 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.
- 3.2.15 Although the above-mentioned Policies and Guidance reference daylight and sunlight amenity, and an appropriateness of scale and massing, there is no bespoke “daylight and sunlight” policy. Further, no guidance is provided on how a daylight and sunlight amenity impact might be measured and evaluated in practice.
- 3.2.16 Accordingly, it is necessary to consider the design guidance available from the Building Research Establishment (BRE) and their Guidance Note *“Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice”*.

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

- 3.3.1 The BRE Guidance was produced following extensive consultation with architects, planning officers, consultants, professional institutions and Government officials.
- 3.3.2 The Guidance was first published in 1991 and superseded the Department of the Environment Guidance “Sunlight and Daylight Planning Criteria and Design of Buildings”.
- 3.3.3 The current edition (3rd) of the BRE Guidance was published in June 2022.
- 3.3.4 Its 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 daylight and sunlight given their relative siting, height and mass.
- 3.3.5 The BRE Guidance is technically robust and has become the industry standard methodology for assessing daylight and sunlight amenity in the built environment. 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.

4.0 The BRE Tests

4.1 Daylight to Buildings

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

- 4.1.9 We would stress that should a window's VSC value be reduced by more than 20%, this does not mean that the room will ordinarily be left with inadequate levels of daylight; it simply means that the reduction in light will be more noticeable to the occupants. A distinction needs to be made between these two things.
- 4.1.10 The BRE Guidance confirms that the daylight distribution of an existing building can be found by plotting the No Sky Line ("NSL") for each main room, which would include living rooms, dining rooms and kitchens (bedrooms are considered less important). 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. 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 light.
- 4.1.11 The BRE Guidance confirms that the area of a room within the baseline NSL can be reduced by 20% (or to 0.8x baseline value) 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. 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.
- 4.2.2 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".*
- 4.2.3 Based on the wording of this provision, sunlight may only need to be considered for windows serving living rooms, which contrasts with the daylight test that applies equally to kitchens and bedrooms.

- 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”*. The period September–March is acknowledged as the “winter months”.
- 4.2.5 Again, the BRE confirms that where the APSH values are not met in the existing condition, a reduction of up to 20% (i.e., 0.8x) the existing value would be acceptable, on the basis that the reduction is unlikely to be noticed by the building occupants.
- 4.2.6 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. Again, a distinction needs to be made between the two needs to be made.

4.3 Alternative Daylight & 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 entirely logical. It is unrealistic to rigidly impose the BRE’s low density massing targets in city centres or other local centres where increased density is sought.
- 4.3.3 The promoting of a high-density environment is at odds with the maintaining of those levels of daylight and sunlight that the BRE has set for its low density massing targets.
- 4.3.4 Proximity consider the setting of alternative targets to be a necessary means of adjusting the BRE Guidance for use in an environment such as this Site. As covered earlier in this Report (see section 3.2), SCC Policy is promoting density in the vicinity of the Site.

- 4.3.5 It is unreasonable to expect higher density developments to fall in line with the BRE's low density targets. For this reason, the setting of alternative daylight and sunlight amenity targets is justified for this Site, and an appropriate means of impact appraising the Proposed Development.
- 4.3.6 A generic or non-site specific alternative daylight target of 21.6% VSC can be established for higher density massing environments, through applying BRE principles.
- 4.3.7 To explain, the BRE Guidance confirms that the 27% target VSC is an acceptable level of daylight, and one that is capable and accepted of being reduced by 20% (i.e. retention of 0.8x baseline values).
- 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 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.
- 4.3.13 Appendix F of the BRE Guidance sets out other principles by which Alternative targets may be set. Examples of approaches include use of a 'mirror image' massing (transposing a 'mirror image of a receptor's massing onto a development site), or the massing included within an extant planning permission.

- 4.3.14 We consider the setting of Alternative targets based on the 7 storey massing envisaged in the New Cross NDF planning document to be an appropriate means of assessing the Proposed Development.
- 4.3.15 The BRE Guidance notes that an assessment using a hypothetical massing – such as a mirror image massing, extant planning permission or, in this case, a 7 storey ‘NDF massing’ profile – should be treated differently to an assessment with an existing building on a Site. The reason for this is that a retention of at least 0.8x baseline values in would, in an existing vs proposed assessment, amount to a negligible impact that may not be noticeable to room occupants. By contrast, the BRE Guidance notes that it would be inappropriate to set 0.8x baseline values as a benchmark target when using a hypothetical massing.

4.4 Sunlight to Open Spaces

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.

- 4.4.1 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.

- 4.4.2 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”.

- 4.4.3 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 reduction to 0.8x of the existing value is accepted by the BRE on the grounds that it is unlikely to be noticed by the users.

5.0 Assessment

5.1 Assessment Methodology

- 5.1.1 Our assessment follows the methodology set out in the BRE Guidance, which provides an objective means of measuring and evaluating daylight and sunlight amenity impacts in the built environment.
- 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 digital 3D model has been constructed that simulates the massing of the Site and its surroundings in both its baseline and proposed condition.
- 5.1.3 Specialist computer software (known as “Waldram Tools”, a widely used and market leading simulated light measurement software) has been used 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 2.5 of this Report.

5.2 Receptor Identification

- 5.2.1 It is clear from reading the BRE Guidance that it seeks to consider daylight and sunlight amenity for neighbouring buildings of residential use; it emphasises the availability of daylight and sunlight to living rooms, and daylight to bedrooms and family kitchens. The relevant or sensitive daylight and sunlight receptors around the Site are therefore those windows that serve anticipated habitable room uses in the neighbouring buildings.
- 5.2.2 For the purposes of this Report, we have identified the Site facing windows and habitable rooms of the following neighbouring buildings as the relevant daylight and sunlight amenity impact receptors:
 - > Peelers Yard Development, Goulden Street, Manchester
 - > The Broadside Apartment Building, 47 Oldham Road, Manchester, M4 5FL
 - > Poplin Apartment Building, Oldham Road
 - > New Cross Central, 18 Addington Street, Manchester, M4 5GD
 - > 32 Mason Street, Manchester, M4 5EY
 - > 34 Mason Street, Manchester, M4 5EZ
 - > 36 Mason Street, Manchester, M4 5EZ
 - > 38 Mason Street, Manchester, M4 5EZ

- 5.2.3 Any windows in the above-mentioned building that are known to serve circulation space or welfare accommodation have not been analysed, neither have the windows that serve any ground floor retail uses.

5.3 Baseline Condition

- 5.3.1 The baseline condition acknowledges the massing of the existing buildings of the Site and the current massing of its surroundings at the date of this Report. This also acknowledges the full massing of Peelers Yard development to the north east, which is currently under construction and will become a relevant part of the built environment, and a receptor in its own right.
- 5.3.2 Baseline massing images of the Site and its surroundings are provided at Appendix 1.

5.4 The Measured Daylight & Sunlight Amenity Impact

- 5.4.1 The results of the VSC daylight tests are tabulated in Appendix 2.
- 5.4.2 We have measured the daylight impact of the Proposed Development against the BRE's 27% VSC target.
- 5.4.3 The results of the NSL tests are presented at Appendix 3. To explain the NSL contour plots, the area of the room within the amber contour receives access to direct sky light. The hatched area of the room identifies each neighbouring room that will lose direct access to sky visibility, because of the Proposed Development.
- 5.4.4 As above, the BRE confirm that only windows facing within 90° of due south can have any real expectation of receiving sunlight and need to be technically appraised. This is because the sun rises in the east, sets in the west, passing through south. The Site facing windows / rooms of some neighbouring buildings considered as part of this Report are north facing. For this reason, they have not been sunlight amenity impact evaluated.
- 5.4.5 The tabulated VSC and NSL results contained within the Appendices of this Report appended have been colour annotated for ease of review, as follows:
- > Green indicates the result achieves the unmodified BRE target;
 - > Amber indicates the result comes within an 'Acceptable Tolerance' of the unmodified BRE target (i.e. it achieve the generic Alternative Target appropriate to a City Centre or high density environment)
 - > Pink indicates that the result is more than the Acceptable Tolerance reduction.

- 5.4.6 Results in the 'Pr/Ex' column show the proposed value as a proportion of the baseline value.
- 5.4.7 These results are colour annotated pink or green based on whether the proposed result is, respectively, less than or greater than 0.8x the Baseline value.
- 5.4.8 Proposed "Pr/Ex" results that are greater than 0.8x Baseline Values are coloured green and are considered acceptable to the BRE on the basis that any reduction in VSC, NSL or APSH would not be noticed by the room occupants. Effectively, this impact is considered to be negligible.
- 5.4.9 Therefore, a pink result for VSC or APSH are considered BRE compliant if the Pr/Ex result is coloured green (i.e., the result in the Proposed Condition is not < 0.8x baseline values, and therefore not noticeable to the room occupants).
- 5.4.10 NDF Massing images of the Site and its surroundings are provided at Appendix 6.
- 5.4.11 The VSC, NSL and APSH results of the NDF Massing Assessment are, respectively, presented at Appendices 7, 8 and 9. These have been used to establish an alternative benchmark target and assess the impact of a massing envisaged by planning policy.
- 5.4.12 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 at Section 6 below, followed by a summary of Conclusions.

6.0 The Neighbouring Receptors



Peeler's Yard Development

Peelers Yard is an apartment development currently under construction to the north east of the Site.

Its final mass will be up to seven storeys in height and part of its window provision overlooks the Site directly.

Our analysis assumes that the massing of the building is established, and that its future windows and rooms are receptors.



Broadside Apartment Building

Broadside Apartments comprises two blocks located to the east of the Site and separated from it by Chadderton Street.

Part of its window provision overlooks the Site directly.



Poplin Apartment Building

The Poplin building is a recently completed apartment development located to the south of the Site.

Its window provision does not overlook the Site directly, however, the Proposed Development will be seen through certain windows once constructed.



New Cross Central

New Cross Central is a recently completed apartment development located to the south west of the Site and separated from it by Marshall Street.

Its Site facing window provision overlooks the Site directly.



32 Mason Street

32 Mason Street is a building converted to apartment use.

It is separated from the Site by Cross Quay Street and an area of surface car parking, and its window provision overlooks the Site directly.



34, 36 & 38 Mason Street

These buildings are located to the north of the Site.

Their window provision does not overlook the Site directly, however, the Proposed Development will be seen once constructed.

Peelers Yard Development

Daylight Amenity

Baseline vs Proposed

165 windows, serving 78 individual rooms, have been appraised.

In the Proposed Condition, 110 windows of the 165 appraised (66%) will either

- > continue to achieve the BRE's VSC Target; or
- > retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

In the Proposed Condition, 18 windows (11%) would achieve the Acceptable Tolerance VSC target of 21.6%, appropriate to areas of mixed- and high-density, and areas were planning policy supports density.

Impacts on this majority (77%) of windows is not significant.

In the Proposed Condition, 37 windows (23%) would not achieve the Acceptable Tolerance VSC target of 21.6% in the Proposed Condition, and would experience an impact that could be noticed by the rooms occupants. Of these:

- > 18 serve bedrooms, which are identified as a low sensitivity daylight receptor.
- > 19 windows serve 7 Living/Kitchen/Dining ("LKD") rooms. Each of these LKD rooms is served by multiple windows, some of which achieve the BRE target (or come within an acceptable tolerance of it). Of these 7 rooms, 5 would experience negligible reduction in NSL. Given many of these window retain VSC values of between circa 15% and 21%, in our opinion the impacts of the Proposed Development on the daylight amenity of these rooms is appropriate and balanced.

Overall, 70 rooms of 7 appraised (90%) would pass the BRE's NSL test, experiencing negligible reductions in daylight distribution that are unlikely to be noticed by room occupants.

Of the remaining 8 rooms, five are bedrooms which we consider to be a low sensitivity receptor. The remaining three rooms are LKDs. Whilst these rooms would experience a reduction noticeable to the room occupant, the majority of each rooms will continue to receive direct daylight, with between 61% and 76% continuing to be within the No Skyline.

There are factors that, in our opinion, mitigate the apparent impact on daylight amenity:

- > That the Site is currently free of any massing means that magnitudes of change are inflated, and reductions in daylight amenity would consequently more noticeable to the future occupants of this neighbouring development.
- > A significant number of this building's windows - 63 windows (38%) – do not achieve the BRE targets in the Baseline Condition, owing to features of this neighbouring development's own design as well as massing of other neighbouring buildings. These features include, at ground floor and mezzanine level, recessed windows below the projecting first floor above; and an outlook of many rooms towards the retained historic chimney. These design features are an inherent limitation on the access to daylight.
- > The New Cross NDF envisages a significant uplift in massing and density for the Site, compared to its current use as surface carpark. The NDF also envisages a significant uplift in density of the wider area, of which the neighbouring receptors are a part and have already contributed to. Impacts on daylight amenity are, in our opinion, inherent to the development of this Site and New Cross more generally if developed in alignment with the NDF.

Baseline vs NDF Massing

The NDF identifies the Site as being suitable for up to 7 storeys. We have undertaken an analysis to assesses the impact of a notional 7 storey massing on the Site, established with reference to the NDF (the "NDF Condition"), compared to the Baseline Condition.

In the NDF Condition 130 windows (78%) will either:

- > continue to achieve the BRE's VSC Target; or
- > retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

In the NDF Condition, 10 windows (6%) would achieve the Acceptable Tolerance VSC target of 21.6%, appropriate to areas of mixed- and high-density, and areas where planning policy supports an uplift in density.

In the NDF Condition, 25 windows (15%) would not achieve the Acceptable Tolerance VSC target of 21.6% in the Proposed Condition, and would experience an impact that could be noticed by the rooms occupants. These windows are principally located at ground and mezzanine, first and second floor levels.

In the NDF condition, 68 (87%) rooms would experience negligible changes in NSL. 10 rooms would experience reductions in NSL, including high magnitudes of change to 6 of these rooms.

Notwithstanding that the impacts of the Proposed Development on the daylight amenity of the Peelers Yard are greater than that of the Hypothetical NDF massing, in our opinion these impacts are appropriate and balanced for the reasons set out in greater detail in the Conclusions section below.

Sunlight Amenity

Baseline vs Proposed

75 rooms, served by 165 individual windows, have been appraised.

In the Proposed Condition, 58 rooms appraised (77%) would continue to achieve both the BRE's annual and winter sunlight targets, or retain sunlight values that are at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

11 rooms would achieve sunlight values that are within an Acceptable Tolerance of the BRE's sunlight targets. 9 of these (12%) rooms would achieve the annual sunlight target, and come within an Acceptable Tolerance of the winter sunlight target, achieving at least 4%; two rooms would achieve the Acceptable Tolerance target for both annual and winter sunlight.

Of the remaining 6 rooms (8%), one would achieve the annual sunlight target but not the winter target. 5 rooms – at ground floor and mezzanine level – would achieve neither annual nor winter sunlight target. In addition to the effect of the surrounding massing, these rooms are inherently limited in their access to direct sunlight as a result of their recessed position below the floor above, as well as the presence of the retained chimney structure.

Overall, given the City Centre Fringe location and uplift in density envisaged by the NDF, the impact of the Proposed Development on sunlight amenity of this neighbouring building is considered to be appropriate and balanced.

Broadside Apartments

Daylight Amenity

Baseline vs Proposed

96 windows, serving 75 individual rooms, have been appraised.

In the Proposed Condition, 38 windows (40%) will either:

- > continue to achieve the BRE's VSC Target; or
- > retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

In the Proposed Condition, a further 4 windows (4%) would achieve the Acceptable Tolerance VSC target of 21.6%, appropriate to areas of mixed- and high-density, and areas where planning policy supports density.

In the Proposed Condition, 54 windows (56%) would not achieve BRE target, nor come within an acceptable tolerance of it. Of these:

- > 24 serve bedrooms which, in accordance with the BRE Guidance, considered to be a low sensitivity daylight receptor;
- > 30 serve LKD rooms.

Overall, 47 rooms of 75 appraised (63%) would pass the BRE's NSL test, experiencing negligible reductions in daylight distribution that are unlikely to be noticed by room occupants

28 rooms (37%) - would not pass the BRE's NSL test. 15 of these are bedrooms which, as noted above, are low sensitivity daylight receptors; 13 are LKD rooms.

Notwithstanding impacts on daylight amenity of LKD rooms, there are features of this neighbouring development's own design that are an influence on daylight amenity. These are:

- > LKD rooms benefit from access to a balcony area. This balcony is formed through the recessing of the LKD window into the building, which places structure above and to both sides of the LKD windows. This recessed position has the effect of reducing sky visibility from the window and the potential for daylight amenity within the room. Where these rooms' windows achieve the VSC target in the baseline condition, this is due to their outlook over an open parcel of land (which mitigates the limiting nature of the recessed balcony); and
- > There are bedrooms and an LKD room at each floor level which have an outlook directly towards the other block of Broadside. As above, this has the effect of placing a significant limitation on daylight amenity in the Baseline Condition, and increase the likelihood of amenity impacts as well as inflates magnitudes of change in the Proposed Condition.

Baseline vs NDF Massing

In the NDF condition, 67 windows (69%) will either

- > continue to achieve the BRE's VSC Target; or
- > retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

5 windows would in the NDF achieve the Acceptable Tolerance VSC target of 21.6%, appropriate to areas of mixed- and high-density, and areas were planning policy supports density.

24 windows (25%) would not achieve the VSC target, nor come within an Acceptable Tolerance of it in the NDF condition.

Conclusions

The results above show that localised impacts on the daylight amenity of a minority of rooms within this neighbouring building are inherent to development in accordance with the NDF.

Notwithstanding that impacts of the Proposed Development are greater than that of a Hypothetical NDF massing, in our opinion this impact is appropriate and balanced, given the elevated density sought for New Cross in planning policy and realised through construction of neighbouring developments (expanded on in greater detail in the Conclusions section below), as well as design features of Broadside itself, which place an inherent limitation on daylight amenity to habitable rooms within.

Sunlight Amenity

The majority of rooms from which the Proposed Development will be seen are served by a north facing west facing window.

On the basis that in the UK sunlight is received from the south, direct sunlight will not be received by the majority of windows and rooms of this building over the Site. In accordance with the BRE Guidance, rooms served by windows that are orientated more than 90 degrees from due south need not be appraised, on that basis that they have limited expectation of direct sunlight.

There are, within the northern block of Broadside, 11 rooms (6 LKDs; 5 bedrooms) which will see the Proposed Development through south west facing windows, and have therefore been appraised.

In the Proposed Condition, 6 rooms would continue to achieve the BRE's annual and winter sunlight targets; or retain at least 0.8x baseline values, and therefore reductions in sunlight are unlikely to be noticeable to room occupants.

4 rooms (3 LKDs) would achieve Annual sunlight values that are within an acceptable tolerance of the BRE target (i.e. >20%), given the elevated density of the surrounding area, and experience no reduction in winter sunlight.

One bedroom would experience a low magnitude of change in annual sunlight. This room would retain 19% of APSH and experience no reduction in winter sunlight. On the basis that:

- this room directly overlooks the other block of Broadside, located to the south, which is a significant limitation of direct sunlight;

- 19% APSH is marginally short of – and not materially different from – the Acceptable Tolerance Alternative Target of 20% for sunlight; and
- This is an isolated impact on a bedroom, which is a low sensitivity sunlight receptor

... the impact of the Proposed Development on the sunlight amenity of this neighbouring building is not significant.

Poplin Apartment Building

Daylight Amenity

Baseline vs Proposed

608 windows, serving 228 individual rooms, have been appraised.

In the Proposed Condition, 551 windows (91%) will either

- > continue to achieve the BRE's VSC Target; or
- > retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

In the Proposed Condition, 57 windows (9%) would not achieve the BRE's VSC target, nor come within an acceptable tolerance of it. These are predominantly present at the north corner of the building, and they do not overlook the Site directly. They do, however, directly overlook the 8 storey massing of Broadside and 9 storey mass of New Cross Central, both of which are significant limitations on daylight amenity in the Baseline Condition – none of these 57 windows would achieve the VSC target in the Baseline Condition.

In the Proposed Condition, of the 228 rooms appraised 205 appraised (90%) would pass the BRE's NSL test, experiencing negligible reductions in daylight distribution that are unlikely to be noticed by room occupants.

23 rooms (10%) – located between ground and third floor level – would not pass the BRE's NSL test. Of these 23 rooms, 16 are bedrooms, which are considered a low sensitivity daylight receptor. 7 LKD rooms would experience noticeable impacts on NSL, including high magnitudes of change to three (at ground and first floor level).

Notwithstanding the impacts to the minority of rooms and windows above, on the basis that the significant majority of this neighbouring building would experience negligible impacts, in our opinion the impact of the Proposed Development in daylight amenity of Poplin is appropriate and balanced.

Further, the daylight amenity of this building is significantly limited in the Baseline Condition, as a result of its outlook towards the massing of Broadside and New Cross Central.

Impacts are broadly comparable to the impact of a Hypothetical NDF massing (see below and Conclusions), meaning that localised impacts on Poplin are reasonably anticipated in development of the Site as envisaged by the NDF.

NDF Massing vs Proposed

In the NDF Condition, 587 windows (97%) will either

- > continue to achieve the BRE's VSC Target; or
- > retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

21 windows (3%) would not achieve the BRE target, nor come within acceptable tolerance of it. These are predominantly located at ground floor level and are, in addition to their outlook over neighbouring buildings, further limited in receipt of daylight by and recessing of the windows which further limits view of the sky.

In the NDF Condition, of the 219 rooms appraised 228 appraised (96%) would pass the BRE's NSL test, experiencing negligible reductions in daylight distribution that are unlikely to be noticed by room occupants.

9 rooms (4%) would not pass the BRE's NSL test. These are located between ground and third floor level.

Conclusions

The results above show that localised impacts on the daylight amenity of a minority of this neighbouring building are inherent to development in accordance with the NDF. Notwithstanding that impacts of the Proposed Development are slightly greater than that of a Hypothetical NDF massing, in our opinion this impact is appropriate and balanced for the reasons set out in the Conclusions section below.

Sunlight Amenity

This building is located to the south of the Site. The windows through which the Proposed Development will be seen are either northeast or northwest facing.

On the basis that in the UK sunlight is received from the south, direct sunlight will not be received by the windows and rooms of these neighbouring buildings over the Site. In accordance with the BRE Guidance, rooms served by windows that are orientated more than 90 degrees from due south need not be appraised, on that basis that they have limited expectation of direct sunlight.

The Proposed Development will therefore have no impact on the sunlight amenity of this neighbouring building.

New Cross Central Apartment Building

Daylight Amenity

Baseline vs Proposed

157 windows, serving 98 individual rooms, have been appraised.

In the Proposed Condition, 77 windows (49%) will either

- > continue to achieve the BRE's VSC Target; or
- > retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

A further 10 windows (6%) would achieve the Acceptable Tolerance VSC target of 21.6%, appropriate to areas of mixed- and high-density, and areas where planning policy supports density.

70 windows (45%) would not achieve the BRE's VSC target, nor the Acceptable Tolerance VSC target of 21.6%. Of these 70 windows:

- > 41 serve bedrooms which, in accordance with the BRE Guidance are low sensitivity daylight receptors.
- > 29 windows serve LKD rooms directly overlooking the Site.

41 rooms of 98 appraised (41%) would pass the BRE's NSL test, experiencing negligible reductions in daylight distribution that are unlikely to be noticed by room occupants. At ground to fifth floor levels these are typically located at the corners of this neighbouring building and are dual aspect,

57 rooms (59%) – 16 LKD and 41 bedrooms – would experience noticeable reductions in NSL. The majority of these are located from ground to fifth floor.

NDF Massing vs Proposed

In the NDF Condition, 100 windows (64%) will either

- > continue to achieve the BRE's VSC Target; or
- > retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

A further 13 windows (8%) would achieve the Acceptable Tolerance target of 21.6%, appropriate to areas of mixed- and high-density, and areas where planning policy supports density.

44 windows (28%) would not achieve the BRE's VSC target, nor the Acceptable Tolerance target of 21.6%.

In the NDF Condition, 56 rooms of the 98 (57%) would pass the BRE's NSL test, experiencing negligible reductions in daylight distribution that are unlikely to be noticed by room occupants.

33 rooms (43%) would not pass the BRE's NSL test. These are located between ground and fourth floor level.

Conclusions

The Baseline vs NDF results above show that impacts on the daylight amenity of this neighbouring building are inherent to development in accordance with the NDF. Notwithstanding that impacts of the Proposed Development are slightly greater than that of a Hypothetical NDF massing, in our opinion this impact is appropriate and balanced for the reasons set out in the Conclusions section below.

Sunlight Amenity

This building is located to the south west of the Site. The windows through which the Proposed Development will be seen are northeast facing.

On the basis that in the UK sunlight is received from the south, direct sunlight will not be received by the windows and rooms of these neighbouring buildings over the Site. In accordance with the BRE Guidance, rooms served by windows that are orientated more than 90 degrees from due south need not be appraised, on that basis that they have limited expectation of direct sunlight.

The Proposed Development will therefore have no impact on the sunlight amenity of this neighbouring building.

32 Mason Street

Daylight Amenity

Baseline vs Proposed

13 windows, serving 8 individual rooms, have been appraised.

In the Proposed Condition, all 13 windows (100%) will either

- > continue to achieve the BRE's VSC Target; or
- > retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

Overall, all 8 rooms appraised (100%) would pass the BRE's NSL test, experiencing negligible reductions in daylight distribution that are unlikely to be noticed by room occupants.

Overall, on the basis that all windows and rooms appraised within this neighbouring building achieve the BRE targets or experience negligible impacts, we can conclude that the impact of the Proposed Development on the daylight amenity of this building is negligible and not significant.

Sunlight Amenity

8 rooms, served by 13 individual windows, have been appraised.

In the proposed condition, all 8 rooms appraised would continue to achieve both the BRE's annual and winter sunlight targets.

Impacts of the Proposed Development on sunlight amenity of this neighbouring building is therefore negligible and not significant.

Nos. 34, 36, and 38 Mason Street

Daylight Amenity

Baseline vs Proposed

47 windows, serving 24 individual rooms across all 3 buildings, have been appraised.

In the Proposed Condition, all 47 windows (100%) will either

- > continue to achieve the BRE's VSC Target; or
- > retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

Overall, all 24 rooms appraised (100%) would pass the BRE's NSL test, experiencing negligible reductions in daylight distribution that are unlikely to be noticed by room occupants.

Overall, on the basis that all windows and rooms appraised within these neighbouring buildings achieve the BRE targets or experience negligible impacts, we can conclude that the impact of the Proposed Development on the daylight amenity of these buildings is negligible and not significant.

Sunlight Amenity

24 rooms, served by 47 individual windows, have been appraised.

In the Proposed Condition, 23 of the 24 (96%) rooms appraised would continue to achieve the BRE's annual and winter sunlight targets, or retain sunlight values of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

A single room – Ground/R1 within 34 Mason Street – would achieve the annual sunlight target. In the Proposed Condition it would achieve winter sunlight value of 4%, considered to be within an Acceptable Tolerance of the BRE target of 5%. Given the elevated density associated with the City Centre and Fringe generally, and uplift in density of this area specifically as envisaged by the NDF for New Cross, in our opinion residual sunlight amenity of this room is appropriate and the impact not significant.

Overall, we consider that the impact of the Proposed Development on sunlight amenity of these neighbouring buildings is therefore negligible and not significant.

Conclusions

Overall, impacts of the Proposed Development on daylight amenity of the neighbouring receptors are, in our opinion, appropriate and balanced.

Combined with the absence of any existing building / massing on the Site, impacts on daylight amenity of neighbouring buildings are inherent to the uplift in density sought by the NDF for this Site specifically and this part of Manchester generally. Further, and in accordance with the NPPF, a flexible approach should be taken in the appliance of policies or guidance relating to daylight and sunlight.

The impacts on daylight and sunlight amenity resulting from development envisaged by planning policy has been demonstrated through the analysis of a hypothetical massing established in accordance with the NDF, which identifies adverse impacts on the neighbouring receptors.

Whilst the impact of the Proposed Development on the daylight and sunlight amenity of the neighbouring buildings is measurably greater than that of a Hypothetical NDF massing, there are reasons for this, outlined below.

Firstly, there are inherent limitations on daylight and sunlight amenity within the design of parts of these neighbouring receptors. Where present, these are set out for each building above but can generally be summarised as overhangs above windows, recessed windows and limited outlook towards adjacent structure limiting daylight and sunlight amenity in the baseline condition.

Secondly, and more generally, the neighbouring receptors have themselves been constructed to a greater height than outlined in the NDF extract above, as follows:

- > Poplin is 12 storeys, not 6-8;
- > Peelers Yard is up to 9 storeys, not 4-5;
- > Broadside is 8-10 storeys, not 6-8;
- > New Cross Central is 9 storeys, not 4-7.

The size of these neighbouring developments, which are significantly greater than the indicative parameters set out in the 2015 NDF, result in an elevated density of New Cross over and above that outlined in this planning policy.

The effect of this uplift in density on daylight on sunlight amenity is twofold. Firstly, larger buildings are more significant obstructions to daylight and sunlight, resulting in lesser levels of amenity in the baseline condition (than would have been if all built out aligning with the massing set out in the NDF).

This in turn means that impacts of the development which follows – including the Proposed Development – on the daylight and sunlight amenity of these neighbouring buildings is inflated and more noticeable. In effect, adverse impacts on the daylight and sunlight amenity of these receptors is made more likely as a result of their own increased massing.

In our opinion, construction of the Proposed Development to a height greater than defined in the NDF aligns with the general uplift in density, as built, of those other neighbouring buildings. A Proposed Development massing of slightly greater height than envisaged within the NDF is not out of step with how New Cross has, to date, been developed.

Whilst this means that daylight and sunlight impacts on neighbouring buildings are slightly greater than that of a Hypothetical NDF massing, these impacts are in our opinion appropriate and balanced, and commensurate with the wider development of New Cross that has been completed as a whole.

Appendix 1: Existing and Proposed Massing Images

Appendix 2: Baseline vs Proposed Tabulated VSC Results

Appendix 3: Baseline vs Proposed No Sky Line Contour Plots & Tabulated Results

Appendix 4: Baseline vs Proposed APSH Tabulated Results

Appendix 5: NDF Massing Images

Appendix 6: Baseline vs NDF Massing Tabulated VSC Results

Appendix 7: Baseline vs NDF Massing - No Sky Line Contour Plots & Tabulated Results

Appendix 8: Baseline vs NDF Massing APSH Tabulated Results

Proximity
Kennedy House
31 Stamford Street
Altrincham
WA14 1ES

info@weareproximity.co.uk
0161 444 3950

weareproximity.co.uk



Appendix 1: Existing and Proposed Massing Images

Proximity

Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Plan View
Existing Site

SCALE @ A2:	DATE:	DRAWN:	SC
1:500	08.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-01	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend
Existing
Proposed
All heights in m AOD

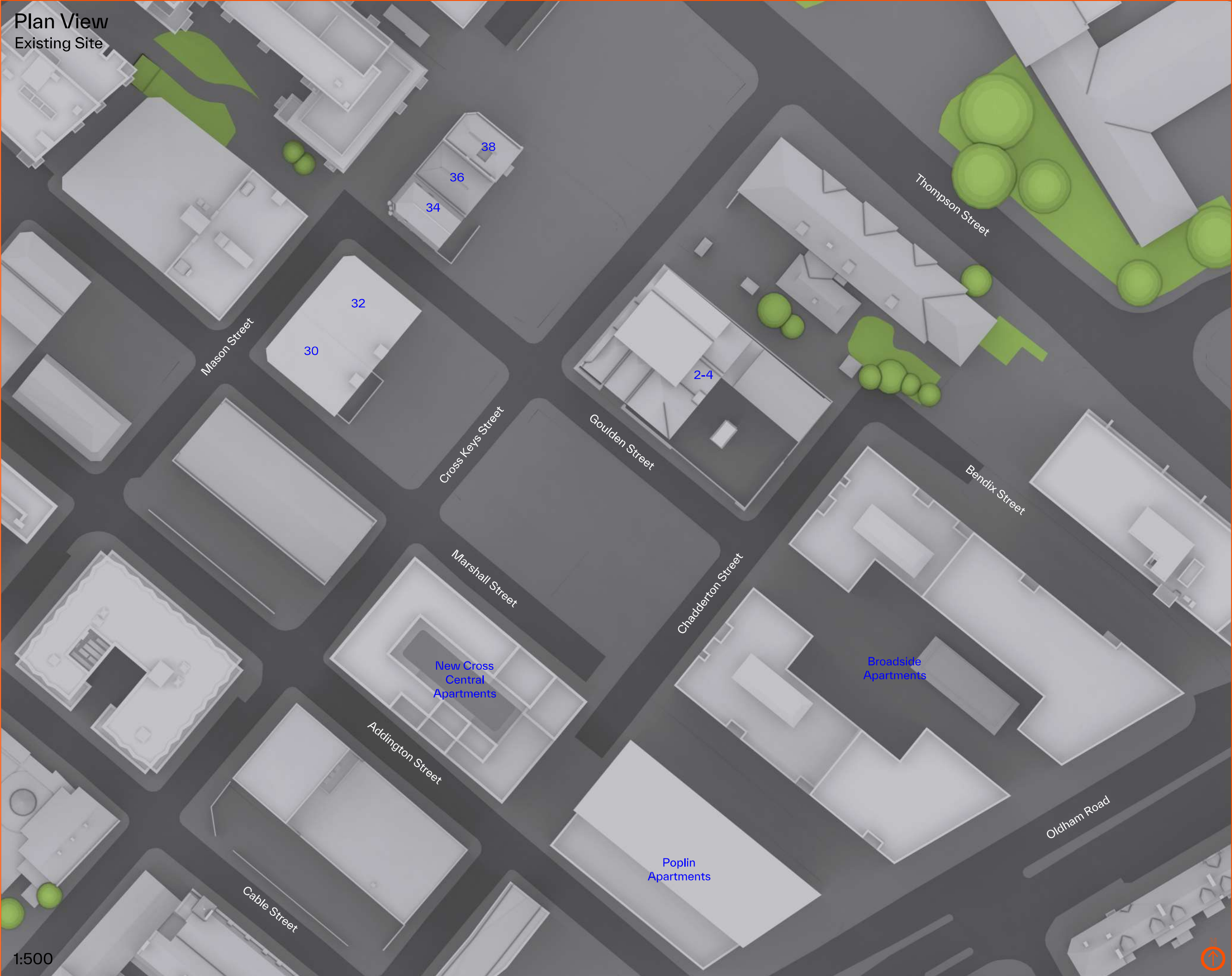
NOTES:

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

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

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
by Norman Oliver. 3D
Contextual Model produced by Accucities Ltd
used for wider surrounding massing.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
derived from plans found on the planning
portal/sales history.
Where plans/elevations were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"



Proximity

Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
3D View 1
Existing Site

SCALE @ A2:	DATE:	DRAWN:	SC
NTS	08.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-02	•

REV:	NOTES:	DRWN:	DATE:

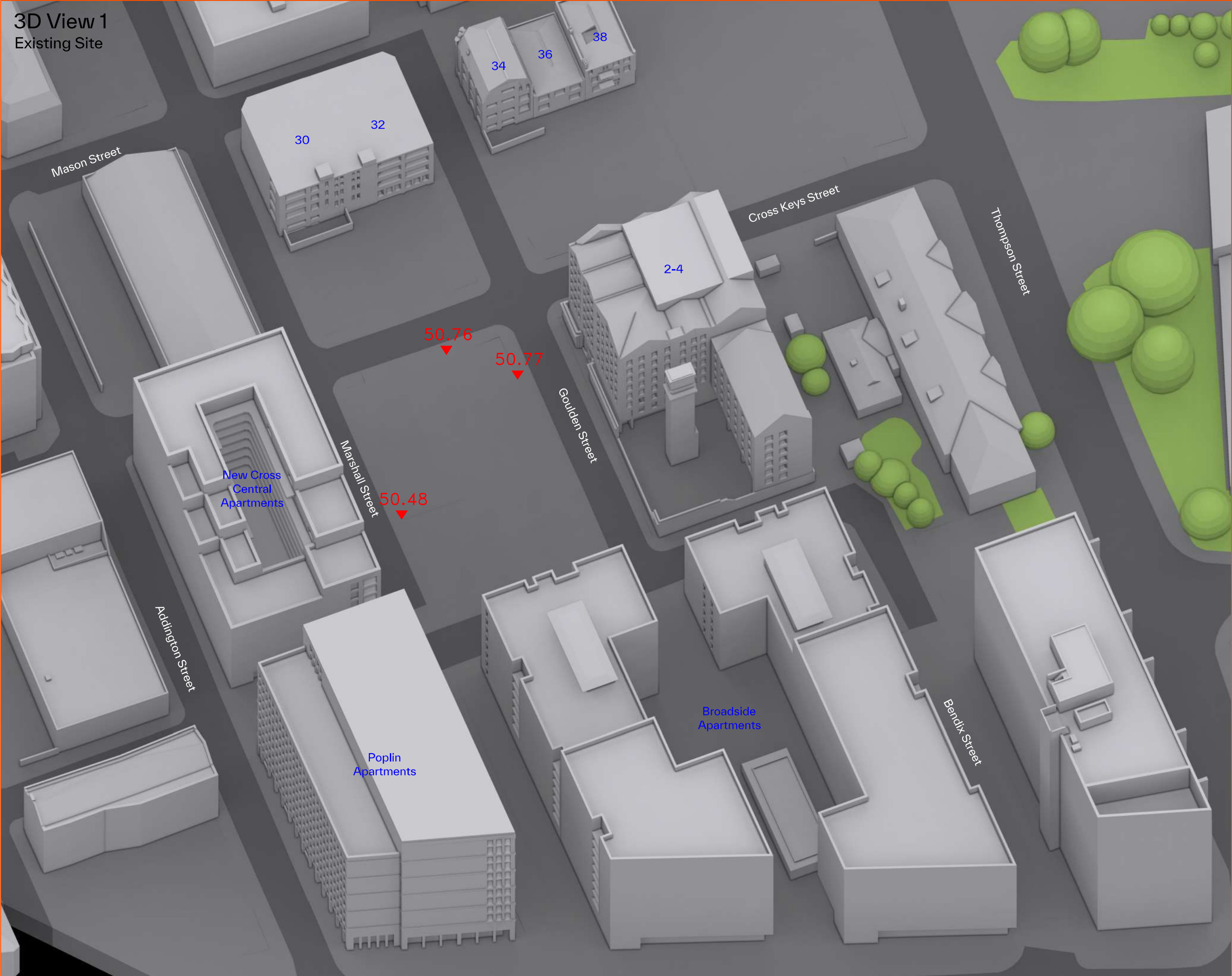
Massing Legend	
	Existing
	Proposed
All heights in m AOD	

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

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

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
by Norman Oliver. 3D
Contextual Model produced by Accucities Ltd
used for wider surrounding massing.
Neighbouring Buildings internal room layouts,
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derived from plans found on the planning
portal/sales history.
Where plans/elevations were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"



Proximity

Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
3D View 2
Existing Site

SCALE @ A2:	DATE:	DRAWN:	SC
NTS	08.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-03	•

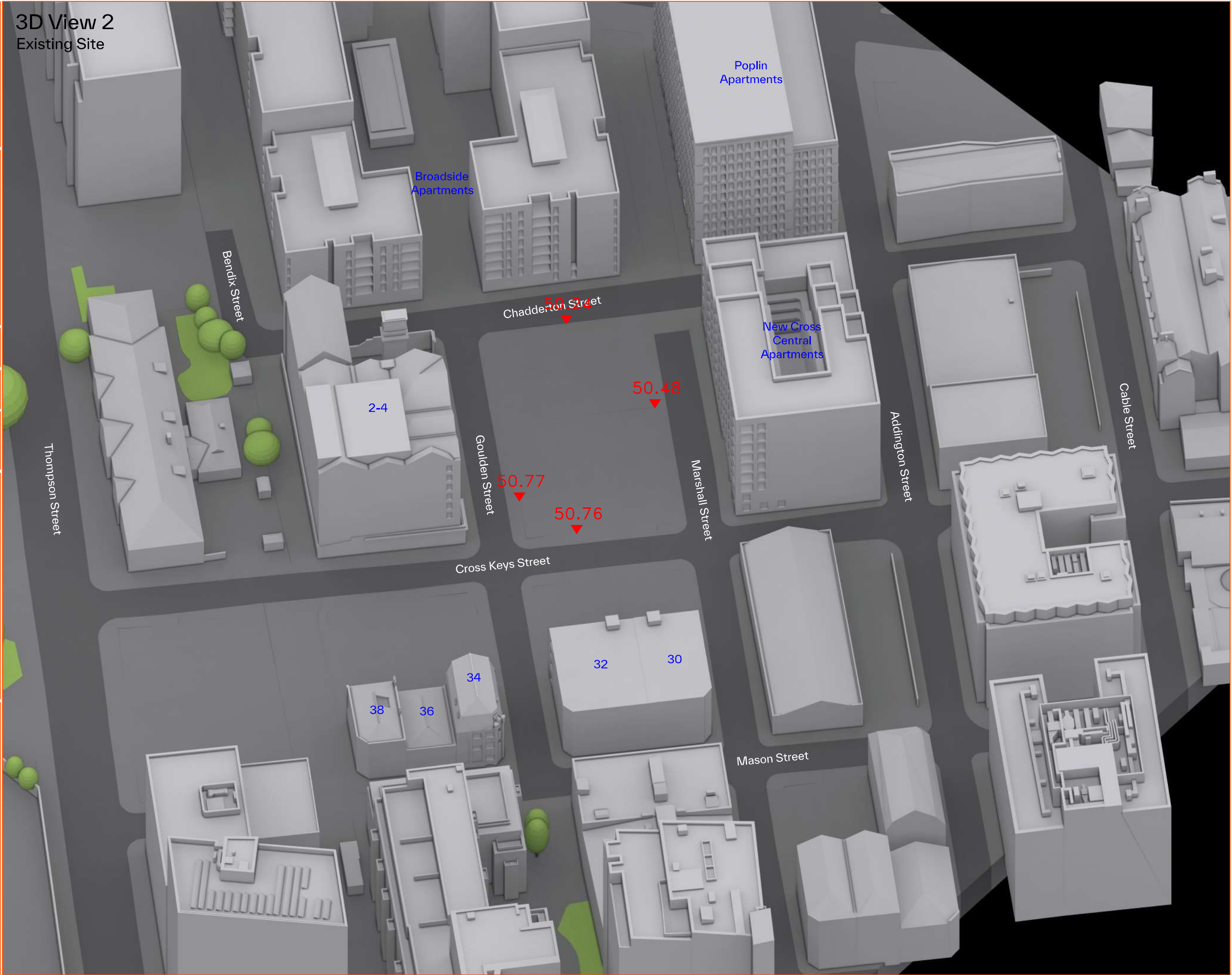
REV:	NOTES:	DRWN:	DATE:

Massing Legend	
	Existing
	Proposed
All heights in m AOD	

NOTES:
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Analysis
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MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
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derived from plans found on the planning
portal/sales history.
Where plans/elevations were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.
Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

3D View 2 Existing Site



Proximity

Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Plan View
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	SC
1:500	08.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-04	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend	
	Existing
	Proposed
All heights in m AOD	

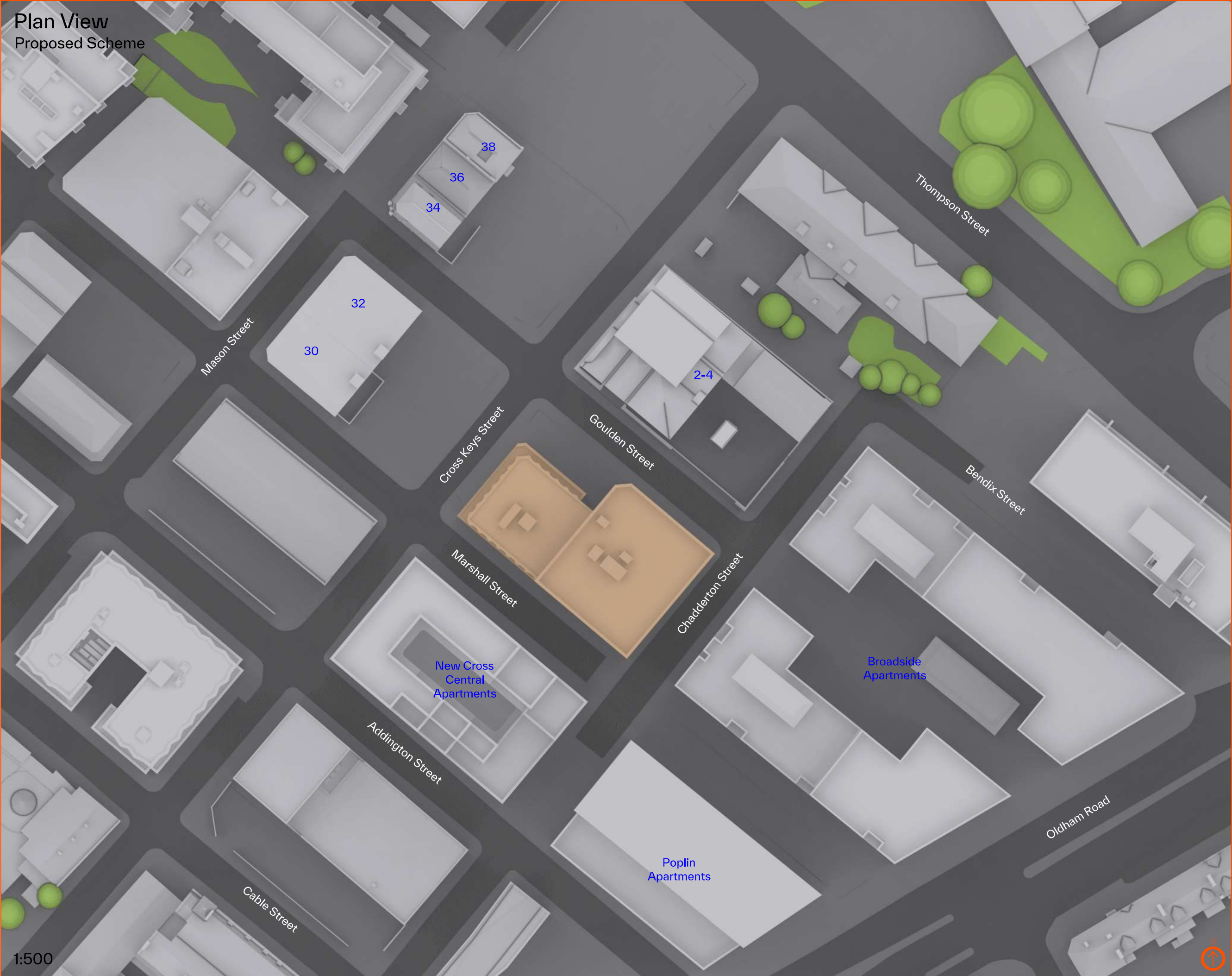
NOTES:

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

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

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
by Norman Oliver. 3D
Contextual Model produced by Accucities Ltd
used for wider surrounding massing.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
derived from plans found on the planning
portal/sales history.
Where plans/elevations were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"



Proximity

Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
3D View 1
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	SC
NTS	08.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-05	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

- Existing
- Proposed
- All heights in m AOD

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

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

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
by Norman Oliver. 3D
Contextual Model produced by Accucities Ltd
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photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"



Proximity

Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
3D View 2
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	SC
NTS	08.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-06	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

NOTES:

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

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

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
by Norman Oliver. 3D
Contextual Model produced by Accucities Ltd
used for wider surrounding massing.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
derived from plans found on the planning
portal/sales history.
Where plans/elevations were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

3D View 2 Proposed Scheme



Appendix 2: Baseline vs Proposed Tabulated VSC Results

Project Name: TA-2155-BRE-REV00
Project No.: 1
Report Title: Daylight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
32 Mason Street								
Ground	R2	Residential	Bedroom	W2	27.56	23.82	3.74	0.86
				W3	27.53	23.90	3.63	0.87
	R3	Residential	Bedroom	W4	27.50	24.09	3.41	0.88
				W5	27.44	24.18	3.26	0.88
First	R2	Residential	Bedroom	W3	29.27	26.06	3.21	0.89
	R3	Residential	LKD	W4	29.15	26.37	2.78	0.90
				W5	27.83	27.82	0.01	1.00
Second	R2	Residential	Bedroom	W3	30.87	28.26	2.61	0.92
	R3	Residential	LKD	W4	30.79	28.53	2.26	0.93
				W5	30.61	30.61	0.00	1.00
Third	R2	Residential	Bedroom	W5	32.37	30.37	2.00	0.94
	R3	Residential	LKD	W6	32.35	30.63	1.72	0.95
				W7	33.06	33.05	0.01	1.00
34 Mason Street								
Basement	R1	Residential	LKD	W1	11.28	11.28	0.00	1.00
				W2	14.53	14.08	0.45	0.97
	R2	Residential	Bedroom	W3	13.46	12.80	0.66	0.95
	R3	Residential	LKD	W4	13.91	13.12	0.79	0.94
				W5	18.84	18.84	0.00	1.00
				W6	22.99	22.53	0.46	0.98
Ground	R1	Residential	LKD	W1	12.94	12.94	0.00	1.00
				W2	17.37	16.98	0.39	0.98
	R2	Residential	Bedroom	W3	17.65	17.18	0.47	0.97
	R3	Residential	Bedroom	W4	16.32	15.74	0.58	0.96
	R4	Residential	LKD	W5	16.65	15.96	0.69	0.96
				W6	27.16	25.43	1.73	0.94
				W7	27.30	25.70	1.60	0.94
First	R1	Residential	LKD	W1	16.32	16.32	0.00	1.00
				W2	16.88	16.88	0.00	1.00

Project Name: TA-2155-BRE-REV00
Project No.: 1
Report Title: Daylight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex			
				W3	20.64	20.64	0.00	1.00			
				R2	Residential	Bedroom	W4	22.01	21.63	0.38	0.98
				R3	Residential	Bedroom	W5	20.78	20.32	0.46	0.98
				R4	Residential	LKD	W6	20.91	20.34	0.57	0.97
				W7	29.05	27.62	1.43	0.95			
				W8	29.16	27.84	1.32	0.95			
				Second	R1	Residential	LKD	W1	20.36	20.36	0.00
W2	20.67	20.67	0.00					1.00			
W3	25.60	25.60	0.00					1.00			
R2	Residential	Bedroom	W4		28.13	27.85	0.28	0.99			
R3	Residential	Bedroom	W5		28.30	27.97	0.33	0.99			
R4	Residential	LKD	W6		28.16	27.75	0.41	0.99			
			W7		31.15	30.04	1.11	0.96			
			W8		31.18	30.16	1.02	0.97			
Third	R3	Residential	Bedroom		W3	32.92	32.20	0.72	0.98		
36 Mason Street											
Ground	R1	Residential	Unknown	W1	27.86	26.56	1.30	0.95			
	R2	Residential	Unknown	W2	28.01	27.07	0.94	0.97			
First	R1	Residential	Unknown	W1	29.53	28.45	1.08	0.96			
	R2	Residential	Unknown	W2	29.67	28.75	0.92	0.97			
	R3	Residential	Unknown	W3	29.68	28.93	0.75	0.97			
38 Mason Street											
Ground	R1	Residential	LKD	W1	20.91	20.26	0.65	0.97			
First	R1	Residential	LKD	W1	27.25	26.69	0.56	0.98			
				W2	13.06	12.60	0.46	0.96			
				W3	26.29	25.77	0.52	0.98			
				W4	26.39	25.88	0.51	0.98			
				W5	27.83	27.42	0.41	0.99			
				W6	30.44	30.08	0.36	0.99			

Project Name: TA-2155-BRE-REV00
Project No.: 1
Report Title: Daylight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
Second	R2	Residential	LKD	W2	29.41	29.08	0.33	0.99
				W3	31.13	30.75	0.38	0.99
				W4	31.19	30.82	0.37	0.99
				W5	31.40	31.09	0.31	0.99
				W6	31.78	31.51	0.27	0.99
				Peelers Yard 2-4 Goulden Street				
Ground	R6	Residential	Bedroom	W12	7.05	4.19	2.86	0.59
				W16	7.10	4.26	2.84	0.60
	R8	Residential	Bedroom	W8	10.90	6.28	4.62	0.58
				W13	10.85	6.31	4.54	0.58
	R10	Residential	Bedroom	W6	15.00	9.30	5.70	0.62
				W10	15.25	9.53	5.72	0.62
First	R1	Residential	LKD	W1	28.95	14.11	14.84	0.49
				W2	29.11	14.96	14.15	0.51
				W3	29.25	15.79	13.46	0.54
				W4	29.42	16.69	12.73	0.57
				W27	18.50	14.89	3.61	0.80
				W28	21.18	16.83	4.35	0.79
	R2	Residential	Bedroom	W5	29.56	17.64	11.92	0.60
	R3	Residential	LKD	W6	29.78	19.08	10.70	0.64
				W7	29.91	19.93	9.98	0.67
				W8	30.06	20.86	9.20	0.69
				W9	30.06	20.86	9.20	0.69
	R4	Residential	Bedroom	W10	30.30	22.20	8.10	0.73
	R5	Residential	Bedroom	W11	30.48	23.19	7.29	0.76
				W12	30.63	24.36	6.27	0.80
				W13	31.91	31.91	0.00	1.00
	R6	Residential	LKD	W14	19.55	19.53	0.02	1.00
				W15	18.77	18.72	0.05	1.00
				W16	23.41	17.69	5.72	0.76
				W17	21.53	15.87	5.66	0.74
				W18	18.65	14.10	4.55	0.76
	R8	Residential	LKD	W22	11.50	10.30	1.20	0.90
				W23	12.02	10.45	1.57	0.87

Project Name: TA-2155-BRE-REV00
Project No.: 1
Report Title: Daylight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R9	Residential	Bedroom	W24	12.53	10.65	1.88	0.85
	R10	Residential	Bedroom	W25	13.09	10.69	2.40	0.82
	R11	Residential	Bedroom	W26	15.40	12.46	2.94	0.81
Second	R1	Residential	Bedroom	W1	30.64	16.43	14.21	0.54
				W28	23.30	19.03	4.27	0.82
	R2	Residential	LKD	W2	30.77	17.38	13.39	0.56
				W3	30.90	18.28	12.62	0.59
				W4	31.03	19.23	11.80	0.62
	R3	Residential	Bedroom	W5	31.16	20.22	10.94	0.65
	R4	Residential	LKD	W6	31.35	21.67	9.68	0.69
				W7	31.47	22.50	8.97	0.71
				W8	31.60	23.40	8.20	0.74
				W9	31.60	23.40	8.20	0.74
	R5	Residential	Bedroom	W10	31.82	24.66	7.16	0.77
	R6	Residential	Bedroom	W11	31.98	25.59	6.39	0.80
				W12	32.13	26.66	5.47	0.83
				W13	33.12	33.12	0.00	1.00
	R7	Residential	LKD	W14	23.43	23.42	0.01	1.00
				W15	23.02	22.98	0.04	1.00
				W16	25.82	20.66	5.16	0.80
				W17	23.72	18.58	5.14	0.78
				W18	20.59	16.45	4.14	0.80
	R9	Residential	LKD	W22	12.90	11.84	1.06	0.92
				W23	13.77	12.37	1.40	0.90
	R10	Residential	Bedroom	W24	14.48	12.79	1.69	0.88
	R11	Residential	Bedroom	W25	15.06	12.86	2.20	0.85
	R12	Residential	Bedroom	W26	17.46	14.70	2.76	0.84
				W27	20.65	17.19	3.46	0.83
Third	R1	Residential	Bedroom	W1	32.29	19.26	13.03	0.60
				W28	25.35	21.38	3.97	0.84

Project Name: TA-2155-BRE-REV00
Project No.: 1
Report Title: Daylight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R2	Residential	LKD	W2	32.39	20.30	12.09	0.63
				W3	32.48	21.26	11.22	0.65
				W4	32.60	22.25	10.35	0.68
	R3	Residential	Bedroom	W5	32.70	23.25	9.45	0.71
	R4	Residential	LKD	W6	32.87	24.67	8.20	0.75
				W7	32.97	25.46	7.51	0.77
				W8	33.09	26.28	6.81	0.79
				W9	33.09	26.28	6.81	0.79
	R5	Residential	Bedroom	W10	33.28	27.42	5.86	0.82
	R6	Residential	Bedroom	W11	33.41	28.24	5.17	0.85
				W12	33.54	29.14	4.40	0.87
				W13	34.13	34.13	0.00	1.00
	R7	Residential	LKD	W14	28.24	28.23	0.01	1.00
				W15	28.21	28.17	0.04	1.00
				W16	28.41	23.96	4.45	0.84
				W17	26.05	21.57	4.48	0.83
				W18	22.69	19.09	3.60	0.84
	R9	Residential	LKD	W22	14.42	13.52	0.90	0.94
				W23	15.92	14.73	1.19	0.93
	R10	Residential	Bedroom	W24	16.99	15.54	1.45	0.91
	R11	Residential	Bedroom	W25	17.56	15.65	1.91	0.89
	R12	Residential	Bedroom	W26	19.69	17.25	2.44	0.88
				W27	22.73	19.59	3.14	0.86
Fourth	R1	Residential	Bedroom	W1	33.83	22.68	11.15	0.67
				W28	27.46	24.03	3.43	0.88
	R2	Residential	LKD	W2	33.91	23.77	10.14	0.70
				W3	33.99	24.76	9.23	0.73
				W4	34.07	25.74	8.33	0.76
	R3	Residential	Bedroom	W5	34.15	26.70	7.45	0.78
	R4	Residential	LKD	W6	34.28	28.00	6.28	0.82
				W7	34.36	28.70	5.66	0.84

Project Name: TA-2155-BRE-REV00
Project No.: 1
Report Title: Daylight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
				W8	34.45	29.40	5.05	0.85
				W9	34.45	29.40	5.05	0.85
	R5	Residential	Bedroom	W10	34.59	30.34	4.25	0.88
	R6	Residential	Bedroom	W11	34.70	30.99	3.71	0.89
				W12	34.80	31.69	3.11	0.91
				W13	34.94	34.94	0.00	1.00
	R7	Residential	LKD	W14	32.39	32.38	0.01	1.00
				W15	32.36	32.33	0.03	1.00
				W16	30.59	26.96	3.63	0.88
				W17	28.19	24.51	3.68	0.87
				W18	24.83	21.88	2.95	0.88
	R9	Residential	LKD	W22	16.78	16.08	0.70	0.96
				W23	19.38	18.46	0.92	0.95
	R10	Residential	Bedroom	W24	20.69	19.55	1.14	0.94
	R11	Residential	Bedroom	W25	20.19	18.65	1.54	0.92
	R12	Residential	Bedroom	W26	21.95	19.95	2.00	0.91
				W27	24.91	22.28	2.63	0.89
Fifth	R1	Residential	Bedroom	W1	35.26	26.74	8.52	0.76
				W28	29.73	27.10	2.63	0.91
	R2	Residential	LKD	W2	35.32	27.80	7.52	0.79
				W3	35.36	28.72	6.64	0.81
				W4	35.43	29.61	5.82	0.84
	R3	Residential	Bedroom	W5	35.49	30.44	5.05	0.86
	R4	Residential	LKD	W6	35.58	31.53	4.05	0.89
				W7	35.64	32.09	3.55	0.90
				W8	35.71	32.62	3.09	0.91
				W9	35.71	32.62	3.09	0.91
	R5	Residential	Bedroom	W10	35.81	33.30	2.51	0.93
	R6	Residential	Bedroom	W11	35.89	33.73	2.16	0.94
				W12	35.95	34.14	1.81	0.95
				W13	35.62	35.62	0.00	1.00

Project Name: TA-2155-BRE-REV00
Project No.: 1
Report Title: Daylight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R7	Residential	LKD	W14	34.25	34.24	0.01	1.00
				W15	34.22	34.20	0.02	1.00
				W16	32.58	29.86	2.72	0.92
				W17	30.49	27.73	2.76	0.91
				W18	27.48	25.29	2.19	0.92
	R9	Residential	LKD	W22	22.88	22.40	0.48	0.98
				W23	25.19	24.56	0.63	0.97
	R10	Residential	Bedroom	W24	24.48	23.69	0.79	0.97
	R11	Residential	Bedroom	W25	23.02	21.93	1.09	0.95
	R12	Residential	Bedroom	W26	24.53	23.09	1.44	0.94
				W27	27.35	25.40	1.95	0.93
Sixth	R1	Residential	Bedroom	W1	36.60	31.17	5.43	0.85
				W20	32.52	30.91	1.61	0.95
	R2	Residential	LKD	W2	36.64	32.01	4.63	0.87
				W3	36.67	32.71	3.96	0.89
				W4	36.71	33.38	3.33	0.91
	R3	Residential	Bedroom	W5	36.76	33.98	2.78	0.92
	R4	Residential	LKD	W6	36.82	34.72	2.10	0.94
				W7	36.86	35.07	1.79	0.95
				W8	36.91	35.40	1.51	0.96
				W9	36.91	35.40	1.51	0.96
	R5	Residential	Bedroom	W10	36.97	35.82	1.15	0.97
	R6	Residential	Bedroom	W11	37.02	36.07	0.95	0.97
				W12	37.07	36.26	0.81	0.98
				W13	36.26	36.26	0.00	1.00
	R7	Residential	LKD	W14	30.71	30.44	0.27	0.99
				W15	30.14	29.81	0.33	0.99
	R8	Residential	Bedroom	W16	28.83	28.41	0.42	0.99
	R9	Residential	Bedroom	W17	26.97	26.37	0.60	0.98
	R10	Residential	Bedroom	W18	28.13	27.31	0.82	0.97
				W19	30.56	29.42	1.14	0.96

Project Name: TA-2155-BRE-REV00
Project No.: 1
Report Title: Daylight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
Seventh	R1	Residential	LKD	W1	37.91	36.45	1.46	0.96
	R2	Residential	LKD	W2	37.80	37.02	0.78	0.98
	R3	Residential	Bedroom	W3	37.92	37.52	0.40	0.99
Mezzanine	R3	Residential	Bedroom	W14	16.41	12.79	3.62	0.78
				W15	18.93	14.63	4.30	0.77
	R4	Residential	Bedroom	W11	10.82	8.82	2.00	0.82
				W12	11.30	8.80	2.50	0.78
				W13	13.56	10.54	3.02	0.78
	R6	Residential	Bedroom	W9	3.12	0.65	2.47	0.21
	R8	Residential	Bedroom	W6	4.69	0.90	3.79	0.19
				W7	4.69	0.90	3.79	0.19
	R10	Residential	Bedroom	W2	16.50	16.48	0.02	1.00
				W3	15.52	15.47	0.05	1.00
				W4	6.09	1.52	4.57	0.25
Broadside Apartments								
Ground	R1	Residential	Bedroom	W1	19.57	17.61	1.96	0.90
	R3	Residential	Bedroom	W3	17.17	13.98	3.19	0.81
	R4	Residential	LKD	W4	10.62	6.89	3.73	0.65
				W5	9.91	7.25	2.66	0.73
	R5	Residential	Bedroom	W6	25.06	5.66	19.40	0.23
	R7	Residential	Bedroom	W8	23.40	7.59	15.81	0.32
W9				10.07	9.85	0.22	0.98	
First	R1	Residential	Bedroom	W1	20.97	19.17	1.80	0.91
	R2	Residential	Bedroom	W2	19.62	16.18	3.44	0.82
	R3	Residential	LKD	W3	4.54	2.81	1.73	0.62
	R4	Residential	Bedroom	W4	21.73	16.70	5.03	0.77
	R5	Residential	LKD	W5	22.47	16.71	5.76	0.74

Project Name: TA-2155-BRE-REV00
Project No.: 1
Report Title: Daylight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
				W6	23.36	16.64	6.72	0.71
	R6	Residential	Bedroom	W7	11.88	8.26	3.62	0.70
	R7	Residential	LKD	W8	11.27	8.73	2.54	0.77
	R8	Residential	LKD	W9	26.33	10.59	15.74	0.40
				W10	26.55	8.58	17.97	0.32
	R9	Residential	Bedroom	W11	26.67	7.66	19.01	0.29
	R10	Residential	LKD	W12	9.04	0.04	9.00	0.00
	R11	Residential	Bedroom	W13	26.56	6.52	20.04	0.25
	R12	Residential	Bedroom	W14	24.85	8.82	16.03	0.35
				W15	11.26	11.04	0.22	0.98
Second	R1	Residential	Bedroom	W1	22.45	20.85	1.60	0.93
	R2	Residential	Bedroom	W2	21.42	18.24	3.18	0.85
	R3	Residential	LKD	W3	5.21	3.54	1.67	0.68
	R4	Residential	Bedroom	W4	23.63	18.88	4.75	0.80
	R5	Residential	LKD	W5	24.33	18.84	5.49	0.77
				W6	25.19	18.70	6.49	0.74
	R6	Residential	Bedroom	W7	13.45	10.03	3.42	0.75
	R7	Residential	LKD	W8	12.99	10.61	2.38	0.82
	R8	Residential	LKD	W9	27.90	11.99	15.91	0.43
				W10	28.13	9.83	18.30	0.35
	R9	Residential	Bedroom	W11	28.25	8.81	19.44	0.31
	R10	Residential	LKD	W12	9.93	0.07	9.86	0.01
	R11	Residential	Bedroom	W13	28.13	7.60	20.53	0.27
	R12	Residential	Bedroom	W14	26.45	10.32	16.13	0.39
				W15	12.66	12.45	0.21	0.98

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
Third	R1	Residential	Bedroom	W1	24.17	22.78	1.39	0.94
	R2	Residential	Bedroom	W2	23.54	20.69	2.85	0.88
	R3	Residential	LKD	W3	6.06	4.51	1.55	0.74
	R4	Residential	Bedroom	W4	25.78	21.41	4.37	0.83
	R5	Residential	LKD	W5	26.43	21.32	5.11	0.81
				W6	27.12	21.01	6.11	0.77
	R6	Residential	Bedroom	W7	15.54	12.37	3.17	0.80
	R7	Residential	LKD	W8	15.26	13.08	2.18	0.86
	R8	Residential	LKD	W9	29.54	13.64	15.90	0.46
				W10	29.76	11.36	18.40	0.38
	R9	Residential	Bedroom	W11	29.88	10.25	19.63	0.34
	R10	Residential	LKD	W12	10.86	0.10	10.76	0.01
	R11	Residential	Bedroom	W13	29.77	8.98	20.79	0.30
	R12	Residential	Bedroom	W14	28.20	12.18	16.02	0.43
				W15	14.31	14.10	0.21	0.99
Fourth	R1	Residential	Bedroom	W1	26.02	24.87	1.15	0.96
	R2	Residential	Bedroom	W2	25.97	23.52	2.45	0.91
	R3	Residential	LKD	W3	7.40	6.06	1.34	0.82
	R4	Residential	Bedroom	W4	28.14	24.26	3.88	0.86
	R5	Residential	LKD	W5	28.56	23.98	4.58	0.84
				W6	29.09	23.53	5.56	0.81
	R6	Residential	Bedroom	W7	18.34	15.52	2.82	0.85
	R7	Residential	LKD	W8	18.22	16.31	1.91	0.90
	R8	Residential	LKD	W9	31.23	15.65	15.58	0.50
				W10	31.43	13.28	18.15	0.42

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R9	Residential	Bedroom	W11	31.54	12.10	19.44	0.38
	R10	Residential	LKD	W12	11.78	0.14	11.64	0.01
	R11	Residential	Bedroom	W13	31.43	10.83	20.60	0.34
	R12	Residential	Bedroom	W14	30.08	14.51	15.57	0.48
				W15	16.21	16.01	0.20	0.99
Fifth	R1	Residential	Bedroom	W1	28.36	27.45	0.91	0.97
	R2	Residential	Bedroom	W2	28.82	26.82	2.00	0.93
	R3	Residential	LKD	W3	21.80	20.72	1.08	0.95
	R4	Residential	Bedroom	W4	30.42	27.16	3.26	0.89
	R5	Residential	LKD	W5	30.72	26.82	3.90	0.87
				W6	31.13	26.32	4.81	0.85
	R6	Residential	Bedroom	W7	22.21	19.82	2.39	0.89
	R7	Residential	LKD	W8	22.20	20.60	1.60	0.93
	R8	Residential	LKD	W9	32.89	18.15	14.74	0.55
				W10	33.07	15.77	17.30	0.48
	R9	Residential	Bedroom	W11	33.16	14.57	18.59	0.44
	R10	Residential	LKD	W12	12.68	0.17	12.51	0.01
	R11	Residential	Bedroom	W13	33.07	13.36	19.71	0.40
	R12	Residential	Bedroom	W14	32.04	17.42	14.62	0.54
				W15	18.38	18.19	0.19	0.99
Sixth	R8	Residential	LKD	W9	34.48	21.34	13.14	0.62
				W10	34.61	19.10	15.51	0.55
	R9	Residential	Bedroom	W11	34.66	17.97	16.69	0.52
	R10	Residential	LKD	W12	13.47	0.20	13.27	0.01
	R11	Residential	Bedroom	W13	34.59	16.93	17.66	0.49

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R12	Residential	Bedroom	W14	33.95	21.08	12.87	0.62
				W15	20.78	20.62	0.16	0.99
Seventh	R1	Residential	LKD	W1	35.94	25.49	10.45	0.71
				W2	36.01	23.64	12.37	0.66
	R2	Residential	Bedroom	W3	36.02	22.72	13.30	0.63
	R3	Residential	LKD	W4	26.83	15.73	11.10	0.59
	R4	Residential	Bedroom	W5	35.97	21.94	14.03	0.61
	R5	Residential	Bedroom	W6	35.68	25.61	10.07	0.72
				W7	23.26	23.14	0.12	0.99
Poplin Apartments								
Ground	R1	Residential	Bedroom	W1	0.07	0.00	0.07	0.00
				W2	0.65	0.00	0.65	0.00
	R2	Residential	LKD	W3	0.23	0.04	0.19	0.17
				W4	1.01	0.10	0.91	0.10
	R3	Residential	Bedroom	W5	0.52	0.02	0.50	0.04
				W6	1.03	0.09	0.94	0.09
	R4	Residential	LKD	W7	1.09	0.03	1.06	0.03
				W8	1.49	0.07	1.42	0.05
	R5	Residential	Bedroom	W9	1.80	0.08	1.72	0.04
				W10	1.02	0.04	0.98	0.04
	R6	Residential	Bedroom	W11	2.76	0.23	2.53	0.08
				W12	1.52	0.03	1.49	0.02
				W13	4.03	0.81	3.22	0.20
	R7	Residential	LKD	W14	2.06	1.04	1.02	0.50
				W15	2.12	1.83	0.29	0.86
				W16	14.92	8.14	6.78	0.55
				W17	13.59	7.46	6.13	0.55
				W18	12.23	7.10	5.13	0.58
				W19	11.28	7.03	4.25	0.62
	R8	Residential	Bedroom	W20	10.62	7.17	3.45	0.68
	R9	Residential	Bedroom	W21	10.06	10.06	0.00	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R10	Residential	LKD	W22	12.55	12.10	0.45	0.96
				W23	14.47	14.20	0.27	0.98
				W24	4.21	4.21	0.00	1.00
				W25	5.86	5.86	0.00	1.00
First	R1	Residential	LKD	W1	11.36	11.36	0.00	1.00
				W2	10.39	10.39	0.00	1.00
				W3	9.67	9.67	0.00	1.00
				W4	9.06	9.06	0.00	1.00
				W5	8.59	8.59	0.00	1.00
	R2	Residential	Bedroom	W6	8.18	8.18	0.00	1.00
				W7	7.89	7.89	0.00	1.00
	R3	Residential	Bedroom	W8	7.70	7.68	0.02	1.00
				W9	7.54	7.49	0.05	0.99
	R4	Residential	LKD	W10	7.46	7.38	0.08	0.99
				W11	7.42	7.28	0.14	0.98
	R5	Residential	Bedroom	W12	7.39	7.21	0.18	0.98
				W13	7.37	7.14	0.23	0.97
	R6	Residential	Bedroom	W14	7.39	7.08	0.31	0.96
				W15	7.43	7.06	0.37	0.95
	R7	Residential	LKD	W16	7.50	7.05	0.45	0.94
				W17	7.61	7.04	0.57	0.93
	R8	Residential	Bedroom	W18	7.71	7.01	0.70	0.91
				W19	7.85	7.02	0.83	0.89
	R9	Residential	Bedroom	W20	8.07	7.04	1.03	0.87
				W21	8.29	7.06	1.23	0.85
	R10	Residential	LKD	W22	8.57	7.10	1.47	0.83
				W23	8.94	7.18	1.76	0.80
	R11	Residential	Bedroom	W24	9.37	7.25	2.12	0.77
				W25	9.73	7.27	2.46	0.75
	R12	Residential	LKD	W26	10.17	7.29	2.88	0.72
				W27	10.78	7.41	3.37	0.69

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R13	Residential	Bedroom	W28	11.62	7.57	4.05	0.65
				W29	12.46	7.78	4.68	0.62
	R14	Residential	LKD	W30	13.36	8.16	5.20	0.61
				W31	14.48	8.78	5.70	0.61
				W32	15.64	9.47	6.17	0.61
				W33	16.07	9.58	6.49	0.60
				W34	14.78	8.93	5.85	0.60
				W35	13.48	8.56	4.92	0.64
	R15	Residential	Bedroom	W36	12.58	8.52	4.06	0.68
				W37	11.98	8.68	3.30	0.72
	R16	Residential	Bedroom	W38	11.66	8.94	2.72	0.77
				W39	11.45	9.38	2.07	0.82
	R17	Residential	LKD	W40	11.54	9.88	1.66	0.86
				W41	11.81	10.53	1.28	0.89
	R18	Residential	Bedroom	W42	12.29	11.24	1.05	0.91
	R19	Residential	Bedroom	W43	11.75	11.75	0.00	1.00
				W44	14.42	14.07	0.35	0.98
	R20	Residential	LKD	W45	15.54	15.16	0.38	0.98
				W46	16.50	16.24	0.26	0.98
				W47	17.72	17.55	0.17	0.99
				W48	22.24	22.24	0.00	1.00
				W49	22.05	22.05	0.00	1.00
				W50	22.37	22.37	0.00	1.00
Second	R1	Residential	LKD	W1	7.11	7.11	0.00	1.00
				W2	8.21	8.21	0.00	1.00
				W3	10.01	10.01	0.00	1.00
				W4	10.28	10.28	0.00	1.00
				W5	10.28	10.28	0.00	1.00
				W6	11.87	11.87	0.00	1.00
				W7	11.18	11.18	0.00	1.00
				W8	10.62	10.62	0.00	1.00
				W9	10.19	10.19	0.00	1.00
	R2	Residential	Bedroom	W10	9.84	9.84	0.00	1.00
				W11	9.60	9.60	0.00	1.00
	R3	Residential	Bedroom	W12	9.47	9.45	0.02	1.00

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				W13	9.37	9.32	0.05	0.99
	R4	Residential	LKD	W14	9.34	9.27	0.07	0.99
				W15	9.33	9.21	0.12	0.99
	R5	Residential	Bedroom	W16	9.34	9.18	0.16	0.98
				W17	9.35	9.14	0.21	0.98
	R6	Residential	Bedroom	W18	9.40	9.12	0.28	0.97
				W19	9.46	9.14	0.32	0.97
	R7	Residential	LKD	W20	9.56	9.15	0.41	0.96
				W21	9.68	9.17	0.51	0.95
	R8	Residential	Bedroom	W22	9.79	9.18	0.61	0.94
				W23	9.96	9.22	0.74	0.93
	R9	Residential	Bedroom	W24	10.18	9.27	0.91	0.91
				W25	10.39	9.30	1.09	0.90
	R10	Residential	LKD	W26	10.69	9.36	1.33	0.88
				W27	11.06	9.46	1.60	0.86
	R11	Residential	Bedroom	W28	11.47	9.53	1.94	0.83
				W29	11.81	9.53	2.28	0.81
	R12	Residential	LKD	W30	12.22	9.55	2.67	0.78
				W31	12.82	9.68	3.14	0.76
	R13	Residential	Bedroom	W32	13.63	9.82	3.81	0.72
				W33	14.45	10.05	4.40	0.70
	R14	Residential	LKD	W34	15.32	10.39	4.93	0.68
				W35	16.42	10.99	5.43	0.67
				W36	17.55	11.64	5.91	0.66
				W37	18.00	11.90	6.10	0.66
				W38	16.80	11.32	5.48	0.67
				W39	15.61	11.00	4.61	0.70
	R15	Residential	Bedroom	W40	14.80	10.99	3.81	0.74
				W41	14.30	11.20	3.10	0.78
	R16	Residential	Bedroom	W42	14.07	11.51	2.56	0.82
				W43	13.95	12.00	1.95	0.86

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R17	Residential	LKD	W44	14.10	12.55	1.55	0.89
				W45	14.42	13.23	1.19	0.92
	R18	Residential	Bedroom	W46	14.93	13.95	0.98	0.93
	R19	Residential	Bedroom	W47	14.16	14.16	0.00	1.00
				W48	17.15	16.76	0.39	0.98
	R20	Residential	LKD	W49	18.21	17.86	0.35	0.98
				W50	19.14	18.90	0.24	0.99
				W51	20.32	20.16	0.16	0.99
				W52	25.69	25.69	0.00	1.00
				W53	25.47	25.47	0.00	1.00
				W54	25.72	25.72	0.00	1.00
	Third	Residential	LKD	W1	7.14	7.14	0.00	1.00
				W2	8.13	8.13	0.00	1.00
				W3	9.83	9.83	0.00	1.00
				W4	9.76	9.76	0.00	1.00
				W5	9.76	9.76	0.00	1.00
				W6	13.24	13.24	0.00	1.00
				W7	12.61	12.61	0.00	1.00
				W8	12.12	12.12	0.00	1.00
				W9	11.76	11.76	0.00	1.00
	R2	Residential	Bedroom	W10	11.48	11.48	0.00	1.00
				W11	11.32	11.32	0.00	1.00
	R3	Residential	Bedroom	W12	11.28	11.27	0.01	1.00
				W13	11.26	11.22	0.04	1.00
	R4	Residential	LKD	W14	11.31	11.25	0.06	0.99
				W15	11.36	11.25	0.11	0.99
	R5	Residential	Bedroom	W16	11.41	11.27	0.14	0.99
				W17	11.47	11.29	0.18	0.98
	R6	Residential	Bedroom	W18	11.56	11.33	0.23	0.98
				W19	11.67	11.38	0.29	0.98
	R7	Residential	LKD	W20	11.79	11.44	0.35	0.97
				W21	11.93	11.49	0.44	0.96
	R8	Residential	Bedroom	W22	12.08	11.55	0.53	0.96
				W23	12.27	11.63	0.64	0.95

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	R9	Residential	Bedroom	W24	12.51	11.71	0.80	0.94
				W25	12.74	11.77	0.97	0.92
	R10	Residential	LKD	W26	13.01	11.83	1.18	0.91
				W27	13.36	11.94	1.42	0.89
	R11	Residential	Bedroom	W28	13.76	12.01	1.75	0.87
				W29	14.07	12.02	2.05	0.85
	R12	Residential	LKD	W30	14.44	12.03	2.41	0.83
				W31	15.00	12.14	2.86	0.81
	R13	Residential	Bedroom	W32	15.75	12.27	3.48	0.78
				W33	16.52	12.47	4.05	0.75
	R14	Residential	LKD	W34	17.33	12.78	4.55	0.74
				W35	18.37	13.32	5.05	0.73
				W36	19.43	13.90	5.53	0.72
				W37	20.02	14.42	5.60	0.72
				W38	18.97	13.97	5.00	0.74
				W39	17.95	13.73	4.22	0.76
	R15	Residential	Bedroom	W40	17.30	13.82	3.48	0.80
				W41	16.96	14.13	2.83	0.83
	R16	Residential	Bedroom	W42	16.86	14.52	2.34	0.86
				W43	16.86	15.08	1.78	0.89
	R17	Residential	LKD	W44	17.06	15.64	1.42	0.92
				W45	17.44	16.35	1.09	0.94
	R18	Residential	Bedroom	W46	17.96	17.07	0.89	0.95
	R19	Residential	Bedroom	W47	16.60	16.60	0.00	1.00
				W48	19.94	19.62	0.32	0.98
	R20	Residential	LKD	W49	20.94	20.63	0.31	0.99
				W50	21.75	21.55	0.20	0.99
				W51	22.79	22.65	0.14	0.99
				W52	29.26	29.26	0.00	1.00
				W53	29.13	29.13	0.00	1.00
				W54	29.34	29.34	0.00	1.00
Fourth	R1	Residential	LKD	W1	9.12	9.12	0.00	1.00

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				W2	10.39	10.39	0.00	1.00
				W3	12.02	12.02	0.00	1.00
				W4	11.67	11.67	0.00	1.00
				W5	11.67	11.67	0.00	1.00
				W6	15.42	15.42	0.00	1.00
				W7	14.88	14.88	0.00	1.00
				W8	14.48	14.48	0.00	1.00
				W9	14.23	14.23	0.00	1.00
	R2	Residential	Bedroom	W10	14.06	14.06	0.00	1.00
				W11	14.02	14.01	0.01	1.00
	R3	Residential	Bedroom	W12	14.11	14.10	0.01	1.00
				W13	14.21	14.18	0.03	1.00
	R4	Residential	LKD	W14	14.38	14.33	0.05	1.00
				W15	14.52	14.43	0.09	0.99
	R5	Residential	Bedroom	W16	14.64	14.53	0.11	0.99
				W17	14.78	14.62	0.16	0.99
	R6	Residential	Bedroom	W18	14.94	14.74	0.20	0.99
				W19	15.10	14.86	0.24	0.98
	R7	Residential	LKD	W20	15.27	14.98	0.29	0.98
				W21	15.46	15.10	0.36	0.98
	R8	Residential	Bedroom	W22	15.66	15.22	0.44	0.97
				W23	15.87	15.34	0.53	0.97
	R9	Residential	Bedroom	W24	16.12	15.47	0.65	0.96
				W25	16.34	15.55	0.79	0.95
	R10	Residential	LKD	W26	16.62	15.64	0.98	0.94
				W27	16.96	15.77	1.19	0.93
	R11	Residential	Bedroom	W28	17.32	15.84	1.48	0.91
				W29	17.58	15.82	1.76	0.90
	R12	Residential	LKD	W30	17.89	15.80	2.09	0.88
				W31	18.39	15.90	2.49	0.86
	R13	Residential	Bedroom	W32	19.03	15.99	3.04	0.84
				W33	19.72	16.16	3.56	0.82

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	R14	Residential	LKD	W34	20.41	16.38	4.03	0.80
				W35	21.34	16.85	4.49	0.79
				W36	22.26	17.30	4.96	0.78
				W37	23.24	18.32	4.92	0.79
				W38	22.43	18.07	4.36	0.81
				W39	21.70	18.02	3.68	0.83
	R15	Residential	Bedroom	W40	21.30	18.27	3.03	0.86
				W41	21.21	18.73	2.48	0.88
	R16	Residential	Bedroom	W42	21.31	19.26	2.05	0.90
				W43	21.47	19.91	1.56	0.93
	R17	Residential	LKD	W44	21.75	20.51	1.24	0.94
				W45	22.18	21.23	0.95	0.96
	R18	Residential	Bedroom	W46	22.68	21.91	0.77	0.97
	R19	Residential	Bedroom	W47	20.71	20.71	0.00	1.00
				W48	24.20	23.90	0.30	0.99
	R20	Residential	LKD	W49	24.97	24.71	0.26	0.99
				W50	25.57	25.39	0.18	0.99
				W51	26.34	26.22	0.12	1.00
				W52	33.63	33.63	0.00	1.00
				W53	33.53	33.53	0.00	1.00
				W54	33.71	33.71	0.00	1.00
Fifth	R1	Residential	LKD	W1	9.04	9.04	0.00	1.00
				W2	10.24	10.24	0.00	1.00
				W3	11.81	11.81	0.00	1.00
				W4	11.11	11.11	0.00	1.00
				W5	11.11	11.11	0.00	1.00
				W6	17.69	17.69	0.00	1.00
				W7	17.26	17.26	0.00	1.00
				W8	16.97	16.97	0.00	1.00
				W9	16.83	16.83	0.00	1.00
	R2	Residential	Bedroom	W10	16.79	16.79	0.00	1.00
				W11	16.89	16.88	0.01	1.00
	R3	Residential	Bedroom	W12	17.15	17.13	0.02	1.00
				W13	17.40	17.36	0.04	1.00
	R4	Residential	LKD	W14	17.72	17.67	0.05	1.00

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				W15	17.95	17.87	0.08	1.00
	R5	Residential	Bedroom	W16	18.18	18.08	0.10	0.99
				W17	18.40	18.27	0.13	0.99
	R6	Residential	Bedroom	W18	18.65	18.49	0.16	0.99
				W19	18.88	18.69	0.19	0.99
	R7	Residential	LKD	W20	19.13	18.90	0.23	0.99
				W21	19.38	19.10	0.28	0.99
	R8	Residential	Bedroom	W22	19.62	19.27	0.35	0.98
				W23	19.85	19.44	0.41	0.98
	R9	Residential	Bedroom	W24	20.12	19.61	0.51	0.97
				W25	20.36	19.72	0.64	0.97
	R10	Residential	LKD	W26	20.61	19.83	0.78	0.96
				W27	20.92	19.96	0.96	0.95
	R11	Residential	Bedroom	W28	21.23	20.03	1.20	0.94
				W29	21.44	20.00	1.44	0.93
	R12	Residential	LKD	W30	21.67	19.95	1.72	0.92
				W31	22.08	20.02	2.06	0.91
	R13	Residential	Bedroom	W32	22.59	20.05	2.54	0.89
				W33	23.15	20.16	2.99	0.87
	R14	Residential	LKD	W34	23.69	20.29	3.40	0.86
				W35	24.44	20.63	3.81	0.84
				W36	25.17	20.93	4.24	0.83
				W37	26.72	22.62	4.10	0.85
				W38	26.22	22.60	3.62	0.86
				W39	25.79	22.73	3.06	0.88
	R15	Residential	Bedroom	W40	25.65	23.12	2.53	0.90
				W41	25.84	23.77	2.07	0.92
	R16	Residential	Bedroom	W42	26.15	24.43	1.72	0.93
				W43	26.47	25.16	1.31	0.95
	R17	Residential	LKD	W44	26.76	25.72	1.04	0.96
				W45	27.11	26.32	0.79	0.97

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	R18	Residential	Bedroom	W46	27.49	26.85	0.64	0.98
	R19	Residential	Bedroom	W47	24.18	24.18	0.00	1.00
				W48	27.97	27.70	0.27	0.99
	R20	Residential	LKD	W49	28.54	28.30	0.24	0.99
				W50	28.84	28.67	0.17	0.99
				W51	29.26	29.14	0.12	1.00
				W52	35.21	35.21	0.00	1.00
				W53	35.10	35.10	0.00	1.00
				W54	35.12	35.12	0.00	1.00
Sixth	R1	Residential	LKD	W1	12.38	12.38	0.00	1.00
				W2	14.16	14.16	0.00	1.00
				W3	15.35	15.35	0.00	1.00
				W4	14.81	14.81	0.00	1.00
				W5	14.81	14.81	0.00	1.00
				W6	21.10	21.09	0.01	1.00
				W7	20.80	20.79	0.01	1.00
				W8	20.65	20.63	0.02	1.00
				W9	20.64	20.63	0.01	1.00
	R2	Residential	Bedroom	W10	20.75	20.73	0.02	1.00
				W11	21.00	20.98	0.02	1.00
	R3	Residential	Bedroom	W12	21.45	21.42	0.03	1.00
				W13	21.88	21.83	0.05	1.00
	R4	Residential	LKD	W14	22.37	22.31	0.06	1.00
				W15	22.72	22.63	0.09	1.00
	R5	Residential	Bedroom	W16	23.04	22.94	0.10	1.00
				W17	23.36	23.24	0.12	0.99
	R6	Residential	Bedroom	W18	23.71	23.56	0.15	0.99
				W19	24.03	23.87	0.16	0.99
	R7	Residential	LKD	W20	24.35	24.16	0.19	0.99
				W21	24.64	24.42	0.22	0.99
	R8	Residential	Bedroom	W22	24.91	24.65	0.26	0.99
				W23	25.16	24.86	0.30	0.99
	R9	Residential	Bedroom	W24	25.44	25.06	0.38	0.99
				W25	25.65	25.20	0.45	0.98

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	R10	Residential	LKD	W26	25.89	25.33	0.56	0.98
				W27	26.19	25.49	0.70	0.97
	R11	Residential	Bedroom	W28	26.44	25.56	0.88	0.97
				W29	26.57	25.51	1.06	0.96
	R12	Residential	LKD	W30	26.71	25.43	1.28	0.95
				W31	27.02	25.47	1.55	0.94
	R13	Residential	Bedroom	W32	27.36	25.44	1.92	0.93
				W33	27.76	25.48	2.28	0.92
	R14	Residential	LKD	W34	28.08	25.46	2.62	0.91
				W35	28.61	25.65	2.96	0.90
				W36	29.05	25.74	3.31	0.89
				W37	31.09	27.99	3.10	0.90
				W38	30.86	28.14	2.72	0.91
				W39	30.63	28.32	2.31	0.92
	R15	Residential	Bedroom	W40	30.55	28.65	1.90	0.94
				W41	30.77	29.19	1.58	0.95
	R16	Residential	Bedroom	W42	31.06	29.71	1.35	0.96
				W43	31.29	30.24	1.05	0.97
	R17	Residential	LKD	W44	31.41	30.56	0.85	0.97
				W45	31.60	30.91	0.69	0.98
	R18	Residential	Bedroom	W46	31.80	31.22	0.58	0.98
	R19	Residential	Bedroom	W47	27.33	27.33	0.00	1.00
				W48	31.27	30.98	0.29	0.99
	R20	Residential	LKD	W49	31.55	31.28	0.27	0.99
				W50	31.60	31.39	0.21	0.99
				W51	31.73	31.56	0.17	0.99
				W52	35.76	35.76	0.00	1.00
				W53	35.59	35.59	0.00	1.00
				W54	35.60	35.60	0.00	1.00
Seventh	R1	Residential	LKD	W1	10.38	10.38	0.00	1.00
				W2	11.74	11.74	0.00	1.00
				W3	13.31	13.31	0.00	1.00
				W4	12.21	12.21	0.00	1.00

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				W5	12.21	12.21	0.00	1.00
				W6	24.68	24.67	0.01	1.00
				W7	24.51	24.49	0.02	1.00
				W8	24.49	24.47	0.02	1.00
				W9	24.60	24.58	0.02	1.00
	R2	Residential	Bedroom	W10	24.83	24.80	0.03	1.00
				W11	25.19	25.16	0.03	1.00
	R3	Residential	Bedroom	W12	25.78	25.74	0.04	1.00
				W13	26.33	26.28	0.05	1.00
	R4	Residential	LKD	W14	26.94	26.86	0.08	1.00
				W15	27.34	27.25	0.09	1.00
	R5	Residential	Bedroom	W16	27.71	27.60	0.11	1.00
				W17	28.10	27.98	0.12	1.00
	R6	Residential	Bedroom	W18	28.54	28.39	0.15	0.99
				W19	28.89	28.73	0.16	0.99
	R7	Residential	LKD	W20	29.22	29.03	0.19	0.99
				W21	29.50	29.28	0.22	0.99
	R8	Residential	Bedroom	W22	29.76	29.51	0.25	0.99
				W23	29.99	29.70	0.29	0.99
	R9	Residential	Bedroom	W24	30.23	29.89	0.34	0.99
				W25	30.42	30.02	0.40	0.99
	R10	Residential	LKD	W26	30.60	30.13	0.47	0.98
				W27	30.86	30.30	0.56	0.98
	R11	Residential	Bedroom	W28	31.05	30.38	0.67	0.98
				W29	31.13	30.35	0.78	0.97
	R12	Residential	LKD	W30	31.19	30.29	0.90	0.97
				W31	31.41	30.34	1.07	0.97
	R13	Residential	Bedroom	W32	31.60	30.29	1.31	0.96
				W33	31.83	30.28	1.55	0.95
	R14	Residential	LKD	W34	31.95	30.16	1.79	0.94
				W35	32.25	30.21	2.04	0.94
				W36	32.42	30.12	2.30	0.93

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
				W37	33.46	31.39	2.07	0.94
				W38	33.52	31.71	1.81	0.95
				W39	33.60	32.06	1.54	0.95
	R15	Residential	Bedroom	W40	33.58	32.26	1.32	0.96
				W41	33.62	32.47	1.15	0.97
	R16	Residential	Bedroom	W42	33.64	32.61	1.03	0.97
				W43	33.67	32.78	0.89	0.97
	R17	Residential	LKD	W44	33.73	32.94	0.79	0.98
				W45	33.81	33.11	0.70	0.98
	R18	Residential	Bedroom	W46	33.88	33.25	0.63	0.98
	R19	Residential	Bedroom	W47	28.47	28.47	0.00	1.00
				W48	32.82	32.44	0.38	0.99
	R20	Residential	LKD	W49	33.07	32.73	0.34	0.99
				W50	33.05	32.76	0.29	0.99
				W51	33.12	32.87	0.25	0.99
				W52	35.61	35.61	0.00	1.00
				W53	35.48	35.48	0.00	1.00
				W54	35.49	35.49	0.00	1.00
Eighth	R1	Residential	LKD	W1	12.93	12.93	0.00	1.00
				W2	14.84	14.84	0.00	1.00
				W3	16.08	16.08	0.00	1.00
				W4	15.37	15.37	0.00	1.00
				W5	15.37	15.37	0.00	1.00
				W6	29.20	29.18	0.02	1.00
				W7	29.12	29.10	0.02	1.00
				W8	29.18	29.15	0.03	1.00
				W9	29.33	29.29	0.04	1.00
	R2	Residential	Bedroom	W10	29.58	29.54	0.04	1.00
				W11	29.93	29.89	0.04	1.00
	R3	Residential	Bedroom	W12	30.48	30.43	0.05	1.00
				W13	30.99	30.93	0.06	1.00
	R4	Residential	LKD	W14	31.44	31.37	0.07	1.00
				W15	31.71	31.63	0.08	1.00
	R5	Residential	Bedroom	W16	31.96	31.87	0.09	1.00

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				W17	32.19	32.10	0.09	1.00
	R6	Residential	Bedroom	W18	32.45	32.35	0.10	1.00
				W19	32.66	32.54	0.12	1.00
	R7	Residential	LKD	W20	32.84	32.70	0.14	1.00
				W21	32.99	32.83	0.16	1.00
	R8	Residential	Bedroom	W22	33.13	32.95	0.18	0.99
				W23	33.24	33.05	0.19	0.99
	R9	Residential	Bedroom	W24	33.39	33.17	0.22	0.99
				W25	33.52	33.27	0.25	0.99
	R10	Residential	LKD	W26	33.65	33.37	0.28	0.99
				W27	33.88	33.55	0.33	0.99
	R11	Residential	Bedroom	W28	34.03	33.64	0.39	0.99
				W29	34.06	33.62	0.44	0.99
	R12	Residential	LKD	W30	34.09	33.59	0.50	0.99
				W31	34.28	33.70	0.58	0.98
	R13	Residential	Bedroom	W32	34.42	33.72	0.70	0.98
				W33	34.62	33.82	0.80	0.98
	R14	Residential	LKD	W34	34.63	33.72	0.91	0.97
				W35	34.80	33.75	1.05	0.97
				W36	34.79	33.60	1.19	0.97
				W37	35.17	34.16	1.01	0.97
				W38	35.23	34.36	0.87	0.98
				W39	35.31	34.57	0.74	0.98
	R15	Residential	Bedroom	W40	35.35	34.72	0.63	0.98
				W41	35.43	34.87	0.56	0.98
	R16	Residential	Bedroom	W42	35.43	34.92	0.51	0.99
				W43	35.45	34.98	0.47	0.99
	R17	Residential	LKD	W44	35.47	35.04	0.43	0.99
				W45	35.48	35.08	0.40	0.99
	R18	Residential	Bedroom	W46	35.48	35.11	0.37	0.99
	R19	Residential	Bedroom	W47	29.93	29.92	0.01	1.00

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Ninth	R20	Residential	LKD	W48	34.31	34.05	0.26	0.99
				W49	34.51	34.27	0.24	0.99
				W50	34.47	34.25	0.22	0.99
				W51	34.49	34.30	0.19	0.99
				W52	35.87	35.87	0.00	1.00
				W53	35.68	35.68	0.00	1.00
				W54	35.68	35.68	0.00	1.00
	R1	Residential	LKD	W1	10.44	10.44	0.00	1.00
				W2	11.89	11.89	0.00	1.00
				W3	13.54	13.54	0.00	1.00
				W4	12.41	12.41	0.00	1.00
				W5	12.41	12.41	0.00	1.00
				W6	33.24	33.23	0.01	1.00
				W7	33.21	33.20	0.01	1.00
				W8	33.24	33.23	0.01	1.00
				W9	33.31	33.30	0.01	1.00
	R2	Residential	Bedroom	W10	33.43	33.42	0.01	1.00
				W11	33.60	33.59	0.01	1.00
	R3	Residential	Bedroom	W12	33.85	33.84	0.01	1.00
				W13	34.10	34.08	0.02	1.00
	R4	Residential	LKD	W14	34.27	34.25	0.02	1.00
				W15	34.37	34.35	0.02	1.00
	R5	Residential	Bedroom	W16	34.47	34.45	0.02	1.00
				W17	34.56	34.53	0.03	1.00
	R6	Residential	Bedroom	W18	34.63	34.60	0.03	1.00
				W19	34.69	34.66	0.03	1.00
	R7	Residential	LKD	W20	34.75	34.71	0.04	1.00
				W21	34.80	34.76	0.04	1.00
	R8	Residential	Bedroom	W22	34.87	34.82	0.05	1.00
				W23	34.92	34.86	0.06	1.00
	R9	Residential	Bedroom	W24	34.97	34.91	0.06	1.00
				W25	35.01	34.94	0.07	1.00
	R10	Residential	LKD	W26	35.05	34.98	0.07	1.00
				W27	35.18	35.10	0.08	1.00

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	R11	Residential	Bedroom	W28	35.23	35.13	0.10	1.00
				W29	35.18	35.07	0.11	1.00
	R12	Residential	LKD	W30	35.13	35.00	0.13	1.00
				W31	35.25	35.10	0.15	1.00
	R13	Residential	Bedroom	W32	35.30	35.11	0.19	0.99
				W33	35.43	35.22	0.21	0.99
	R14	Residential	LKD	W34	35.37	35.13	0.24	0.99
				W35	35.49	35.20	0.29	0.99
				W36	35.43	35.10	0.33	0.99
				W37	36.13	35.86	0.27	0.99
				W38	36.15	35.91	0.24	0.99
				W39	36.19	35.98	0.21	0.99
	R15	Residential	Bedroom	W40	36.21	36.02	0.19	0.99
				W41	36.23	36.07	0.16	1.00
	R16	Residential	Bedroom	W42	36.24	36.09	0.15	1.00
				W43	36.26	36.12	0.14	1.00
	R17	Residential	LKD	W44	36.28	36.15	0.13	1.00
				W45	36.29	36.18	0.11	1.00
	R18	Residential	Bedroom	W46	36.29	36.18	0.11	1.00
	R19	Residential	Bedroom	W47	30.43	30.43	0.00	1.00
				W48	34.98	34.90	0.08	1.00
	R20	Residential	LKD	W49	35.19	35.11	0.08	1.00
				W50	35.11	35.04	0.07	1.00
				W51	35.08	35.01	0.07	1.00
				W52	35.65	35.65	0.00	1.00
				W53	35.51	35.51	0.00	1.00
				W54	35.51	35.51	0.00	1.00
Tenth	R1	Residential	LKD	W1	13.02	13.02	0.00	1.00
				W2	14.99	14.99	0.00	1.00
				W3	16.27	16.27	0.00	1.00
				W4	15.54	15.54	0.00	1.00
				W5	15.54	15.54	0.00	1.00
				W6	15.54	15.54	0.00	1.00
				W7	35.96	35.96	0.00	1.00

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				W8	35.96	35.96	0.00	1.00
				W9	35.96	35.96	0.00	1.00
				W10	35.97	35.97	0.00	1.00
	R2	Residential	Bedroom	W11	35.97	35.97	0.00	1.00
				W12	35.97	35.97	0.00	1.00
	R3	Residential	Bedroom	W13	35.98	35.98	0.00	1.00
				W14	35.98	35.98	0.00	1.00
	R4	Residential	LKD	W15	35.99	35.99	0.00	1.00
				W16	36.00	36.00	0.00	1.00
	R5	Residential	Bedroom	W17	36.01	36.01	0.00	1.00
				W18	36.01	36.01	0.00	1.00
	R6	Residential	Bedroom	W19	36.02	36.02	0.00	1.00
				W20	36.03	36.03	0.00	1.00
	R7	Residential	LKD	W21	36.03	36.03	0.00	1.00
				W22	36.03	36.03	0.00	1.00
	R8	Residential	Bedroom	W23	36.04	36.04	0.00	1.00
				W24	36.05	36.05	0.00	1.00
	R9	Residential	Bedroom	W25	36.06	36.06	0.00	1.00
				W26	36.06	36.06	0.00	1.00
	R10	Residential	LKD	W27	36.07	36.07	0.00	1.00
				W28	36.17	36.17	0.00	1.00
	R11	Residential	Bedroom	W29	36.18	36.18	0.00	1.00
				W30	36.09	36.09	0.00	1.00
	R12	Residential	LKD	W31	36.01	36.01	0.00	1.00
				W32	36.11	36.11	0.00	1.00
	R13	Residential	Bedroom	W33	36.12	36.12	0.00	1.00
				W34	36.22	36.22	0.00	1.00
	R14	Residential	Bedroom	W35	36.13	36.13	0.00	1.00
				W36	36.22	36.22	0.00	1.00
	R15	Residential	Bedroom	W37	36.14	36.14	0.00	1.00
				W38	36.89	36.89	0.00	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
Eleventh	R16	Residential	LKD	W39	36.89	36.89	0.00	1.00
				W40	36.89	36.89	0.00	1.00
				W41	36.89	36.89	0.00	1.00
				W42	36.90	36.90	0.00	1.00
	R17	Residential	Bedroom	W43	36.91	36.91	0.00	1.00
				W44	36.90	36.90	0.00	1.00
	R18	Residential	Bedroom	W45	36.91	36.91	0.00	1.00
				W46	36.92	36.92	0.00	1.00
	R19	Residential	LKD	W47	36.92	36.92	0.00	1.00
				W48	36.65	36.65	0.00	1.00
				W49	36.87	36.87	0.00	1.00
				W50	36.95	36.95	0.00	1.00
				W51	36.99	36.99	0.00	1.00
	R1	Residential	LKD	W1	10.48	10.48	0.00	1.00
				W2	11.97	11.97	0.00	1.00
				W3	13.88	13.88	0.00	1.00
				W4	12.57	12.57	0.00	1.00
				W5	12.57	12.57	0.00	1.00
				W6	37.18	37.18	0.00	1.00
				W7	37.15	37.15	0.00	1.00
				W8	37.18	37.18	0.00	1.00
				W9	37.15	37.15	0.00	1.00
	R2	Residential	Bedroom	W10	37.18	37.18	0.00	1.00
				W11	37.16	37.16	0.00	1.00
	R3	Residential	Bedroom	W12	37.20	37.20	0.00	1.00
				W13	37.15	37.15	0.00	1.00
	R4	Residential	LKD	W14	37.20	37.20	0.00	1.00
				W15	37.16	37.16	0.00	1.00
	R5	Residential	Bedroom	W16	37.21	37.21	0.00	1.00
				W17	37.18	37.18	0.00	1.00
	R6	Residential	Bedroom	W18	37.23	37.23	0.00	1.00
				W19	37.18	37.18	0.00	1.00
	R7	Residential	LKD	W20	37.22	37.22	0.00	1.00
				W21	37.18	37.18	0.00	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R8	Residential	Bedroom	W22	37.23	37.23	0.00	1.00
				W23	37.19	37.19	0.00	1.00
	R9	Residential	Bedroom	W24	37.25	37.25	0.00	1.00
				W25	37.19	37.19	0.00	1.00
	R10	Residential	LKD	W26	37.24	37.24	0.00	1.00
				W27	37.25	37.25	0.00	1.00
	R11	Residential	Bedroom	W28	37.31	37.31	0.00	1.00
				W29	37.21	37.21	0.00	1.00
	R12	Residential	LKD	W30	37.22	37.22	0.00	1.00
				W31	37.21	37.21	0.00	1.00
	R13	Residential	Bedroom	W32	37.28	37.28	0.00	1.00
				W33	37.26	37.26	0.00	1.00
	R14	Residential	Bedroom	W34	37.28	37.28	0.00	1.00
				W35	37.27	37.27	0.00	1.00
	R15	Residential	Bedroom	W36	37.28	37.28	0.00	1.00
				W37	37.64	37.64	0.00	1.00
	R16	Residential	LKD	W38	37.65	37.65	0.00	1.00
				W39	37.64	37.64	0.00	1.00
				W40	37.64	37.64	0.00	1.00
				W41	37.64	37.64	0.00	1.00
	R17	Residential	Bedroom	W42	37.65	37.65	0.00	1.00
				W43	37.65	37.65	0.00	1.00
	R18	Residential	Bedroom	W44	37.65	37.65	0.00	1.00
				W45	37.66	37.66	0.00	1.00
	R19	Residential	LKD	W46	37.66	37.66	0.00	1.00
				W47	38.10	38.10	0.00	1.00
				W48	38.63	38.63	0.00	1.00
				W49	38.63	38.63	0.00	1.00
				W50	38.10	38.10	0.00	1.00
New Cross Central Apartments								
Ground	R1	Residential	LKD	W1	2.37	2.37	0.00	1.00
				W2	0.62	0.62	0.00	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
				W3	4.37	4.37	0.00	1.00
				W4	9.98	9.94	0.04	1.00
				W5	23.59	8.41	15.18	0.36
				W6	24.75	6.57	18.18	0.27
	R2	Residential	LKD	W7	22.22	1.84	20.38	0.08
				W8	25.38	4.88	20.50	0.19
				W9	7.33	0.31	7.02	0.04
				W10	22.67	3.88	18.79	0.17
	R3	Residential	LKD	W11	25.10	8.75	16.35	0.35
				W12	7.85	2.34	5.51	0.30
				W13	29.85	17.84	12.01	0.60
				W14	24.49	24.49	0.00	1.00
				W15	23.51	23.51	0.00	1.00
				W16	22.93	22.93	0.00	1.00
First	R2	Residential	Bedroom	W3	26.70	8.01	18.69	0.30
	R3	Residential	LKD	W4	27.51	7.25	20.26	0.26
				W17	0.00	0.00	0.00	1.00
	R4	Residential	Bedroom	W5	28.10	6.97	21.13	0.25
	R5	Residential	Bedroom	W6	28.61	6.90	21.71	0.24
	R6	Residential	LKD	W7	29.06	7.01	22.05	0.24
				W16	0.00	0.00	0.00	1.00
	R7	Residential	Bedroom	W8	29.41	7.31	22.10	0.25
	R8	Residential	Bedroom	W9	29.71	7.77	21.94	0.26
	R9	Residential	Bedroom	W10	29.96	8.35	21.61	0.28
	R10	Residential	Bedroom	W11	30.23	9.27	20.96	0.31
	R11	Residential	Bedroom	W12	30.50	10.80	19.70	0.35
Second	R1	Residential	LKD	W13	30.78	13.85	16.93	0.45
				W1	10.62	10.58	0.04	1.00
				W2	12.94	12.90	0.04	1.00
				W3	27.45	11.89	15.56	0.43

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R2	Residential	Bedroom	W4	28.73	9.37	19.36	0.33
	R3	Residential	LKD	W5	29.26	8.76	20.50	0.30
				W20	0.00	0.00	0.00	1.00
	R4	Residential	Bedroom	W6	29.86	8.39	21.47	0.28
	R5	Residential	Bedroom	W7	30.29	8.38	21.91	0.28
	R6	Residential	LKD	W8	30.57	8.52	22.05	0.28
				W19	0.00	0.00	0.00	1.00
	R7	Residential	Bedroom	W9	30.89	8.93	21.96	0.29
	R8	Residential	Bedroom	W10	31.15	9.49	21.66	0.30
	R9	Residential	LKD	W11	31.35	10.16	21.19	0.32
				W18	0.00	0.00	0.00	1.00
	R10	Residential	Bedroom	W12	31.58	11.13	20.45	0.35
	R11	Residential	Bedroom	W13	31.80	12.78	19.02	0.40
	R12	Residential	Bedroom	W14	32.06	16.40	15.66	0.51
	R13	Residential	LKD	W15	32.28	20.52	11.76	0.64
				W16	31.23	31.23	0.00	1.00
				W17	31.00	31.00	0.00	1.00
Third	R1	Residential	LKD	W1	12.20	12.16	0.04	1.00
				W2	14.62	14.58	0.04	1.00
				W3	29.47	14.15	15.32	0.48
	R2	Residential	Bedroom	W4	30.60	11.40	19.20	0.37
	R3	Residential	LKD	W5	31.04	10.70	20.34	0.34
				W20	0.00	0.00	0.00	1.00
	R4	Residential	Bedroom	W6	31.52	10.31	21.21	0.33
	R5	Residential	Bedroom	W7	31.85	10.34	21.51	0.32
	R6	Residential	LKD	W8	32.07	10.55	21.52	0.33
				W19	0.00	0.00	0.00	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R7	Residential	Bedroom	W9	32.30	11.10	21.20	0.34
	R8	Residential	Bedroom	W10	32.50	11.74	20.76	0.36
	R9	Residential	LKD	W11	32.65	12.47	20.18	0.38
				W18	0.00	0.00	0.00	1.00
	R10	Residential	Bedroom	W12	32.82	13.45	19.37	0.41
	R11	Residential	Bedroom	W13	32.99	15.06	17.93	0.46
	R12	Residential	Bedroom	W14	33.20	18.49	14.71	0.56
	R13	Residential	LKD	W15	33.37	22.34	11.03	0.67
				W16	32.48	32.48	0.00	1.00
				W17	32.27	32.27	0.00	1.00
Fourth	R1	Residential	LKD	W1	14.00	13.97	0.03	1.00
				W2	16.53	16.49	0.04	1.00
				W3	31.55	16.95	14.60	0.54
	R2	Residential	Bedroom	W4	32.47	14.02	18.45	0.43
	R3	Residential	LKD	W5	32.80	13.26	19.54	0.40
				W20	0.00	0.00	0.00	1.00
	R4	Residential	Bedroom	W6	33.15	12.88	20.27	0.39
	R5	Residential	Bedroom	W7	33.39	13.00	20.39	0.39
	R6	Residential	LKD	W8	33.53	13.33	20.20	0.40
				W19	0.00	0.00	0.00	1.00
	R7	Residential	Bedroom	W9	33.69	14.11	19.58	0.42
	R8	Residential	Bedroom	W10	33.81	14.91	18.90	0.44
	R9	Residential	LKD	W11	33.91	15.73	18.18	0.46
				W18	0.00	0.00	0.00	1.00
	R10	Residential	Bedroom	W12	34.02	16.73	17.29	0.49
	R11	Residential	Bedroom	W13	34.14	18.26	15.88	0.53
	R12	Residential	Bedroom	W14	34.29	21.36	12.93	0.62

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R13	Residential	LKD	W15	34.41	24.79	9.62	0.72
				W16	33.65	33.65	0.00	1.00
				W17	33.49	33.49	0.00	1.00
Fifth	R1	Residential	LKD	W1	16.01	15.98	0.03	1.00
				W2	18.67	18.64	0.03	1.00
				W3	33.71	20.49	13.22	0.61
	R2	Residential	Bedroom	W4	34.32	17.51	16.81	0.51
	R3	Residential	LKD	W5	34.52	16.74	17.78	0.48
				W20	0.09	0.09	0.00	1.00
	R4	Residential	Bedroom	W6	34.71	16.43	18.28	0.47
	R5	Residential	Bedroom	W7	34.83	16.67	18.16	0.48
	R6	Residential	LKD	W8	34.90	17.19	17.71	0.49
				W19	0.21	0.21	0.00	1.00
	R7	Residential	Bedroom	W9	34.98	18.31	16.67	0.52
	R8	Residential	Bedroom	W10	35.05	19.34	15.71	0.55
	R9	Residential	LKD	W11	35.10	20.29	14.81	0.58
				W18	0.01	0.01	0.00	1.00
	R10	Residential	Bedroom	W12	35.16	21.32	13.84	0.61
	R11	Residential	Bedroom	W13	35.24	22.71	12.53	0.64
	R12	Residential	Bedroom	W14	35.33	25.31	10.02	0.72
	R13	Residential	LKD	W15	35.41	28.05	7.36	0.79
				W16	34.75	34.75	0.00	1.00
				W17	34.64	34.64	0.00	1.00
Sixth	R1	Residential	LKD	W1	18.29	18.27	0.02	1.00
				W2	21.04	21.01	0.03	1.00
				W3	35.68	24.78	10.90	0.69
	R2	Residential	Bedroom	W4	35.91	22.03	13.88	0.61
	R3	Residential	LKD	W5	35.98	21.40	14.58	0.59

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
				W20	6.40	6.40	0.00	1.00
	R4	Residential	Bedroom	W6	36.06	21.20	14.86	0.59
	R5	Residential	Bedroom	W7	36.10	21.58	14.52	0.60
	R6	Residential	LKD	W8	36.12	22.31	13.81	0.62
				W19	1.88	1.88	0.00	1.00
	R7	Residential	Bedroom	W9	36.14	23.83	12.31	0.66
	R8	Residential	Bedroom	W10	36.16	25.01	11.15	0.69
	R9	Residential	LKD	W11	36.18	26.06	10.12	0.72
				W18	0.22	0.22	0.00	1.00
	R10	Residential	Bedroom	W12	36.21	27.10	9.11	0.75
	R11	Residential	Bedroom	W13	36.25	28.30	7.95	0.78
	R12	Residential	Bedroom	W14	36.31	30.19	6.12	0.83
	R13	Residential	LKD	W15	36.34	31.98	4.36	0.88
				W16	35.68	35.68	0.00	1.00
				W17	35.62	35.62	0.00	1.00
Seventh	R1	Residential	LKD	W1	37.08	27.11	9.97	0.73
				W16	35.04	35.04	0.00	1.00
	R2	Residential	Bedroom	W2	37.10	27.11	9.99	0.73
	R3	Residential	Bedroom	W3	37.13	27.57	9.56	0.74
	R4	Residential	LKD	W4	37.14	28.38	8.76	0.76
				W15	6.33	6.33	0.00	1.00
	R5	Residential	Bedroom	W5	37.15	30.06	7.09	0.81
	R6	Residential	Bedroom	W6	37.16	31.24	5.92	0.84
	R7	Residential	LKD	W7	37.17	32.19	4.98	0.87
				W14	1.27	1.27	0.00	1.00
	R8	Residential	Bedroom	W8	37.17	32.99	4.18	0.89

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	R9	Residential	Bedroom	W9	37.19	33.80	3.39	0.91
	R10	Residential	Bedroom	W10	37.21	34.81	2.40	0.94
	R11	Residential	LKD	W11	37.21	35.54	1.67	0.96
				W12	36.54	36.54	0.00	1.00
				W13	36.53	36.53	0.00	1.00
Eighth	R1	Residential	LKD	W1	38.06	34.38	3.68	0.90
				W12	36.24	36.24	0.00	1.00
	R2	Residential	Bedroom	W2	38.06	35.33	2.73	0.93
	R3	Residential	Bedroom	W3	38.06	35.98	2.08	0.95
	R4	Residential	LKD	W4	38.04	36.48	1.56	0.96
				W11	31.89	31.89	0.00	1.00
	R5	Residential	Bedroom	W5	38.03	36.89	1.14	0.97
	R6	Residential	Bedroom	W6	38.01	37.21	0.80	0.98
	R7	Residential	Bedroom	W7	38.00	37.46	0.54	0.99
	R8	Residential	LKD	W8	37.98	37.59	0.39	0.99
				W9	37.32	37.32	0.00	1.00
				W10	37.34	37.34	0.00	1.00

Appendix 3: Baseline vs Proposed No Sky Line Contour Plots & Tabulated Results

Project Name: TA-2155-BRE-REV00 Project No.: 1 Report Title: Daylight Distribution - Neighbour Analysis												
Floor Ref.	Room Ref.	Room Attribute	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
32 Mason Street												
Ground	R2		Bedroom	8.63	92.85	8.60	92.56	1.00	8.60	0.00	0.00	1.00
	R3		Bedroom	8.76	94.29	8.73	94.00	1.00	8.73	0.00	0.00	1.00
First	R2		Bedroom	10.91	117.49	10.90	117.34	1.00	10.90	0.00	0.00	1.00
	R3		LKD	21.51	231.51	21.50	231.45	1.00	21.50	0.00	0.00	1.00
Second	R2		Bedroom	10.91	117.46	10.90	117.31	1.00	10.90	0.00	0.00	1.00
	R3		LKD	21.49	231.30	21.48	231.25	1.00	21.48	0.00	0.00	1.00
Third	R2		Bedroom	10.90	117.32	10.89	117.19	1.00	10.89	0.00	0.00	1.00
	R3		LKD	21.59	232.40	21.59	232.37	1.00	21.59	0.00	0.00	1.00
34 Mason Street												
Basement	R1		LKD	10.83	116.62	0.00	0.00	0.00	0.00	0.00	0.00	1.00
	R2		Bedroom	10.90	117.27	0.00	0.00	0.00	0.00	0.00	0.00	1.00
	R3		LKD	17.69	190.43	0.00	0.00	0.00	0.00	0.00	0.00	1.00
Ground	R1		LKD	10.70	115.19	9.44	101.66	0.88	9.44	0.00	0.00	1.00
	R2		Bedroom	7.62	81.99	5.67	61.08	0.75	5.67	0.00	0.00	1.00
	R3		Bedroom	7.77	83.60	7.02	75.60	0.90	7.02	0.00	0.00	1.00
	R4		LKD	19.09	205.47	18.27	196.66	0.96	18.26	0.01	0.10	1.00
First	R1		LKD	16.01	172.36	15.27	164.42	0.95	15.27	0.00	0.00	1.00
	R2		Bedroom	8.19	88.17	8.08	87.01	0.99	8.08	0.00	0.00	1.00
	R3		Bedroom	8.36	90.04	7.39	79.58	0.88	7.39	0.00	0.03	1.00
	R4		LKD	19.40	208.82	19.28	207.49	0.99	19.26	0.02	0.17	1.00
Second	R1		LKD	19.41	208.90	18.65	200.76	0.96	18.65	0.00	0.00	1.00
	R2		Bedroom	7.66	82.44	7.46	80.35	0.97	7.46	0.00	0.00	1.00
	R3		Bedroom	7.72	83.12	7.72	83.12	1.00	7.72	0.00	0.00	1.00
	R4		LKD	20.75	223.35	20.73	223.12	1.00	20.73	0.00	0.00	1.00
Third	R3		Bedroom	16.35	175.96	15.94	171.62	0.98	15.94	0.00	0.00	1.00
36 Mason Street												
Ground	R1		Unknown	18.76	201.90	15.04	161.86	0.80	14.44	0.60	6.44	0.96
	R2		Unknown	18.02	194.00	13.82	148.74	0.77	12.82	1.00	10.78	0.93
First	R1		Unknown	18.76	201.90	15.08	162.34	0.80	14.68	0.40	4.34	0.97
	R2		Unknown	15.94	171.53	11.96	128.75	0.75	11.37	0.59	6.37	0.95
	R3		Unknown	18.02	194.00	13.95	150.14	0.77	13.34	0.61	6.53	0.96
38 Mason Street												
Ground	R1		LKD	32.62	351.09	27.01	290.72	0.83	26.55	0.46	4.94	0.98
First	R1		LKD	46.99	505.78	46.56	501.18	0.99	45.35	1.21	13.06	0.97
Second	R2		LKD	37.95	408.52	36.75	395.57	0.97	36.21	0.54	5.86	0.99
2-4 Goulden Street												
Ground	R3		Bedroom	24.89	267.91	17.43	187.60	0.70	17.43	0.00	0.00	1.00
	R4		Bedroom	24.91	268.12	14.31	154.01	0.57	14.31	0.00	0.00	1.00
	R6		Bedroom	10.32	111.06	8.95	96.34	0.87	8.45	0.50	5.40	0.94
	R8		Bedroom	10.56	113.62	9.14	98.43	0.87	8.90	0.24	2.60	0.97
	R10		Bedroom	14.33	154.27	11.98	128.99	0.84	11.87	0.11	1.23	0.99
First	R1		LKD	29.59	318.56	29.53	317.86	1.00	28.63	0.90	9.74	0.97
	R2		Bedroom	11.53	124.08	11.34	122.03	0.98	5.33	6.00	64.63	0.47
	R3		LKD	26.49	285.17	25.71	276.72	0.97	16.10	9.61	103.41	0.63
	R4		Bedroom	9.96	107.18	9.79	105.33	0.98	8.60	1.19	12.79	0.88
	R5		Bedroom	8.67	93.35	8.65	93.09	1.00	8.65	0.00	0.01	1.00
	R6		LKD	32.33	348.04	30.22	325.23	0.93	30.20	0.02	0.18	1.00
	R8		LKD	27.49	295.95	23.08	248.47	0.84	23.08	0.00	0.01	1.00
	R9		Bedroom	10.16	109.33	8.30	89.35	0.82	8.30	0.00	0.00	1.00
	R10		Bedroom	12.99	139.85	9.35	100.63	0.72	9.35	0.00	0.01	1.00
	R11		Bedroom	10.19	109.73	6.77	72.89	0.66	6.77	0.00	0.00	1.00
Second	R1		Bedroom	7.78	83.73	7.73	83.20	0.99	7.33	0.40	4.35	0.95
	R2		LKD	21.50	231.46	21.40	230.36	1.00	18.47	2.94	31.61	0.86
	R3		Bedroom	11.53	124.08	11.34	122.03	0.98	6.14	5.20	55.93	0.54
	R4		LKD	26.49	285.17	25.73	276.99	0.97	17.02	8.71	93.79	0.66
	R5		Bedroom	9.96	107.18	9.79	105.33	0.98	8.76	1.02	11.03	0.90
	R6		Bedroom	8.67	93.35	8.65	93.09	1.00	8.65	0.00	0.00	1.00
	R7		LKD	35.29	379.89	33.90	364.86	0.96	33.13	0.77	8.26	0.98
	R9		LKD	28.99	312.05	28.17	303.25	0.97	28.16	0.02	0.19	1.00
	R10		Bedroom	11.13	119.79	9.99	107.55	0.90	9.99	0.00	0.00	1.00
	R11		Bedroom	16.10	173.28	10.52	113.28	0.65	10.52	0.00	0.01	1.00
	R12		Bedroom	10.88	117.06	10.72	115.37	0.99	10.71	0.00	0.05	1.00
Third	R1		Bedroom	7.78	83.73	7.73	83.20	0.99	7.39	0.34	3.70	0.96
	R2		LKD	21.50	231.46	21.40	230.36	1.00	20.66	0.74	8.00	0.97
	R3		Bedroom	11.53	124.08	11.34	122.03	0.98	8.55	2.79	30.01	0.75
	R4		LKD	26.49	285.17	25.98	279.60	0.98	20.21	5.76	62.03	0.78

Project Name: TA-2155-BRE-REV00 Project No.: 1 Report Title: Daylight Distribution - Neighbour Analysis												
Floor Ref.	Room Ref.	Room Attribute	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
	R5		Bedroom	9.96	107.18	9.79	105.33	0.98	9.34	0.44	4.75	0.95
	R6		Bedroom	8.67	93.35	8.65	93.09	1.00	8.65	0.00	0.00	1.00
	R7		LKD	35.29	379.89	34.95	376.22	0.99	34.94	0.01	0.14	1.00
	R9		LKD	28.99	312.05	28.85	310.51	1.00	28.85	0.00	0.01	1.00
	R10		Bedroom	11.13	119.79	10.79	116.09	0.97	10.79	0.00	0.00	1.00
	R11		Bedroom	16.10	173.28	10.63	114.45	0.66	10.63	0.00	0.00	1.00
	R12		Bedroom	10.88	117.06	10.72	115.39	0.99	10.72	0.00	0.02	1.00
Fourth	R1		Bedroom	7.78	83.73	7.73	83.21	0.99	7.42	0.31	3.33	0.96
	R2		LKD	21.50	231.46	21.40	230.36	1.00	21.37	0.03	0.28	1.00
	R3		Bedroom	11.53	124.08	11.34	122.03	0.98	10.99	0.35	3.75	0.97
	R4		LKD	26.49	285.17	26.10	280.91	0.99	25.07	1.02	11.02	0.96
	R5		Bedroom	9.96	107.18	9.79	105.33	0.98	9.79	0.00	0.00	1.00
	R6		Bedroom	8.67	93.35	8.65	93.09	1.00	8.65	0.00	0.00	1.00
	R7		LKD	35.29	379.89	35.22	379.06	1.00	35.22	0.00	0.00	1.00
	R9		LKD	28.99	312.05	28.88	310.87	1.00	28.88	0.00	0.00	1.00
	R10		Bedroom	11.13	119.79	10.96	117.97	0.98	10.96	0.00	0.00	1.00
	R11		Bedroom	16.10	173.28	10.64	114.53	0.66	10.64	0.00	0.00	1.00
	R12		Bedroom	10.88	117.06	10.72	115.42	0.99	10.72	0.00	0.01	1.00
Fifth	R1		Bedroom	7.78	83.73	7.73	83.21	0.99	7.46	0.28	2.96	0.96
	R2		LKD	21.50	231.46	21.40	230.36	1.00	21.38	0.02	0.24	1.00
	R3		Bedroom	11.53	124.08	11.34	122.03	0.98	11.34	0.00	0.00	1.00
	R4		LKD	26.49	285.17	26.10	280.91	0.99	26.10	0.00	0.00	1.00
	R5		Bedroom	9.96	107.18	9.79	105.34	0.98	9.79	0.00	0.00	1.00
	R6		Bedroom	8.67	93.35	8.65	93.09	1.00	8.65	0.00	0.00	1.00
	R7		LKD	35.29	379.89	35.23	379.17	1.00	35.23	0.00	0.00	1.00
	R9		LKD	28.99	312.05	28.89	311.01	1.00	28.89	0.00	0.00	1.00
	R10		Bedroom	11.13	119.79	10.97	118.03	0.99	10.97	0.00	0.00	1.00
	R11		Bedroom	16.10	173.28	10.69	115.11	0.66	10.69	0.00	0.00	1.00
	R12		Bedroom	10.88	117.06	10.74	115.64	0.99	10.74	0.00	0.00	1.00
Sixth	R1		Bedroom	7.78	83.73	7.73	83.21	0.99	7.73	0.00	0.00	1.00
	R2		LKD	21.50	231.46	21.40	230.36	1.00	21.40	0.00	0.00	1.00
	R3		Bedroom	11.53	124.08	11.34	122.03	0.98	11.34	0.00	0.00	1.00
	R4		LKD	26.49	285.17	26.10	280.93	0.99	26.10	0.00	0.00	1.00
	R5		Bedroom	9.96	107.18	9.79	105.34	0.98	9.79	0.00	0.00	1.00
	R6		Bedroom	8.67	93.35	8.65	93.09	1.00	8.65	0.00	0.00	1.00
	R7		LKD	28.99	312.05	28.89	311.01	1.00	28.89	0.00	0.00	1.00
	R8		Bedroom	11.13	119.79	10.97	118.08	0.99	10.97	0.00	0.00	1.00
	R9		Bedroom	16.10	173.28	10.92	117.56	0.68	10.92	0.00	0.00	1.00
	R10		Bedroom	10.88	117.06	10.74	115.63	0.99	10.74	0.00	0.00	1.00
Seventh	R1		LKD	21.50	231.46	19.50	209.90	0.91	19.50	0.00	0.00	1.00
	R2		LKD	26.49	285.17	25.12	270.43	0.95	25.12	0.00	0.00	1.00
	R3		Bedroom	8.67	93.35	7.57	81.43	0.87	7.56	0.00	0.04	1.00
Mezzanine	R1		Bedroom	12.82	138.03	11.40	122.72	0.89	6.77	4.63	49.85	0.59
	R3		Bedroom	19.08	205.41	10.53	113.33	0.55	10.53	0.00	0.00	1.00
	R4		Bedroom	19.08	205.42	5.88	63.31	0.31	5.88	0.00	0.00	1.00
	R6		Bedroom	18.83	202.67	10.86	116.88	0.58	4.45	6.41	69.01	0.41
	R8		Bedroom	20.10	216.36	0.00	0.00	0.00	0.00	0.00	0.00	1.00
	R10		Bedroom	25.06	269.74	17.98	193.55	0.72	17.88	0.10	1.05	0.99
Broadside Apartments												
Ground	R1		Bedroom	13.74	147.89	7.37	79.34	0.54	7.37	0.00	0.00	1.00
	R3		Bedroom	13.43	144.56	9.17	98.76	0.68	8.09	1.09	11.70	0.88
	R4		LKD	28.79	309.89	8.62	92.84	0.30	5.06	3.57	38.42	0.59
	R5		Bedroom	13.46	144.84	12.06	129.79	0.90	1.85	10.21	109.91	0.15
	R7		Bedroom	13.83	148.82	7.51	80.84	0.54	7.25	0.26	2.83	0.96
First	R1		Bedroom	14.23	153.19	7.61	81.96	0.54	7.61	0.00	0.00	1.00
	R2		Bedroom	13.20	142.05	9.13	98.32	0.69	8.26	0.87	9.39	0.90
	R3		LKD	23.71	255.22	15.41	165.92	0.65	15.24	0.17	1.86	0.99
	R4		Bedroom	12.78	137.56	8.45	91.01	0.66	8.38	0.07	0.79	0.99
	R5		LKD	30.79	331.43	30.16	324.69	0.98	30.16	0.00	0.01	1.00
	R6		Bedroom	11.73	126.31	3.01	32.38	0.26	3.00	0.01	0.07	1.00
	R7		LKD	26.98	290.45	7.06	76.01	0.26	3.74	3.32	35.76	0.53
	R8		LKD	30.86	332.20	30.82	331.70	1.00	23.17	7.64	82.27	0.75
	R9		Bedroom	12.75	137.21	12.39	133.39	0.97	2.79	9.60	103.38	0.22
	R10		LKD	24.18	260.22	23.79	256.04	0.98	0.82	22.97	247.20	0.03
	R11		Bedroom	13.17	141.71	12.15	130.79	0.92	1.97	10.18	109.56	0.16
	R12		Bedroom	14.15	152.32	7.83	84.33	0.55	7.65	0.19	2.00	0.98
Second	R1		Bedroom	14.23	153.19	7.68	82.71	0.54	7.68	0.00	0.00	1.00

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Floor Ref.	Room Ref.	Room Attribute	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
	R2		Bedroom	13.20	142.05	9.47	101.89	0.72	8.89	0.57	6.18	0.94
	R3		LKD	23.71	255.22	15.90	171.16	0.67	15.74	0.16	1.77	0.99
	R4		Bedroom	12.78	137.56	9.01	96.97	0.70	9.00	0.01	0.07	1.00
	R5		LKD	30.79	331.43	30.25	325.60	0.98	30.25	0.00	0.00	1.00
	R6		Bedroom	11.73	126.31	3.82	41.12	0.33	3.82	0.00	0.03	1.00
	R7		LKD	26.98	290.45	8.05	86.60	0.30	4.95	3.10	33.33	0.62
	R8		LKD	30.86	332.20	30.82	331.70	1.00	24.33	6.48	69.80	0.79
	R9		Bedroom	12.75	137.21	12.44	133.92	0.98	3.03	9.41	101.29	0.24
	R10		LKD	24.18	260.22	23.91	257.36	0.99	1.43	22.48	241.95	0.06
	R11		Bedroom	13.17	141.71	12.54	134.94	0.95	2.17	10.37	111.60	0.17
	R12		Bedroom	14.15	152.32	8.13	87.49	0.57	8.00	0.13	1.37	0.98
Third	R1		Bedroom	14.23	153.19	7.79	83.83	0.55	7.79	0.00	0.00	1.00
	R2		Bedroom	13.20	142.05	10.03	107.92	0.76	9.89	0.13	1.45	0.99
	R3		LKD	23.71	255.22	16.62	178.91	0.70	16.49	0.13	1.42	0.99
	R4		Bedroom	12.78	137.56	9.72	104.62	0.76	9.72	0.00	0.01	1.00
	R5		LKD	30.79	331.43	30.37	326.91	0.99	30.37	0.00	0.00	1.00
	R6		Bedroom	11.73	126.31	5.07	54.54	0.43	5.07	0.00	0.01	1.00
	R7		LKD	26.98	290.45	9.47	101.95	0.35	6.75	2.72	29.31	0.71
	R8		LKD	30.86	332.20	30.82	331.70	1.00	25.79	5.02	54.05	0.84
	R9		Bedroom	12.75	137.21	12.49	134.39	0.98	3.31	9.17	98.73	0.27
	R10		LKD	24.18	260.22	23.92	257.49	0.99	2.11	21.82	234.82	0.09
	R11		Bedroom	13.17	141.71	12.58	135.40	0.96	2.44	10.14	109.14	0.19
	R12		Bedroom	14.15	152.32	8.51	91.58	0.60	8.41	0.10	1.04	0.99
Fourth	R1		Bedroom	14.23	153.19	8.00	86.12	0.56	8.00	0.00	0.00	1.00
	R2		Bedroom	13.20	142.05	10.97	118.06	0.83	10.97	0.00	0.03	1.00
	R3		LKD	23.71	255.22	17.75	191.05	0.75	17.66	0.09	0.93	1.00
	R4		Bedroom	12.78	137.56	10.64	114.49	0.83	10.64	0.00	0.00	1.00
	R5		LKD	30.79	331.43	30.50	328.35	0.99	30.50	0.00	0.00	1.00
	R6		Bedroom	11.73	126.31	6.82	73.46	0.58	6.82	0.00	0.00	1.00
	R7		LKD	26.98	290.45	11.52	124.00	0.43	9.46	2.06	22.21	0.82
	R8		LKD	30.86	332.20	30.82	331.70	1.00	27.77	3.04	32.76	0.90
	R9		Bedroom	12.75	137.21	12.49	134.40	0.98	3.60	8.89	95.69	0.29
	R10		LKD	24.18	260.22	23.94	257.70	0.99	2.62	21.33	229.55	0.11
	R11		Bedroom	13.17	141.71	12.58	135.43	0.96	2.75	9.83	105.80	0.22
	R12		Bedroom	14.15	152.32	8.99	96.82	0.64	8.94	0.06	0.62	0.99
Fifth	R1		Bedroom	14.23	153.19	8.51	91.57	0.60	8.51	0.00	0.00	1.00
	R2		Bedroom	13.20	142.05	12.26	131.98	0.93	12.26	0.00	0.02	1.00
	R3		LKD	23.71	255.22	22.56	242.79	0.95	22.56	0.00	0.00	1.00
	R4		Bedroom	12.78	137.56	11.72	126.15	0.92	11.72	0.00	0.00	1.00
	R5		LKD	30.79	331.43	30.70	330.43	1.00	30.70	0.00	0.00	1.00
	R6		Bedroom	11.73	126.31	8.72	93.88	0.74	8.72	0.00	0.00	1.00
	R7		LKD	26.98	290.45	14.57	156.84	0.54	13.61	0.96	10.33	0.93
	R8		LKD	30.86	332.20	30.82	331.70	1.00	29.37	1.44	15.53	0.95
	R9		Bedroom	12.75	137.21	12.49	134.40	0.98	4.02	8.46	91.08	0.32
	R10		LKD	24.18	260.22	23.96	257.86	0.99	2.77	21.19	228.06	0.12
	R11		Bedroom	13.17	141.71	12.58	135.43	0.96	3.26	9.32	100.34	0.26
	R12		Bedroom	14.15	152.32	9.32	100.33	0.66	9.29	0.03	0.29	1.00
Sixth	R8		LKD	30.87	332.31	30.83	331.84	1.00	29.52	1.31	14.05	0.96
	R9		Bedroom	12.75	137.24	12.49	134.42	0.98	4.82	7.67	82.57	0.39
	R10		LKD	24.19	260.37	23.99	258.22	0.99	2.85	21.14	227.50	0.12
	R11		Bedroom	13.09	140.94	12.51	134.69	0.96	4.16	8.35	89.87	0.33
Seventh	R12		Bedroom	14.15	152.34	9.35	100.65	0.66	9.33	0.02	0.20	1.00
	R1		LKD	30.87	332.31	30.83	331.83	1.00	29.61	1.21	13.07	0.96
	R2		Bedroom	12.75	137.24	12.49	134.43	0.98	6.69	5.79	62.36	0.54
	R3		LKD	24.19	260.37	24.07	259.13	1.00	12.64	11.43	123.04	0.53
	R4		Bedroom	13.09	140.94	12.51	134.69	0.96	6.34	6.17	66.47	0.51
Poplin Apartments	R5		Bedroom	14.15	152.34	9.43	101.47	0.67	9.41	0.02	0.20	1.00
	Ground		Bedroom	14.12	151.98	1.15	12.41	0.08	0.00	1.15	12.41	0.00
	R2		LKD	24.52	263.89	1.81	19.49	0.07	0.05	1.76	18.96	0.03
	R3		Bedroom	13.64	146.79	2.07	22.34	0.15	0.11	1.97	21.16	0.05
	R4		LKD	27.81	299.29	3.73	40.17	0.13	0.33	3.40	36.60	0.09
	R5		Bedroom	12.35	132.91	3.32	35.76	0.27	0.35	2.98	32.04	0.10
	R6		Bedroom	12.82	138.01	9.87	106.29	0.77	3.88	6.00	64.55	0.39
	R7		LKD	23.04	248.02	22.66	243.89	0.98	18.83	3.82	41.17	0.83
	R8		Bedroom	11.14	119.89	3.28	35.31	0.29	2.35	0.93	10.05	0.72
	R9		Bedroom	11.04	118.88	3.61	38.88	0.33	3.61	0.00	0.00	1.00

Project Name: TA-2155-BRE-REV00
Project No.: 1
Report Title: Daylight Distribution - Neighbour Analysis

Floor Ref.	Room Ref.	Room Attribute	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
First	R10		LKD	20.50	220.62	18.89	203.37	0.92	18.89	0.00	0.00	1.00
	R1		LKD	25.13	270.50	21.09	227.03	0.84	21.09	0.00	0.00	1.00
	R2		Bedroom	10.12	108.93	2.63	28.29	0.26	2.63	0.00	0.00	1.00
	R3		Bedroom	15.32	164.90	2.17	23.40	0.14	2.17	0.00	0.00	1.00
	R4		LKD	29.06	312.83	2.02	21.74	0.07	2.02	0.00	0.00	1.00
	R5		Bedroom	13.39	144.12	1.69	18.24	0.13	1.69	0.00	0.00	1.00
	R6		Bedroom	13.57	146.08	1.64	17.60	0.12	1.63	0.01	0.06	1.00
	R7		LKD	28.96	311.75	1.87	20.15	0.06	1.70	0.17	1.82	0.91
	R8		Bedroom	15.17	163.28	1.89	20.34	0.12	1.63	0.26	2.84	0.86
	R9		Bedroom	14.81	159.36	2.16	23.25	0.15	1.68	0.48	5.16	0.78
	R10		LKD	25.61	275.67	2.58	27.80	0.10	1.79	0.79	8.49	0.69
	R11		Bedroom	14.77	159.00	3.30	35.47	0.22	1.92	1.38	14.85	0.58
	R12		LKD	25.45	273.92	4.22	45.46	0.17	2.15	2.08	22.34	0.51
	R13		Bedroom	10.96	117.97	6.07	65.35	0.55	2.88	3.20	34.40	0.47
	R14		LKD	27.99	301.30	27.17	292.47	0.97	18.69	8.48	91.24	0.69
	R15		Bedroom	10.83	116.53	5.80	62.42	0.54	2.99	2.81	30.26	0.52
	R16		Bedroom	11.67	125.63	4.46	48.00	0.38	2.75	1.71	18.43	0.62
	R17		LKD	28.89	310.92	4.90	52.78	0.17	4.05	0.86	9.23	0.83
	R18		Bedroom	10.44	112.35	1.50	16.15	0.14	1.27	0.23	2.51	0.84
	R19		Bedroom	12.25	131.89	7.94	85.48	0.65	7.94	0.00	0.00	1.00
	R20		LKD	22.86	246.05	22.49	242.11	0.98	22.49	0.00	0.00	1.00
Second	R1		LKD	21.10	227.11	20.88	224.72	0.99	20.88	0.00	0.00	1.00
	R2		Bedroom	10.81	116.36	3.32	35.71	0.31	3.32	0.00	0.00	1.00
	R3		Bedroom	15.32	164.90	2.88	30.99	0.19	2.88	0.00	0.00	1.00
	R4		LKD	29.06	312.83	2.81	30.21	0.10	2.81	0.00	0.00	1.00
	R5		Bedroom	13.39	144.12	2.52	27.09	0.19	2.52	0.00	0.00	1.00
	R6		Bedroom	13.57	146.08	2.51	26.98	0.18	2.51	0.00	0.00	1.00
	R7		LKD	28.96	311.75	2.65	28.52	0.09	2.63	0.02	0.17	0.99
	R8		Bedroom	15.17	163.28	2.61	28.07	0.17	2.56	0.05	0.53	0.98
	R9		Bedroom	14.81	159.36	2.80	30.17	0.19	2.62	0.18	1.91	0.94
	R10		LKD	25.61	275.67	3.17	34.07	0.12	2.76	0.40	4.36	0.87
	R11		Bedroom	14.77	159.00	3.78	40.69	0.26	2.87	0.91	9.79	0.76
	R12		LKD	25.45	273.92	4.71	50.73	0.19	3.10	1.61	17.35	0.66
	R13		Bedroom	10.96	117.97	6.84	73.62	0.62	3.96	2.88	30.98	0.58
	R14		LKD	27.99	301.30	27.52	296.21	0.98	22.64	4.88	52.50	0.82
	R15		Bedroom	10.83	116.53	5.97	64.23	0.55	3.92	2.05	22.06	0.66
	R16		Bedroom	11.67	125.63	4.59	49.38	0.39	3.46	1.13	12.11	0.75
	R17		LKD	28.89	310.92	5.06	54.42	0.18	4.64	0.42	4.50	0.92
	R18		Bedroom	10.44	112.35	2.17	23.31	0.21	2.12	0.04	0.45	0.98
	R19		Bedroom	12.25	131.89	8.50	91.52	0.69	8.50	0.00	0.00	1.00
	R20		LKD	22.86	246.05	22.66	243.88	0.99	22.66	0.00	0.00	1.00
Third	R1		LKD	21.10	227.11	20.91	225.11	0.99	20.91	0.00	0.00	1.00
	R2		Bedroom	10.81	116.36	3.59	38.66	0.33	3.59	0.00	0.00	1.00
	R3		Bedroom	15.32	164.90	3.19	34.29	0.21	3.19	0.00	0.00	1.00
	R4		LKD	29.06	312.83	3.15	33.90	0.11	3.15	0.00	0.00	1.00
	R5		Bedroom	13.39	144.12	2.87	30.94	0.21	2.87	0.00	0.00	1.00
	R6		Bedroom	13.57	146.08	2.83	30.50	0.21	2.83	0.00	0.00	1.00
	R7		LKD	28.96	311.75	2.96	31.84	0.10	2.96	0.00	0.02	1.00
	R8		Bedroom	15.17	163.28	2.94	31.61	0.19	2.93	0.01	0.12	1.00
	R9		Bedroom	14.81	159.36	3.10	33.35	0.21	2.99	0.11	1.15	0.97
	R10		LKD	25.61	275.67	3.44	37.02	0.13	3.13	0.31	3.37	0.91
	R11		Bedroom	14.77	159.00	3.98	42.79	0.27	3.19	0.78	8.43	0.80
	R12		LKD	25.45	273.92	4.86	52.31	0.19	3.39	1.47	15.83	0.70
	R13		Bedroom	10.96	117.97	6.94	74.72	0.63	4.21	2.73	29.37	0.61
	R14		LKD	27.99	301.30	27.60	297.11	0.99	23.54	4.06	43.71	0.85
	R15		Bedroom	10.83	116.53	6.19	66.64	0.57	4.37	1.82	19.63	0.71
	R16		Bedroom	11.67	125.63	4.77	51.34	0.41	3.92	0.85	9.15	0.82
	R17		LKD	28.89	310.92	5.26	56.66	0.18	5.08	0.19	2.02	0.96
	R18		Bedroom	10.44	112.35	2.74	29.53	0.26	2.70	0.04	0.44	0.99
	R19		Bedroom	12.25	131.89	8.73	93.98	0.71	8.73	0.00	0.00	1.00
	R20		LKD	22.86	246.05	22.70	244.38	0.99	22.70	0.00	0.00	1.00
Fourth	R1		LKD	21.10	227.11	20.98	225.82	0.99	20.98	0.00	0.00	1.00
	R2		Bedroom	10.81	116.36	5.11	54.98	0.47	5.11	0.00	0.00	1.00
	R3		Bedroom	15.32	164.90	4.92	52.99	0.32	4.92	0.00	0.00	1.00
	R4		LKD	29.06	312.83	5.08	54.71	0.17	5.08	0.00	0.00	1.00
	R5		Bedroom	13.39	144.12	4.77	51.35	0.36	4.77	0.00	0.00	1.00
	R6		Bedroom	13.57	146.08	4.67	50.30	0.34	4.67	0.00	0.00	1.00

Project Name: TA-2155-BRE-REV00
Project No.: 1
Report Title: Daylight Distribution - Neighbour Analysis

Floor Ref.	Room Ref.	Room Attribute	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
	R7		LKD	28.96	311.75	4.82	51.90	0.17	4.82	0.00	0.00	1.00
	R8		Bedroom	15.17	163.28	4.79	51.60	0.32	4.79	0.00	0.00	1.00
	R9		Bedroom	14.81	159.36	4.92	52.95	0.33	4.92	0.00	0.00	1.00
	R10		LKD	25.61	275.67	5.14	55.28	0.20	5.13	0.00	0.04	1.00
	R11		Bedroom	14.77	159.00	5.29	56.98	0.36	5.11	0.18	1.97	0.97
	R12		LKD	25.45	273.92	5.91	63.65	0.23	5.37	0.54	5.84	0.91
	R13		Bedroom	10.96	117.97	7.71	82.95	0.70	6.25	1.46	15.71	0.81
	R14		LKD	27.99	301.30	27.62	297.26	0.99	26.04	1.57	16.92	0.94
	R15		Bedroom	10.83	116.53	8.35	89.90	0.77	7.65	0.70	7.55	0.92
	R16		Bedroom	11.67	125.63	7.24	77.96	0.62	7.22	0.02	0.19	1.00
	R17		LKD	28.89	310.92	7.92	85.28	0.27	7.92	0.00	0.00	1.00
	R18		Bedroom	10.44	112.35	5.69	61.29	0.55	5.69	0.00	0.02	1.00
	R19		Bedroom	12.25	131.89	10.23	110.07	0.83	10.23	0.00	0.00	1.00
	R20		LKD	22.86	246.05	22.76	244.96	1.00	22.76	0.00	0.00	1.00
Fifth	R1		LKD	21.10	227.11	20.98	225.81	0.99	20.98	0.00	0.00	1.00
	R2		Bedroom	10.81	116.36	6.09	65.51	0.56	6.09	0.00	0.00	1.00
	R3		Bedroom	15.32	164.90	6.16	66.32	0.40	6.16	0.00	0.00	1.00
	R4		LKD	29.06	312.83	6.48	69.71	0.22	6.48	0.00	0.00	1.00
	R5		Bedroom	13.39	144.12	6.15	66.21	0.46	6.15	0.00	0.00	1.00
	R6		Bedroom	13.57	146.08	5.92	63.77	0.44	5.92	0.00	0.00	1.00
	R7		LKD	28.96	311.75	6.26	67.39	0.22	6.26	0.00	0.00	1.00
	R8		Bedroom	15.17	163.28	6.19	66.59	0.41	6.19	0.00	0.00	1.00
	R9		Bedroom	14.81	159.36	6.35	68.34	0.43	6.35	0.00	0.00	1.00
	R10		LKD	25.61	275.67	6.66	71.70	0.26	6.66	0.00	0.00	1.00
	R11		Bedroom	14.77	159.00	6.56	70.63	0.44	6.52	0.04	0.40	0.99
	R12		LKD	25.45	273.92	6.92	74.51	0.27	6.61	0.31	3.31	0.96
	R13		Bedroom	10.96	117.97	8.45	90.95	0.77	7.53	0.92	9.88	0.89
	R14		LKD	27.99	301.30	27.63	297.43	0.99	26.81	0.82	8.84	0.97
	R15		Bedroom	10.83	116.53	9.68	104.20	0.89	9.45	0.23	2.45	0.98
	R16		Bedroom	11.67	125.63	11.44	123.17	0.98	11.44	0.00	0.00	1.00
	R17		LKD	28.89	310.92	13.87	149.25	0.48	13.87	0.00	0.00	1.00
	R18		Bedroom	10.44	112.35	9.19	98.93	0.88	9.19	0.00	0.02	1.00
	R19		Bedroom	12.25	131.89	12.14	130.62	0.99	12.14	0.00	0.00	1.00
	R20		LKD	22.86	246.05	22.81	245.51	1.00	22.81	0.00	0.00	1.00
Sixth	R1		LKD	21.10	227.11	21.05	226.63	1.00	21.05	0.00	0.00	1.00
	R2		Bedroom	10.81	116.36	8.26	88.96	0.76	8.26	0.00	0.00	1.00
	R3		Bedroom	15.32	164.90	11.39	122.61	0.74	11.39	0.00	0.00	1.00
	R4		LKD	29.06	312.83	12.97	139.61	0.45	12.97	0.00	0.00	1.00
	R5		Bedroom	13.39	144.12	12.19	131.23	0.91	12.19	0.00	0.00	1.00
	R6		Bedroom	13.57	146.08	11.74	126.38	0.87	11.74	0.00	0.00	1.00
	R7		LKD	28.96	311.75	12.57	135.35	0.43	12.57	0.00	0.00	1.00
	R8		Bedroom	15.17	163.28	12.00	129.12	0.79	12.00	0.00	0.00	1.00
	R9		Bedroom	14.81	159.36	12.34	132.81	0.83	12.34	0.00	0.00	1.00
	R10		LKD	25.61	275.67	13.50	145.30	0.53	13.50	0.00	0.00	1.00
	R11		Bedroom	14.77	159.00	12.44	133.92	0.84	12.44	0.00	0.00	1.00
	R12		LKD	25.45	273.92	12.79	137.67	0.50	12.79	0.00	0.00	1.00
	R13		Bedroom	10.96	117.97	10.91	117.42	1.00	10.91	0.00	0.00	1.00
	R14		LKD	27.99	301.30	27.71	298.27	0.99	27.64	0.07	0.74	1.00
	R15		Bedroom	10.83	116.53	10.67	114.81	0.99	10.67	0.00	0.00	1.00
	R16		Bedroom	11.67	125.63	11.62	125.05	1.00	11.62	0.00	0.00	1.00
	R17		LKD	28.89	310.92	24.15	259.90	0.84	24.15	0.00	0.00	1.00
	R18		Bedroom	10.44	112.35	10.03	107.92	0.96	10.03	0.00	0.00	1.00
	R19		Bedroom	12.25	131.89	12.14	130.63	0.99	12.14	0.00	0.00	1.00
	R20		LKD	22.86	246.05	22.86	246.05	1.00	22.86	0.00	0.00	1.00
Seventh	R1		LKD	21.10	227.11	21.10	227.11	1.00	21.10	0.00	0.00	1.00
	R2		Bedroom	10.81	116.36	8.77	94.41	0.81	8.77	0.00	0.00	1.00
	R3		Bedroom	15.32	164.90	14.09	151.63	0.92	14.09	0.00	0.00	1.00
	R4		LKD	29.06	312.83	22.00	236.85	0.76	22.00	0.00	0.00	1.00
	R5		Bedroom	13.39	144.12	13.36	143.78	1.00	13.36	0.00	0.00	1.00
	R6		Bedroom	13.57	146.08	13.55	145.82	1.00	13.55	0.00	0.00	1.00
	R7		LKD	28.96	311.75	25.00	269.12	0.86	25.00	0.00	0.00	1.00
	R8		Bedroom	15.17	163.28	15.14	162.91	1.00	15.14	0.00	0.00	1.00
	R9		Bedroom	14.81	159.36	14.77	159.02	1.00	14.77	0.00	0.00	1.00
	R10		LKD	25.61	275.67	23.70	255.06	0.93	23.70	0.00	0.00	1.00
	R11		Bedroom	14.77	159.00	14.75	158.72	1.00	14.75	0.00	0.00	1.00
	R12		LKD	25.45	273.92	23.96	257.91	0.94	23.96	0.00	0.00	1.00
	R13		Bedroom	10.96	117.97	10.91	117.42	1.00	10.91	0.00	0.00	1.00

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Floor Ref.	Room Ref.	Room Attribute	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
	R14		LKD	27.99	301.30	27.83	299.57	0.99	27.83	0.00	0.00	1.00
	R15		Bedroom	10.83	116.53	10.77	115.88	0.99	10.77	0.00	0.00	1.00
	R16		Bedroom	11.67	125.63	11.62	125.05	1.00	11.62	0.00	0.00	1.00
	R17		LKD	28.89	310.92	26.38	284.00	0.91	26.38	0.00	0.00	1.00
	R18		Bedroom	10.44	112.35	10.03	107.91	0.96	10.03	0.00	0.00	1.00
	R19		Bedroom	12.25	131.89	12.14	130.62	0.99	12.14	0.00	0.00	1.00
Eighth	R20		LKD	22.86	246.05	22.86	246.05	1.00	22.86	0.00	0.00	1.00
	R1		LKD	21.10	227.11	21.10	227.11	1.00	21.10	0.00	0.00	1.00
	R2		Bedroom	10.81	116.36	10.76	115.81	1.00	10.76	0.00	0.00	1.00
	R3		Bedroom	15.32	164.90	15.09	162.45	0.99	15.09	0.00	0.00	1.00
	R4		LKD	29.06	312.83	24.45	263.20	0.84	24.45	0.00	0.00	1.00
	R5		Bedroom	13.39	144.12	13.36	143.77	1.00	13.36	0.00	0.00	1.00
	R6		Bedroom	13.57	146.08	13.55	145.82	1.00	13.55	0.00	0.00	1.00
	R7		LKD	28.96	311.75	26.61	286.41	0.92	26.61	0.00	0.00	1.00
	R8		Bedroom	15.17	163.28	15.14	162.91	1.00	15.14	0.00	0.00	1.00
	R9		Bedroom	14.81	159.36	14.77	159.02	1.00	14.77	0.00	0.00	1.00
	R10		LKD	25.61	275.67	24.65	265.33	0.96	24.65	0.00	0.00	1.00
	R11		Bedroom	14.77	159.00	14.75	158.72	1.00	14.75	0.00	0.00	1.00
	R12		LKD	25.45	273.92	24.46	263.25	0.96	24.46	0.00	0.00	1.00
	R13		Bedroom	10.96	117.97	10.91	117.42	1.00	10.91	0.00	0.00	1.00
	R14		LKD	27.99	301.30	27.83	299.58	0.99	27.83	0.00	0.00	1.00
	R15		Bedroom	10.83	116.53	10.77	115.88	0.99	10.77	0.00	0.00	1.00
	R16		Bedroom	11.67	125.63	11.62	125.05	1.00	11.62	0.00	0.00	1.00
	R17		LKD	28.89	310.92	27.50	295.99	0.95	27.50	0.00	0.00	1.00
	R18		Bedroom	10.44	112.35	10.03	107.92	0.96	10.03	0.00	0.00	1.00
	R19		Bedroom	12.25	131.89	12.14	130.62	0.99	12.14	0.00	0.00	1.00
Ninth	R20		LKD	22.86	246.05	22.86	246.05	1.00	22.86	0.00	0.00	1.00
	R1		LKD	21.10	227.11	21.10	227.11	1.00	21.10	0.00	0.00	1.00
	R2		Bedroom	10.81	116.36	10.76	115.79	1.00	10.76	0.00	0.00	1.00
	R3		Bedroom	15.32	164.90	15.28	164.48	1.00	15.28	0.00	0.00	1.00
	R4		LKD	29.06	312.83	26.95	290.09	0.93	26.95	0.00	0.00	1.00
	R5		Bedroom	13.39	144.12	13.36	143.78	1.00	13.36	0.00	0.00	1.00
	R6		Bedroom	13.57	146.08	13.55	145.82	1.00	13.55	0.00	0.00	1.00
	R7		LKD	28.96	311.75	26.74	287.83	0.92	26.74	0.00	0.00	1.00
	R8		Bedroom	15.17	163.28	15.14	162.91	1.00	15.14	0.00	0.00	1.00
	R9		Bedroom	14.81	159.36	14.77	159.01	1.00	14.77	0.00	0.00	1.00
	R10		LKD	25.61	275.67	24.64	265.22	0.96	24.64	0.00	0.00	1.00
	R11		Bedroom	14.77	159.00	14.75	158.72	1.00	14.75	0.00	0.00	1.00
	R12		LKD	25.45	273.92	24.45	263.14	0.96	24.45	0.00	0.00	1.00
	R13		Bedroom	10.96	117.97	10.91	117.42	1.00	10.91	0.00	0.00	1.00
	R14		LKD	27.99	301.30	27.83	299.57	0.99	27.83	0.00	0.00	1.00
	R15		Bedroom	10.83	116.53	10.77	115.88	0.99	10.77	0.00	0.00	1.00
	R16		Bedroom	11.67	125.63	11.62	125.05	1.00	11.62	0.00	0.00	1.00
	R17		LKD	28.89	310.92	27.49	295.88	0.95	27.49	0.00	0.00	1.00
	R18		Bedroom	10.44	112.35	10.03	107.91	0.96	10.03	0.00	0.00	1.00
	R19		Bedroom	12.25	131.89	12.14	130.62	0.99	12.14	0.00	0.00	1.00
Tenth	R20		LKD	22.86	246.05	22.86	246.05	1.00	22.86	0.00	0.00	1.00
	R1		LKD	21.10	227.11	21.10	227.11	1.00	21.10	0.00	0.00	1.00
	R2		Bedroom	10.81	116.36	10.76	115.81	1.00	10.76	0.00	0.00	1.00
	R3		Bedroom	15.32	164.90	15.28	164.48	1.00	15.28	0.00	0.00	1.00
	R4		LKD	29.06	312.83	27.10	291.74	0.93	27.10	0.00	0.00	1.00
	R5		Bedroom	13.39	144.12	13.36	143.77	1.00	13.36	0.00	0.00	1.00
	R6		Bedroom	13.57	146.08	13.55	145.82	1.00	13.55	0.00	0.00	1.00
	R7		LKD	28.96	311.75	27.03	290.96	0.93	27.03	0.00	0.00	1.00
	R8		Bedroom	15.17	163.28	15.14	162.91	1.00	15.14	0.00	0.00	1.00
	R9		Bedroom	14.81	159.36	14.77	159.02	1.00	14.77	0.00	0.00	1.00
	R10		LKD	25.61	275.67	24.65	265.36	0.96	24.65	0.00	0.00	1.00
	R11		Bedroom	14.77	159.00	14.75	158.72	1.00	14.75	0.00	0.00	1.00
	R12		LKD	25.45	273.92	24.46	263.28	0.96	24.46	0.00	0.00	1.00
	R13		Bedroom	10.20	109.78	10.17	109.51	1.00	10.17	0.00	0.00	1.00
	R14		Bedroom	7.47	80.45	7.42	79.89	0.99	7.42	0.00	0.00	1.00
	R15		Bedroom	4.96	53.37	4.80	51.63	0.97	4.80	0.00	0.00	1.00
	R16		LKD	31.25	336.36	31.14	335.21	1.00	31.14	0.00	0.00	1.00
	R17		Bedroom	11.08	119.24	11.03	118.68	1.00	11.03	0.00	0.00	1.00
	R18		Bedroom	9.01	97.02	8.95	96.36	0.99	8.95	0.00	0.00	1.00
	R19		LKD	24.67	265.56	24.42	262.82	0.99	24.42	0.00	0.00	1.00
Eleventh	R1		LKD	21.10	227.11	21.10	227.11	1.00	21.10	0.00	0.00	1.00

Project Name: TA-2155-BRE-REV00 Project No.: 1 Report Title: Daylight Distribution - Neighbour Analysis												
Floor Ref.	Room Ref.	Room Attribute	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
	R2		Bedroom	10.81	116.36	10.77	115.87	1.00	10.77	0.00	0.00	1.00
	R3		Bedroom	15.32	164.90	15.29	164.57	1.00	15.29	0.00	0.00	1.00
	R4		LKD	29.06	312.83	27.12	291.87	0.93	27.12	0.00	0.00	1.00
	R5		Bedroom	13.39	144.12	13.37	143.87	1.00	13.37	0.00	0.00	1.00
	R6		Bedroom	13.57	146.08	13.55	145.86	1.00	13.55	0.00	0.00	1.00
	R7		LKD	28.96	311.75	27.06	291.28	0.93	27.06	0.00	0.00	1.00
	R8		Bedroom	15.17	163.28	15.14	162.99	1.00	15.14	0.00	0.00	1.00
	R9		Bedroom	14.81	159.36	14.78	159.10	1.00	14.78	0.00	0.00	1.00
	R10		LKD	25.61	275.67	24.69	265.71	0.96	24.69	0.00	0.00	1.00
	R11		Bedroom	14.77	159.00	14.75	158.76	1.00	14.75	0.00	0.00	1.00
	R12		LKD	25.45	273.92	24.48	263.54	0.96	24.48	0.00	0.00	1.00
	R13		Bedroom	10.20	109.78	10.18	109.58	1.00	10.18	0.00	0.00	1.00
	R14		Bedroom	7.47	80.45	7.43	79.95	0.99	7.43	0.00	0.00	1.00
	R15		Bedroom	4.96	53.37	4.86	52.35	0.98	4.86	0.00	0.00	1.00
	R16		LKD	31.25	336.36	31.17	335.46	1.00	31.17	0.00	0.00	1.00
	R17		Bedroom	11.08	119.24	11.04	118.84	1.00	11.04	0.00	0.00	1.00
	R18		Bedroom	9.01	97.02	8.96	96.49	0.99	8.96	0.00	0.00	1.00
	R19		LKD	24.67	265.56	24.48	263.50	0.99	24.48	0.00	0.00	1.00
New Cross Central Apartments												
Ground	R1		LKD	55.23	594.53	53.73	578.35	0.97	43.14	10.59	113.98	0.80
	R2		LKD	53.62	577.12	52.99	570.41	0.99	33.68	19.32	207.93	0.64
	R3		LKD	57.77	621.84	57.59	619.88	1.00	57.29	0.30	3.23	0.99
First	R2		Bedroom	12.59	135.57	12.29	132.33	0.98	6.26	6.04	64.99	0.51
	R3		LKD	32.91	354.28	30.11	324.10	0.91	5.18	24.93	268.39	0.17
	R4		Bedroom	10.65	114.69	10.49	112.92	0.98	3.04	7.45	80.15	0.29
	R5		Bedroom	14.23	153.18	14.15	152.30	0.99	2.49	11.66	125.55	0.18
	R6		LKD	32.10	345.53	27.25	293.35	0.85	3.47	23.78	255.98	0.13
	R7		Bedroom	10.65	114.66	10.52	113.24	0.99	2.34	8.18	88.09	0.22
	R8		Bedroom	14.26	153.51	13.73	147.74	0.96	2.48	11.24	121.01	0.18
	R9		Bedroom	17.33	186.50	16.30	175.42	0.94	2.99	13.30	143.18	0.18
	R10		Bedroom	12.57	135.30	12.41	133.54	0.99	3.52	8.88	95.63	0.28
	R11		Bedroom	14.07	151.42	13.78	148.28	0.98	3.69	10.09	108.59	0.27
	R12		Bedroom	12.34	132.80	12.05	129.72	0.98	7.12	4.93	53.07	0.59
Second	R1		LKD	27.20	292.75	25.52	274.72	0.94	24.38	1.14	12.29	0.96
	R2		Bedroom	11.67	125.58	11.17	120.19	0.96	4.29	6.88	74.03	0.38
	R3		LKD	32.59	350.78	30.92	332.85	0.95	6.41	24.51	263.85	0.21
	R4		Bedroom	10.65	114.66	10.58	113.90	0.99	2.69	7.89	84.92	0.25
	R5		Bedroom	14.48	155.81	14.17	152.47	0.98	2.55	11.62	125.06	0.18
	R6		LKD	32.10	345.55	29.99	322.84	0.93	4.43	25.56	275.18	0.15
	R7		Bedroom	10.64	114.55	10.57	113.79	0.99	2.58	7.99	86.00	0.24
	R8		Bedroom	14.35	154.43	13.92	149.84	0.97	2.92	11.00	118.45	0.21
	R9		LKD	32.48	349.59	23.95	257.83	0.74	4.06	19.89	214.13	0.17
	R10		Bedroom	10.64	114.55	10.57	113.78	0.99	3.09	7.48	80.57	0.29
	R11		Bedroom	14.23	153.17	13.81	148.64	0.97	4.64	9.17	98.66	0.34
	R12		Bedroom	11.70	125.94	11.29	121.49	0.96	8.97	2.32	24.97	0.79
	R13		LKD	29.02	312.40	28.97	311.86	1.00	28.86	0.11	1.19	1.00
Third	R1		LKD	27.20	292.75	25.71	276.73	0.95	24.59	1.12	12.06	0.96
	R2		Bedroom	11.67	125.58	11.17	120.20	0.96	4.94	6.23	67.04	0.44
	R3		LKD	32.59	350.78	32.25	347.08	0.99	7.52	24.72	266.11	0.23
	R4		Bedroom	10.65	114.66	10.58	113.90	0.99	3.06	7.52	80.92	0.29
	R5		Bedroom	14.48	155.81	14.39	154.86	0.99	3.21	11.18	120.35	0.22
	R6		LKD	32.10	345.55	31.81	342.43	0.99	5.23	26.58	286.12	0.16
	R7		Bedroom	10.64	114.55	10.57	113.79	0.99	3.35	7.22	77.68	0.32
	R8		Bedroom	14.35	154.43	14.25	153.41	0.99	3.75	10.50	113.02	0.26
	R9		LKD	32.48	349.59	27.09	291.60	0.83	5.07	22.02	237.00	0.19
	R10		Bedroom	10.64	114.55	10.57	113.78	0.99	3.94	6.63	71.37	0.37
	R11		Bedroom	14.23	153.17	14.14	152.21	0.99	5.16	8.98	96.70	0.36
	R12		Bedroom	11.70	125.94	11.29	121.50	0.96	9.37	1.92	20.64	0.83
	R13		LKD	29.02	312.40	29.02	312.38	1.00	28.86	0.16	1.72	0.99
Fourth	R1		LKD	27.20	292.75	26.49	285.14	0.97	25.37	1.12	12.01	0.96
	R2		Bedroom	11.67	125.58	11.17	120.20	0.96	5.72	5.44	58.60	0.51
	R3		LKD	32.59	350.78	32.31	347.77	0.99	8.33	23.98	258.13	0.26
	R4		Bedroom	10.65	114.66	10.58	113.90	0.99	3.58	7.00	75.40	0.34
	R5		Bedroom	14.48	155.81	14.39	154.86	0.99	4.15	10.23	110.14	0.29
	R6		LKD	32.10	345.55	31.87	343.03	0.99	7.47	24.40	262.59	0.23
	R7		Bedroom	10.64	114.55	10.57	113.79	0.99	4.54	6.03	64.90	0.43
	R8		Bedroom	14.35	154.43	14.25	153.41	0.99	5.13	9.12	98.16	0.36

Project Name: TA-2155-BRE-REV00
Project No.: 1
Report Title: Daylight Distribution - Neighbour Analysis

Floor Ref.	Room Ref.	Room Attribute	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
	R9		LKD	32.48	349.59	30.67	330.17	0.94	7.21	23.46	252.54	0.24
	R10		Bedroom	10.64	114.55	10.57	113.78	0.99	5.20	5.37	57.83	0.49
	R11		Bedroom	14.23	153.17	14.14	152.21	0.99	6.20	7.94	85.42	0.44
	R12		Bedroom	11.70	125.94	11.29	121.51	0.96	10.15	1.14	12.24	0.90
	R13		LKD	29.02	312.40	29.02	312.38	1.00	28.86	0.16	1.72	0.99
Fifth	R1		LKD	27.20	292.75	26.98	290.40	0.99	25.87	1.11	11.99	0.96
	R2		Bedroom	11.67	125.58	11.17	120.21	0.96	6.77	4.40	47.32	0.61
	R3		LKD	32.59	350.78	32.33	347.98	0.99	13.97	18.36	197.63	0.43
	R4		Bedroom	10.65	114.66	10.58	113.90	0.99	4.48	6.10	65.66	0.42
	R5		Bedroom	14.48	155.81	14.39	154.86	0.99	5.57	8.81	94.88	0.39
	R6		LKD	32.10	345.55	31.87	343.10	0.99	14.00	17.87	192.37	0.44
	R7		Bedroom	10.64	114.55	10.57	113.79	0.99	6.82	3.75	40.42	0.64
	R8		Bedroom	14.35	154.43	14.25	153.41	0.99	7.91	6.35	68.31	0.55
	R9		LKD	32.48	349.59	32.02	344.67	0.99	12.81	19.21	206.83	0.40
	R10		Bedroom	10.64	114.55	10.57	113.78	0.99	7.88	2.69	28.98	0.75
	R11		Bedroom	14.23	153.17	14.14	152.21	0.99	8.71	5.43	58.43	0.62
	R12		Bedroom	11.70	125.94	11.29	121.52	0.96	11.29	0.00	0.00	1.00
	R13		LKD	29.02	312.40	29.02	312.38	1.00	28.86	0.16	1.72	0.99
Sixth	R1		LKD	27.20	292.75	26.98	290.39	0.99	25.87	1.11	11.97	0.96
	R2		Bedroom	11.67	125.58	11.17	120.21	0.96	9.17	2.00	21.51	0.82
	R3		LKD	32.59	350.78	32.59	350.75	1.00	31.06	1.53	16.46	0.95
	R4		Bedroom	10.65	114.66	10.58	113.90	0.99	6.51	4.07	43.84	0.62
	R5		Bedroom	14.48	155.81	14.39	154.86	0.99	7.29	7.10	76.43	0.51
	R6		LKD	32.10	345.55	32.02	344.63	1.00	25.55	6.46	69.56	0.80
	R7		Bedroom	10.64	114.55	10.57	113.79	0.99	9.39	1.18	12.74	0.89
	R8		Bedroom	14.35	154.43	14.25	153.41	0.99	14.24	0.01	0.11	1.00
	R9		LKD	32.48	349.59	32.02	344.67	0.99	24.94	7.08	76.18	0.78
	R10		Bedroom	10.64	114.55	10.57	113.78	0.99	10.57	0.00	0.00	1.00
	R11		Bedroom	14.23	153.17	14.14	152.21	0.99	14.14	0.00	0.00	1.00
	R12		Bedroom	11.70	125.94	11.29	121.52	0.96	11.29	0.00	0.00	1.00
	R13		LKD	29.02	312.40	29.02	312.38	1.00	29.02	0.00	0.00	1.00
Seventh	R1		LKD	34.59	372.35	34.59	372.35	1.00	34.40	0.19	2.02	0.99
	R2		Bedroom	10.65	114.66	10.58	113.90	0.99	10.58	0.00	0.00	1.00
	R3		Bedroom	14.48	155.81	14.39	154.86	0.99	11.31	3.07	33.09	0.79
	R4		LKD	32.10	345.55	32.05	345.03	1.00	31.72	0.34	3.65	0.99
	R5		Bedroom	10.64	114.55	10.57	113.79	0.99	10.57	0.00	0.00	1.00
	R6		Bedroom	14.35	154.43	14.25	153.41	0.99	14.25	0.00	0.00	1.00
	R7		LKD	32.48	349.59	32.21	346.72	0.99	32.21	0.00	0.00	1.00
	R8		Bedroom	10.64	114.55	10.57	113.78	0.99	10.57	0.00	0.00	1.00
	R9		Bedroom	14.23	153.17	14.14	152.21	0.99	14.14	0.00	0.00	1.00
	R10		Bedroom	11.70	125.94	11.29	121.53	0.96	11.29	0.00	0.00	1.00
	R11		LKD	29.02	312.40	29.02	312.38	1.00	29.02	0.00	0.00	1.00
Eighth	R1		LKD	34.55	371.94	34.55	371.94	1.00	34.55	0.00	0.00	1.00
	R2		Bedroom	10.64	114.55	10.57	113.78	0.99	10.57	0.00	0.00	1.00
	R3		Bedroom	14.35	154.43	14.25	153.41	0.99	14.25	0.00	0.00	1.00
	R4		LKD	32.48	349.59	32.48	349.59	1.00	32.48	0.00	0.00	1.00
	R5		Bedroom	10.64	114.55	10.57	113.78	0.99	10.57	0.00	0.00	1.00
	R6		Bedroom	14.23	153.17	14.14	152.21	0.99	14.14	0.00	0.00	1.00
	R7		Bedroom	11.70	125.94	11.29	121.53	0.97	11.29	0.00	0.00	1.00
	R8		LKD	29.02	312.40	29.02	312.38	1.00	29.02	0.00	0.00	1.00

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots

Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	08.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-07	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed
All heights in m AOD	

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky Area
	Area of Loss/Gain

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

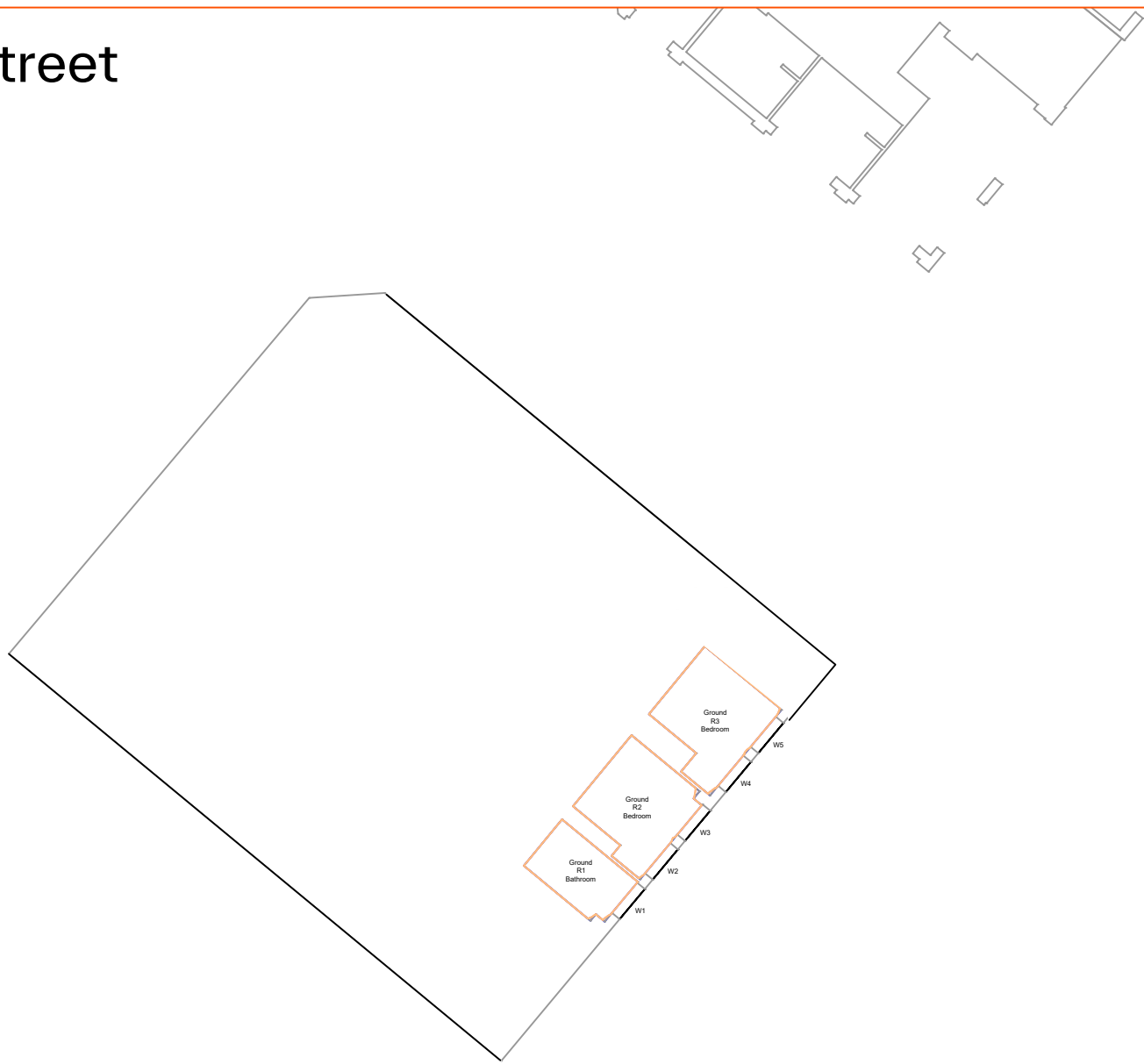
Analysis
Produced using WalDRAM Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
by Norman Oliver. 3D
Contextual Model produced by Accucities Ltd
used for wider surrounding massing.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
derived from plans found on the planning
portal/sales history.
Where plans/elevations were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

32 Mason Street
Ground Floor



1:200



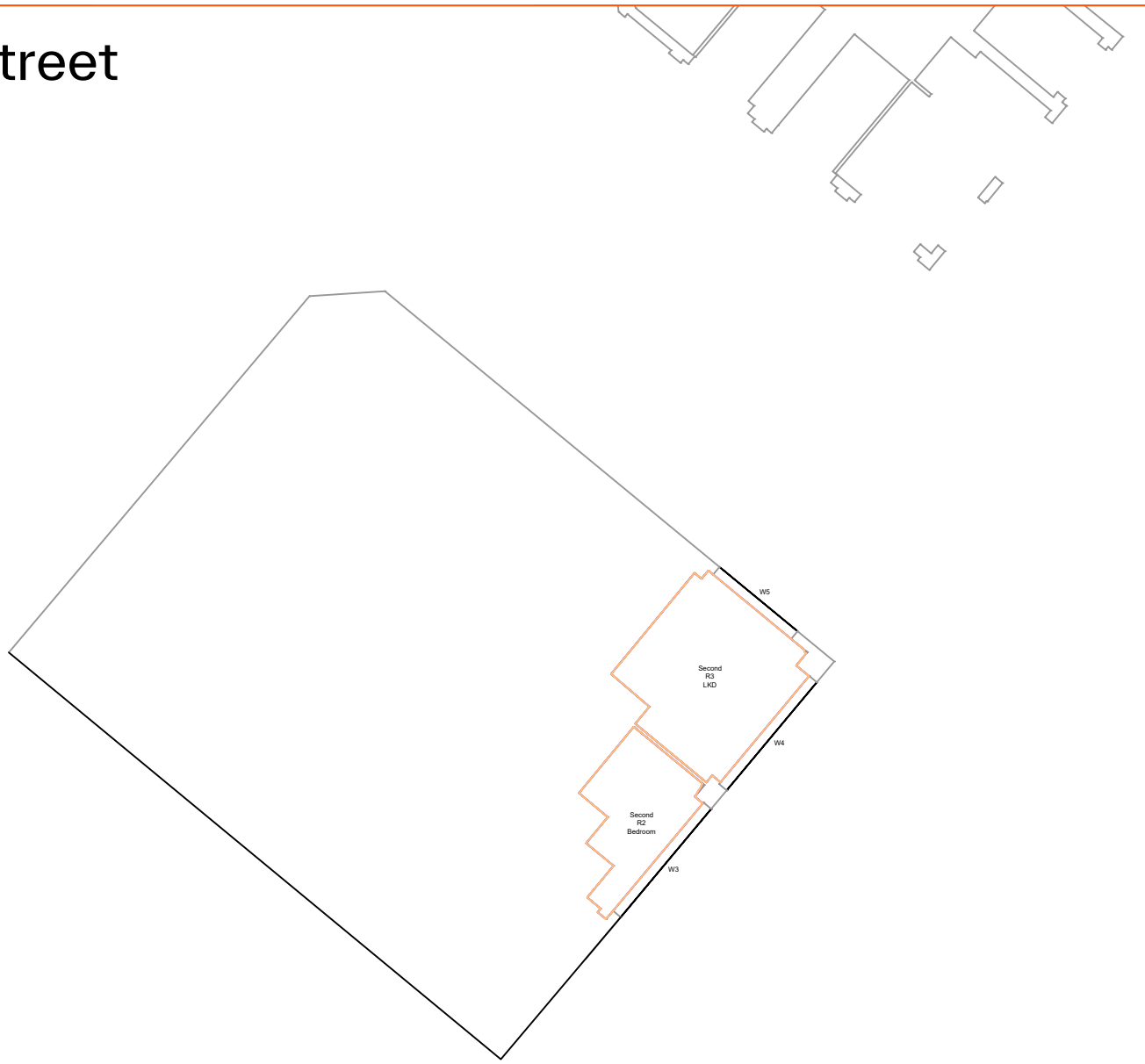
32 Mason Street
First Floor



1:200



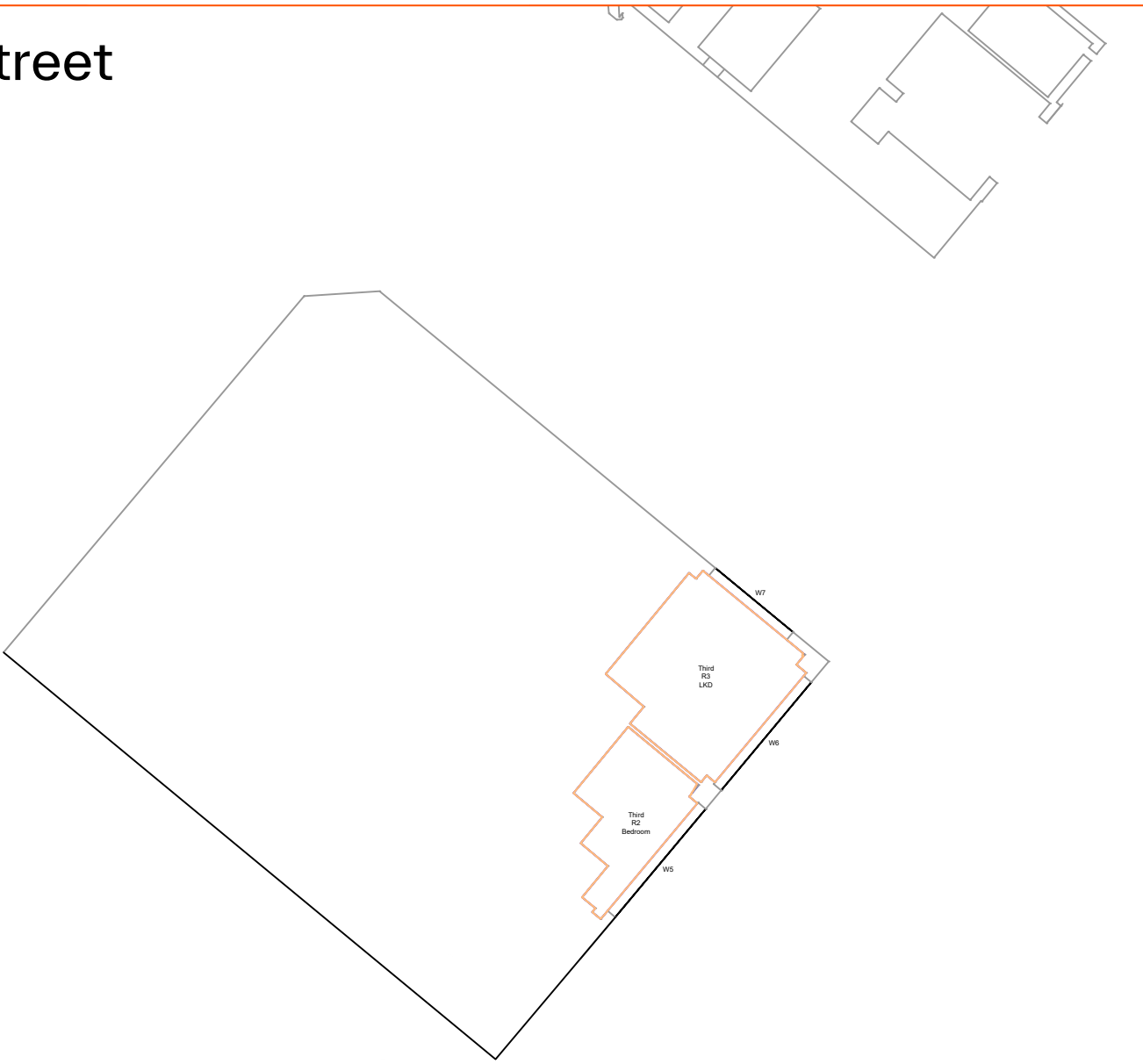
32 Mason Street
Second Floor



1:200



32 Mason Street
Third Floor



1:200



CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots

Daylight Distribution

SCALE @ A2: 1:200	DATE: 08.04.2024	DRAWN: SC	CHECKED: DMH
DRAWING NUMBER: 2155_MA-08			REV: •
REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

Existing NoSky Area

Proposed NoSky Area

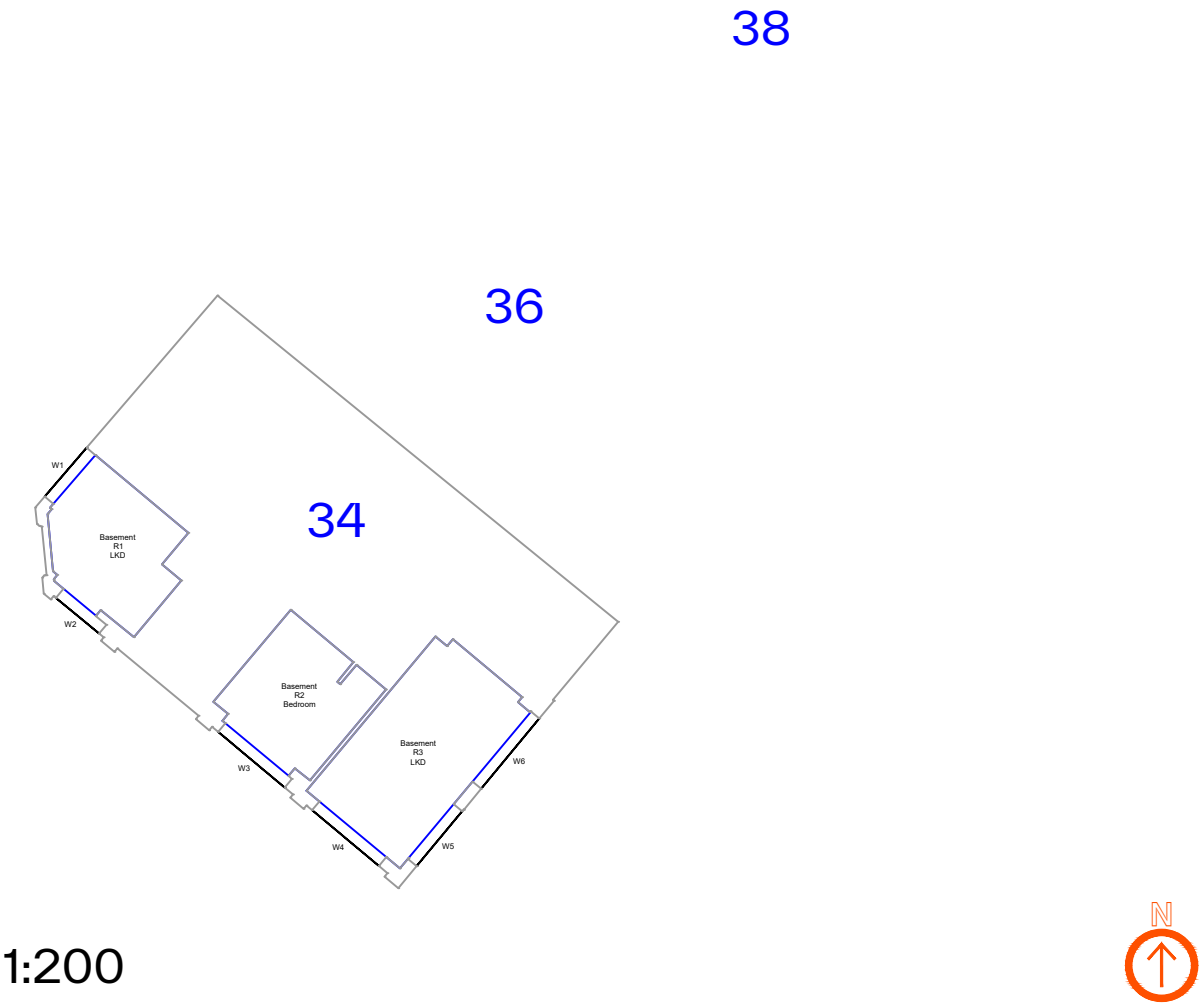
Area of Loss/Gain

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

Analysis
Produced using WalDRAM Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
by Norman Oliver. 3D
Contextual Model produced by Accucities Ltd
used for wider surrounding massing.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
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photography, Bing Maps and Google Earth and
any partial point cloud survey data.
Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

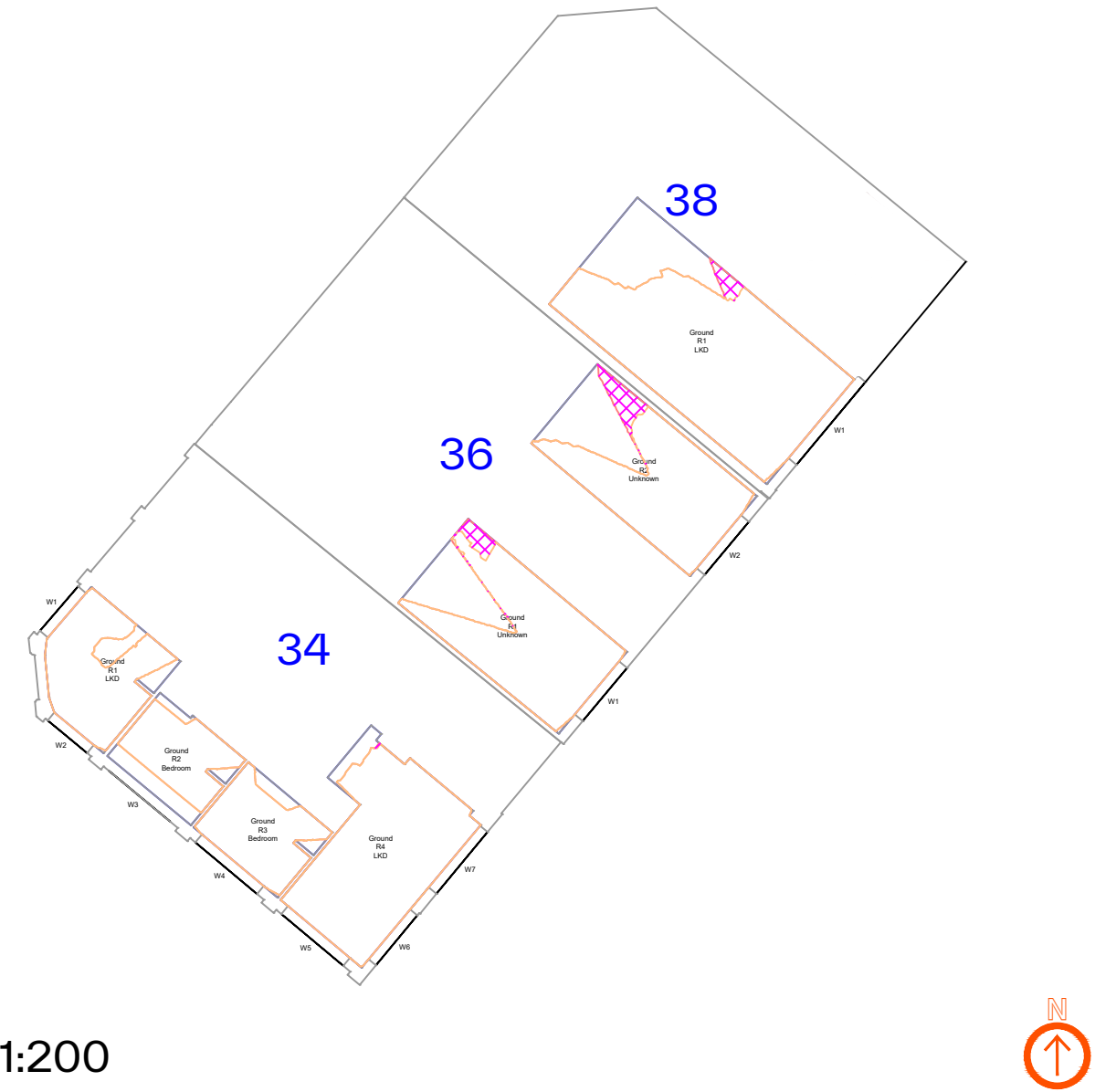
34-38 Mason Street

Basement Floor



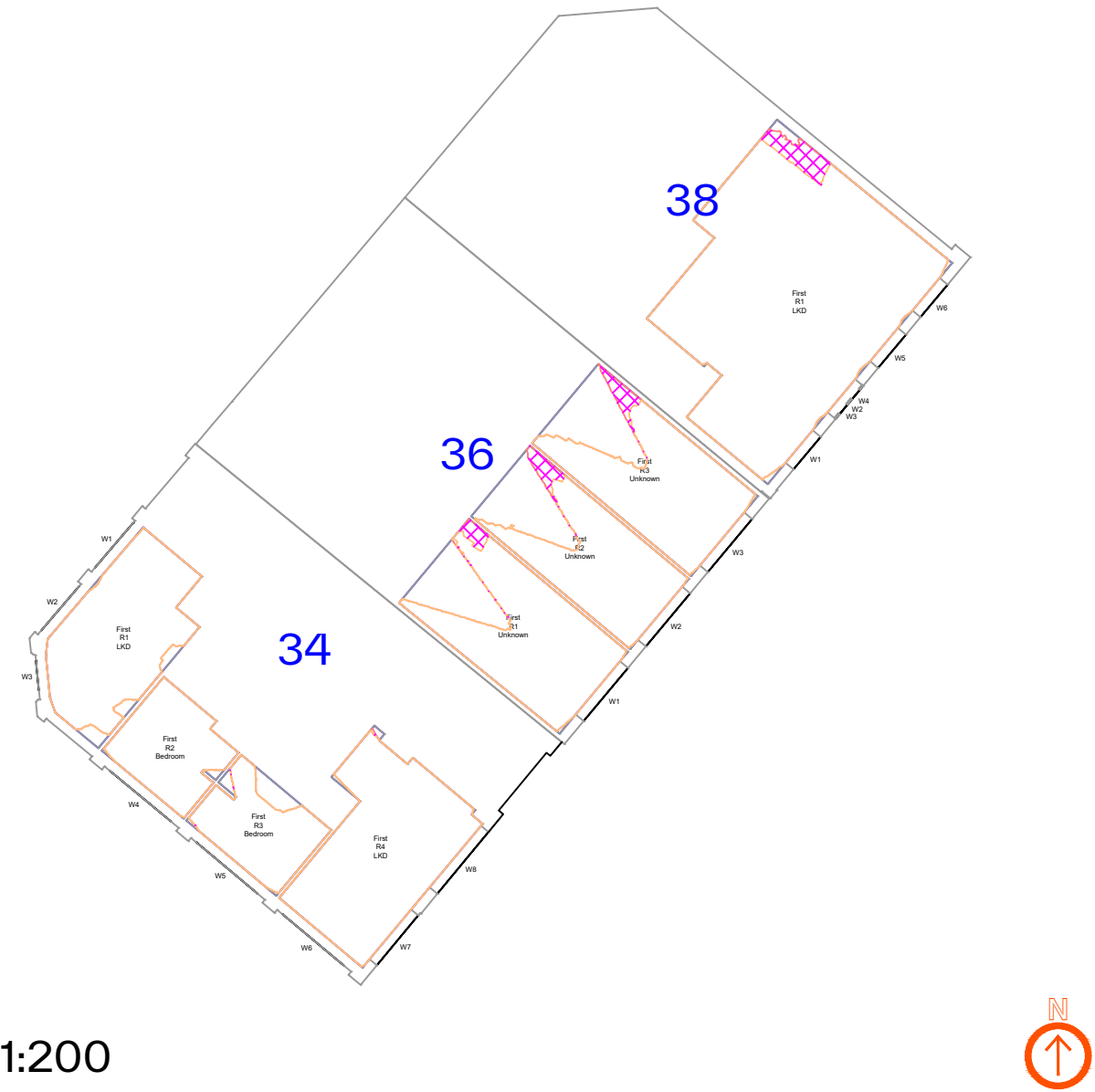
34-38 Mason Street

Ground Floor



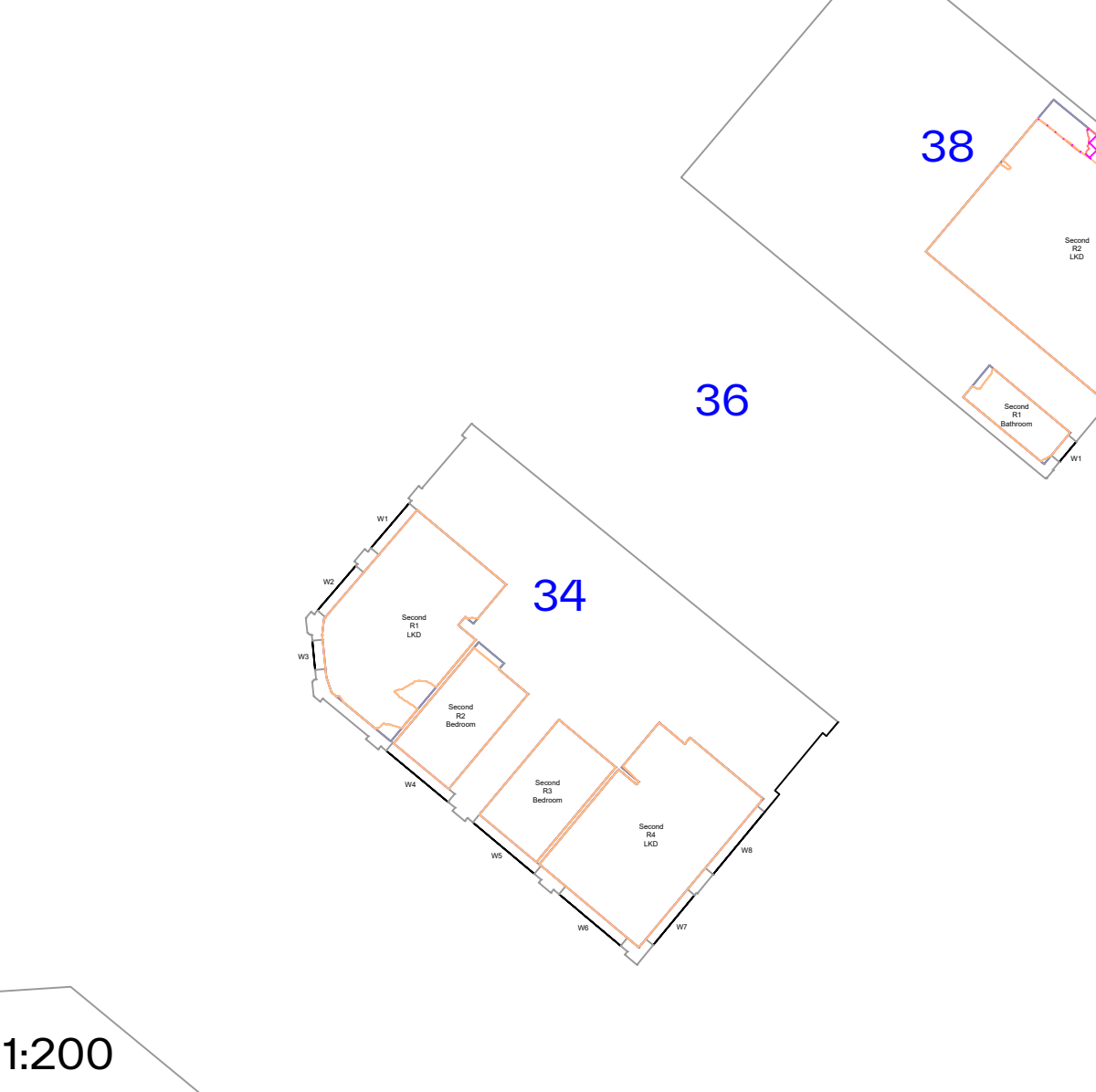
34-38 Mason Street

First Floor



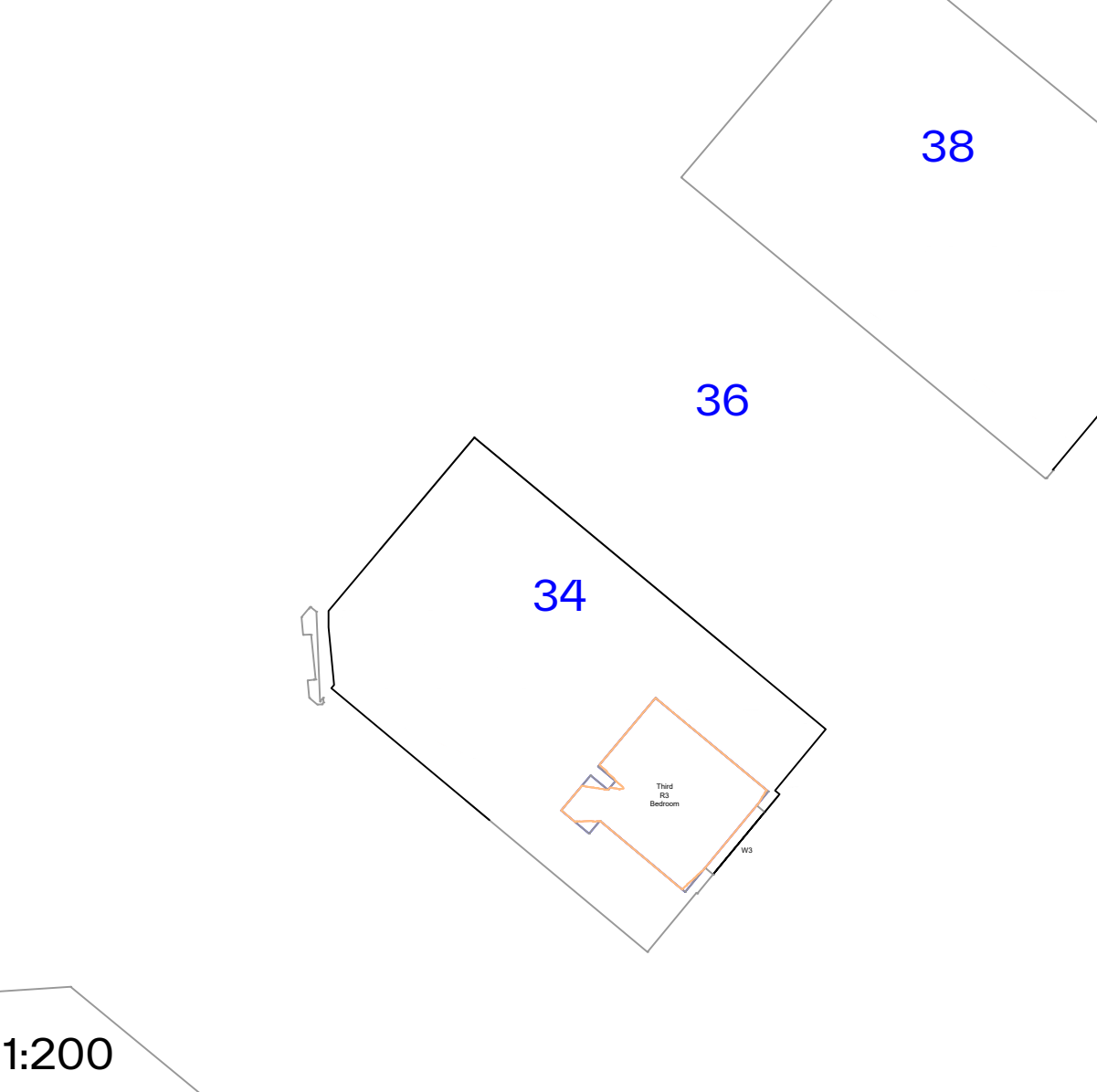
34-38 Mason Street

Second Floor



34-38 Mason Street

Third Floor



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	08.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-09	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed
All heights in m AOD

DD Legend

Room Area (Measured Layout)
Existing NoSky Area
Proposed NoSky Area
Area of Loss/Gain

NOTES:
No dimensions are to be scaled from this drawing.
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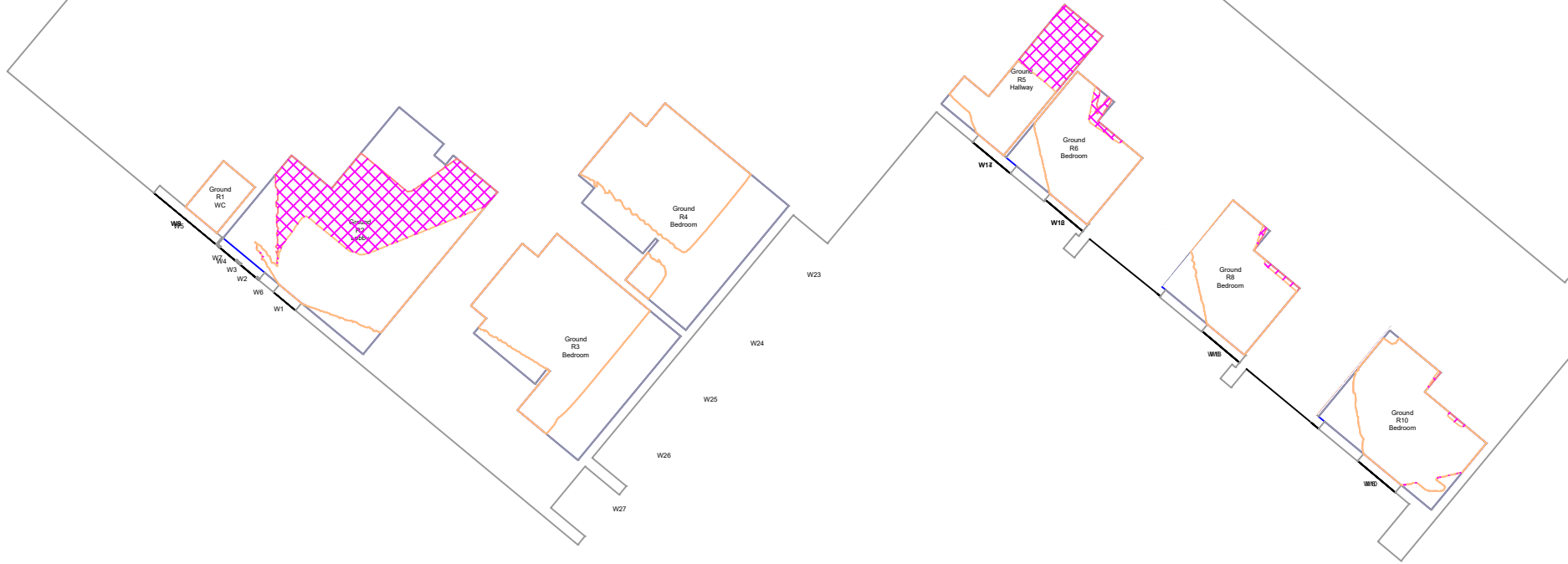
Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

Existing Site and Surrounding neighbours
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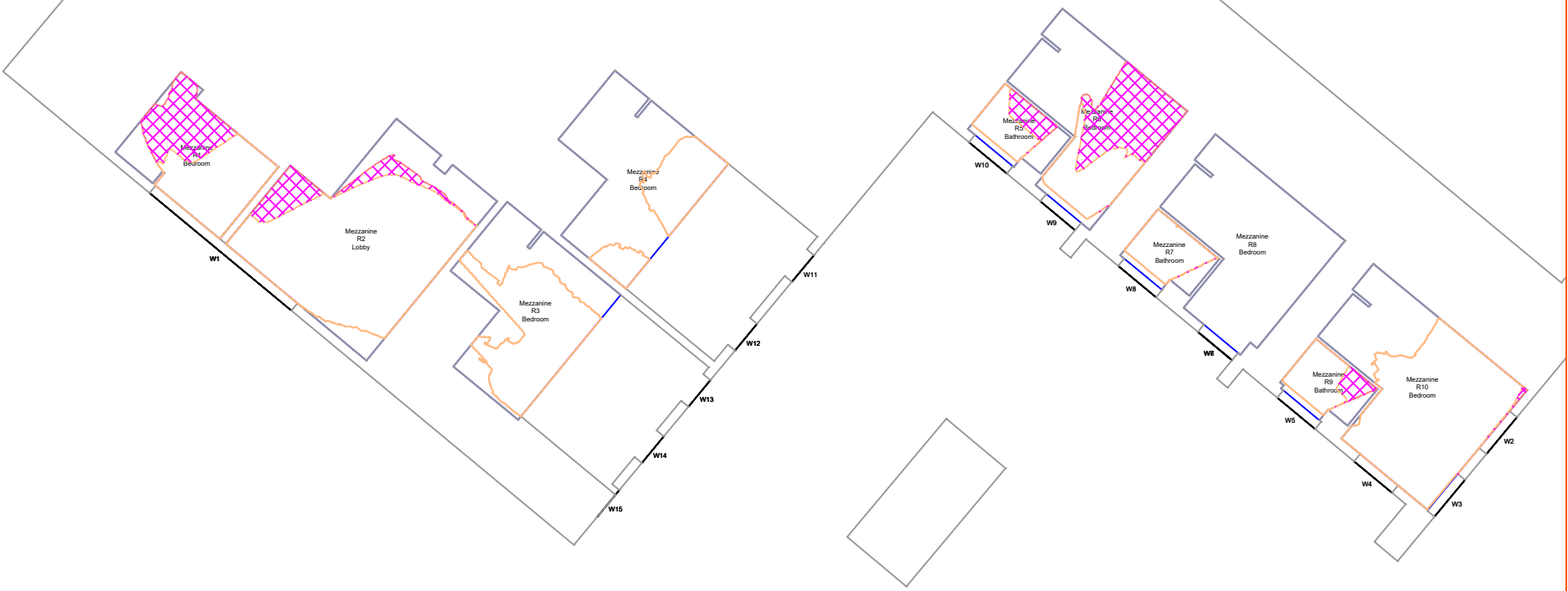
Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

2-4 Goulden Street Ground Floor



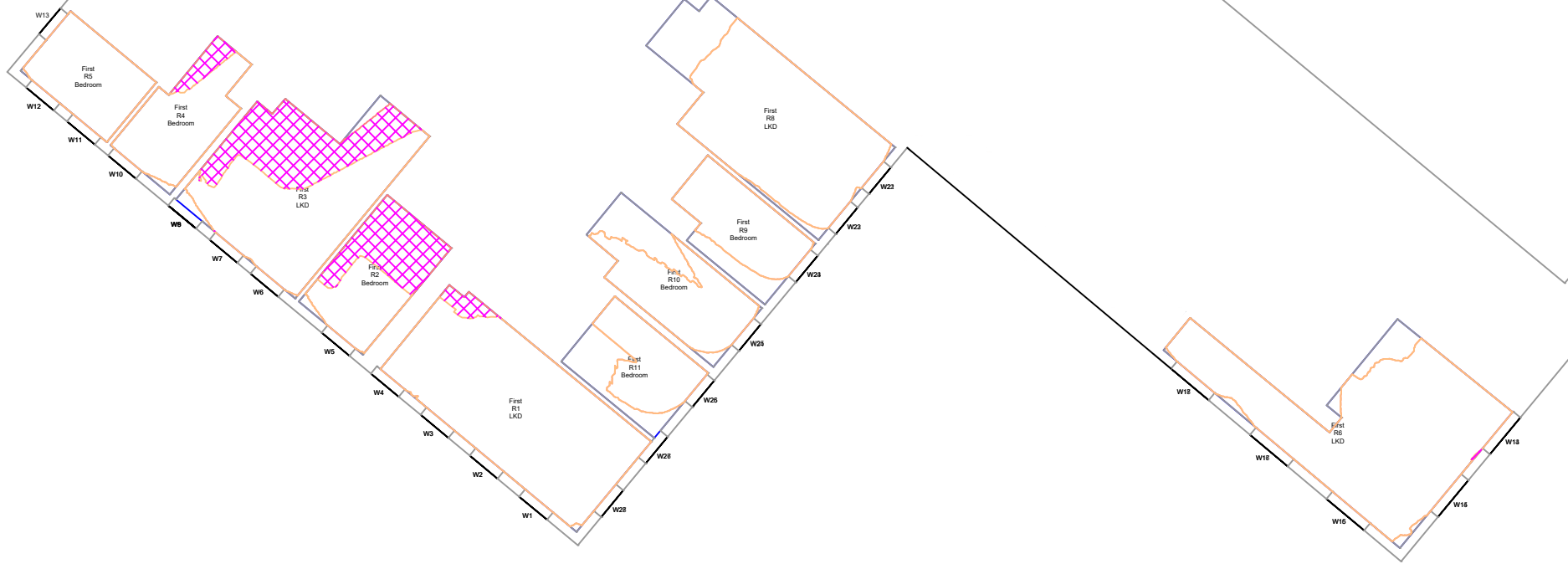
1:200

2-4 Goulden Street Mezzanine Floor



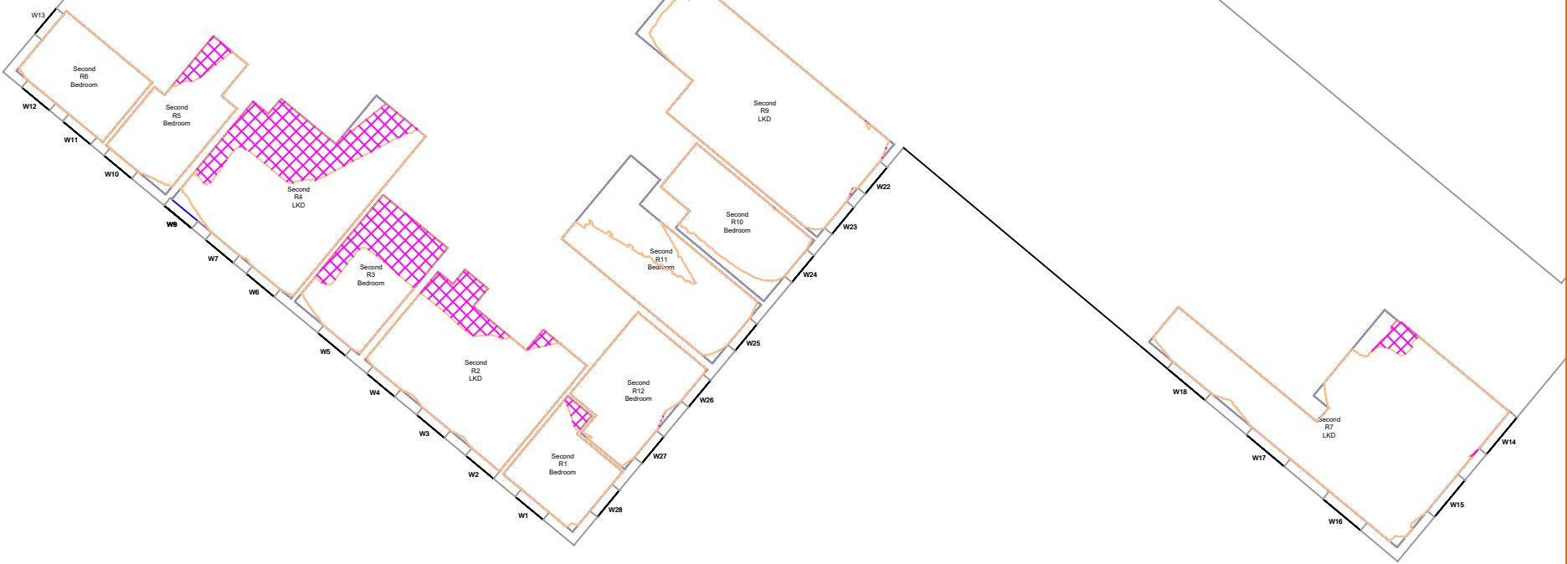
1:200

2-4 Goulden Street First Floor



1:200

2-4 Goulden Street Second Floor



1:200

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	08.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-10	*

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

Existing NoSky Area

Proposed NoSky Area

Area of Loss/Gain

NOTES:

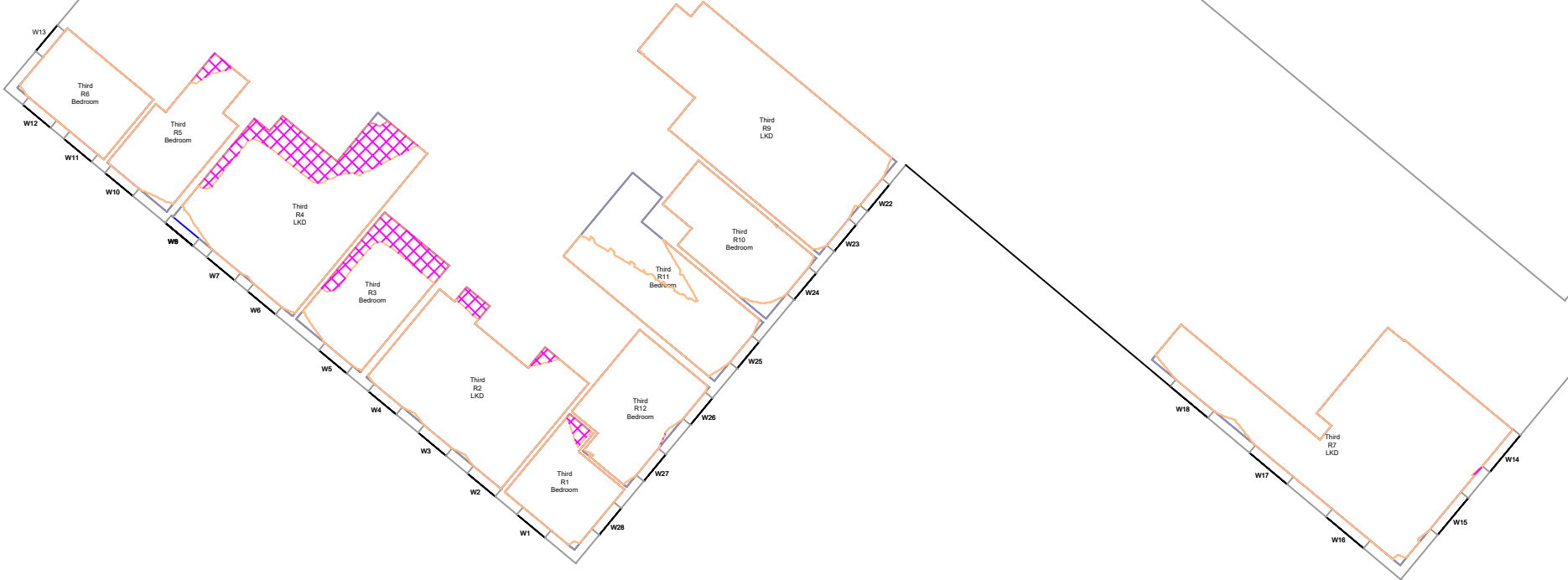
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Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

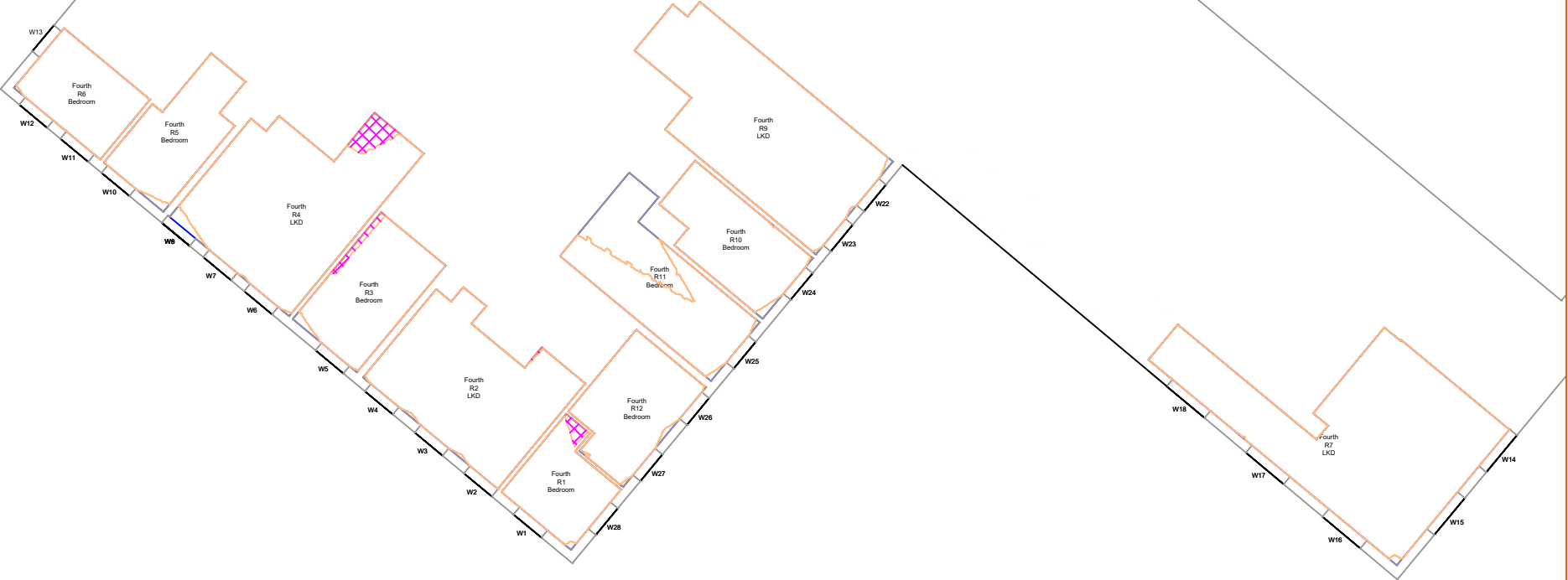
2-4 Goulden Street Third Floor



1:200



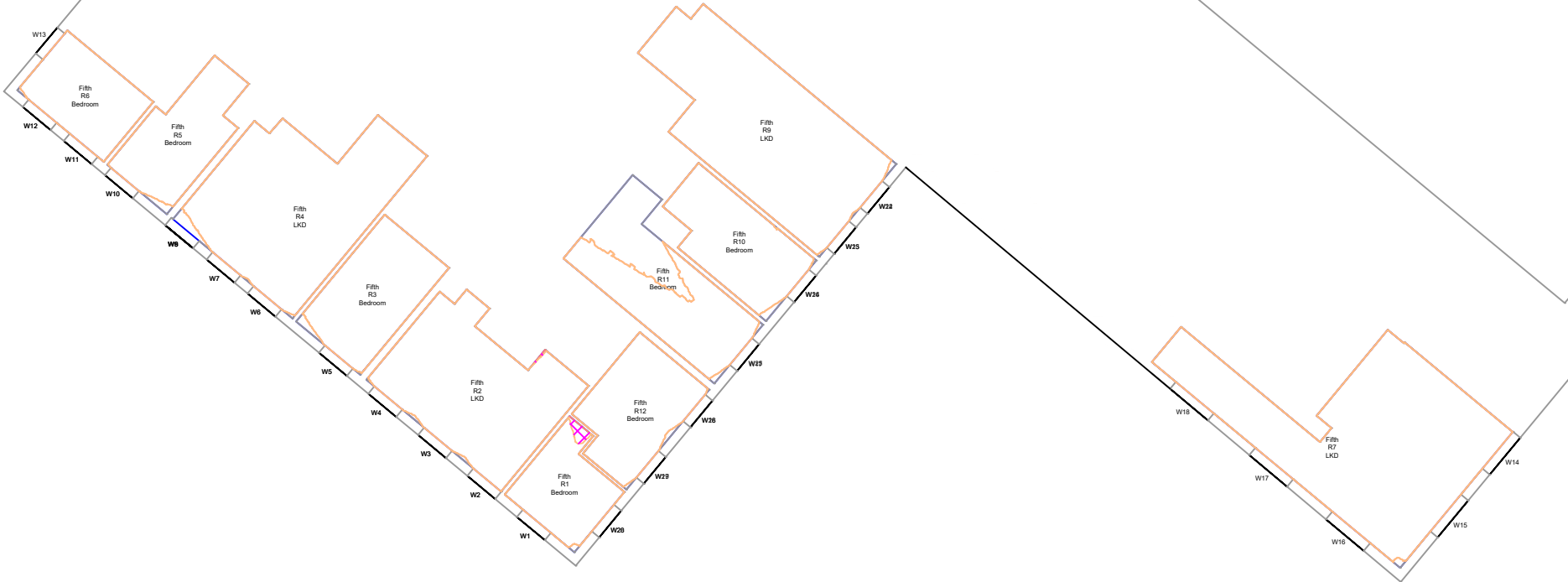
2-4 Goulden Street Fourth Floor



1:200



2-4 Goulden Street Fifth Floor



1:200



2-4 Goulden Street Sixth Floor



1:200



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2: 1:100	DATE: 08.04.2024	DRAWN: SC	CHECKED: DMH
DRAWING NUMBER: 2155_MA-11		REV: •	
REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

Existing NoSky Area

Proposed NoSky Area

Area of Loss/Gain

NOTES:

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discrepancy occurs between specification and
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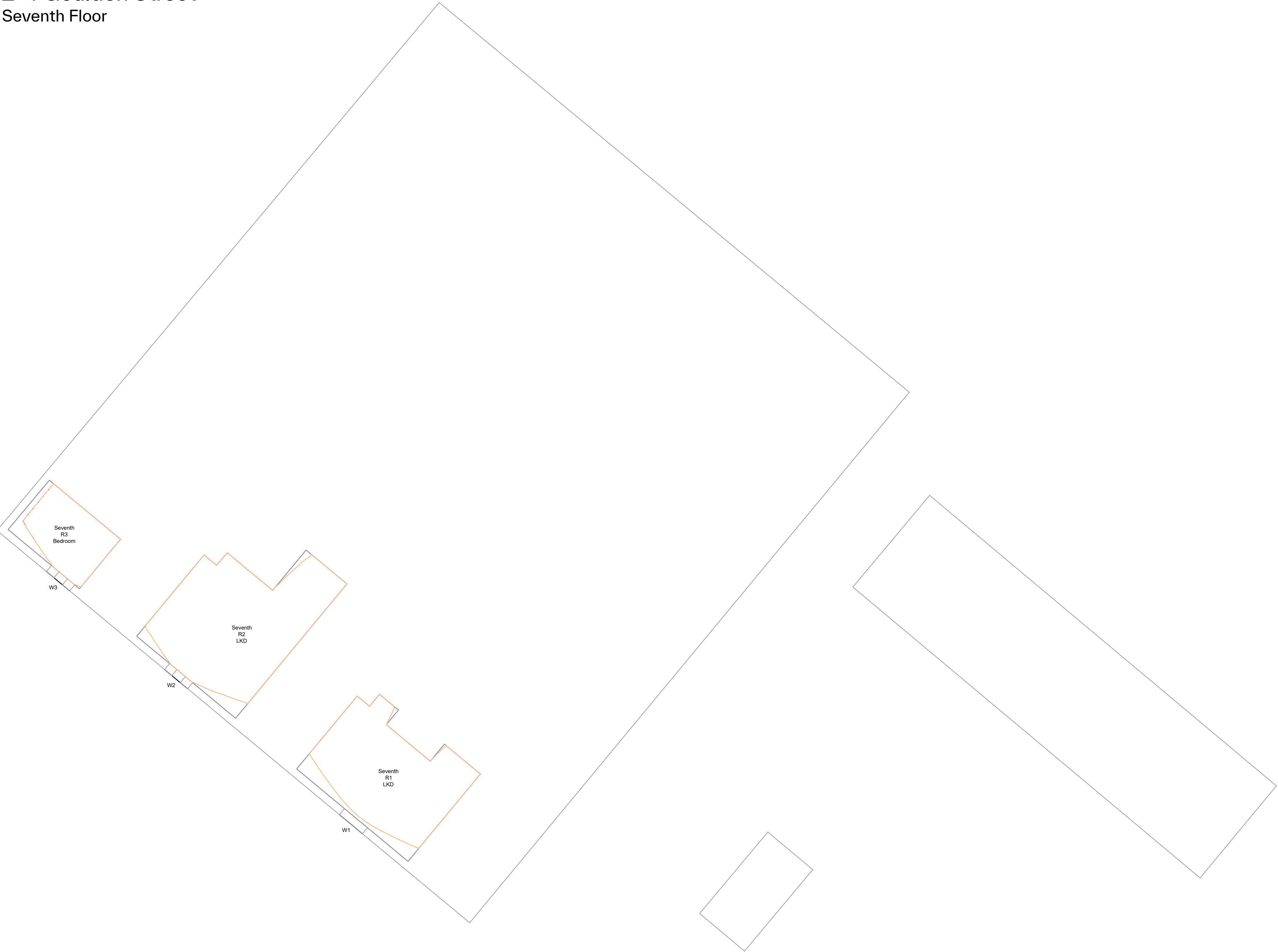
Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

2-4 Goulden Street

Seventh Floor



1:100



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	08.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-12	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky Area
	Area of Loss/Gain

NOTES:

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

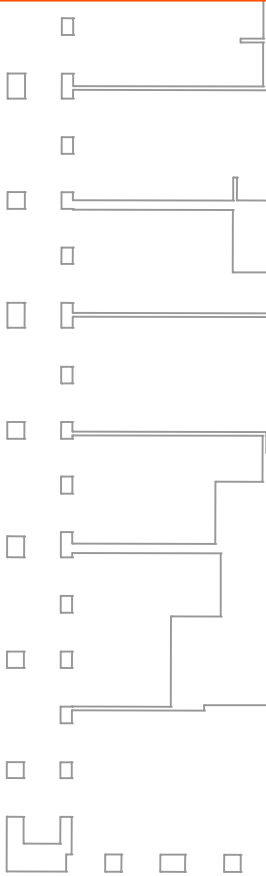
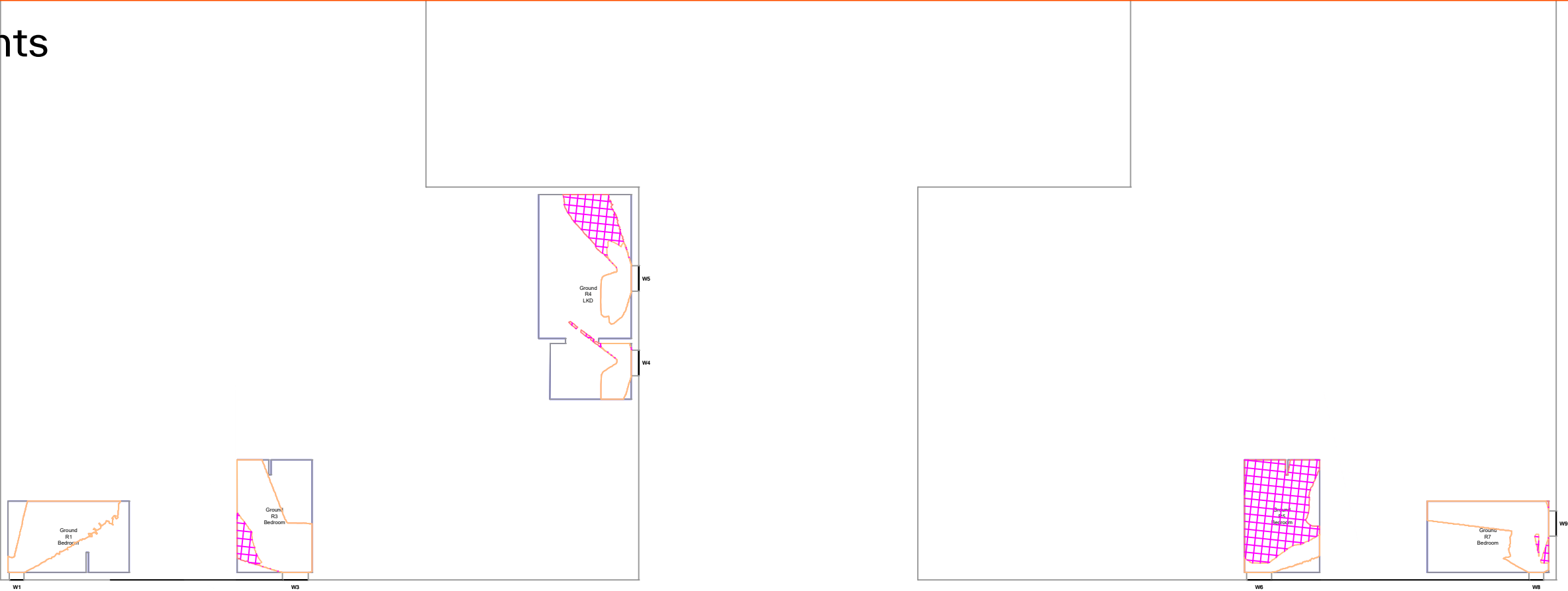
Existing Model & Surrounding Model
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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

Broadside Apartments

Ground Floor

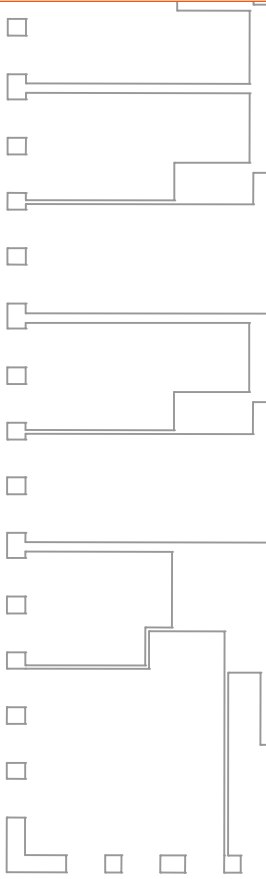
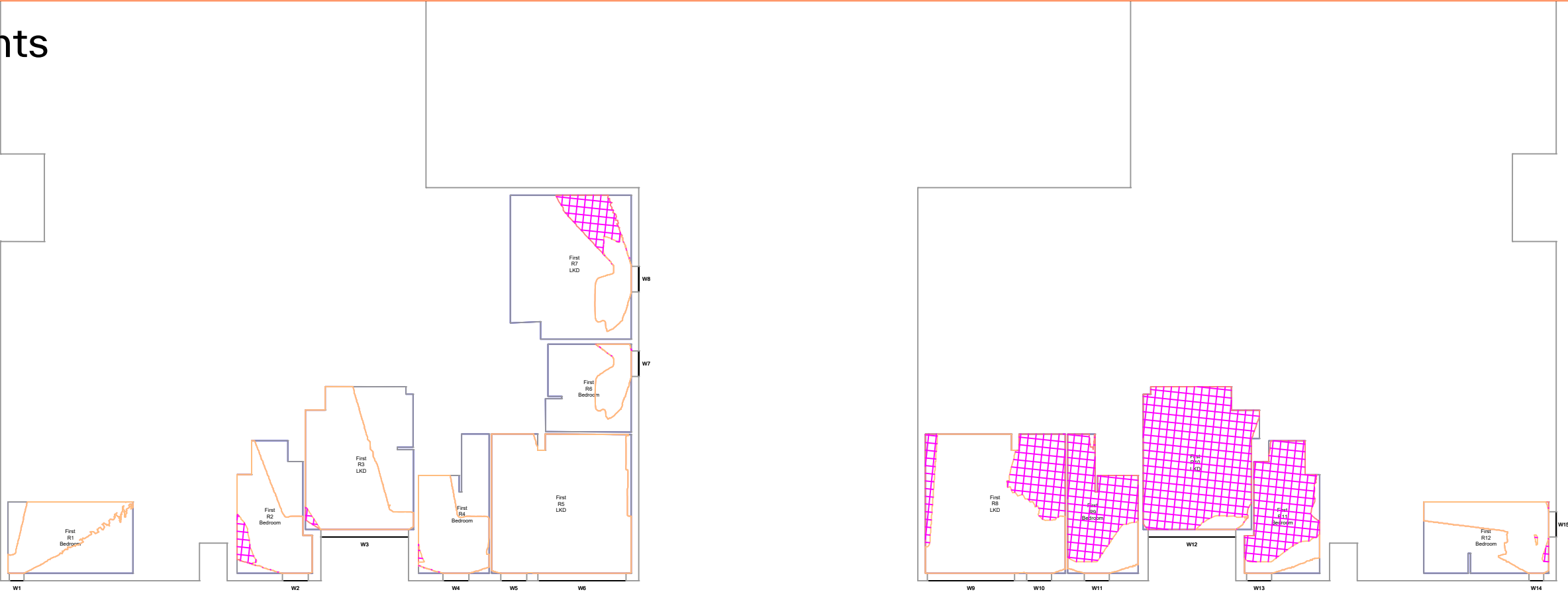
1:200



Broadside Apartments

First Floor

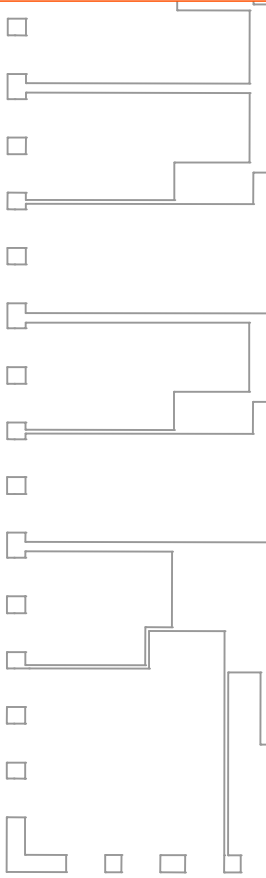
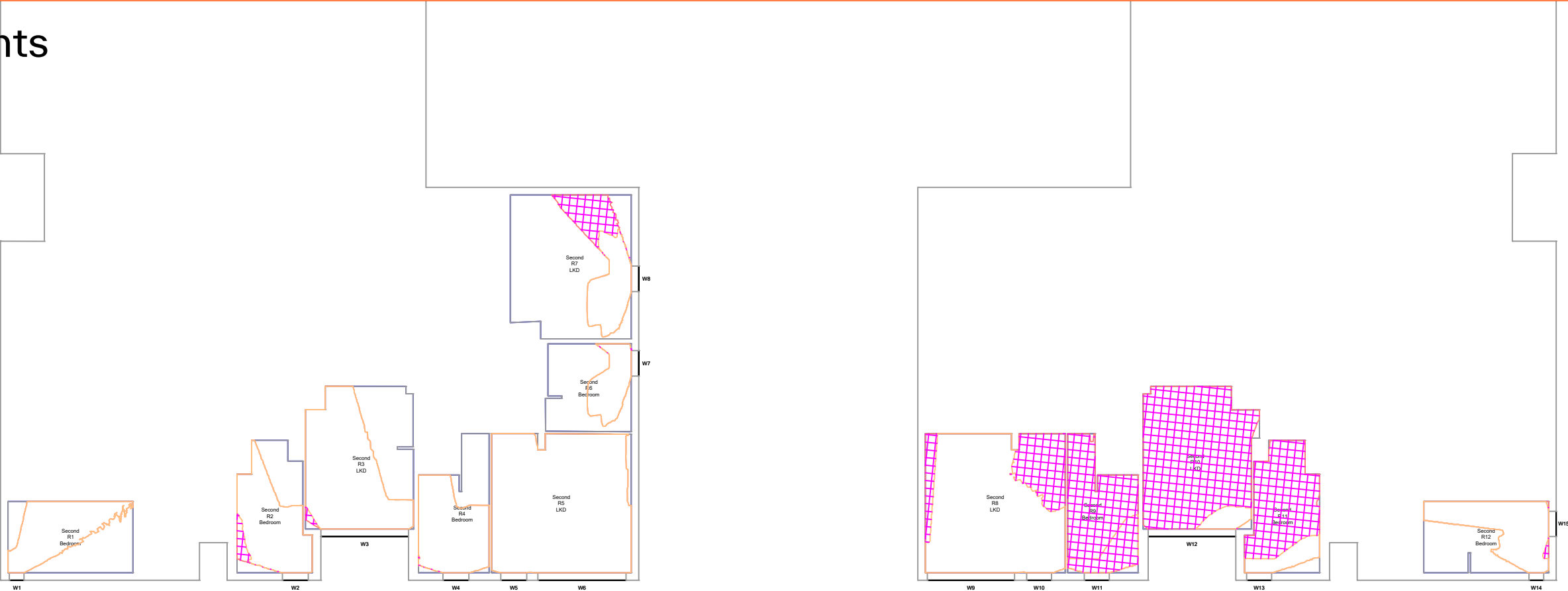
1:200



Broadside Apartments

Second Floor

1:200



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	08.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-13	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky Area
	Area of Loss/Gain

NOTES:

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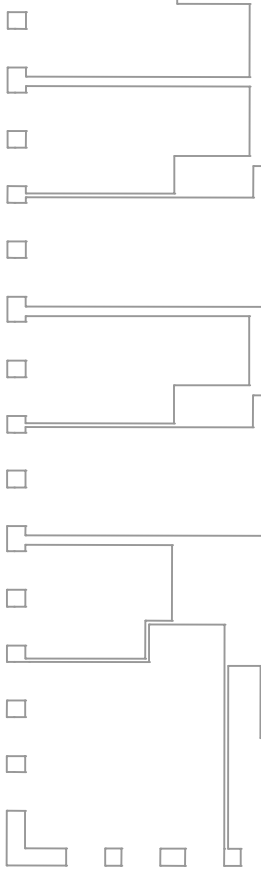
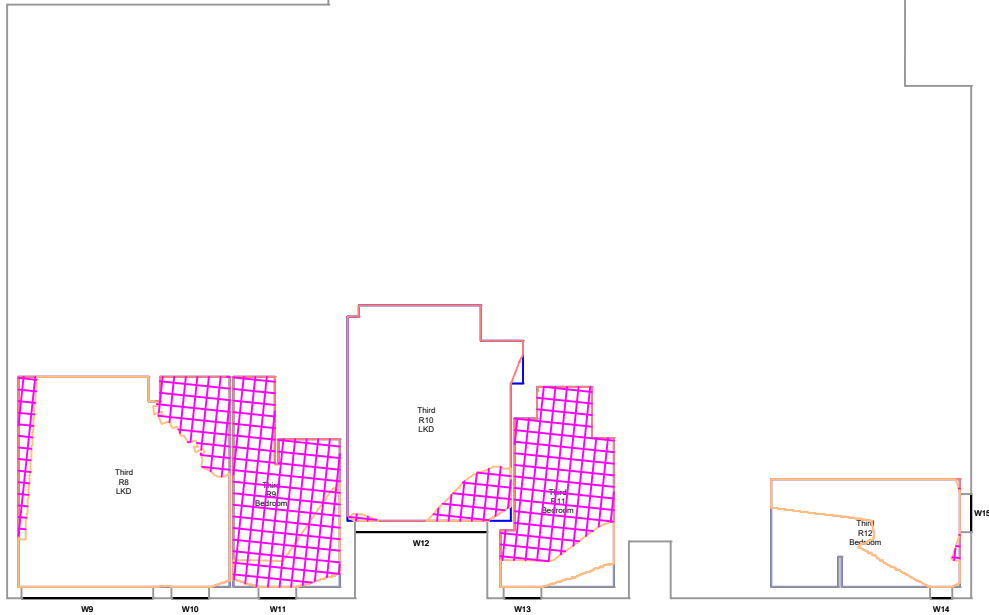
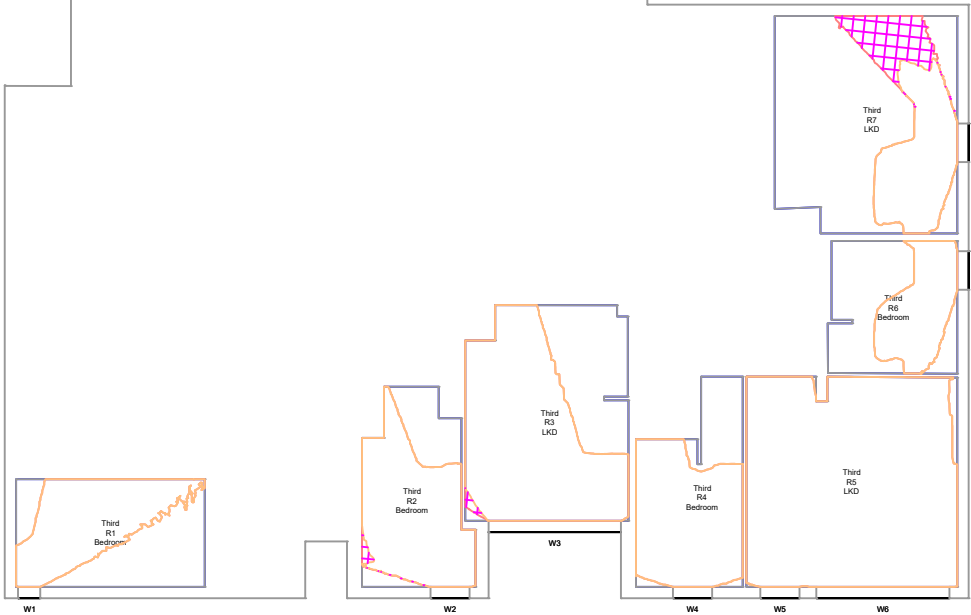
Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

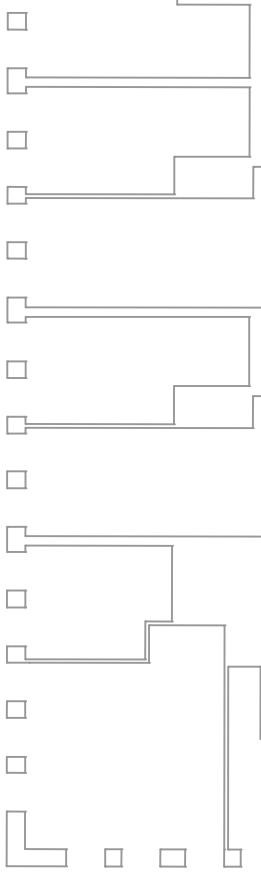
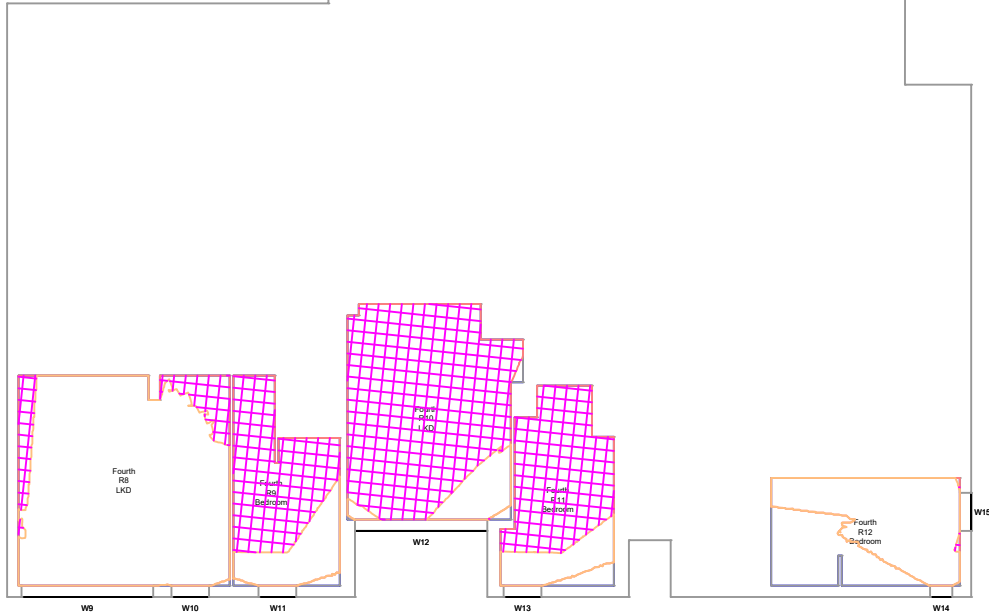
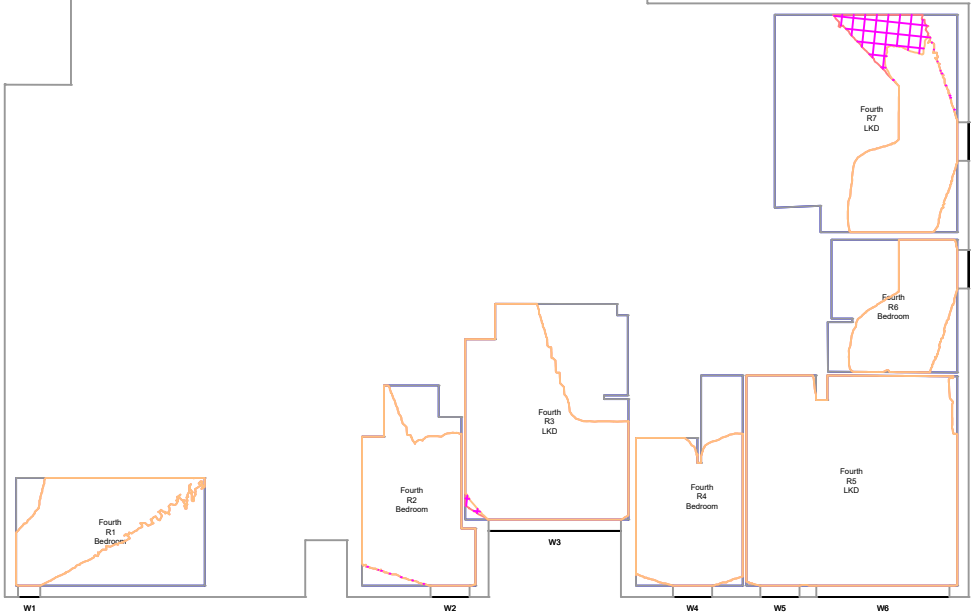
Broadside Apartments
Third Floor

1:200



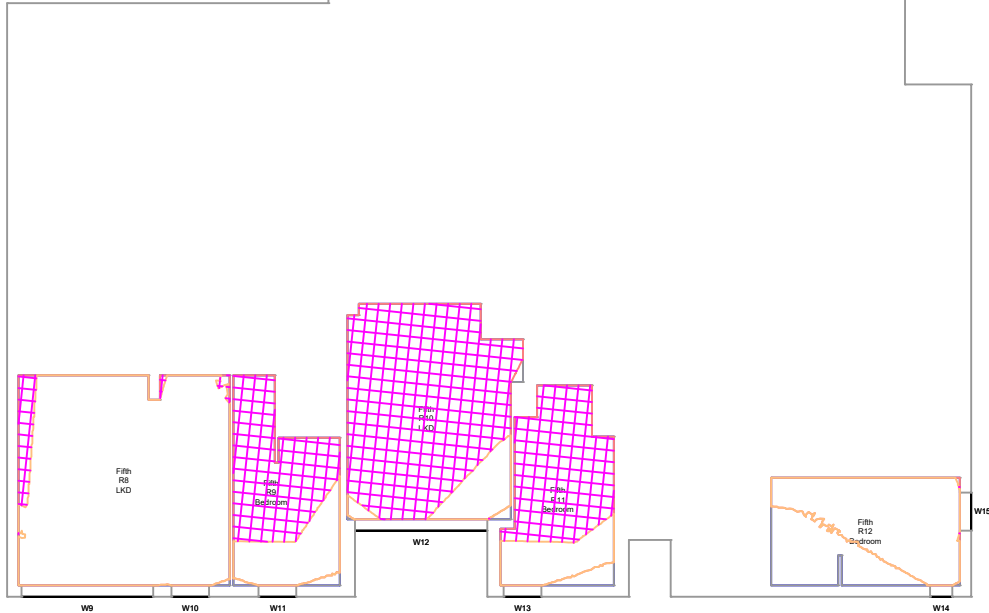
Broadside Apartments
Fourth Floor

1:200



Broadside Apartments
Fifth Floor

1:200



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	08.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-14	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky Area
	Area of Loss/Gain

NOTES:

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

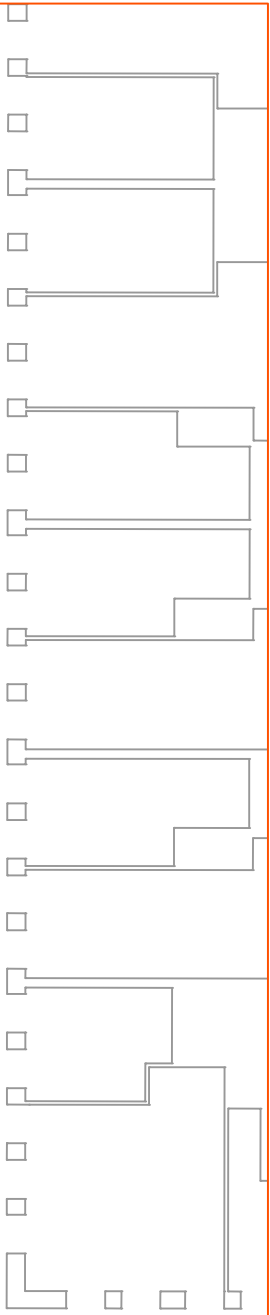
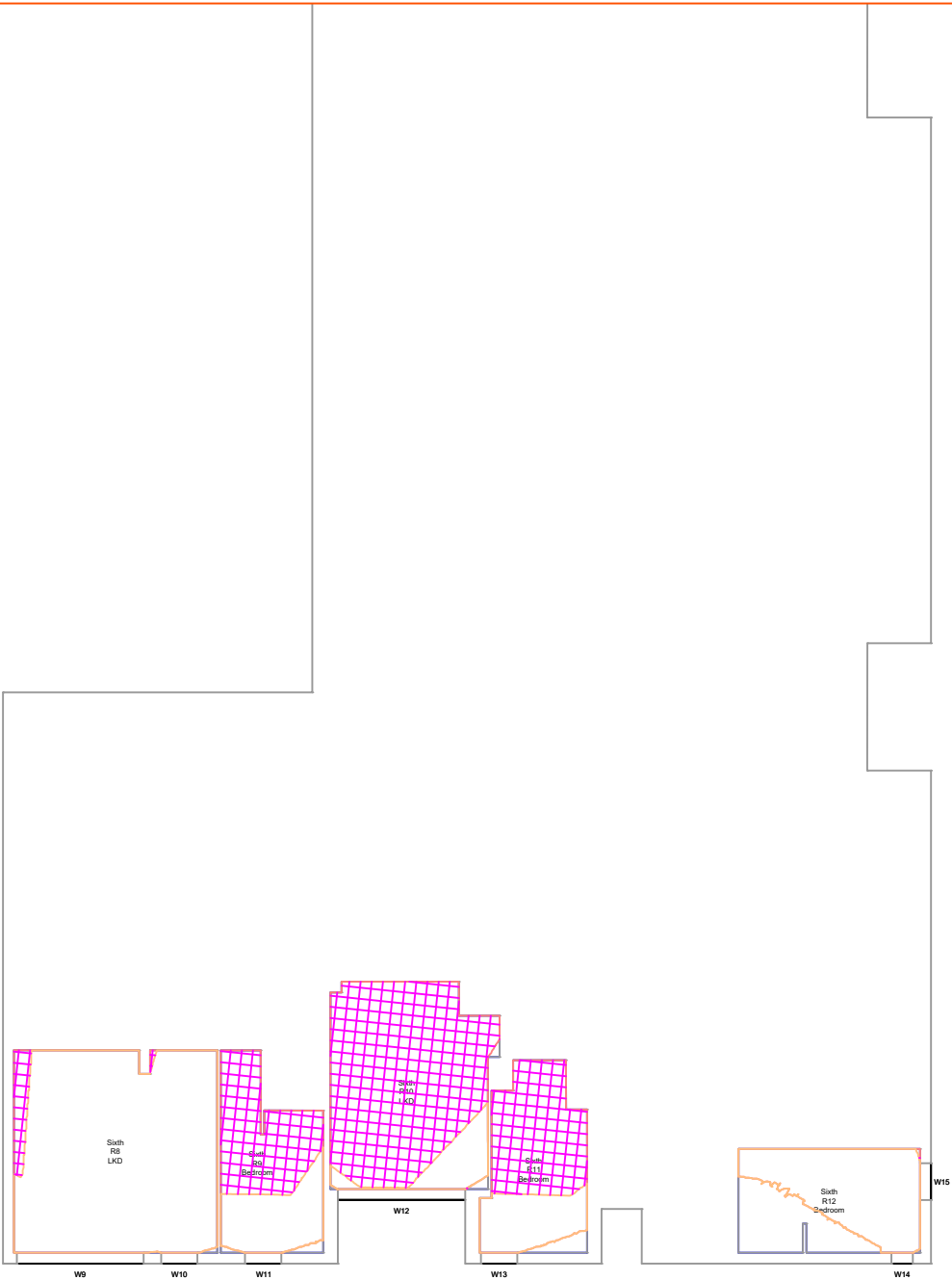
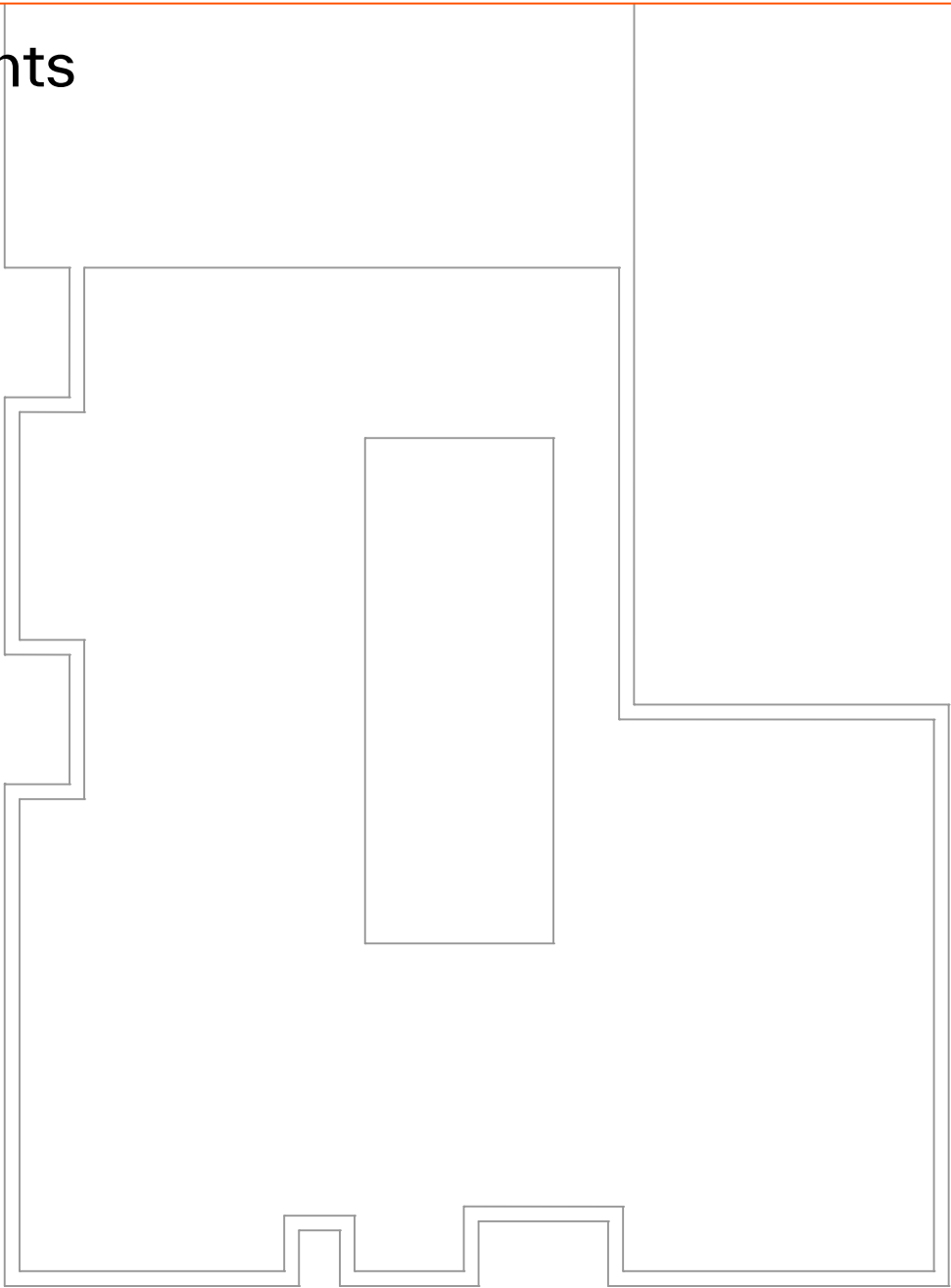
Existing Model & Surrounding Model

Existing Site and Surrounding neighbours
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Contextual Model produced by Accucities Ltd
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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

Broadside Apartments

Sixth Floor

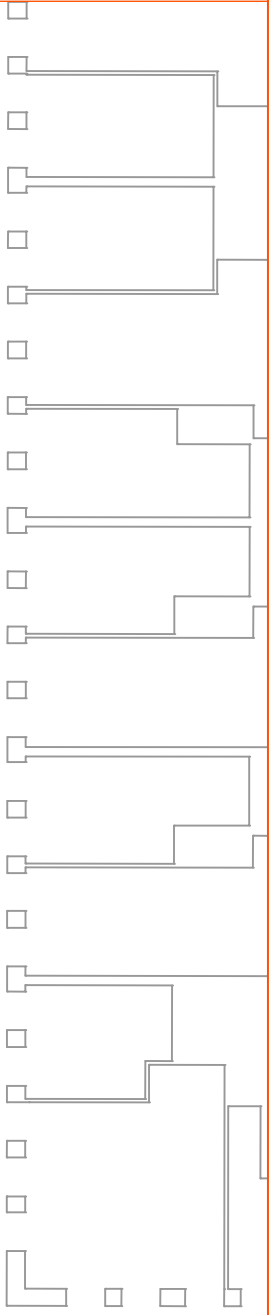
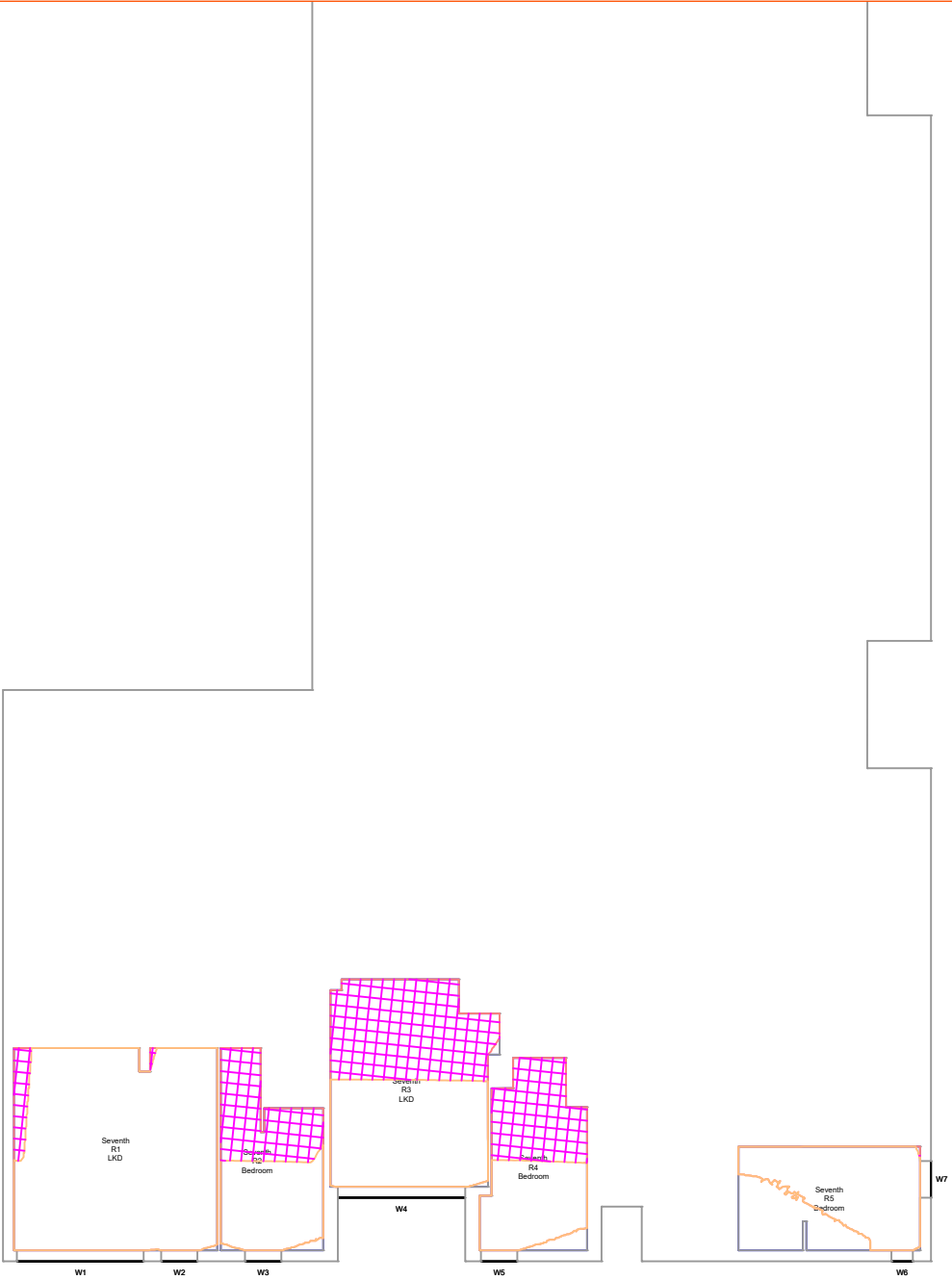
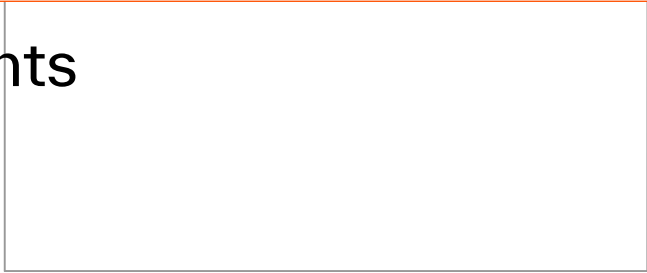


1:200



Broadside Apartments

Seventh Floor



1:200



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	08.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-15	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky Area
	Area of Loss/Gain

NOTES:

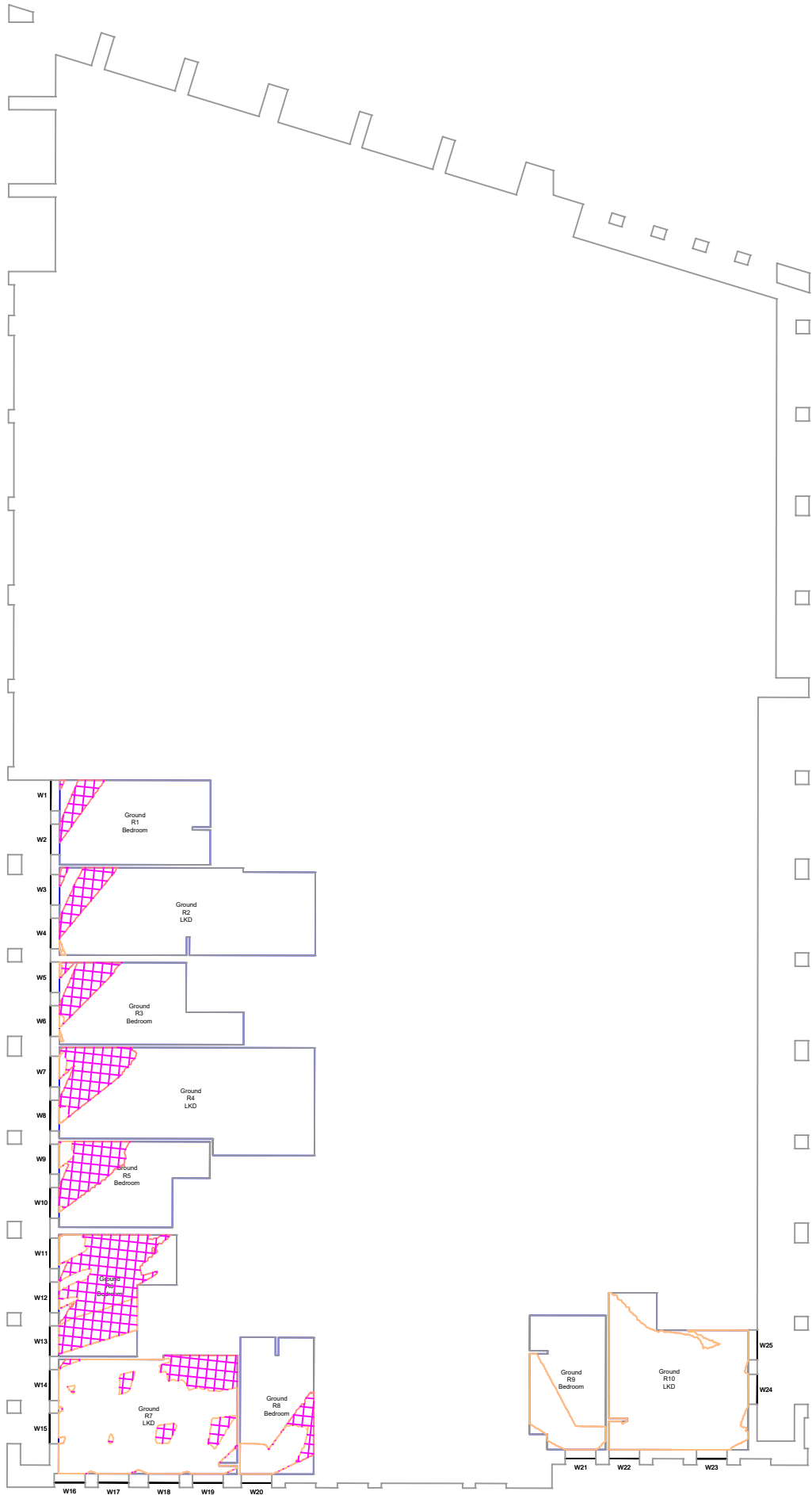
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Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

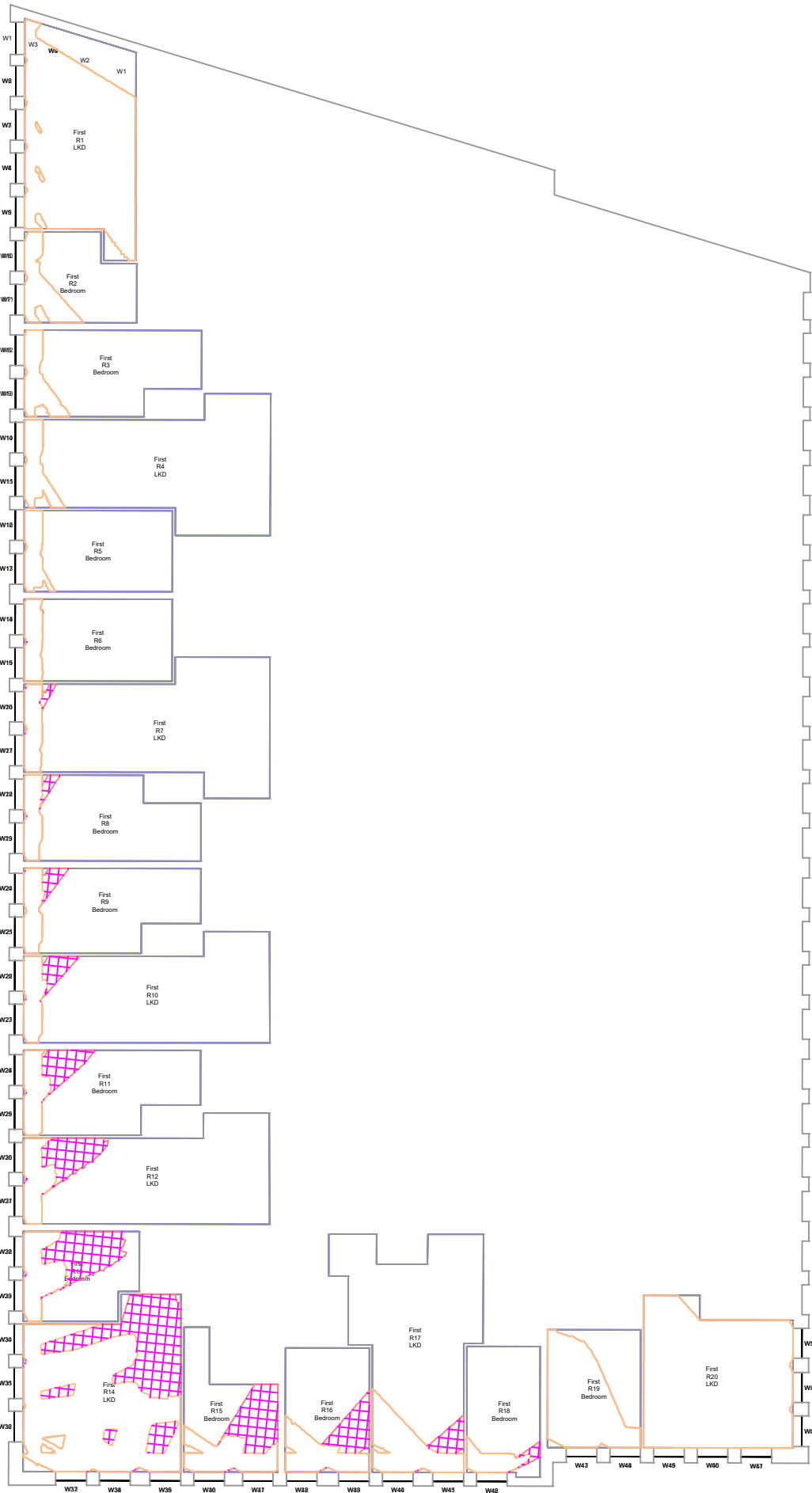
Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
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Contextual Model produced by Accucities Ltd
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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

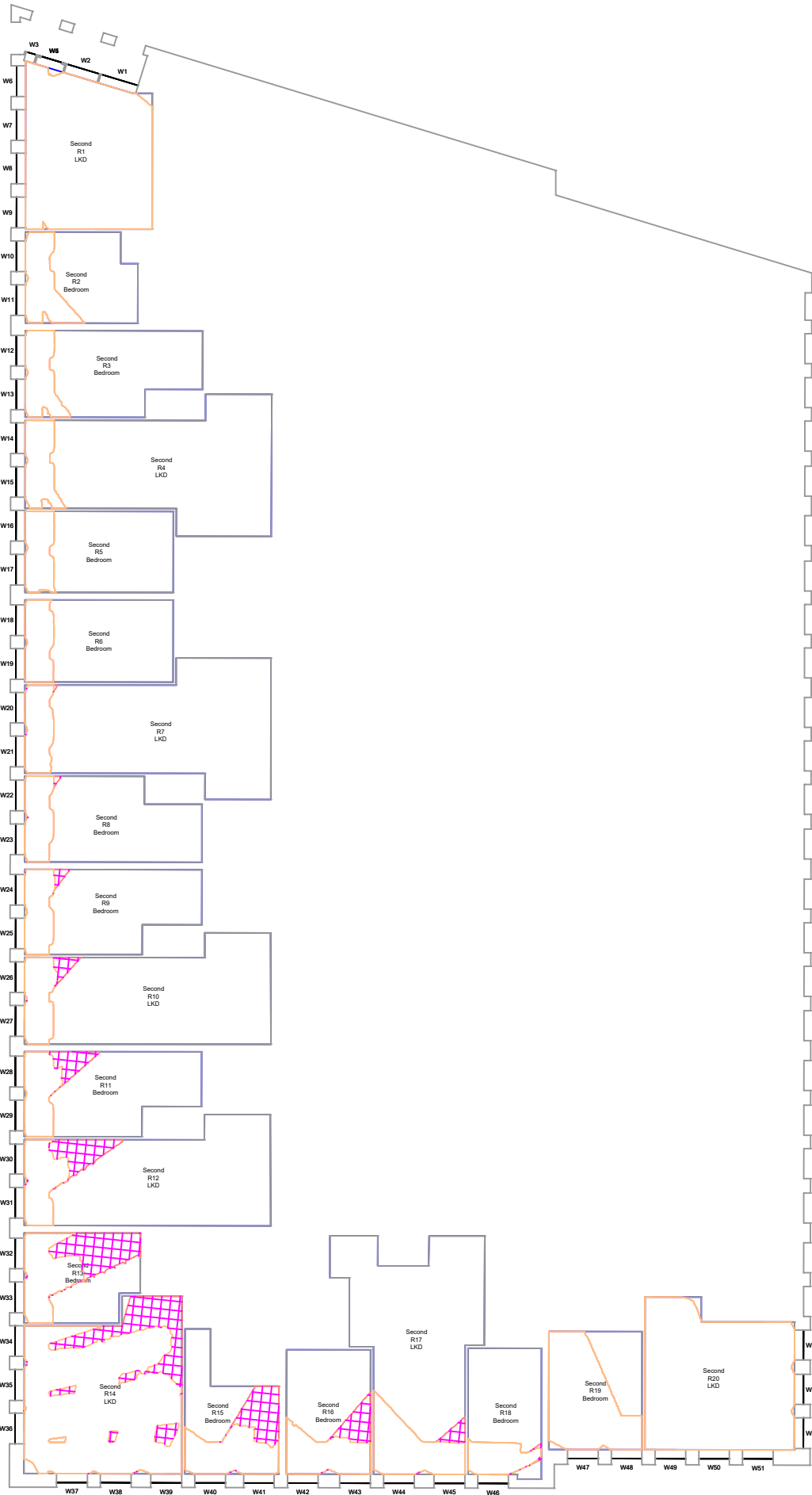
Poplin Apartments Ground Floor



Poplin Apartments First Floor



Poplin Apartments Second Floor



PROJECT:
Cross Keys
Manchester

SCALE @ A2: 1:200	DATE: 08.04.2024	DRAWN: SC
		CHECKED: DMH

DRAWING NUMBER:	REV:
2155_MA-16	.

REV:	NOTES:	DRWN:	DATE:

Massing Legend

 Existing
 Proposed
 All heights in m AOD

DD Legend

-  Room Area (Measured Layout)
-  Existing NoSky Area
-  Proposed NoSky Area
-  Area of Loss/Gain

NOTES:

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Analysis

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

Existing Model & Surrounding Model

Existing Site and Surrounding neighbours modelled from point cloud survey data produced by Norman Oliver. 3D Contextual Model produced by Accuties Ltd used for wider surrounding massing. Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history. Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth and any partial point cloud survey data.

Proposed Model

Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

This is a detailed floor plan of the third floor of a building. The plan shows a series of rooms labeled Third R1 through Third R20. The rooms are arranged in a vertical column on the left side of the floor, with a large open area on the right. The rooms are outlined in orange and purple. The plan also shows a vertical corridor on the left side, with room numbers W0 through W20. The plan includes door locations and a color-coded layout with orange and purple outlines. The plan also shows a large open area on the right side of the floor.

1:200



1:200



1:200



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	08.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-17	*

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky Area
	Area of Loss/Gain

NOTES:

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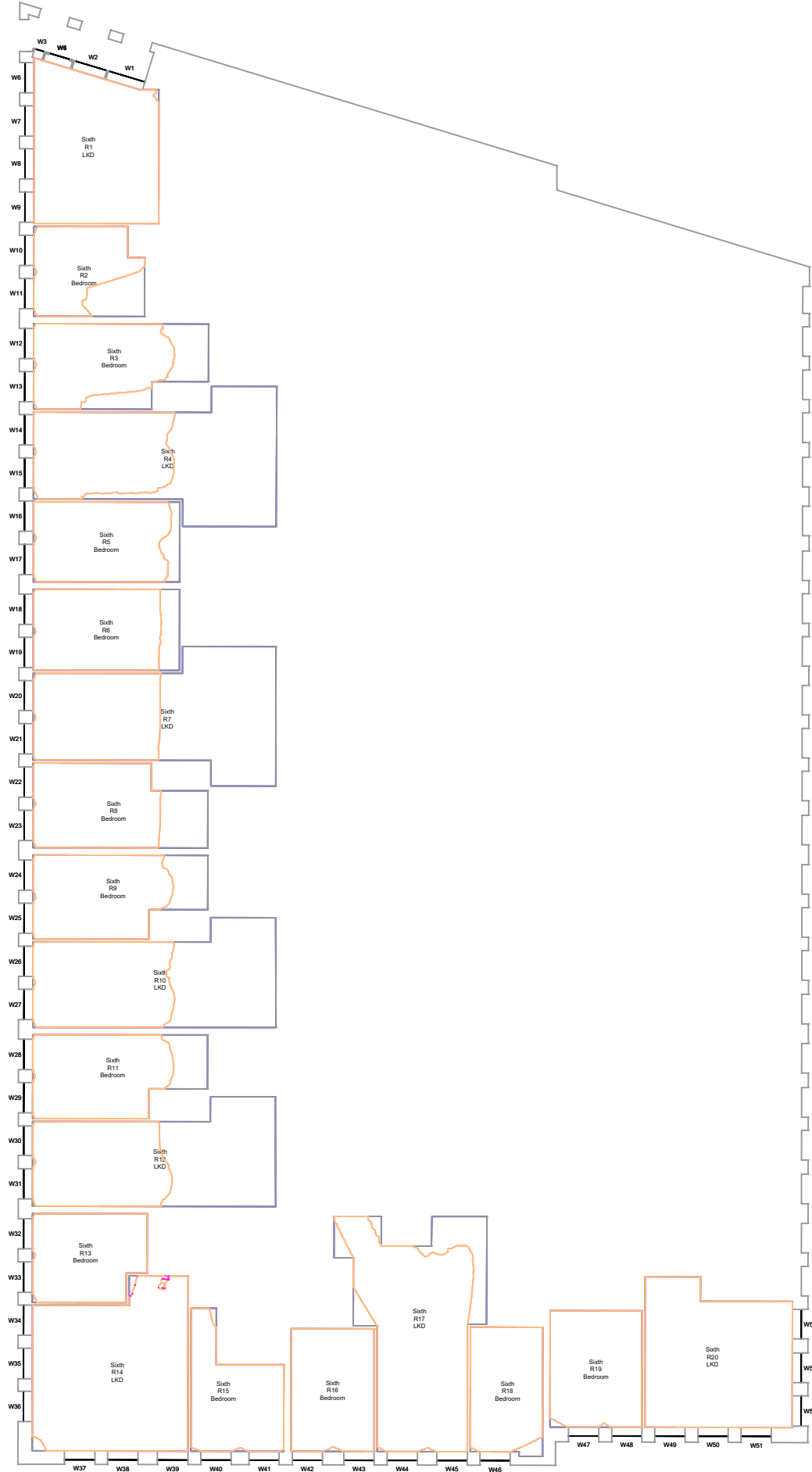
Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

Existing Site and Surrounding neighbours
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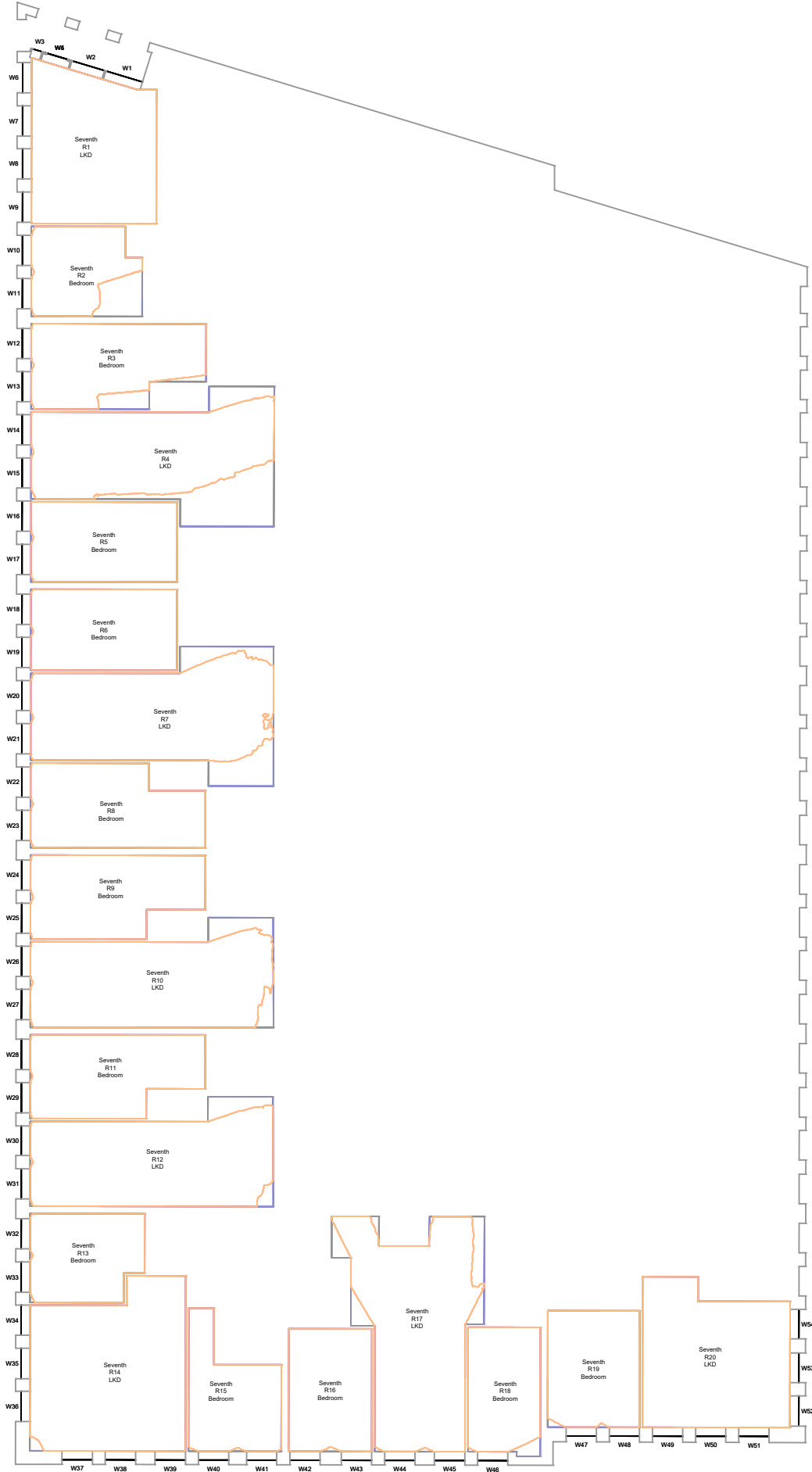
Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

Poplin Apartments
Sixth Floor



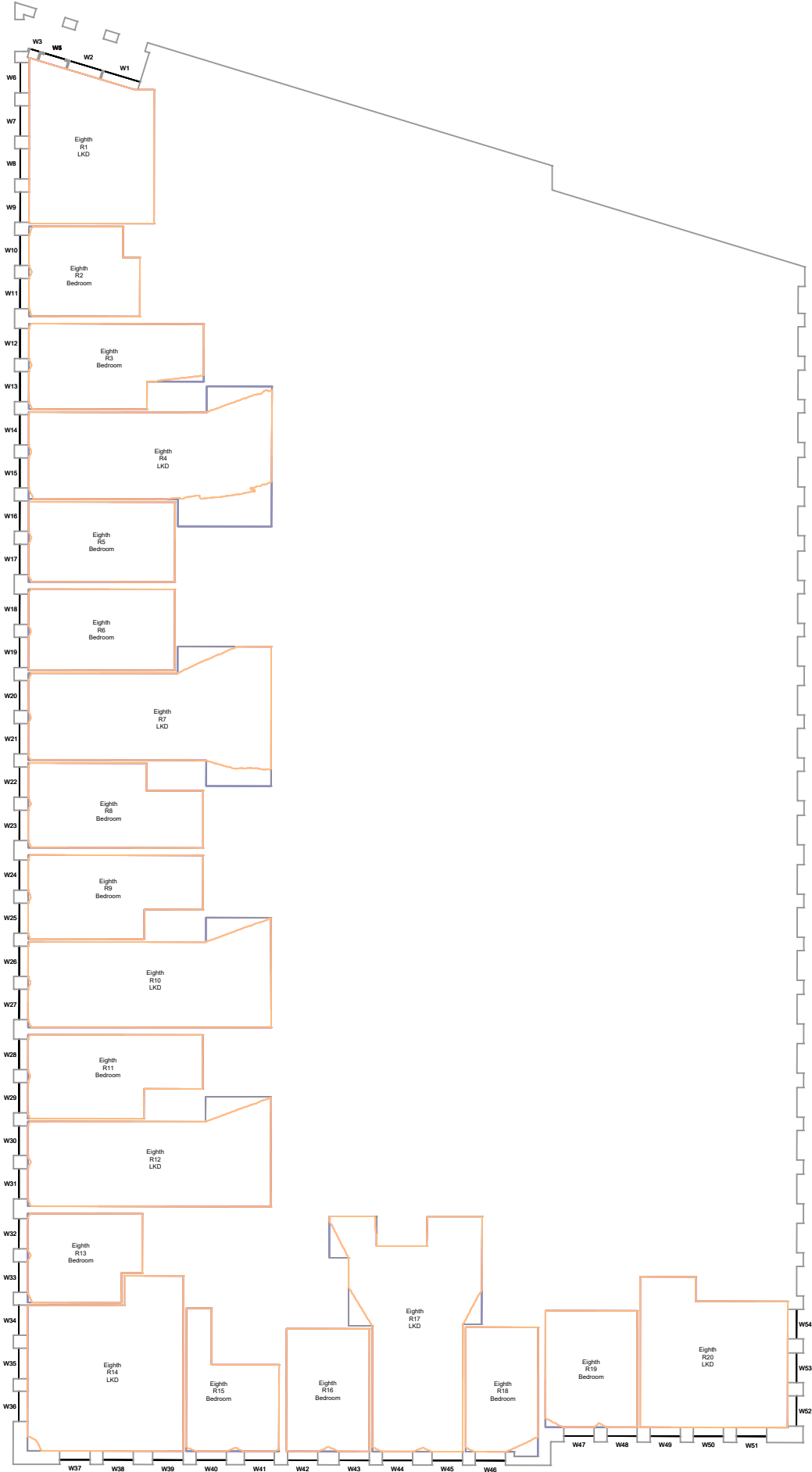
1:200

Poplin Apartments
Seventh Floor



1:200

Poplin Apartments
Eighth Floor



1:200

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	08.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-18	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky Area
	Area of Loss/Gain

NOTES:

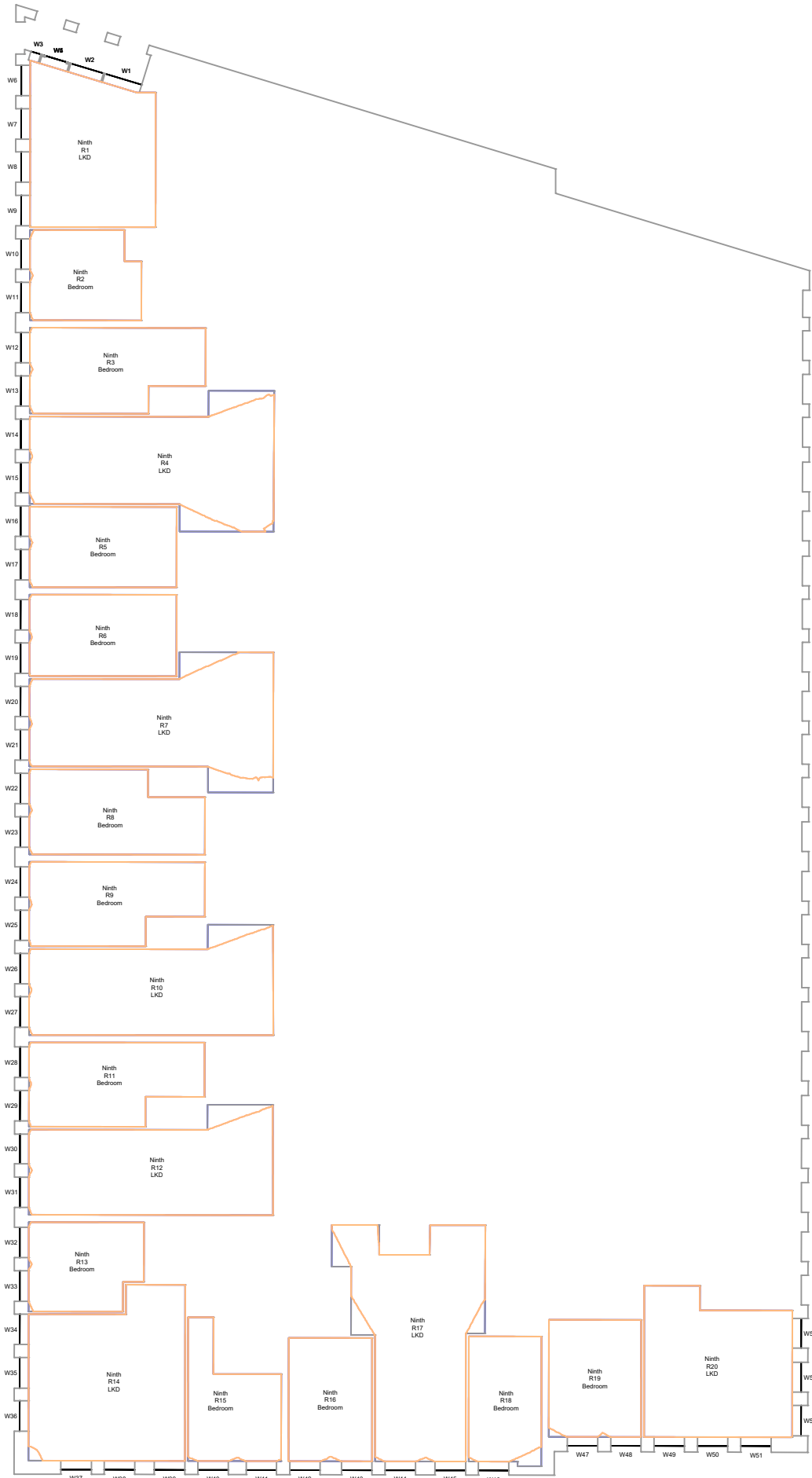
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

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

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
by Norman Oliver. 3D
Contextual Model produced by Accucities Ltd
used for wider surrounding massing.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
derived from plans found on the planning
portal/sales history.
Where plans/elevations were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

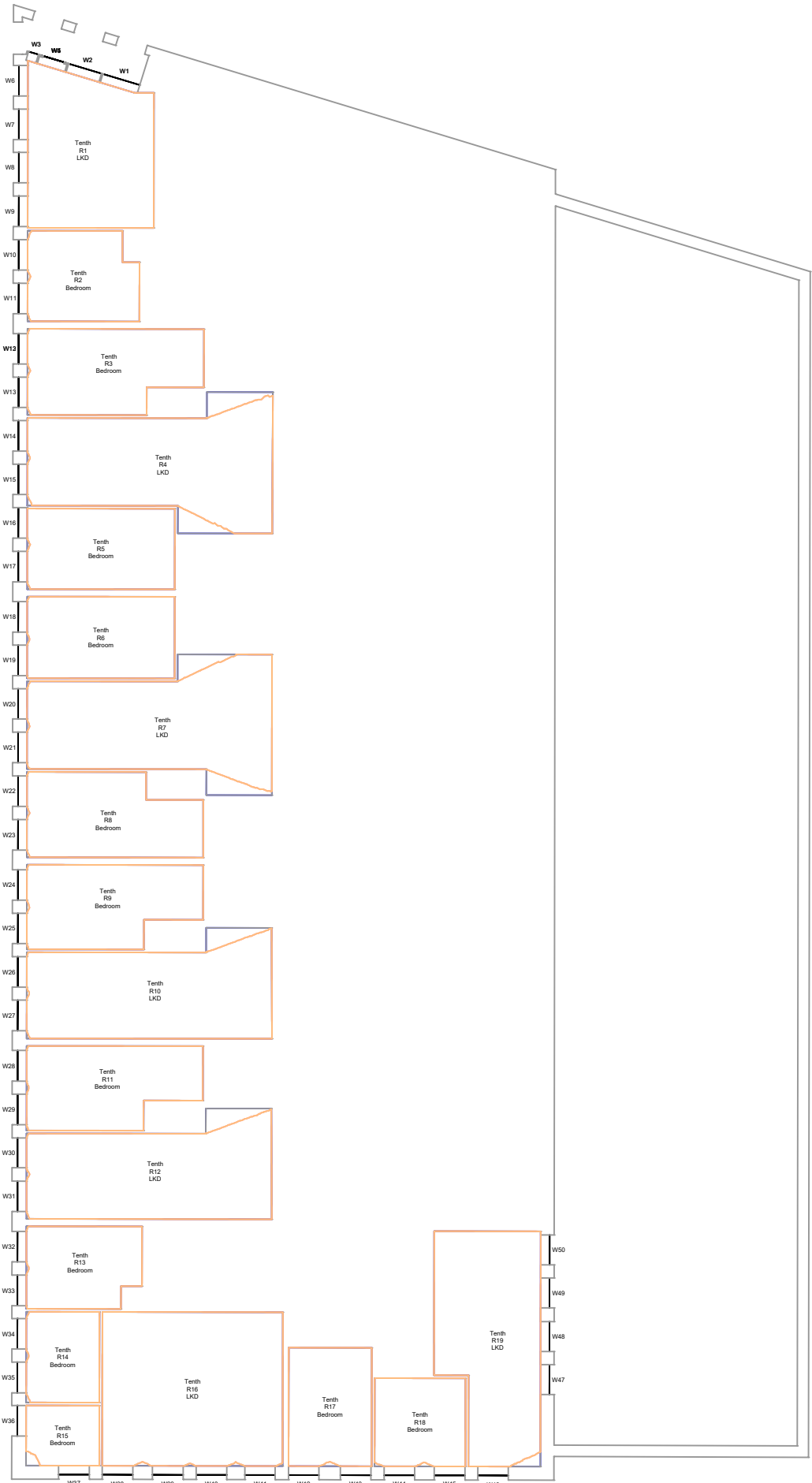
Poplin Apartments
Ninth Floor



1:200



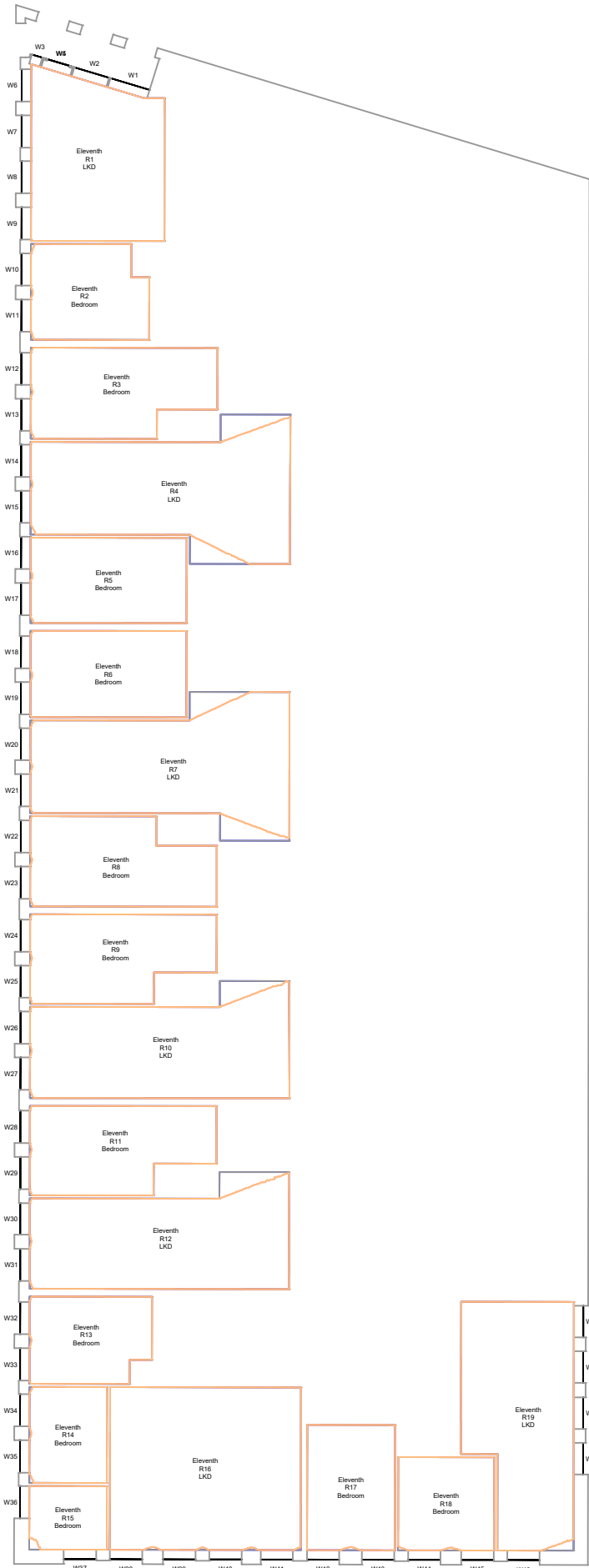
Poplin Apartments
Tenth Floor



1:200



Poplin Apartments
Eleventh Floor



1:200



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	08.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-19	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)
Existing NoSky Area
Proposed NoSky Area
Area of Loss/Gain

NOTES:

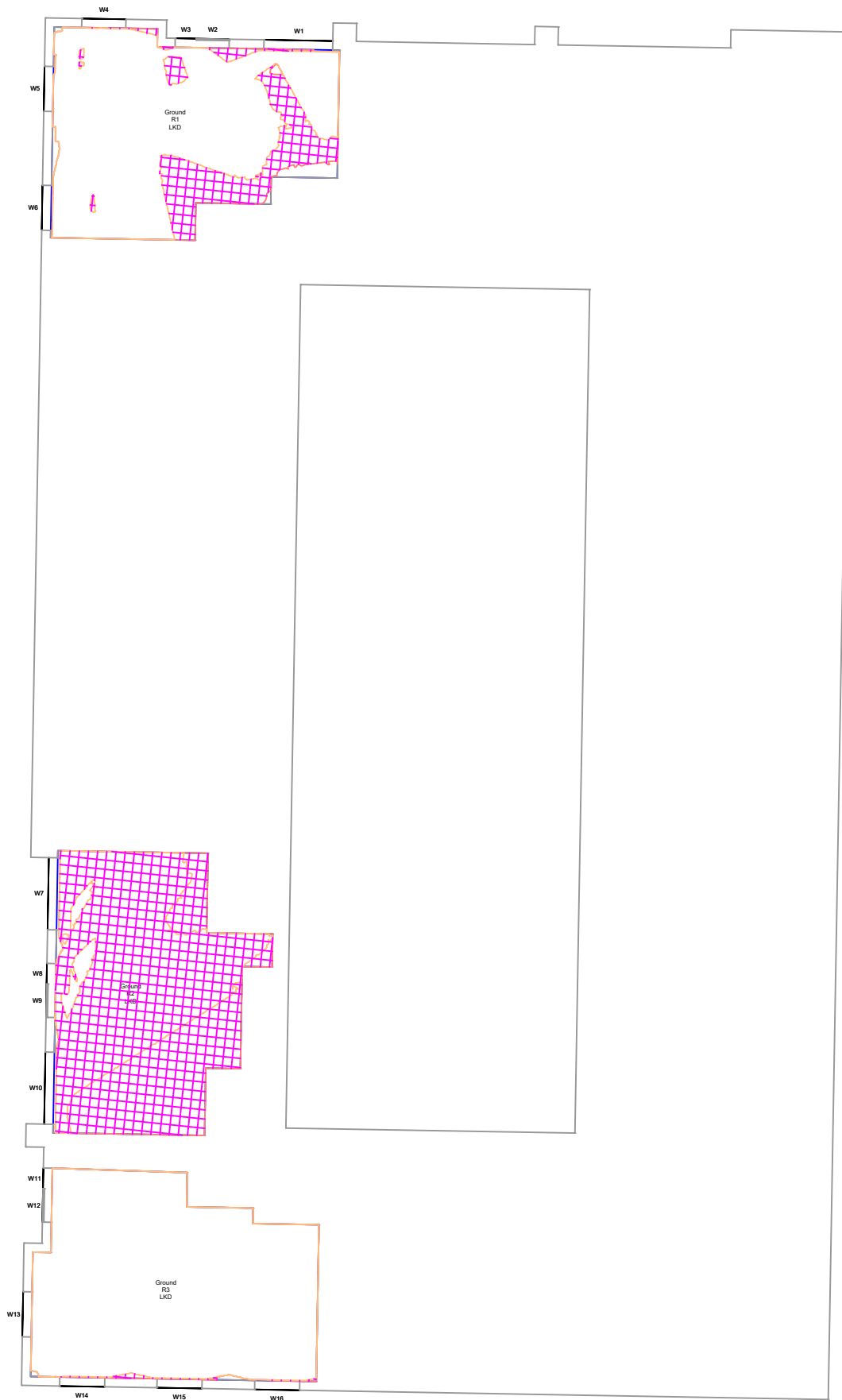
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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

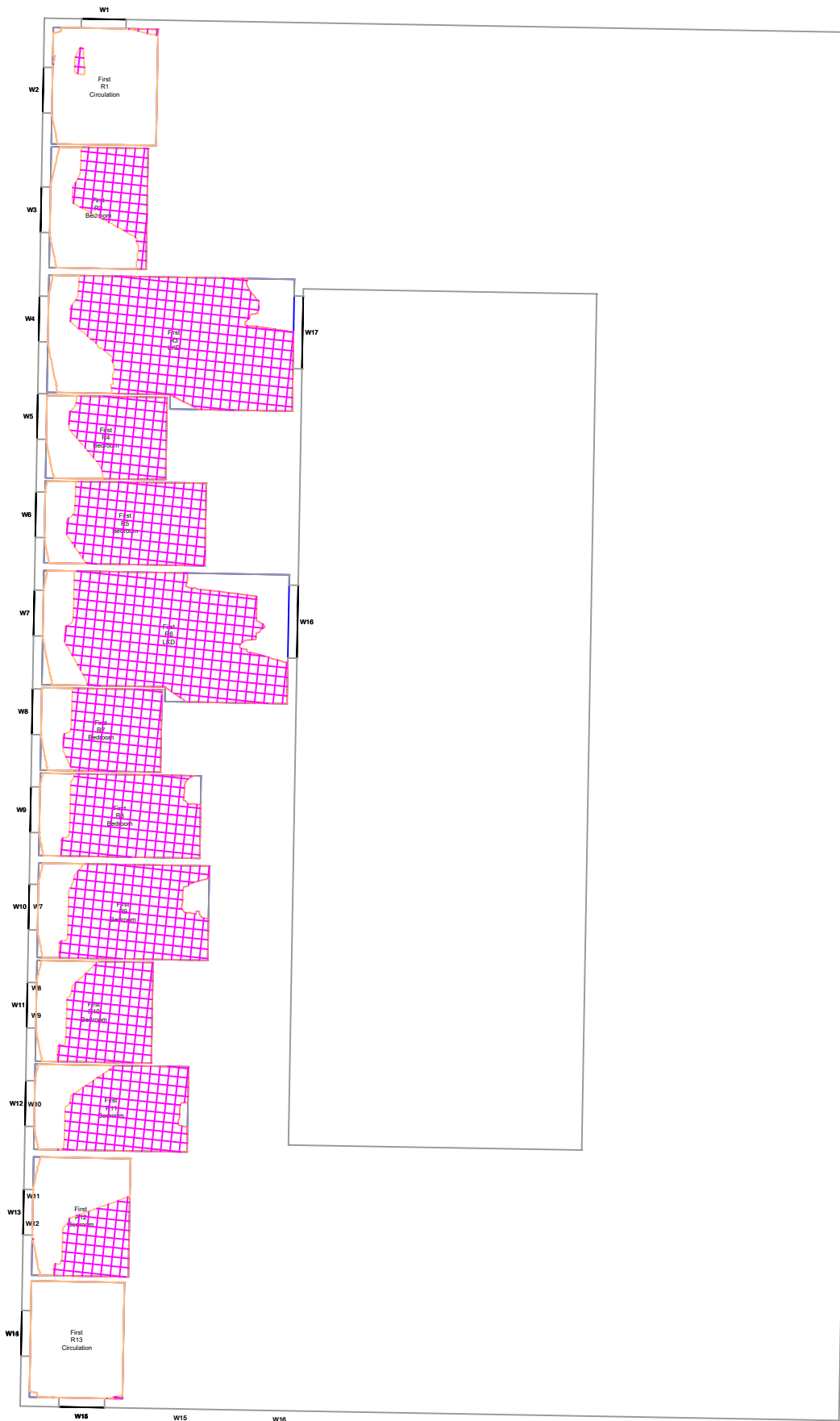
New Cross Central Apartments Ground Floor



1:200



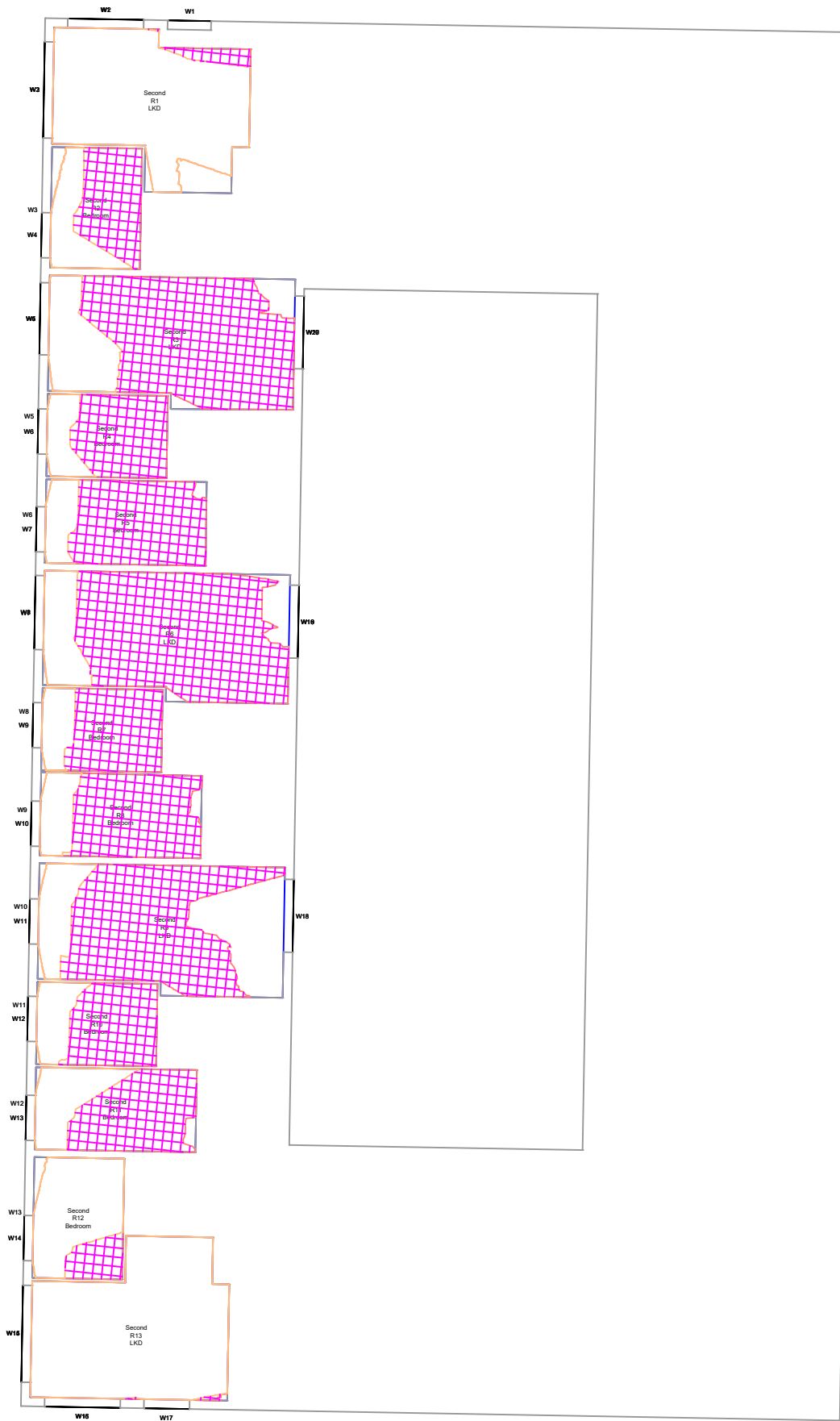
New Cross Central Apartments First Floor



1:200



New Cross Central Apartments Second Floor



1:200



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	08.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-21	*

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky Area
	Area of Loss/Gain

NOTES:

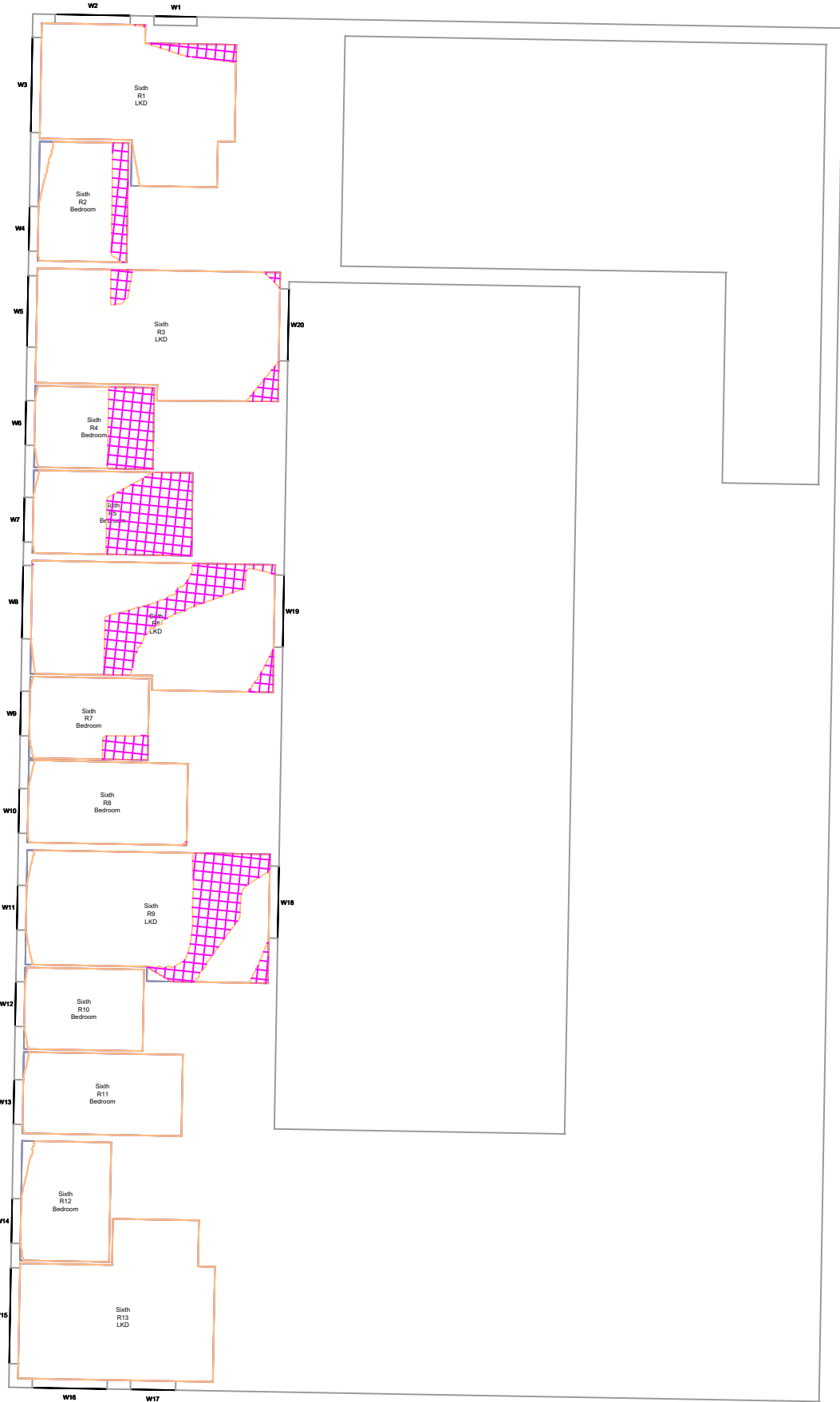
No dimensions are to be scaled from this drawing.
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Analysis
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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

New Cross Central Apartments Sixth Floor



1:200



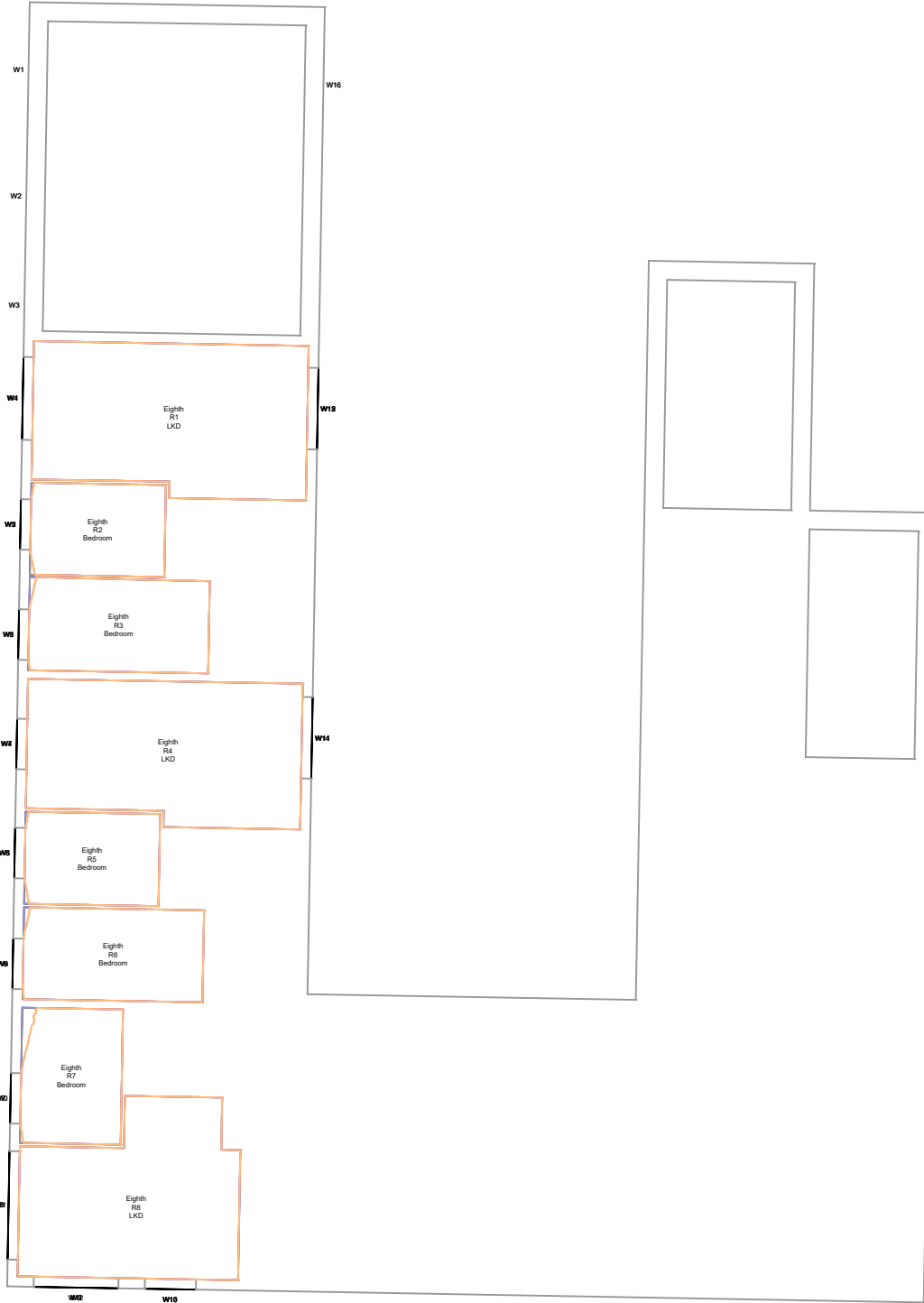
New Cross Central Apartments Seventh Floor



1:200



New Cross Central Apartments Eighth Floor



1:200



Appendix 4: Baseline vs Proposed APSH Tabulated Results

Project Name: TA-2155-BRE-REV00 Project No.: 1 Report Title: Sunlight - Neighbour Analysis													
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pr/Ex
32 Mason Street													
Ground	R2	Residential	Bedroom	W2 W3	130° 130°	52	45	7.00	0.87	15	9	6.00	0.60
	R3	Residential	Bedroom	W4 W5	130° 130°	55	50	5.00	0.91	16	11	5.00	0.69
First	R2	Residential	Bedroom	W3	130°	55	52	3.00	0.95	15	12	3.00	0.80
	R3	Residential	LKD	W4 W5	130° 40°N	58	56	2.00	0.97	15	13	2.00	0.87
Second	R2	Residential	Bedroom	W3	130°	59	56	3.00	0.95	18	15	3.00	0.83
	R3	Residential	LKD	W4 W5	130° 40°N	59	56	3.00	0.95	16	13	3.00	0.81
Third	R2	Residential	Bedroom	W5	130°	60	58	2.00	0.97	18	16	2.00	0.89
	R3	Residential	LKD	W6 W7	130° 40°N	64	61	3.00	0.95	19	16	3.00	0.84
34 Mason Street													
Basement	R1	Residential	LKD	W1 W2	311°N 220°	37	35	2.00	0.95	8	6	2.00	0.75
	R2	Residential	Bedroom	W3	220°	29	26	3.00	0.90	8	5	3.00	0.63
	R3	Residential	LKD	W4 W5 W6	220° 130° 130°	48	45	3.00	0.94	11	8	3.00	0.73
Ground	R1	Residential	LKD	W1 W2	311°N 220°	36	34	2.00	0.94	6	4	2.00	0.67
	R2	Residential	Bedroom	W3	220°	39	37	2.00	0.95	7	5	2.00	0.71
	R3	Residential	Bedroom	W4	220°	35	33	2.00	0.94	8	6	2.00	0.75
	R4	Residential	LKD	W5 W6 W7	220° 130° 130°	58	56	2.00	0.97	13	11	2.00	0.85
First	R1	Residential	LKD	W1 W2 W3	310°N 311°N 264°	30	30	0.00	1.00	3	3	0.00	1.00
	R2	Residential	Bedroom	W4	220°	49	46	3.00	0.94	10	7	3.00	0.70
	R3	Residential	Bedroom	W5	220°	45	43	2.00	0.96	9	7	2.00	0.78
	R4	Residential	LKD	W6 W7 W8	220° 130° 130°	70	67	3.00	0.96	15	12	3.00	0.80
Second	R1	Residential	LKD	W1 W2 W3	310°N 311°N 264°	36	36	0.00	1.00	8	8	0.00	1.00
	R2	Residential	Bedroom	W4	220°	60	59	1.00	0.98	17	16	1.00	0.94
	R3	Residential	Bedroom	W5	220°	60	57	3.00	0.95	17	14	3.00	0.82
	R4	Residential	LKD	W6 W7 W8	220° 130° 130°	84	81	3.00	0.96	20	17	3.00	0.85
Third	R3	Residential	Bedroom	W3	130°	65	65	0.00	1.00	21	21	0.00	1.00
36 Mason Street													
Ground	R1	Residential	Unknown	W1	130°	55	52	3.00	0.95	13	10	3.00	0.77
	R2	Residential	Unknown	W2	130°	57	55	2.00	0.96	13	11	2.00	0.85
First	R1	Residential	Unknown	W1	130°	58	56	2.00	0.97	14	12	2.00	0.86
	R2	Residential	Unknown	W2	130°	59	57	2.00	0.97	14	12	2.00	0.86
	R3	Residential	Unknown	W3	130°	59	57	2.00	0.97	14	12	2.00	0.86
38 Mason Street													
Ground	R1	Residential	LKD	W1	130°	54	52	2.00	0.96	11	9	2.00	0.82

Project Name: TA-2155-BRE-REV00 Project No.: 1 Report Title: Sunlight - Neighbour Analysis																	
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing		Total Suns per Room Annual Proposed		Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing		Total Suns per Room Winter Proposed		Wnter Suns Lost	Winter Pr/Ex
First	R1	Residential	LKD	W1	130°	64	62	2.00	0.97	17	15	2.00	0.88				
				W2	130°												
				W3	130°												
				W4	130°												
				W5	130°												
				W6	130°												
Second	R2	Residential	LKD	W2	130°	64	62	2.00	0.97	19	17	2.00	0.89				
				W3	130°												
				W4	130°												
				W5	130°												
				W6	130°												
2-4 Goulden Street																	
Ground	R6	Residential	Bedroom	W12	220°	17	12	5.00	0.71	3	2	1.00	0.67				
	W16	220°															
		R8	Residential	Bedroom	W8	220°	21	13	8.00	0.62	5	1	4.00	0.20			
W13	220°																
	R10	Residential	Bedroom	W6	220°	30	18	12.00	0.60	6	3	3.00	0.50				
W10	220°																
First	R1	Residential	LKD	W1	220°	73	50	23.00	0.68	16	5	11.00	0.31				
				W2	220°												
				W3	220°												
				W4	220°												
				W27	130°												
				W28	130°												
		R2	Residential	Bedroom	W5	220°	63	39	24.00	0.62	15	3	12.00	0.20			
	W6	220°															
		R3	Residential	LKD	W7	220°	65	47	18.00	0.72	17	4	13.00	0.24			
	W8	220°															
	W9	220°															
		R4	Residential	Bedroom	W10	220°	65	48	17.00	0.74	17	4	13.00	0.24			
		R5	Residential	Bedroom	W11	220°	66	51	15.00	0.77	18	6	12.00	0.33			
				W12	220°												
				W13	310°N												
		R6	Residential	LKD	W14	130°	66	57	9.00	0.86	14	11	3.00	0.79			
	W15				130°												
	W16				220°												
	W17				220°												
	W18				220°												
		R8	Residential	LKD	W22	130°	35	29	6.00	0.83	10	4	6.00	0.40			
		W23	130°														
	R9	Residential	Bedroom	W24	130°	33	25	8.00	0.76	11	4	7.00	0.36				
	R10	Residential	Bedroom	W25	130°	33	23	10.00	0.70	11	4	7.00	0.36				
	R11	Residential	Bedroom	W26	130°	36	21	15.00	0.58	13	4	9.00	0.31				
Second	R1	Residential	Bedroom	W1	220°	77	49	28.00	0.64	20	6	14.00	0.30				
				W28	130°												
		R2	Residential	LKD	W2	220°	68	45	23.00	0.66	20	4	16.00	0.20			
	W3	220°															
	W4	220°															
		R3	Residential	Bedroom	W5	220°	68	44	24.00	0.65	20	4	16.00	0.20			
		R4	Residential	LKD	W6	220°	69	50	19.00	0.72	21	5	16.00	0.24			
				W7	220°												
				W8	220°												
				W9	220°												
		R5	Residential	Bedroom	W10	220°	68	52	16.00	0.76	20	6	14.00	0.30			
		R6	Residential	Bedroom	W11	220°	68	56	12.00	0.82	20	8	12.00	0.40			
				W12	220°												
				W13	310°N												
		R7	Residential	LKD	W14	130°	72	66	6.00	0.92	16	13	3.00	0.81			
					W15	130°											
					W16	220°											
	W17				220°												
	W18				220°												

Project Name: TA-2155-BRE-REV00 Project No.: 1 Report Title: Sunlight - Neighbour Analysis													
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pr/Ex
	R9	Residential	LKD	W22 W23	130° 130°	36	31	5.00	0.86	12	7	5.00	0.58
	R10	Residential	Bedroom	W24	130°	33	26	7.00	0.79	11	4	7.00	0.36
	R11	Residential	Bedroom	W25	130°	35	27	8.00	0.77	13	6	7.00	0.46
	R12	Residential	Bedroom	W26 W27	130° 130°	46	35	11.00	0.76	16	8	8.00	0.50
Third	R1	Residential	Bedroom	W1 W28	220° 130°	80	60	20.00	0.75	22	7	15.00	0.32
	R2	Residential	LKD	W2	220°	69	50	19.00	0.72	21	5	16.00	0.24
				W3	220°								
				W4	220°								
	R3	Residential	Bedroom	W5	220°	69	51	18.00	0.74	21	6	15.00	0.29
	R4	Residential	LKD	W6	220°	70	56	14.00	0.80	22	8	14.00	0.36
				W7	220°								
				W8	220°								
				W9	220°								
	R5	Residential	Bedroom	W10	220°	70	58	12.00	0.83	22	10	12.00	0.45
	R6	Residential	Bedroom	W11	220°	70	60	10.00	0.86	22	12	10.00	0.55
				W12 W13	220° 310°N								
	R7	Residential	LKD	W14	130°	83	78	5.00	0.94	24	20	4.00	0.83
				W15	130°								
				W16	220°								
				W17 W18	220° 220°								
	R9	Residential	LKD	W22 W23	130° 130°	38	34	4.00	0.89	13	9	4.00	0.69
	R10	Residential	Bedroom	W24	130°	36	30	6.00	0.83	11	5	6.00	0.45
	R11	Residential	Bedroom	W25	130°	39	33	6.00	0.85	15	9	6.00	0.60
	R12	Residential	Bedroom	W26 W27	130° 130°	51	42	9.00	0.82	17	9	8.00	0.53
Fourth	R1	Residential	Bedroom	W1 W28	220° 130°	85	68	17.00	0.80	27	12	15.00	0.44
	R2	Residential	LKD	W2	220°	73	55	18.00	0.75	25	8	17.00	0.32
				W3	220°								
				W4	220°								
	R3	Residential	Bedroom	W5	220°	73	57	16.00	0.78	25	9	16.00	0.36
	R4	Residential	LKD	W6	220°	74	62	12.00	0.84	26	14	12.00	0.54
				W7	220°								
				W8	220°								
				W9	220°								
	R5	Residential	Bedroom	W10	220°	73	64	9.00	0.88	25	16	9.00	0.64
	R6	Residential	Bedroom	W11	220°	73	65	8.00	0.89	25	17	8.00	0.68
				W12 W13	220° 310°N								
	R7	Residential	LKD	W14	130°	84	80	4.00	0.95	25	22	3.00	0.88
				W15	130°								
				W16	220°								
				W17 W18	220° 220°								
	R9	Residential	LKD	W22 W23	130° 130°	46	43	3.00	0.93	14	11	3.00	0.79
	R10	Residential	Bedroom	W24	130°	39	34	5.00	0.87	13	8	5.00	0.62
	R11	Residential	Bedroom	W25	130°	46	40	6.00	0.87	18	12	6.00	0.67
	R12	Residential	Bedroom	W26 W27	130° 130°	54	46	8.00	0.85	20	12	8.00	0.60
Fifth	R1	Residential	Bedroom	W1 W28	220° 130°	86	73	13.00	0.85	29	17	12.00	0.59

Project Name: TA-2155-BRE-REV00 Project No.: 1 Report Title: Sunlight - Neighbour Analysis													
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Winter Suns Lost	Winter Pr/Ex
	R2	Residential	LKD	W2 W3 W4	220° 220° 220°	73	63	10.00	0.86	25	15	10.00	0.60
	R3	Residential	Bedroom	W5	220°	73	63	10.00	0.86	25	15	10.00	0.60
	R4	Residential	LKD	W6 W7 W8 W9	220° 220° 220° 220°	74	66	8.00	0.89	26	18	8.00	0.69
	R5	Residential	Bedroom	W10	220°	74	69	5.00	0.93	26	21	5.00	0.81
	R6	Residential	Bedroom	W11 W12 W13	220° 220° 310°N	74	71	3.00	0.96	26	23	3.00	0.88
	R7	Residential	LKD	W14 W15 W16 W17 W18	130° 130° 220° 220° 220°	86	84	2.00	0.98	25	23	2.00	0.92
	R9	Residential	LKD	W22 W23	130° 130°	55	51	4.00	0.93	17	13	4.00	0.76
	R10	Residential	Bedroom	W24	130°	49	45	4.00	0.92	15	11	4.00	0.73
	R11	Residential	Bedroom	W25	130°	47	43	4.00	0.91	18	14	4.00	0.78
	R12	Residential	Bedroom	W26 W27	130° 130°	56	50	6.00	0.89	22	16	6.00	0.73
Sixth	R1	Residential	Bedroom	W1 W20	220° 130°	89	83	6.00	0.93	29	23	6.00	0.79
	R2	Residential	LKD	W2 W3 W4	220° 220° 220°	74	68	6.00	0.92	26	20	6.00	0.77
	R3	Residential	Bedroom	W5	220°	74	69	5.00	0.93	26	21	5.00	0.81
	R4	Residential	LKD	W6 W7 W8 W9	220° 220° 220° 220°	75	73	2.00	0.97	27	25	2.00	0.93
	R5	Residential	Bedroom	W10	220°	75	73	2.00	0.97	27	25	2.00	0.93
	R6	Residential	Bedroom	W11 W12 W13	220° 220° 310°N	75	75	0.00	1.00	27	27	0.00	1.00
	R7	Residential	LKD	W14 W15	130° 130°	58	57	1.00	0.98	17	16	1.00	0.94
	R8	Residential	Bedroom	W16	130°	59	58	1.00	0.98	17	16	1.00	0.94
	R9	Residential	Bedroom	W17	130°	56	54	2.00	0.96	19	17	2.00	0.89
	R10	Residential	Bedroom	W18 W19	130° 130°	60	57	3.00	0.95	22	19	3.00	0.86
Seventh	R1	Residential	LKD	W1	220°	75	75	0.00	1.00	27	27	0.00	1.00
	R2	Residential	LKD	W2	220°	75	75	0.00	1.00	27	27	0.00	1.00
	R3	Residential	Bedroom	W3	220°	75	75	0.00	1.00	27	27	0.00	1.00
Mezzanine	R3	Residential	Bedroom	W14 W15	130° 130°	45	29	16.00	0.64	11	4	7.00	0.36
	R4	Residential	Bedroom	W11 W12 W13	130° 130° 130°	44	35	9.00	0.80	11	5	6.00	0.45
	R6	Residential	Bedroom	W9	220°	6	2	4.00	0.33	3	1	2.00	0.33
	R8	Residential	Bedroom	W6 W7	220° 220°	8	2	6.00	0.25	6	2	4.00	0.33
	R10	Residential	Bedroom	W2 W3	130° 130°	36	29	7.00	0.81	7	4	3.00	0.57

Project Name: TA-2155-BRE-REV00
Project No.: 1
Report Title: Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pr/Ex
				W4	220°								
Broadside Apartments													
Ground	R4	Residential	LKD	W4 W5	219°	28	20	8.00	0.71	2	2	0.00	1.00
First	R6	Residential	Bedroom	W7	219°	27	19	8.00	0.70	2	2	0.00	1.00
	R7	Residential	LKD	W8	219°	28	21	7.00	0.75	2	2	0.00	1.00
Second	R6	Residential	Bedroom	W7	219°	31	22	9.00	0.71	3	3	0.00	1.00
	R7	Residential	LKD	W8	219°	31	24	7.00	0.77	2	2	0.00	1.00
Third	R6	Residential	Bedroom	W7	219°	34	25	9.00	0.74	5	5	0.00	1.00
	R7	Residential	LKD	W8	219°	33	26	7.00	0.79	4	4	0.00	1.00
Fourth	R6	Residential	Bedroom	W7	219°	41	33	8.00	0.80	6	6	0.00	1.00
	R7	Residential	LKD	W8	219°	42	36	6.00	0.86	8	8	0.00	1.00
Fifth	R6	Residential	Bedroom	W7	219°	52	46	6.00	0.88	9	9	0.00	1.00
	R7	Residential	LKD	W8	219°	51	46	5.00	0.90	10	10	0.00	1.00

Appendix 5: NDF Massing Images

Proximity

Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Plan View
Existing Site

SCALE @ A2:	DATE:	DRAWN:	SC
1:500	09.04.2024	CHECKED:	DMH

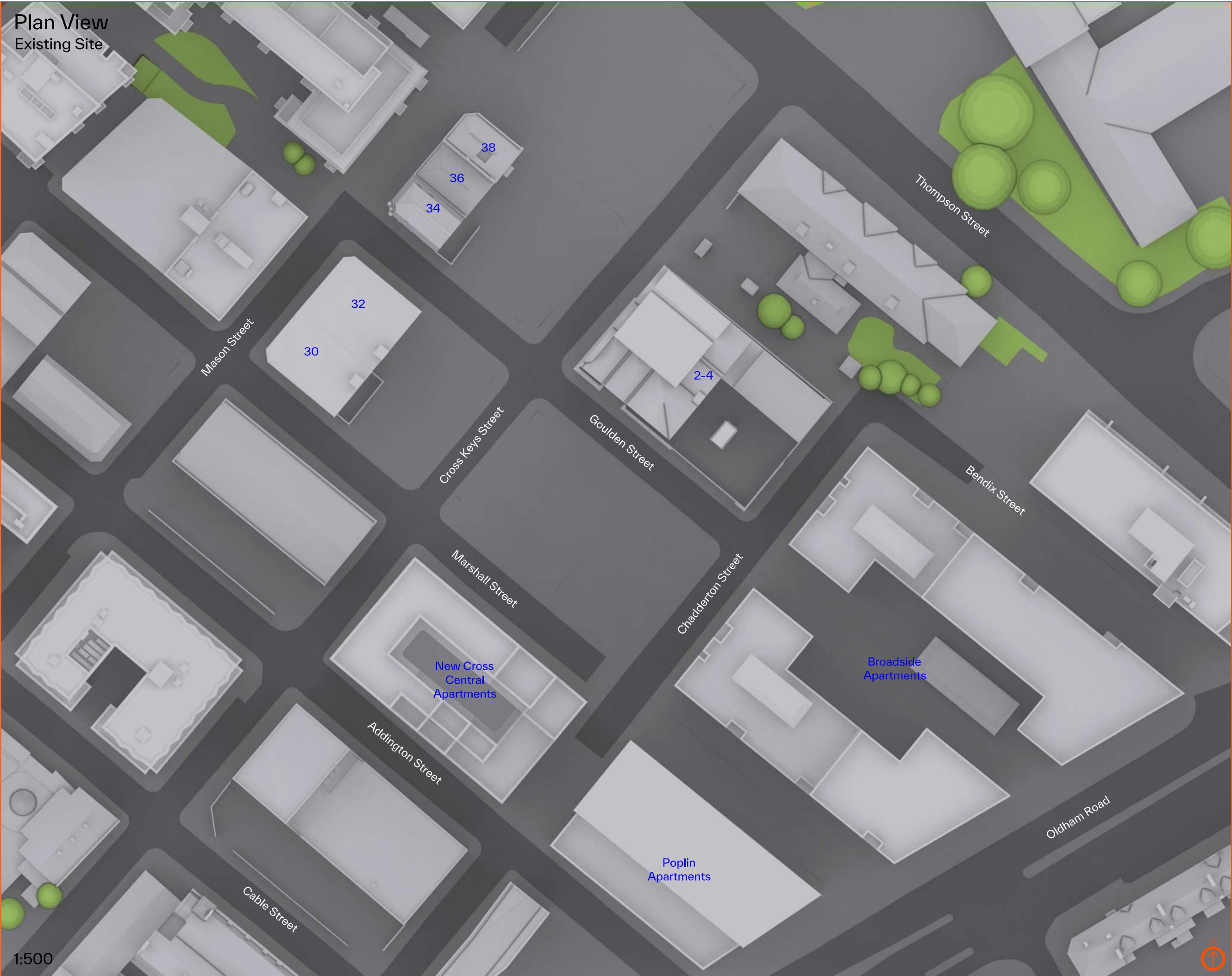
DRAWING NUMBER:	REV:
2155_MA-01	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend
Existing Proposed
All heights in m AOD

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

Analysis
Produced using Walktram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
by Norman Oliver. 3D
Contextual Model produced by Accucities Ltd
used for wider surrounding massing.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
derived from plans found on the planning
portal/sales history.
Where plans/elevations were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.
Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"



Proximity

Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
3D View 1
Existing Site

SCALE @ A2:	DATE:	DRAWN:	SC
NTS	09.04.2024	CHECKED:	DMH

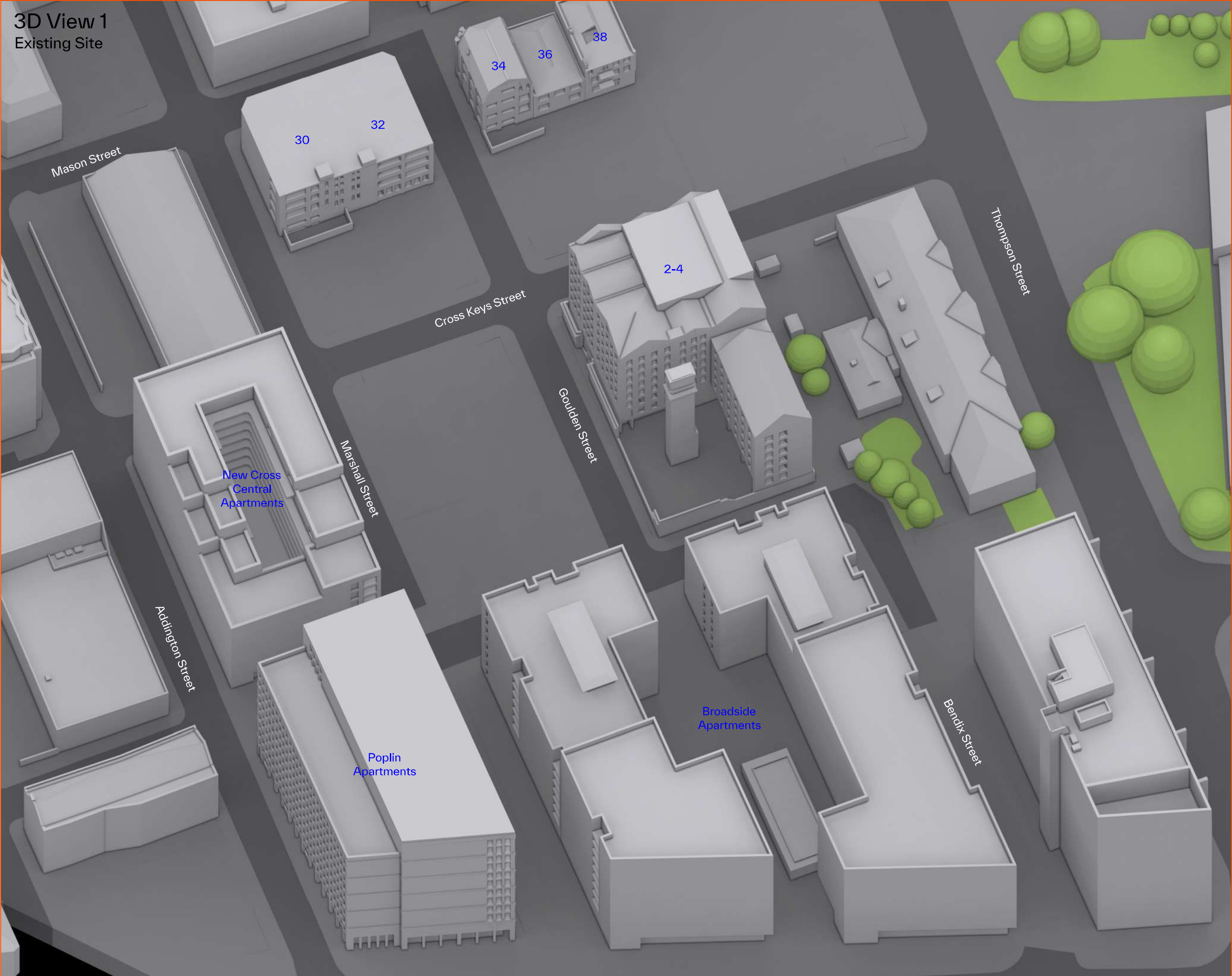
DRAWING NUMBER:	REV:
2155_MA-02	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend	
	Existing
	Proposed
All heights in m AOD	

NOTES:
No dimensions are to be scaled from this drawing.
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discrepancy occurs between specification and
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Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"



Proximity

Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
3D View 2
Existing Site

SCALE @ A2:	DATE:	DRAWN:	SC
NTS	09.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-03	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend	
	Existing
	Proposed
All heights in m AOD	

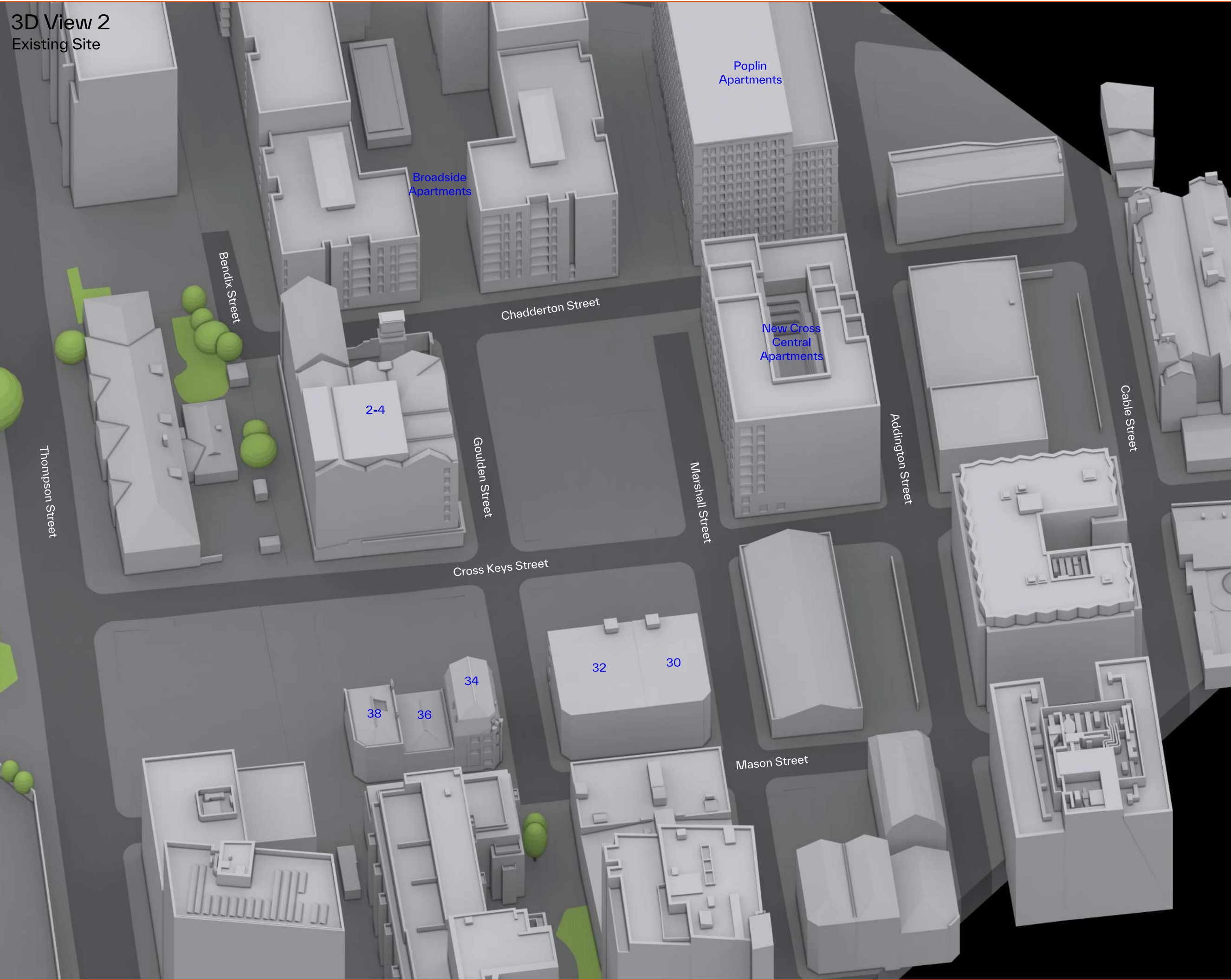
NOTES:

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

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

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
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photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"



Proximity

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Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Plan View
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	SC
1:500	09.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-04	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing

Proposed

All heights in m AOD

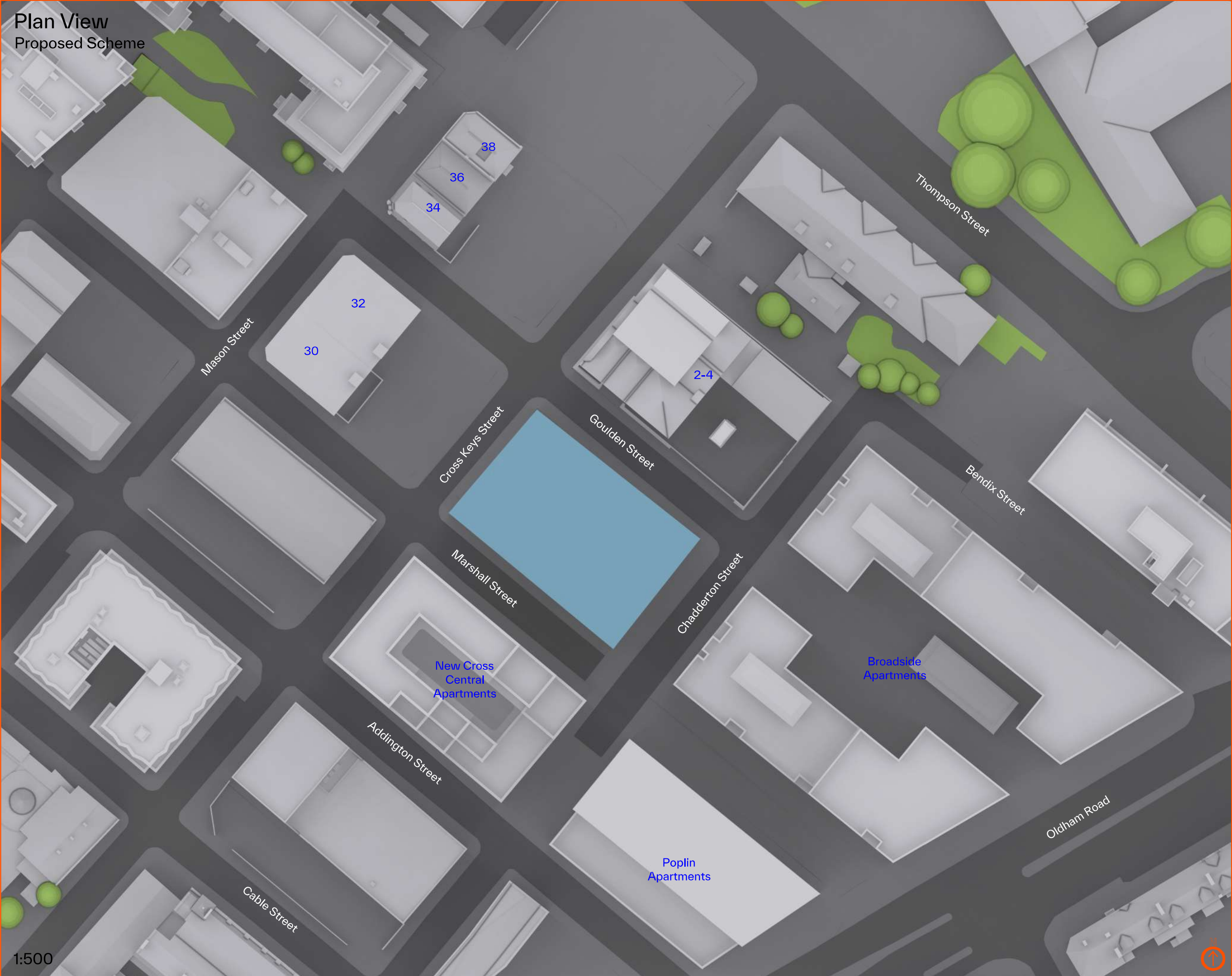
NOTES:

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

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

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
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Contextual Model produced by Accucities Ltd
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any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"



Proximity

Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
3D View 1
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	SC
NTS	09.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-05	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend	
	Existing
	Proposed
All heights in m AOD	

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

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
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Neighbouring Buildings internal room layouts,
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Where plans/elevations were unavailable
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photography, Bing Maps and Google Earth and
any partial point cloud survey data.
Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

3D View 1 Proposed Scheme



Proximity

Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
3D View 2
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	SC
NTS	09.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-06	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend	
	Existing
	Proposed
All heights in m AOD	

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

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
by Norman Oliver. 3D
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assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.
Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

3D View 2 Proposed Scheme



Appendix 6: Baseline vs NDF Massing Tabulated VSC Results

Project Name: Cross Keys, Manchester
Project No.: 2155
Report Title: Daylight - Neighbour Analysis
Baseline vs NDF Massing

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
2-4 Goulden Street								
Ground	R6	Residential	Bedroom	W12	7.05	5.43	1.62	0.77
				W16	7.10	5.63	1.47	0.79
	R8	Residential	Bedroom	W8	10.90	8.58	2.32	0.79
				W13	10.85	8.70	2.15	0.80
	R10	Residential	Bedroom	W6	15.00	12.29	2.71	0.82
				W10	15.25	12.78	2.47	0.84
First	R1	Residential	LKD	W1	28.95	15.85	13.10	0.55
				W2	29.11	15.94	13.17	0.55
				W3	29.25	16.09	13.16	0.55
				W4	29.42	16.31	13.11	0.55
				W27	18.50	17.14	1.36	0.93
				W28	21.18	19.34	1.84	0.91
	R2	Residential	Bedroom	W5	29.56	16.61	12.95	0.56
	R3	Residential	LKD	W6	29.78	17.26	12.52	0.58
				W7	29.91	17.81	12.10	0.60
				W8	30.06	18.53	11.53	0.62
				W9	30.06	18.53	11.53	0.62
	R4	Residential	Bedroom	W10	30.30	19.90	10.40	0.66
	R5	Residential	Bedroom	W11	30.48	21.04	9.44	0.69
				W12	30.63	22.36	8.27	0.73
				W13	31.91	31.90	0.01	1.00
	R6	Residential	LKD	W14	19.55	19.55	0.00	1.00
				W15	18.77	18.77	0.00	1.00
				W16	23.41	21.63	1.78	0.92
				W17	21.53	19.90	1.63	0.92
				W18	18.65	17.02	1.63	0.91
	R8	Residential	LKD	W22	11.50	11.16	0.34	0.97
				W23	12.02	11.62	0.40	0.97
	R9	Residential	Bedroom	W24	12.53	12.02	0.51	0.96
	R10	Residential	Bedroom	W25	13.09	12.37	0.72	0.94
	R11	Residential	Bedroom	W26	15.40	14.42	0.98	0.94

Project Name: Cross Keys, Manchester
Project No.: 2155
Report Title: Daylight - Neighbour Analysis
Baseline vs NDF Massing

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
Second	R1	Residential	Bedroom	W1	30.64	20.15	10.49	0.66
				W28	23.30	22.00	1.30	0.94
	R2	Residential	LKD	W2	30.77	20.23	10.54	0.66
				W3	30.90	20.35	10.55	0.66
				W4	31.03	20.53	10.50	0.66
	R3	Residential	Bedroom	W5	31.16	20.77	10.39	0.67
	R4	Residential	LKD	W6	31.35	21.28	10.07	0.68
				W7	31.47	21.71	9.76	0.69
				W8	31.60	22.29	9.31	0.71
				W9	31.60	22.29	9.31	0.71
	R5	Residential	Bedroom	W10	31.82	23.44	8.38	0.74
	R6	Residential	Bedroom	W11	31.98	24.40	7.58	0.76
				W12	32.13	25.52	6.61	0.79
				W13	33.12	33.11	0.01	1.00
	R7	Residential	LKD	W14	23.43	23.43	0.00	1.00
				W15	23.02	23.02	0.00	1.00
				W16	25.82	24.69	1.13	0.96
				W17	23.72	22.68	1.04	0.96
				W18	20.59	19.45	1.14	0.94
	R9	Residential	LKD	W22	12.90	12.69	0.21	0.98
				W23	13.77	13.54	0.23	0.98
	R10	Residential	Bedroom	W24	14.48	14.20	0.28	0.98
	R11	Residential	Bedroom	W25	15.06	14.64	0.42	0.97
	R12	Residential	Bedroom	W26	17.46	16.85	0.61	0.97
				W27	20.65	19.76	0.89	0.96
Third	R1	Residential	Bedroom	W1	32.29	25.58	6.71	0.79
				W28	25.35	24.77	0.58	0.98
	R2	Residential	LKD	W2	32.39	25.65	6.74	0.79
				W3	32.48	25.74	6.74	0.79
				W4	32.60	25.87	6.73	0.79
	R3	Residential	Bedroom	W5	32.70	26.04	6.66	0.80

Project Name: Cross Keys, Manchester
Project No.: 2155
Report Title: Daylight - Neighbour Analysis
Baseline vs NDF Massing

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
	R4	Residential	LKD	W6	32.87	26.37	6.50	0.80
				W7	32.97	26.66	6.31	0.81
				W8	33.09	27.06	6.03	0.82
				W9	33.09	27.06	6.03	0.82
	R5	Residential	Bedroom	W10	33.28	27.87	5.41	0.84
	R6	Residential	Bedroom	W11	33.41	28.55	4.86	0.85
				W12	33.54	29.35	4.19	0.88
				W13	34.13	34.12	0.01	1.00
	R7	Residential	LKD	W14	28.24	28.24	0.00	1.00
				W15	28.21	28.21	0.00	1.00
				W16	28.41	27.95	0.46	0.98
				W17	26.05	25.63	0.42	0.98
				W18	22.69	22.07	0.62	0.97
	R9	Residential	LKD	W22	14.42	14.30	0.12	0.99
				W23	15.92	15.78	0.14	0.99
	R10	Residential	Bedroom	W24	16.99	16.82	0.17	0.99
	R11	Residential	Bedroom	W25	17.56	17.35	0.21	0.99
	R12	Residential	Bedroom	W26	19.69	19.41	0.28	0.99
				W27	22.73	22.35	0.38	0.98
Fourth	R1	Residential	Bedroom	W1	33.83	31.34	2.49	0.93
				W28	27.46	27.27	0.19	0.99
	R2	Residential	LKD	W2	33.91	31.41	2.50	0.93
				W3	33.99	31.50	2.49	0.93
				W4	34.07	31.60	2.47	0.93
	R3	Residential	Bedroom	W5	34.15	31.70	2.45	0.93
	R4	Residential	LKD	W6	34.28	31.88	2.40	0.93
				W7	34.36	32.02	2.34	0.93
				W8	34.45	32.22	2.23	0.94
				W9	34.45	32.22	2.23	0.94
	R5	Residential	Bedroom	W10	34.59	32.62	1.97	0.94
	R6	Residential	Bedroom	W11	34.70	32.97	1.73	0.95
				W12	34.80	33.37	1.43	0.96

Project Name: Cross Keys, Manchester
Project No.: 2155
Report Title: Daylight - Neighbour Analysis
Baseline vs NDF Massing

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
	R7	Residential	LKD	W13	34.94	34.94	0.00	1.00
				W14	32.39	32.39	0.00	1.00
				W15	32.36	32.36	0.00	1.00
				W16	30.59	30.48	0.11	1.00
				W17	28.19	28.08	0.11	1.00
				W18	24.83	24.60	0.23	0.99
	R9	Residential	LKD	W22	16.78	16.74	0.04	1.00
				W23	19.38	19.33	0.05	1.00
	R10	Residential	Bedroom	W24	20.69	20.63	0.06	1.00
	R11	Residential	Bedroom	W25	20.19	20.11	0.08	1.00
	R12	Residential	Bedroom	W26	21.95	21.84	0.11	0.99
				W27	24.91	24.77	0.14	0.99
Fifth	R1	Residential	Bedroom	W1	35.26	35.19	0.07	1.00
				W28	29.73	29.72	0.01	1.00
	R2	Residential	LKD	W2	35.32	35.27	0.05	1.00
				W3	35.36	35.33	0.03	1.00
				W4	35.43	35.41	0.02	1.00
	R3	Residential	Bedroom	W5	35.49	35.48	0.01	1.00
	R4	Residential	LKD	W6	35.58	35.57	0.01	1.00
				W7	35.64	35.62	0.02	1.00
				W8	35.71	35.68	0.03	1.00
				W9	35.71	35.68	0.03	1.00
	R5	Residential	Bedroom	W10	35.81	35.76	0.05	1.00
	R6	Residential	Bedroom	W11	35.89	35.82	0.07	1.00
				W12	35.95	35.87	0.08	1.00
				W13	35.62	35.62	0.00	1.00
	R7	Residential	LKD	W14	34.25	34.25	0.00	1.00
				W15	34.22	34.22	0.00	1.00
				W16	32.58	32.58	0.00	1.00
				W17	30.49	30.48	0.01	1.00
				W18	27.48	27.45	0.03	1.00
	R9	Residential	LKD	W22	22.88	22.88	0.00	1.00

Project Name: Cross Keys, Manchester
Project No.: 2155
Report Title: Daylight - Neighbour Analysis
Baseline vs NDF Massing

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
				W23	25.19	25.19	0.00	1.00
	R10	Residential	Bedroom	W24	24.48	24.47	0.01	1.00
	R11	Residential	Bedroom	W25	23.02	23.02	0.00	1.00
	R12	Residential	Bedroom	W26	24.53	24.53	0.00	1.00
				W27	27.35	27.35	0.00	1.00
Sixth	R1	Residential	Bedroom	W1	36.60	36.60	0.00	1.00
				W20	32.52	32.52	0.00	1.00
	R2	Residential	LKD	W2	36.64	36.64	0.00	1.00
				W3	36.67	36.67	0.00	1.00
				W4	36.71	36.71	0.00	1.00
	R3	Residential	Bedroom	W5	36.76	36.76	0.00	1.00
	R4	Residential	LKD	W6	36.82	36.82	0.00	1.00
				W7	36.86	36.86	0.00	1.00
				W8	36.91	36.91	0.00	1.00
				W9	36.91	36.91	0.00	1.00
	R5	Residential	Bedroom	W10	36.97	36.97	0.00	1.00
	R6	Residential	Bedroom	W11	37.02	37.02	0.00	1.00
				W12	37.07	37.07	0.00	1.00
				W13	36.26	36.26	0.00	1.00
	R7	Residential	LKD	W14	30.71	30.71	0.00	1.00
				W15	30.14	30.14	0.00	1.00
	R8	Residential	Bedroom	W16	28.83	28.83	0.00	1.00
	R9	Residential	Bedroom	W17	26.97	26.97	0.00	1.00
	R10	Residential	Bedroom	W18	28.13	28.13	0.00	1.00
				W19	30.56	30.56	0.00	1.00
Seventh	R1	Residential	LKD	W1	37.91	37.91	0.00	1.00
	R2	Residential	LKD	W2	37.80	37.80	0.00	1.00
	R3	Residential	Bedroom	W3	37.92	37.92	0.00	1.00

Project Name: Cross Keys, Manchester
Project No.: 2155
Report Title: Daylight - Neighbour Analysis
Baseline vs NDF Massing

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
Mezzanine	R3	Residential	Bedroom	W14	16.41	14.69	1.72	0.90
				W15	18.93	16.71	2.22	0.88
	R4	Residential	Bedroom	W11	10.82	10.10	0.72	0.93
				W12	11.30	10.31	0.99	0.91
				W13	13.56	12.25	1.31	0.90
	R6	Residential	Bedroom	W9	3.12	1.93	1.19	0.62
	R8	Residential	Bedroom	W6	4.69	2.88	1.81	0.61
				W7	4.69	2.88	1.81	0.61
	R10	Residential	Bedroom	W2	16.50	16.50	0.00	1.00
				W3	15.52	15.52	0.00	1.00
				W4	6.09	4.12	1.97	0.68
Broadside Apartments								
Ground	R1	Residential	Bedroom	W1	19.57	18.48	1.09	0.94
	R3	Residential	Bedroom	W3	17.17	15.34	1.83	0.89
	R4	Residential	LKD	W4	10.62	8.40	2.22	0.79
				W5	9.91	8.25	1.66	0.83
	R5	Residential	Bedroom	W6	25.06	10.58	14.48	0.42
	R7	Residential	Bedroom	W8	23.40	11.24	12.16	0.48
W9				10.07	9.88	0.19	0.98	
First	R1	Residential	Bedroom	W1	20.97	20.09	0.88	0.96
	R2	Residential	Bedroom	W2	19.62	17.45	2.17	0.89
	R3	Residential	LKD	W3	4.54	2.84	1.70	0.63
	R4	Residential	Bedroom	W4	21.73	18.49	3.24	0.85
	R5	Residential	LKD	W5	22.47	18.74	3.73	0.83
				W6	23.36	18.96	4.40	0.81
	R6	Residential	Bedroom	W7	11.88	9.97	1.91	0.84
	R7	Residential	LKD	W8	11.27	9.85	1.42	0.87
R8	Residential	LKD	W9	26.33	16.72	9.61	0.64	

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				W10	26.55	14.86	11.69	0.56
	R9	Residential	Bedroom	W11	26.67	13.79	12.88	0.52
	R10	Residential	LKD	W12	9.04	0.22	8.82	0.02
	R11	Residential	Bedroom	W13	26.56	12.70	13.86	0.48
	R12	Residential	Bedroom	W14	24.85	13.36	11.49	0.54
				W15	11.26	11.09	0.17	0.98
Second	R1	Residential	Bedroom	W1	22.45	21.81	0.64	0.97
	R2	Residential	Bedroom	W2	21.42	19.69	1.73	0.92
	R3	Residential	LKD	W3	5.21	3.82	1.39	0.73
	R4	Residential	Bedroom	W4	23.63	20.98	2.65	0.89
	R5	Residential	LKD	W5	24.33	21.25	3.08	0.87
				W6	25.19	21.50	3.69	0.85
	R6	Residential	Bedroom	W7	13.45	11.91	1.54	0.89
	R7	Residential	LKD	W8	12.99	11.83	1.16	0.91
	R8	Residential	LKD	W9	27.90	19.16	8.74	0.69
				W10	28.13	17.47	10.66	0.62
	R9	Residential	Bedroom	W11	28.25	16.46	11.79	0.58
	R10	Residential	LKD	W12	9.93	0.42	9.51	0.04
	R11	Residential	Bedroom	W13	28.13	15.46	12.67	0.55
	R12	Residential	Bedroom	W14	26.45	16.07	10.38	0.61
				W15	12.66	12.51	0.15	0.99
Third	R1	Residential	Bedroom	W1	24.17	23.76	0.41	0.98
	R2	Residential	Bedroom	W2	23.54	22.28	1.26	0.95
	R3	Residential	LKD	W3	6.06	4.99	1.07	0.82
	R4	Residential	Bedroom	W4	25.78	23.79	1.99	0.92

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
	R5	Residential	LKD	W5	26.43	24.08	2.35	0.91
				W6	27.12	24.26	2.86	0.89
	R6	Residential	Bedroom	W7	15.54	14.40	1.14	0.93
	R7	Residential	LKD	W8	15.26	14.38	0.88	0.94
	R8	Residential	LKD	W9	29.54	22.15	7.39	0.75
				W10	29.76	20.70	9.06	0.70
	R9	Residential	Bedroom	W11	29.88	19.84	10.04	0.66
	R10	Residential	LKD	W12	10.86	1.77	9.09	0.16
	R11	Residential	Bedroom	W13	29.77	19.01	10.76	0.64
	R12	Residential	Bedroom	W14	28.20	19.48	8.72	0.69
				W15	14.31	14.17	0.14	0.99
Fourth	R1	Residential	Bedroom	W1	26.02	25.84	0.18	0.99
	R2	Residential	Bedroom	W2	25.97	25.21	0.76	0.97
	R3	Residential	LKD	W3	7.40	6.65	0.75	0.90
	R4	Residential	Bedroom	W4	28.14	26.84	1.30	0.95
	R5	Residential	LKD	W5	28.56	27.00	1.56	0.95
				W6	29.09	27.16	1.93	0.93
	R6	Residential	Bedroom	W7	18.34	17.61	0.73	0.96
	R7	Residential	LKD	W8	18.22	17.64	0.58	0.97
	R8	Residential	LKD	W9	31.23	25.71	5.52	0.82
				W10	31.43	24.63	6.80	0.78
	R9	Residential	Bedroom	W11	31.54	24.00	7.54	0.76
	R10	Residential	LKD	W12	11.78	5.18	6.60	0.44
	R11	Residential	Bedroom	W13	31.43	23.46	7.97	0.75
	R12	Residential	Bedroom	W14	30.08	23.66	6.42	0.79

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				W15	16.21	16.11	0.10	0.99
Fifth	R1	Residential	Bedroom	W1	28.36	28.31	0.05	1.00
	R2	Residential	Bedroom	W2	28.82	28.48	0.34	0.99
	R3	Residential	LKD	W3	21.80	21.38	0.42	0.98
	R4	Residential	Bedroom	W4	30.42	29.78	0.64	0.98
	R5	Residential	LKD	W5	30.72	29.92	0.80	0.97
				W6	31.13	30.11	1.02	0.97
	R6	Residential	Bedroom	W7	22.21	21.83	0.38	0.98
	R7	Residential	LKD	W8	22.20	21.88	0.32	0.99
	R8	Residential	LKD	W9	32.89	29.65	3.24	0.90
				W10	33.07	29.05	4.02	0.88
	R9	Residential	Bedroom	W11	33.16	28.71	4.45	0.87
	R10	Residential	LKD	W12	12.68	8.99	3.69	0.71
	R11	Residential	Bedroom	W13	33.07	28.57	4.50	0.86
	R12	Residential	Bedroom	W14	32.04	28.47	3.57	0.89
				W15	18.38	18.31	0.07	1.00
Sixth	R8	Residential	LKD	W9	34.48	33.37	1.11	0.97
				W10	34.61	33.27	1.34	0.96
	R9	Residential	Bedroom	W11	34.66	33.24	1.42	0.96
	R10	Residential	LKD	W12	13.47	12.32	1.15	0.91
	R11	Residential	Bedroom	W13	34.59	33.27	1.32	0.96
	R12	Residential	Bedroom	W14	33.95	32.99	0.96	0.97
				W15	20.78	20.76	0.02	1.00
Seventh	R1	Residential	LKD	W1	35.94	35.94	0.00	1.00
				W2	36.01	36.01	0.00	1.00
	R2	Residential	Bedroom	W3	36.02	36.02	0.00	1.00

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	R3	Residential	LKD	W4	26.83	26.83	0.00	1.00
	R4	Residential	Bedroom	W5	35.97	35.97	0.00	1.00
	R5	Residential	Bedroom	W6	35.68	35.68	0.00	1.00
				W7	23.26	23.26	0.00	1.00
Poplin Apartments								
Ground	R1	Residential	Bedroom	W1	0.07	0.00	0.07	0.00
				W2	0.65	0.14	0.51	0.22
	R2	Residential	LKD	W3	0.23	0.08	0.15	0.35
				W4	1.01	0.32	0.69	0.32
	R3	Residential	Bedroom	W5	0.52	0.22	0.30	0.42
				W6	1.03	0.23	0.80	0.22
	R4	Residential	LKD	W7	1.09	0.47	0.62	0.43
				W8	1.49	0.34	1.15	0.23
	R5	Residential	Bedroom	W9	1.80	0.78	1.02	0.43
				W10	1.02	0.05	0.97	0.05
	R6	Residential	Bedroom	W11	2.76	1.32	1.44	0.48
				W12	1.52	0.09	1.43	0.06
				W13	4.03	2.27	1.76	0.56
	R7	Residential	LKD	W14	2.06	1.17	0.89	0.57
				W15	2.12	2.12	0.00	1.00
				W16	14.92	10.24	4.68	0.69
				W17	13.59	9.45	4.14	0.70
				W18	12.23	8.87	3.36	0.73
				W19	11.28	8.56	2.72	0.76
	R8	Residential	Bedroom	W20	10.62	8.46	2.16	0.80
	R9	Residential	Bedroom	W21	10.06	10.06	0.00	1.00
	R10	Residential	LKD	W22	12.55	12.31	0.24	0.98
				W23	14.47	14.33	0.14	0.99
				W24	4.21	4.21	0.00	1.00
				W25	5.86	5.86	0.00	1.00
First	R1	Residential	LKD	W1	11.36	11.36	0.00	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
				W2	10.39	10.39	0.00	1.00
				W3	9.67	9.67	0.00	1.00
				W4	9.06	9.06	0.00	1.00
				W5	8.59	8.59	0.00	1.00
	R2	Residential	Bedroom	W6	8.18	8.18	0.00	1.00
				W7	7.89	7.89	0.00	1.00
	R3	Residential	Bedroom	W8	7.70	7.69	0.01	1.00
				W9	7.54	7.52	0.02	1.00
	R4	Residential	LKD	W10	7.46	7.42	0.04	0.99
				W11	7.42	7.35	0.07	0.99
	R5	Residential	Bedroom	W12	7.39	7.30	0.09	0.99
				W13	7.37	7.26	0.11	0.99
	R6	Residential	Bedroom	W14	7.39	7.24	0.15	0.98
				W15	7.43	7.25	0.18	0.98
	R7	Residential	LKD	W16	7.50	7.28	0.22	0.97
				W17	7.61	7.34	0.27	0.96
	R8	Residential	Bedroom	W18	7.71	7.38	0.33	0.96
				W19	7.85	7.46	0.39	0.95
	R9	Residential	Bedroom	W20	8.07	7.57	0.50	0.94
				W21	8.29	7.69	0.60	0.93
	R10	Residential	LKD	W22	8.57	7.85	0.72	0.92
				W23	8.94	8.07	0.87	0.90
	R11	Residential	Bedroom	W24	9.37	8.32	1.05	0.89
				W25	9.73	8.53	1.20	0.88
	R12	Residential	LKD	W26	10.17	8.78	1.39	0.86
				W27	10.78	9.16	1.62	0.85
	R13	Residential	Bedroom	W28	11.62	9.68	1.94	0.83
				W29	12.46	10.27	2.19	0.82
	R14	Residential	LKD	W30	13.36	10.94	2.42	0.82
				W31	14.48	11.75	2.73	0.81
				W32	15.64	12.60	3.04	0.81
				W33	16.07	12.06	4.01	0.75

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
				W34	14.78	11.25	3.53	0.76
				W35	13.48	10.63	2.85	0.79
	R15	Residential	Bedroom	W36	12.58	10.29	2.29	0.82
				W37	11.98	10.15	1.83	0.85
	R16	Residential	Bedroom	W38	11.66	10.18	1.48	0.87
				W39	11.45	10.39	1.06	0.91
	R17	Residential	LKD	W40	11.54	10.74	0.80	0.93
				W41	11.81	11.23	0.58	0.95
	R18	Residential	Bedroom	W42	12.29	11.83	0.46	0.96
	R19	Residential	Bedroom	W43	11.75	11.75	0.00	1.00
				W44	14.42	14.23	0.19	0.99
	R20	Residential	LKD	W45	15.54	15.38	0.16	0.99
				W46	16.50	16.39	0.11	0.99
				W47	17.72	17.65	0.07	1.00
				W48	22.24	22.24	0.00	1.00
				W49	22.05	22.05	0.00	1.00
				W50	22.37	22.37	0.00	1.00
Second	R1	Residential	LKD	W1	7.11	7.11	0.00	1.00
				W2	8.21	8.21	0.00	1.00
				W3	10.01	10.01	0.00	1.00
				W4	10.28	10.28	0.00	1.00
				W5	10.28	10.28	0.00	1.00
				W6	11.87	11.87	0.00	1.00
				W7	11.18	11.18	0.00	1.00
				W8	10.62	10.62	0.00	1.00
				W9	10.19	10.19	0.00	1.00
	R2	Residential	Bedroom	W10	9.84	9.84	0.00	1.00
				W11	9.60	9.60	0.00	1.00
	R3	Residential	Bedroom	W12	9.47	9.46	0.01	1.00
				W13	9.37	9.35	0.02	1.00
	R4	Residential	LKD	W14	9.34	9.31	0.03	1.00
				W15	9.33	9.28	0.05	0.99
	R5	Residential	Bedroom	W16	9.34	9.27	0.07	0.99
				W17	9.35	9.26	0.09	0.99

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	R6	Residential	Bedroom	W18	9.40	9.28	0.12	0.99
				W19	9.46	9.33	0.13	0.99
	R7	Residential	LKD	W20	9.56	9.40	0.16	0.98
				W21	9.68	9.48	0.20	0.98
	R8	Residential	Bedroom	W22	9.79	9.55	0.24	0.98
				W23	9.96	9.67	0.29	0.97
	R9	Residential	Bedroom	W24	10.18	9.82	0.36	0.96
				W25	10.39	9.95	0.44	0.96
	R10	Residential	LKD	W26	10.69	10.15	0.54	0.95
				W27	11.06	10.40	0.66	0.94
	R11	Residential	Bedroom	W28	11.47	10.68	0.79	0.93
				W29	11.81	10.90	0.91	0.92
	R12	Residential	LKD	W30	12.22	11.17	1.05	0.91
				W31	12.82	11.58	1.24	0.90
	R13	Residential	Bedroom	W32	13.63	12.13	1.50	0.89
				W33	14.45	12.75	1.70	0.88
	R14	Residential	LKD	W34	15.32	13.41	1.91	0.88
				W35	16.42	14.25	2.17	0.87
				W36	17.55	15.10	2.45	0.86
				W37	18.00	14.76	3.24	0.82
				W38	16.80	13.98	2.82	0.83
				W39	15.61	13.34	2.27	0.85
	R15	Residential	Bedroom	W40	14.80	12.99	1.81	0.88
				W41	14.30	12.85	1.45	0.90
	R16	Residential	Bedroom	W42	14.07	12.89	1.18	0.92
				W43	13.95	13.11	0.84	0.94
	R17	Residential	LKD	W44	14.10	13.48	0.62	0.96
				W45	14.42	13.98	0.44	0.97
	R18	Residential	Bedroom	W46	14.93	14.58	0.35	0.98
	R19	Residential	Bedroom	W47	14.16	14.16	0.00	1.00
				W48	17.15	17.01	0.14	0.99

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	R20	Residential	LKD	W49	18.21	18.09	0.12	0.99
				W50	19.14	19.06	0.08	1.00
				W51	20.32	20.26	0.06	1.00
				W52	25.69	25.69	0.00	1.00
				W53	25.47	25.47	0.00	1.00
				W54	25.72	25.72	0.00	1.00
Third	R1	Residential	LKD	W1	7.14	7.14	0.00	1.00
				W2	8.13	8.13	0.00	1.00
				W3	9.83	9.83	0.00	1.00
				W4	9.76	9.76	0.00	1.00
				W5	9.76	9.76	0.00	1.00
				W6	13.24	13.24	0.00	1.00
				W7	12.61	12.61	0.00	1.00
				W8	12.12	12.12	0.00	1.00
				W9	11.76	11.76	0.00	1.00
	R2	Residential	Bedroom	W10	11.48	11.48	0.00	1.00
				W11	11.32	11.32	0.00	1.00
	R3	Residential	Bedroom	W12	11.28	11.28	0.00	1.00
				W13	11.26	11.24	0.02	1.00
	R4	Residential	LKD	W14	11.31	11.29	0.02	1.00
				W15	11.36	11.32	0.04	1.00
	R5	Residential	Bedroom	W16	11.41	11.36	0.05	1.00
				W17	11.47	11.41	0.06	0.99
	R6	Residential	Bedroom	W18	11.56	11.49	0.07	0.99
				W19	11.67	11.58	0.09	0.99
	R7	Residential	LKD	W20	11.79	11.68	0.11	0.99
				W21	11.93	11.81	0.12	0.99
	R8	Residential	Bedroom	W22	12.08	11.93	0.15	0.99
				W23	12.27	12.09	0.18	0.99
	R9	Residential	Bedroom	W24	12.51	12.27	0.24	0.98
				W25	12.74	12.45	0.29	0.98
	R10	Residential	LKD	W26	13.01	12.65	0.36	0.97
				W27	13.36	12.93	0.43	0.97

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	R11	Residential	Bedroom	W28	13.76	13.22	0.54	0.96
				W29	14.07	13.45	0.62	0.96
	R12	Residential	LKD	W30	14.44	13.73	0.71	0.95
				W31	15.00	14.16	0.84	0.94
	R13	Residential	Bedroom	W32	15.75	14.72	1.03	0.93
				W33	16.52	15.32	1.20	0.93
	R14	Residential	LKD	W34	17.33	15.97	1.36	0.92
				W35	18.37	16.79	1.58	0.91
				W36	19.43	17.63	1.80	0.91
				W37	20.02	17.63	2.39	0.88
				W38	18.97	16.92	2.05	0.89
				W39	17.95	16.31	1.64	0.91
	R15	Residential	Bedroom	W40	17.30	16.01	1.29	0.93
				W41	16.96	15.92	1.04	0.94
	R16	Residential	Bedroom	W42	16.86	16.00	0.86	0.95
				W43	16.86	16.26	0.60	0.96
	R17	Residential	LKD	W44	17.06	16.62	0.44	0.97
				W45	17.44	17.13	0.31	0.98
	R18	Residential	Bedroom	W46	17.96	17.72	0.24	0.99
	R19	Residential	Bedroom	W47	16.60	16.60	0.00	1.00
				W48	19.94	19.85	0.09	1.00
	R20	Residential	LKD	W49	20.94	20.87	0.07	1.00
				W50	21.75	21.71	0.04	1.00
				W51	22.79	22.76	0.03	1.00
				W52	29.26	29.26	0.00	1.00
				W53	29.13	29.13	0.00	1.00
				W54	29.34	29.34	0.00	1.00
Fourth	R1	Residential	LKD	W1	9.12	9.12	0.00	1.00
				W2	10.39	10.39	0.00	1.00
				W3	12.02	12.02	0.00	1.00
				W4	11.67	11.67	0.00	1.00
				W5	11.67	11.67	0.00	1.00
				W6	15.42	15.42	0.00	1.00
				W7	14.88	14.88	0.00	1.00
				W8	14.48	14.48	0.00	1.00

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				W9	14.23	14.23	0.00	1.00
	R2	Residential	Bedroom	W10	14.06	14.06	0.00	1.00
				W11	14.02	14.02	0.00	1.00
	R3	Residential	Bedroom	W12	14.11	14.11	0.00	1.00
				W13	14.21	14.20	0.01	1.00
	R4	Residential	LKD	W14	14.38	14.37	0.01	1.00
				W15	14.52	14.49	0.03	1.00
	R5	Residential	Bedroom	W16	14.64	14.61	0.03	1.00
				W17	14.78	14.74	0.04	1.00
	R6	Residential	Bedroom	W18	14.94	14.90	0.04	1.00
				W19	15.10	15.05	0.05	1.00
	R7	Residential	LKD	W20	15.27	15.22	0.05	1.00
				W21	15.46	15.41	0.05	1.00
	R8	Residential	Bedroom	W22	15.66	15.59	0.07	1.00
				W23	15.87	15.79	0.08	0.99
	R9	Residential	Bedroom	W24	16.12	16.03	0.09	0.99
				W25	16.34	16.22	0.12	0.99
	R10	Residential	LKD	W26	16.62	16.46	0.16	0.99
				W27	16.96	16.76	0.20	0.99
	R11	Residential	Bedroom	W28	17.32	17.06	0.26	0.98
				W29	17.58	17.28	0.30	0.98
	R12	Residential	LKD	W30	17.89	17.53	0.36	0.98
				W31	18.39	17.96	0.43	0.98
	R13	Residential	Bedroom	W32	19.03	18.51	0.52	0.97
				W33	19.72	19.09	0.63	0.97
	R14	Residential	LKD	W34	20.41	19.67	0.74	0.96
				W35	21.34	20.46	0.88	0.96
				W36	22.26	21.21	1.05	0.95
				W37	23.24	21.82	1.42	0.94
				W38	22.43	21.25	1.18	0.95
				W39	21.70	20.77	0.93	0.96

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
	R15	Residential	Bedroom	W40	21.30	20.58	0.72	0.97
				W41	21.21	20.62	0.59	0.97
	R16	Residential	Bedroom	W42	21.31	20.81	0.50	0.98
				W43	21.47	21.13	0.34	0.98
	R17	Residential	LKD	W44	21.75	21.52	0.23	0.99
				W45	22.18	22.02	0.16	0.99
	R18	Residential	Bedroom	W46	22.68	22.57	0.11	1.00
	R19	Residential	Bedroom	W47	20.71	20.71	0.00	1.00
				W48	24.20	24.16	0.04	1.00
	R20	Residential	LKD	W49	24.97	24.95	0.02	1.00
				W50	25.57	25.56	0.01	1.00
				W51	26.34	26.33	0.01	1.00
				W52	33.63	33.63	0.00	1.00
				W53	33.53	33.53	0.00	1.00
				W54	33.71	33.71	0.00	1.00
Fifth	R1	Residential	LKD	W1	9.04	9.04	0.00	1.00
				W2	10.24	10.24	0.00	1.00
				W3	11.81	11.81	0.00	1.00
				W4	11.11	11.11	0.00	1.00
				W5	11.11	11.11	0.00	1.00
				W6	17.69	17.69	0.00	1.00
				W7	17.26	17.26	0.00	1.00
				W8	16.97	16.97	0.00	1.00
				W9	16.83	16.83	0.00	1.00
	R2	Residential	Bedroom	W10	16.79	16.79	0.00	1.00
				W11	16.89	16.89	0.00	1.00
	R3	Residential	Bedroom	W12	17.15	17.15	0.00	1.00
				W13	17.40	17.40	0.00	1.00
	R4	Residential	LKD	W14	17.72	17.71	0.01	1.00
				W15	17.95	17.94	0.01	1.00
	R5	Residential	Bedroom	W16	18.18	18.16	0.02	1.00
				W17	18.40	18.38	0.02	1.00
	R6	Residential	Bedroom	W18	18.65	18.63	0.02	1.00
				W19	18.88	18.86	0.02	1.00

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	R7	Residential	LKD	W20	19.13	19.10	0.03	1.00
				W21	19.38	19.36	0.02	1.00
	R8	Residential	Bedroom	W22	19.62	19.59	0.03	1.00
				W23	19.85	19.82	0.03	1.00
	R9	Residential	Bedroom	W24	20.12	20.09	0.03	1.00
				W25	20.36	20.32	0.04	1.00
	R10	Residential	LKD	W26	20.61	20.56	0.05	1.00
				W27	20.92	20.87	0.05	1.00
	R11	Residential	Bedroom	W28	21.23	21.17	0.06	1.00
				W29	21.44	21.37	0.07	1.00
	R12	Residential	LKD	W30	21.67	21.59	0.08	1.00
				W31	22.08	21.98	0.10	1.00
	R13	Residential	Bedroom	W32	22.59	22.45	0.14	0.99
				W33	23.15	22.96	0.19	0.99
	R14	Residential	LKD	W34	23.69	23.45	0.24	0.99
				W35	24.44	24.15	0.29	0.99
				W36	25.17	24.81	0.36	0.99
				W37	26.72	26.23	0.49	0.98
				W38	26.22	25.83	0.39	0.99
				W39	25.79	25.48	0.31	0.99
	R15	Residential	Bedroom	W40	25.65	25.42	0.23	0.99
				W41	25.84	25.63	0.21	0.99
	R16	Residential	Bedroom	W42	26.15	25.97	0.18	0.99
				W43	26.47	26.36	0.11	1.00
	R17	Residential	LKD	W44	26.76	26.70	0.06	1.00
				W45	27.11	27.09	0.02	1.00
	R18	Residential	Bedroom	W46	27.49	27.48	0.01	1.00
	R19	Residential	Bedroom	W47	24.18	24.18	0.00	1.00
				W48	27.97	27.97	0.00	1.00
	R20	Residential	LKD	W49	28.54	28.54	0.00	1.00
				W50	28.84	28.84	0.00	1.00

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Sixth	R1	Residential	LKD	W51	29.26	29.26	0.00	1.00
				W52	35.21	35.21	0.00	1.00
				W53	35.10	35.10	0.00	1.00
				W54	35.12	35.12	0.00	1.00
	R2	Residential	Bedroom	W1	12.38	12.38	0.00	1.00
				W2	14.16	14.16	0.00	1.00
				W3	15.35	15.35	0.00	1.00
				W4	14.81	14.81	0.00	1.00
				W5	14.81	14.81	0.00	1.00
				W6	21.10	21.10	0.00	1.00
				W7	20.80	20.80	0.00	1.00
				W8	20.65	20.65	0.00	1.00
				W9	20.64	20.64	0.00	1.00
	R3	Residential	Bedroom	W10	20.75	20.75	0.00	1.00
				W11	21.00	21.00	0.00	1.00
	R4	Residential	LKD	W12	21.45	21.45	0.00	1.00
				W13	21.88	21.88	0.00	1.00
	R5	Residential	Bedroom	W14	22.37	22.37	0.00	1.00
				W15	22.72	22.72	0.00	1.00
	R6	Residential	Bedroom	W16	23.04	23.04	0.00	1.00
				W17	23.36	23.36	0.00	1.00
	R7	Residential	LKD	W18	23.71	23.71	0.00	1.00
				W19	24.03	24.03	0.00	1.00
	R8	Residential	Bedroom	W20	24.35	24.35	0.00	1.00
				W21	24.64	24.64	0.00	1.00
	R9	Residential	Bedroom	W22	24.91	24.91	0.00	1.00
				W23	25.16	25.16	0.00	1.00
	R10	Residential	LKD	W24	25.44	25.43	0.01	1.00
				W25	25.65	25.65	0.00	1.00
	R11	Residential	Bedroom	W26	25.89	25.89	0.00	1.00
				W27	26.19	26.19	0.00	1.00
				W28	26.44	26.44	0.00	1.00
				W29	26.57	26.56	0.01	1.00

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	R12	Residential	LKD	W30	26.71	26.70	0.01	1.00
				W31	27.02	27.02	0.00	1.00
	R13	Residential	Bedroom	W32	27.36	27.35	0.01	1.00
				W33	27.76	27.75	0.01	1.00
	R14	Residential	LKD	W34	28.08	28.07	0.01	1.00
				W35	28.61	28.59	0.02	1.00
				W36	29.05	29.03	0.02	1.00
				W37	31.09	31.05	0.04	1.00
				W38	30.86	30.84	0.02	1.00
				W39	30.63	30.62	0.01	1.00
	R15	Residential	Bedroom	W40	30.55	30.54	0.01	1.00
				W41	30.77	30.77	0.00	1.00
	R16	Residential	Bedroom	W42	31.06	31.06	0.00	1.00
				W43	31.29	31.29	0.00	1.00
	R17	Residential	LKD	W44	31.41	31.41	0.00	1.00
				W45	31.60	31.60	0.00	1.00
	R18	Residential	Bedroom	W46	31.80	31.80	0.00	1.00
	R19	Residential	Bedroom	W47	27.33	27.33	0.00	1.00
				W48	31.27	31.27	0.00	1.00
	R20	Residential	LKD	W49	31.55	31.55	0.00	1.00
				W50	31.60	31.60	0.00	1.00
				W51	31.73	31.73	0.00	1.00
				W52	35.76	35.76	0.00	1.00
				W53	35.59	35.59	0.00	1.00
				W54	35.60	35.60	0.00	1.00
Seventh	R1	Residential	LKD	W1	10.38	10.38	0.00	1.00
				W2	11.74	11.74	0.00	1.00
				W3	13.31	13.31	0.00	1.00
				W4	12.21	12.21	0.00	1.00
				W5	12.21	12.21	0.00	1.00
				W6	24.68	24.68	0.00	1.00
				W7	24.51	24.51	0.00	1.00
				W8	24.49	24.49	0.00	1.00
				W9	24.60	24.60	0.00	1.00
	R2	Residential	Bedroom	W10	24.83	24.83	0.00	1.00

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				W11	25.19	25.19	0.00	1.00
	R3	Residential	Bedroom	W12	25.78	25.78	0.00	1.00
				W13	26.33	26.33	0.00	1.00
	R4	Residential	LKD	W14	26.94	26.94	0.00	1.00
				W15	27.34	27.34	0.00	1.00
	R5	Residential	Bedroom	W16	27.71	27.71	0.00	1.00
				W17	28.10	28.10	0.00	1.00
	R6	Residential	Bedroom	W18	28.54	28.54	0.00	1.00
				W19	28.89	28.89	0.00	1.00
	R7	Residential	LKD	W20	29.22	29.22	0.00	1.00
				W21	29.50	29.50	0.00	1.00
	R8	Residential	Bedroom	W22	29.76	29.76	0.00	1.00
				W23	29.99	29.99	0.00	1.00
	R9	Residential	Bedroom	W24	30.23	30.23	0.00	1.00
				W25	30.42	30.42	0.00	1.00
	R10	Residential	LKD	W26	30.60	30.60	0.00	1.00
				W27	30.86	30.86	0.00	1.00
	R11	Residential	Bedroom	W28	31.05	31.05	0.00	1.00
				W29	31.13	31.13	0.00	1.00
	R12	Residential	LKD	W30	31.19	31.19	0.00	1.00
				W31	31.41	31.41	0.00	1.00
	R13	Residential	Bedroom	W32	31.60	31.60	0.00	1.00
				W33	31.83	31.83	0.00	1.00
	R14	Residential	LKD	W34	31.95	31.95	0.00	1.00
				W35	32.25	32.25	0.00	1.00
				W36	32.42	32.42	0.00	1.00
				W37	33.46	33.46	0.00	1.00
				W38	33.52	33.52	0.00	1.00
				W39	33.60	33.60	0.00	1.00
	R15	Residential	Bedroom	W40	33.58	33.58	0.00	1.00
				W41	33.62	33.62	0.00	1.00

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	R16	Residential	Bedroom	W42	33.64	33.64	0.00	1.00
				W43	33.67	33.67	0.00	1.00
	R17	Residential	LKD	W44	33.73	33.73	0.00	1.00
				W45	33.81	33.81	0.00	1.00
	R18	Residential	Bedroom	W46	33.88	33.88	0.00	1.00
	R19	Residential	Bedroom	W47	28.47	28.47	0.00	1.00
				W48	32.82	32.82	0.00	1.00
	R20	Residential	LKD	W49	33.07	33.07	0.00	1.00
				W50	33.05	33.05	0.00	1.00
				W51	33.12	33.12	0.00	1.00
				W52	35.61	35.61	0.00	1.00
				W53	35.48	35.48	0.00	1.00
				W54	35.49	35.49	0.00	1.00
Eighth	R1	Residential	LKD	W1	12.93	12.93	0.00	1.00
				W2	14.84	14.84	0.00	1.00
				W3	16.08	16.08	0.00	1.00
				W4	15.37	15.37	0.00	1.00
				W5	15.37	15.37	0.00	1.00
				W6	29.20	29.20	0.00	1.00
				W7	29.12	29.12	0.00	1.00
				W8	29.18	29.18	0.00	1.00
				W9	29.33	29.33	0.00	1.00
	R2	Residential	Bedroom	W10	29.58	29.58	0.00	1.00
				W11	29.93	29.93	0.00	1.00
	R3	Residential	Bedroom	W12	30.48	30.48	0.00	1.00
				W13	30.99	30.99	0.00	1.00
	R4	Residential	LKD	W14	31.44	31.44	0.00	1.00
				W15	31.71	31.71	0.00	1.00
	R5	Residential	Bedroom	W16	31.96	31.96	0.00	1.00
				W17	32.19	32.19	0.00	1.00
	R6	Residential	Bedroom	W18	32.45	32.45	0.00	1.00
				W19	32.66	32.66	0.00	1.00
	R7	Residential	LKD	W20	32.84	32.84	0.00	1.00
				W21	32.99	32.99	0.00	1.00

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	R8	Residential	Bedroom	W22	33.13	33.13	0.00	1.00
				W23	33.24	33.24	0.00	1.00
	R9	Residential	Bedroom	W24	33.39	33.39	0.00	1.00
				W25	33.52	33.52	0.00	1.00
	R10	Residential	LKD	W26	33.65	33.65	0.00	1.00
				W27	33.88	33.88	0.00	1.00
	R11	Residential	Bedroom	W28	34.03	34.03	0.00	1.00
				W29	34.06	34.06	0.00	1.00
	R12	Residential	LKD	W30	34.09	34.09	0.00	1.00
				W31	34.28	34.28	0.00	1.00
	R13	Residential	Bedroom	W32	34.42	34.42	0.00	1.00
				W33	34.62	34.62	0.00	1.00
	R14	Residential	LKD	W34	34.63	34.63	0.00	1.00
				W35	34.80	34.80	0.00	1.00
				W36	34.79	34.79	0.00	1.00
				W37	35.17	35.17	0.00	1.00
				W38	35.23	35.23	0.00	1.00
				W39	35.31	35.31	0.00	1.00
	R15	Residential	Bedroom	W40	35.35	35.35	0.00	1.00
				W41	35.43	35.43	0.00	1.00
	R16	Residential	Bedroom	W42	35.43	35.43	0.00	1.00
				W43	35.45	35.45	0.00	1.00
	R17	Residential	LKD	W44	35.47	35.47	0.00	1.00
				W45	35.48	35.48	0.00	1.00
	R18	Residential	Bedroom	W46	35.48	35.48	0.00	1.00
	R19	Residential	Bedroom	W47	29.93	29.93	0.00	1.00
				W48	34.31	34.31	0.00	1.00
	R20	Residential	LKD	W49	34.51	34.51	0.00	1.00
				W50	34.47	34.47	0.00	1.00
				W51	34.49	34.49	0.00	1.00
				W52	35.87	35.87	0.00	1.00
				W53	35.68	35.68	0.00	1.00

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				W54	35.68	35.68	0.00	1.00
Ninth	R1	Residential	LKD	W1	10.44	10.44	0.00	1.00
				W2	11.89	11.89	0.00	1.00
				W3	13.54	13.54	0.00	1.00
				W4	12.41	12.41	0.00	1.00
				W5	12.41	12.41	0.00	1.00
				W6	33.24	33.24	0.00	1.00
				W7	33.21	33.21	0.00	1.00
				W8	33.24	33.24	0.00	1.00
				W9	33.31	33.31	0.00	1.00
	R2	Residential	Bedroom	W10	33.43	33.43	0.00	1.00
				W11	33.60	33.60	0.00	1.00
	R3	Residential	Bedroom	W12	33.85	33.85	0.00	1.00
				W13	34.10	34.10	0.00	1.00
	R4	Residential	LKD	W14	34.27	34.27	0.00	1.00
				W15	34.37	34.37	0.00	1.00
	R5	Residential	Bedroom	W16	34.47	34.47	0.00	1.00
				W17	34.56	34.56	0.00	1.00
	R6	Residential	Bedroom	W18	34.63	34.63	0.00	1.00
				W19	34.69	34.69	0.00	1.00
	R7	Residential	LKD	W20	34.75	34.75	0.00	1.00
				W21	34.80	34.80	0.00	1.00
	R8	Residential	Bedroom	W22	34.87	34.87	0.00	1.00
				W23	34.92	34.92	0.00	1.00
	R9	Residential	Bedroom	W24	34.97	34.97	0.00	1.00
				W25	35.01	35.01	0.00	1.00
	R10	Residential	LKD	W26	35.05	35.05	0.00	1.00
				W27	35.18	35.18	0.00	1.00
	R11	Residential	Bedroom	W28	35.23	35.23	0.00	1.00
				W29	35.18	35.18	0.00	1.00
	R12	Residential	LKD	W30	35.13	35.13	0.00	1.00
				W31	35.25	35.25	0.00	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
	R13	Residential	Bedroom	W32	35.30	35.30	0.00	1.00
				W33	35.43	35.43	0.00	1.00
	R14	Residential	LKD	W34	35.37	35.37	0.00	1.00
				W35	35.49	35.49	0.00	1.00
				W36	35.43	35.43	0.00	1.00
				W37	36.13	36.13	0.00	1.00
				W38	36.15	36.15	0.00	1.00
				W39	36.19	36.19	0.00	1.00
	R15	Residential	Bedroom	W40	36.21	36.21	0.00	1.00
				W41	36.23	36.23	0.00	1.00
	R16	Residential	Bedroom	W42	36.24	36.24	0.00	1.00
				W43	36.26	36.26	0.00	1.00
	R17	Residential	LKD	W44	36.28	36.28	0.00	1.00
				W45	36.29	36.29	0.00	1.00
	R18	Residential	Bedroom	W46	36.29	36.29	0.00	1.00
	R19	Residential	Bedroom	W47	30.43	30.43	0.00	1.00
				W48	34.98	34.98	0.00	1.00
	R20	Residential	LKD	W49	35.19	35.19	0.00	1.00
				W50	35.11	35.11	0.00	1.00
				W51	35.08	35.08	0.00	1.00
				W52	35.65	35.65	0.00	1.00
				W53	35.51	35.51	0.00	1.00
				W54	35.51	35.51	0.00	1.00
Tenth	R1	Residential	LKD	W1	13.02	13.02	0.00	1.00
				W2	14.99	14.99	0.00	1.00
				W3	16.27	16.27	0.00	1.00
				W4	15.54	15.54	0.00	1.00
				W5	15.54	15.54	0.00	1.00
				W6	15.54	15.54	0.00	1.00
				W7	35.96	35.96	0.00	1.00
				W8	35.96	35.96	0.00	1.00
				W9	35.96	35.96	0.00	1.00
				W10	35.97	35.97	0.00	1.00
	R2	Residential	Bedroom	W11	35.97	35.97	0.00	1.00
				W12	35.97	35.97	0.00	1.00

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Project No.: 2155
Report Title: Daylight - Neighbour Analysis
Baseline vs NDF Massing

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
	R3	Residential	Bedroom	W13	35.98	35.98	0.00	1.00
				W14	35.98	35.98	0.00	1.00
	R4	Residential	LKD	W15	35.99	35.99	0.00	1.00
				W16	36.00	36.00	0.00	1.00
	R5	Residential	Bedroom	W17	36.01	36.01	0.00	1.00
				W18	36.01	36.01	0.00	1.00
	R6	Residential	Bedroom	W19	36.02	36.02	0.00	1.00
				W20	36.03	36.03	0.00	1.00
	R7	Residential	LKD	W21	36.03	36.03	0.00	1.00
				W22	36.03	36.03	0.00	1.00
	R8	Residential	Bedroom	W23	36.04	36.04	0.00	1.00
				W24	36.05	36.05	0.00	1.00
	R9	Residential	Bedroom	W25	36.06	36.06	0.00	1.00
				W26	36.06	36.06	0.00	1.00
	R10	Residential	LKD	W27	36.07	36.07	0.00	1.00
				W28	36.17	36.17	0.00	1.00
	R11	Residential	Bedroom	W29	36.18	36.18	0.00	1.00
				W30	36.09	36.09	0.00	1.00
	R12	Residential	LKD	W31	36.01	36.01	0.00	1.00
				W32	36.11	36.11	0.00	1.00
	R13	Residential	Bedroom	W33	36.12	36.12	0.00	1.00
				W34	36.22	36.22	0.00	1.00
	R14	Residential	Bedroom	W35	36.13	36.13	0.00	1.00
				W36	36.22	36.22	0.00	1.00
	R15	Residential	Bedroom	W37	36.14	36.14	0.00	1.00
				W38	36.89	36.89	0.00	1.00
	R16	Residential	LKD	W39	36.89	36.89	0.00	1.00
				W40	36.89	36.89	0.00	1.00
				W41	36.89	36.89	0.00	1.00
				W42	36.90	36.90	0.00	1.00
	R17	Residential	Bedroom	W43	36.91	36.91	0.00	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
Eleventh	R18	Residential	Bedroom	W44	36.90	36.90	0.00	1.00
				W45	36.91	36.91	0.00	1.00
				W46	36.92	36.92	0.00	1.00
	R19	Residential	LKD	W47	36.92	36.92	0.00	1.00
				W48	36.65	36.65	0.00	1.00
				W49	36.87	36.87	0.00	1.00
				W50	36.95	36.95	0.00	1.00
				W51	36.99	36.99	0.00	1.00
	R1	Residential	LKD	W1	10.48	10.48	0.00	1.00
				W2	11.97	11.97	0.00	1.00
				W3	13.88	13.88	0.00	1.00
				W4	12.57	12.57	0.00	1.00
				W5	12.57	12.57	0.00	1.00
				W6	37.18	37.18	0.00	1.00
				W7	37.15	37.15	0.00	1.00
				W8	37.18	37.18	0.00	1.00
				W9	37.15	37.15	0.00	1.00
	R2	Residential	Bedroom	W10	37.18	37.18	0.00	1.00
				W11	37.16	37.16	0.00	1.00
	R3	Residential	Bedroom	W12	37.20	37.20	0.00	1.00
				W13	37.15	37.15	0.00	1.00
	R4	Residential	LKD	W14	37.20	37.20	0.00	1.00
				W15	37.16	37.16	0.00	1.00
	R5	Residential	Bedroom	W16	37.21	37.21	0.00	1.00
				W17	37.18	37.18	0.00	1.00
	R6	Residential	Bedroom	W18	37.23	37.23	0.00	1.00
				W19	37.18	37.18	0.00	1.00
	R7	Residential	LKD	W20	37.22	37.22	0.00	1.00
				W21	37.18	37.18	0.00	1.00
	R8	Residential	Bedroom	W22	37.23	37.23	0.00	1.00
				W23	37.19	37.19	0.00	1.00
	R9	Residential	Bedroom	W24	37.25	37.25	0.00	1.00
				W25	37.19	37.19	0.00	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
	R10	Residential	LKD	W26	37.24	37.24	0.00	1.00
				W27	37.25	37.25	0.00	1.00
	R11	Residential	Bedroom	W28	37.31	37.31	0.00	1.00
				W29	37.21	37.21	0.00	1.00
	R12	Residential	LKD	W30	37.22	37.22	0.00	1.00
				W31	37.21	37.21	0.00	1.00
	R13	Residential	Bedroom	W32	37.28	37.28	0.00	1.00
				W33	37.26	37.26	0.00	1.00
	R14	Residential	Bedroom	W34	37.28	37.28	0.00	1.00
				W35	37.27	37.27	0.00	1.00
	R15	Residential	Bedroom	W36	37.28	37.28	0.00	1.00
				W37	37.64	37.64	0.00	1.00
	R16	Residential	LKD	W38	37.65	37.65	0.00	1.00
				W39	37.64	37.64	0.00	1.00
				W40	37.64	37.64	0.00	1.00
				W41	37.64	37.64	0.00	1.00
	R17	Residential	Bedroom	W42	37.65	37.65	0.00	1.00
				W43	37.65	37.65	0.00	1.00
	R18	Residential	Bedroom	W44	37.65	37.65	0.00	1.00
				W45	37.66	37.66	0.00	1.00
	R19	Residential	LKD	W46	37.66	37.66	0.00	1.00
				W47	38.10	38.10	0.00	1.00
				W48	38.63	38.63	0.00	1.00
				W49	38.63	38.63	0.00	1.00
				W50	38.10	38.10	0.00	1.00
New Cross Central Apartments								
Ground	R1	Residential	LKD	W1	2.37	2.37	0.00	1.00
				W2	0.62	0.62	0.00	1.00
				W3	4.37	4.37	0.00	1.00
				W4	9.98	9.98	0.00	1.00
				W5	23.59	13.62	9.97	0.58
				W6	24.75	10.52	14.23	0.43
	R2	Residential	LKD	W7	22.22	2.55	19.67	0.11
				W8	25.38	5.81	19.57	0.23

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
First	R3	Residential	LKD	W9	7.33	0.20	7.13	0.03
				W10	22.67	3.92	18.75	0.17
				W11	25.10	8.11	16.99	0.32
				W12	7.85	1.44	6.41	0.18
				W13	29.85	16.50	13.35	0.55
				W14	24.49	24.45	0.04	1.00
				W15	23.51	23.47	0.04	1.00
				W16	22.93	22.89	0.04	1.00
	R2	Residential	Bedroom	W3	26.70	12.88	13.82	0.48
	R3	Residential	LKD	W4	27.51	10.75	16.76	0.39
				W17	0.00	0.00	0.00	1.00
	R4	Residential	Bedroom	W5	28.10	10.03	18.07	0.36
	R5	Residential	Bedroom	W6	28.61	9.70	18.91	0.34
Second	R6	Residential	LKD	W7	29.06	9.62	19.44	0.33
				W16	0.00	0.00	0.00	1.00
	R7	Residential	Bedroom	W8	29.41	9.68	19.73	0.33
	R8	Residential	Bedroom	W9	29.71	9.88	19.83	0.33
	R9	Residential	Bedroom	W10	29.96	10.22	19.74	0.34
	R10	Residential	Bedroom	W11	30.23	10.76	19.47	0.36
	R11	Residential	Bedroom	W12	30.50	11.70	18.80	0.38
	R12	Residential	Bedroom	W13	30.78	13.72	17.06	0.45
	R1	Residential	LKD	W1	10.62	10.62	0.00	1.00
				W2	12.94	12.94	0.00	1.00
				W3	27.45	18.68	8.77	0.68
	R2	Residential	Bedroom	W4	28.73	15.07	13.66	0.52
	R3	Residential	LKD	W5	29.26	13.60	15.66	0.46
				W20	0.00	0.00	0.00	1.00
	R4	Residential	Bedroom	W6	29.86	12.80	17.06	0.43

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
	R5	Residential	Bedroom	W7	30.29	12.56	17.73	0.41
	R6	Residential	LKD	W8	30.57	12.50	18.07	0.41
				W19	0.00	0.00	0.00	1.00
	R7	Residential	Bedroom	W9	30.89	12.58	18.31	0.41
	R8	Residential	Bedroom	W10	31.15	12.78	18.37	0.41
	R9	Residential	LKD	W11	31.35	13.11	18.24	0.42
				W18	0.00	0.00	0.00	1.00
	R10	Residential	Bedroom	W12	31.58	13.59	17.99	0.43
	R11	Residential	Bedroom	W13	31.80	14.50	17.30	0.46
	R12	Residential	Bedroom	W14	32.06	16.88	15.18	0.53
	R13	Residential	LKD	W15	32.28	20.29	11.99	0.63
				W16	31.23	31.19	0.04	1.00
				W17	31.00	30.96	0.04	1.00
Third	R1	Residential	LKD	W1	12.20	12.20	0.00	1.00
				W2	14.62	14.62	0.00	1.00
				W3	29.47	22.11	7.36	0.75
	R2	Residential	Bedroom	W4	30.60	18.83	11.77	0.62
	R3	Residential	LKD	W5	31.04	17.51	13.53	0.56
				W20	0.00	0.00	0.00	1.00
	R4	Residential	Bedroom	W6	31.52	16.82	14.70	0.53
	R5	Residential	Bedroom	W7	31.85	16.64	15.21	0.52
	R6	Residential	LKD	W8	32.07	16.60	15.47	0.52
				W19	0.00	0.00	0.00	1.00
	R7	Residential	Bedroom	W9	32.30	16.68	15.62	0.52
	R8	Residential	Bedroom	W10	32.50	16.86	15.64	0.52
	R9	Residential	LKD	W11	32.65	17.12	15.53	0.52
				W18	0.00	0.00	0.00	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
	R10	Residential	Bedroom	W12	32.82	17.48	15.34	0.53
	R11	Residential	Bedroom	W13	32.99	18.20	14.79	0.55
	R12	Residential	Bedroom	W14	33.20	20.20	13.00	0.61
	R13	Residential	LKD	W15	33.37	23.15	10.22	0.69
				W16	32.48	32.45	0.03	1.00
				W17	32.27	32.24	0.03	1.00
Fourth	R1	Residential	LKD	W1	14.00	14.00	0.00	1.00
				W2	16.53	16.53	0.00	1.00
				W3	31.55	26.38	5.17	0.84
	R2	Residential	Bedroom	W4	32.47	23.83	8.64	0.73
	R3	Residential	LKD	W5	32.80	22.86	9.94	0.70
				W20	0.00	0.00	0.00	1.00
	R4	Residential	Bedroom	W6	33.15	22.40	10.75	0.68
	R5	Residential	Bedroom	W7	33.39	22.32	11.07	0.67
	R6	Residential	LKD	W8	33.53	22.31	11.22	0.67
				W19	0.00	0.00	0.00	1.00
	R7	Residential	Bedroom	W9	33.69	22.39	11.30	0.66
	R8	Residential	Bedroom	W10	33.81	22.53	11.28	0.67
	R9	Residential	LKD	W11	33.91	22.70	11.21	0.67
				W18	0.00	0.00	0.00	1.00
	R10	Residential	Bedroom	W12	34.02	22.91	11.11	0.67
	R11	Residential	Bedroom	W13	34.14	23.35	10.79	0.68
	R12	Residential	Bedroom	W14	34.29	24.79	9.50	0.72
	R13	Residential	LKD	W15	34.41	27.02	7.39	0.79
				W16	33.65	33.62	0.03	1.00
				W17	33.49	33.47	0.02	1.00
Fifth	R1	Residential	LKD	W1	16.01	16.01	0.00	1.00
				W2	18.67	18.67	0.00	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
				W3	33.71	31.43	2.28	0.93
	R2	Residential	Bedroom	W4	34.32	30.07	4.25	0.88
	R3	Residential	LKD	W5	34.52	29.64	4.88	0.86
				W20	0.09	0.09	0.00	1.00
	R4	Residential	Bedroom	W6	34.71	29.54	5.17	0.85
	R5	Residential	Bedroom	W7	34.83	29.57	5.26	0.85
	R6	Residential	LKD	W8	34.90	29.60	5.30	0.85
				W19	0.21	0.21	0.00	1.00
	R7	Residential	Bedroom	W9	34.98	29.66	5.32	0.85
	R8	Residential	Bedroom	W10	35.05	29.75	5.30	0.85
	R9	Residential	LKD	W11	35.10	29.81	5.29	0.85
				W18	0.01	0.01	0.00	1.00
	R10	Residential	Bedroom	W12	35.16	29.84	5.32	0.85
	R11	Residential	Bedroom	W13	35.24	29.94	5.30	0.85
	R12	Residential	Bedroom	W14	35.33	30.65	4.68	0.87
	R13	Residential	LKD	W15	35.41	31.90	3.51	0.90
				W16	34.75	34.74	0.01	1.00
				W17	34.64	34.63	0.01	1.00
Sixth	R1	Residential	LKD	W1	18.29	18.29	0.00	1.00
				W2	21.04	21.04	0.00	1.00
				W3	35.68	35.65	0.03	1.00
	R2	Residential	Bedroom	W4	35.91	35.53	0.38	0.99
	R3	Residential	LKD	W5	35.98	35.51	0.47	0.99
				W20	6.40	6.40	0.00	1.00
	R4	Residential	Bedroom	W6	36.06	35.59	0.47	0.99
	R5	Residential	Bedroom	W7	36.10	35.63	0.47	0.99
	R6	Residential	LKD	W8	36.12	35.65	0.47	0.99

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
				W19	1.88	1.88	0.00	1.00
	R7	Residential	Bedroom	W9	36.14	35.67	0.47	0.99
	R8	Residential	Bedroom	W10	36.16	35.69	0.47	0.99
	R9	Residential	LKD	W11	36.18	35.69	0.49	0.99
				W18	0.22	0.22	0.00	1.00
	R10	Residential	Bedroom	W12	36.21	35.70	0.51	0.99
	R11	Residential	Bedroom	W13	36.25	35.71	0.54	0.99
	R12	Residential	Bedroom	W14	36.31	35.76	0.55	0.98
	R13	Residential	LKD	W15	36.34	36.02	0.32	0.99
				W16	35.68	35.68	0.00	1.00
				W17	35.62	35.62	0.00	1.00
Seventh	R1	Residential	LKD	W1	37.08	37.08	0.00	1.00
				W16	35.04	35.04	0.00	1.00
	R2	Residential	Bedroom	W2	37.10	37.10	0.00	1.00
	R3	Residential	Bedroom	W3	37.13	37.13	0.00	1.00
	R4	Residential	LKD	W4	37.14	37.14	0.00	1.00
				W15	6.33	6.33	0.00	1.00
	R5	Residential	Bedroom	W5	37.15	37.15	0.00	1.00
	R6	Residential	Bedroom	W6	37.16	37.16	0.00	1.00
	R7	Residential	LKD	W7	37.17	37.17	0.00	1.00
				W14	1.27	1.27	0.00	1.00
	R8	Residential	Bedroom	W8	37.17	37.17	0.00	1.00
	R9	Residential	Bedroom	W9	37.19	37.19	0.00	1.00
	R10	Residential	Bedroom	W10	37.21	37.21	0.00	1.00
	R11	Residential	LKD	W11	37.21	37.21	0.00	1.00
				W12	36.54	36.54	0.00	1.00
				W13	36.53	36.53	0.00	1.00

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC NDF	VSC Lost	Pr/Ex
Eighth	R1	Residential	LKD	W1	38.06	38.06	0.00	1.00
				W12	36.24	36.24	0.00	1.00
	R2	Residential	Bedroom	W2	38.06	38.06	0.00	1.00
	R3	Residential	Bedroom	W3	38.06	38.06	0.00	1.00
	R4	Residential	LKD	W4	38.04	38.04	0.00	1.00
				W11	31.89	31.89	0.00	1.00
	R5	Residential	Bedroom	W5	38.03	38.03	0.00	1.00
	R6	Residential	Bedroom	W6	38.01	38.01	0.00	1.00
	R7	Residential	Bedroom	W7	38.00	38.00	0.00	1.00
	R8	Residential	LKD	W8	37.98	37.98	0.00	1.00
				W9	37.32	37.32	0.00	1.00
				W10	37.34	37.34	0.00	1.00

Appendix 7: Baseline vs NDF Massing - No Sky Line Contour Plots & Tabulated Results

Project Name: Cross Keys, Manchester
Project No.: 2155
Report Title: Daylight Distribution - Neighbour Analysis
Baseline vs NDF Massing

Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 NDF	Area Lost m2	Area Lost ft2	NDF/Ex
32 Mason Street											
Ground	R2	Bedroom	8.63	92.85	8.60	92.56	1.00	8.60	0.00	0.00	1.00
	R3	Bedroom	8.76	94.29	8.73	94.00	1.00	8.73	0.00	0.00	1.00
First	R2	Bedroom	10.91	117.49	10.90	117.34	1.00	10.90	0.00	0.00	1.00
	R3	LKD	21.51	231.51	21.50	231.45	1.00	21.50	0.00	0.05	1.00
Second	R2	Bedroom	10.91	117.46	10.90	117.31	1.00	10.90	0.00	0.00	1.00
	R3	LKD	21.49	231.30	21.48	231.25	1.00	21.48	0.00	0.00	1.00
Third	R2	Bedroom	10.90	117.32	10.89	117.19	1.00	10.89	0.00	0.00	1.00
	R3	LKD	21.59	232.40	21.59	232.37	1.00	21.59	0.00	0.00	1.00
34 Mason Street											
Basement	R1	LKD	10.83	116.62	0.00	0.00	0.00	0.00	0.00	0.00	1.00
	R2	Bedroom	10.90	117.27	0.00	0.00	0.00	0.00	0.00	0.00	1.00
	R3	LKD	17.69	190.43	0.00	0.00	0.00	0.00	0.00	0.00	1.00
Ground	R1	LKD	10.70	115.19	9.44	101.66	0.88	9.44	0.00	0.00	1.00
	R2	Bedroom	7.62	81.99	5.67	61.08	0.75	5.67	0.00	0.00	1.00
	R3	Bedroom	7.77	83.60	7.02	75.60	0.90	7.02	0.00	0.00	1.00
	R4	LKD	19.09	205.47	18.27	196.66	0.96	18.26	0.01	0.07	1.00
First	R1	LKD	16.01	172.36	15.27	164.42	0.95	15.27	0.00	0.00	1.00
	R2	Bedroom	8.19	88.17	8.08	87.01	0.99	8.08	0.00	0.00	1.00
	R3	Bedroom	8.36	90.04	7.39	79.58	0.88	7.39	0.00	0.00	1.00
	R4	LKD	19.40	208.82	19.28	207.49	0.99	19.27	0.01	0.12	1.00
Second	R1	LKD	19.41	208.90	18.65	200.76	0.96	18.65	0.00	0.00	1.00
	R2	Bedroom	7.66	82.44	7.46	80.35	0.97	7.46	0.00	0.00	1.00
	R3	Bedroom	7.72	83.12	7.72	83.12	1.00	7.72	0.00	0.00	1.00
	R4	LKD	20.75	223.35	20.73	223.12	1.00	20.73	0.00	0.00	1.00
Third	R3	Bedroom	16.35	175.96	15.94	171.62	0.98	15.94	0.00	0.00	1.00
36 Mason Street											
Ground	R1	Unknown	18.76	201.90	15.04	161.86	0.80	15.04	0.00	0.00	1.00
	R2	Unknown	18.02	194.00	13.82	148.74	0.77	13.76	0.06	0.65	1.00
First	R1	Unknown	18.76	201.90	15.08	162.34	0.80	15.08	0.00	0.00	1.00
	R2	Unknown	15.94	171.53	11.96	128.75	0.75	11.96	0.00	0.00	1.00
	R3	Unknown	18.02	194.00	13.95	150.14	0.77	13.92	0.03	0.29	1.00
38 Mason Street											
Ground	R1	LKD	32.62	351.09	27.01	290.72	0.83	26.99	0.02	0.22	1.00
First	R1	LKD	46.99	505.78	46.56	501.18	0.99	46.25	0.32	3.40	0.99
Second	R2	LKD	37.95	408.52	36.75	395.57	0.97	36.65	0.10	1.09	1.00
2-4 Goulden Street											
Ground	R3	Bedroom	24.89	267.91	17.43	187.60	0.70	17.43	0.00	0.00	1.00
	R4	Bedroom	24.91	268.12	14.31	154.01	0.57	14.31	0.00	0.00	1.00
	R6	Bedroom	10.32	111.06	8.95	96.34	0.87	8.94	0.01	0.11	1.00
	R8	Bedroom	10.56	113.62	9.14	98.43	0.87	9.14	0.00	0.04	1.00
	R10	Bedroom	14.33	154.27	11.98	128.99	0.84	11.98	0.00	0.05	1.00
First	R1	LKD	29.59	318.56	29.53	317.86	1.00	28.63	0.90	9.74	0.97
	R2	Bedroom	11.53	124.08	11.34	122.03	0.98	5.02	6.32	68.01	0.44
	R3	LKD	26.49	285.17	25.71	276.72	0.97	11.10	14.61	157.26	0.43
	R4	Bedroom	9.96	107.18	9.79	105.33	0.98	6.25	3.53	38.04	0.64
	R5	Bedroom	8.67	93.35	8.65	93.09	1.00	8.65	0.00	0.02	1.00
	R6	LKD	32.33	348.04	30.22	325.23	0.93	30.22	0.00	0.00	1.00
	R8	LKD	27.49	295.95	23.08	248.47	0.84	23.08	0.00	0.00	1.00
	R9	Bedroom	10.16	109.33	8.30	89.35	0.82	8.30	0.00	0.00	1.00
	R10	Bedroom	12.99	139.85	9.35	100.63	0.72	9.35	0.00	0.00	1.00
	R11	Bedroom	10.19	109.73	6.77	72.89	0.66	6.77	0.00	0.00	1.00
Second	R1	Bedroom	7.78	83.73	7.73	83.20	0.99	7.37	0.36	3.91	0.95
	R2	LKD	21.50	231.46	21.40	230.36	1.00	14.99	6.41	68.96	0.70
	R3	Bedroom	11.53	124.08	11.34	122.03	0.98	6.32	5.01	53.97	0.56
	R4	LKD	26.49	285.17	25.73	276.99	0.97	12.81	12.92	139.09	0.50
	R5	Bedroom	9.96	107.18	9.79	105.33	0.98	6.80	2.99	32.16	0.69
	R6	Bedroom	8.67	93.35	8.65	93.09	1.00	8.65	0.00	0.00	1.00
	R7	LKD	35.29	379.89	33.90	364.86	0.96	33.72	0.17	1.87	0.99
	R9	LKD	28.99	312.05	28.17	303.25	0.97	28.17	0.00	0.00	1.00
	R10	Bedroom	11.13	119.79	9.99	107.55	0.90	9.99	0.00	0.00	1.00

Project Name: Cross Keys, Manchester Project No.: 2155 Report Title: Daylight Distribution - Neighbour Analysis Baseline vs NDF Massing											
Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 NDF	Area Lost m2	Area Lost ft2	NDF/Ex
Third	R11	Bedroom	16.10	173.28	10.52	113.28	0.65	10.52	0.00	0.00	1.00
	R12	Bedroom	10.88	117.06	10.72	115.37	0.99	10.72	0.00	0.00	1.00
	R1	Bedroom	7.78	83.73	7.73	83.20	0.99	7.73	0.00	0.00	1.00
	R2	LKD	21.50	231.46	21.40	230.36	1.00	20.36	1.04	11.21	0.95
	R3	Bedroom	11.53	124.08	11.34	122.03	0.98	9.98	1.36	14.66	0.88
	R4	LKD	26.49	285.17	25.98	279.60	0.98	18.59	7.38	79.45	0.72
	R5	Bedroom	9.96	107.18	9.79	105.33	0.98	8.37	1.42	15.26	0.86
	R6	Bedroom	8.67	93.35	8.65	93.09	1.00	8.65	0.00	0.00	1.00
	R7	LKD	35.29	379.89	34.95	376.22	0.99	34.95	0.00	0.00	1.00
	R9	LKD	28.99	312.05	28.85	310.51	1.00	28.85	0.00	0.00	1.00
	R10	Bedroom	11.13	119.79	10.79	116.09	0.97	10.79	0.00	0.00	1.00
	R11	Bedroom	16.10	173.28	10.63	114.45	0.66	10.63	0.00	0.00	1.00
Fourth	R12	Bedroom	10.88	117.06	10.72	115.39	0.99	10.72	0.00	0.00	1.00
	R1	Bedroom	7.78	83.73	7.73	83.21	0.99	7.73	0.00	0.00	1.00
	R2	LKD	21.50	231.46	21.40	230.36	1.00	21.40	0.00	0.00	1.00
	R3	Bedroom	11.53	124.08	11.34	122.03	0.98	11.34	0.00	0.00	1.00
	R4	LKD	26.49	285.17	26.10	280.91	0.99	26.10	0.00	0.00	1.00
	R5	Bedroom	9.96	107.18	9.79	105.33	0.98	9.79	0.00	0.00	1.00
	R6	Bedroom	8.67	93.35	8.65	93.09	1.00	8.65	0.00	0.00	1.00
	R7	LKD	35.29	379.89	35.22	379.06	1.00	35.22	0.00	0.00	1.00
	R9	LKD	28.99	312.05	28.88	310.87	1.00	28.88	0.00	0.00	1.00
	R10	Bedroom	11.13	119.79	10.96	117.97	0.98	10.96	0.00	0.00	1.00
	R11	Bedroom	16.10	173.28	10.64	114.53	0.66	10.64	0.00	0.00	1.00
	R12	Bedroom	10.88	117.06	10.72	115.42	0.99	10.72	0.00	0.00	1.00
Fifth	R1	Bedroom	7.78	83.73	7.73	83.21	0.99	7.73	0.00	0.00	1.00
	R2	LKD	21.50	231.46	21.40	230.36	1.00	21.40	0.00	0.00	1.00
	R3	Bedroom	11.53	124.08	11.34	122.03	0.98	11.34	0.00	0.00	1.00
	R4	LKD	26.49	285.17	26.10	280.91	0.99	26.10	0.00	0.00	1.00
	R5	Bedroom	9.96	107.18	9.79	105.34	0.98	9.79	0.00	0.00	1.00
	R6	Bedroom	8.67	93.35	8.65	93.09	1.00	8.65	0.00	0.00	1.00
	R7	LKD	35.29	379.89	35.23	379.17	1.00	35.23	0.00	0.00	1.00
	R9	LKD	28.99	312.05	28.89	311.01	1.00	28.89	0.00	0.00	1.00
	R10	Bedroom	11.13	119.79	10.97	118.03	0.99	10.97	0.00	0.00	1.00
	R11	Bedroom	16.10	173.28	10.69	115.11	0.66	10.69	0.00	0.00	1.00
	R12	Bedroom	10.88	117.06	10.74	115.64	0.99	10.74	0.00	0.00	1.00
Sixth	R1	Bedroom	7.78	83.73	7.73	83.21	0.99	7.73	0.00	0.00	1.00
	R2	LKD	21.50	231.46	21.40	230.36	1.00	21.40	0.00	0.00	1.00
	R3	Bedroom	11.53	124.08	11.34	122.03	0.98	11.34	0.00	0.00	1.00
	R4	LKD	26.49	285.17	26.10	280.93	0.99	26.10	0.00	0.00	1.00
	R5	Bedroom	9.96	107.18	9.79	105.34	0.98	9.79	0.00	0.00	1.00
	R6	Bedroom	8.67	93.35	8.65	93.09	1.00	8.65	0.00	0.00	1.00
	R7	LKD	28.99	312.05	28.89	311.01	1.00	28.89	0.00	0.00	1.00
	R8	Bedroom	11.13	119.79	10.97	118.08	0.99	10.97	0.00	0.00	1.00
	R9	Bedroom	16.10	173.28	10.92	117.56	0.68	10.92	0.00	0.00	1.00
	R10	Bedroom	10.88	117.06	10.74	115.63	0.99	10.74	0.00	0.00	1.00
Seventh	R1	LKD	21.50	231.46	19.50	209.90	0.91	19.50	0.00	0.00	1.00
	R2	LKD	26.49	285.17	25.12	270.43	0.95	25.12	0.00	0.00	1.00
	R3	Bedroom	8.67	93.35	7.57	81.43	0.87	7.57	0.00	0.00	1.00
Mezzanine	R1	Bedroom	12.82	138.03	11.40	122.72	0.89	5.57	5.84	62.82	0.49
	R3	Bedroom	19.08	205.41	10.53	113.33	0.55	10.53	0.00	0.00	1.00
	R4	Bedroom	19.08	205.42	5.88	63.31	0.31	5.88	0.00	0.00	1.00
	R6	Bedroom	18.83	202.67	10.86	116.88	0.58	6.37	4.49	48.35	0.59
	R8	Bedroom	20.10	216.36	0.00	0.00	0.00	0.00	0.00	0.00	1.00
	R10	Bedroom	25.06	269.74	17.98	193.55	0.72	17.89	0.10	1.03	0.99
Broadside Apartments											
Ground	R1	Bedroom	13.74	147.89	7.37	79.34	0.54	7.37	0.00	0.00	1.00
	R3	Bedroom	13.43	144.56	9.17	98.76	0.68	9.15	0.03	0.30	1.00
	R4	LKD	28.79	309.89	8.62	92.84	0.30	6.46	2.16	23.26	0.75
	R5	Bedroom	13.46	144.84	12.06	129.79	0.90	3.56	8.50	91.45	0.30
	R7	Bedroom	13.83	148.82	7.51	80.84	0.54	7.41	0.10	1.13	0.99
First	R1	Bedroom	14.23	153.19	7.61	81.96	0.54	7.61	0.00	0.00	1.00

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Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 NDF	Area Lost m2	Area Lost ft2	NDF/Ex
	R2	Bedroom	13.20	142.05	9.13	98.32	0.69	9.13	0.00	0.00	1.00
	R3	LKD	23.71	255.22	15.41	165.92	0.65	15.34	0.08	0.83	1.00
	R4	Bedroom	12.78	137.56	8.45	91.01	0.66	8.45	0.00	0.00	1.00
	R5	LKD	30.79	331.43	30.16	324.69	0.98	29.84	0.32	3.45	0.99
	R6	Bedroom	11.73	126.31	3.01	32.38	0.26	3.01	0.00	0.00	1.00
	R7	LKD	26.98	290.45	7.06	76.01	0.26	5.54	1.52	16.38	0.78
	R8	LKD	30.86	332.20	30.82	331.70	1.00	29.37	1.44	15.51	0.95
	R9	Bedroom	12.75	137.21	12.39	133.39	0.97	5.26	7.14	76.81	0.42
	R10	LKD	24.18	260.22	23.79	256.04	0.98	1.67	22.12	238.05	0.07
	R11	Bedroom	13.17	141.71	12.15	130.79	0.92	4.08	8.07	86.90	0.34
	R12	Bedroom	14.15	152.32	7.83	84.33	0.55	7.79	0.04	0.47	0.99
Second	R1	Bedroom	14.23	153.19	7.68	82.71	0.54	7.68	0.00	0.00	1.00
	R2	Bedroom	13.20	142.05	9.47	101.89	0.72	9.47	0.00	0.00	1.00
	R3	LKD	23.71	255.22	15.90	171.16	0.67	15.86	0.04	0.43	1.00
	R4	Bedroom	12.78	137.56	9.01	96.97	0.70	9.01	0.00	0.00	1.00
	R5	LKD	30.79	331.43	30.25	325.60	0.98	30.18	0.07	0.79	1.00
	R6	Bedroom	11.73	126.31	3.82	41.12	0.33	3.82	0.00	0.00	1.00
	R7	LKD	26.98	290.45	8.05	86.60	0.30	7.63	0.42	4.50	0.95
	R8	LKD	30.86	332.20	30.82	331.70	1.00	29.77	1.05	11.28	0.97
	R9	Bedroom	12.75	137.21	12.44	133.92	0.98	6.05	6.39	68.80	0.49
	R10	LKD	24.18	260.22	23.91	257.36	0.99	2.96	20.95	225.52	0.12
	R11	Bedroom	13.17	141.71	12.54	134.94	0.95	4.78	7.75	83.46	0.38
	R12	Bedroom	14.15	152.32	8.13	87.49	0.57	8.11	0.02	0.20	1.00
Third	R1	Bedroom	14.23	153.19	7.79	83.83	0.55	7.79	0.00	0.00	1.00
	R2	Bedroom	13.20	142.05	10.03	107.92	0.76	10.03	0.00	0.00	1.00
	R3	LKD	23.71	255.22	16.62	178.91	0.70	16.61	0.01	0.08	1.00
	R4	Bedroom	12.78	137.56	9.72	104.62	0.76	9.72	0.00	0.00	1.00
	R5	LKD	30.79	331.43	30.37	326.91	0.99	30.37	0.00	0.00	1.00
	R6	Bedroom	11.73	126.31	5.07	54.54	0.43	5.07	0.00	0.00	1.00
	R7	LKD	26.98	290.45	9.47	101.95	0.35	9.43	0.04	0.40	1.00
	R8	LKD	30.86	332.20	30.82	331.70	1.00	30.19	0.62	6.68	0.98
	R9	Bedroom	12.75	137.21	12.49	134.39	0.98	7.08	5.40	58.16	0.57
	R10	LKD	24.18	260.22	23.92	257.49	0.99	4.67	19.25	207.24	0.20
	R11	Bedroom	13.17	141.71	12.58	135.40	0.96	5.76	6.82	73.38	0.46
	R12	Bedroom	14.15	152.32	8.51	91.58	0.60	8.49	0.02	0.20	1.00
Fourth	R1	Bedroom	14.23	153.19	8.00	86.12	0.56	8.00	0.00	0.00	1.00
	R2	Bedroom	13.20	142.05	10.97	118.06	0.83	10.97	0.00	0.00	1.00
	R3	LKD	23.71	255.22	17.75	191.05	0.75	17.75	0.00	0.01	1.00
	R4	Bedroom	12.78	137.56	10.64	114.49	0.83	10.64	0.00	0.00	1.00
	R5	LKD	30.79	331.43	30.50	328.35	0.99	30.50	0.00	0.00	1.00
	R6	Bedroom	11.73	126.31	6.82	73.46	0.58	6.82	0.00	0.00	1.00
	R7	LKD	26.98	290.45	11.52	124.00	0.43	11.52	0.00	0.02	1.00
	R8	LKD	30.86	332.20	30.82	331.70	1.00	30.64	0.18	1.92	0.99
	R9	Bedroom	12.75	137.21	12.49	134.40	0.98	8.79	3.69	39.77	0.70
	R10	LKD	24.18	260.22	23.94	257.70	0.99	7.90	16.04	172.70	0.33
	R11	Bedroom	13.17	141.71	12.58	135.43	0.96	7.88	4.70	50.59	0.63
	R12	Bedroom	14.15	152.32	8.99	96.82	0.64	8.99	0.00	0.00	1.00
Fifth	R1	Bedroom	14.23	153.19	8.51	91.57	0.60	8.51	0.00	0.00	1.00
	R2	Bedroom	13.20	142.05	12.26	131.98	0.93	12.26	0.00	0.00	1.00
	R3	LKD	23.71	255.22	22.56	242.79	0.95	22.56	0.00	0.00	1.00
	R4	Bedroom	12.78	137.56	11.72	126.15	0.92	11.72	0.00	0.00	1.00
	R5	LKD	30.79	331.43	30.70	330.43	1.00	30.70	0.00	0.00	1.00
	R6	Bedroom	11.73	126.31	8.72	93.88	0.74	8.72	0.00	0.00	1.00
	R7	LKD	26.98	290.45	14.57	156.84	0.54	14.57	0.00	0.01	1.00
	R8	LKD	30.86	332.20	30.82	331.70	1.00	30.79	0.02	0.26	1.00
	R9	Bedroom	12.75	137.21	12.49	134.40	0.98	12.04	0.45	4.83	0.96
	R10	LKD	24.18	260.22	23.96	257.86	0.99	17.51	6.44	69.36	0.73
	R11	Bedroom	13.17	141.71	12.58	135.43	0.96	12.41	0.17	1.85	0.99
	R12	Bedroom	14.15	152.32	9.32	100.33	0.66	9.32	0.00	0.00	1.00
Sixth	R8	LKD	30.87	332.31	30.83	331.84	1.00	30.83	0.00	0.00	1.00
	R9	Bedroom	12.75	137.24	12.49	134.42	0.98	12.49	0.00	0.00	1.00

Project Name: Cross Keys, Manchester Project No.: 2155 Report Title: Daylight Distribution - Neighbour Analysis Baseline vs NDF Massing											
Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 NDF	Area Lost m2	Area Lost ft2	NDF/Ex
	R10	LKD	24.19	260.37	23.99	258.22	0.99	23.99	0.00	0.00	1.00
	R11	Bedroom	13.09	140.94	12.51	134.69	0.96	12.51	0.00	0.00	1.00
	R12	Bedroom	14.15	152.34	9.35	100.65	0.66	9.35	0.00	0.00	1.00
Seventh	R1	LKD	30.87	332.31	30.83	331.83	1.00	30.83	0.00	0.00	1.00
	R2	Bedroom	12.75	137.24	12.49	134.43	0.98	12.49	0.00	0.00	1.00
	R3	LKD	24.19	260.37	24.07	259.13	1.00	24.07	0.00	0.00	1.00
	R4	Bedroom	13.09	140.94	12.51	134.69	0.96	12.51	0.00	0.00	1.00
	R5	Bedroom	14.15	152.34	9.43	101.47	0.67	9.43	0.00	0.00	1.00
Poplin Apartments											
Ground	R1	Bedroom	14.12	151.98	1.15	12.41	0.08	0.54	0.62	6.63	0.47
	R2	LKD	24.52	263.89	1.81	19.49	0.07	0.83	0.98	10.59	0.46
	R3	Bedroom	13.64	146.79	2.07	22.34	0.15	1.07	1.01	10.85	0.51
	R4	LKD	27.81	299.29	3.73	40.17	0.13	1.88	1.85	19.88	0.51
	R5	Bedroom	12.35	132.91	3.32	35.76	0.27	1.34	1.99	21.37	0.40
	R6	Bedroom	12.82	138.01	9.87	106.29	0.77	6.92	2.96	31.82	0.70
	R7	LKD	23.04	248.02	22.66	243.89	0.98	20.50	2.16	23.22	0.90
	R8	Bedroom	11.14	119.89	3.28	35.31	0.29	3.19	0.09	0.98	0.97
	R9	Bedroom	11.04	118.88	3.61	38.88	0.33	3.61	0.00	0.00	1.00
	R10	LKD	20.50	220.62	18.89	203.37	0.92	18.89	0.00	0.00	1.00
First	R1	LKD	25.13	270.50	21.09	227.03	0.84	21.09	0.00	0.00	1.00
	R2	Bedroom	10.12	108.93	2.63	28.29	0.26	2.63	0.00	0.00	1.00
	R3	Bedroom	15.32	164.90	2.17	23.40	0.14	2.17	0.00	0.00	1.00
	R4	LKD	29.06	312.83	2.02	21.74	0.07	2.02	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	1.69	18.24	0.13	1.69	0.00	0.00	1.00
	R6	Bedroom	13.57	146.08	1.64	17.60	0.12	1.64	0.00	0.01	1.00
	R7	LKD	28.96	311.75	1.87	20.15	0.06	1.86	0.01	0.12	0.99
	R8	Bedroom	15.17	163.28	1.89	20.34	0.12	1.88	0.01	0.15	0.99
	R9	Bedroom	14.81	159.36	2.16	23.25	0.15	2.12	0.04	0.44	0.98
	R10	LKD	25.61	275.67	2.58	27.80	0.10	2.48	0.11	1.14	0.96
	R11	Bedroom	14.77	159.00	3.30	35.47	0.22	2.95	0.35	3.74	0.89
	R12	LKD	25.45	273.92	4.22	45.46	0.17	3.55	0.68	7.27	0.84
	R13	Bedroom	10.96	117.97	6.07	65.35	0.55	5.21	0.86	9.28	0.86
	R14	LKD	27.99	301.30	27.17	292.47	0.97	21.29	5.88	63.33	0.78
	R15	Bedroom	10.83	116.53	5.80	62.42	0.54	3.94	1.86	20.07	0.68
	R16	Bedroom	11.67	125.63	4.46	48.00	0.38	3.36	1.10	11.88	0.75
	R17	LKD	28.89	310.92	4.90	52.78	0.17	4.42	0.49	5.26	0.90
	R18	Bedroom	10.44	112.35	1.50	16.15	0.14	1.49	0.01	0.13	0.99
	R19	Bedroom	12.25	131.89	7.94	85.48	0.65	7.94	0.00	0.00	1.00
	R20	LKD	22.86	246.05	22.49	242.11	0.98	22.49	0.00	0.00	1.00
Second	R1	LKD	21.10	227.11	20.88	224.72	0.99	20.88	0.00	0.00	1.00
	R2	Bedroom	10.81	116.36	3.32	35.71	0.31	3.32	0.00	0.00	1.00
	R3	Bedroom	15.32	164.90	2.88	30.99	0.19	2.88	0.00	0.00	1.00
	R4	LKD	29.06	312.83	2.81	30.21	0.10	2.81	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	2.52	27.09	0.19	2.52	0.00	0.00	1.00
	R6	Bedroom	13.57	146.08	2.51	26.98	0.18	2.51	0.00	0.00	1.00
	R7	LKD	28.96	311.75	2.65	28.52	0.09	2.65	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	2.61	28.07	0.17	2.61	0.00	0.01	1.00
	R9	Bedroom	14.81	159.36	2.80	30.17	0.19	2.80	0.00	0.01	1.00
	R10	LKD	25.61	275.67	3.17	34.07	0.12	3.16	0.00	0.03	1.00
	R11	Bedroom	14.77	159.00	3.78	40.69	0.26	3.77	0.01	0.11	1.00
	R12	LKD	25.45	273.92	4.71	50.73	0.19	4.66	0.05	0.53	0.99
	R13	Bedroom	10.96	117.97	6.84	73.62	0.62	6.80	0.04	0.45	0.99
	R14	LKD	27.99	301.30	27.52	296.21	0.98	25.54	1.98	21.28	0.93
	R15	Bedroom	10.83	116.53	5.97	64.23	0.55	5.54	0.43	4.58	0.93
	R16	Bedroom	11.67	125.63	4.59	49.38	0.39	4.42	0.17	1.80	0.96
	R17	LKD	28.89	310.92	5.06	54.42	0.18	5.04	0.02	0.22	1.00
	R18	Bedroom	10.44	112.35	2.17	23.31	0.21	2.16	0.00	0.01	1.00
	R19	Bedroom	12.25	131.89	8.50	91.52	0.69	8.50	0.00	0.00	1.00
	R20	LKD	22.86	246.05	22.66	243.88	0.99	22.66	0.00	0.00	1.00
Third	R1	LKD	21.10	227.11	20.91	225.11	0.99	20.91	0.00	0.00	1.00
	R2	Bedroom	10.81	116.36	3.59	38.66	0.33	3.59	0.00	0.00	1.00

Project Name: Cross Keys, Manchester
Project No.: 2155
Report Title: Daylight Distribution - Neighbour Analysis
Baseline vs NDF Massing

Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 NDF	Area Lost m2	Area Lost ft2	NDF/Ex
	R3	Bedroom	15.32	164.90	3.19	34.29	0.21	3.19	0.00	0.00	1.00
	R4	LKD	29.06	312.83	3.15	33.90	0.11	3.15	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	2.87	30.94	0.21	2.87	0.00	0.00	1.00
	R6	Bedroom	13.57	146.08	2.83	30.50	0.21	2.83	0.00	0.00	1.00
	R7	LKD	28.96	311.75	2.96	31.84	0.10	2.96	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	2.94	31.61	0.19	2.94	0.00	0.00	1.00
	R9	Bedroom	14.81	159.36	3.10	33.35	0.21	3.10	0.00	0.01	1.00
	R10	LKD	25.61	275.67	3.44	37.02	0.13	3.44	0.00	0.02	1.00
	R11	Bedroom	14.77	159.00	3.98	42.79	0.27	3.97	0.00	0.02	1.00
	R12	LKD	25.45	273.92	4.86	52.31	0.19	4.84	0.02	0.18	1.00
	R13	Bedroom	10.96	117.97	6.94	74.72	0.63	6.94	0.00	0.00	1.00
	R14	LKD	27.99	301.30	27.60	297.11	0.99	26.38	1.22	13.19	0.96
	R15	Bedroom	10.83	116.53	6.19	66.64	0.57	6.18	0.01	0.11	1.00
	R16	Bedroom	11.67	125.63	4.77	51.34	0.41	4.71	0.06	0.61	0.99
	R17	LKD	28.89	310.92	5.26	56.66	0.18	5.25	0.01	0.10	1.00
	R18	Bedroom	10.44	112.35	2.74	29.53	0.26	2.74	0.00	0.01	1.00
	R19	Bedroom	12.25	131.89	8.73	93.98	0.71	8.73	0.00	0.00	1.00
	R20	LKD	22.86	246.05	22.70	244.38	0.99	22.70	0.00	0.00	1.00
Fourth	R1	LKD	21.10	227.11	20.98	225.82	0.99	20.98	0.00	0.00	1.00
	R2	Bedroom	10.81	116.36	5.11	54.98	0.47	5.11	0.00	0.00	1.00
	R3	Bedroom	15.32	164.90	4.92	52.99	0.32	4.92	0.00	0.00	1.00
	R4	LKD	29.06	312.83	5.08	54.71	0.17	5.08	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	4.77	51.35	0.36	4.77	0.00	0.00	1.00
	R6	Bedroom	13.57	146.08	4.67	50.30	0.34	4.67	0.00	0.00	1.00
	R7	LKD	28.96	311.75	4.82	51.90	0.17	4.82	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	4.79	51.60	0.32	4.79	0.00	0.00	1.00
	R9	Bedroom	14.81	159.36	4.92	52.95	0.33	4.92	0.00	0.00	1.00
	R10	LKD	25.61	275.67	5.14	55.28	0.20	5.14	0.00	0.00	1.00
	R11	Bedroom	14.77	159.00	5.29	56.98	0.36	5.29	0.00	0.00	1.00
	R12	LKD	25.45	273.92	5.91	63.65	0.23	5.91	0.00	0.00	1.00
	R13	Bedroom	10.96	117.97	7.71	82.95	0.70	7.71	0.00	0.00	1.00
	R14	LKD	27.99	301.30	27.62	297.26	0.99	27.59	0.02	0.25	1.00
	R15	Bedroom	10.83	116.53	8.35	89.90	0.77	8.35	0.00	0.00	1.00
	R16	Bedroom	11.67	125.63	7.24	77.96	0.62	7.24	0.00	0.00	1.00
	R17	LKD	28.89	310.92	7.92	85.28	0.27	7.92	0.00	0.00	1.00
	R18	Bedroom	10.44	112.35	5.69	61.29	0.55	5.69	0.00	0.00	1.00
	R19	Bedroom	12.25	131.89	10.23	110.07	0.83	10.23	0.00	0.00	1.00
	R20	LKD	22.86	246.05	22.76	244.96	1.00	22.76	0.00	0.00	1.00
Fifth	R1	LKD	21.10	227.11	20.98	225.81	0.99	20.98	0.00	0.00	1.00
	R2	Bedroom	10.81	116.36	6.09	65.51	0.56	6.09	0.00	0.00	1.00
	R3	Bedroom	15.32	164.90	6.16	66.32	0.40	6.16	0.00	0.00	1.00
	R4	LKD	29.06	312.83	6.48	69.71	0.22	6.48	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	6.15	66.21	0.46	6.15	0.00	0.00	1.00
	R6	Bedroom	13.57	146.08	5.92	63.77	0.44	5.92	0.00	0.00	1.00
	R7	LKD	28.96	311.75	6.26	67.39	0.22	6.26	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	6.19	66.59	0.41	6.19	0.00	0.00	1.00
	R9	Bedroom	14.81	159.36	6.35	68.34	0.43	6.35	0.00	0.00	1.00
	R10	LKD	25.61	275.67	6.66	71.70	0.26	6.66	0.00	0.00	1.00
	R11	Bedroom	14.77	159.00	6.56	70.63	0.44	6.56	0.00	0.00	1.00
	R12	LKD	25.45	273.92	6.92	74.51	0.27	6.92	0.00	0.00	1.00
	R13	Bedroom	10.96	117.97	8.45	90.95	0.77	8.45	0.00	0.00	1.00
	R14	LKD	27.99	301.30	27.63	297.43	0.99	27.63	0.00	0.02	1.00
	R15	Bedroom	10.83	116.53	9.68	104.20	0.89	9.68	0.00	0.00	1.00
	R16	Bedroom	11.67	125.63	11.44	123.17	0.98	11.44	0.00	0.00	1.00
	R17	LKD	28.89	310.92	13.87	149.25	0.48	13.87	0.00	0.00	1.00
	R18	Bedroom	10.44	112.35	9.19	98.93	0.88	9.19	0.00	0.00	1.00
	R19	Bedroom	12.25	131.89	12.14	130.62	0.99	12.14	0.00	0.00	1.00
	R20	LKD	22.86	246.05	22.81	245.51	1.00	22.81	0.00	0.00	1.00
Sixth	R1	LKD	21.10	227.11	21.05	226.63	1.00	21.05	0.00	0.00	1.00
	R2	Bedroom	10.81	116.36	8.26	88.96	0.76	8.26	0.00	0.00	1.00
	R3	Bedroom	15.32	164.90	11.39	122.61	0.74	11.39	0.00	0.00	1.00

Project Name: Cross Keys, Manchester
Project No.: 2155
Report Title: Daylight Distribution - Neighbour Analysis
Baseline vs NDF Massing

Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 NDF	Area Lost m2	Area Lost ft2	NDF/Ex
	R4	LKD	29.06	312.83	12.97	139.61	0.45	12.97	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	12.19	131.23	0.91	12.19	0.00	0.00	1.00
	R6	Bedroom	13.57	146.08	11.74	126.38	0.87	11.74	0.00	0.00	1.00
	R7	LKD	28.96	311.75	12.57	135.35	0.43	12.57	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	12.00	129.12	0.79	12.00	0.00	0.00	1.00
	R9	Bedroom	14.81	159.36	12.34	132.81	0.83	12.34	0.00	0.00	1.00
	R10	LKD	25.61	275.67	13.50	145.30	0.53	13.50	0.00	0.00	1.00
	R11	Bedroom	14.77	159.00	12.44	133.92	0.84	12.44	0.00	0.00	1.00
	R12	LKD	25.45	273.92	12.79	137.67	0.50	12.79	0.00	0.00	1.00
	R13	Bedroom	10.96	117.97	10.91	117.42	1.00	10.91	0.00	0.00	1.00
	R14	LKD	27.99	301.30	27.71	298.27	0.99	27.71	0.00	0.00	1.00
	R15	Bedroom	10.83	116.53	10.67	114.81	0.99	10.67	0.00	0.00	1.00
	R16	Bedroom	11.67	125.63	11.62	125.05	1.00	11.62	0.00	0.00	1.00
	R17	LKD	28.89	310.92	24.15	259.90	0.84	24.15	0.00	0.00	1.00
	R18	Bedroom	10.44	112.35	10.03	107.92	0.96	10.03	0.00	0.00	1.00
	R19	Bedroom	12.25	131.89	12.14	130.63	0.99	12.14	0.00	0.00	1.00
	R20	LKD	22.86	246.05	22.86	246.05	1.00	22.86	0.00	0.00	1.00
Seventh	R1	LKD	21.10	227.11	21.10	227.11	1.00	21.10	0.00	0.00	1.00
	R2	Bedroom	10.81	116.36	8.77	94.41	0.81	8.77	0.00	0.00	1.00
	R3	Bedroom	15.32	164.90	14.09	151.63	0.92	14.09	0.00	0.00	1.00
	R4	LKD	29.06	312.83	22.00	236.85	0.76	22.00	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	13.36	143.78	1.00	13.36	0.00	0.00	1.00
	R6	Bedroom	13.57	146.08	13.55	145.82	1.00	13.55	0.00	0.00	1.00
	R7	LKD	28.96	311.75	25.00	269.12	0.86	25.00	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	15.14	162.91	1.00	15.14	0.00	0.00	1.00
	R9	Bedroom	14.81	159.36	14.77	159.02	1.00	14.77	0.00	0.00	1.00
	R10	LKD	25.61	275.67	23.70	255.06	0.93	23.70	0.00	0.00	1.00
	R11	Bedroom	14.77	159.00	14.75	158.72	1.00	14.75	0.00	0.00	1.00
	R12	LKD	25.45	273.92	23.96	257.91	0.94	23.96	0.00	0.00	1.00
	R13	Bedroom	10.96	117.97	10.91	117.42	1.00	10.91	0.00	0.00	1.00
	R14	LKD	27.99	301.30	27.83	299.57	0.99	27.83	0.00	0.00	1.00
	R15	Bedroom	10.83	116.53	10.77	115.88	0.99	10.77	0.00	0.00	1.00
	R16	Bedroom	11.67	125.63	11.62	125.05	1.00	11.62	0.00	0.00	1.00
	R17	LKD	28.89	310.92	26.38	284.00	0.91	26.38	0.00	0.00	1.00
	R18	Bedroom	10.44	112.35	10.03	107.91	0.96	10.03	0.00	0.00	1.00
	R19	Bedroom	12.25	131.89	12.14	130.62	0.99	12.14	0.00	0.00	1.00
	R20	LKD	22.86	246.05	22.86	246.05	1.00	22.86	0.00	0.00	1.00
Eighth	R1	LKD	21.10	227.11	21.10	227.11	1.00	21.10	0.00	0.00	1.00
	R2	Bedroom	10.81	116.36	10.76	115.81	1.00	10.76	0.00	0.00	1.00
	R3	Bedroom	15.32	164.90	15.09	162.45	0.99	15.09	0.00	0.00	1.00
	R4	LKD	29.06	312.83	24.45	263.20	0.84	24.45	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	13.36	143.77	1.00	13.36	0.00	0.00	1.00
	R6	Bedroom	13.57	146.08	13.55	145.82	1.00	13.55	0.00	0.00	1.00
	R7	LKD	28.96	311.75	26.61	286.41	0.92	26.61	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	15.14	162.91	1.00	15.14	0.00	0.00	1.00
	R9	Bedroom	14.81	159.36	14.77	159.02	1.00	14.77	0.00	0.00	1.00
	R10	LKD	25.61	275.67	24.65	265.33	0.96	24.65	0.00	0.00	1.00
	R11	Bedroom	14.77	159.00	14.75	158.72	1.00	14.75	0.00	0.00	1.00
	R12	LKD	25.45	273.92	24.46	263.25	0.96	24.46	0.00	0.00	1.00
	R13	Bedroom	10.96	117.97	10.91	117.42	1.00	10.91	0.00	0.00	1.00
	R14	LKD	27.99	301.30	27.83	299.58	0.99	27.83	0.00	0.00	1.00
	R15	Bedroom	10.83	116.53	10.77	115.88	0.99	10.77	0.00	0.00	1.00
	R16	Bedroom	11.67	125.63	11.62	125.05	1.00	11.62	0.00	0.00	1.00
	R17	LKD	28.89	310.92	27.50	295.99	0.95	27.50	0.00	0.00	1.00
	R18	Bedroom	10.44	112.35	10.03	107.92	0.96	10.03	0.00	0.00	1.00
	R19	Bedroom	12.25	131.89	12.14	130.62	0.99	12.14	0.00	0.00	1.00
	R20	LKD	22.86	246.05	22.86	246.05	1.00	22.86	0.00	0.00	1.00
Ninth	R1	LKD	21.10	227.11	21.10	227.11	1.00	21.10	0.00	0.00	1.00
	R2	Bedroom	10.81	116.36	10.76	115.79	1.00	10.76	0.00	0.00	1.00
	R3	Bedroom	15.32	164.90	15.28	164.48	1.00	15.28	0.00	0.00	1.00
	R4	LKD	29.06	312.83	26.95	290.09	0.93	26.95	0.00	0.00	1.00

Project Name: Cross Keys, Manchester Project No.: 2155 Report Title: Daylight Distribution - Neighbour Analysis Baseline vs NDF Massing											
Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 NDF	Area Lost m2	Area Lost ft2	NDF/Ex
	R5	Bedroom	13.39	144.12	13.36	143.78	1.00	13.36	0.00	0.00	1.00
	R6	Bedroom	13.57	146.08	13.55	145.82	1.00	13.55	0.00	0.00	1.00
	R7	LKD	28.96	311.75	26.74	287.83	0.92	26.74	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	15.14	162.91	1.00	15.14	0.00	0.00	1.00
	R9	Bedroom	14.81	159.36	14.77	159.01	1.00	14.77	0.00	0.00	1.00
	R10	LKD	25.61	275.67	24.64	265.22	0.96	24.64	0.00	0.00	1.00
	R11	Bedroom	14.77	159.00	14.75	158.72	1.00	14.75	0.00	0.00	1.00
	R12	LKD	25.45	273.92	24.45	263.14	0.96	24.45	0.00	0.00	1.00
	R13	Bedroom	10.96	117.97	10.91	117.42	1.00	10.91	0.00	0.00	1.00
	R14	LKD	27.99	301.30	27.83	299.57	0.99	27.83	0.00	0.00	1.00
	R15	Bedroom	10.83	116.53	10.77	115.88	0.99	10.77	0.00	0.00	1.00
	R16	Bedroom	11.67	125.63	11.62	125.05	1.00	11.62	0.00	0.00	1.00
	R17	LKD	28.89	310.92	27.49	295.88	0.95	27.49	0.00	0.00	1.00
	R18	Bedroom	10.44	112.35	10.03	107.91	0.96	10.03	0.00	0.00	1.00
	R19	Bedroom	12.25	131.89	12.14	130.62	0.99	12.14	0.00	0.00	1.00
	R20	LKD	22.86	246.05	22.86	246.05	1.00	22.86	0.00	0.00	1.00
Tenth	R1	LKD	21.10	227.11	21.10	227.11	1.00	21.10	0.00	0.00	1.00
	R2	Bedroom	10.81	116.36	10.76	115.81	1.00	10.76	0.00	0.00	1.00
	R3	Bedroom	15.32	164.90	15.28	164.48	1.00	15.28	0.00	0.00	1.00
	R4	LKD	29.06	312.83	27.10	291.74	0.93	27.10	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	13.36	143.77	1.00	13.36	0.00	0.00	1.00
	R6	Bedroom	13.57	146.08	13.55	145.82	1.00	13.55	0.00	0.00	1.00
	R7	LKD	28.96	311.75	27.03	290.96	0.93	27.03	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	15.14	162.91	1.00	15.14	0.00	0.00	1.00
	R9	Bedroom	14.81	159.36	14.77	159.02	1.00	14.77	0.00	0.00	1.00
	R10	LKD	25.61	275.67	24.65	265.36	0.96	24.65	0.00	0.00	1.00
	R11	Bedroom	14.77	159.00	14.75	158.72	1.00	14.75	0.00	0.00	1.00
	R12	LKD	25.45	273.92	24.46	263.28	0.96	24.46	0.00	0.00	1.00
	R13	Bedroom	10.20	109.78	10.17	109.51	1.00	10.17	0.00	0.00	1.00
	R14	Bedroom	7.47	80.45	7.42	79.89	0.99	7.42	0.00	0.00	1.00
	R15	Bedroom	4.96	53.37	4.80	51.63	0.97	4.80	0.00	0.00	1.00
	R16	LKD	31.25	336.36	31.14	335.21	1.00	31.14	0.00	0.00	1.00
	R17	Bedroom	11.08	119.24	11.03	118.68	1.00	11.03	0.00	0.00	1.00
	R18	Bedroom	9.01	97.02	8.95	96.36	0.99	8.95	0.00	0.00	1.00
	R19	LKD	24.67	265.56	24.42	262.82	0.99	24.42	0.00	0.00	1.00
Eleventh	R1	LKD	21.10	227.11	21.10	227.11	1.00	21.10	0.00	0.00	1.00
	R2	Bedroom	10.81	116.36	10.77	115.87	1.00	10.77	0.00	0.00	1.00
	R3	Bedroom	15.32	164.90	15.29	164.57	1.00	15.29	0.00	0.00	1.00
	R4	LKD	29.06	312.83	27.12	291.87	0.93	27.12	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	13.37	143.87	1.00	13.37	0.00	0.00	1.00
	R6	Bedroom	13.57	146.08	13.55	145.86	1.00	13.55	0.00	0.00	1.00
	R7	LKD	28.96	311.75	27.06	291.28	0.93	27.06	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	15.14	162.99	1.00	15.14	0.00	0.00	1.00
	R9	Bedroom	14.81	159.36	14.78	159.10	1.00	14.78	0.00	0.00	1.00
	R10	LKD	25.61	275.67	24.69	265.71	0.96	24.69	0.00	0.00	1.00
	R11	Bedroom	14.77	159.00	14.75	158.76	1.00	14.75	0.00	0.00	1.00
	R12	LKD	25.45	273.92	24.48	263.54	0.96	24.48	0.00	0.00	1.00
	R13	Bedroom	10.20	109.78	10.18	109.58	1.00	10.18	0.00	0.00	1.00
	R14	Bedroom	7.47	80.45	7.43	79.95	0.99	7.43	0.00	0.00	1.00
	R15	Bedroom	4.96	53.37	4.86	52.35	0.98	4.86	0.00	0.00	1.00
	R16	LKD	31.25	336.36	31.17	335.46	1.00	31.17	0.00	0.00	1.00
	R17	Bedroom	11.08	119.24	11.04	118.84	1.00	11.04	0.00	0.00	1.00
	R18	Bedroom	9.01	97.02	8.96	96.49	0.99	8.96	0.00	0.00	1.00
	R19	LKD	24.67	265.56	24.48	263.50	0.99	24.48	0.00	0.00	1.00
New Cross Central Apartments											
Ground	R1	LKD	55.23	594.53	53.73	578.35	0.97	48.16	5.57	59.94	0.90
	R2	LKD	53.62	577.12	52.99	570.41	0.99	28.61	24.38	262.42	0.54
	R3	LKD	57.77	621.84	57.59	619.88	1.00	57.30	0.29	3.15	0.99
First	R2	Bedroom	12.59	135.57	12.29	132.33	0.98	8.70	3.60	38.72	0.71
	R3	LKD	32.91	354.28	30.11	324.10	0.91	8.03	22.08	237.62	0.27
	R4	Bedroom	10.65	114.69	10.49	112.92	0.98	4.47	6.02	64.84	0.43

Project Name: Cross Keys, Manchester Project No.: 2155 Report Title: Daylight Distribution - Neighbour Analysis Baseline vs NDF Massing											
Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 NDF	Area Lost m2	Area Lost ft2	NDF/Ex
	R5	Bedroom	14.23	153.18	14.15	152.30	0.99	3.36	10.79	116.19	0.24
	R6	LKD	32.10	345.53	27.25	293.35	0.85	4.53	22.73	244.64	0.17
	R7	Bedroom	10.65	114.66	10.52	113.24	0.99	3.13	7.39	79.58	0.30
	R8	Bedroom	14.26	153.51	13.73	147.74	0.96	3.21	10.51	113.15	0.23
	R9	Bedroom	17.33	186.50	16.30	175.42	0.94	3.65	12.65	136.13	0.22
	R10	Bedroom	12.57	135.30	12.41	133.54	0.99	4.00	8.41	90.50	0.32
	R11	Bedroom	14.07	151.42	13.78	148.28	0.98	3.71	10.06	108.30	0.27
Second	R12	Bedroom	12.34	132.80	12.05	129.72	0.98	6.99	5.06	54.45	0.58
	R1	LKD	27.20	292.75	25.52	274.72	0.94	25.51	0.01	0.15	1.00
	R2	Bedroom	11.67	125.58	11.17	120.19	0.96	6.65	4.52	48.61	0.60
	R3	LKD	32.59	350.78	30.92	332.85	0.95	9.98	20.94	225.38	0.32
	R4	Bedroom	10.65	114.66	10.58	113.90	0.99	3.96	6.62	71.25	0.37
	R5	Bedroom	14.48	155.81	14.17	152.47	0.98	3.68	10.48	112.82	0.26
	R6	LKD	32.10	345.55	29.99	322.84	0.93	5.59	24.40	262.69	0.19
	R7	Bedroom	10.64	114.55	10.57	113.79	0.99	3.66	6.91	74.42	0.35
	R8	Bedroom	14.35	154.43	13.92	149.84	0.97	3.70	10.22	110.00	0.27
	R9	LKD	32.48	349.59	23.95	257.83	0.74	5.04	18.91	203.53	0.21
	R10	Bedroom	10.64	114.55	10.57	113.78	0.99	3.70	6.87	73.92	0.35
	R11	Bedroom	14.23	153.17	13.81	148.64	0.97	4.44	9.37	100.89	0.32
	R12	Bedroom	11.70	125.94	11.29	121.49	0.96	8.71	2.57	27.69	0.77
Third	R13	LKD	29.02	312.40	28.97	311.86	1.00	28.86	0.11	1.19	1.00
	R1	LKD	27.20	292.75	25.71	276.73	0.95	25.69	0.01	0.15	1.00
	R2	Bedroom	11.67	125.58	11.17	120.20	0.96	8.21	2.96	31.87	0.73
	R3	LKD	32.59	350.78	32.25	347.08	0.99	11.97	20.28	218.29	0.37
	R4	Bedroom	10.65	114.66	10.58	113.90	0.99	5.23	5.35	57.60	0.49
	R5	Bedroom	14.48	155.81	14.39	154.86	0.99	5.28	9.11	98.05	0.37
	R6	LKD	32.10	345.55	31.81	342.43	0.99	7.35	24.46	263.26	0.23
	R7	Bedroom	10.64	114.55	10.57	113.79	0.99	5.23	5.34	57.44	0.50
	R8	Bedroom	14.35	154.43	14.25	153.41	0.99	5.29	8.96	96.43	0.37
	R9	LKD	32.48	349.59	27.09	291.60	0.83	7.23	19.86	213.76	0.27
	R10	Bedroom	10.64	114.55	10.57	113.78	0.99	5.28	5.29	56.89	0.50
	R11	Bedroom	14.23	153.17	14.14	152.21	0.99	5.53	8.61	92.70	0.39
	R12	Bedroom	11.70	125.94	11.29	121.50	0.96	9.58	1.71	18.43	0.85
Fourth	R13	LKD	29.02	312.40	29.02	312.38	1.00	28.86	0.16	1.72	0.99
	R1	LKD	27.20	292.75	26.49	285.14	0.97	26.49	0.00	0.00	1.00
	R2	Bedroom	11.67	125.58	11.17	120.20	0.96	11.17	0.00	0.00	1.00
	R3	LKD	32.59	350.78	32.31	347.77	0.99	15.45	16.86	181.44	0.48
	R4	Bedroom	10.65	114.66	10.58	113.90	0.99	8.24	2.35	25.24	0.78
	R5	Bedroom	14.48	155.81	14.39	154.86	0.99	8.39	6.00	64.58	0.58
	R6	LKD	32.10	345.55	31.87	343.03	0.99	12.69	19.18	206.48	0.40
	R7	Bedroom	10.64	114.55	10.57	113.79	0.99	8.31	2.26	24.31	0.79
	R8	Bedroom	14.35	154.43	14.25	153.41	0.99	8.40	5.85	62.99	0.59
	R9	LKD	32.48	349.59	30.67	330.17	0.94	12.03	18.64	200.68	0.39
	R10	Bedroom	10.64	114.55	10.57	113.78	0.99	8.39	2.18	23.47	0.79
	R11	Bedroom	14.23	153.17	14.14	152.21	0.99	8.39	5.75	61.86	0.59
	R12	Bedroom	11.70	125.94	11.29	121.51	0.96	11.29	0.00	0.00	1.00
Fifth	R13	LKD	29.02	312.40	29.02	312.38	1.00	28.86	0.16	1.72	0.99
	R1	LKD	27.20	292.75	26.98	290.40	0.99	26.98	0.00	0.00	1.00
	R2	Bedroom	11.67	125.58	11.17	120.21	0.96	11.17	0.00	0.00	1.00
	R3	LKD	32.59	350.78	32.33	347.98	0.99	30.05	2.28	24.50	0.93
	R4	Bedroom	10.65	114.66	10.58	113.90	0.99	10.58	0.00	0.00	1.00
	R5	Bedroom	14.48	155.81	14.39	154.86	0.99	14.39	0.00	0.00	1.00
	R6	LKD	32.10	345.55	31.87	343.10	0.99	29.90	1.97	21.25	0.94
	R7	Bedroom	10.64	114.55	10.57	113.79	0.99	10.57	0.00	0.00	1.00
	R8	Bedroom	14.35	154.43	14.25	153.41	0.99	14.25	0.00	0.00	1.00
	R9	LKD	32.48	349.59	32.02	344.67	0.99	28.43	3.59	38.64	0.89
	R10	Bedroom	10.64	114.55	10.57	113.78	0.99	10.57	0.00	0.00	1.00
	R11	Bedroom	14.23	153.17	14.14	152.21	0.99	14.14	0.00	0.00	1.00
	R12	Bedroom	11.70	125.94	11.29	121.52	0.96	11.29	0.00	0.00	1.00
Sixth	R13	LKD	29.02	312.40	29.02	312.38	1.00	29.02	0.00	0.00	1.00
	R1	LKD	27.20	292.75	26.98	290.39	0.99	26.98	0.00	0.00	1.00

Project Name: Cross Keys, Manchester
Project No.: 2155
Report Title: Daylight Distribution - Neighbour Analysis
Baseline vs NDF Massing

Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 NDF	Area Lost m2	Area Lost ft2	NDF/Ex
	R2	Bedroom	11.67	125.58	11.17	120.21	0.96	11.17	0.00	0.00	1.00
	R3	LKD	32.59	350.78	32.59	350.75	1.00	32.59	0.00	0.00	1.00
	R4	Bedroom	10.65	114.66	10.58	113.90	0.99	10.58	0.00	0.00	1.00
	R5	Bedroom	14.48	155.81	14.39	154.86	0.99	14.39	0.00	0.00	1.00
	R6	LKD	32.10	345.55	32.02	344.63	1.00	32.02	0.00	0.00	1.00
	R7	Bedroom	10.64	114.55	10.57	113.79	0.99	10.57	0.00	0.00	1.00
	R8	Bedroom	14.35	154.43	14.25	153.41	0.99	14.25	0.00	0.00	1.00
	R9	LKD	32.48	349.59	32.02	344.67	0.99	32.02	0.00	0.00	1.00
	R10	Bedroom	10.64	114.55	10.57	113.78	0.99	10.57	0.00	0.00	1.00
	R11	Bedroom	14.23	153.17	14.14	152.21	0.99	14.14	0.00	0.00	1.00
	R12	Bedroom	11.70	125.94	11.29	121.52	0.96	11.29	0.00	0.00	1.00
	R13	LKD	29.02	312.40	29.02	312.38	1.00	29.02	0.00	0.00	1.00
Seventh	R1	LKD	34.59	372.35	34.59	372.35	1.00	34.59	0.00	0.00	1.00
	R2	Bedroom	10.65	114.66	10.58	113.90	0.99	10.58	0.00	0.00	1.00
	R3	Bedroom	14.48	155.81	14.39	154.86	0.99	14.39	0.00	0.00	1.00
	R4	LKD	32.10	345.55	32.05	345.03	1.00	32.05	0.00	0.00	1.00
	R5	Bedroom	10.64	114.55	10.57	113.79	0.99	10.57	0.00	0.00	1.00
	R6	Bedroom	14.35	154.43	14.25	153.41	0.99	14.25	0.00	0.00	1.00
	R7	LKD	32.48	349.59	32.21	346.72	0.99	32.21	0.00	0.00	1.00
	R8	Bedroom	10.64	114.55	10.57	113.78	0.99	10.57	0.00	0.00	1.00
	R9	Bedroom	14.23	153.17	14.14	152.21	0.99	14.14	0.00	0.00	1.00
	R10	Bedroom	11.70	125.94	11.29	121.53	0.96	11.29	0.00	0.00	1.00
	R11	LKD	29.02	312.40	29.02	312.38	1.00	29.02	0.00	0.00	1.00
Eighth	R1	LKD	34.55	371.94	34.55	371.94	1.00	34.55	0.00	0.00	1.00
	R2	Bedroom	10.64	114.55	10.57	113.78	0.99	10.57	0.00	0.00	1.00
	R3	Bedroom	14.35	154.43	14.25	153.41	0.99	14.25	0.00	0.00	1.00
	R4	LKD	32.48	349.59	32.48	349.59	1.00	32.48	0.00	0.00	1.00
	R5	Bedroom	10.64	114.55	10.57	113.78	0.99	10.57	0.00	0.00	1.00
	R6	Bedroom	14.23	153.17	14.14	152.21	0.99	14.14	0.00	0.00	1.00
	R7	Bedroom	11.70	125.94	11.29	121.53	0.97	11.29	0.00	0.00	1.00
	R8	LKD	29.02	312.40	29.02	312.38	1.00	29.02	0.00	0.00	1.00

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots

Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	09.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-07	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

Existing NoSky Area

Proposed NoSky Area

Area of Loss/Gain

NOTES:

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

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

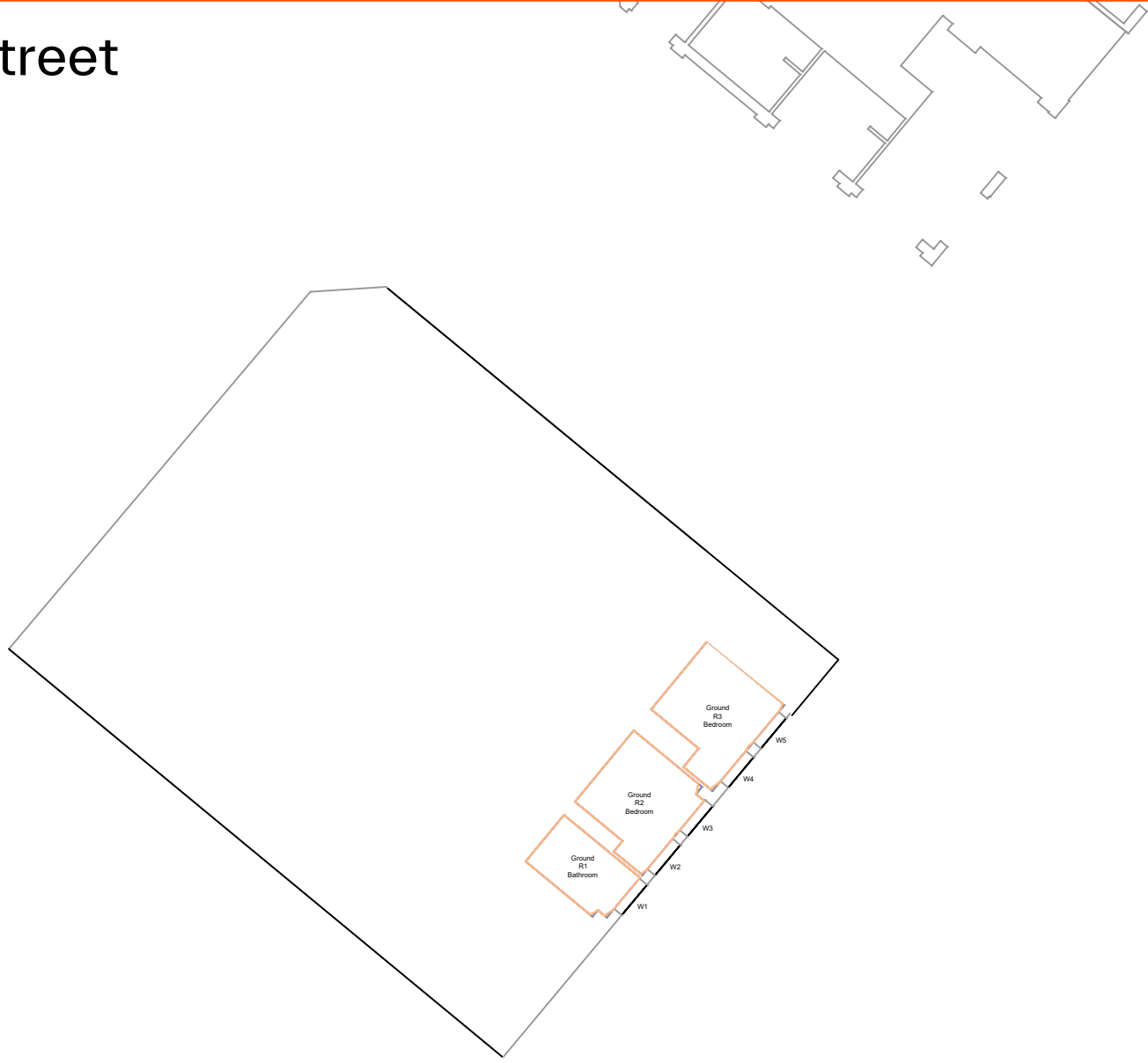
Existing Model & Surrounding Model

Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
by Norman Oliver. 3D
Contextual Model produced by Accucities Ltd
used for wider surrounding massing.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
derived from plans found on the planning
portal/sales history.
Where plans/elevations were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

32 Mason Street

Ground Floor

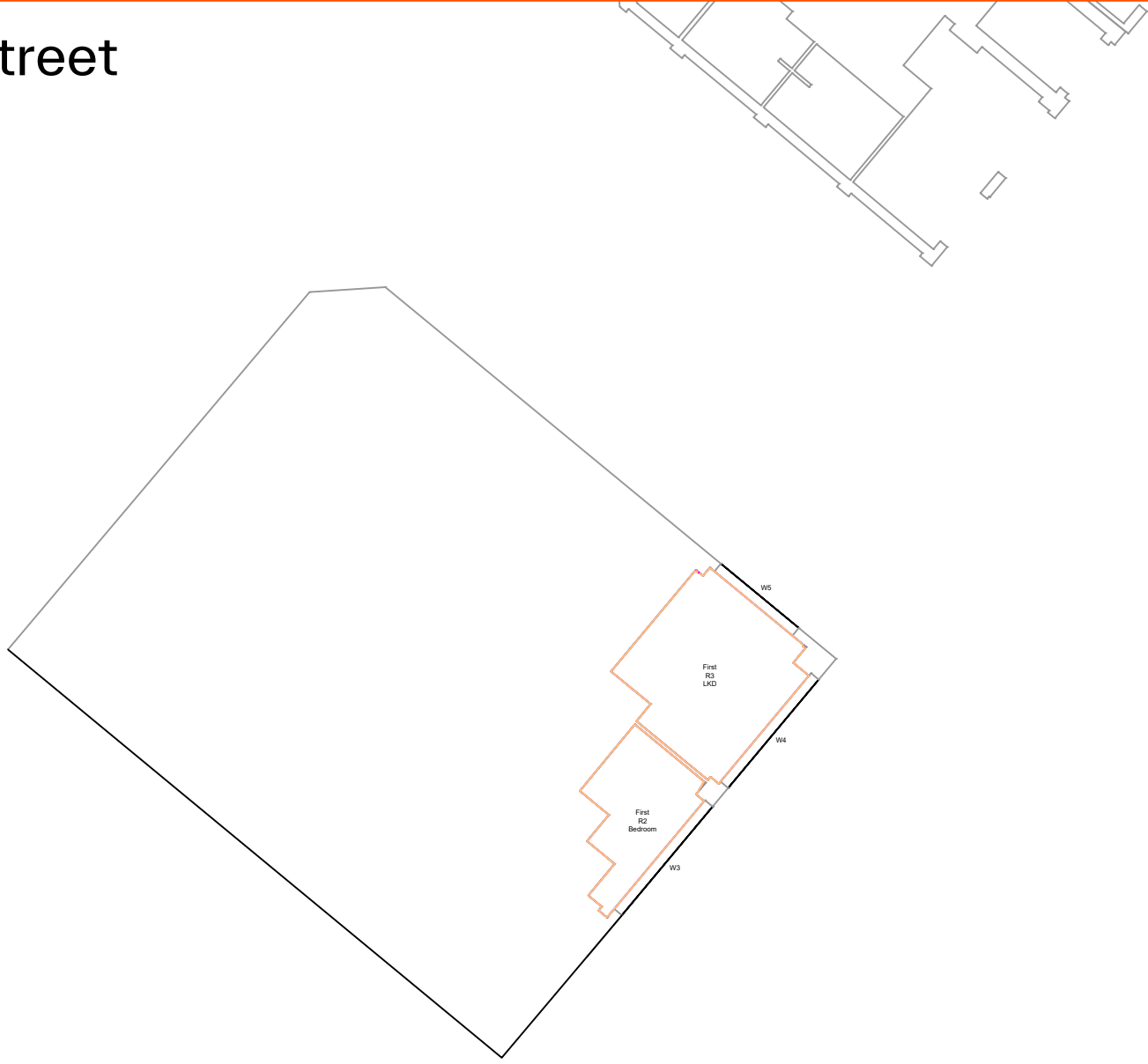


1:200



32 Mason Street

First Floor

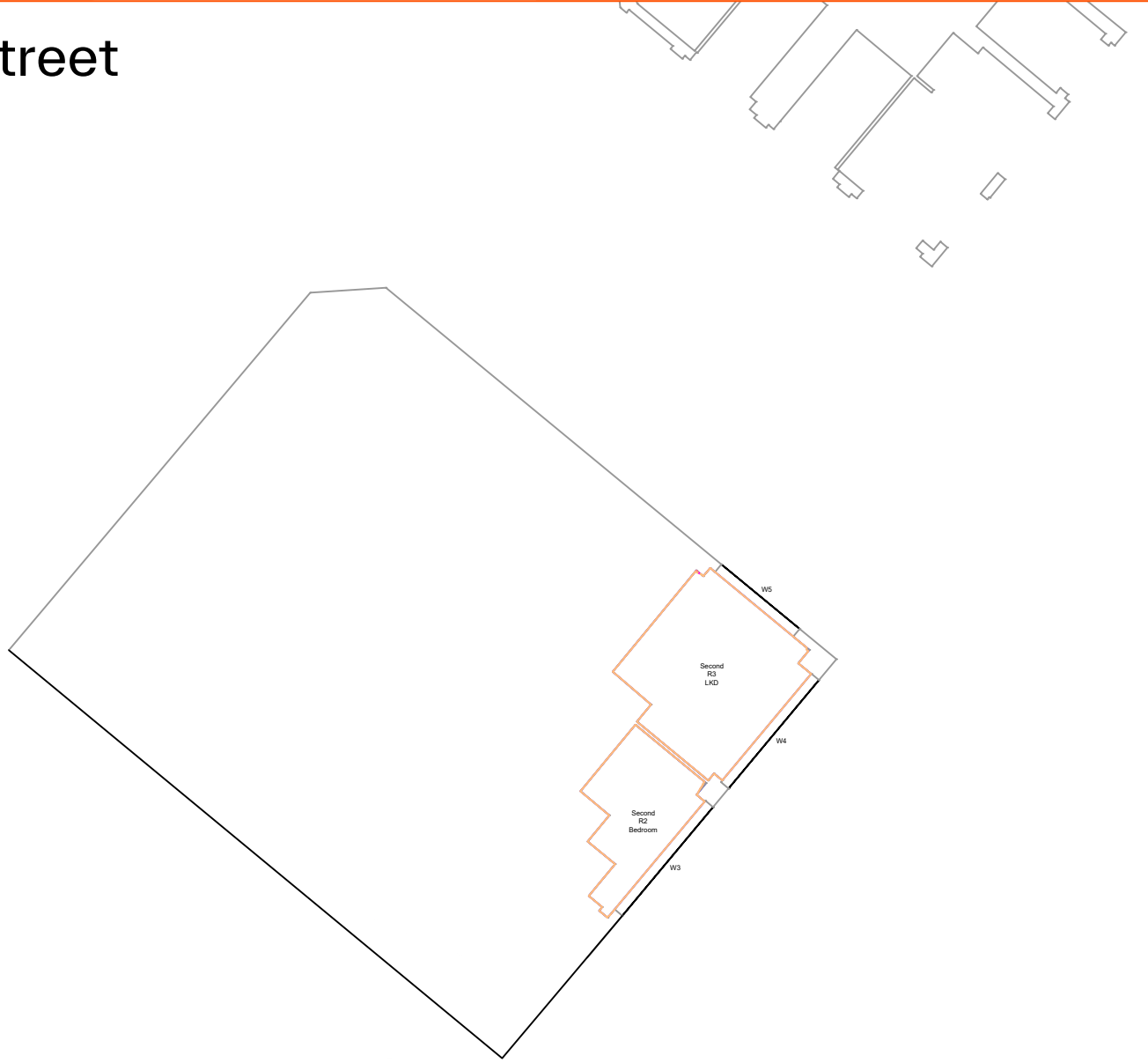


1:200



32 Mason Street

Second Floor

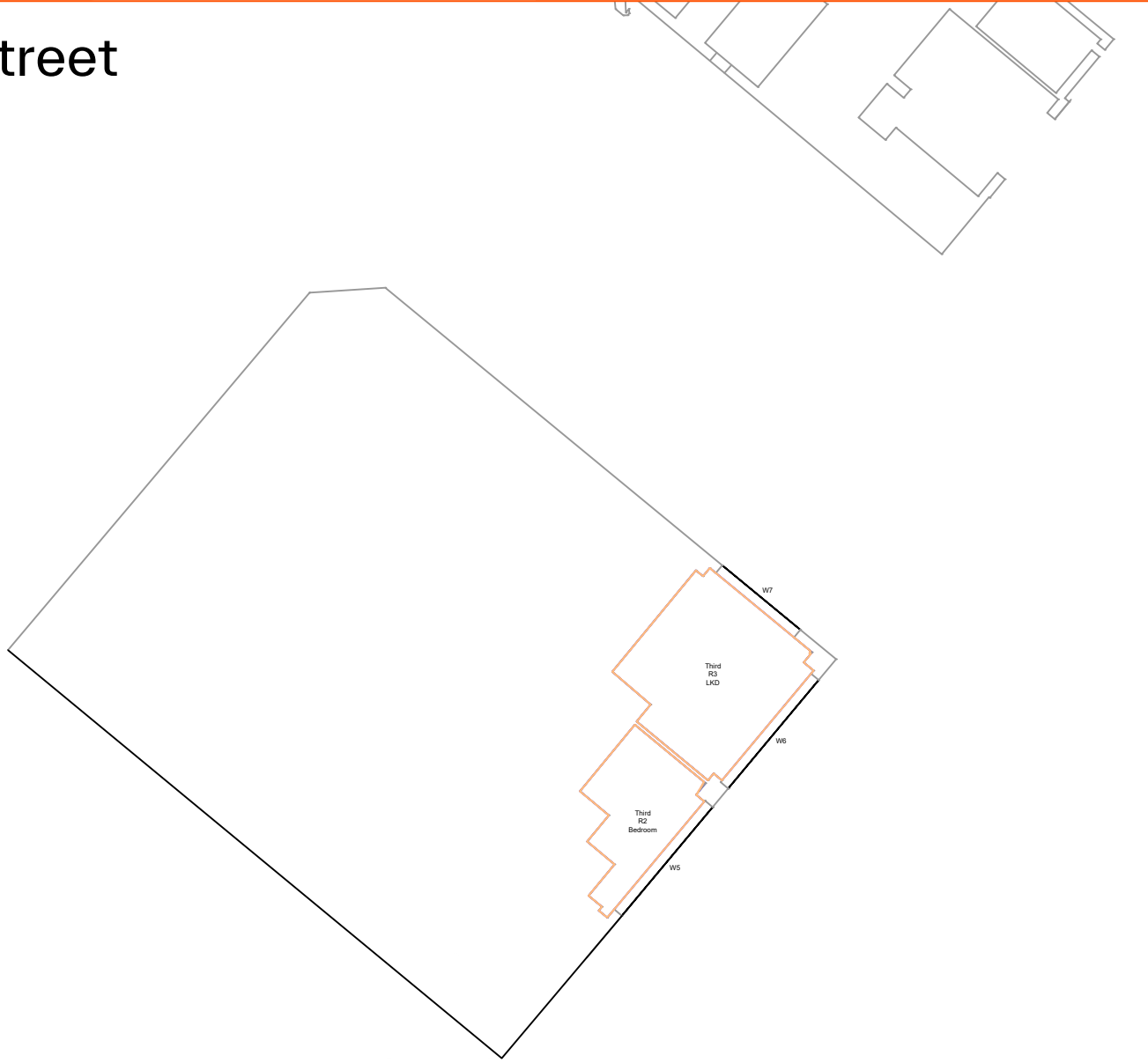


1:200



32 Mason Street

Third Floor



1:200



Proximity

Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots

Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	09.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-08	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky Area
	Area of Loss/Gain

NOTES:

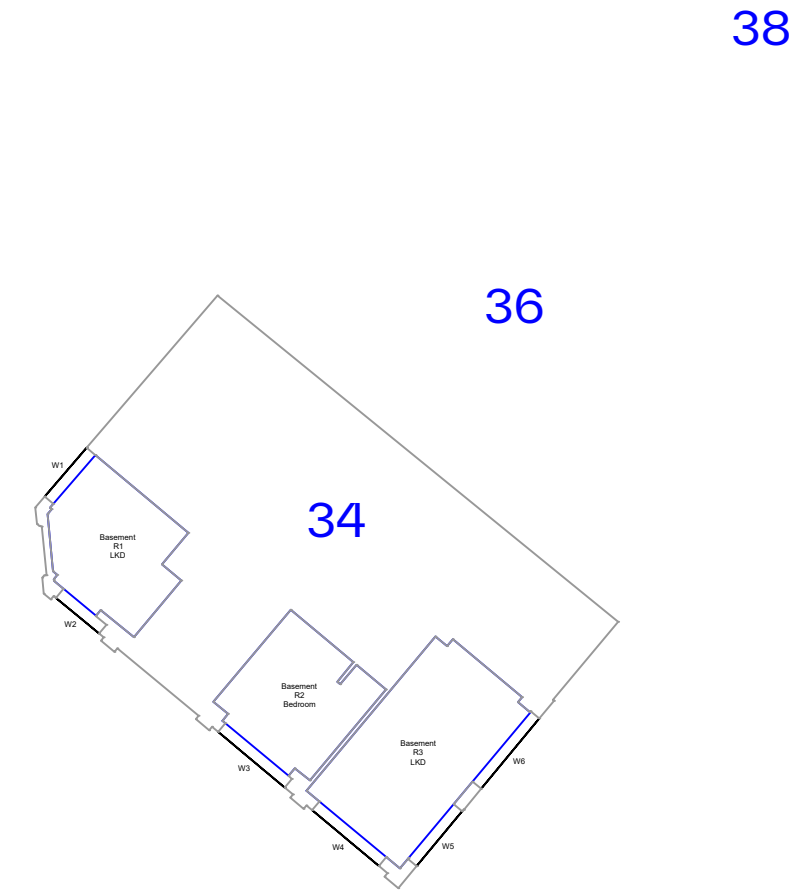
No dimensions are to be scaled from this drawing.
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drawings the supervising officer must be notified.

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

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
by Norman Oliver. 3D
Contextual Model produced by Accucities Ltd
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Neighbouring Buildings internal room layouts,
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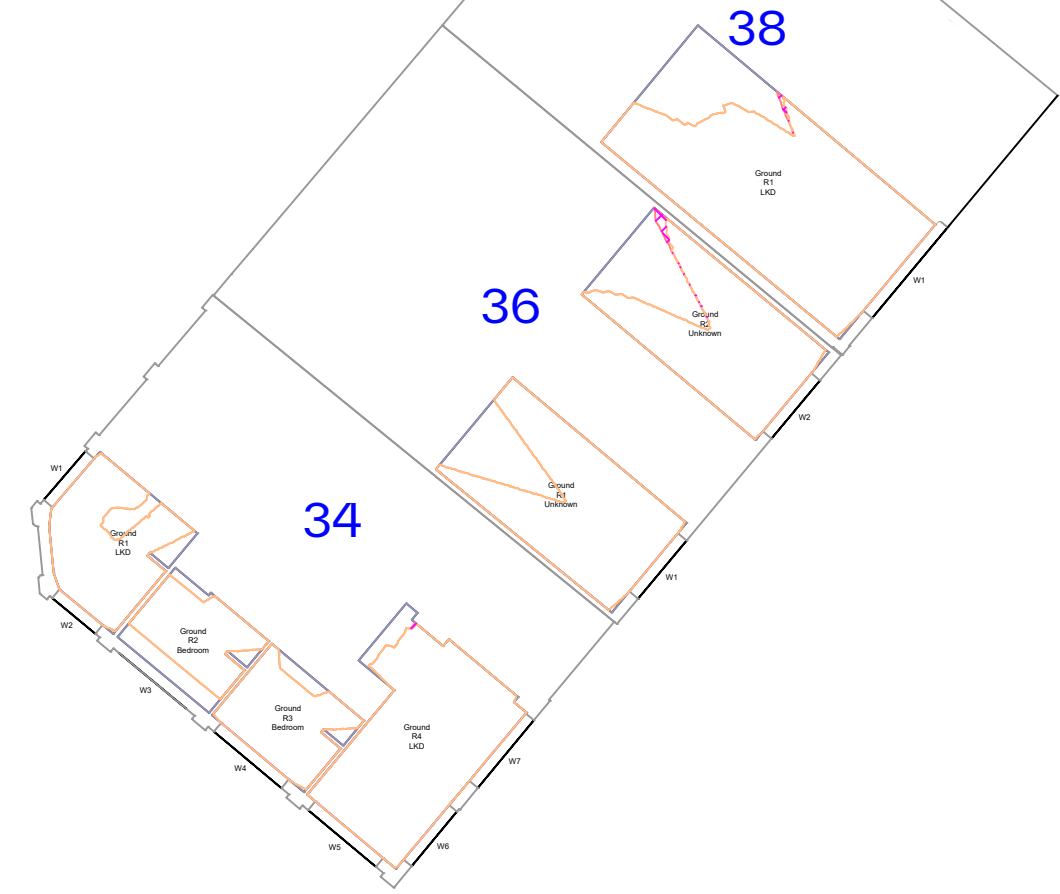
Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

34-38 Mason Street Basement Floor



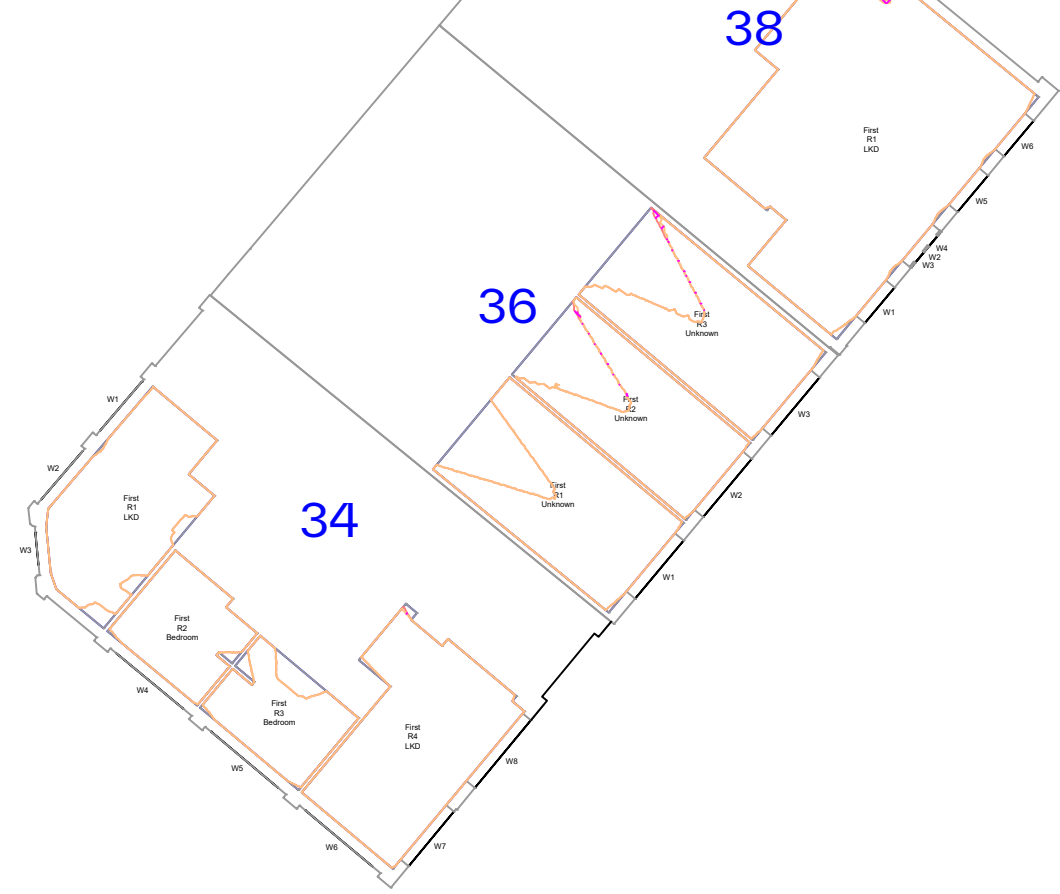
1:200

34-38 Mason Street Ground Floor



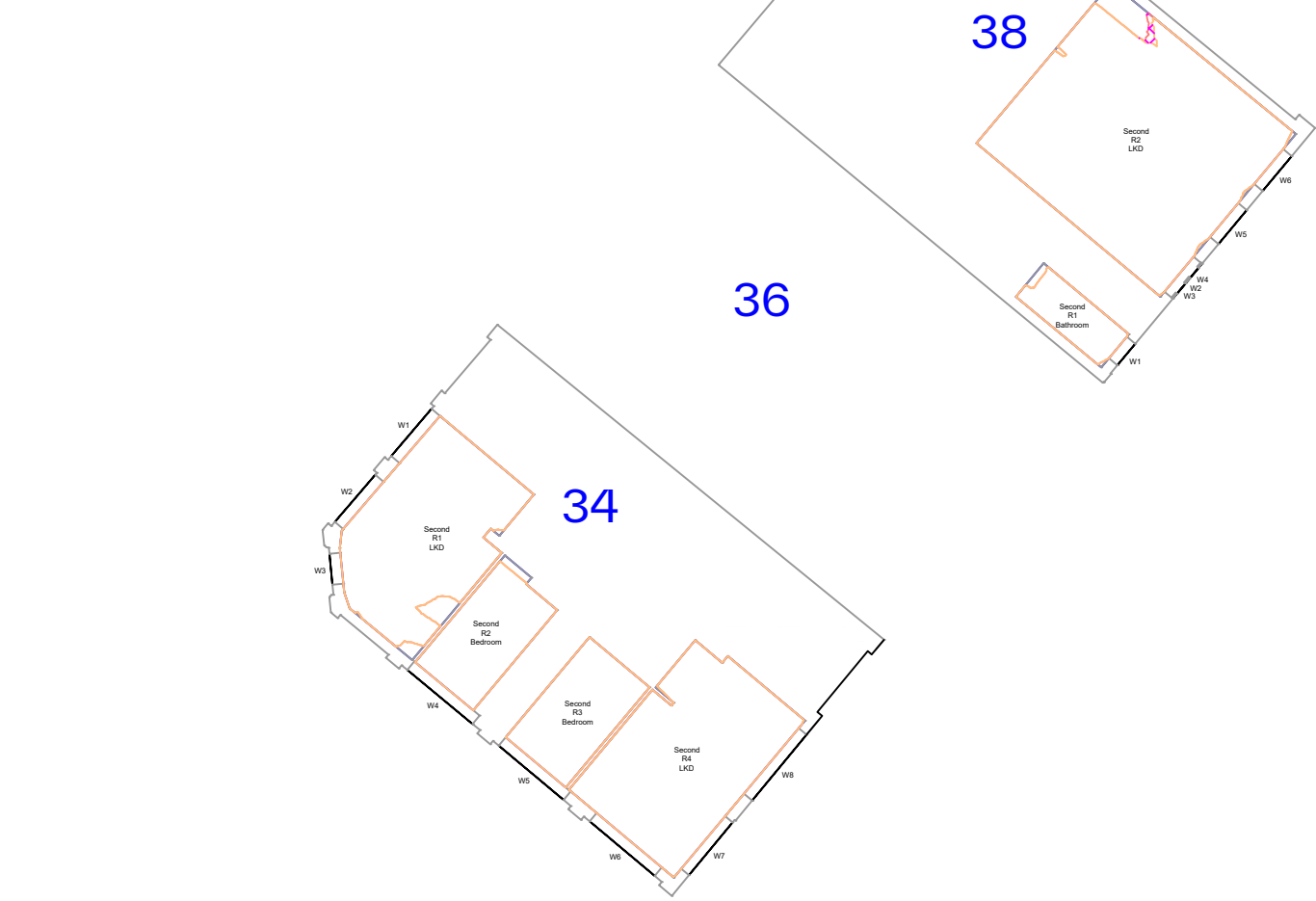
1:200

34-38 Mason Street First Floor



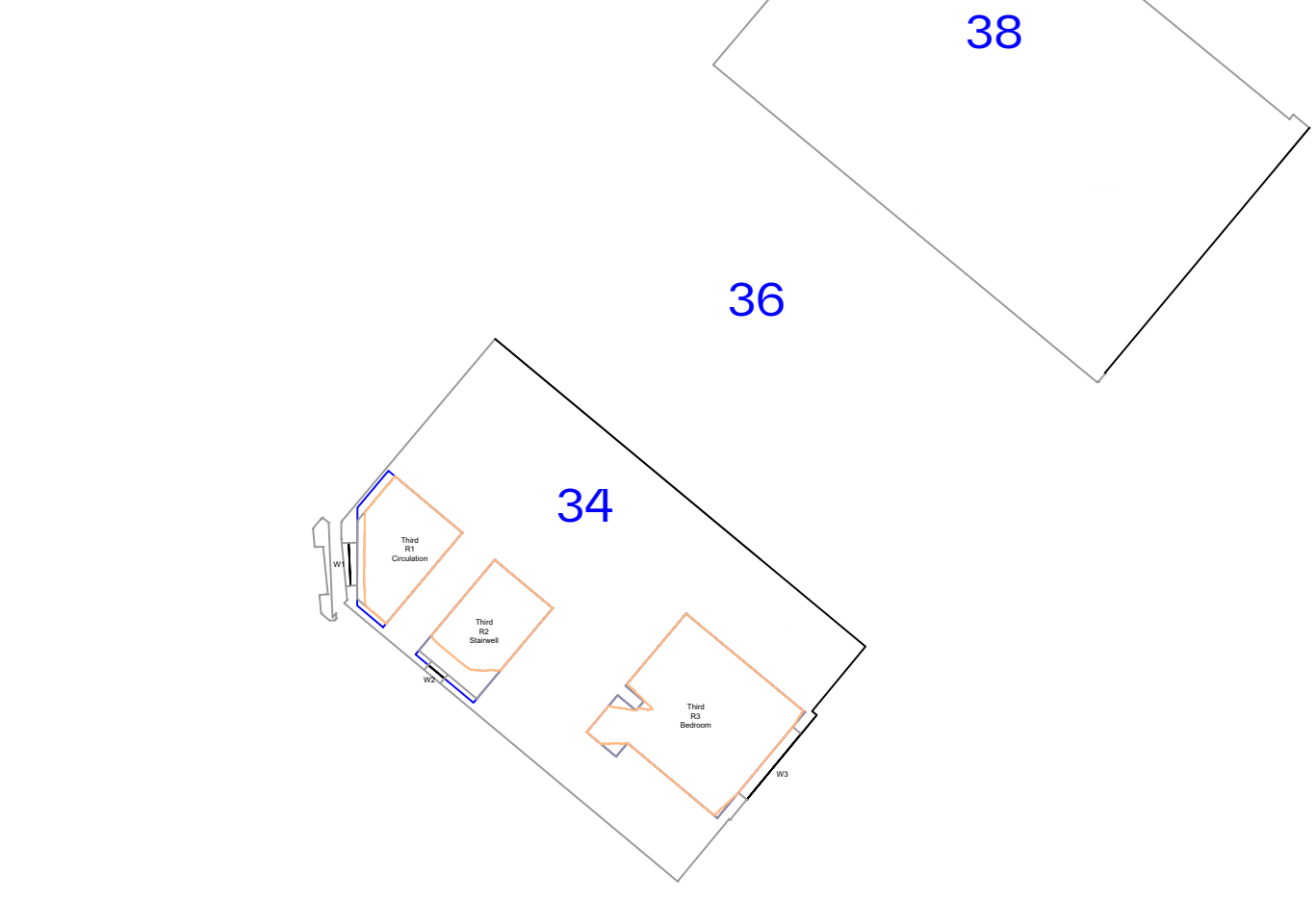
1:200

30-32 Mason Street Second Floor



1:200

30-32 Mason Street Third Floor



1:200

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	09.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-09	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky Area
	Area of Loss/Gain

NOTES:

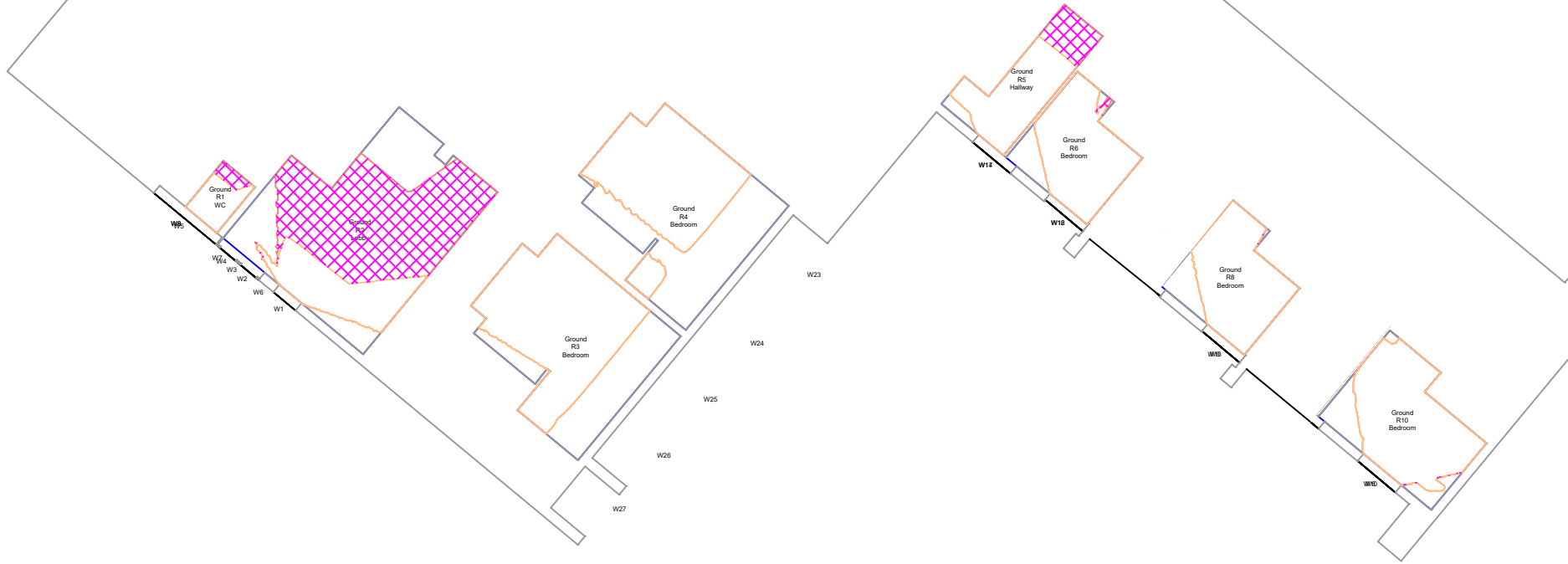
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Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
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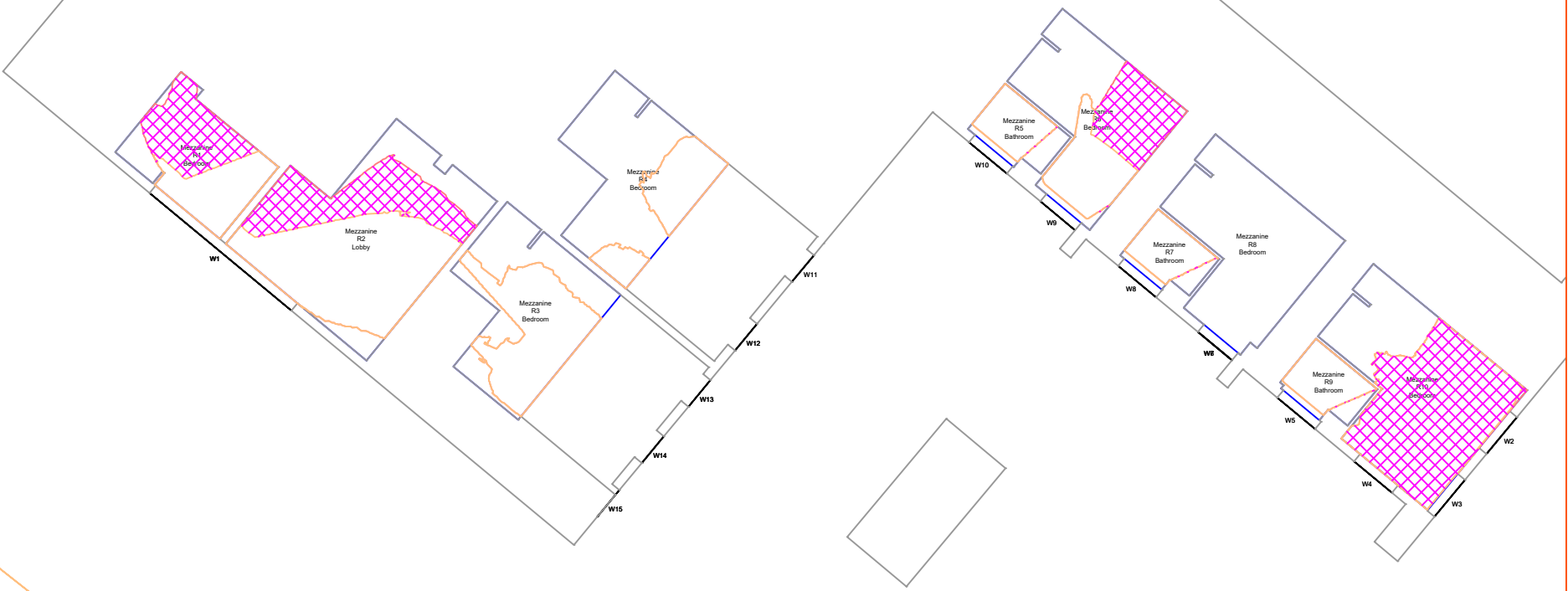
Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

2-4 Goulden Street Ground Floor



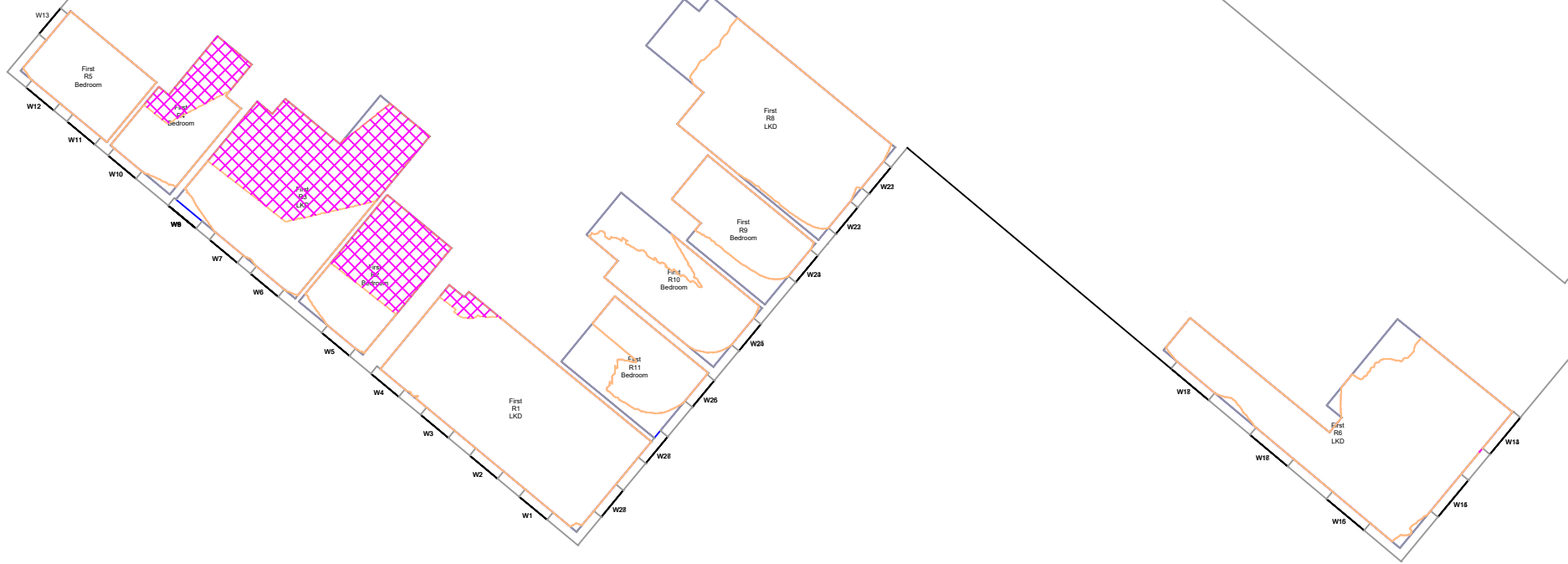
1:200

2-4 Goulden Street Mezzanine Floor



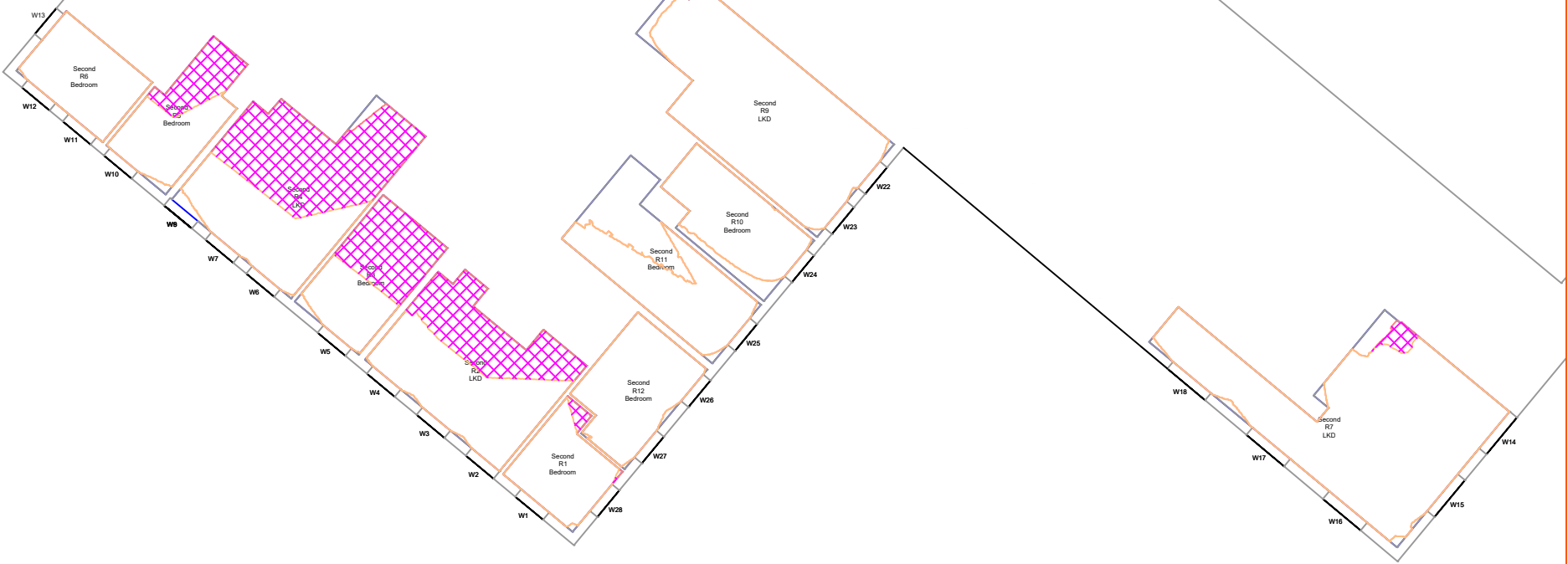
1:200

2-4 Goulden Street First Floor



1:200

2-4 Goulden Street Second Floor



1:200

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	09.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-10	*

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed
All heights in m AOD

DD Legend

Room Area (Measured Layout)
Existing NoSky Area
Proposed NoSky Area
Area of Loss/Gain

NOTES:
No dimensions are to be scaled from this drawing.
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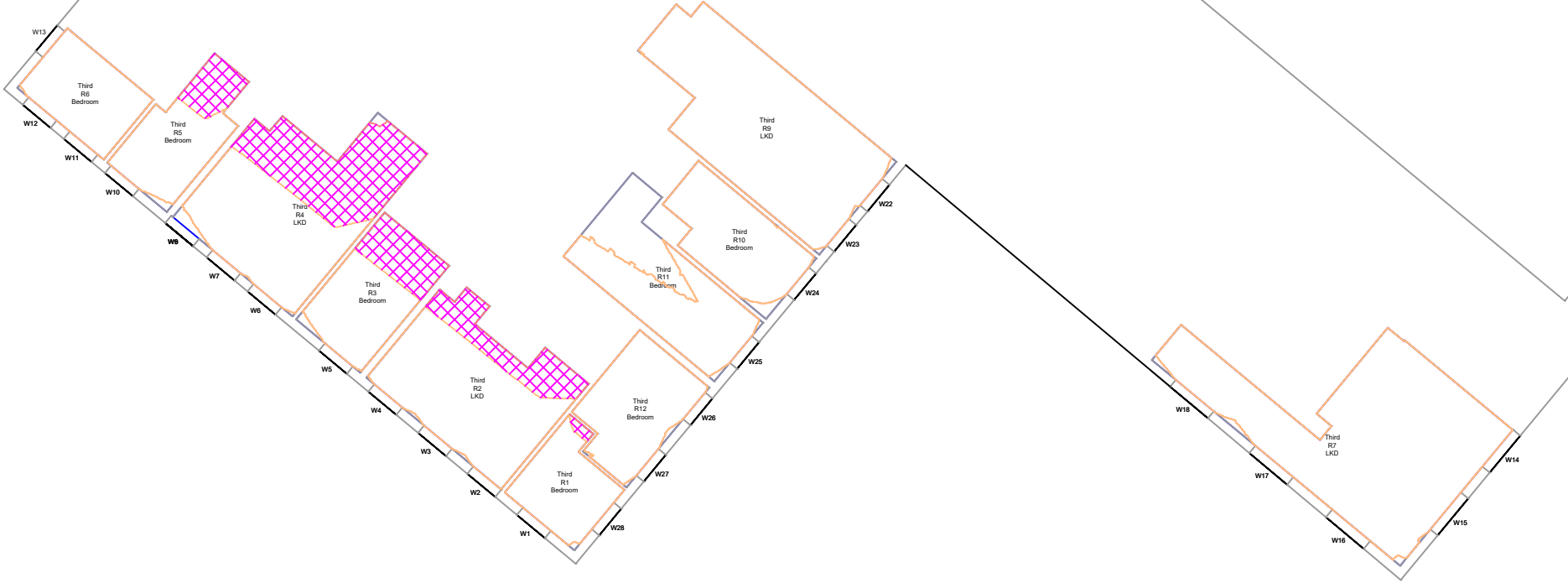
Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

Existing Site and Surrounding neighbours
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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

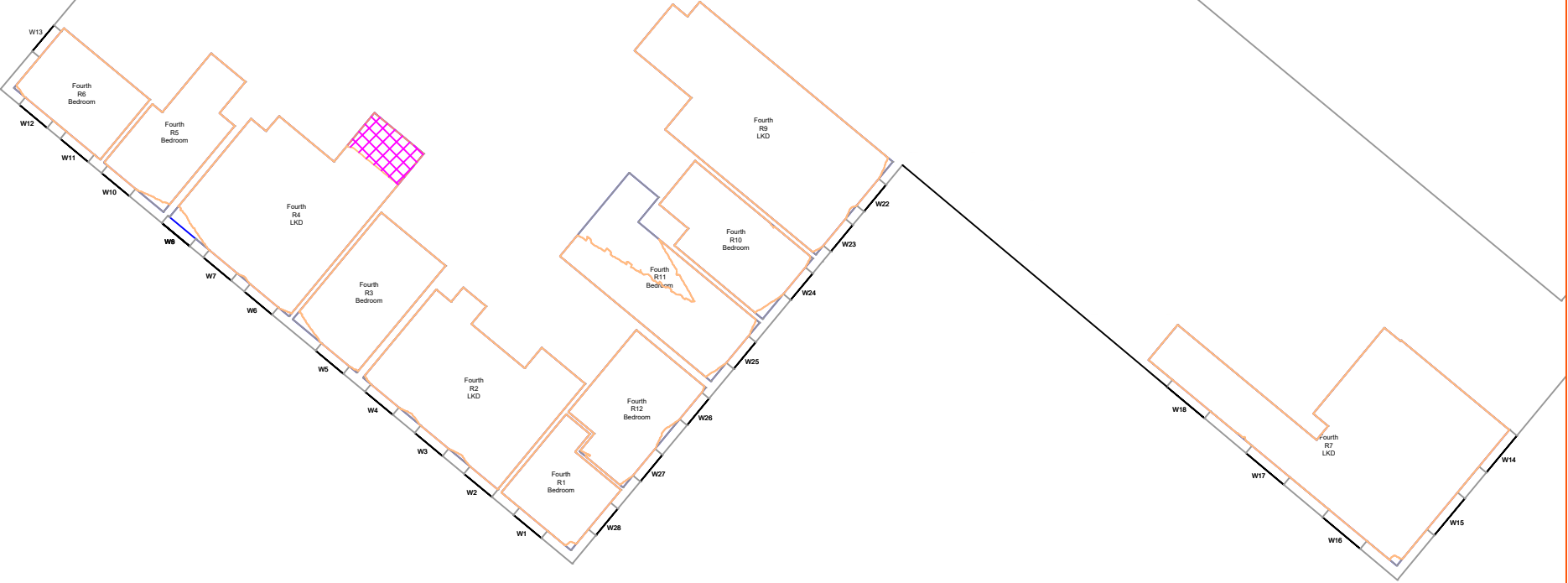
2-4 Goulden Street Third Floor



1:200



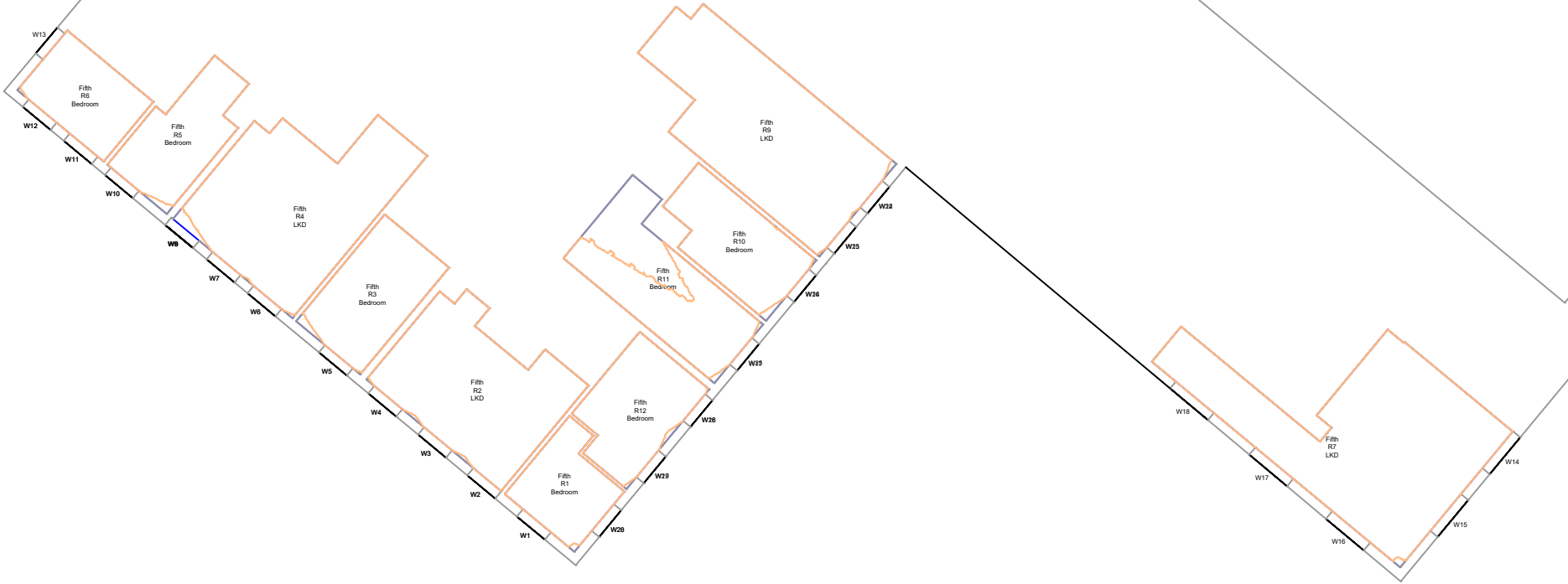
2-4 Goulden Street Fourth Floor



1:200



2-4 Goulden Street Fifth Floor



1:200



2-4 Goulden Street Sixth Floor



1:200



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2: 1:100	DATE: 09.04.2024	DRAWN: CHECKED: DMH	SC
DRAWING NUMBER: 2155_MA-11		REV: •	
REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

Existing NoSky Area

Proposed NoSky Area

Area of Loss/Gain

NOTES:

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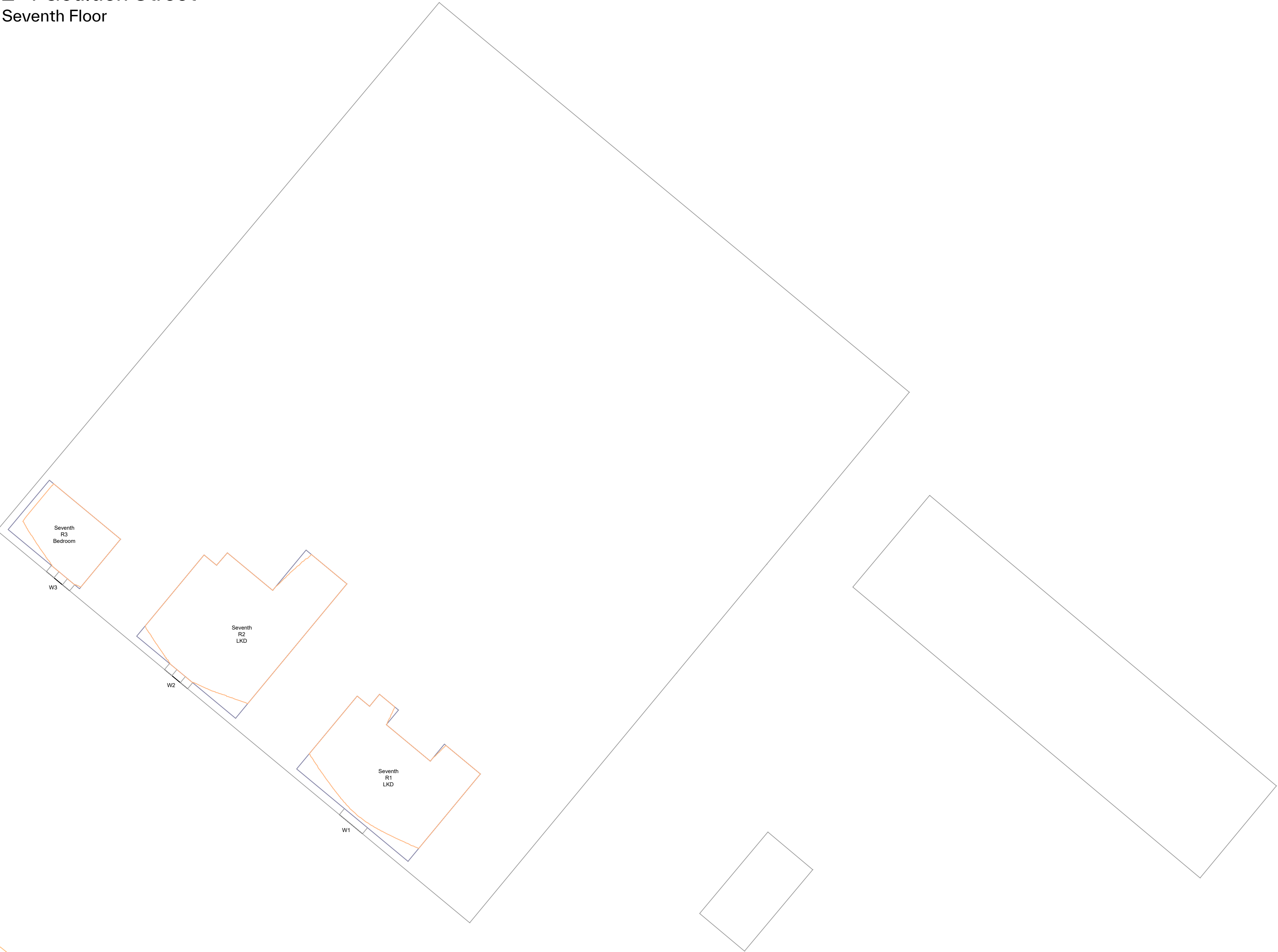
Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
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Contextual Model produced by Accucities Ltd
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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

2-4 Goulden Street

Seventh Floor



1:100



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	09.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-12	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)
Existing NoSky Area
Proposed NoSky Area
Area of Loss/Gain

NOTES:

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

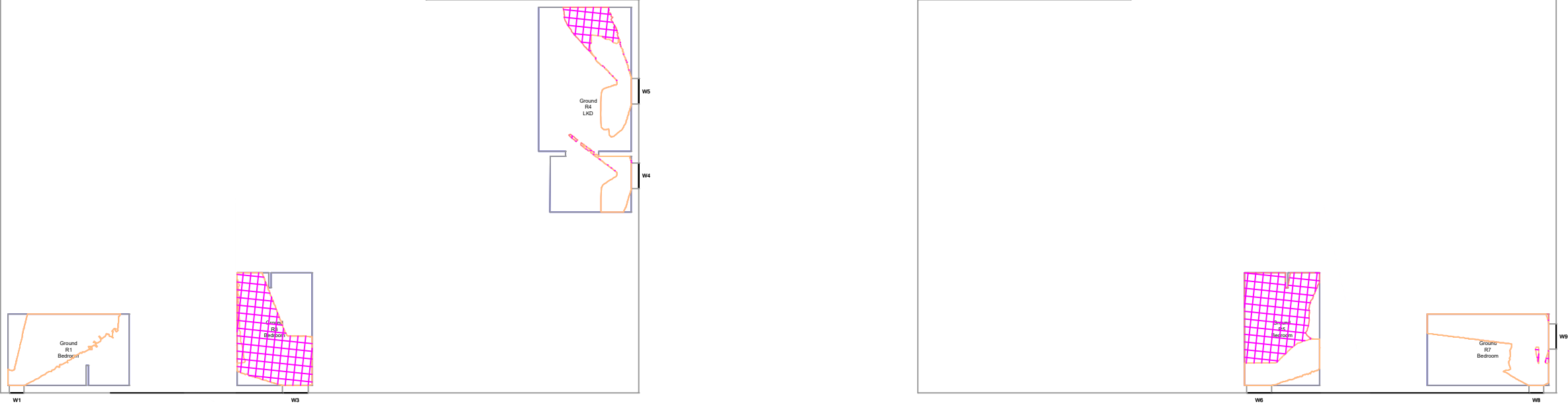
Existing Model & Surrounding Model

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modelled from point cloud survey data produced
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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

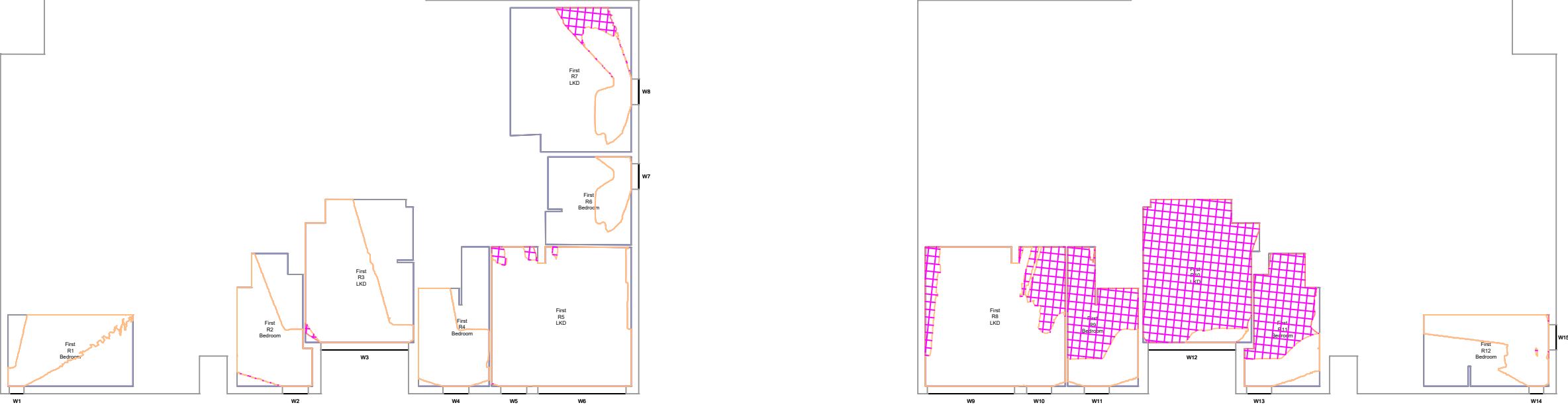
Broadside Apartments
Ground Floor

1:200



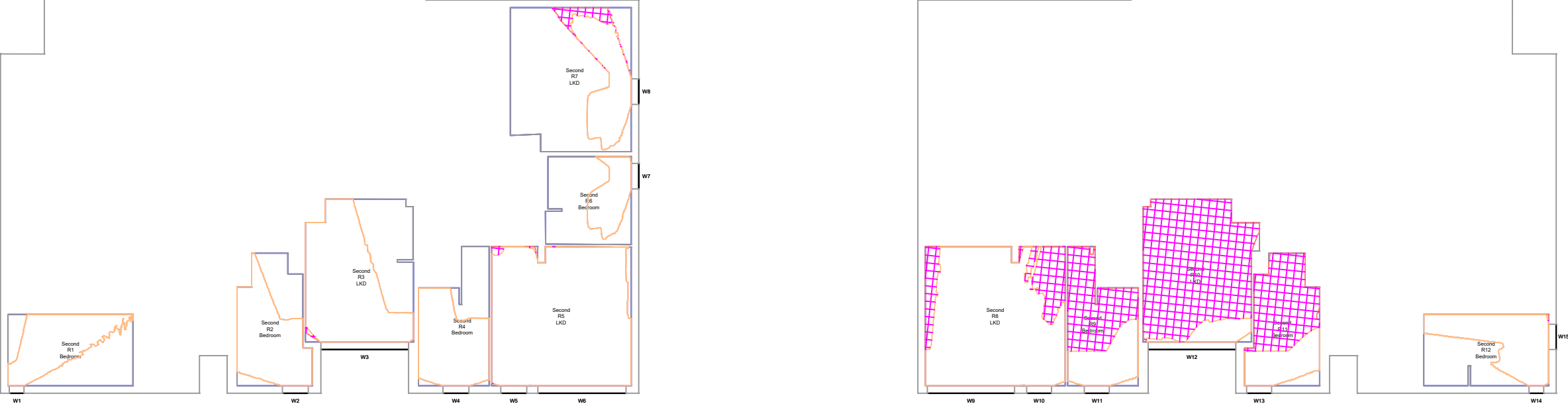
Broadside Apartments
First Floor

1:200



Broadside Apartments
Second Floor

1:200



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	09.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-13	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)
Existing NoSky Area
Proposed NoSky Area
Area of Loss/Gain

NOTES:

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

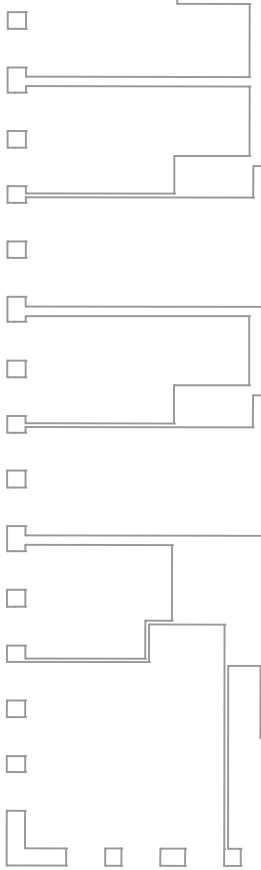
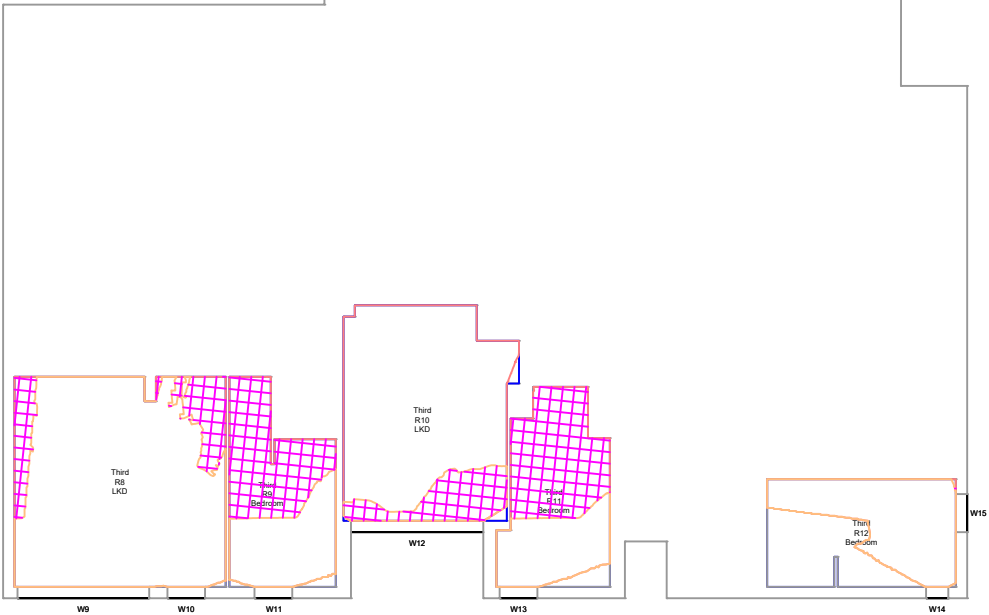
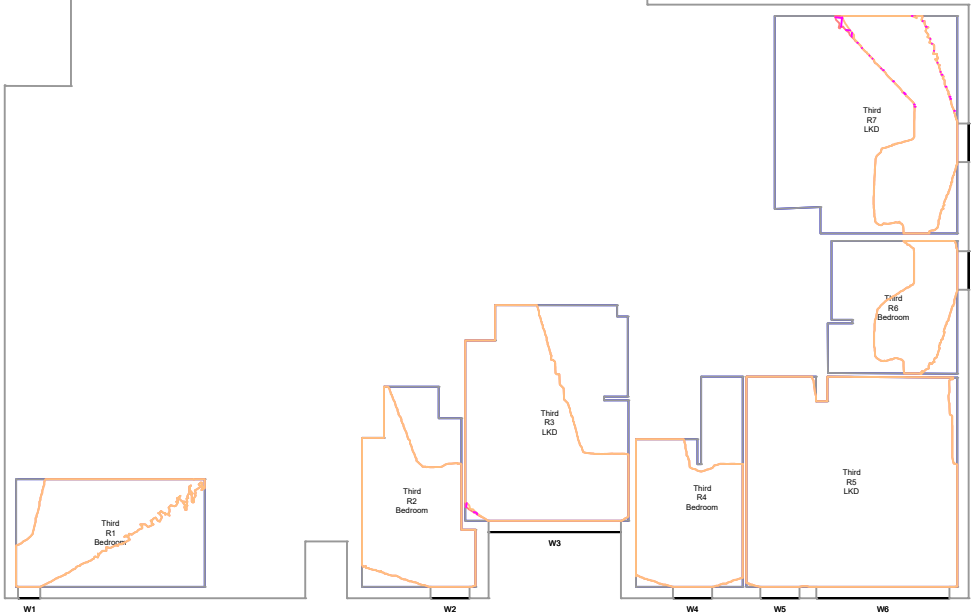
Existing Model & Surrounding Model

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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

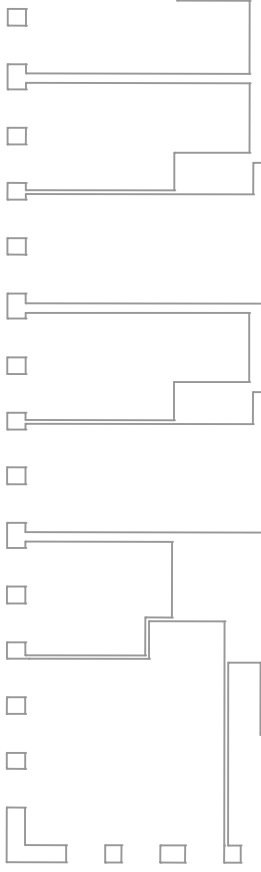
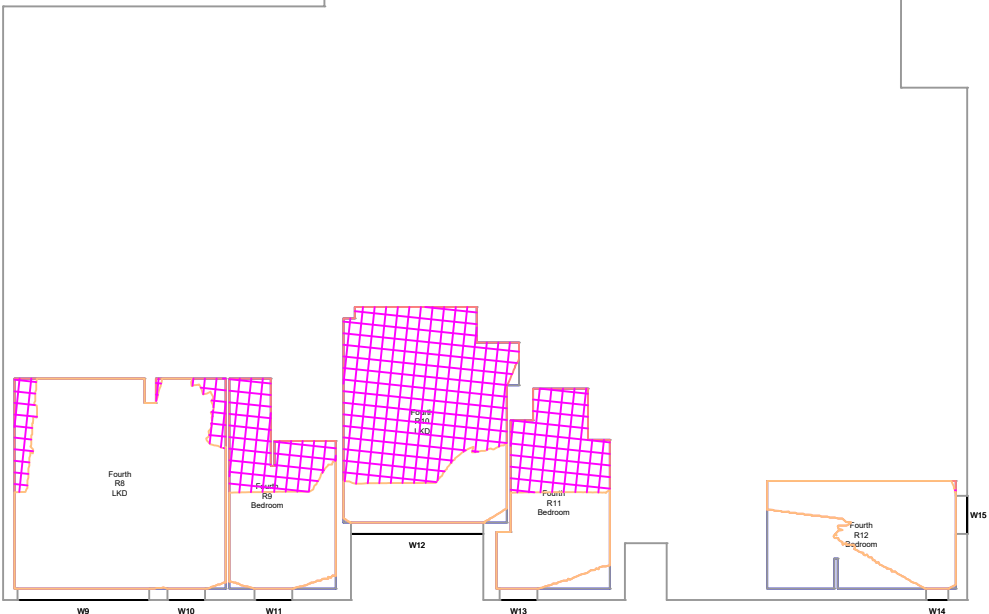
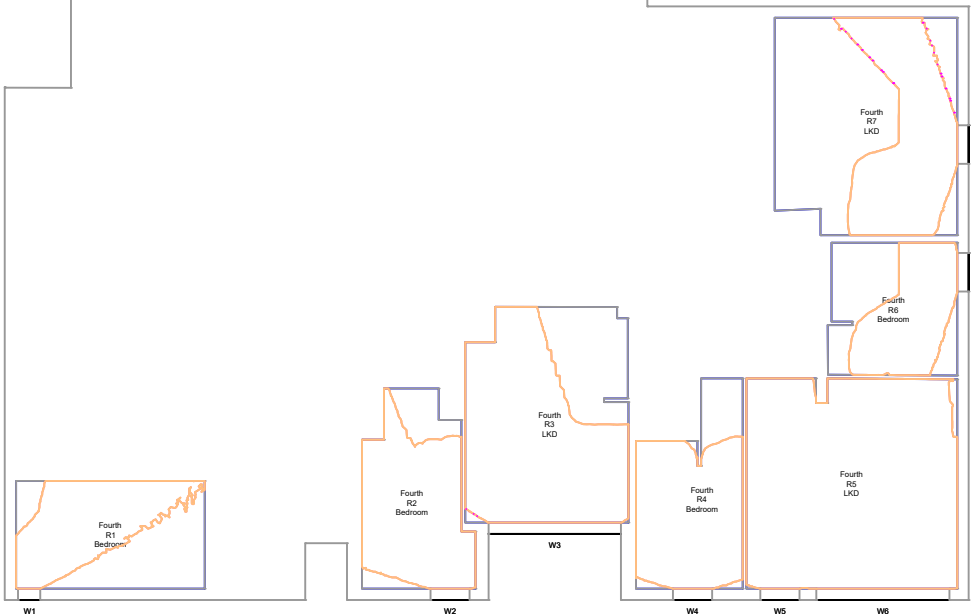
Broadside Apartments
Third Floor

1:200



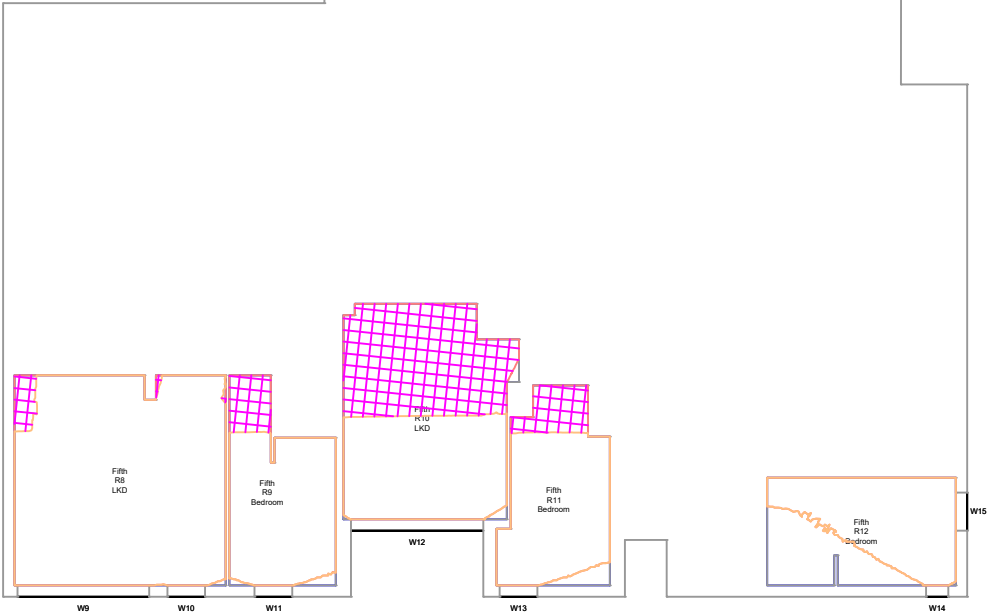
Broadside Apartments
Fourth Floor

1:200



Broadside Apartments
Fifth Floor

1:200



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	09.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-14	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky Area
	Area of Loss/Gain

NOTES:

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

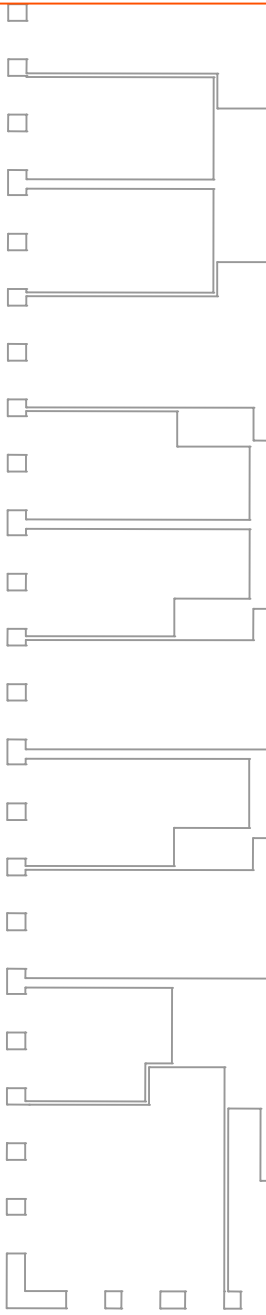
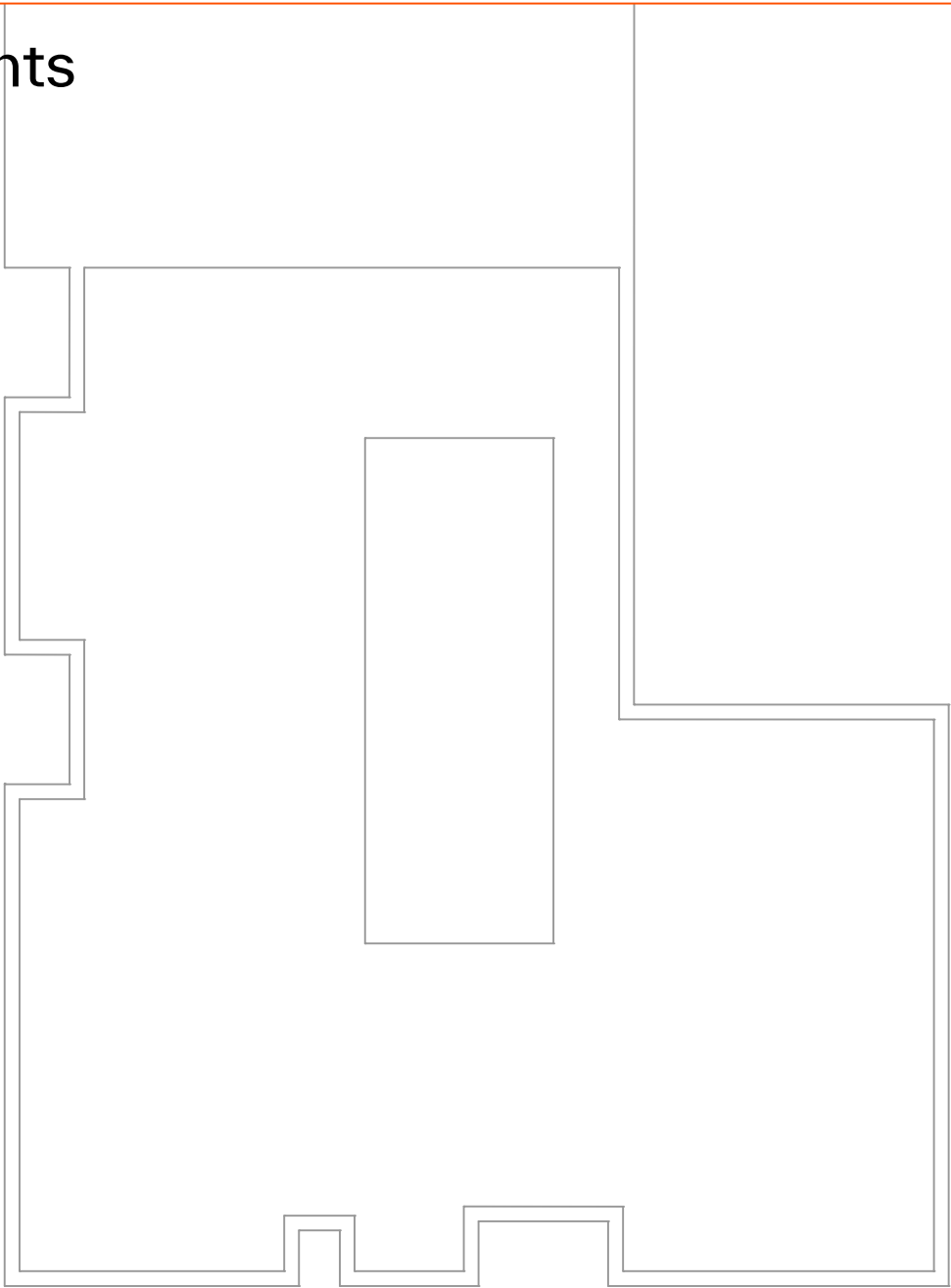
Existing Model & Surrounding Model

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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

Broadside Apartments

Sixth Floor

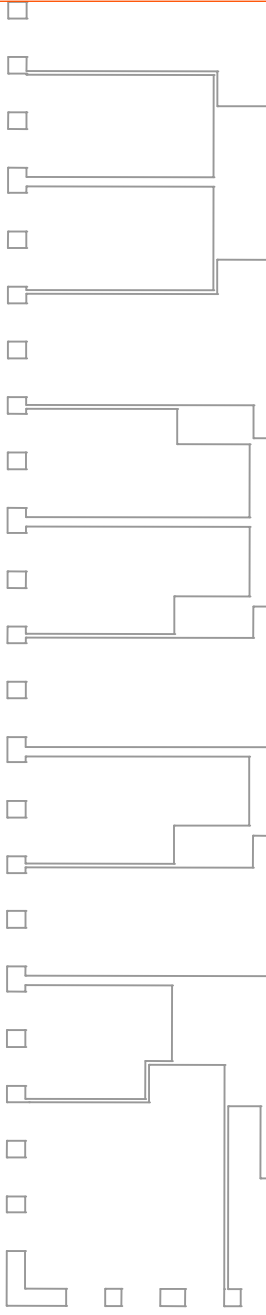
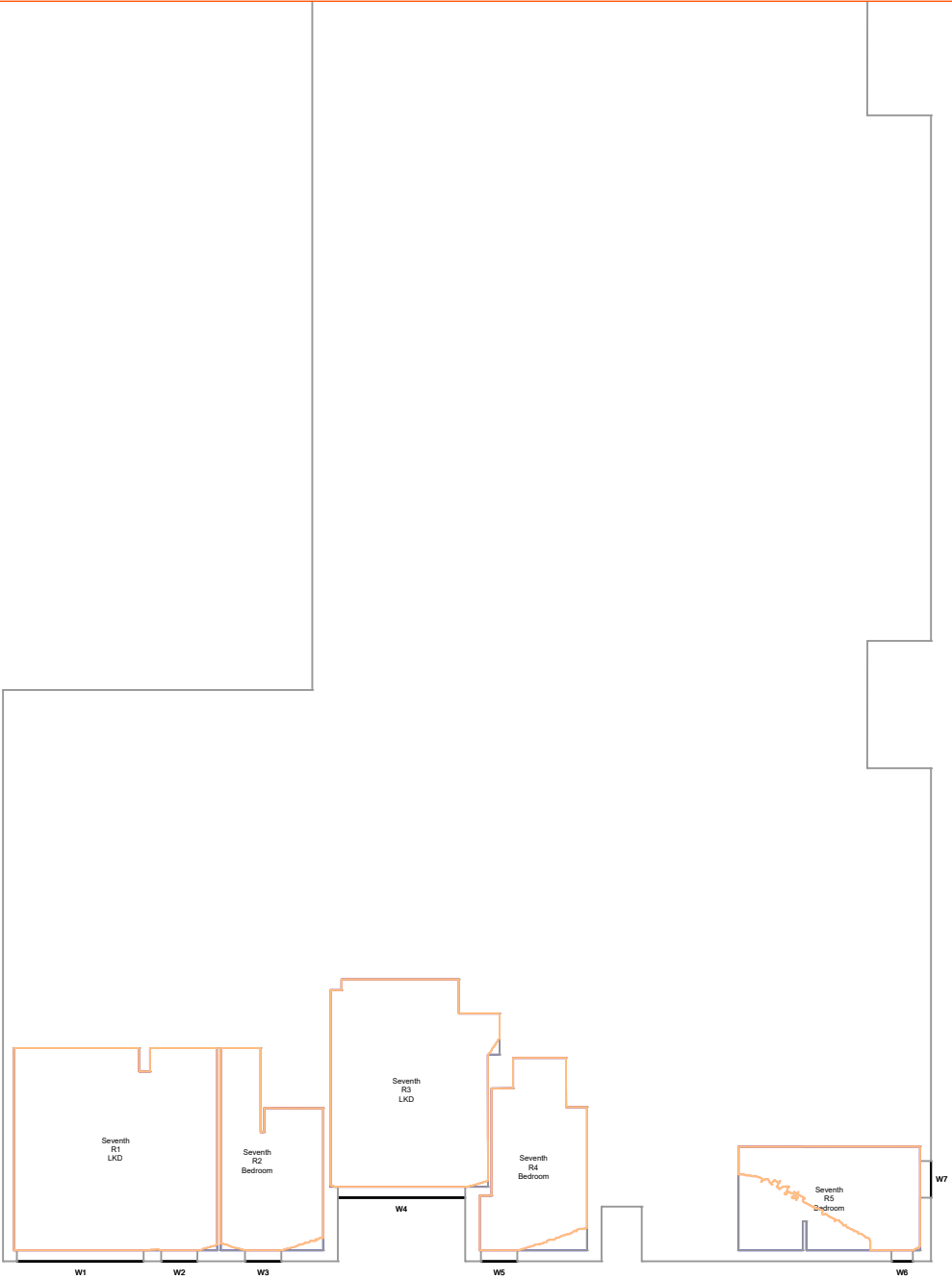
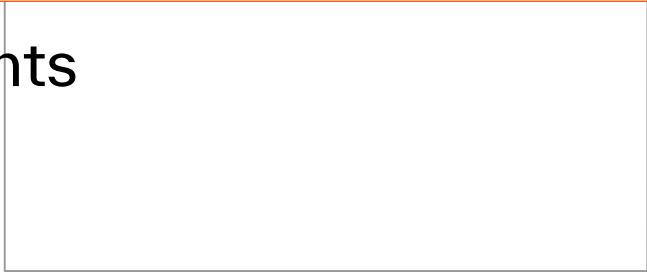


1:200



Broadside Apartments

Seventh Floor



1:200



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	09.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-15	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky Area
	Area of Loss/Gain

NOTES:

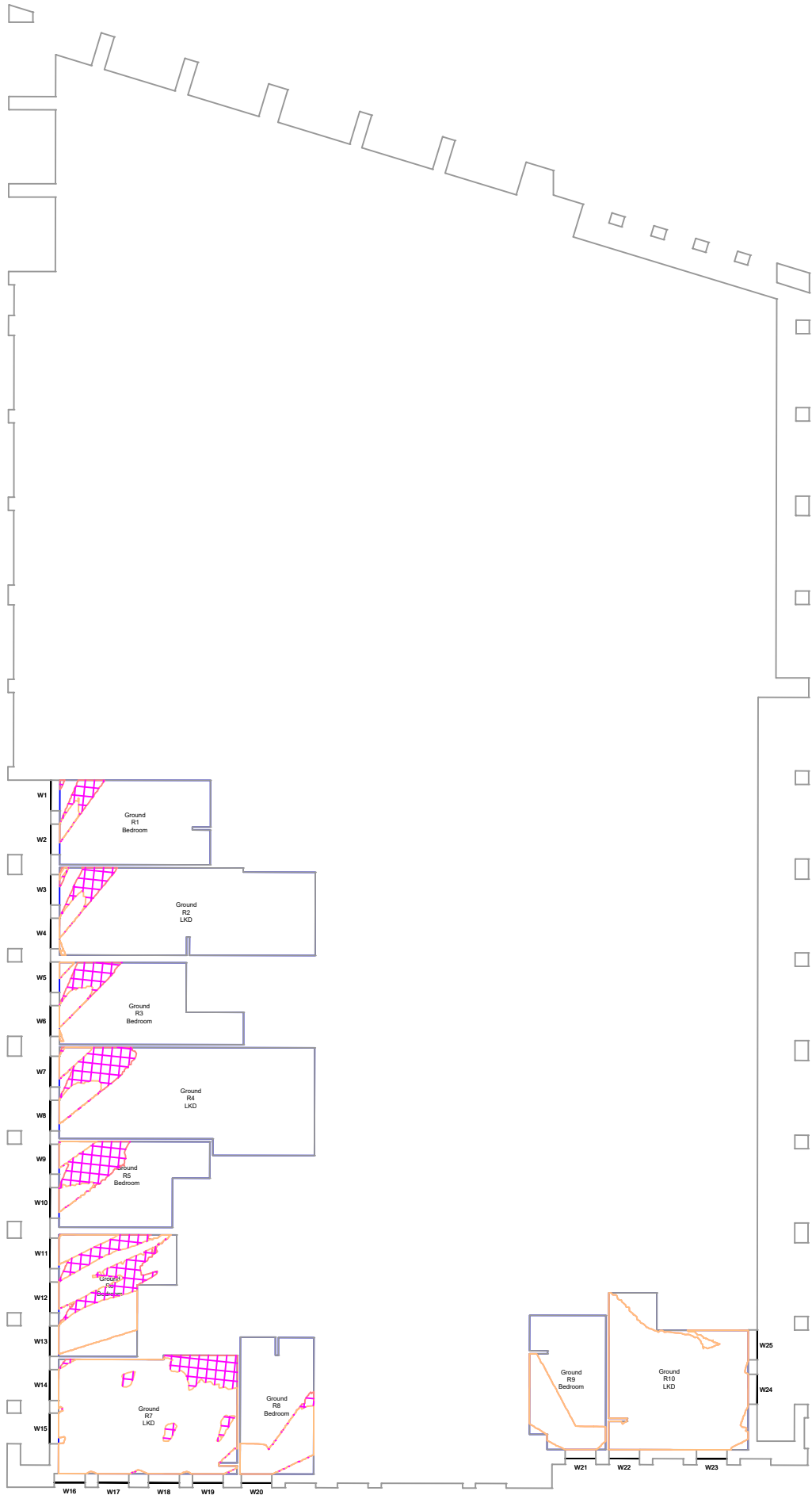
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Analysis
Produced using Waldram Tools
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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-M3-A-00001-P03.dwg"

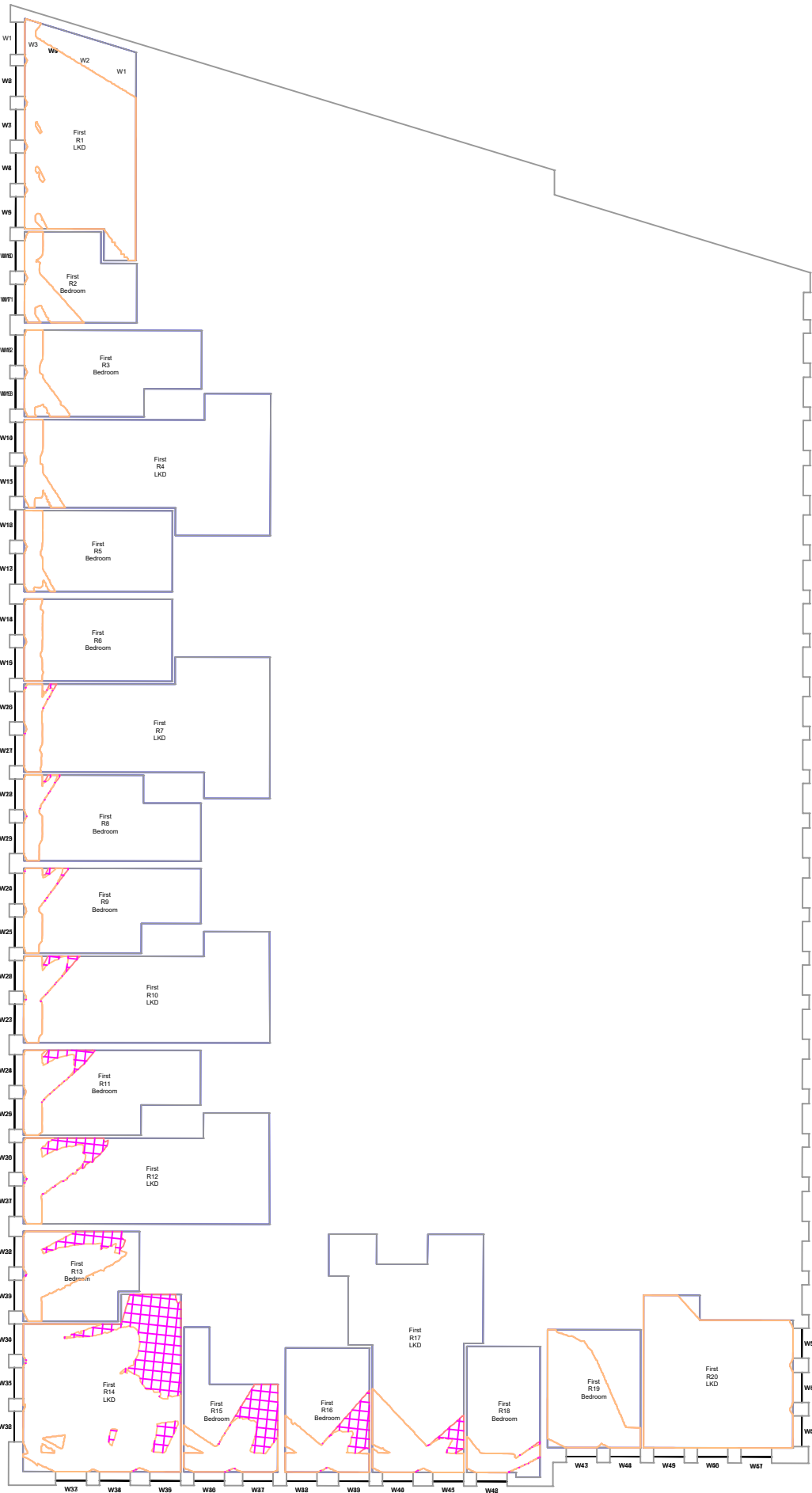
Poplin Apartments Ground Floor



1:200



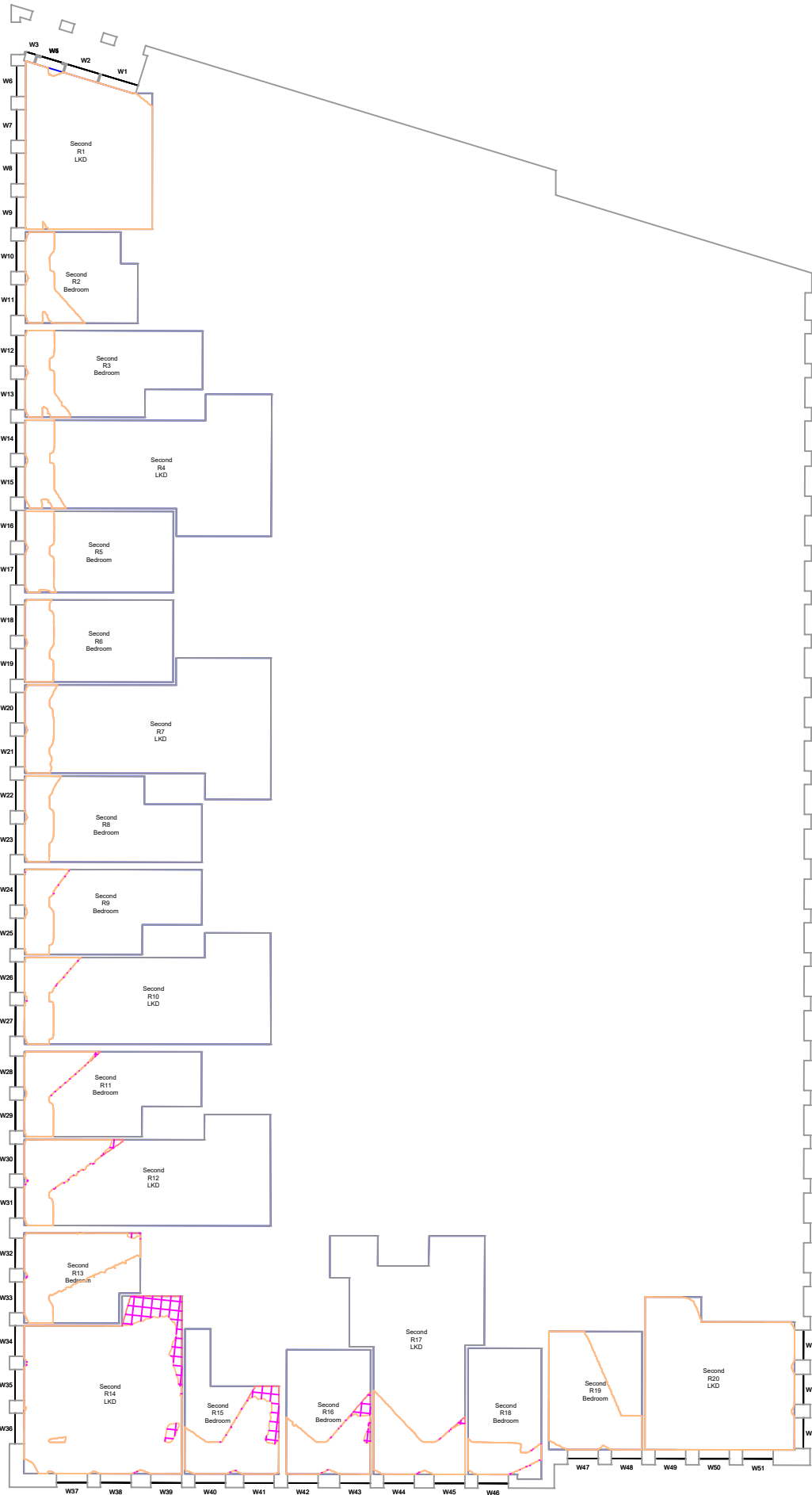
Poplin Apartments First Floor



1:200



Poplin Apartments Second Floor



1:200



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	09.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-16	*

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky Area
	Area of Loss/Gain

NOTES:

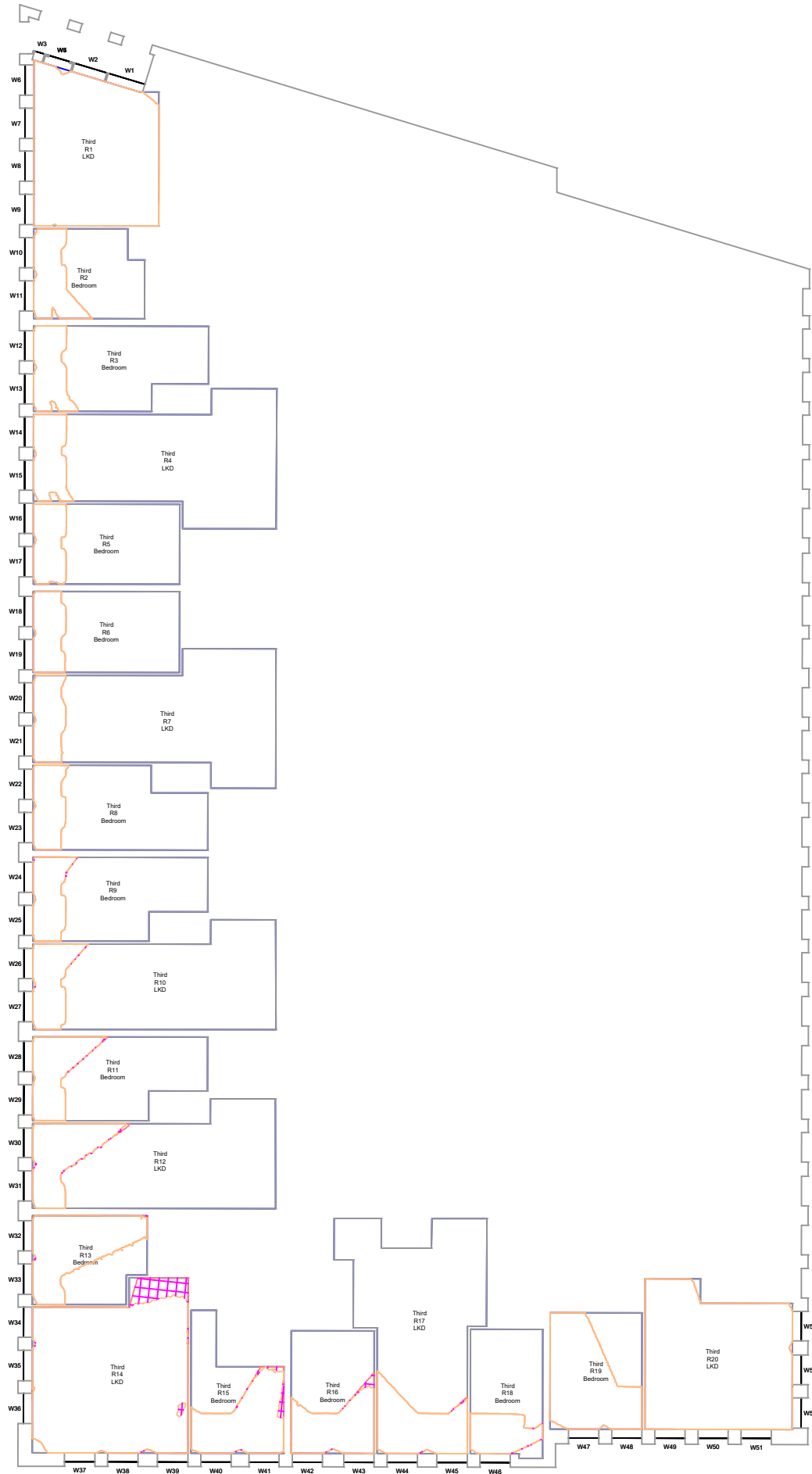
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Existing Model & Surrounding Model
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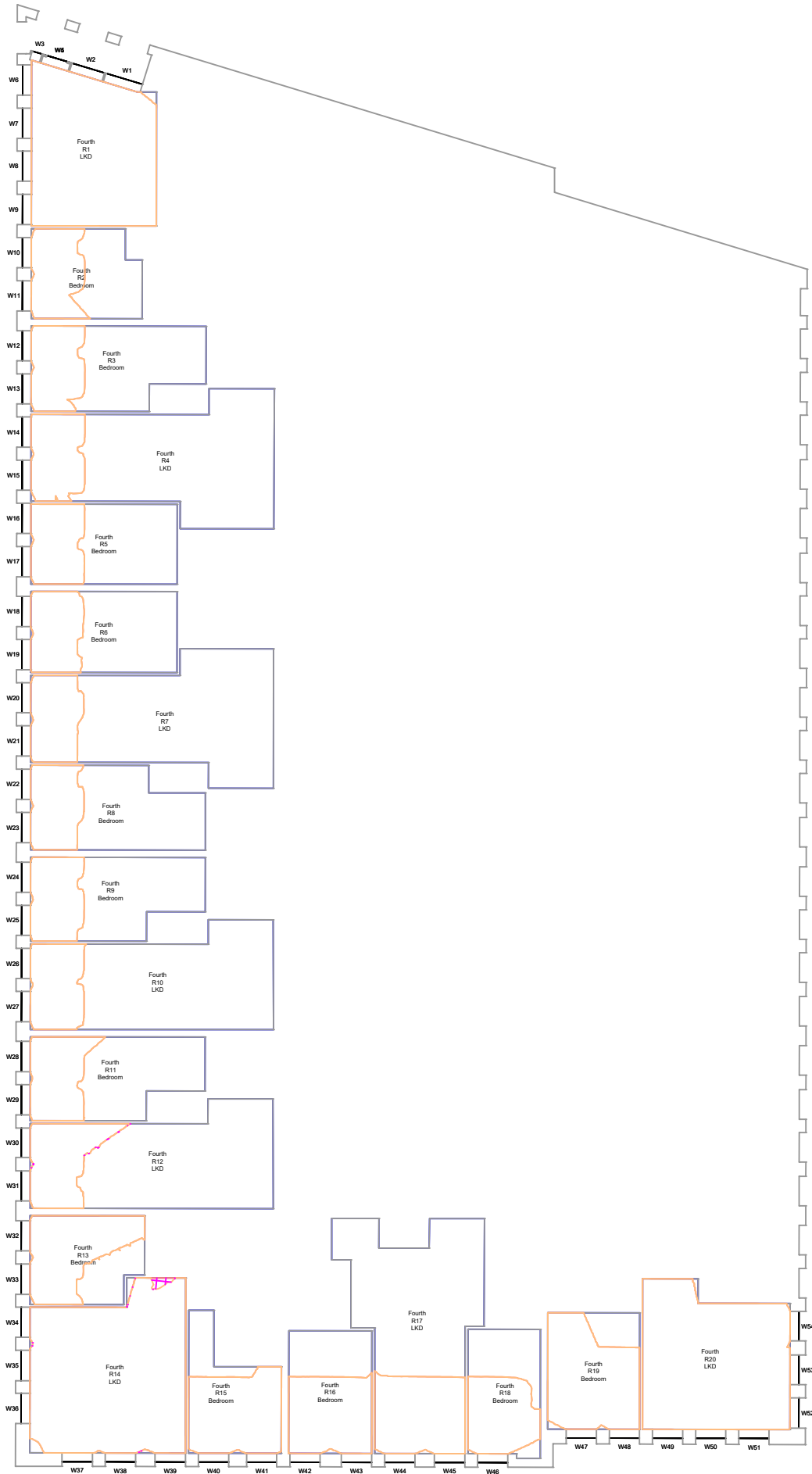
Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

Poplin Apartments
Third Floor



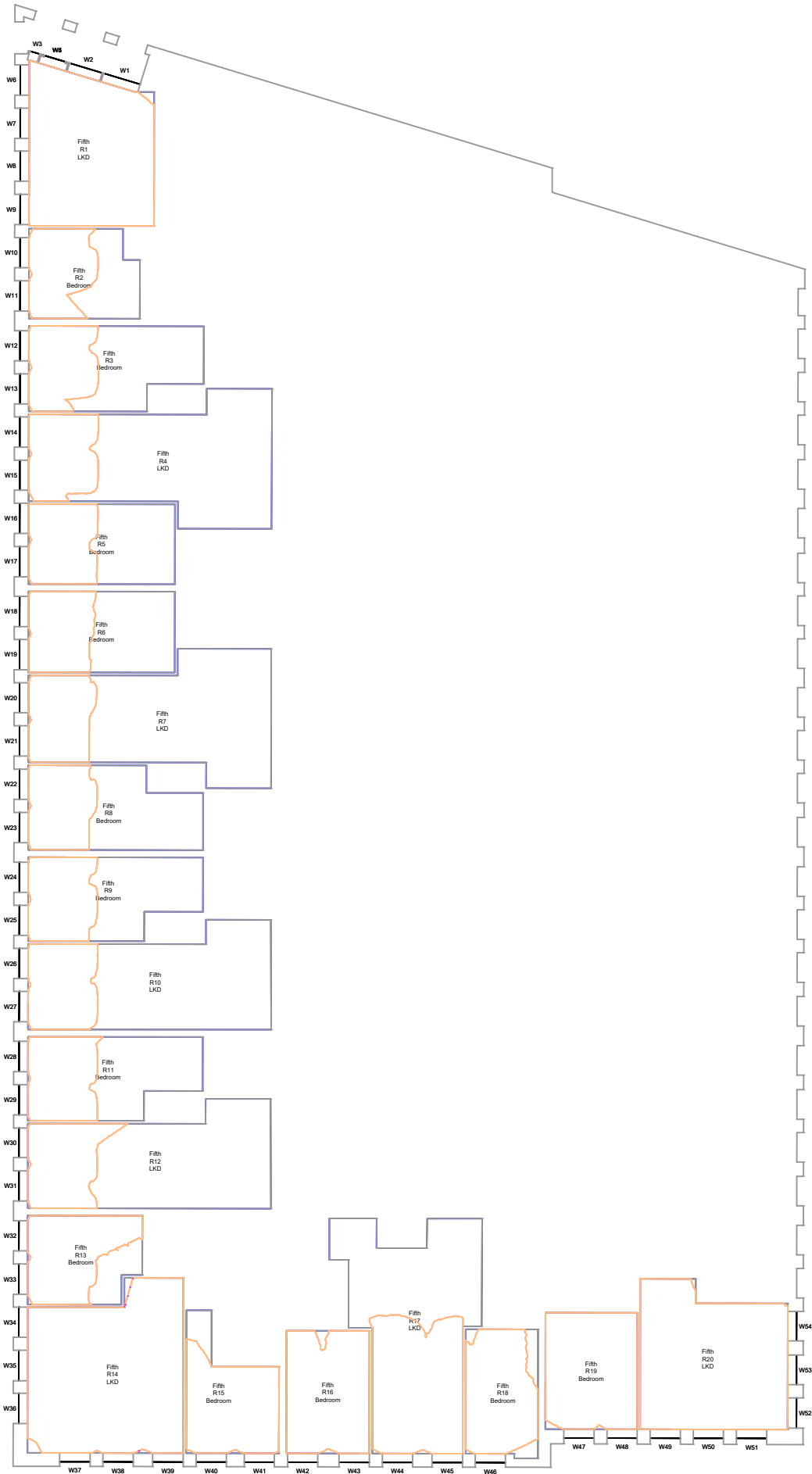
1:200

Poplin Apartments
Fourth Floor



1:200

Poplin Apartments
Fifth Floor



1:200

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	09.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-17	*

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky Area
	Area of Loss/Gain

NOTES:

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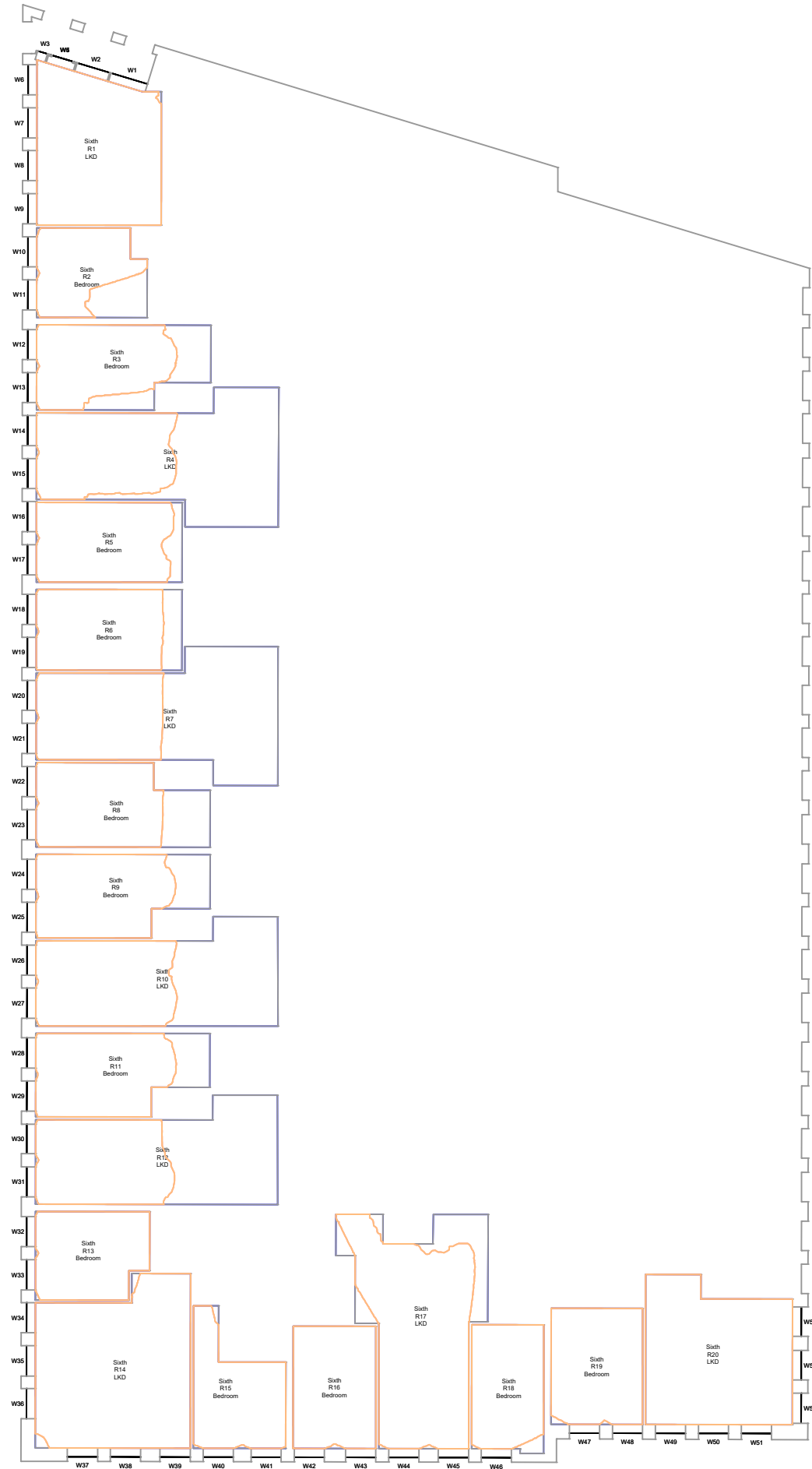
Analysis
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Existing Model & Surrounding Model

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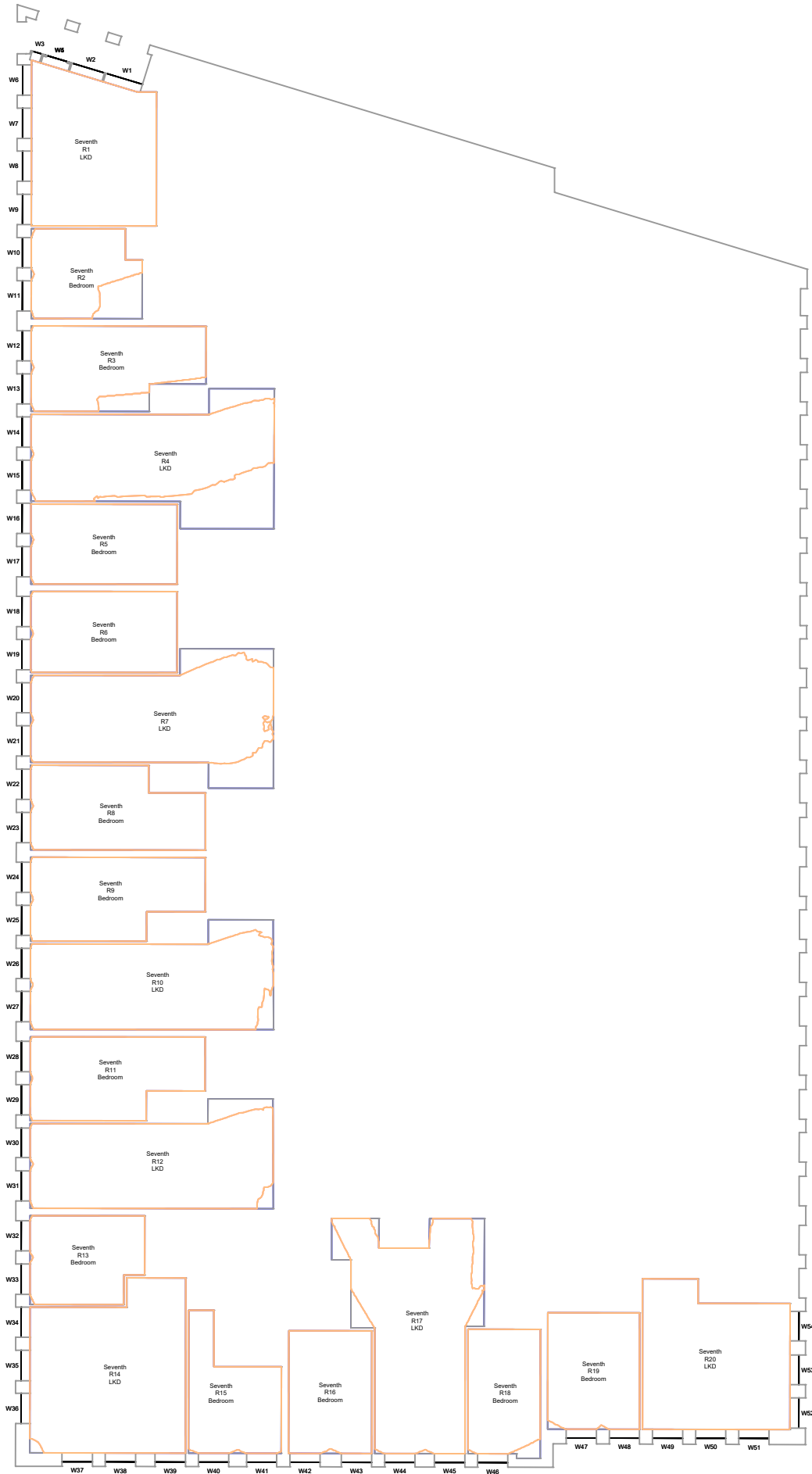
Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

Poplin Apartments
Sixth Floor



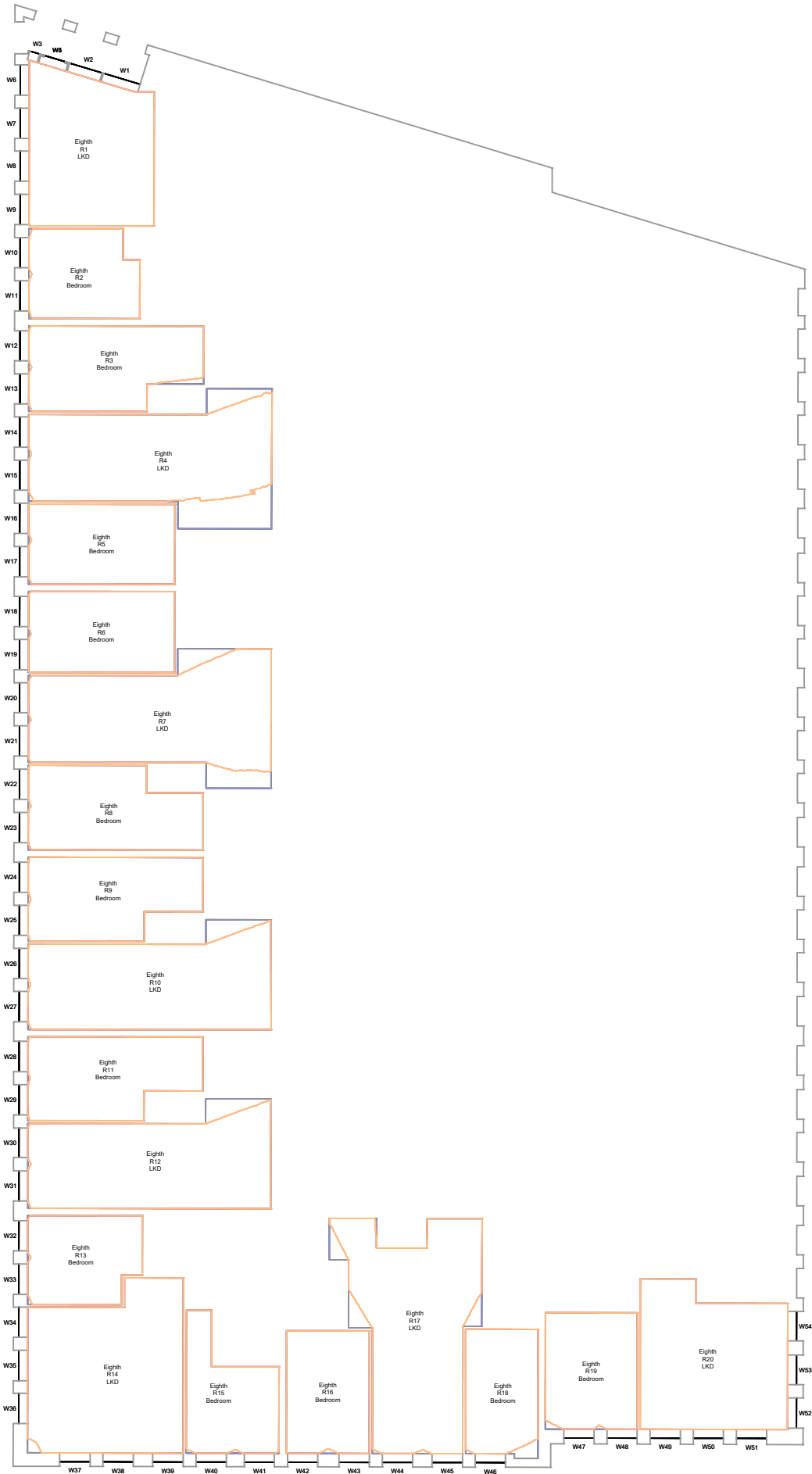
1:200

Poplin Apartments
Seventh Floor



1:200

Poplin Apartments
Eighth Floor



1:200

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	09.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-18	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky Area
	Area of Loss/Gain

NOTES:

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

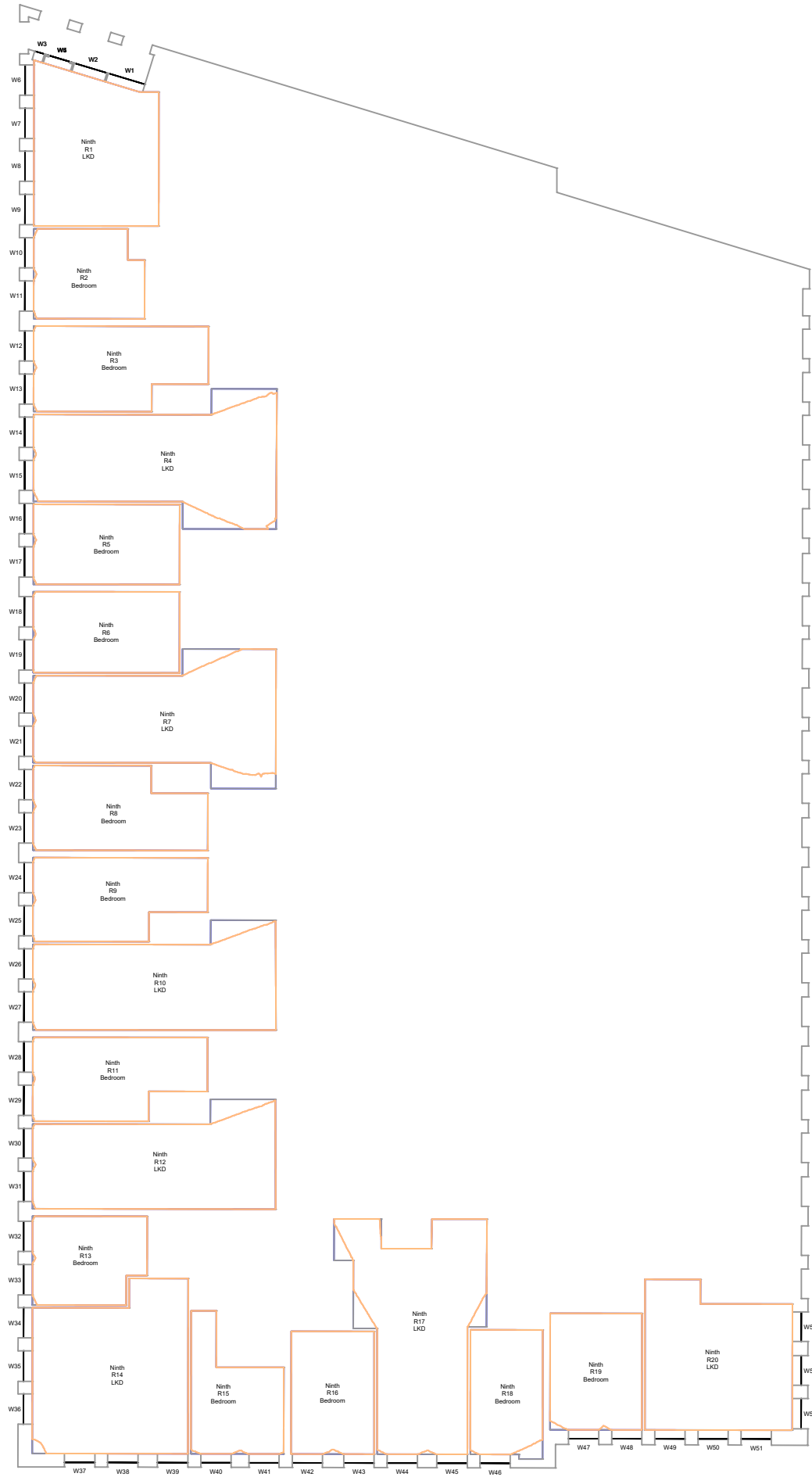
Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
by Norman Oliver. 3D
Contextual Model produced by Accucities Ltd
used for wider surrounding massing.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
derived from plans found on the planning
portal/sales history.
Where plans/elevations were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

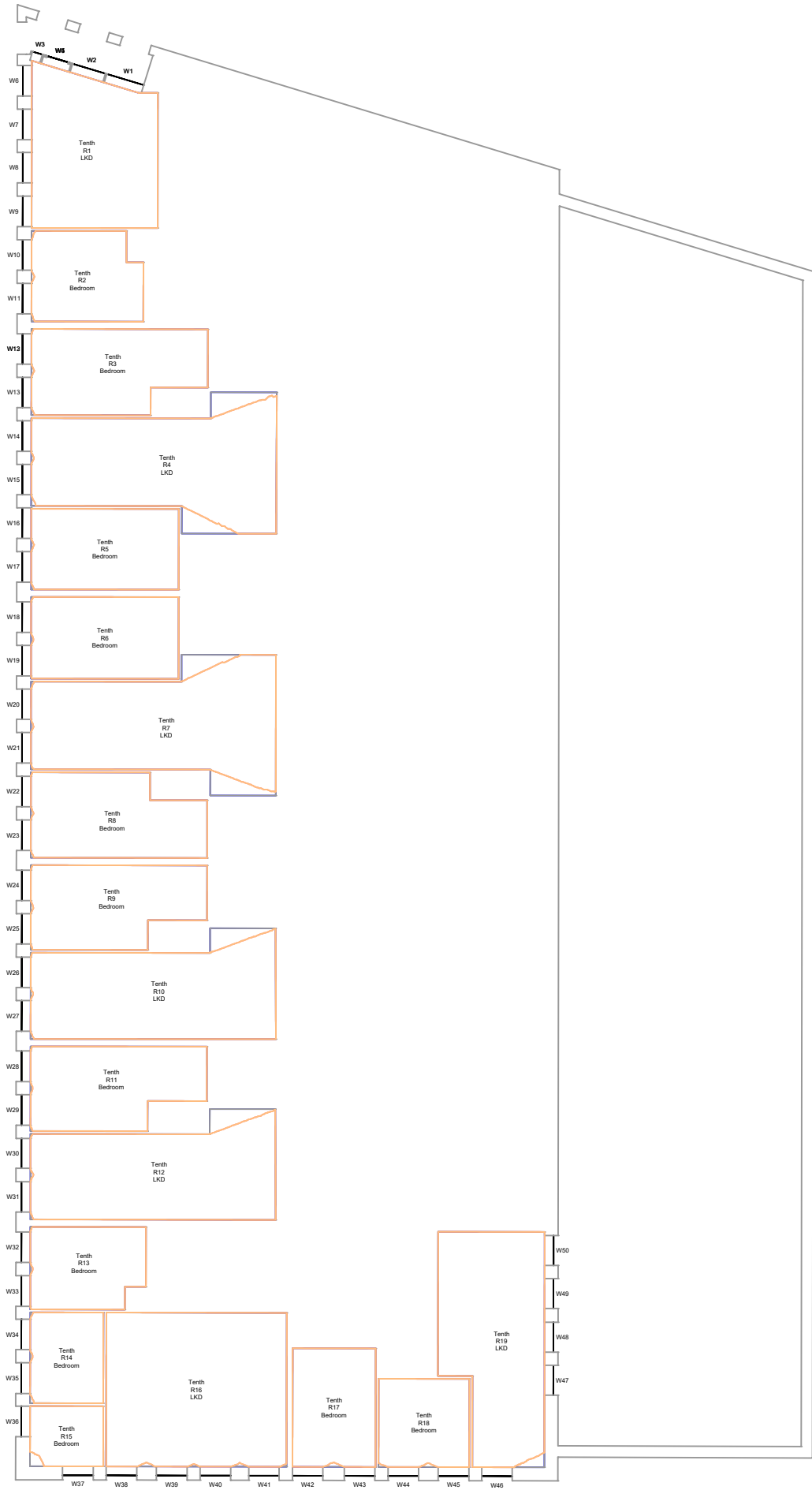
Poplin Apartments Ninth Floor



1:200



Poplin Apartments Tenth Floor



1:200



Poplin Apartments Eleventh Floor



1:200



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	09.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-19	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed
All heights in m AOD

DD Legend

Room Area (Measured Layout)
Existing NoSky Area
Proposed NoSky Area
Area of Loss/Gain

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

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

Existing Model & Surrounding Model

Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
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Contextual Model produced by Accucities Ltd
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Neighbouring Buildings internal room layouts,
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photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

New Cross Central Apartments
Ground Floor



1:200



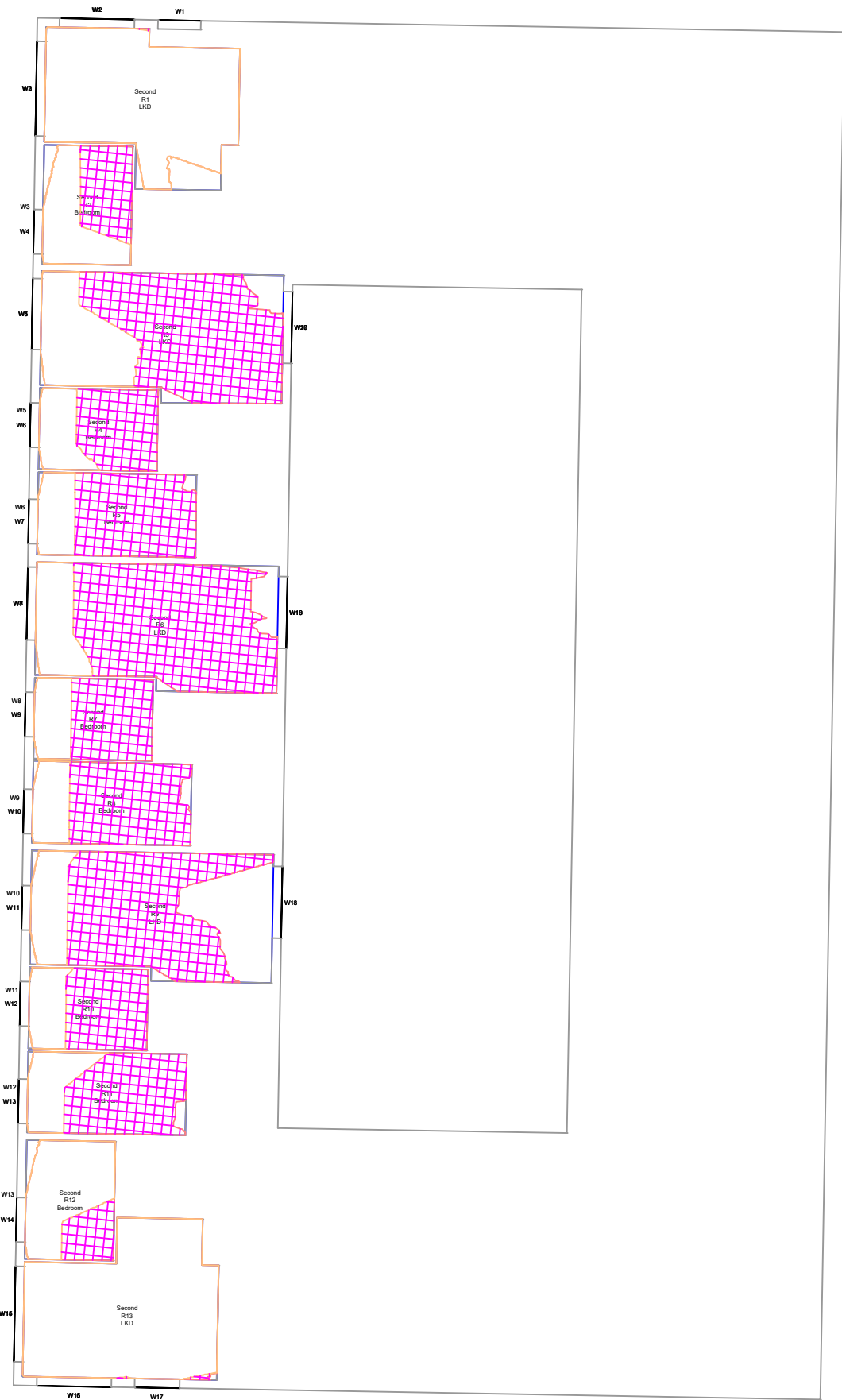
New Cross Central Apartments
First Floor



1:200



New Cross Central Apartments
Second Floor



1:200



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	09.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-20	*

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky Area
	Area of Loss/Gain

NOTES:

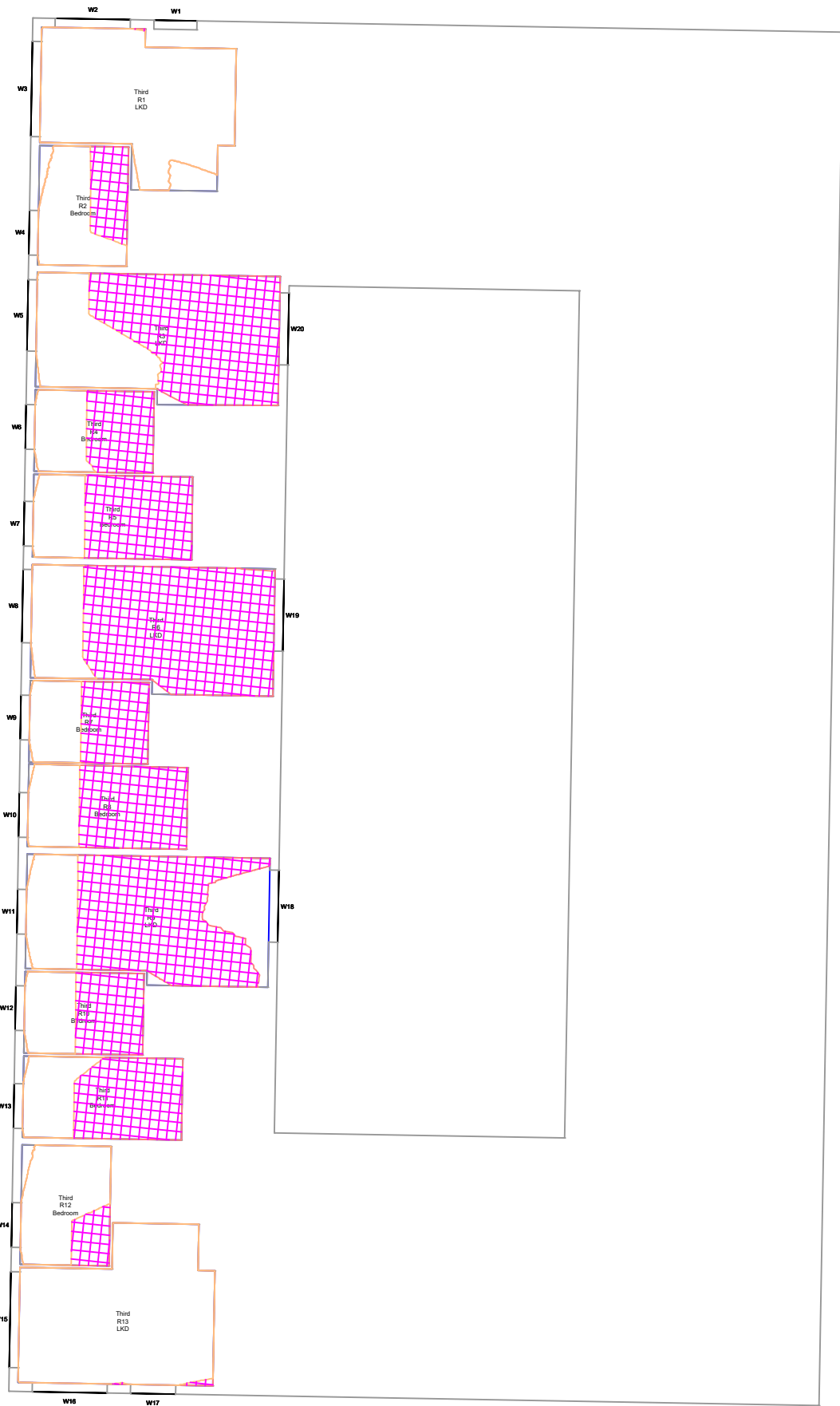
No dimensions are to be scaled from this drawing.
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drawings the supervising officer must be notified.

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

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
by Norman Oliver. 3D
Contextual Model produced by Accucities Ltd
used for wider surrounding massing.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
derived from plans found on the planning
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Where plans/elevations were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

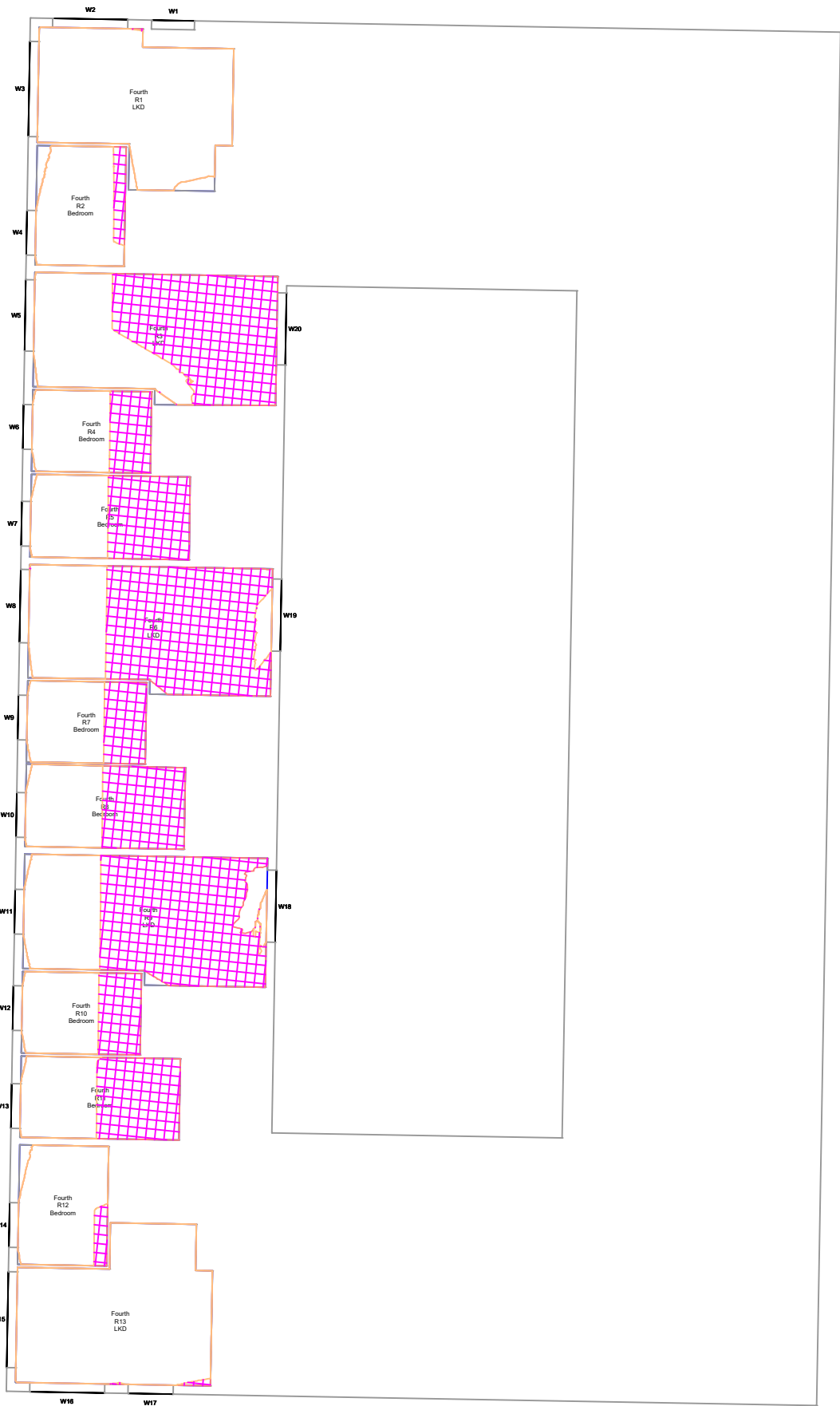
New Cross Central Apartments Third Floor



1:200



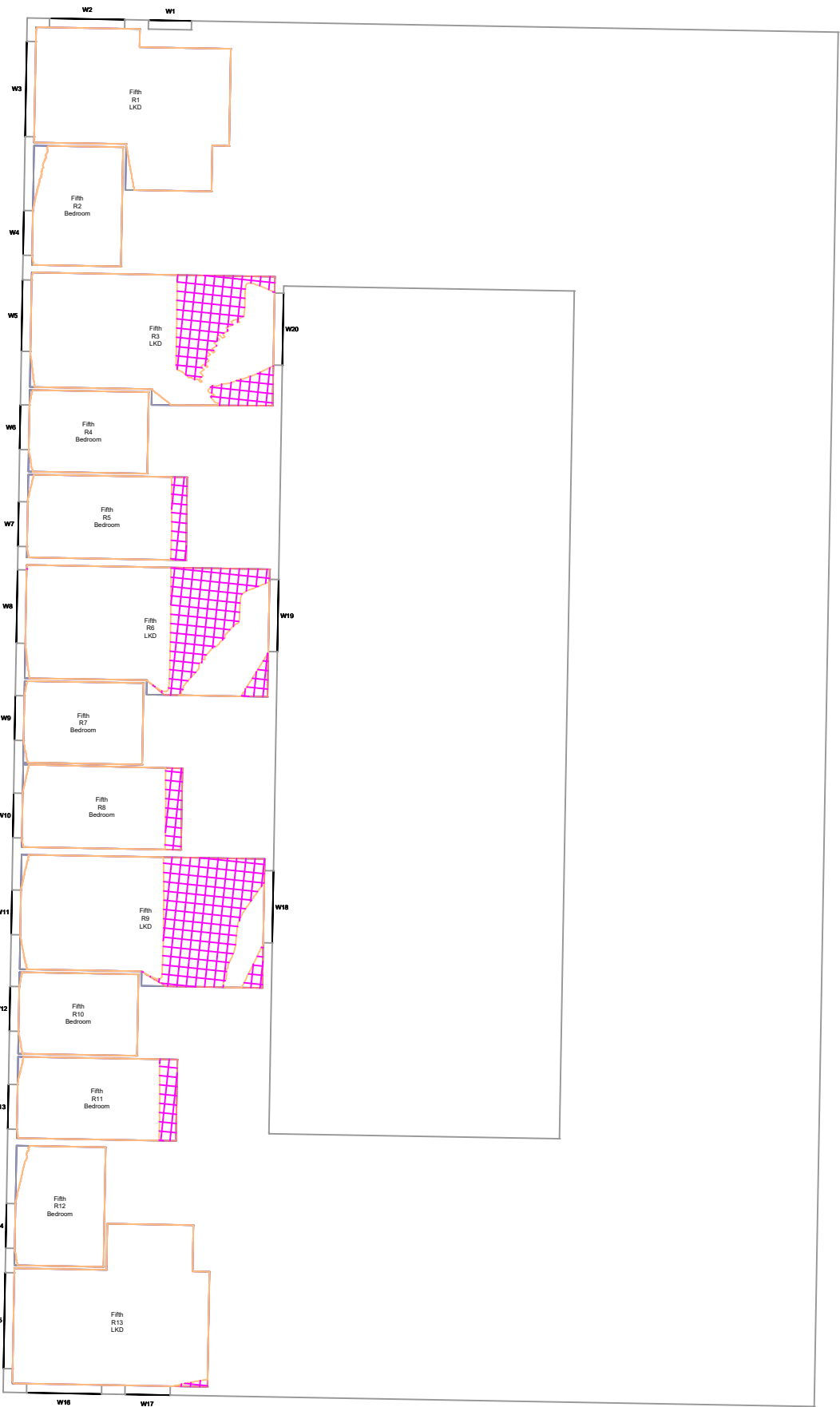
New Cross Central Apartments Fourth Floor



1:200



New Cross Central Apartments Fifth Floor



1:200



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	09.04.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-21	*

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky Area
	Area of Loss/Gain

NOTES:

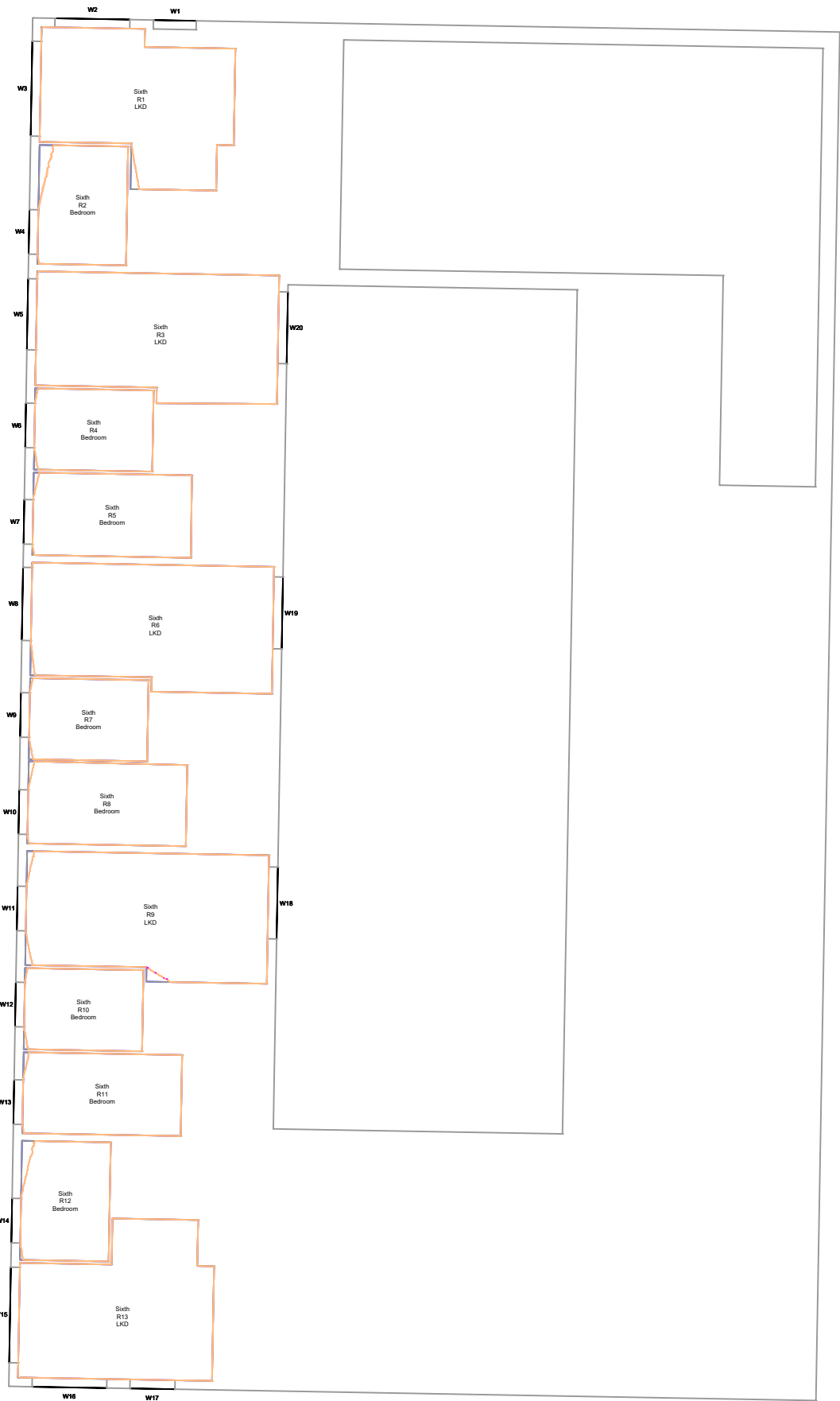
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
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Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
by Norman Oliver. 3D
Contextual Model produced by Accucities Ltd
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Neighbouring Buildings internal room layouts,
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derived from plans found on the planning
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Where plans/elevations were unavailable
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photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001-P03.dwg"

New Cross Central Apartments Sixth Floor



1:200



New Cross Central Apartments Seventh Floor



1:200



New Cross Central Apartments Eighth Floor



1:200



Appendix 8: Baseline vs NDF Massing APSH Tabulated Results

Project Name: Cross Keys, Manchester Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis Baseline vs NDF Massing													
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual NDF	Annual Suns Lost	Annual NDF/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter NDF	Wnter Suns Lost	Winter NDF/Ex
32 Mason Street													
Basement	R1	Residential	Plant Room	W1	130°	46	40	6.00	0.87	8	5	3.00	0.63
	R2	Residential	Storage	W2	130°	52	47	5.00	0.90	14	10	4.00	0.71
				W3	130°								
				W4	40°N								
Ground	R1	Residential	Bathroom	W1	130°	53	45	8.00	0.85	14	9	5.00	0.64
	R2	Residential	Bedroom	W2	130°	53	46	7.00	0.87	14	9	5.00	0.64
				W3	130°								
	R3	Residential	Bedroom	W4	130°	53	47	6.00	0.89	15	10	5.00	0.67
				W5	130°								
First	R1	Residential	Stairwell	W1	130°	54	49	5.00	0.91	13	9	4.00	0.69
				W2	130°								
	R2	Residential	Bedroom	W3	130°	54	49	5.00	0.91	14	10	4.00	0.71
	R3	Residential	LKD	W4	130°	56	53	3.00	0.95	16	13	3.00	0.81
				W5	40°N								
Second	R1	Residential	Stairwell	W1	130°	57	54	3.00	0.95	15	12	3.00	0.80
				W2	130°								
	R2	Residential	Bedroom	W3	130°	59	56	3.00	0.95	16	13	3.00	0.81
	R3	Residential	LKD	W4	130°	60	58	2.00	0.97	18	16	2.00	0.89
				W5	40°N								
Third	R1	Residential	Stairwell	W1	130°	59	59	0.00	1.00	17	17	0.00	1.00
				W2	130°								
				W3	130°								
				W4	130°								
	R2	Residential	Bedroom	W5	130°	60	60	0.00	1.00	17	17	0.00	1.00
	R3	Residential	LKD	W6	130°	62	62	0.00	1.00	18	18	0.00	1.00
				W7	40°N								
34 Mason Street													
Basement	R1	Residential	LKD	W1	311°N	33	31	2.00	0.94	6	4	2.00	0.67
				W2	220°								
	R2	Residential	Bedroom	W3	220°	29	26	3.00	0.90	6	3	3.00	0.50
	R3	Residential	LKD	W4	220°	47	44	3.00	0.94	8	5	3.00	0.63
				W5	130°								
				W6	130°								
Ground	R1	Residential	LKD	W1	311°N	40	38	2.00	0.95	8	6	2.00	0.75
				W2	220°								
	R2	Residential	Bedroom	W3	220°	41	39	2.00	0.95	7	5	2.00	0.71
	R3	Residential	Bedroom	W4	220°	36	34	2.00	0.94	6	4	2.00	0.67
	R4	Residential	LKD	W5	220°	57	56	1.00	0.98	9	8	1.00	0.89
				W6	130°								
				W7	130°								
First	R1	Residential	LKD	W1	310°N	29	29	0.00	1.00	3	3	0.00	1.00
				W2	311°N								
				W3	264°								
	R2	Residential	Bedroom	W4	220°	50	49	1.00	0.98	8	7	1.00	0.88
	R3	Residential	Bedroom	W5	220°	49	47	2.00	0.96	7	5	2.00	0.71
	R4	Residential	LKD	W6	220°	66	65	1.00	0.98	10	9	1.00	0.90
				W7	130°								
				W8	130°								
	R5	Residential	Stairwell	W9	130°	52	51	1.00	0.98	13	12	1.00	0.92
Second	R1	Residential	LKD	W1	310°N	36	36	0.00	1.00	6	6	0.00	1.00
				W2	311°N								
				W3	264°								
	R2	Residential	Bedroom	W4	220°	60	60	0.00	1.00	13	13	0.00	1.00

Project Name: Cross Keys, Manchester Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis Baseline vs NDF Massing													
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual NDF	Annual Suns Lost	Annual NDF/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter NDF	Wnter Suns Lost	Winter NDF/Ex
	R3	Residential	Bedroom	W5	220°	61	61	0.00	1.00	13	13	0.00	1.00
	R4	Residential	LKD	W6 W7 W8	220° 130° 130°	80	79	1.00	0.99	15	14	1.00	0.93
	R5	Residential	Stairwell	W9	130°	57	56	1.00	0.98	15	14	1.00	0.93
Third	R1	Residential	Circulation	W1	268°	47	47	0.00	1.00	14	14	0.00	1.00
	R2	Residential	Stairwell	W2	220°	72	72	0.00	1.00	24	24	0.00	1.00
	R3	Residential	Bedroom	W3	130°	65	65	0.00	1.00	19	19	0.00	1.00
	R4	Residential	Stairwell	W4 W5	130° 130°	60	59	1.00	0.98	17	16	1.00	0.94
36 Mason Street													
Ground	R1	Residential	Unknown	W1	130°	54	52	2.00	0.96	11	9	2.00	0.82
	R2	Residential	Unknown	W2	130°	56	55	1.00	0.98	13	12	1.00	0.92
First	R1	Residential	Unknown	W1	130°	58	57	1.00	0.98	14	13	1.00	0.93
	R2	Residential	Unknown	W2	130°	57	57	0.00	1.00	13	13	0.00	1.00
	R3	Residential	Unknown	W3	130°	57	57	0.00	1.00	13	13	0.00	1.00
38 Mason Street													
Ground	R1	Residential	LKD	W1	130°	55	55	0.00	1.00	13	13	0.00	1.00
	R2	Residential	Stairwell	W2 W3 W4	130° 130° 130°	52	52	0.00	1.00	14	14	0.00	1.00
First	R1	Residential	LKD	W1 W2 W3 W4 W5 W6	130° 130° 130° 130° 130° 130°	65	65	0.00	1.00	18	18	0.00	1.00
Second	R1	Residential	Bathroom	W1	130°	62	62	0.00	1.00	16	16	0.00	1.00
	R2	Residential	LKD	W2 W3 W4 W5 W6	130° 130° 130° 130° 130°	62	62	0.00	1.00	18	18	0.00	1.00
Third	R1	Residential	Circulation	W1	220° Inc	80	80	0.00	1.00	21	21	0.00	1.00
Peerlers Yard, 2-4 Goulden Street													
Ground	R6	Residential	Bedroom	W12 W16	220° 220°	14	13	1.00	0.93	3	2	1.00	0.67
	R8	Residential	Bedroom	W8 W13	220° 220°	21	20	1.00	0.95	4	3	1.00	0.75
	R10	Residential	Bedroom	W6 W10	220° 220°	28	26	2.00	0.93	2	2	0.00	1.00
First	R1	Residential	LKD	W1 W2 W3 W4 W27 W28	220° 220° 220° 220° 130° 130°	71	47	24.00	0.66	14	6	8.00	0.43
	R2	Residential	Bedroom	W5	220°	61	37	24.00	0.61	11	4	7.00	0.36
	R3	Residential	LKD	W6 W7 W8 W9	220° 220° 220° 220°	63	45	18.00	0.71	13	4	9.00	0.31
	R4	Residential	Bedroom	W10	220°	63	46	17.00	0.73	13	4	9.00	0.31
	R5	Residential	Bedroom	W11 W12 W13	220° 220° 310°N	66	53	13.00	0.80	16	7	9.00	0.44
	R6	Residential	LKD	W14	130°	59	56	3.00	0.95	10	8	2.00	0.80

Project Name: Cross Keys, Manchester Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis Baseline vs NDF Massing													
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual NDF	Annual Suns Lost	Annual NDF/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter NDF	Wnter Suns Lost	Winter NDF/Ex
	R7	Residential	Hallway	W15 W16 W17 W18 W19 W20 W21	130° 220° 220° 220° 220° 220° 220°	51	46	5.00	0.90	15	10	5.00	0.67
	R8	Residential	LKD	W22 W23	130° 130°	35	32	3.00	0.91	11	8	3.00	0.73
	R9	Residential	Bedroom	W24	130°	30	27	3.00	0.90	7	4	3.00	0.57
	R10	Residential	Bedroom	W25	130°	32	27	5.00	0.84	9	4	5.00	0.44
	R11	Residential	Bedroom	W26	130°	38	33	5.00	0.87	12	7	5.00	0.58
Second	R1	Residential	Bedroom	W1 W28	220° 130°	74	58	16.00	0.78	16	10	6.00	0.63
	R2	Residential	LKD	W2 W3 W4	220° 220° 220°	66	47	19.00	0.71	15	5	10.00	0.33
	R3	Residential	Bedroom	W5	220°	66	48	18.00	0.73	15	5	10.00	0.33
	R4	Residential	LKD	W6 W7 W8 W9	220° 220° 220° 220°	68	52	16.00	0.76	17	5	12.00	0.29
	R5	Residential	Bedroom	W10	220°	69	53	16.00	0.77	18	5	13.00	0.28
	R6	Residential	Bedroom	W11 W12 W13	220° 220° 310°N	69	58	11.00	0.84	18	8	10.00	0.44
	R7	Residential	LKD	W14 W15 W16 W17 W18	130° 130° 220° 220° 220°	66	65	1.00	0.98	13	13	0.00	1.00
	R8	Residential	Hallway	W19 W20 W21	220° 220° 220°	55	53	2.00	0.96	18	16	2.00	0.89
	R9	Residential	LKD	W22 W23	130° 130°	39	37	2.00	0.95	14	12	2.00	0.86
	R10	Residential	Bedroom	W24	130°	34	31	3.00	0.91	11	8	3.00	0.73
	R11	Residential	Bedroom	W25	130°	35	32	3.00	0.91	11	8	3.00	0.73
	R12	Residential	Bedroom	W26 W27	130° 130°	47	44	3.00	0.94	16	13	3.00	0.81
Third	R1	Residential	Bedroom	W1 W28	220° 130°	77	68	9.00	0.88	19	14	5.00	0.74
	R2	Residential	LKD	W2 W3 W4	220° 220° 220°	68	58	10.00	0.85	17	11	6.00	0.65
	R3	Residential	Bedroom	W5	220°	69	58	11.00	0.84	18	10	8.00	0.56
	R4	Residential	LKD	W6 W7 W8 W9	220° 220° 220° 220°	71	60	11.00	0.85	20	10	10.00	0.50
	R5	Residential	Bedroom	W10	220°	72	59	13.00	0.82	21	9	12.00	0.43
	R6	Residential	Bedroom	W11 W12 W13	220° 220° 310°N	73	63	10.00	0.86	22	12	10.00	0.55
	R7	Residential	LKD	W14 W15 W16 W17 W18	130° 130° 220° 220° 220°	75	75	0.00	1.00	18	18	0.00	1.00

Project Name: Cross Keys, Manchester
Project No.: 2155
Report Title: Daylight & Sunlight - Neighbour Analysis
Baseline vs NDF Massing

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual NDF	Annual Suns Lost	Annual NDF/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter NDF	Wnter Suns Lost	Winter NDF/Ex
	R8	Residential	Hallway	W19 W20 W21	220° 220° 220°	57	57	0.00	1.00	20	20	0.00	1.00
	R9	Residential	LKD	W22 W23	130° 130°	40	39	1.00	0.98	14	13	1.00	0.93
	R10	Residential	Bedroom	W24	130°	36	35	1.00	0.97	11	10	1.00	0.91
	R11	Residential	Bedroom	W25	130°	39	37	2.00	0.95	13	11	2.00	0.85
	R12	Residential	Bedroom	W26 W27	130° 130°	49	47	2.00	0.96	18	16	2.00	0.89
Fourth	R1	Residential	Bedroom	W1 W28	220° 130°	80	79	1.00	0.99	22	21	1.00	0.95
	R2	Residential	LKD	W2 W3 W4	220° 220° 220°	70	69	1.00	0.99	19	18	1.00	0.95
	R3	Residential	Bedroom	W5	220°	70	69	1.00	0.99	19	18	1.00	0.95
	R4	Residential	LKD	W6 W7 W8 W9	220° 220° 220° 220°	73	70	3.00	0.96	22	19	3.00	0.86
	R5	Residential	Bedroom	W10	220°	73	70	3.00	0.96	22	19	3.00	0.86
	R6	Residential	Bedroom	W11 W12 W13	220° 220° 310°N	73	71	2.00	0.97	22	20	2.00	0.91
	R7	Residential	LKD	W14 W15 W16 W17 W18	130° 130° 220° 220° 220°	82	81	1.00	0.99	25	24	1.00	0.96
	R8	Residential	Hallway	W19 W20 W21	220° 220° 220°	60	60	0.00	1.00	21	21	0.00	1.00
	R9	Residential	LKD	W22 W23	130° 130°	47	47	0.00	1.00	16	16	0.00	1.00
	R10	Residential	Bedroom	W24	130°	39	39	0.00	1.00	12	12	0.00	1.00
	R11	Residential	Bedroom	W25	130°	44	44	0.00	1.00	16	16	0.00	1.00
	R12	Residential	Bedroom	W26 W27	130° 130°	54	54	0.00	1.00	20	20	0.00	1.00
Fifth	R1	Residential	Bedroom	W1 W28	220° 130°	84	84	0.00	1.00	25	25	0.00	1.00
	R2	Residential	LKD	W2 W3 W4	220° 220° 220°	73	73	0.00	1.00	22	22	0.00	1.00
	R3	Residential	Bedroom	W5	220°	73	73	0.00	1.00	22	22	0.00	1.00
	R4	Residential	LKD	W6 W7 W8 W9	220° 220° 220° 220°	74	74	0.00	1.00	23	23	0.00	1.00
	R5	Residential	Bedroom	W10	220°	75	75	0.00	1.00	24	24	0.00	1.00
	R6	Residential	Bedroom	W11 W12 W13	220° 220° 310°N	75	75	0.00	1.00	24	24	0.00	1.00
	R7	Residential	LKD	W14 W15 W16 W17 W18	130° 130° 220° 220° 220°	88	88	0.00	1.00	27	27	0.00	1.00
	R8	Residential	Hallway	W19 W20 W21	220° 220° 220°	64	64	0.00	1.00	24	24	0.00	1.00

Project Name: Cross Keys, Manchester Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis Baseline vs NDF Massing													
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual NDF	Annual Suns Lost	Annual NDF/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter NDF	Wnter Suns Lost	Winter NDF/Ex
	R9	Residential	LKD	W22 W23	130° 130°	52	52	0.00	1.00	17	17	0.00	1.00
	R10	Residential	Bedroom	W24	130°	46	46	0.00	1.00	14	14	0.00	1.00
	R11	Residential	Bedroom	W25	130°	46	46	0.00	1.00	17	17	0.00	1.00
	R12	Residential	Bedroom	W26 W27	130° 130°	56	56	0.00	1.00	22	22	0.00	1.00
Sixth	R1	Residential	Bedroom	W1 W20	220° 130°	89	89	0.00	1.00	28	28	0.00	1.00
	R2	Residential	LKD	W2 W3 W4	220° 220° 220°	75	75	0.00	1.00	24	24	0.00	1.00
	R3	Residential	Bedroom	W5	220°	75	75	0.00	1.00	24	24	0.00	1.00
	R4	Residential	LKD	W6 W7 W8 W9	220° 220° 220° 220°	75	75	0.00	1.00	24	24	0.00	1.00
	R5	Residential	Bedroom	W10	220°	75	75	0.00	1.00	24	24	0.00	1.00
	R6	Residential	Bedroom	W11 W12 W13	220° 220° 310°N	75	75	0.00	1.00	24	24	0.00	1.00
	R7	Residential	LKD	W14 W15	130° 130°	58	58	0.00	1.00	18	18	0.00	1.00
	R8	Residential	Bedroom	W16	130°	52	52	0.00	1.00	14	14	0.00	1.00
	R9	Residential	Bedroom	W17	130°	52	52	0.00	1.00	17	17	0.00	1.00
	R10	Residential	Bedroom	W18 W19	130° 130°	61	61	0.00	1.00	23	23	0.00	1.00
Seventh	R1	Residential	LKD	W1	220°	76	76	0.00	1.00	25	25	0.00	1.00
	R2	Residential	LKD	W2	220°	76	76	0.00	1.00	25	25	0.00	1.00
	R3	Residential	Bedroom	W3	220°	76	76	0.00	1.00	25	25	0.00	1.00
Mezzanine	R3	Residential	Bedroom	W14 W15	130° 130°	42	36	6.00	0.86	8	4	4.00	0.50
	R4	Residential	Bedroom	W11 W12 W13	130° 130° 130°	44	40	4.00	0.91	11	7	4.00	0.64
	R6	Residential	Bedroom	W9	220°	4	4	0.00	1.00	3	3	0.00	1.00
	R8	Residential	Bedroom	W6 W7	220° 220°	7	6	1.00	0.86	6	5	1.00	0.83
	R10	Residential	Bedroom	W2 W3 W4	130° 130° 220°	34	32	2.00	0.94	4	3	1.00	0.75
Broadside Apartments													
Ground	R4	Residential	LKD	W4 W5	219° 219°	25	16	9.00	0.64	0	0	0.00	1.00
First	R6	Residential	Bedroom	W7	219°	25	17	8.00	0.68	0	0	0.00	1.00
	R7	Residential	LKD	W8	219°	25	17	8.00	0.68	0	0	0.00	1.00
Second	R6	Residential	Bedroom	W7	219°	29	22	7.00	0.76	1	1	0.00	1.00
	R7	Residential	LKD	W8	219°	31	24	7.00	0.77	1	1	0.00	1.00
Third	R6	Residential	Bedroom	W7	219°	34	28	6.00	0.82	3	3	0.00	1.00
	R7	Residential	LKD	W8	219°	35	31	4.00	0.89	3	3	0.00	1.00
Fourth	R6	Residential	Bedroom	W7	219°	44	41	3.00	0.93	5	5	0.00	1.00
	R7	Residential	LKD	W8	219°	43	40	3.00	0.93	6	6	0.00	1.00
Fifth	R6	Residential	Bedroom	W7	219°	54	53	1.00	0.98	7	7	0.00	1.00

Project Name: Cross Keys, Manchester
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Baseline vs NDF Massing

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	R7	Residential	LKD	W8	219°	53	52	1.00	0.98	8	8	0.00	1.00