

Proximity

Proposed Development Cross Keys Street Manchester

A Supplementary Daylight & Sunlight Report

For Cross Keys Estates Limited

Our Ref: 2155/MPS/JM
11 March 2025



Executive Summary

Cross Keys Estates Limited has developed an updated proposal for the redevelopment of the land bounded by Goulden Street, Chadderton Street, Marshall Street and Cross Keys Street in New Cross, Manchester.

Proximity is instructed to assess the impact of the new Proposed Development design, against the impacts identified in the Daylight & Sunlight Amenity Impact Assessment Report submitted as part of the previous planning application.

Since the publication of the Daylight & Sunlight Amenity Impact Assessment Report, the massing of the Proposed Development has changed.

The following neighbouring buildings were daylight and sunlight amenity impact appraised:

- Peelers Yard Development, Goulden Street
- The Broadside Apartment Building, 47 Oldham Road
- Poplin Apartment Building, Oldham Road
- New Cross Central, 18 Addington Street
- 32 Mason Street
- 34 Mason Street
- 36 Mason Street
- 38 Mason Street

Notwithstanding small changes to measured daylight and sunlight amenity values, overall the impacts on Nos. 32-38 Mason Street, Poplin and the Broadside Apartment building remain as previously stated.

There are localised uplifts in the measured impacts on daylight and sunlight amenity of Peeler's Yard, and the daylight amenity of New Cross Central. Notwithstanding these changes in analysis results, overall the conclusions drawn remain as previous: the impact of the Proposed Development on amenity of these neighbouring buildings is appropriate and balanced.

Introduction

Cross Keys Estates Limited has developed a proposal for the redevelopment of the land bounded by Goulden Street, Chadderton Street, Marshall Street and Cross Keys Street in New Cross, Manchester.

Proximity was appointed to evaluate the daylight and sunlight amenity impact of the Proposed Development on the surrounding built environment.

Since the publication of the Daylight & Sunlight Amenity Impact Assessment Report (“the Daylight & Sunlight Report”), the massing of the Proposed Development has changed.

Proximity is instructed to assess the impact of the new Proposed Development design, against the impacts identified in the Daylight & Sunlight Amenity Impact Assessment Report submitted as part of the previous planning application.

This Report should be read in conjunction with the Daylight & Sunlight Amenity Impact Assessment Report - it is an extension to that earlier advice. All previously communicated limitations, assumptions, information relied upon, and general clarifications continue to apply.

The massing of the Proposed Development has changed, and to update our advice on the Daylight & Sunlight amenity this requires a remodelling of the Proposed Development and a re-measurement of the impact.

This has taken place, and this Report is written based on the results of that exercise.

Our understanding of the revised massing of the Proposed Development is based on 3D massing models provided to us by Tim Groom, received 25 February 2025.

The results of the updated Technical Analysis are appended – see below.

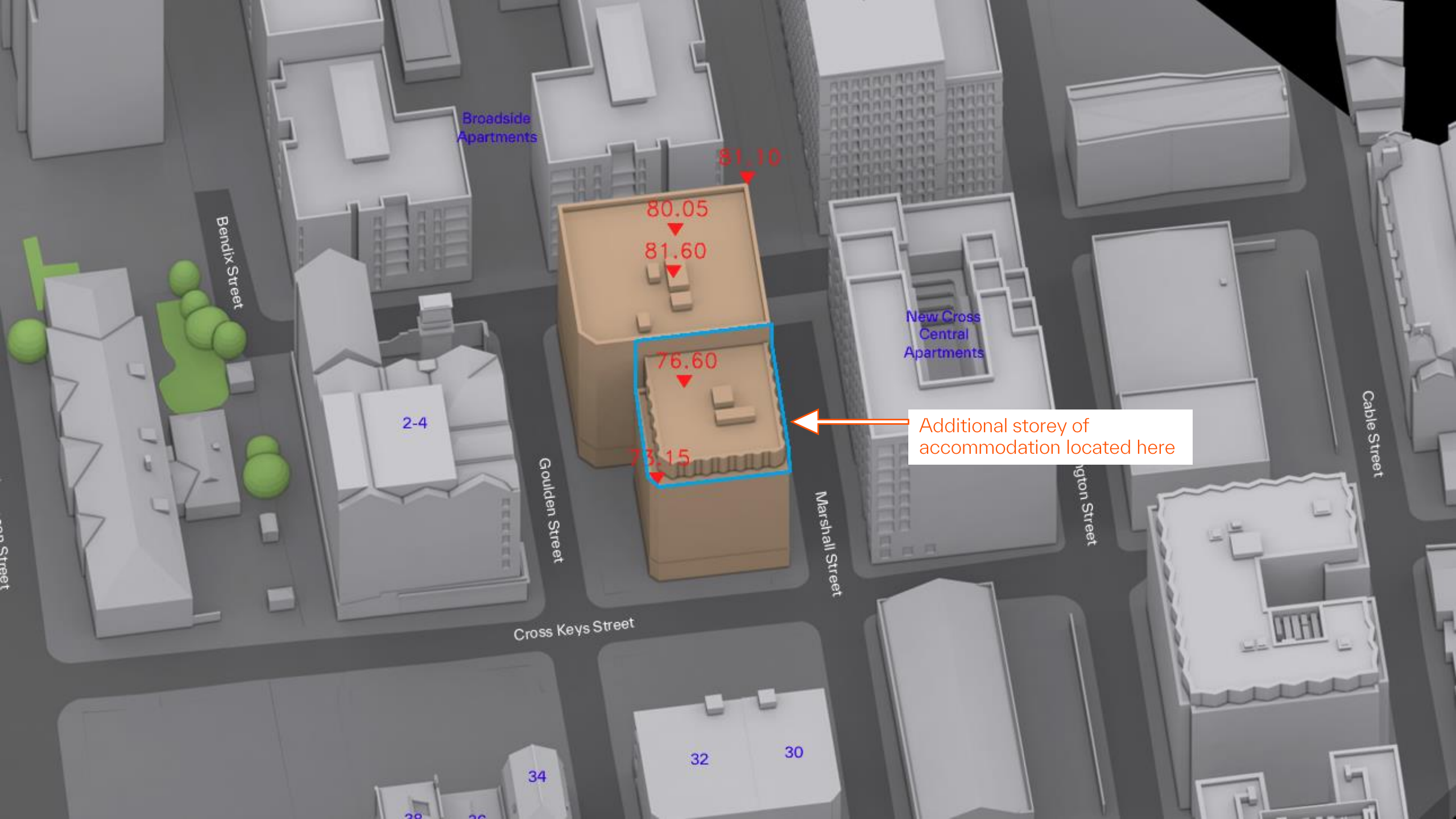
As part of this Report, we have compared the impact of the new design to the impacts of the previous design, covered in the previous Daylight & Sunlight Report.

In this Report, Manchester City Council is referred to as “MCC”.

Confirmed Massing Changes

The change in the massing of the Proposed Development can be described as follows:

- The height of the taller portion of the Proposed Development remains as previously assessed.
- Removal of a communal terrace, located atop the north western portion of the Proposed Development.
- Replacement of the roof terrace with an additional storey of residential accommodation, to accommodate the requirement for a second stair core.
- Changes are illustrated on the following pages.



Broadside
Apartments

Bendix Street

2-4

Golden Street

Cross Keys Street

32

30

34

81.10

80.05

81.60

76.60

73.15

New Cross
Central
Apartments

Additional storey of
accommodation located here

Marshall Street

ington Street

Cable Street

Planning Approved Massing ("Extant Proposal")



Images from Tim Groom Architects

Proximity

Revised Massing



Images from Tim Groom Architects

Building Footprint Change

In addition to changes of the building massing, there is also a slight difference in the position of the Proposed Development footprint relative to the surrounding environment.

The size and shape of the Proposed Development footprint remains unaltered.

However, owing to a discrepancy between position of the new Proposed Development and the Extant Scheme, the Proposed Development is positioned circa 0.74m further to the north west than the Extant Scheme.

The following page illustrates this change.



32

30

2-4

Mason Street

Cross Keys Street

Goulden Street

Bendix Street

Chadderton Street

Marshall Street

New Cross
Central
Apartments

Broadside
Apartments

Proposed Development located
0.74m further to north west

Addington Street

Poplin
Apartments

Oldham Road

Daylight & Sunlight Amenity Impacts - No Material Change

No Change to the Amenity Impacts Previously Identified

- > 32 Mason Street
- > 34 Mason Street
- > 36 Mason Street
- > 38 Mason Street

There is no change in the impacts on daylight and sunlight amenity of the buildings listed.

Windows of these buildings would either:

- > Continue to achieve the VSC targets in the Proposed Condition, or
- > Experience changes in VSC of less than 1% compared to the Extant scheme results. Such differences in VSC are negligible and would not be noticeable to room occupants.

Rooms within these buildings would experience no change in the No Sky-Line (“NSL”) results, compared to the Extant proposal.

Within 34 Mason Street, 3 bedrooms and 1 LKD would not achieve the BRE sunlight target. However, the difference between the Proposed Development and the Extant Scheme is 1% for each of these rooms.

Overall, impacts on daylight and sunlight amenity are not significant, and remain as stated in the Daylight & Sunlight Report.

No Change to the Amenity Impacts Previously Identified

> Broadside Apartment Building

The Broadside Apartments are located to the south east of the Site.

On the basis that changes to the Proposed Development are to the north western parts of the building, the Broadside Apartments will have no view of the additional massing proposed.

Broadside Apartments will therefore experience no extra over impact on daylight & sunlight amenity compared to those of the Extant Scheme.

No Change to the Amenity Impacts Previously Identified

> Poplin Apartment Building

The Poplin Apartment Building is located to the south of the Site.

On the basis that changes to the Proposed Development are to the north western parts of the building, the significant majority of the additional massing proposed will not be visible from the windows of Poplin.

Based on the results of the technical analysis, the Proposed Development will have a negligible difference in impact to that of the Extant Proposal:

- > Differences in VSC values and are fractional. Where reductions in VSC are present, these are of less than 0.2% VSC.
- > 220 rooms (96%) would experience no change in NSL compared to the Extant Scheme, or improvements (owing to the slight increase in distance between the Proposed Development and Poplin).
- > 8 Rooms would experience a slight reduction in NSL compared to the Extant Scheme. NSL to these rooms would, however, remain to at least 0.97x the Extant Scheme results, and are therefore negligibly different.

Overall, the impact on daylight amenity of Poplin remains as previously identified.

On the basis that this building is to the south of the Site, the design changes have no effect on sunlight amenity.

Peeler's Yard Development

Daylight Amenity

There are small changes to daylight amenity values, including some small improvements compared to the impacts of the Extant Scheme.

Overall, the daylight impact of the Proposed Development is very similar to that of the Extant Scheme, and therefore considered appropriate and balanced given the City Centre context.

Sunlight Amenity

Overall there are Negligible changes to the sunlight amenity impact on this building.

Overall, the sunlight amenity impact of the Proposed Development is very similar to that of the Extant Scheme, and therefore considered appropriate and balanced given the City Centre context.



Peeler's Yard Development Daylight Amenity

The impact of Extant Scheme on daylight amenity of the Peeler's Yard Development was concluded to be Appropriate and Balanced.

VSC

- > 171 Windows serving 78 Rooms have been impact appraised.
- > 50 windows would achieve the VSC target of 27%.
- > 31 windows would achieve VSCs of at least 21.6%, commensurate with a level of daylight appropriate to a city centre environment or location of high density.

Peeler's Yard Development Daylight Amenity

VSC (continued)

Of the remaining 89 windows:

- > 58 would experience no change, or fractional improvements due to change in building position, compared to the Extant Scheme
- > 31 Windows would achieve VSC values of between 0.1 and 2.5% (average 1.7%) less than the Extant Scheme results.

These differences are minor, and not materially different from the overall impact of the Extant Scheme on daylight amenity of Peeler's Yard.

The windows at the upper end of this range are generally located between first and fourth floor. They generally achieve VSCs of 15%+, and serve rooms served by multiple other windows of a similar VSC.

Residual daylight amenity will remain adequate for rooms of a City Centre development.

Peeler's Yard Development Daylight Amenity

NSL

- > 66 rooms of 78 appraised would retain NSL values that are at least 0.95x Extant Values. The differences in the NSL to these rooms between Extant Scheme and the Proposed Development is Negligible.
- > 9 Rooms would experience a slight uplift in NSL impact compared to the Extant Scheme. On the basis that these reductions remain between 0.8x and 0.94x Extant results, in practise any uplift in impact on these rooms is minor.
- > 3 rooms (R3 on 2nd, 3rd & 4th floor) would experience a reduction to less than 0.8x the Extant NSL values. These rooms are all bedrooms, and therefore of lesser daylight sensitivity. Impacts on the associated LKD of each of these bedrooms is negligible

Peeler's Yard Development Daylight Amenity

Overall, the impact of the Proposed Development is comparable to and negligibly different from that of the Extant Scheme.

It is concluded that the impact of the Proposed Development on Daylight Amenity of Peelers Yard is therefore appropriate and balanced, given the developing nature of New Cross and uplift in density anticipated by MCC planning policy.

Peeler's Yard Development Sunlight Amenity

The impact of Extant Scheme on daylight amenity of the Peeler's Yard Development was concluded to be Appropriate and Balanced.

APSH

- > 171 Windows serving 78 Rooms (53 bedrooms; 25 LKDs) have been impact appraised
- > 77 rooms (98%) would either continue to achieve the APSH target, or experience no reduction from the Extant APSH values.
- > 1 ground floor bedroom would experience a minor reduction in APSH. Residual APSH of this bedroom would be 20%, a figure consider within an acceptable tolerance of the BRE target for a City Centre.
- > 74 rooms (95%) would either achieve the Winter sunlight target, or experience no reduction from the Extant APSH values.
- > 4 rooms (5%; two bedrooms and two LKDs) would experience small reduction from Extant sunlight values. All of these rooms would retain 4% winter APSH, which is considered within an acceptable tolerance of the BRE's 5% target, given the City Centre location and uplift in density anticipated for New Cross.

New Cross Central

Daylight Amenity

Notwithstanding small changes in VSC and NSL values, changes in impact are both small and localised to rooms between third and seventh floor.

Residual levels of daylight to these rooms remains adequate for a city centre area of high density, and overall there is no change to the Daylight Amenity impact.

Sunlight Amenity

There is no change to Sunlight Amenity. The Site facing windows are north east facing, and for reason set out in the Daylight & Sunlight Report have therefore not been impact assessed.



New Cross Central Daylight Amenity

The impact of Extant Scheme on daylight amenity of the New Cross Central was concluded to be appropriate and balanced.

VSC

- > 157 Windows serving 98 Rooms have been impact appraised
- > 31 windows would achieve the VSC target of 27%
- > 12 windows would achieve VSCs of at least 21.6%, commensurate with a level of daylight appropriate to a city centre environment or location of high density.

New Cross Central Daylight Amenity

VSC (continued)

Of the remaining 114 windows:

- > 40 would experience no change, or fractional improvements due to change in building position, compared to the Extant Scheme
- > 54 Windows would achieve VSC values of between 0.1 and 2.5% (average 1.15%) less than the Extant Scheme results.
- > These differences are minor, and not materially different from the overall impact of the Extant Scheme on daylight amenity of New Cross Central.
- > Remaining 20 windows would experience reductions that are between 2.5% - 5% greater than the Extant Scheme.
- > These windows are located between the 3rd and 7th floor. 15 of them would retain VSC of over 15%.
- > Residual daylight amenity will remain adequate for rooms of a City Centre development.

New Cross Central Daylight Amenity

NSL

- > 43 rooms of 78 appraised would retain NSL values that are at least 0.95x Extant values. The differences in the NSL to these rooms between Extant Scheme and the Proposed Development is Negligible.
- > 34 rooms would experience a slight uplift in NSL impact compared to the Extant Scheme. On the basis that these reductions remain between 0.8x and 0.94x Extant results, in practice any uplift in impact on these rooms is minor.
- > 3 bedrooms between 2nd and 4th floor would experience a reduction to less than 0.8x the Extant NSL values. These rooms are all bedrooms, and therefore of lesser daylight sensitivity. Impacts on the associated LKD of each of these bedrooms is negligible.

Notwithstanding a small uplift in measured impacts on daylight amenity of New Cross Central, overall the impact of the Proposed Development is broadly comparable to that of the Extant Scheme.

It is concluded that the impact of the Proposed Development on Daylight Amenity of New Cross Central therefore Appropriate and Balanced, given the developing nature of New Cross and uplift in density anticipated by MCC planning policy.

Appendix 1

Extant and Proposed Massing Images

Proximity

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

CIENT:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
3D View 1
Existing Site

SCALE @ A2:	DATE:	DRAWN:	SC
NTS	04.03.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-02	01

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

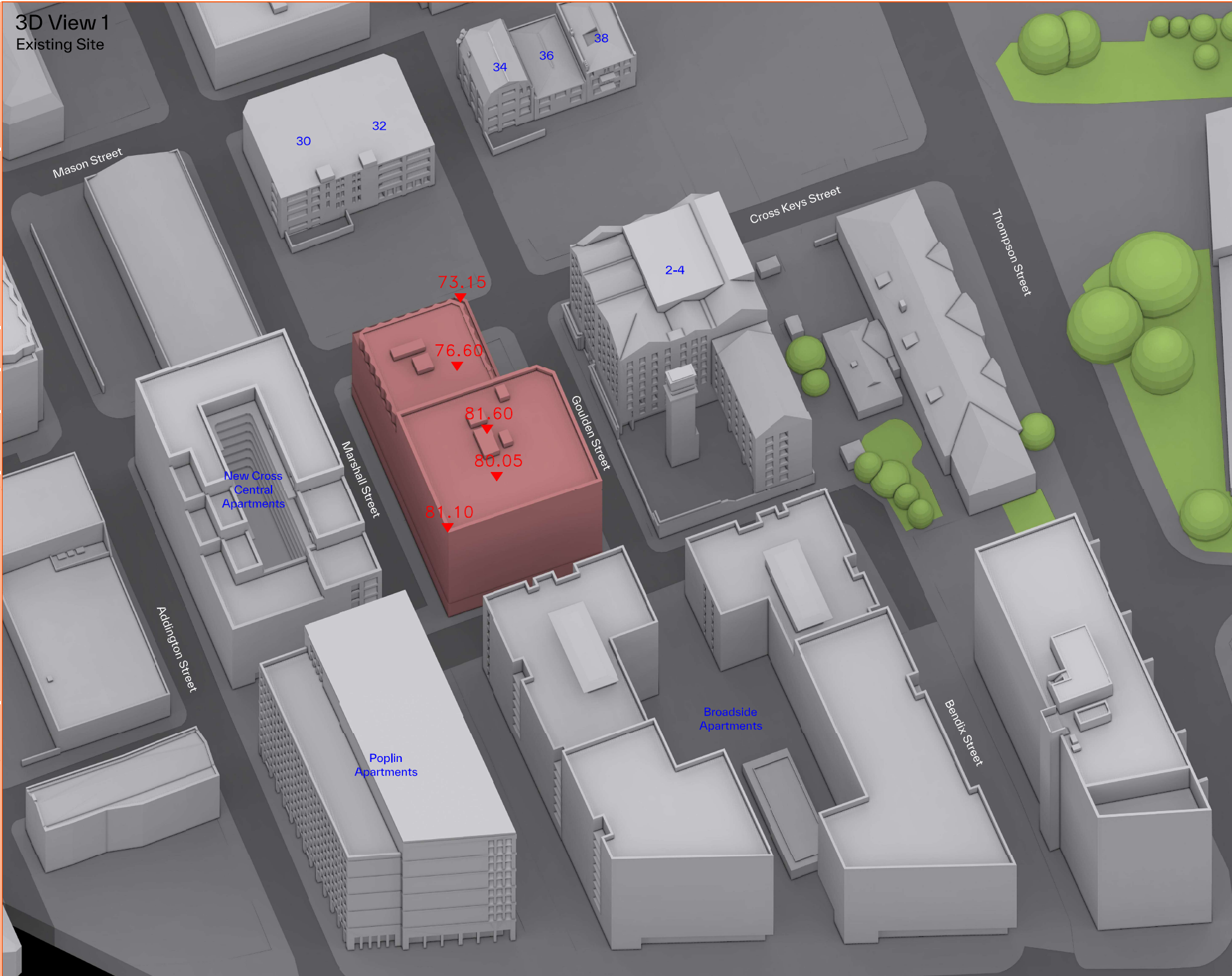
NOTES:

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.mbssoftware.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbors
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 and 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 -
"T11-TGA-XX-XX-M3-A-0000.dwg"



Proximity

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

CUSTOMER:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
3D View 2
Existing Site

SCALE @ A2:	DATE:	DRAWN:	SC
NTS	04.03.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-03	01

REV	NOTES	DRWN	DATE

Massing Legend

	Existing
	Proposed

All heights in m AOD

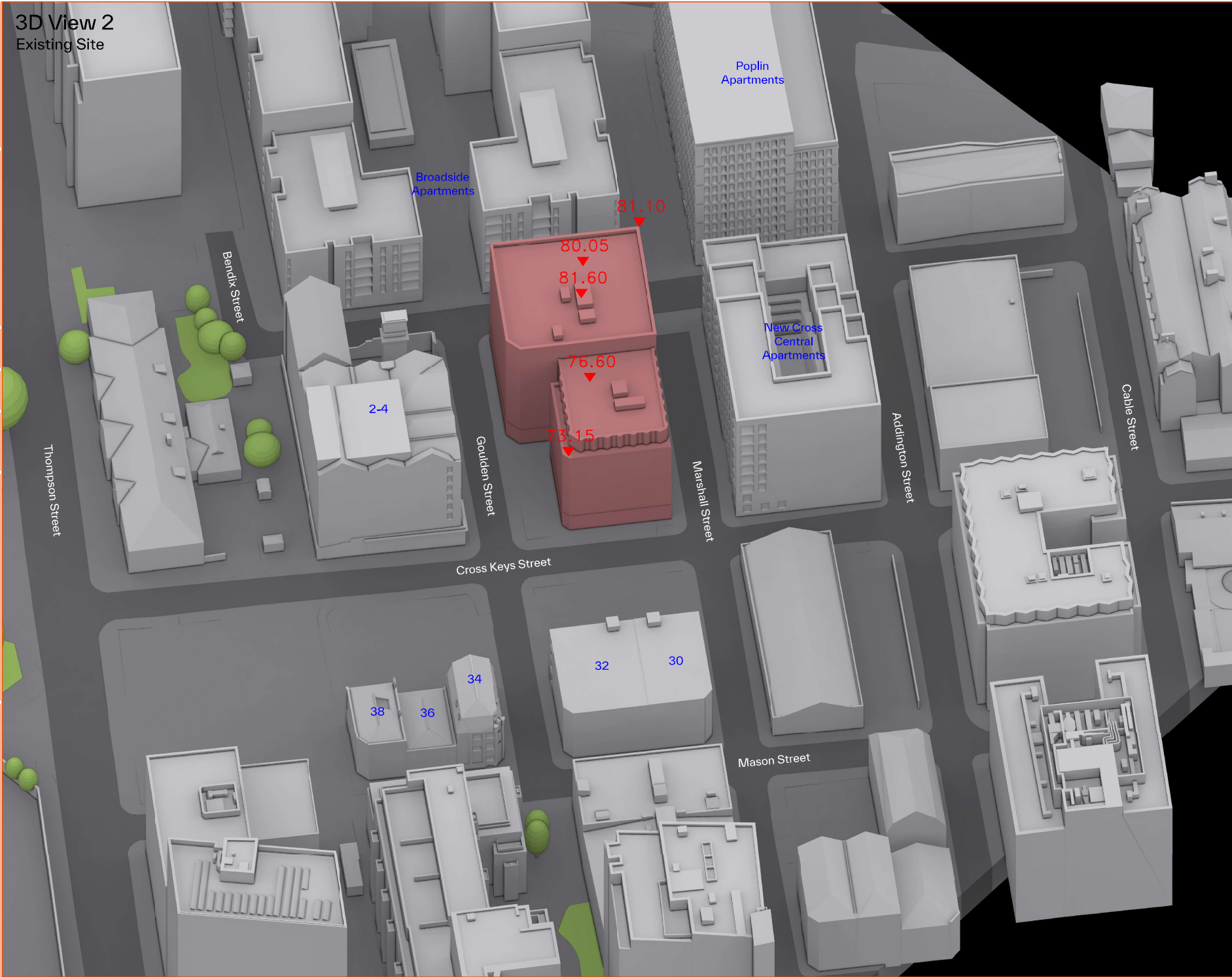
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any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
"T11-TGA-XX-XX-M3-A-0000.dwg"



Proximity

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

CUSTOMER:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
Plan View
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	SC
1:500	04.03.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-04	01

REV.	NOTES	DRWN.	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

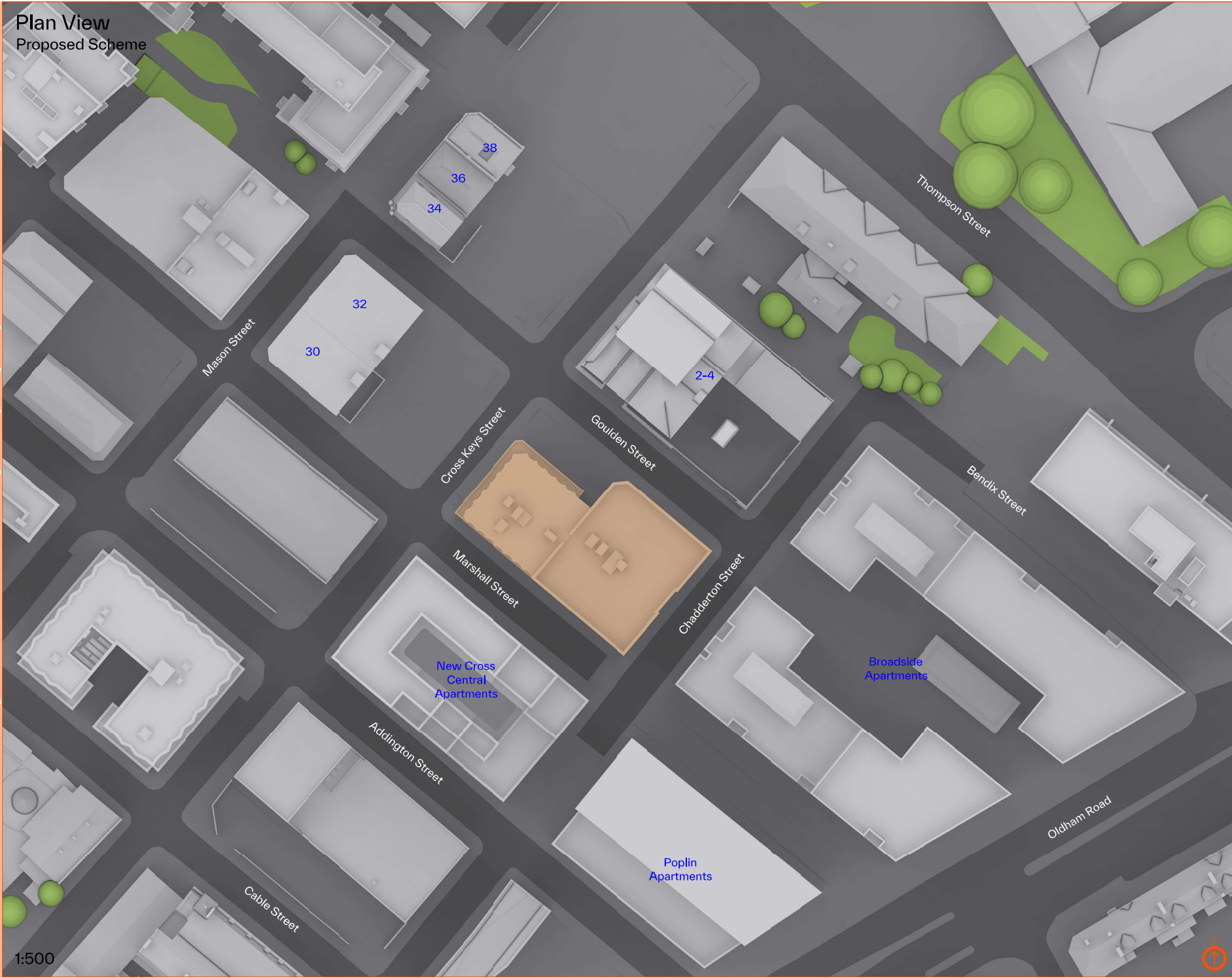
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photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
"T11-TGA-XX-XX-M3-A-0000.dwg"



CUSTOMER:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
3D View 1
Proposed Scheme

SCALE @ A2: DATE: DRAWN: SC
NTS 04.03.2025 CHECKED: DMH

DRAWING NUMBER: REV:
2155_MA-05 01

REV	NOTES	DRWN	DATE

Massing Legend

Existing
Proposed

All heights in m AOD

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photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
"T11-TGA-XX-XX-M3-A-0000.dwg"



Proximity

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

CUSTOMER:
CERT Property

PROJECT:
Cross Keys
Manchester

DRAWING TITLE:
3D View 2
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	SC
NTS	04.03.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-06	01

REV:	NOTES:	DRWN:	DATE:

Massing Legend	
	Existing
	Proposed
All heights in m AOD	

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Proposed Model
Proposed scheme massing -
"T11-TGA-XX-XX-M3-A-0000.dwg"



Appendix 2

Tabulated Extant vs Proposed VSC Results

Project Name: Cross Keys, Manchester - Extant vs Proposed Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis									
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
32 Mason Street									
Ground	R2	Residential	Bedroom	W2	23.82	22.95	0.87	0.96	YES
				W3	23.90	23.05	0.85	0.96	YES
	R3	Residential	Bedroom	W4	24.09	23.26	0.83	0.97	YES
				W5	24.18	23.40	0.78	0.97	YES
First	R2	Residential	Bedroom	W3	26.06	25.10	0.96	0.96	YES
	R3	Residential	LKD	W4	26.37	25.52	0.85	0.97	YES
				W5	27.82	27.83	-0.01	1.00	YES
Second	R2	Residential	Bedroom	W3	28.26	27.23	1.03	0.96	YES
	R3	Residential	LKD	W4	28.53	27.64	0.89	0.97	YES
				W5	30.61	30.61	0.00	1.00	YES
Third	R2	Residential	Bedroom	W5	30.37	29.33	1.04	0.97	YES
	R3	Residential	LKD	W6	30.63	29.75	0.88	0.97	YES
				W7	33.05	33.06	-0.01	1.00	YES
34 Mason Street									
Basement	R1	Residential	LKD	W1	11.28	11.28	0.00	1.00	YES
				W2	14.08	13.94	0.14	0.99	YES
	R2	Residential	Bedroom	W3	12.80	12.54	0.26	0.98	YES
				W3	12.80	12.54	0.26	0.98	YES
	R3	Residential	LKD	W4	13.12	12.83	0.29	0.98	YES
				W5	18.84	18.84	0.00	1.00	YES
W6				22.53	22.11	0.42	0.98	YES	
Ground	R1	Residential	LKD	W1	12.94	12.94	0.00	1.00	YES
				W2	16.98	16.84	0.14	0.99	YES
	R2	Residential	Bedroom	W3	17.18	16.98	0.20	0.99	YES
				W3	17.18	16.98	0.20	0.99	YES
	R3	Residential	Bedroom	W4	15.74	15.49	0.25	0.98	YES
				W4	15.74	15.49	0.25	0.98	YES
	R4	Residential	LKD	W5	15.96	15.66	0.30	0.98	YES
W6				25.43	24.98	0.45	0.98	YES	
W7				25.70	25.29	0.41	0.98	YES	
First	R1	Residential	LKD	W1	16.32	16.32	0.00	1.00	YES
				W2	16.88	16.88	0.00	1.00	YES
				W3	20.64	20.64	0.00	1.00	YES
	R2	Residential	Bedroom	W4	21.63	21.43	0.20	0.99	YES

Project Name: Cross Keys, Manchester - Extant vs Proposed Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis									
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
	R3	Residential	Bedroom	W5	20.32	20.06	0.26	0.99	YES
	R4	Residential	LKD	W6	20.34	20.05	0.29	0.99	YES
				W7	27.62	27.16	0.46	0.98	YES
				W8	27.84	27.42	0.42	0.98	YES
Second	R1	Residential	LKD	W1	20.36	20.36	0.00	1.00	YES
				W2	20.67	20.67	0.00	1.00	YES
				W3	25.60	25.60	0.00	1.00	YES
	R2	Residential	Bedroom	W4	27.85	27.64	0.21	0.99	YES
	R3	Residential	Bedroom	W5	27.97	27.73	0.24	0.99	YES
	R4	Residential	LKD	W6	27.75	27.47	0.28	0.99	YES
				W7	30.04	29.59	0.45	0.99	YES
				W8	30.16	29.76	0.40	0.99	YES
	Third	R3	Residential	Bedroom	W3	32.20	31.81	0.39	0.99
36 Mason Street									
Ground	R1	Residential	Unknown	W1	26.56	26.22	0.34	0.99	YES
	R2	Residential	Unknown	W2	27.07	26.78	0.29	0.99	YES
First	R1	Residential	Unknown	W1	28.45	28.11	0.34	0.99	YES
	R2	Residential	Unknown	W2	28.75	28.44	0.31	0.99	YES
	R3	Residential	Unknown	W3	28.93	28.65	0.28	0.99	YES
38 Mason Street									
Ground	R1	Residential	LKD	W1	20.26	20.02	0.24	0.99	YES
First	R1	Residential	LKD	W1	26.69	26.44	0.25	0.99	YES
				W2	12.60	12.37	0.23	0.98	YES
				W3	25.77	25.53	0.24	0.99	YES
				W4	25.88	25.65	0.23	0.99	YES
				W5	27.42	27.20	0.22	0.99	YES
				W6	30.08	29.88	0.20	0.99	YES
Second	R2	Residential	LKD	W2	29.08	28.86	0.22	0.99	YES
				W3	30.75	30.53	0.22	0.99	YES
				W4	30.82	30.60	0.22	0.99	YES
				W5	31.09	30.88	0.21	0.99	YES
				W6	31.51	31.32	0.19	0.99	YES
Peelers Yard, 2-4 Goulden Street									
Ground	R3	Residential	Bedroom	W14	12.79	12.94	-0.15	1.01	YES

Project Name: Cross Keys, Manchester - Extant vs Proposed Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis									
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
				W15	14.63	14.79	-0.16	1.01	YES
	R4	Residential	Bedroom	W11	8.82	8.94	-0.12	1.01	YES
				W12	8.80	8.92	-0.12	1.01	YES
				W13	10.54	10.68	-0.14	1.01	YES
	R6	Residential	Bedroom	W12	4.19	4.23	-0.04	1.01	YES
				W16	4.26	4.29	-0.03	1.01	YES
	R8	Residential	Bedroom	W8	6.28	6.46	-0.18	1.03	YES
				W13	6.31	6.47	-0.16	1.03	YES
	R10	Residential	Bedroom	W6	9.30	9.52	-0.22	1.02	YES
				W10	9.53	9.79	-0.26	1.03	YES
First	R1	Residential	LKD	W1	14.11	12.91	1.20	0.91	YES
				W2	14.96	13.62	1.34	0.91	YES
				W3	15.79	14.35	1.44	0.91	YES
				W4	16.69	15.16	1.53	0.91	YES
				W27	14.89	15.06	-0.17	1.01	YES
				W28	16.83	17.00	-0.17	1.01	YES
	R2	Residential	Bedroom	W5	17.64	16.02	1.62	0.91	YES
	R3	Residential	LKD	W6	19.08	17.40	1.68	0.91	YES
				W7	19.93	18.23	1.70	0.91	YES
				W8	20.86	19.16	1.70	0.92	YES
				W9	20.86	19.16	1.70	0.92	YES
	R4	Residential	Bedroom	W10	22.20	20.55	1.65	0.93	YES
	R5	Residential	Bedroom	W11	23.19	21.54	1.65	0.93	YES
				W12	24.36	22.67	1.69	0.93	YES
				W13	31.91	31.90	0.01	1.00	YES
	R6	Residential	LKD	W14	19.53	19.53	0.00	1.00	YES
				W15	18.72	18.75	-0.03	1.00	YES
				W16	17.69	17.91	-0.22	1.01	YES
				W17	15.87	16.07	-0.20	1.01	YES
				W18	14.10	14.26	-0.16	1.01	YES
	R8	Residential	LKD	W22	10.30	10.32	-0.02	1.00	YES
				W23	10.45	10.53	-0.08	1.01	YES
	R9	Residential	Bedroom	W24	10.65	10.76	-0.11	1.01	YES
	R10	Residential	Bedroom	W25	10.69	10.81	-0.12	1.01	YES
	R11	Residential	Bedroom	W26	12.46	12.60	-0.14	1.01	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
Second	R1	Residential	Bedroom	W1	16.43	14.99	1.44	0.91	YES
				W28	19.03	19.21	-0.18	1.01	YES
	R2	Residential	LKD	W2	17.38	15.77	1.61	0.91	YES
				W3	18.28	16.55	1.73	0.91	YES
				W4	19.23	17.40	1.83	0.90	YES
	R3	Residential	Bedroom	W5	20.22	18.29	1.93	0.90	YES
	R4	Residential	LKD	W6	21.67	19.69	1.98	0.91	YES
				W7	22.50	20.51	1.99	0.91	YES
				W8	23.40	21.41	1.99	0.91	YES
				W9	23.40	21.41	1.99	0.91	YES
	R5	Residential	Bedroom	W10	24.66	22.76	1.90	0.92	YES
	R6	Residential	Bedroom	W11	25.59	23.72	1.87	0.93	YES
				W12	26.66	24.78	1.88	0.93	YES
				W13	33.12	33.11	0.01	1.00	YES
	R7	Residential	LKD	W14	23.42	23.42	0.00	1.00	YES
				W15	22.98	23.00	-0.02	1.00	YES
				W16	20.66	20.85	-0.19	1.01	YES
				W17	18.58	18.76	-0.18	1.01	YES
				W18	16.45	16.60	-0.15	1.01	YES
	R9	Residential	LKD	W22	11.84	11.85	-0.01	1.00	YES
				W23	12.37	12.44	-0.07	1.01	YES
	R10	Residential	Bedroom	W24	12.79	12.89	-0.10	1.01	YES
	R11	Residential	Bedroom	W25	12.86	12.97	-0.11	1.01	YES
	R12	Residential	Bedroom	W26	14.70	14.84	-0.14	1.01	YES
				W27	17.19	17.36	-0.17	1.01	YES
Third	R1	Residential	Bedroom	W1	19.26	17.59	1.67	0.91	YES
				W28	21.38	21.56	-0.18	1.01	YES
	R2	Residential	LKD	W2	20.30	18.43	1.87	0.91	YES
				W3	21.26	19.25	2.01	0.91	YES
				W4	22.25	20.13	2.12	0.90	YES
	R3	Residential	Bedroom	W5	23.25	21.03	2.22	0.90	YES
	R4	Residential	LKD	W6	24.67	22.40	2.27	0.91	YES
				W7	25.46	23.18	2.28	0.91	YES
				W8	26.28	24.04	2.24	0.91	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
				W9	26.28	24.04	2.24	0.91	YES
	R5	Residential	Bedroom	W10	27.42	25.29	2.13	0.92	YES
	R6	Residential	Bedroom	W11	28.24	26.16	2.08	0.93	YES
				W12	29.14	27.12	2.02	0.93	YES
				W13	34.13	34.12	0.01	1.00	YES
	R7	Residential	LKD	W14	28.23	28.23	0.00	1.00	YES
				W15	28.17	28.20	-0.03	1.00	YES
				W16	23.96	24.11	-0.15	1.01	YES
				W17	21.57	21.73	-0.16	1.01	YES
				W18	19.09	19.21	-0.12	1.01	YES
	R9	Residential	LKD	W22	13.52	13.53	-0.01	1.00	YES
				W23	14.73	14.79	-0.06	1.00	YES
	R10	Residential	Bedroom	W24	15.54	15.63	-0.09	1.01	YES
	R11	Residential	Bedroom	W25	15.65	15.75	-0.10	1.01	YES
	R12	Residential	Bedroom	W26	17.25	17.38	-0.13	1.01	YES
				W27	19.59	19.75	-0.16	1.01	YES
Fourth	R1	Residential	Bedroom	W1	22.68	20.84	1.84	0.92	YES
				W28	24.03	24.20	-0.17	1.01	YES
	R2	Residential	LKD	W2	23.77	21.71	2.06	0.91	YES
				W3	24.76	22.54	2.22	0.91	YES
				W4	25.74	23.41	2.33	0.91	YES
	R3	Residential	Bedroom	W5	26.70	24.28	2.42	0.91	YES
	R4	Residential	LKD	W6	28.00	25.54	2.46	0.91	YES
				W7	28.70	26.25	2.45	0.91	YES
				W8	29.40	26.99	2.41	0.92	YES
				W9	29.40	26.99	2.41	0.92	YES
	R5	Residential	Bedroom	W10	30.34	28.06	2.28	0.92	YES
	R6	Residential	Bedroom	W11	30.99	28.81	2.18	0.93	YES
				W12	31.69	29.61	2.08	0.93	YES
				W13	34.94	34.94	0.00	1.00	YES
	R7	Residential	LKD	W14	32.38	32.38	0.00	1.00	YES
				W15	32.33	32.35	-0.02	1.00	YES
				W16	26.96	27.07	-0.11	1.00	YES
				W17	24.51	24.63	-0.12	1.00	YES
				W18	21.88	21.97	-0.09	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
	R9	Residential	LKD	W22	16.08	16.09	-0.01	1.00	YES
				W23	18.46	18.50	-0.04	1.00	YES
	R10	Residential	Bedroom	W24	19.55	19.62	-0.07	1.00	YES
	R11	Residential	Bedroom	W25	18.65	18.73	-0.08	1.00	YES
	R12	Residential	Bedroom	W26	19.95	20.05	-0.10	1.01	YES
				W27	22.28	22.42	-0.14	1.01	YES
Fifth	R1	Residential	Bedroom	W1	26.74	24.86	1.88	0.93	YES
				W28	27.10	27.24	-0.14	1.01	YES
	R2	Residential	LKD	W2	27.80	25.67	2.13	0.92	YES
				W3	28.72	26.46	2.26	0.92	YES
				W4	29.61	27.24	2.37	0.92	YES
	R3	Residential	Bedroom	W5	30.44	28.00	2.44	0.92	YES
	R4	Residential	LKD	W6	31.53	29.07	2.46	0.92	YES
				W7	32.09	29.65	2.44	0.92	YES
				W8	32.62	30.25	2.37	0.93	YES
				W9	32.62	30.25	2.37	0.93	YES
	R5	Residential	Bedroom	W10	33.30	31.08	2.22	0.93	YES
	R6	Residential	Bedroom	W11	33.73	31.66	2.07	0.94	YES
				W12	34.14	32.26	1.88	0.94	YES
				W13	35.62	35.62	0.00	1.00	YES
	R7	Residential	LKD	W14	34.24	34.24	0.00	1.00	YES
				W15	34.20	34.21	-0.01	1.00	YES
				W16	29.86	29.92	-0.06	1.00	YES
				W17	27.73	27.81	-0.08	1.00	YES
				W18	25.29	25.35	-0.06	1.00	YES
	R9	Residential	LKD	W22	22.40	22.41	-0.01	1.00	YES
				W23	24.56	24.59	-0.03	1.00	YES
	R10	Residential	Bedroom	W24	23.69	23.73	-0.04	1.00	YES
	R11	Residential	Bedroom	W25	21.93	21.99	-0.06	1.00	YES
	R12	Residential	Bedroom	W26	23.09	23.16	-0.07	1.00	YES
				W27	25.40	25.51	-0.11	1.00	YES
Sixth	R1	Residential	Bedroom	W1	31.17	29.66	1.51	0.95	YES
				W20	30.91	31.01	-0.10	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
	R2	Residential	LKD	W2	32.01	30.31	1.70	0.95	YES
				W3	32.71	30.92	1.79	0.95	YES
				W4	33.38	31.53	1.85	0.94	YES
	R3	Residential	Bedroom	W5	33.98	32.10	1.88	0.94	YES
	R4	Residential	LKD	W6	34.72	32.86	1.86	0.95	YES
				W7	35.07	33.27	1.80	0.95	YES
				W8	35.40	33.67	1.73	0.95	YES
				W9	35.40	33.67	1.73	0.95	YES
	R5	Residential	Bedroom	W10	35.82	34.22	1.60	0.96	YES
	R6	Residential	Bedroom	W11	36.07	34.59	1.48	0.96	YES
				W12	36.26	34.97	1.29	0.96	YES
				W13	36.26	36.26	0.00	1.00	YES
	R7	Residential	LKD	W14	30.44	30.45	-0.01	1.00	YES
				W15	29.81	29.82	-0.01	1.00	YES
	R8	Residential	Bedroom	W16	28.41	28.43	-0.02	1.00	YES
	R9	Residential	Bedroom	W17	26.37	26.40	-0.03	1.00	YES
	R10	Residential	Bedroom	W18	27.31	27.36	-0.05	1.00	YES
				W19	29.42	29.49	-0.07	1.00	YES
Seventh	R1	Residential	LKD	W1	36.45	35.76	0.69	0.98	YES
	R2	Residential	LKD	W2	37.02	36.18	0.84	0.98	YES
	R3	Residential	Bedroom	W3	37.52	36.93	0.59	0.98	YES
Mezzanine	R1	Residential	Bedroom	W1	16.99	15.63	1.36	0.92	YES
	R3	Residential	Bedroom	W14	12.79	12.94	-0.15	1.01	YES
				W15	14.63	14.79	-0.16	1.01	YES
	R4	Residential	Bedroom	W11	8.82	8.94	-0.12	1.01	YES
				W12	8.80	8.92	-0.12	1.01	YES
				W13	10.54	10.68	-0.14	1.01	YES
	R6	Residential	Bedroom	W9	0.65	0.64	0.01	0.98	YES
	R8	Residential	Bedroom	W6	0.90	0.99	-0.09	1.10	YES
				W7	0.90	0.99	-0.09	1.10	YES
	R10	Residential	Bedroom	W2	16.48	16.48	0.00	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
				W3	15.47	15.50	-0.03	1.00	YES
				W4	1.52	1.70	-0.18	1.12	YES
Poplin Apartments									
Ground	R1	Residential	Bedroom	W1	0.00	0.00	0.00	1.00	YES
				W2	0.00	0.00	0.00	1.00	YES
	R2	Residential	LKD	W3	0.04	0.04	0.00	1.00	YES
				W4	0.10	0.10	0.00	1.00	YES
	R3	Residential	Bedroom	W5	0.02	0.02	0.00	1.00	YES
				W6	0.09	0.09	0.00	1.00	YES
	R4	Residential	LKD	W7	0.03	0.04	-0.01	1.33	YES
				W8	0.07	0.07	0.00	1.00	YES
	R5	Residential	Bedroom	W9	0.08	0.11	-0.03	1.38	YES
				W10	0.04	0.04	0.00	1.00	YES
	R6	Residential	Bedroom	W11	0.23	0.29	-0.06	1.26	YES
				W12	0.03	0.03	0.00	1.00	YES
				W13	0.81	0.98	-0.17	1.21	YES
	R7	Residential	LKD	W14	1.04	1.13	-0.09	1.09	YES
				W15	1.83	1.95	-0.12	1.07	YES
				W16	8.14	7.98	0.16	0.98	YES
				W17	7.46	7.36	0.10	0.99	YES
				W18	7.10	7.09	0.01	1.00	YES
				W19	7.03	7.05	-0.02	1.00	YES
	R8	Residential	Bedroom	W20	7.17	7.19	-0.02	1.00	YES
	R9	Residential	Bedroom	W21	10.06	10.06	0.00	1.00	YES
	R10	Residential	LKD	W22	12.10	12.10	0.00	1.00	YES
				W23	14.20	14.19	0.01	1.00	YES
				W24	4.21	4.21	0.00	1.00	YES
				W25	5.86	5.86	0.00	1.00	YES
First	R1	Residential	LKD	W1	11.36	11.36	0.00	1.00	YES
				W2	10.39	10.39	0.00	1.00	YES
				W3	9.67	9.67	0.00	1.00	YES
				W4	9.06	9.06	0.00	1.00	YES
				W5	8.59	8.59	0.00	1.00	YES
	R2	Residential	Bedroom	W6	8.18	8.18	0.00	1.00	YES
				W7	7.89	7.89	0.00	1.00	YES
	R3	Residential	Bedroom	W8	7.68	7.68	0.00	1.00	YES

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				W9	7.49	7.49	0.00	1.00	YES
	R4	Residential	LKD	W10	7.38	7.38	0.00	1.00	YES
				W11	7.28	7.29	-0.01	1.00	YES
	R5	Residential	Bedroom	W12	7.21	7.21	0.00	1.00	YES
				W13	7.14	7.14	0.00	1.00	YES
	R6	Residential	Bedroom	W14	7.08	7.09	-0.01	1.00	YES
				W15	7.06	7.07	-0.01	1.00	YES
	R7	Residential	LKD	W16	7.05	7.06	-0.01	1.00	YES
				W17	7.04	7.05	-0.01	1.00	YES
	R8	Residential	Bedroom	W18	7.01	7.03	-0.02	1.00	YES
				W19	7.02	7.04	-0.02	1.00	YES
	R9	Residential	Bedroom	W20	7.04	7.06	-0.02	1.00	YES
				W21	7.06	7.08	-0.02	1.00	YES
	R10	Residential	LKD	W22	7.10	7.13	-0.03	1.00	YES
				W23	7.18	7.22	-0.04	1.01	YES
	R11	Residential	Bedroom	W24	7.25	7.29	-0.04	1.01	YES
				W25	7.27	7.33	-0.06	1.01	YES
	R12	Residential	LKD	W26	7.29	7.37	-0.08	1.01	YES
				W27	7.41	7.50	-0.09	1.01	YES
	R13	Residential	Bedroom	W28	7.57	7.68	-0.11	1.01	YES
				W29	7.78	7.92	-0.14	1.02	YES
	R14	Residential	LKD	W30	8.16	8.39	-0.23	1.03	YES
				W31	8.78	9.04	-0.26	1.03	YES
				W32	9.47	9.73	-0.26	1.03	YES
				W33	9.58	9.42	0.16	0.98	YES
				W34	8.93	8.83	0.10	0.99	YES
				W35	8.56	8.56	0.00	1.00	YES
	R15	Residential	Bedroom	W36	8.52	8.54	-0.02	1.00	YES
				W37	8.68	8.70	-0.02	1.00	YES
	R16	Residential	Bedroom	W38	8.94	8.95	-0.01	1.00	YES
				W39	9.38	9.39	-0.01	1.00	YES
	R17	Residential	LKD	W40	9.88	9.90	-0.02	1.00	YES
				W41	10.53	10.54	-0.01	1.00	YES
	R18	Residential	Bedroom	W42	11.24	11.25	-0.01	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
	R19	Residential	Bedroom	W43	11.75	11.75	0.00	1.00	YES
				W44	14.07	14.06	0.01	1.00	YES
	R20	Residential	LKD	W45	15.16	15.16	0.00	1.00	YES
				W46	16.24	16.24	0.00	1.00	YES
				W47	17.55	17.55	0.00	1.00	YES
				W48	22.24	22.24	0.00	1.00	YES
				W49	22.05	22.05	0.00	1.00	YES
				W50	22.37	22.37	0.00	1.00	YES
Second	R1	Residential	LKD	W1	7.11	7.11	0.00	1.00	YES
				W2	8.21	8.21	0.00	1.00	YES
				W3	10.01	10.01	0.00	1.00	YES
				W4	10.28	10.28	0.00	1.00	YES
				W5	10.28	10.28	0.00	1.00	YES
				W6	11.87	11.87	0.00	1.00	YES
				W7	11.18	11.18	0.00	1.00	YES
				W8	10.62	10.62	0.00	1.00	YES
				W9	10.19	10.19	0.00	1.00	YES
	R2	Residential	Bedroom	W10	9.84	9.84	0.00	1.00	YES
				W11	9.60	9.60	0.00	1.00	YES
	R3	Residential	Bedroom	W12	9.45	9.46	-0.01	1.00	YES
				W13	9.32	9.33	-0.01	1.00	YES
	R4	Residential	LKD	W14	9.27	9.27	0.00	1.00	YES
				W15	9.21	9.21	0.00	1.00	YES
	R5	Residential	Bedroom	W16	9.18	9.18	0.00	1.00	YES
				W17	9.14	9.15	-0.01	1.00	YES
	R6	Residential	Bedroom	W18	9.12	9.13	-0.01	1.00	YES
				W19	9.14	9.15	-0.01	1.00	YES
	R7	Residential	LKD	W20	9.15	9.17	-0.02	1.00	YES
				W21	9.17	9.18	-0.01	1.00	YES
	R8	Residential	Bedroom	W22	9.18	9.20	-0.02	1.00	YES
				W23	9.22	9.24	-0.02	1.00	YES
	R9	Residential	Bedroom	W24	9.27	9.29	-0.02	1.00	YES
				W25	9.30	9.32	-0.02	1.00	YES
	R10	Residential	LKD	W26	9.36	9.39	-0.03	1.00	YES
				W27	9.46	9.49	-0.03	1.00	YES
	R11	Residential	Bedroom	W28	9.53	9.57	-0.04	1.00	YES

Project Name: Cross Keys, Manchester - Extant vs Proposed Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis									
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
				W29	9.54	9.60	-0.06	1.01	YES
	R12	Residential	LKD	W30	9.55	9.63	-0.08	1.01	YES
				W31	9.68	9.77	-0.09	1.01	YES
	R13	Residential	Bedroom	W32	9.82	9.94	-0.12	1.01	YES
				W33	10.05	10.18	-0.13	1.01	YES
	R14	Residential	LKD	W34	10.39	10.62	-0.23	1.02	YES
				W35	10.99	11.25	-0.26	1.02	YES
				W36	11.64	11.89	-0.25	1.02	YES
				W37	11.90	11.74	0.16	0.99	YES
				W38	11.32	11.22	0.10	0.99	YES
				W39	11.00	11.00	0.00	1.00	YES
	R15	Residential	Bedroom	W40	10.99	11.01	-0.02	1.00	YES
				W41	11.20	11.22	-0.02	1.00	YES
	R16	Residential	Bedroom	W42	11.51	11.53	-0.02	1.00	YES
				W43	12.00	12.02	-0.02	1.00	YES
	R17	Residential	LKD	W44	12.55	12.56	-0.01	1.00	YES
				W45	13.23	13.24	-0.01	1.00	YES
	R18	Residential	Bedroom	W46	13.95	13.96	-0.01	1.00	YES
	R19	Residential	Bedroom	W47	14.16	14.16	0.00	1.00	YES
				W48	16.76	16.76	0.00	1.00	YES
	R20	Residential	LKD	W49	17.86	17.86	0.00	1.00	YES
				W50	18.90	18.90	0.00	1.00	YES
				W51	20.16	20.16	0.00	1.00	YES
				W52	25.69	25.69	0.00	1.00	YES
				W53	25.47	25.47	0.00	1.00	YES
				W54	25.72	25.72	0.00	1.00	YES
Third	R1	Residential	LKD	W1	7.14	7.14	0.00	1.00	YES
				W2	8.13	8.13	0.00	1.00	YES
				W3	9.83	9.83	0.00	1.00	YES
				W4	9.76	9.76	0.00	1.00	YES
				W5	9.76	9.76	0.00	1.00	YES
				W6	13.24	13.24	0.00	1.00	YES
				W7	12.61	12.61	0.00	1.00	YES
				W8	12.12	12.12	0.00	1.00	YES
				W9	11.76	11.76	0.00	1.00	YES
	R2	Residential	Bedroom	W10	11.48	11.48	0.00	1.00	YES
				W11	11.32	11.32	0.00	1.00	YES

Project Name: Cross Keys, Manchester - Extant vs Proposed Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis									
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
	R3	Residential	Bedroom	W12	11.27	11.27	0.00	1.00	YES
				W13	11.22	11.22	0.00	1.00	YES
	R4	Residential	LKD	W14	11.25	11.25	0.00	1.00	YES
				W15	11.25	11.25	0.00	1.00	YES
	R5	Residential	Bedroom	W16	11.27	11.28	-0.01	1.00	YES
				W17	11.29	11.29	0.00	1.00	YES
	R6	Residential	Bedroom	W18	11.33	11.33	0.00	1.00	YES
				W19	11.38	11.39	-0.01	1.00	YES
	R7	Residential	LKD	W20	11.44	11.45	-0.01	1.00	YES
				W21	11.49	11.51	-0.02	1.00	YES
	R8	Residential	Bedroom	W22	11.55	11.57	-0.02	1.00	YES
				W23	11.63	11.65	-0.02	1.00	YES
	R9	Residential	Bedroom	W24	11.71	11.73	-0.02	1.00	YES
				W25	11.77	11.79	-0.02	1.00	YES
	R10	Residential	LKD	W26	11.83	11.87	-0.04	1.00	YES
				W27	11.94	11.98	-0.04	1.00	YES
	R11	Residential	Bedroom	W28	12.01	12.06	-0.05	1.00	YES
				W29	12.02	12.08	-0.06	1.00	YES
	R12	Residential	LKD	W30	12.03	12.10	-0.07	1.01	YES
				W31	12.14	12.23	-0.09	1.01	YES
	R13	Residential	Bedroom	W32	12.27	12.38	-0.11	1.01	YES
				W33	12.47	12.61	-0.14	1.01	YES
	R14	Residential	LKD	W34	12.78	12.99	-0.21	1.02	YES
				W35	13.32	13.57	-0.25	1.02	YES
				W36	13.90	14.15	-0.25	1.02	YES
				W37	14.42	14.27	0.15	0.99	YES
				W38	13.97	13.86	0.11	0.99	YES
				W39	13.73	13.73	0.00	1.00	YES
	R15	Residential	Bedroom	W40	13.82	13.84	-0.02	1.00	YES
				W41	14.13	14.15	-0.02	1.00	YES
	R16	Residential	Bedroom	W42	14.52	14.53	-0.01	1.00	YES
				W43	15.08	15.09	-0.01	1.00	YES
	R17	Residential	LKD	W44	15.64	15.65	-0.01	1.00	YES
				W45	16.35	16.36	-0.01	1.00	YES

Project Name: Cross Keys, Manchester - Extant vs Proposed Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis									
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
	R18	Residential	Bedroom	W46	17.07	17.07	0.00	1.00	YES
	R19	Residential	Bedroom	W47	16.60	16.60	0.00	1.00	YES
				W48	19.62	19.62	0.00	1.00	YES
	R20	Residential	LKD	W49	20.63	20.63	0.00	1.00	YES
				W50	21.55	21.54	0.01	1.00	YES
				W51	22.65	22.65	0.00	1.00	YES
				W52	29.26	29.26	0.00	1.00	YES
				W53	29.13	29.13	0.00	1.00	YES
				W54	29.34	29.34	0.00	1.00	YES
Fourth	R1	Residential	LKD	W1	9.12	9.12	0.00	1.00	YES
				W2	10.39	10.39	0.00	1.00	YES
				W3	12.02	12.02	0.00	1.00	YES
				W4	11.67	11.67	0.00	1.00	YES
				W5	11.67	11.67	0.00	1.00	YES
				W6	15.42	15.42	0.00	1.00	YES
				W7	14.88	14.88	0.00	1.00	YES
				W8	14.48	14.48	0.00	1.00	YES
				W9	14.23	14.23	0.00	1.00	YES
	R2	Residential	Bedroom	W10	14.06	14.06	0.00	1.00	YES
				W11	14.01	14.01	0.00	1.00	YES
	R3	Residential	Bedroom	W12	14.10	14.10	0.00	1.00	YES
				W13	14.18	14.18	0.00	1.00	YES
	R4	Residential	LKD	W14	14.33	14.33	0.00	1.00	YES
				W15	14.43	14.43	0.00	1.00	YES
	R5	Residential	Bedroom	W16	14.53	14.53	0.00	1.00	YES
				W17	14.62	14.63	-0.01	1.00	YES
	R6	Residential	Bedroom	W18	14.74	14.75	-0.01	1.00	YES
				W19	14.86	14.87	-0.01	1.00	YES
	R7	Residential	LKD	W20	14.98	14.99	-0.01	1.00	YES
				W21	15.10	15.12	-0.02	1.00	YES
	R8	Residential	Bedroom	W22	15.22	15.24	-0.02	1.00	YES
				W23	15.34	15.36	-0.02	1.00	YES
	R9	Residential	Bedroom	W24	15.47	15.49	-0.02	1.00	YES
				W25	15.55	15.57	-0.02	1.00	YES
	R10	Residential	LKD	W26	15.64	15.67	-0.03	1.00	YES
				W27	15.77	15.80	-0.03	1.00	YES

Project Name: Cross Keys, Manchester - Extant vs Proposed Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis									
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
	R11	Residential	Bedroom	W28	15.84	15.88	-0.04	1.00	YES
				W29	15.82	15.88	-0.06	1.00	YES
	R12	Residential	LKD	W30	15.80	15.87	-0.07	1.00	YES
				W31	15.90	15.99	-0.09	1.01	YES
	R13	Residential	Bedroom	W32	15.99	16.10	-0.11	1.01	YES
				W33	16.16	16.29	-0.13	1.01	YES
	R14	Residential	LKD	W34	16.38	16.59	-0.21	1.01	YES
				W35	16.85	17.08	-0.23	1.01	YES
				W36	17.30	17.54	-0.24	1.01	YES
				W37	18.32	18.17	0.15	0.99	YES
				W38	18.07	17.96	0.11	0.99	YES
				W39	18.02	18.01	0.01	1.00	YES
	R15	Residential	Bedroom	W40	18.27	18.28	-0.01	1.00	YES
				W41	18.73	18.75	-0.02	1.00	YES
	R16	Residential	Bedroom	W42	19.26	19.27	-0.01	1.00	YES
				W43	19.91	19.92	-0.01	1.00	YES
	R17	Residential	LKD	W44	20.51	20.52	-0.01	1.00	YES
				W45	21.23	21.23	0.00	1.00	YES
	R18	Residential	Bedroom	W46	21.91	21.92	-0.01	1.00	YES
	R19	Residential	Bedroom	W47	20.71	20.71	0.00	1.00	YES
				W48	23.90	23.90	0.00	1.00	YES
	R20	Residential	LKD	W49	24.71	24.70	0.01	1.00	YES
				W50	25.39	25.39	0.00	1.00	YES
				W51	26.22	26.22	0.00	1.00	YES
				W52	33.63	33.63	0.00	1.00	YES
				W53	33.53	33.53	0.00	1.00	YES
				W54	33.71	33.71	0.00	1.00	YES
Fifth	R1	Residential	LKD	W1	9.04	9.04	0.00	1.00	YES
				W2	10.24	10.24	0.00	1.00	YES
				W3	11.81	11.81	0.00	1.00	YES
				W4	11.11	11.11	0.00	1.00	YES
				W5	11.11	11.11	0.00	1.00	YES
				W6	17.69	17.69	0.00	1.00	YES
				W7	17.26	17.26	0.00	1.00	YES
				W8	16.97	16.97	0.00	1.00	YES
				W9	16.83	16.83	0.00	1.00	YES
	R2	Residential	Bedroom	W10	16.79	16.79	0.00	1.00	YES
				W11	16.88	16.88	0.00	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
	R3	Residential	Bedroom	W12	17.13	17.13	0.00	1.00	YES
				W13	17.36	17.37	-0.01	1.00	YES
	R4	Residential	LKD	W14	17.67	17.67	0.00	1.00	YES
				W15	17.87	17.87	0.00	1.00	YES
	R5	Residential	Bedroom	W16	18.08	18.08	0.00	1.00	YES
				W17	18.27	18.27	0.00	1.00	YES
	R6	Residential	Bedroom	W18	18.49	18.49	0.00	1.00	YES
				W19	18.69	18.69	0.00	1.00	YES
	R7	Residential	LKD	W20	18.90	18.91	-0.01	1.00	YES
				W21	19.10	19.11	-0.01	1.00	YES
	R8	Residential	Bedroom	W22	19.27	19.29	-0.02	1.00	YES
				W23	19.44	19.46	-0.02	1.00	YES
	R9	Residential	Bedroom	W24	19.61	19.63	-0.02	1.00	YES
				W25	19.72	19.74	-0.02	1.00	YES
	R10	Residential	LKD	W26	19.83	19.85	-0.02	1.00	YES
				W27	19.96	19.99	-0.03	1.00	YES
	R11	Residential	Bedroom	W28	20.03	20.07	-0.04	1.00	YES
				W29	20.00	20.05	-0.05	1.00	YES
	R12	Residential	LKD	W30	19.95	20.02	-0.07	1.00	YES
				W31	20.02	20.10	-0.08	1.00	YES
	R13	Residential	Bedroom	W32	20.05	20.15	-0.10	1.00	YES
				W33	20.16	20.28	-0.12	1.01	YES
	R14	Residential	LKD	W34	20.29	20.47	-0.18	1.01	YES
				W35	20.63	20.84	-0.21	1.01	YES
				W36	20.93	21.15	-0.22	1.01	YES
				W37	22.62	22.47	0.15	0.99	YES
				W38	22.60	22.49	0.11	1.00	YES
				W39	22.73	22.72	0.01	1.00	YES
	R15	Residential	Bedroom	W40	23.12	23.14	-0.02	1.00	YES
				W41	23.77	23.78	-0.01	1.00	YES
	R16	Residential	Bedroom	W42	24.43	24.45	-0.02	1.00	YES
				W43	25.16	25.17	-0.01	1.00	YES
	R17	Residential	LKD	W44	25.72	25.73	-0.01	1.00	YES
				W45	26.32	26.33	-0.01	1.00	YES

Project Name: Cross Keys, Manchester - Extant vs Proposed Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis									
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
	R18	Residential	Bedroom	W46	26.85	26.85	0.00	1.00	YES
	R19	Residential	Bedroom	W47	24.18	24.18	0.00	1.00	YES
				W48	27.70	27.70	0.00	1.00	YES
	R20	Residential	LKD	W49	28.30	28.29	0.01	1.00	YES
				W50	28.67	28.66	0.01	1.00	YES
				W51	29.14	29.13	0.01	1.00	YES
				W52	35.21	35.21	0.00	1.00	YES
				W53	35.10	35.10	0.00	1.00	YES
				W54	35.12	35.12	0.00	1.00	YES
Sixth	R1	Residential	LKD	W1	12.38	12.38	0.00	1.00	YES
				W2	14.16	14.16	0.00	1.00	YES
				W3	15.35	15.35	0.00	1.00	YES
				W4	14.81	14.81	0.00	1.00	YES
				W5	14.81	14.81	0.00	1.00	YES
				W6	21.09	21.10	-0.01	1.00	YES
				W7	20.79	20.79	0.00	1.00	YES
				W8	20.63	20.64	-0.01	1.00	YES
				W9	20.63	20.63	0.00	1.00	YES
	R2	Residential	Bedroom	W10	20.73	20.74	-0.01	1.00	YES
				W11	20.98	20.98	0.00	1.00	YES
	R3	Residential	Bedroom	W12	21.42	21.42	0.00	1.00	YES
				W13	21.83	21.84	-0.01	1.00	YES
	R4	Residential	LKD	W14	22.31	22.31	0.00	1.00	YES
				W15	22.63	22.64	-0.01	1.00	YES
	R5	Residential	Bedroom	W16	22.94	22.95	-0.01	1.00	YES
				W17	23.24	23.24	0.00	1.00	YES
	R6	Residential	Bedroom	W18	23.56	23.57	-0.01	1.00	YES
				W19	23.87	23.88	-0.01	1.00	YES
	R7	Residential	LKD	W20	24.16	24.17	-0.01	1.00	YES
				W21	24.42	24.43	-0.01	1.00	YES
	R8	Residential	Bedroom	W22	24.65	24.66	-0.01	1.00	YES
				W23	24.86	24.87	-0.01	1.00	YES
	R9	Residential	Bedroom	W24	25.06	25.08	-0.02	1.00	YES
				W25	25.20	25.22	-0.02	1.00	YES
	R10	Residential	LKD	W26	25.33	25.35	-0.02	1.00	YES
				W27	25.49	25.52	-0.03	1.00	YES

Project Name: Cross Keys, Manchester - Extant vs Proposed Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis									
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
	R11	Residential	Bedroom	W28	25.56	25.59	-0.03	1.00	YES
				W29	25.51	25.55	-0.04	1.00	YES
	R12	Residential	LKD	W30	25.43	25.48	-0.05	1.00	YES
				W31	25.47	25.54	-0.07	1.00	YES
	R13	Residential	Bedroom	W32	25.44	25.52	-0.08	1.00	YES
				W33	25.48	25.58	-0.10	1.00	YES
	R14	Residential	LKD	W34	25.46	25.61	-0.15	1.01	YES
				W35	25.65	25.83	-0.18	1.01	YES
				W36	25.74	25.92	-0.18	1.01	YES
				W37	27.99	27.85	0.14	0.99	YES
				W38	28.14	28.04	0.10	1.00	YES
				W39	28.32	28.31	0.01	1.00	YES
	R15	Residential	Bedroom	W40	28.65	28.66	-0.01	1.00	YES
				W41	29.19	29.20	-0.01	1.00	YES
	R16	Residential	Bedroom	W42	29.71	29.72	-0.01	1.00	YES
				W43	30.24	30.24	0.00	1.00	YES
	R17	Residential	LKD	W44	30.56	30.56	0.00	1.00	YES
				W45	30.91	30.91	0.00	1.00	YES
	R18	Residential	Bedroom	W46	31.23	31.22	0.01	1.00	YES
	R19	Residential	Bedroom	W47	27.33	27.33	0.00	1.00	YES
				W48	30.98	30.97	0.01	1.00	YES
	R20	Residential	LKD	W49	31.28	31.28	0.00	1.00	YES
				W50	31.39	31.38	0.01	1.00	YES
				W51	31.56	31.55	0.01	1.00	YES
				W52	35.76	35.76	0.00	1.00	YES
				W53	35.59	35.59	0.00	1.00	YES
				W54	35.60	35.60	0.00	1.00	YES
Seventh	R1	Residential	LKD	W1	10.38	10.38	0.00	1.00	YES
				W2	11.74	11.74	0.00	1.00	YES
				W3	13.31	13.31	0.00	1.00	YES
				W4	12.21	12.21	0.00	1.00	YES
				W5	12.21	12.21	0.00	1.00	YES
				W6	24.67	24.67	0.00	1.00	YES
				W7	24.49	24.49	0.00	1.00	YES
				W8	24.47	24.47	0.00	1.00	YES
				W9	24.58	24.58	0.00	1.00	YES
	R2	Residential	Bedroom	W10	24.80	24.81	-0.01	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
				W11	25.16	25.16	0.00	1.00	YES
	R3	Residential	Bedroom	W12	25.74	25.74	0.00	1.00	YES
				W13	26.28	26.28	0.00	1.00	YES
	R4	Residential	LKD	W14	26.86	26.87	-0.01	1.00	YES
				W15	27.25	27.25	0.00	1.00	YES
	R5	Residential	Bedroom	W16	27.60	27.61	-0.01	1.00	YES
				W17	27.98	27.99	-0.01	1.00	YES
	R6	Residential	Bedroom	W18	28.39	28.41	-0.02	1.00	YES
				W19	28.73	28.75	-0.02	1.00	YES
	R7	Residential	LKD	W20	29.03	29.04	-0.01	1.00	YES
				W21	29.28	29.30	-0.02	1.00	YES
	R8	Residential	Bedroom	W22	29.51	29.53	-0.02	1.00	YES
				W23	29.70	29.72	-0.02	1.00	YES
	R9	Residential	Bedroom	W24	29.89	29.92	-0.03	1.00	YES
				W25	30.02	30.05	-0.03	1.00	YES
	R10	Residential	LKD	W26	30.13	30.16	-0.03	1.00	YES
				W27	30.30	30.34	-0.04	1.00	YES
	R11	Residential	Bedroom	W28	30.38	30.42	-0.04	1.00	YES
				W29	30.35	30.39	-0.04	1.00	YES
	R12	Residential	LKD	W30	30.29	30.33	-0.04	1.00	YES
				W31	30.34	30.40	-0.06	1.00	YES
	R13	Residential	Bedroom	W32	30.29	30.35	-0.06	1.00	YES
				W33	30.28	30.36	-0.08	1.00	YES
	R14	Residential	LKD	W34	30.16	30.27	-0.11	1.00	YES
				W35	30.21	30.34	-0.13	1.00	YES
				W36	30.12	30.26	-0.14	1.00	YES
				W37	31.39	31.28	0.11	1.00	YES
				W38	31.71	31.63	0.08	1.00	YES
				W39	32.06	31.98	0.08	1.00	YES
	R15	Residential	Bedroom	W40	32.26	32.19	0.07	1.00	YES
				W41	32.47	32.41	0.06	1.00	YES
	R16	Residential	Bedroom	W42	32.61	32.58	0.03	1.00	YES
				W43	32.78	32.78	0.00	1.00	YES
	R17	Residential	LKD	W44	32.94	32.94	0.00	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
				W45	33.11	33.11	0.00	1.00	YES
	R18	Residential	Bedroom	W46	33.25	33.25	0.00	1.00	YES
	R19	Residential	Bedroom	W47	28.47	28.47	0.00	1.00	YES
				W48	32.44	32.43	0.01	1.00	YES
	R20	Residential	LKD	W49	32.73	32.72	0.01	1.00	YES
				W50	32.76	32.76	0.00	1.00	YES
				W51	32.87	32.87	0.00	1.00	YES
				W52	35.61	35.61	0.00	1.00	YES
				W53	35.48	35.48	0.00	1.00	YES
				W54	35.49	35.49	0.00	1.00	YES
Eighth	R1	Residential	LKD	W1	12.93	12.93	0.00	1.00	YES
				W2	14.84	14.84	0.00	1.00	YES
				W3	16.08	16.08	0.00	1.00	YES
				W4	15.37	15.37	0.00	1.00	YES
				W5	15.37	15.37	0.00	1.00	YES
				W6	29.18	29.18	0.00	1.00	YES
				W7	29.10	29.10	0.00	1.00	YES
				W8	29.15	29.15	0.00	1.00	YES
				W9	29.29	29.30	-0.01	1.00	YES
	R2	Residential	Bedroom	W10	29.54	29.54	0.00	1.00	YES
				W11	29.89	29.90	-0.01	1.00	YES
	R3	Residential	Bedroom	W12	30.43	30.43	0.00	1.00	YES
				W13	30.93	30.94	-0.01	1.00	YES
	R4	Residential	LKD	W14	31.37	31.38	-0.01	1.00	YES
				W15	31.63	31.64	-0.01	1.00	YES
	R5	Residential	Bedroom	W16	31.87	31.88	-0.01	1.00	YES
				W17	32.10	32.11	-0.01	1.00	YES
	R6	Residential	Bedroom	W18	32.35	32.36	-0.01	1.00	YES
				W19	32.54	32.55	-0.01	1.00	YES
	R7	Residential	LKD	W20	32.70	32.71	-0.01	1.00	YES
				W21	32.83	32.85	-0.02	1.00	YES
	R8	Residential	Bedroom	W22	32.95	32.96	-0.01	1.00	YES
				W23	33.05	33.06	-0.01	1.00	YES
	R9	Residential	Bedroom	W24	33.17	33.18	-0.01	1.00	YES
				W25	33.27	33.28	-0.01	1.00	YES
	R10	Residential	LKD	W26	33.37	33.39	-0.02	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
				W27	33.55	33.57	-0.02	1.00	YES
	R11	Residential	Bedroom	W28	33.64	33.67	-0.03	1.00	YES
				W29	33.62	33.66	-0.04	1.00	YES
	R12	Residential	LKD	W30	33.59	33.62	-0.03	1.00	YES
				W31	33.70	33.75	-0.05	1.00	YES
	R13	Residential	Bedroom	W32	33.72	33.78	-0.06	1.00	YES
				W33	33.82	33.88	-0.06	1.00	YES
	R14	Residential	LKD	W34	33.72	33.78	-0.06	1.00	YES
				W35	33.75	33.82	-0.07	1.00	YES
				W36	33.60	33.67	-0.07	1.00	YES
				W37	34.16	34.14	0.02	1.00	YES
				W38	34.36	34.35	0.01	1.00	YES
				W39	34.57	34.55	0.02	1.00	YES
	R15	Residential	Bedroom	W40	34.72	34.67	0.05	1.00	YES
				W41	34.87	34.82	0.05	1.00	YES
	R16	Residential	Bedroom	W42	34.92	34.90	0.02	1.00	YES
				W43	34.98	34.98	0.00	1.00	YES
	R17	Residential	LKD	W44	35.04	35.04	0.00	1.00	YES
				W45	35.08	35.08	0.00	1.00	YES
	R18	Residential	Bedroom	W46	35.11	35.11	0.00	1.00	YES
	R19	Residential	Bedroom	W47	29.92	29.92	0.00	1.00	YES
				W48	34.05	34.05	0.00	1.00	YES
	R20	Residential	LKD	W49	34.27	34.26	0.01	1.00	YES
				W50	34.25	34.25	0.00	1.00	YES
				W51	34.30	34.29	0.01	1.00	YES
				W52	35.87	35.87	0.00	1.00	YES
				W53	35.68	35.68	0.00	1.00	YES
				W54	35.68	35.68	0.00	1.00	YES
Ninth	R1	Residential	LKD	W1	10.44	10.44	0.00	1.00	YES
				W2	11.89	11.89	0.00	1.00	YES
				W3	13.54	13.54	0.00	1.00	YES
				W4	12.41	12.41	0.00	1.00	YES
				W5	12.41	12.41	0.00	1.00	YES
				W6	33.23	33.23	0.00	1.00	YES
				W7	33.20	33.20	0.00	1.00	YES
				W8	33.23	33.23	0.00	1.00	YES
				W9	33.30	33.30	0.00	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
	R2	Residential	Bedroom	W10	33.42	33.42	0.00	1.00	YES
				W11	33.59	33.59	0.00	1.00	YES
	R3	Residential	Bedroom	W12	33.84	33.84	0.00	1.00	YES
				W13	34.08	34.08	0.00	1.00	YES
	R4	Residential	LKD	W14	34.25	34.26	-0.01	1.00	YES
				W15	34.35	34.35	0.00	1.00	YES
	R5	Residential	Bedroom	W16	34.45	34.45	0.00	1.00	YES
				W17	34.53	34.54	-0.01	1.00	YES
	R6	Residential	Bedroom	W18	34.60	34.60	0.00	1.00	YES
				W19	34.66	34.66	0.00	1.00	YES
	R7	Residential	LKD	W20	34.71	34.71	0.00	1.00	YES
				W21	34.76	34.76	0.00	1.00	YES
	R8	Residential	Bedroom	W22	34.82	34.82	0.00	1.00	YES
				W23	34.86	34.86	0.00	1.00	YES
	R9	Residential	Bedroom	W24	34.91	34.91	0.00	1.00	YES
				W25	34.94	34.95	-0.01	1.00	YES
	R10	Residential	LKD	W26	34.98	34.98	0.00	1.00	YES
				W27	35.10	35.10	0.00	1.00	YES
	R11	Residential	Bedroom	W28	35.13	35.14	-0.01	1.00	YES
				W29	35.07	35.08	-0.01	1.00	YES
	R12	Residential	LKD	W30	35.00	35.01	-0.01	1.00	YES
				W31	35.10	35.11	-0.01	1.00	YES
	R13	Residential	Bedroom	W32	35.11	35.13	-0.02	1.00	YES
				W33	35.22	35.23	-0.01	1.00	YES
	R14	Residential	LKD	W34	35.13	35.15	-0.02	1.00	YES
				W35	35.20	35.23	-0.03	1.00	YES
				W36	35.10	35.13	-0.03	1.00	YES
				W37	35.86	35.86	0.00	1.00	YES
				W38	35.91	35.91	0.00	1.00	YES
				W39	35.98	35.97	0.01	1.00	YES
	R15	Residential	Bedroom	W40	36.02	36.02	0.00	1.00	YES
				W41	36.07	36.06	0.01	1.00	YES
	R16	Residential	Bedroom	W42	36.09	36.08	0.01	1.00	YES
				W43	36.12	36.12	0.00	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
	R17	Residential	LKD	W44	36.15	36.15	0.00	1.00	YES
				W45	36.18	36.18	0.00	1.00	YES
	R18	Residential	Bedroom	W46	36.18	36.18	0.00	1.00	YES
	R19	Residential	Bedroom	W47	30.43	30.43	0.00	1.00	YES
				W48	34.90	34.90	0.00	1.00	YES
	R20	Residential	LKD	W49	35.11	35.11	0.00	1.00	YES
				W50	35.04	35.04	0.00	1.00	YES
				W51	35.01	35.01	0.00	1.00	YES
				W52	35.65	35.65	0.00	1.00	YES
				W53	35.51	35.51	0.00	1.00	YES
				W54	35.51	35.51	0.00	1.00	YES
Tenth	R1	Residential	LKD	W1	13.02	13.02	0.00	1.00	YES
				W2	14.99	14.99	0.00	1.00	YES
				W3	16.27	16.27	0.00	1.00	YES
				W4	15.54	15.54	0.00	1.00	YES
				W5	15.54	15.54	0.00	1.00	YES
				W6	15.54	15.54	0.00	1.00	YES
				W7	35.96	35.96	0.00	1.00	YES
				W8	35.96	35.96	0.00	1.00	YES
				W9	35.96	35.96	0.00	1.00	YES
				W10	35.97	35.97	0.00	1.00	YES
	R2	Residential	Bedroom	W11	35.97	35.97	0.00	1.00	YES
				W12	35.97	35.97	0.00	1.00	YES
	R3	Residential	Bedroom	W13	35.98	35.98	0.00	1.00	YES
				W14	35.98	35.98	0.00	1.00	YES
	R4	Residential	LKD	W15	35.99	35.99	0.00	1.00	YES
				W16	36.00	36.00	0.00	1.00	YES
	R5	Residential	Bedroom	W17	36.01	36.01	0.00	1.00	YES
				W18	36.01	36.01	0.00	1.00	YES
	R6	Residential	Bedroom	W19	36.02	36.02	0.00	1.00	YES
				W20	36.03	36.03	0.00	1.00	YES
	R7	Residential	LKD	W21	36.03	36.03	0.00	1.00	YES
				W22	36.03	36.03	0.00	1.00	YES
	R8	Residential	Bedroom	W23	36.05	36.05	0.00	1.00	YES
				W24	36.05	36.05	0.00	1.00	YES
	R9	Residential	Bedroom	W25	36.06	36.06	0.00	1.00	YES
				W26	36.06	36.06	0.00	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
	R10	Residential	LKD	W27	36.07	36.07	0.00	1.00	YES
				W28	36.17	36.17	0.00	1.00	YES
	R11	Residential	Bedroom	W29	36.18	36.18	0.00	1.00	YES
				W30	36.09	36.09	0.00	1.00	YES
	R12	Residential	LKD	W31	36.01	36.01	0.00	1.00	YES
				W32	36.11	36.11	0.00	1.00	YES
	R13	Residential	Bedroom	W33	36.12	36.12	0.00	1.00	YES
				W34	36.22	36.22	0.00	1.00	YES
	R14	Residential	Bedroom	W35	36.13	36.13	0.00	1.00	YES
				W36	36.22	36.22	0.00	1.00	YES
	R15	Residential	Bedroom	W37	36.14	36.14	0.00	1.00	YES
				W38	36.89	36.89	0.00	1.00	YES
	R16	Residential	LKD	W39	36.89	36.89	0.00	1.00	YES
				W40	36.89	36.89	0.00	1.00	YES
				W41	36.89	36.89	0.00	1.00	YES
				W42	36.90	36.90	0.00	1.00	YES
	R17	Residential	Bedroom	W43	36.91	36.91	0.00	1.00	YES
				W44	36.90	36.90	0.00	1.00	YES
	R18	Residential	Bedroom	W45	36.91	36.91	0.00	1.00	YES
				W46	36.92	36.92	0.00	1.00	YES
	R19	Residential	LKD	W47	36.92	36.92	0.00	1.00	YES
				W48	36.65	36.65	0.00	1.00	YES
				W49	36.87	36.87	0.00	1.00	YES
				W50	36.95	36.95	0.00	1.00	YES
				W51	36.99	36.99	0.00	1.00	YES
Eleventh	R1	Residential	LKD	W1	10.48	10.48	0.00	1.00	YES
				W2	11.97	11.97	0.00	1.00	YES
				W3	13.88	13.88	0.00	1.00	YES
				W4	12.57	12.57	0.00	1.00	YES
				W5	12.57	12.57	0.00	1.00	YES
				W6	37.18	37.18	0.00	1.00	YES
				W7	37.15	37.15	0.00	1.00	YES
				W8	37.18	37.18	0.00	1.00	YES
				W9	37.15	37.15	0.00	1.00	YES
	R2	Residential	Bedroom	W10	37.18	37.18	0.00	1.00	YES
				W11	37.16	37.16	0.00	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
	R3	Residential	Bedroom	W12	37.20	37.20	0.00	1.00	YES
				W13	37.15	37.15	0.00	1.00	YES
	R4	Residential	LKD	W14	37.20	37.20	0.00	1.00	YES
				W15	37.16	37.16	0.00	1.00	YES
	R5	Residential	Bedroom	W16	37.21	37.21	0.00	1.00	YES
				W17	37.18	37.18	0.00	1.00	YES
	R6	Residential	Bedroom	W18	37.23	37.23	0.00	1.00	YES
				W19	37.18	37.18	0.00	1.00	YES
	R7	Residential	LKD	W20	37.22	37.22	0.00	1.00	YES
				W21	37.18	37.18	0.00	1.00	YES
	R8	Residential	Bedroom	W22	37.23	37.23	0.00	1.00	YES
				W23	37.19	37.19	0.00	1.00	YES
	R9	Residential	Bedroom	W24	37.25	37.25	0.00	1.00	YES
				W25	37.19	37.19	0.00	1.00	YES
	R10	Residential	LKD	W26	37.24	37.24	0.00	1.00	YES
				W27	37.25	37.25	0.00	1.00	YES
	R11	Residential	Bedroom	W28	37.31	37.31	0.00	1.00	YES
				W29	37.21	37.21	0.00	1.00	YES
	R12	Residential	LKD	W30	37.22	37.22	0.00	1.00	YES
				W31	37.21	37.21	0.00	1.00	YES
	R13	Residential	Bedroom	W32	37.28	37.28	0.00	1.00	YES
				W33	37.26	37.26	0.00	1.00	YES
	R14	Residential	Bedroom	W34	37.28	37.28	0.00	1.00	YES
				W35	37.27	37.27	0.00	1.00	YES
	R15	Residential	Bedroom	W36	37.28	37.28	0.00	1.00	YES
				W37	37.64	37.64	0.00	1.00	YES
	R16	Residential	LKD	W38	37.65	37.65	0.00	1.00	YES
				W39	37.64	37.64	0.00	1.00	YES
				W40	37.64	37.64	0.00	1.00	YES
				W41	37.64	37.64	0.00	1.00	YES
	R17	Residential	Bedroom	W42	37.65	37.65	0.00	1.00	YES
				W43	37.65	37.65	0.00	1.00	YES
	R18	Residential	Bedroom	W44	37.65	37.65	0.00	1.00	YES
				W45	37.66	37.66	0.00	1.00	YES

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	R19	Residential	LKD	W46	37.66	37.66	0.00	1.00	YES
				W47	38.10	38.10	0.00	1.00	YES
				W48	38.63	38.63	0.00	1.00	YES
				W49	38.63	38.63	0.00	1.00	YES
				W50	38.10	38.10	0.00	1.00	YES
New Cross Central Apartments									
Ground	R1	Residential	LKD	W1	2.37	2.37	0.00	1.00	YES
				W2	0.62	0.62	0.00	1.00	YES
				W3	4.37	4.37	0.00	1.00	YES
				W4	9.94	9.98	-0.04	1.00	YES
				W5	8.41	9.06	-0.65	1.08	YES
				W6	6.57	6.62	-0.05	1.01	YES
	R2	Residential	LKD	W7	1.84	1.44	0.40	0.78	NO
				W8	4.88	3.89	0.99	0.80	YES
				W9	0.31	0.23	0.08	0.74	NO
				W10	3.88	3.15	0.73	0.81	YES
	R3	Residential	LKD	W11	8.75	7.17	1.58	0.82	YES
				W12	2.34	1.80	0.54	0.77	NO
				W13	17.84	15.97	1.87	0.90	YES
				W14	24.49	24.49	0.00	1.00	YES
				W15	23.51	23.51	0.00	1.00	YES
				W16	22.93	22.93	0.00	1.00	YES
First	R2	Residential	Bedroom	W3	8.01	8.04	-0.03	1.00	YES
	R3	Residential	LKD	W4	7.25	7.00	0.25	0.97	YES
				W17	0.00	0.00	0.00	1.00	YES
	R4	Residential	Bedroom	W5	6.97	6.54	0.43	0.94	YES
	R5	Residential	Bedroom	W6	6.90	6.33	0.57	0.92	YES
	R6	Residential	LKD	W7	7.01	6.29	0.72	0.90	YES
				W16	0.00	0.00	0.00	1.00	YES
	R7	Residential	Bedroom	W8	7.31	6.41	0.90	0.88	YES
	R8	Residential	Bedroom	W9	7.77	6.73	1.04	0.87	YES
	R9	Residential	Bedroom	W10	8.35	7.20	1.15	0.86	YES
	R10	Residential	Bedroom	W11	9.27	7.97	1.30	0.86	YES
	R11	Residential	Bedroom	W12	10.80	9.26	1.54	0.86	YES

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	R12	Residential	Bedroom	W13	13.85	11.88	1.97	0.86	YES
Second	R1	Residential	LKD	W1	10.58	10.62	-0.04	1.00	YES
				W2	12.90	12.94	-0.04	1.00	YES
				W3	11.89	12.52	-0.63	1.05	YES
	R2	Residential	Bedroom	W4	9.37	9.26	0.11	0.99	YES
	R3	Residential	LKD	W5	8.76	8.44	0.32	0.96	YES
				W20	0.00	0.00	0.00	1.00	YES
	R4	Residential	Bedroom	W6	8.39	7.82	0.57	0.93	YES
	R5	Residential	Bedroom	W7	8.38	7.61	0.77	0.91	YES
	R6	Residential	LKD	W8	8.52	7.57	0.95	0.89	YES
				W19	0.00	0.00	0.00	1.00	YES
	R7	Residential	Bedroom	W9	8.93	7.71	1.22	0.86	YES
	R8	Residential	Bedroom	W10	9.49	8.06	1.43	0.85	YES
	R9	Residential	LKD	W11	10.16	8.57	1.59	0.84	YES
				W18	0.00	0.00	0.00	1.00	YES
	R10	Residential	Bedroom	W12	11.13	9.36	1.77	0.84	YES
	R11	Residential	Bedroom	W13	12.78	10.77	2.01	0.84	YES
	R12	Residential	Bedroom	W14	16.40	14.01	2.39	0.85	YES
	R13	Residential	LKD	W15	20.52	18.14	2.38	0.88	YES
				W16	31.23	31.23	0.00	1.00	YES
				W17	31.00	31.00	0.00	1.00	YES
Third	R1	Residential	LKD	W1	12.16	12.20	-0.04	1.00	YES
				W2	14.58	14.62	-0.04	1.00	YES
				W3	14.15	14.74	-0.59	1.04	YES
	R2	Residential	Bedroom	W4	11.40	11.23	0.17	0.99	YES
	R3	Residential	LKD	W5	10.70	10.29	0.41	0.96	YES
				W20	0.00	0.00	0.00	1.00	YES
	R4	Residential	Bedroom	W6	10.31	9.59	0.72	0.93	YES
	R5	Residential	Bedroom	W7	10.34	9.34	1.00	0.90	YES
	R6	Residential	LKD	W8	10.55	9.30	1.25	0.88	YES

Project Name: Cross Keys, Manchester - Extant vs Proposed Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis									
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
				W19	0.00	0.00	0.00	1.00	YES
	R7	Residential	Bedroom	W9	11.10	9.43	1.67	0.85	YES
	R8	Residential	Bedroom	W10	11.74	9.79	1.95	0.83	YES
	R9	Residential	LKD	W11	12.47	10.30	2.17	0.83	YES
				W18	0.00	0.00	0.00	1.00	YES
	R10	Residential	Bedroom	W12	13.45	11.06	2.39	0.82	YES
	R11	Residential	Bedroom	W13	15.06	12.41	2.65	0.82	YES
	R12	Residential	Bedroom	W14	18.49	15.56	2.93	0.84	YES
	R13	Residential	LKD	W15	22.34	19.53	2.81	0.87	YES
				W16	32.48	32.48	0.00	1.00	YES
				W17	32.27	32.27	0.00	1.00	YES
Fourth	R1	Residential	LKD	W1	13.97	14.00	-0.03	1.00	YES
				W2	16.49	16.53	-0.04	1.00	YES
				W3	16.95	17.49	-0.54	1.03	YES
	R2	Residential	Bedroom	W4	14.02	13.80	0.22	0.98	YES
	R3	Residential	LKD	W5	13.26	12.76	0.50	0.96	YES
				W20	0.00	0.00	0.00	1.00	YES
	R4	Residential	Bedroom	W6	12.88	11.99	0.89	0.93	YES
	R5	Residential	Bedroom	W7	13.00	11.74	1.26	0.90	YES
	R6	Residential	LKD	W8	13.33	11.70	1.63	0.88	YES
				W19	0.00	0.00	0.00	1.00	YES
	R7	Residential	Bedroom	W9	14.11	11.86	2.25	0.84	YES
	R8	Residential	Bedroom	W10	14.91	12.22	2.69	0.82	YES
	R9	Residential	LKD	W11	15.73	12.72	3.01	0.81	YES
				W18	0.00	0.00	0.00	1.00	YES
	R10	Residential	Bedroom	W12	16.73	13.43	3.30	0.80	YES
	R11	Residential	Bedroom	W13	18.26	14.71	3.55	0.81	YES
	R12	Residential	Bedroom	W14	21.36	17.66	3.70	0.83	YES
	R13	Residential	LKD	W15	24.79	21.37	3.42	0.86	YES

Project Name: Cross Keys, Manchester - Extant vs Proposed Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis									
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
				W16	33.65	33.65	0.00	1.00	YES
				W17	33.49	33.49	0.00	1.00	YES
Fifth	R1	Residential	LKD	W1	15.98	16.01	-0.03	1.00	YES
				W2	18.64	18.67	-0.03	1.00	YES
				W3	20.49	20.94	-0.45	1.02	YES
	R2	Residential	Bedroom	W4	17.51	17.22	0.29	0.98	YES
	R3	Residential	LKD	W5	16.74	16.15	0.59	0.96	YES
				W20	0.09	0.09	0.00	1.00	YES
	R4	Residential	Bedroom	W6	16.43	15.37	1.06	0.94	YES
	R5	Residential	Bedroom	W7	16.67	15.13	1.54	0.91	YES
	R6	Residential	LKD	W8	17.19	15.11	2.08	0.88	YES
				W19	0.21	0.21	0.00	1.00	YES
	R7	Residential	Bedroom	W9	18.31	15.32	2.99	0.84	YES
	R8	Residential	Bedroom	W10	19.34	15.71	3.63	0.81	YES
	R9	Residential	LKD	W11	20.29	16.20	4.09	0.80	YES
				W18	0.01	0.01	0.00	1.00	YES
	R10	Residential	Bedroom	W12	21.32	16.85	4.47	0.79	NO
	R11	Residential	Bedroom	W13	22.71	17.99	4.72	0.79	NO
	R12	Residential	Bedroom	W14	25.31	20.64	4.67	0.82	YES
	R13	Residential	LKD	W15	28.05	23.92	4.13	0.85	YES
				W16	34.75	34.75	0.00	1.00	YES
				W17	34.64	34.64	0.00	1.00	YES
Sixth	R1	Residential	LKD	W1	18.27	18.29	-0.02	1.00	YES
				W2	21.01	21.04	-0.03	1.00	YES
				W3	24.78	25.10	-0.32	1.01	YES
	R2	Residential	Bedroom	W4	22.03	21.66	0.37	0.98	YES
	R3	Residential	LKD	W5	21.40	20.73	0.67	0.97	YES
				W20	6.40	6.40	0.00	1.00	YES
	R4	Residential	Bedroom	W6	21.20	20.05	1.15	0.95	YES
	R5	Residential	Bedroom	W7	21.58	19.86	1.72	0.92	YES

Project Name: Cross Keys, Manchester - Extant vs Proposed Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis									
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
	R6	Residential	LKD	W8	22.31	19.89	2.42	0.89	YES
				W19	1.88	1.88	0.00	1.00	YES
	R7	Residential	Bedroom	W9	23.83	20.17	3.66	0.85	YES
	R8	Residential	Bedroom	W10	25.01	20.60	4.41	0.82	YES
	R9	Residential	LKD	W11	26.06	21.07	4.99	0.81	YES
				W18	0.22	0.22	0.00	1.00	YES
	R10	Residential	Bedroom	W12	27.10	21.64	5.46	0.80	YES
	R11	Residential	Bedroom	W13	28.30	22.57	5.73	0.80	YES
	R12	Residential	Bedroom	W14	30.19	24.76	5.43	0.82	YES
	R13	Residential	LKD	W15	31.98	27.39	4.59	0.86	YES
				W16	35.68	35.68	0.00	1.00	YES
				W17	35.62	35.62	0.00	1.00	YES
Seventh	R1	Residential	LKD	W1	27.11	26.60	0.51	0.98	YES
				W16	35.04	35.04	0.00	1.00	YES
	R2	Residential	Bedroom	W2	27.11	26.20	0.91	0.97	YES
	R3	Residential	Bedroom	W3	27.57	26.10	1.47	0.95	YES
	R4	Residential	LKD	W4	28.38	26.18	2.20	0.92	YES
				W15	6.33	6.33	0.00	1.00	YES
	R5	Residential	Bedroom	W5	30.06	26.52	3.54	0.88	YES
	R6	Residential	Bedroom	W6	31.24	26.95	4.29	0.86	YES
	R7	Residential	LKD	W7	32.19	27.36	4.83	0.85	YES
				W14	1.27	1.27	0.00	1.00	YES
	R8	Residential	Bedroom	W8	32.99	27.80	5.19	0.84	YES
	R9	Residential	Bedroom	W9	33.80	28.46	5.34	0.84	YES
	R10	Residential	Bedroom	W10	34.81	29.98	4.83	0.86	YES
	R11	Residential	LKD	W11	35.54	31.71	3.83	0.89	YES
				W12	36.54	36.54	0.00	1.00	YES
				W13	36.53	36.53	0.00	1.00	YES
Eighth	R1	Residential	LKD	W1	34.38	33.37	1.01	0.97	YES
				W12	36.24	36.24	0.00	1.00	YES

Project Name: Cross Keys, Manchester - Extant vs Proposed Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis									
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Extant	Meets BRE Criteria
	R2	Residential	Bedroom	W2	35.33	33.67	1.66	0.95	YES
	R3	Residential	Bedroom	W3	35.98	33.99	1.99	0.94	YES
	R4	Residential	LKD	W4	36.48	34.24	2.24	0.94	YES
				W11	31.89	31.89	0.00	1.00	YES
	R5	Residential	Bedroom	W5	36.89	34.44	2.45	0.93	YES
	R6	Residential	Bedroom	W6	37.21	34.78	2.43	0.93	YES
	R7	Residential	Bedroom	W7	37.46	35.51	1.95	0.95	YES
	R8	Residential	LKD	W8	37.59	36.17	1.42	0.96	YES
				W9	37.32	37.32	0.00	1.00	YES
				W10	37.34	37.34	0.00	1.00	YES

Appendix 3

Tabulated Extant vs Proposed No Skyline Results and NSL Contour Plots

Project Name: Cross Keys, Manchester - Extant Scheme vs Proposed
Project No.: 2155
Report Title: Daylight Distribution - Neighbour Analysis

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 Proposed	Area Lost m2	Area Lost ft2	Pr/Extant
32 Mason Street											
Ground	R2	Bedroom	8.63	92.85	8.60	92.54	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	117.30	1.00	10.90	0.00	0.00	1.00
	R3	LKD	21.51	231.51	21.50	231.47	1.00	21.50	0.00	0.01	1.00
Second	R2	Bedroom	10.91	117.46	10.90	117.30	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	0.01	1.00
Third	R2	Bedroom	10.90	117.32	10.88	117.13	1.00	10.88	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	9.38	101.01	0.88	9.38	0.00	0.00	1.00
	R2	Bedroom	7.62	81.99	5.67	61.07	0.74	5.67	0.00	0.00	1.00
	R3	Bedroom	7.77	83.60	7.02	75.53	0.90	7.02	0.00	0.00	1.00
	R4	LKD	19.09	205.47	18.34	197.36	0.96	18.34	0.00	0.00	1.00
First	R1	LKD	16.01	172.36	15.29	164.57	0.95	15.29	0.00	0.00	1.00
	R2	Bedroom	8.19	88.17	8.08	87.00	0.99	8.08	0.00	0.00	1.00
	R3	Bedroom	8.36	90.04	7.38	79.44	0.88	7.37	0.01	0.09	1.00
	R4	LKD	19.40	208.82	19.27	207.43	0.99	19.27	0.00	0.00	1.00
Second	R1	LKD	19.41	208.90	18.67	200.95	0.96	18.67	0.00	0.00	1.00
	R2	Bedroom	7.66	82.44	7.46	80.34	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	223.15	1.00	20.73	0.00	0.00	1.00
Third	R3	Bedroom	16.35	175.96	15.92	171.37	0.97	15.92	0.00	0.00	1.00
36 Mason Street											
Ground	R1	Unknown	18.76	201.90	13.79	148.43	0.74	14.26	-0.47	-5.02	1.03
	R2	Unknown	18.02	194.00	12.94	139.32	0.72	12.96	-0.01	-0.13	1.00
First	R1	Unknown	18.76	201.90	14.11	151.88	0.75	14.46	-0.35	-3.81	1.03
	R2	Unknown	15.94	171.53	11.36	122.23	0.71	11.38	-0.02	-0.26	1.00
	R3	Unknown	18.02	194.00	13.43	144.56	0.75	13.44	-0.01	-0.16	1.00
38 Mason Street											
Ground	R1	LKD	32.62	351.09	26.63	286.63	0.82	26.61	0.02	0.19	1.00
First	R1	LKD	46.99	505.78	45.28	487.44	0.96	45.23	0.06	0.61	1.00
Second	R2	LKD	37.95	408.52	36.16	389.18	0.95	36.13	0.03	0.33	1.00
2-4 Goulden Street											
Ground	R3	Bedroom	24.89	267.91	17.44	187.75	0.70	17.44	0.00	0.00	1.00
	R4	Bedroom	24.91	268.12	14.31	154.03	0.57	14.31	0.00	0.00	1.00
	R6	Bedroom	10.32	111.06	8.39	90.30	0.81	8.58	-0.19	-2.01	1.02
	R8	Bedroom	10.56	113.62	8.91	95.88	0.84	8.95	-0.05	-0.50	1.01
	R10	Bedroom	14.33	154.27	11.85	127.52	0.83	11.88	-0.03	-0.32	1.00
First	R1	LKD	29.59	318.56	28.72	309.09	0.97	28.72	0.00	0.00	1.00
	R2	Bedroom	11.53	124.08	5.34	57.47	0.46	4.33	1.01	10.87	0.81
	R3	LKD	26.49	285.17	23.55	253.46	0.89	22.75	0.79	8.56	0.97
	R4	Bedroom	9.96	107.18	8.56	92.15	0.86	7.84	0.72	7.78	0.92
	R5	Bedroom	8.67	93.35	8.65	93.06	1.00	8.65	0.00	0.01	1.00
	R6	LKD	32.33	348.04	30.21	325.16	0.93	30.19	0.02	0.25	1.00
	R8	LKD	27.49	295.95	23.09	248.55	0.84	23.09	0.00	0.00	1.00
	R9	Bedroom	10.16	109.33	8.31	89.48	0.82	8.31	0.00	0.00	1.00
	R10	Bedroom	12.99	139.85	9.37	100.81	0.72	9.37	0.00	0.00	1.00
	R11	Bedroom	10.19	109.73	6.74	72.58	0.66	6.74	0.00	0.00	1.00
Second	R1	Bedroom	7.78	83.73	7.32	78.82	0.94	7.29	0.03	0.30	1.00
	R2	LKD	21.50	231.46	18.46	198.72	0.86	16.75	1.71	18.39	0.91
	R3	Bedroom	11.53	124.08	6.14	66.05	0.53	4.78	1.36	14.62	0.78
	R4	LKD	26.49	285.17	23.88	256.99	0.90	22.90	0.97	10.47	0.96
	R5	Bedroom	9.96	107.18	8.73	94.00	0.88	7.98	0.75	8.06	0.91
	R6	Bedroom	8.67	93.35	8.65	93.08	1.00	8.65	0.00	0.03	1.00
	R7	LKD	35.29	379.89	33.13	356.63	0.94	33.11	0.02	0.21	1.00
	R9	LKD	28.99	312.05	28.16	303.15	0.97	28.16	0.00	0.00	1.00
	R10	Bedroom	11.13	119.79	10.00	107.69	0.90	10.00	0.00	0.00	1.00

Project Name: Cross Keys, Manchester - Extant Scheme vs Proposed
Project No.: 2155
Report Title: Daylight Distribution - Neighbour Analysis

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 Proposed	Area Lost m2	Area Lost ft2	Pr/Extant
Third	R11	Bedroom	16.10	173.28	10.55	113.61	0.66	10.55	0.00	0.00	1.00
	R12	Bedroom	10.88	117.06	10.71	115.27	0.98	10.71	0.00	0.00	1.00
	R1	Bedroom	7.78	83.73	7.39	79.53	0.95	7.33	0.06	0.59	0.99
	R2	LKD	21.50	231.46	20.65	222.30	0.96	18.12	2.54	27.29	0.88
	R3	Bedroom	11.53	124.08	8.55	92.04	0.74	6.24	2.32	24.92	0.73
	R4	LKD	26.49	285.17	25.01	269.21	0.94	23.45	1.56	16.80	0.94
	R5	Bedroom	9.96	107.18	9.34	100.56	0.94	8.35	0.99	10.69	0.89
	R6	Bedroom	8.67	93.35	8.65	93.08	1.00	8.65	0.00	0.00	1.00
	R7	LKD	35.29	379.89	34.94	376.11	0.99	34.93	0.01	0.08	1.00
	R9	LKD	28.99	312.05	28.83	310.38	0.99	28.83	0.00	0.00	1.00
	R10	Bedroom	11.13	119.79	10.78	116.00	0.97	10.78	0.00	0.00	1.00
	R11	Bedroom	16.10	173.28	10.66	114.73	0.66	10.66	0.00	0.00	1.00
Fourth	R12	Bedroom	10.88	117.06	10.71	115.31	0.99	10.71	0.00	0.00	1.00
	R1	Bedroom	7.78	83.73	7.43	79.98	0.96	7.35	0.08	0.84	0.99
	R2	LKD	21.50	231.46	21.37	230.07	0.99	20.46	0.91	9.82	0.96
	R3	Bedroom	11.53	124.08	10.99	118.32	0.95	8.68	2.31	24.87	0.79
	R4	LKD	26.49	285.17	25.74	277.07	0.97	24.61	1.13	12.21	0.96
	R5	Bedroom	9.96	107.18	9.79	105.34	0.98	9.00	0.79	8.51	0.92
	R6	Bedroom	8.67	93.35	8.65	93.08	1.00	8.65	0.00	0.00	1.00
	R7	LKD	35.29	379.89	35.21	378.94	1.00	35.21	0.00	0.00	1.00
	R9	LKD	28.99	312.05	28.88	310.82	1.00	28.88	0.00	0.00	1.00
	R10	Bedroom	11.13	119.79	10.96	117.92	0.98	10.96	0.00	0.00	1.00
	R11	Bedroom	16.10	173.28	10.67	114.83	0.66	10.67	0.00	0.00	1.00
	R12	Bedroom	10.88	117.06	10.72	115.38	0.99	10.72	0.00	0.00	1.00
Fifth	R1	Bedroom	7.78	83.73	7.46	80.32	0.96	7.40	0.06	0.67	0.99
	R2	LKD	21.50	231.46	21.38	230.12	0.99	21.37	0.00	0.05	1.00
	R3	Bedroom	11.53	124.08	11.34	122.06	0.98	11.34	0.00	0.00	1.00
	R4	LKD	26.49	285.17	26.44	284.60	1.00	25.66	0.78	8.36	0.97
	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	93.08	1.00	8.65	0.00	0.00	1.00
	R7	LKD	35.29	379.89	35.23	379.16	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	118.06	0.99	10.97	0.00	0.00	1.00
	R11	Bedroom	16.10	173.28	10.71	115.26	0.67	10.71	0.00	0.00	1.00
	R12	Bedroom	10.88	117.06	10.74	115.62	0.99	10.74	0.00	0.00	1.00
Sixth	R1	Bedroom	7.78	83.73	7.73	83.22	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	122.06	0.98	11.34	0.00	0.00	1.00
	R4	LKD	26.49	285.17	26.44	284.60	1.00	26.44	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	93.08	1.00	8.65	0.00	0.00	1.00
	R7	LKD	28.99	312.05	28.89	311.02	1.00	28.89	0.00	0.00	1.00
	R8	Bedroom	11.13	119.79	10.97	118.09	0.99	10.97	0.00	0.00	1.00
	R9	Bedroom	16.10	173.28	10.86	116.88	0.67	10.86	0.00	0.00	1.00
	R10	Bedroom	10.88	117.06	10.74	115.62	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	25.14	270.60	0.95	24.25	0.89	9.59	0.96
	R3	Bedroom	8.67	93.35	7.55	81.30	0.87	7.55	0.00	-0.02	1.00
Mezzanine	R1	Bedroom	12.82	138.03	6.76	72.80	0.53	6.43	0.33	3.56	0.95
	R3	Bedroom	19.08	205.41	10.35	111.38	0.54	10.35	0.00	0.00	1.00
	R4	Bedroom	19.08	205.42	5.94	63.91	0.31	5.94	0.00	0.00	1.00
	R6	Bedroom	18.83	202.67	4.43	47.65	0.24	3.52	0.91	9.75	0.80
	R8	Bedroom	20.10	216.36	5.66	60.96	0.28	5.76	-0.10	-1.06	1.02
	R10	Bedroom	25.06	269.74	17.87	192.33	0.71	17.83	0.03	0.36	1.00
Poplin Apartments											
Ground	R1	Bedroom	14.12	151.98	0.00	0.00	0.00	0.00	0.00	0.00	1.00
	R2	LKD	24.52	263.89	0.05	0.51	0.00	0.08	-0.03	-0.32	1.62
	R3	Bedroom	13.64	146.79	0.10	1.11	0.01	0.17	-0.07	-0.77	1.69
	R4	LKD	27.81	299.29	0.34	3.69	0.01	0.46	-0.11	-1.23	1.33
	R5	Bedroom	12.35	132.91	0.35	3.82	0.03	0.42	-0.07	-0.71	1.19
	R6	Bedroom	12.82	138.01	3.94	42.38	0.31	4.31	-0.38	-4.05	1.10

Project Name: Cross Keys, Manchester - Extant Scheme vs Proposed
Project No.: 2155
Report Title: Daylight Distribution - Neighbour Analysis

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 Proposed	Area Lost m2	Area Lost ft2	Pr/Extant
	R7	LKD	23.04	248.02	18.87	203.12	0.82	18.43	0.44	4.78	0.98
	R8	Bedroom	11.14	119.89	2.32	24.97	0.21	2.30	0.02	0.25	0.99
	R9	Bedroom	11.04	118.88	3.57	38.45	0.32	3.57	0.00	0.00	1.00
	R10	LKD	20.50	220.62	18.91	203.54	0.92	18.91	0.00	0.00	1.00
First	R1	LKD	25.13	270.50	21.16	227.80	0.84	21.16	0.00	0.00	1.00
	R2	Bedroom	10.12	108.93	2.65	28.50	0.26	2.65	0.00	0.00	1.00
	R3	Bedroom	15.32	164.90	2.11	22.76	0.14	2.11	0.00	0.00	1.00
	R4	LKD	29.06	312.83	2.00	21.56	0.07	2.00	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	1.70	18.30	0.13	1.70	0.00	0.00	1.00
	R6	Bedroom	13.57	146.08	1.63	17.51	0.12	1.63	0.00	0.00	1.00
	R7	LKD	28.96	311.75	1.71	18.36	0.06	1.71	-0.01	-0.08	1.00
	R8	Bedroom	15.17	163.28	1.63	17.50	0.11	1.63	-0.01	-0.07	1.00
	R9	Bedroom	14.81	159.36	1.69	18.18	0.11	1.70	-0.01	-0.16	1.01
	R10	LKD	25.61	275.67	1.79	19.31	0.07	1.82	-0.03	-0.30	1.02
	R11	Bedroom	14.77	159.00	1.90	20.46	0.13	1.95	-0.05	-0.57	1.03
	R12	LKD	25.45	273.92	2.14	23.04	0.08	2.20	-0.06	-0.66	1.03
	R13	Bedroom	10.96	117.97	2.85	30.73	0.26	3.02	-0.17	-1.83	1.06
	R14	LKD	27.99	301.30	18.76	201.90	0.67	18.93	-0.17	-1.81	1.01
	R15	Bedroom	10.83	116.53	3.01	32.43	0.28	2.99	0.02	0.25	0.99
	R16	Bedroom	11.67	125.63	2.71	29.16	0.23	2.70	0.01	0.13	1.00
	R17	LKD	28.89	310.92	3.94	42.42	0.14	3.94	0.00	0.03	1.00
	R18	Bedroom	10.44	112.35	1.25	13.45	0.12	1.24	0.01	0.06	1.00
	R19	Bedroom	12.25	131.89	8.01	86.23	0.65	8.01	0.00	0.00	1.00
	R20	LKD	22.86	246.05	22.49	242.09	0.98	22.49	0.00	0.00	1.00
Second	R1	LKD	21.10	227.11	20.96	225.60	0.99	20.96	0.00	0.00	1.00
	R2	Bedroom	10.81	116.36	3.33	35.85	0.31	3.33	0.00	0.00	1.00
	R3	Bedroom	15.32	164.90	2.84	30.59	0.19	2.84	0.00	0.00	1.00
	R4	LKD	29.06	312.83	2.80	30.12	0.10	2.80	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	2.52	27.08	0.19	2.52	0.00	0.00	1.00
	R6	Bedroom	13.57	146.08	2.50	26.93	0.18	2.50	0.00	0.00	1.00
	R7	LKD	28.96	311.75	2.63	28.35	0.09	2.63	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	2.57	27.63	0.17	2.57	0.00	-0.03	1.00
	R9	Bedroom	14.81	159.36	2.63	28.31	0.18	2.64	-0.01	-0.11	1.00
	R10	LKD	25.61	275.67	2.77	29.76	0.11	2.80	-0.03	-0.35	1.01
	R11	Bedroom	14.77	159.00	2.87	30.94	0.19	2.93	-0.06	-0.65	1.02
	R12	LKD	25.45	273.92	3.10	33.32	0.12	3.17	-0.07	-0.79	1.02
	R13	Bedroom	10.96	117.97	3.94	42.41	0.36	4.13	-0.19	-2.01	1.05
	R14	LKD	27.99	301.30	22.71	244.49	0.81	22.90	-0.19	-2.03	1.01
	R15	Bedroom	10.83	116.53	3.94	42.46	0.36	3.90	0.04	0.47	0.99
	R16	Bedroom	11.67	125.63	3.43	36.94	0.29	3.42	0.01	0.15	1.00
	R17	LKD	28.89	310.92	4.56	49.07	0.16	4.55	0.00	0.04	1.00
	R18	Bedroom	10.44	112.35	2.12	22.79	0.20	2.11	0.01	0.06	1.00
	R19	Bedroom	12.25	131.89	8.58	92.33	0.70	8.58	0.00	0.00	1.00
	R20	LKD	22.86	246.05	22.65	243.79	0.99	22.65	0.00	0.00	1.00
Third	R1	LKD	21.10	227.11	20.97	225.76	0.99	20.97	0.00	0.00	1.00
	R2	Bedroom	10.81	116.36	3.61	38.81	0.33	3.61	0.00	0.00	1.00
	R3	Bedroom	15.32	164.90	3.16	34.04	0.21	3.16	0.00	0.00	1.00
	R4	LKD	29.06	312.83	3.15	33.88	0.11	3.15	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	2.88	30.96	0.21	2.88	0.00	0.00	1.00
	R6	Bedroom	13.57	146.08	2.83	30.43	0.21	2.83	0.00	0.00	1.00
	R7	LKD	28.96	311.75	2.96	31.82	0.10	2.96	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	2.92	31.43	0.19	2.92	0.00	0.00	1.00
	R9	Bedroom	14.81	159.36	2.99	32.17	0.20	2.99	0.00	-0.05	1.00
	R10	LKD	25.61	275.67	3.13	33.65	0.12	3.15	-0.02	-0.26	1.01
	R11	Bedroom	14.77	159.00	3.19	34.30	0.22	3.25	-0.06	-0.68	1.02
	R12	LKD	25.45	273.92	3.38	36.36	0.13	3.46	-0.08	-0.87	1.02
	R13	Bedroom	10.96	117.97	4.20	45.19	0.38	4.39	-0.19	-2.02	1.04
	R14	LKD	27.99	301.30	23.53	253.25	0.84	23.66	-0.13	-1.39	1.01
	R15	Bedroom	10.83	116.53	4.38	47.11	0.40	4.35	0.03	0.30	0.99
	R16	Bedroom	11.67	125.63	3.89	41.92	0.33	3.89	0.00	0.01	1.00
	R17	LKD	28.89	310.92	5.01	53.90	0.17	5.01	0.00	0.00	1.00

Project Name: Cross Keys, Manchester - Extant Scheme vs Proposed
Project No.: 2155
Report Title: Daylight Distribution - Neighbour Analysis

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 Proposed	Area Lost m2	Area Lost ft2	Pr/Extant
	R18	Bedroom	10.44	112.35	2.70	29.08	0.26	2.70	0.00	0.02	1.00
	R19	Bedroom	12.25	131.89	8.80	94.70	0.72	8.80	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	225.83	0.99	20.98	0.00	0.00	1.00
	R2	Bedroom	10.81	116.36	5.11	55.03	0.47	5.11	0.00	0.00	1.00
	R3	Bedroom	15.32	164.90	4.90	52.75	0.32	4.90	0.00	0.00	1.00
	R4	LKD	29.06	312.83	5.08	54.63	0.17	5.08	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	4.77	51.33	0.36	4.77	0.00	0.00	1.00
	R6	Bedroom	13.57	146.08	4.67	50.23	0.34	4.67	0.00	0.00	1.00
	R7	LKD	28.96	311.75	4.82	51.93	0.17	4.82	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	4.79	51.54	0.32	4.79	0.00	0.00	1.00
	R9	Bedroom	14.81	159.36	4.92	52.99	0.33	4.92	0.00	0.00	1.00
	R10	LKD	25.61	275.67	5.12	55.15	0.20	5.12	0.00	-0.01	1.00
	R11	Bedroom	14.77	159.00	5.12	55.12	0.35	5.16	-0.04	-0.43	1.01
	R12	LKD	25.45	273.92	5.37	57.81	0.21	5.48	-0.11	-1.23	1.02
	R13	Bedroom	10.96	117.97	6.28	67.56	0.57	6.53	-0.25	-2.71	1.04
	R14	LKD	27.99	301.30	26.06	280.55	0.93	25.83	0.24	2.57	0.99
	R15	Bedroom	10.83	116.53	7.65	82.33	0.71	7.63	0.02	0.23	1.00
	R16	Bedroom	11.67	125.63	7.23	77.78	0.62	7.23	0.00	0.00	1.00
	R17	LKD	28.89	310.92	7.91	85.14	0.27	7.91	0.00	0.00	1.00
	R18	Bedroom	10.44	112.35	5.69	61.24	0.55	5.69	0.00	0.00	1.00
	R19	Bedroom	12.25	131.89	10.27	110.54	0.84	10.27	0.00	0.00	1.00
	R20	LKD	22.86	246.05	22.76	244.98	1.00	22.76	0.00	0.00	1.00
Fifth	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	6.09	65.59	0.56	6.09	0.00	0.00	1.00
	R3	Bedroom	15.32	164.90	6.13	66.00	0.40	6.13	0.00	0.00	1.00
	R4	LKD	29.06	312.83	6.49	69.82	0.22	6.49	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	6.15	66.19	0.46	6.15	0.00	0.00	1.00
	R6	Bedroom	13.57	146.08	5.91	63.61	0.44	5.91	0.00	0.00	1.00
	R7	LKD	28.96	311.75	6.25	67.32	0.22	6.25	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	6.18	66.47	0.41	6.18	0.00	0.00	1.00
	R9	Bedroom	14.81	159.36	6.35	68.32	0.43	6.35	0.00	0.00	1.00
	R10	LKD	25.61	275.67	6.65	71.61	0.26	6.65	0.00	0.00	1.00
	R11	Bedroom	14.77	159.00	6.53	70.25	0.44	6.53	-0.01	-0.08	1.00
	R12	LKD	25.45	273.92	6.61	71.10	0.26	6.66	-0.06	-0.60	1.01
	R13	Bedroom	10.96	117.97	7.55	81.31	0.69	7.81	-0.26	-2.75	1.03
	R14	LKD	27.99	301.30	26.82	288.68	0.96	26.04	0.78	8.40	0.97
	R15	Bedroom	10.83	116.53	9.47	101.93	0.87	9.45	0.02	0.24	1.00
	R16	Bedroom	11.67	125.63	11.43	123.03	0.98	11.43	0.00	0.00	1.00
	R17	LKD	28.89	310.92	13.86	149.21	0.48	13.86	0.00	0.00	1.00
	R18	Bedroom	10.44	112.35	9.21	99.14	0.88	9.21	0.00	0.00	1.00
	R19	Bedroom	12.25	131.89	12.13	130.61	0.99	12.13	0.00	0.00	1.00
	R20	LKD	22.86	246.05	22.81	245.54	1.00	22.81	0.00	0.00	1.00
Sixth	R1	LKD	21.10	227.11	21.04	226.48	1.00	21.04	0.00	0.00	1.00
	R2	Bedroom	10.81	116.36	8.21	88.42	0.76	8.21	0.00	0.00	1.00
	R3	Bedroom	15.32	164.90	11.35	122.19	0.74	11.35	0.00	0.00	1.00
	R4	LKD	29.06	312.83	12.94	139.32	0.45	12.94	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	12.18	131.05	0.91	12.18	0.00	0.00	1.00
	R6	Bedroom	13.57	146.08	11.72	126.19	0.86	11.72	0.00	0.00	1.00
	R7	LKD	28.96	311.75	12.58	135.43	0.43	12.58	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	12.00	129.16	0.79	12.00	0.00	0.00	1.00
	R9	Bedroom	14.81	159.36	12.32	132.62	0.83	12.32	0.00	0.00	1.00
	R10	LKD	25.61	275.67	13.48	145.09	0.53	13.48	0.00	0.00	1.00
	R11	Bedroom	14.77	159.00	12.43	133.79	0.84	12.43	0.00	0.00	1.00
	R12	LKD	25.45	273.92	12.79	137.72	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	27.62	297.31	0.99	27.40	0.22	2.40	0.99
	R15	Bedroom	10.83	116.53	10.67	114.90	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	24.17	260.21	0.84	24.17	0.00	0.00	1.00
	R18	Bedroom	10.44	112.35	10.02	107.91	0.96	10.02	0.00	0.00	1.00

Project Name: Cross Keys, Manchester - Extant Scheme vs Proposed
Project No.: 2155
Report Title: Daylight Distribution - Neighbour Analysis

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 Proposed	Area Lost m2	Area Lost ft2	Pr/Extant
	R19	Bedroom	12.25	131.89	12.13	130.61	0.99	12.13	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	8.72	93.91	0.81	8.72	0.00	0.00	1.00
	R3	Bedroom	15.32	164.90	14.04	151.18	0.92	14.04	0.00	0.00	1.00
	R4	LKD	29.06	312.83	22.14	238.35	0.76	22.14	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	25.02	269.27	0.86	25.02	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	15.13	162.91	1.00	15.13	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	23.71	255.23	0.93	23.71	0.00	0.00	1.00
	R11	Bedroom	14.77	159.00	14.74	158.71	1.00	14.74	0.00	0.00	1.00
	R12	LKD	25.45	273.92	23.96	257.92	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	299.58	0.99	27.83	0.00	0.00	1.00
	R15	Bedroom	10.83	116.53	10.77	115.89	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	26.43	284.48	0.91	26.43	0.00	0.00	1.00
	R18	Bedroom	10.44	112.35	10.02	107.90	0.96	10.02	0.00	0.00	1.00
	R19	Bedroom	12.25	131.89	12.13	130.61	0.99	12.13	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	115.80	1.00	10.76	0.00	0.00	1.00
	R3	Bedroom	15.32	164.90	15.10	162.48	0.99	15.10	0.00	0.00	1.00
	R4	LKD	29.06	312.83	24.37	262.29	0.84	24.37	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	13.36	143.75	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	286.45	0.92	26.61	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	15.13	162.91	1.00	15.13	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	24.68	265.62	0.96	24.68	0.00	0.00	1.00
	R11	Bedroom	14.77	159.00	14.74	158.71	1.00	14.74	0.00	0.00	1.00
	R12	LKD	25.45	273.92	24.47	263.37	0.96	24.47	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	299.59	0.99	27.83	0.00	0.00	1.00
	R15	Bedroom	10.83	116.53	10.77	115.89	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	27.51	296.07	0.95	27.51	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	12.13	130.61	0.99	12.13	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	115.78	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	26.92	289.80	0.93	26.92	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	26.76	288.09	0.92	26.76	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	15.13	162.91	1.00	15.13	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	24.67	265.51	0.96	24.67	0.00	0.00	1.00
	R11	Bedroom	14.77	159.00	14.74	158.71	1.00	14.74	0.00	0.00	1.00
	R12	LKD	25.45	273.92	24.45	263.22	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	299.58	0.99	27.83	0.00	0.00	1.00
	R15	Bedroom	10.83	116.53	10.77	115.89	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	295.96	0.95	27.50	0.00	0.00	1.00
	R18	Bedroom	10.44	112.35	10.02	107.91	0.96	10.02	0.00	0.00	1.00
	R19	Bedroom	12.25	131.89	12.13	130.61	0.99	12.13	0.00	0.00	1.00

Project Name: Cross Keys, Manchester - Extant Scheme vs Proposed
Project No.: 2155
Report Title: Daylight Distribution - Neighbour Analysis

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 Proposed	Area Lost m2	Area Lost ft2	Pr/Extant
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	115.80	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	27.09	291.57	0.93	27.09	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	13.36	143.75	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	290.91	0.93	27.03	0.00	0.00	1.00
	R8	Bedroom	15.17	163.28	15.13	162.91	1.00	15.13	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	24.68	265.66	0.96	24.68	0.00	0.00	1.00
	R11	Bedroom	14.77	159.00	14.74	158.71	1.00	14.74	0.00	0.00	1.00
	R12	LKD	25.45	273.92	24.47	263.41	0.96	24.47	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	335.23	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	24.41	262.78	0.99	24.41	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	10.76	115.86	1.00	10.76	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	27.13	292.04	0.93	27.13	0.00	0.00	1.00
	R5	Bedroom	13.39	144.12	13.36	143.85	1.00	13.36	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	291.27	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	24.68	265.63	0.96	24.68	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	263.49	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	52.33	0.98	4.86	0.00	0.00	1.00
	R16	LKD	31.25	336.36	31.17	335.47	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	96.48	0.99	8.96	0.00	0.00	1.00
	R19	LKD	24.67	265.56	24.48	263.45	0.99	24.48	0.00	0.00	1.00
New Cross Central Apartments											
Ground	R1	LKD	55.23	594.53	43.04	463.29	0.78	45.20	-2.16	-23.26	1.05
	R2	LKD	53.62	577.12	33.72	362.92	0.63	29.86	3.86	41.50	0.89
	R3	LKD	57.77	621.84	57.29	616.63	0.99	57.28	0.01	0.07	1.00
First	R2	Bedroom	12.59	135.57	6.18	66.50	0.49	6.51	-0.33	-3.55	1.05
	R3	LKD	32.91	354.28	5.13	55.23	0.16	5.22	-0.09	-0.92	1.02
	R4	Bedroom	10.65	114.69	3.06	32.91	0.29	3.07	-0.01	-0.16	1.00
	R5	Bedroom	14.23	153.18	2.50	26.88	0.18	2.24	0.26	2.76	0.90
	R6	LKD	32.10	345.53	3.46	37.27	0.11	3.11	0.35	3.76	0.90
	R7	Bedroom	10.65	114.66	2.34	25.18	0.22	2.01	0.33	3.59	0.86
	R8	Bedroom	14.26	153.51	2.48	26.68	0.17	2.02	0.46	4.95	0.81
	R9	Bedroom	17.33	186.50	2.99	32.17	0.17	2.48	0.51	5.52	0.83
	R10	Bedroom	12.57	135.30	3.53	38.05	0.28	2.93	0.60	6.49	0.83
	R11	Bedroom	14.07	151.42	3.72	40.01	0.26	3.08	0.64	6.85	0.83
	R12	Bedroom	12.34	132.80	7.15	77.00	0.58	6.40	0.75	8.13	0.89
Second	R1	LKD	27.20	292.75	24.32	261.80	0.89	25.17	-0.85	-9.16	1.03
	R2	Bedroom	11.67	125.58	4.21	45.33	0.36	4.02	0.19	2.01	0.96
	R3	LKD	32.59	350.78	6.42	69.08	0.20	6.53	-0.11	-1.21	1.02
	R4	Bedroom	10.65	114.66	2.70	29.08	0.25	2.49	0.21	2.24	0.92
	R5	Bedroom	14.48	155.81	2.55	27.45	0.18	2.11	0.44	4.73	0.83
	R6	LKD	32.10	345.55	4.43	47.68	0.14	3.94	0.49	5.23	0.89
	R7	Bedroom	10.64	114.55	2.58	27.80	0.24	2.06	0.53	5.67	0.80

Project Name: Cross Keys, Manchester - Extant Scheme vs Proposed
Project No.: 2155
Report Title: Daylight Distribution - Neighbour Analysis

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 Proposed	Area Lost m2	Area Lost ft2	Pr/Extant
	R8	Bedroom	14.35	154.43	2.91	31.31	0.20	2.27	0.64	6.84	0.78
	R9	LKD	32.48	349.59	4.02	43.31	0.12	3.33	0.70	7.49	0.83
	R10	Bedroom	10.64	114.55	3.10	33.37	0.29	2.45	0.65	6.96	0.79
	R11	Bedroom	14.23	153.17	4.67	50.26	0.33	3.85	0.82	8.81	0.82
	R12	Bedroom	11.70	125.94	8.91	95.92	0.76	8.29	0.63	6.74	0.93
	R13	LKD	29.02	312.40	28.85	310.57	0.99	28.85	0.00	0.00	1.00
Third	R1	LKD	27.20	292.75	24.55	264.21	0.90	25.37	-0.82	-8.85	1.03
	R2	Bedroom	11.67	125.58	4.87	52.38	0.42	4.56	0.31	3.29	0.94
	R3	LKD	32.59	350.78	7.50	80.77	0.23	7.62	-0.12	-1.27	1.02
	R4	Bedroom	10.65	114.66	3.08	33.11	0.29	2.82	0.26	2.77	0.92
	R5	Bedroom	14.48	155.81	3.21	34.51	0.22	2.61	0.60	6.44	0.81
	R6	LKD	32.10	345.55	5.24	56.36	0.16	4.42	0.82	8.81	0.84
	R7	Bedroom	10.64	114.55	3.36	36.18	0.32	2.60	0.76	8.23	0.77
	R8	Bedroom	14.35	154.43	3.75	40.33	0.26	2.77	0.97	10.48	0.74
	R9	LKD	32.48	349.59	5.06	54.49	0.16	3.92	1.14	12.27	0.77
	R10	Bedroom	10.64	114.55	3.94	42.46	0.37	2.92	1.03	11.06	0.74
	R11	Bedroom	14.23	153.17	5.17	55.68	0.36	4.12	1.05	11.33	0.80
	R12	Bedroom	11.70	125.94	9.33	100.39	0.80	8.53	0.80	8.57	0.91
	R13	LKD	29.02	312.40	28.85	310.57	0.99	28.85	0.00	0.00	1.00
Fourth	R1	LKD	27.20	292.75	25.33	272.61	0.93	26.15	-0.82	-8.83	1.03
	R2	Bedroom	11.67	125.58	5.63	60.65	0.48	5.29	0.34	3.68	0.94
	R3	LKD	32.59	350.78	8.31	89.49	0.26	8.53	-0.22	-2.33	1.03
	R4	Bedroom	10.65	114.66	3.59	38.61	0.34	3.32	0.26	2.84	0.93
	R5	Bedroom	14.48	155.81	4.16	44.72	0.29	3.33	0.83	8.93	0.80
	R6	LKD	32.10	345.55	7.47	80.37	0.23	6.22	1.24	13.39	0.83
	R7	Bedroom	10.64	114.55	4.55	49.01	0.43	3.37	1.19	12.78	0.74
	R8	Bedroom	14.35	154.43	5.14	55.28	0.36	3.52	1.62	17.44	0.68
	R9	LKD	32.48	349.59	7.12	76.67	0.22	5.26	1.86	20.00	0.74
	R10	Bedroom	10.64	114.55	5.20	56.01	0.49	3.66	1.55	16.66	0.70
	R11	Bedroom	14.23	153.17	6.19	66.66	0.44	4.58	1.61	17.32	0.74
	R12	Bedroom	11.70	125.94	10.12	108.91	0.86	8.92	1.20	12.92	0.88
	R13	LKD	29.02	312.40	28.85	310.57	0.99	28.85	0.00	0.00	1.00
Fifth	R1	LKD	27.20	292.75	25.82	277.94	0.95	26.64	-0.82	-8.81	1.03
	R2	Bedroom	11.67	125.58	6.66	71.73	0.57	6.54	0.12	1.30	0.98
	R3	LKD	32.59	350.78	13.98	150.49	0.43	14.45	-0.47	-5.03	1.03
	R4	Bedroom	10.65	114.66	4.49	48.30	0.42	4.29	0.19	2.07	0.96
	R5	Bedroom	14.48	155.81	5.56	59.87	0.38	4.54	1.02	10.95	0.82
	R6	LKD	32.10	345.55	14.05	151.22	0.44	11.97	2.08	22.34	0.85
	R7	Bedroom	10.64	114.55	6.82	73.38	0.64	4.66	2.16	23.25	0.68
	R8	Bedroom	14.35	154.43	7.91	85.19	0.55	4.91	3.01	32.39	0.62
	R9	LKD	32.48	349.59	12.83	138.13	0.40	9.02	3.81	40.99	0.70
	R10	Bedroom	10.64	114.55	7.88	84.80	0.74	4.92	2.95	31.80	0.63
	R11	Bedroom	14.23	153.17	8.71	93.78	0.61	5.61	3.10	33.41	0.64
	R12	Bedroom	11.70	125.94	11.28	121.44	0.96	9.74	1.54	16.57	0.86
	R13	LKD	29.02	312.40	28.86	310.66	0.99	28.85	0.01	0.09	1.00
Sixth	R1	LKD	27.20	292.75	25.82	277.95	0.95	26.64	-0.82	-8.81	1.03
	R2	Bedroom	11.67	125.58	9.14	98.42	0.78	9.00	0.15	1.59	0.98
	R3	LKD	32.59	350.78	31.07	334.46	0.95	31.00	0.07	0.80	1.00
	R4	Bedroom	10.65	114.66	6.51	70.08	0.61	6.34	0.18	1.89	0.97
	R5	Bedroom	14.48	155.81	7.24	77.93	0.50	6.57	0.67	7.24	0.91
	R6	LKD	32.10	345.55	25.64	276.00	0.80	22.14	3.50	37.68	0.86
	R7	Bedroom	10.64	114.55	9.43	101.49	0.89	6.96	2.47	26.57	0.74
	R8	Bedroom	14.35	154.43	14.25	153.37	0.99	7.45	6.79	73.14	0.52
	R9	LKD	32.48	349.59	24.94	268.42	0.77	14.65	10.29	110.74	0.59
	R10	Bedroom	10.64	114.55	10.57	113.78	0.99	7.44	3.13	33.73	0.70
	R11	Bedroom	14.23	153.17	14.14	152.21	0.99	7.83	6.31	67.92	0.55
	R12	Bedroom	11.70	125.94	11.28	121.45	0.96	11.08	0.21	2.22	0.98
	R13	LKD	29.02	312.40	29.02	312.38	1.00	28.85	0.17	1.81	0.99
Seventh	R1	LKD	34.59	372.35	34.41	370.38	0.99	34.41	0.00	0.00	1.00
	R2	Bedroom	10.65	114.66	10.58	113.87	0.99	10.58	0.00	0.00	1.00
	R3	Bedroom	14.48	155.81	11.31	121.77	0.78	11.03	0.28	3.03	0.98

Project Name: Cross Keys, Manchester - Extant Scheme vs Proposed
Project No.: 2155
Report Title: Daylight Distribution - Neighbour Analysis

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 Proposed	Area Lost m2	Area Lost ft2	Pr/Extant
	R4	LKD	32.10	345.55	31.72	341.38	0.99	31.71	0.01	0.10	1.00
	R5	Bedroom	10.64	114.55	10.57	113.77	0.99	10.57	0.00	0.00	1.00
	R6	Bedroom	14.35	154.43	14.25	153.41	0.99	13.46	0.79	8.50	0.94
	R7	LKD	32.48	349.59	32.21	346.69	0.99	28.10	4.11	44.25	0.87
	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	13.46	0.68	7.34	0.95
	R10	Bedroom	11.70	125.94	11.28	121.45	0.96	11.28	0.00	0.00	1.00
	R11	LKD	29.02	312.40	29.02	312.38	1.00	28.91	0.11	1.23	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	113.76	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	11.28	121.46	0.96	11.28	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	04.03.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-07	01

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed
All heights in m AOD	

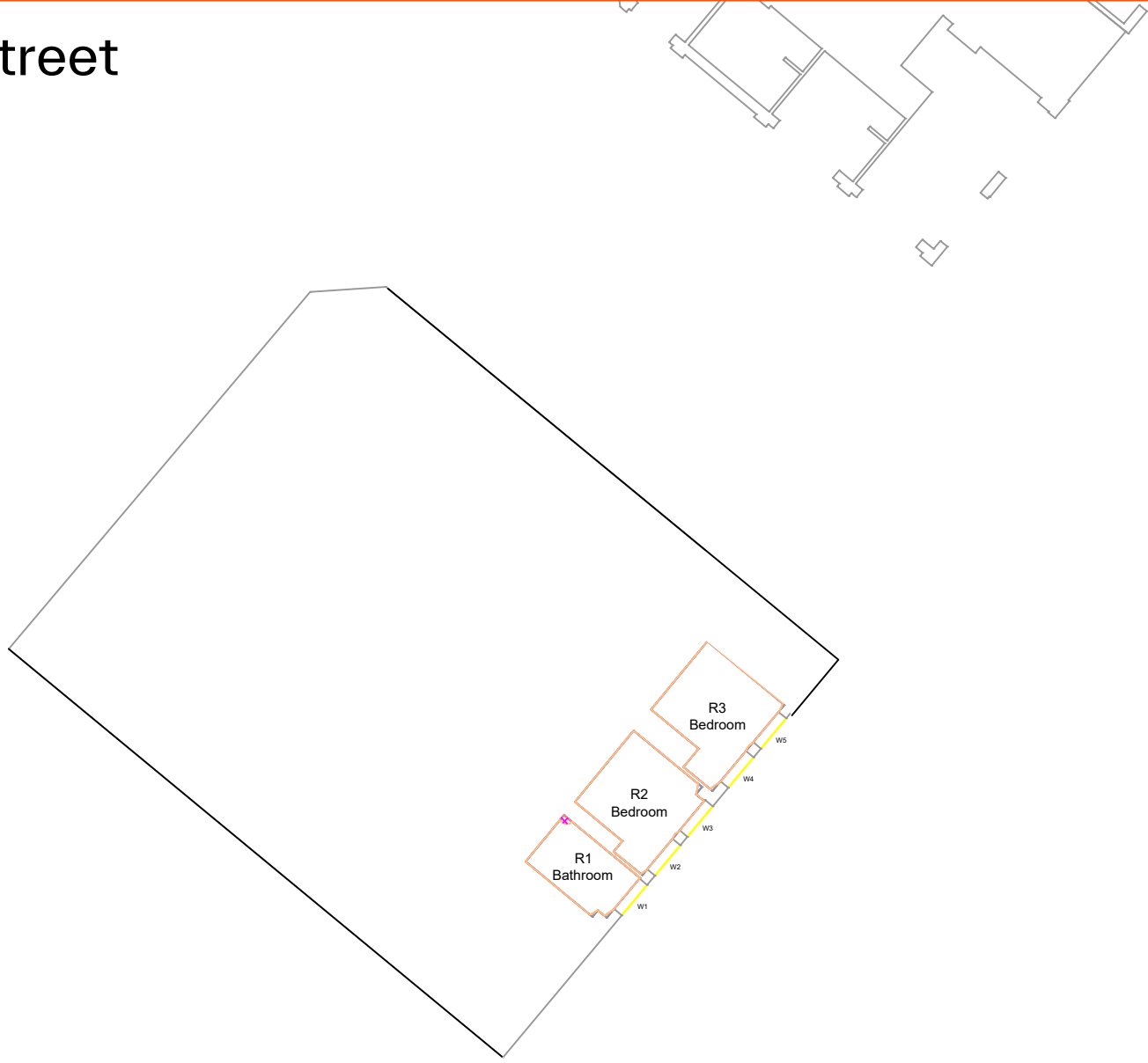
DD Legend

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

NOTES:
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discrepancy occurs between specification and
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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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.dwg"

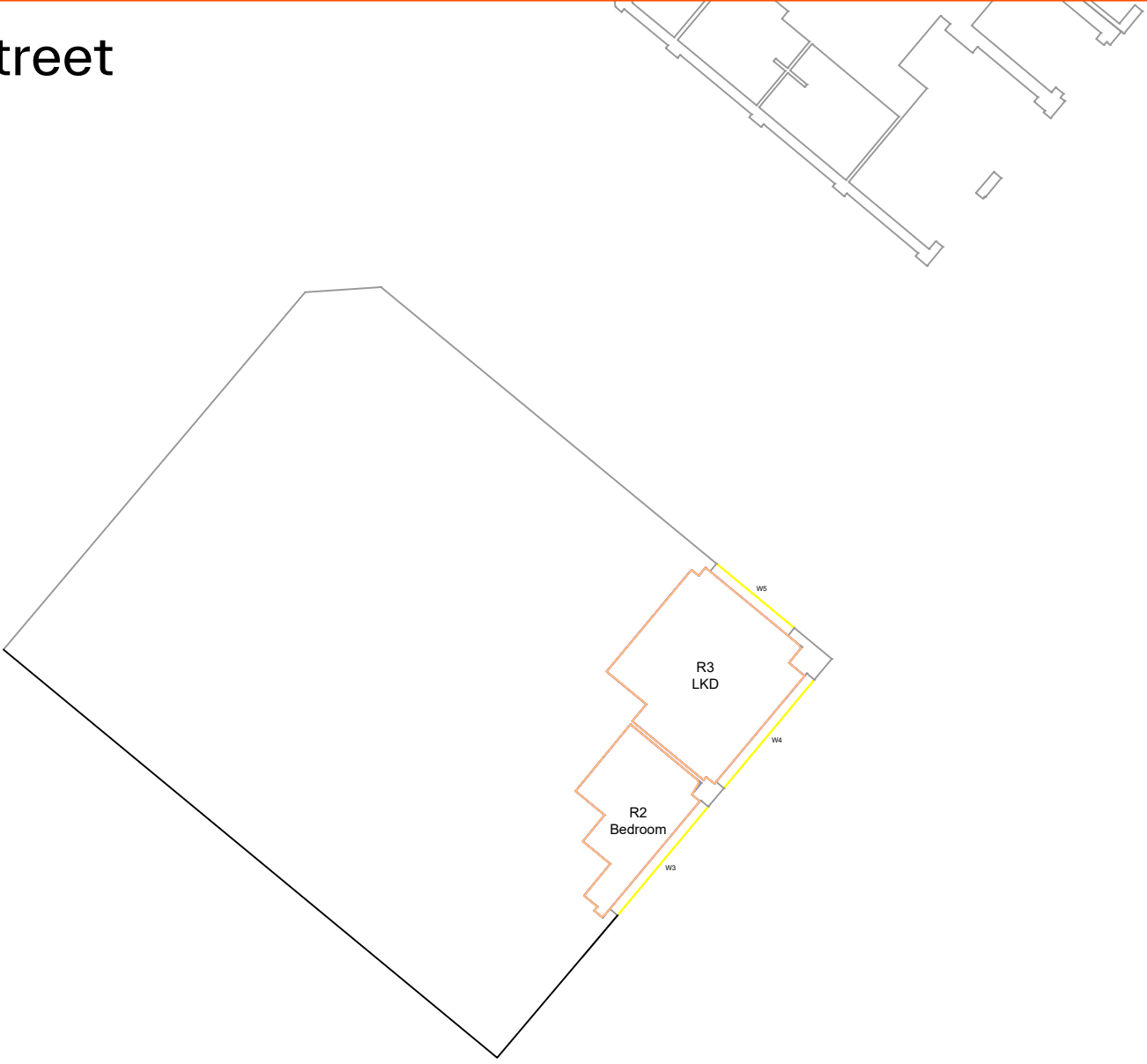
32 Mason Street Ground Floor



1:200



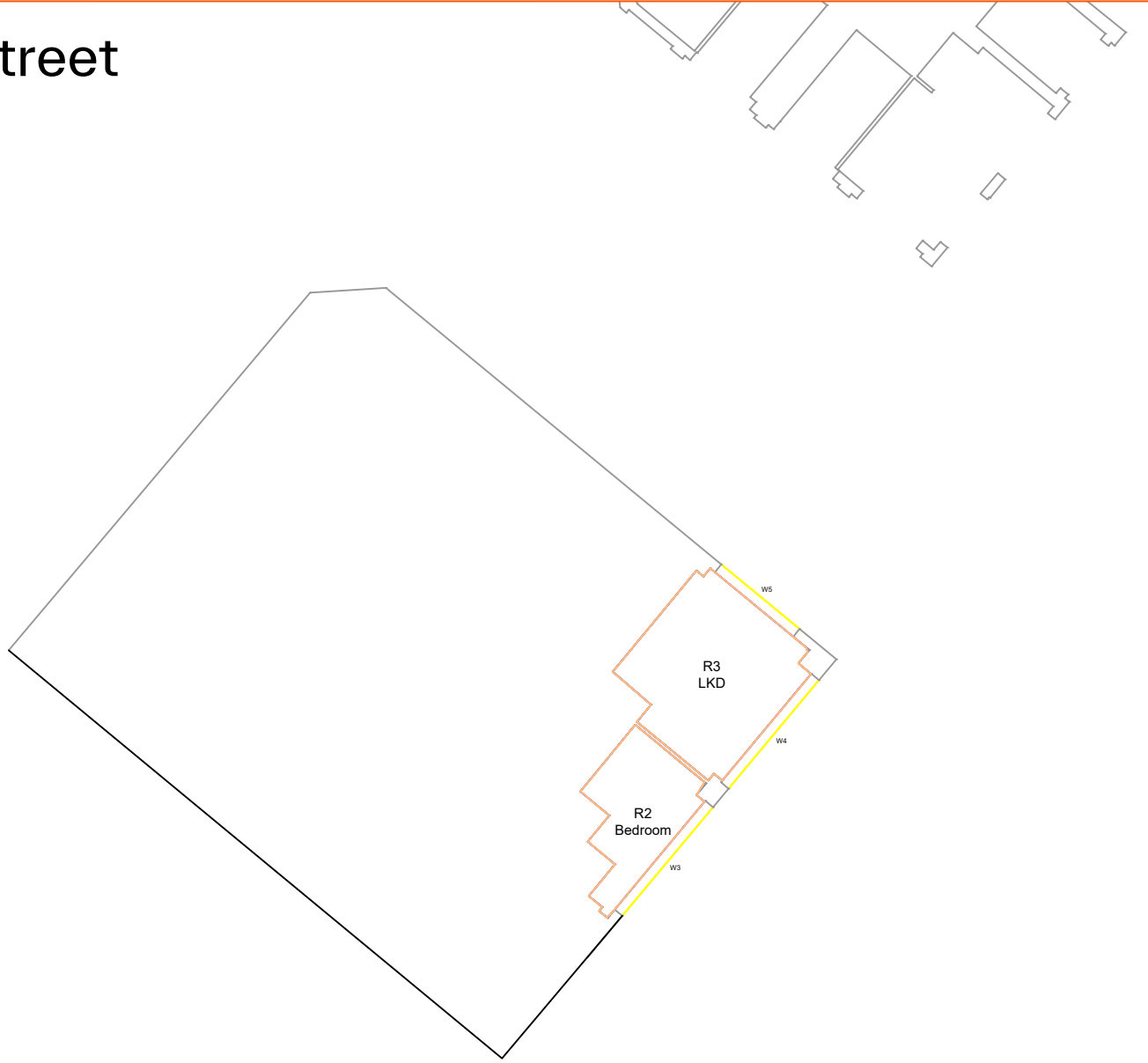
32 Mason Street First Floor



1:200



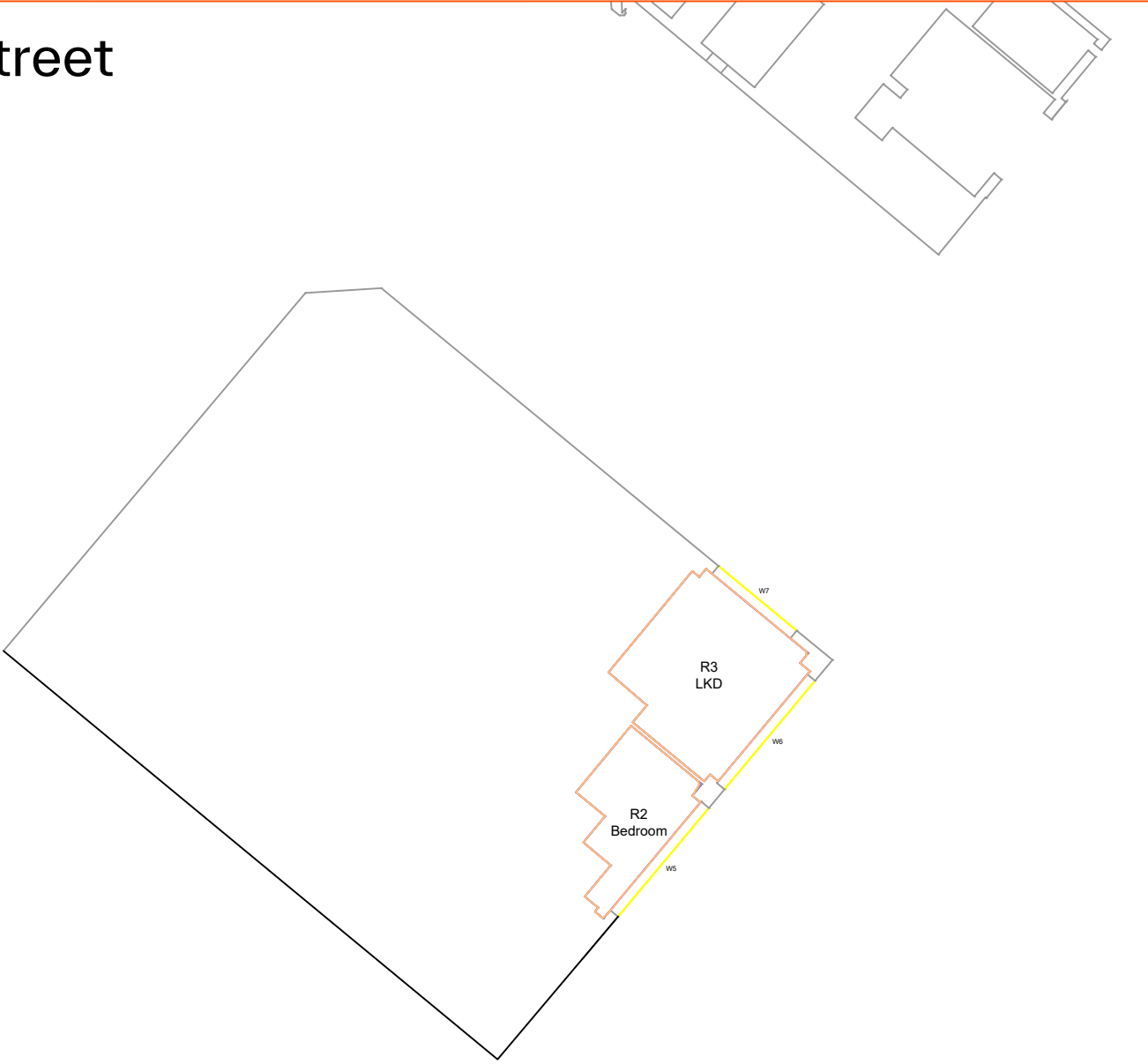
32 Mason Street Second Floor



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: 04.03.2025	DRAWN: SC	CHECKED: DMH
DRAWING NUMBER: 2155_MA-08			REV: 01
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

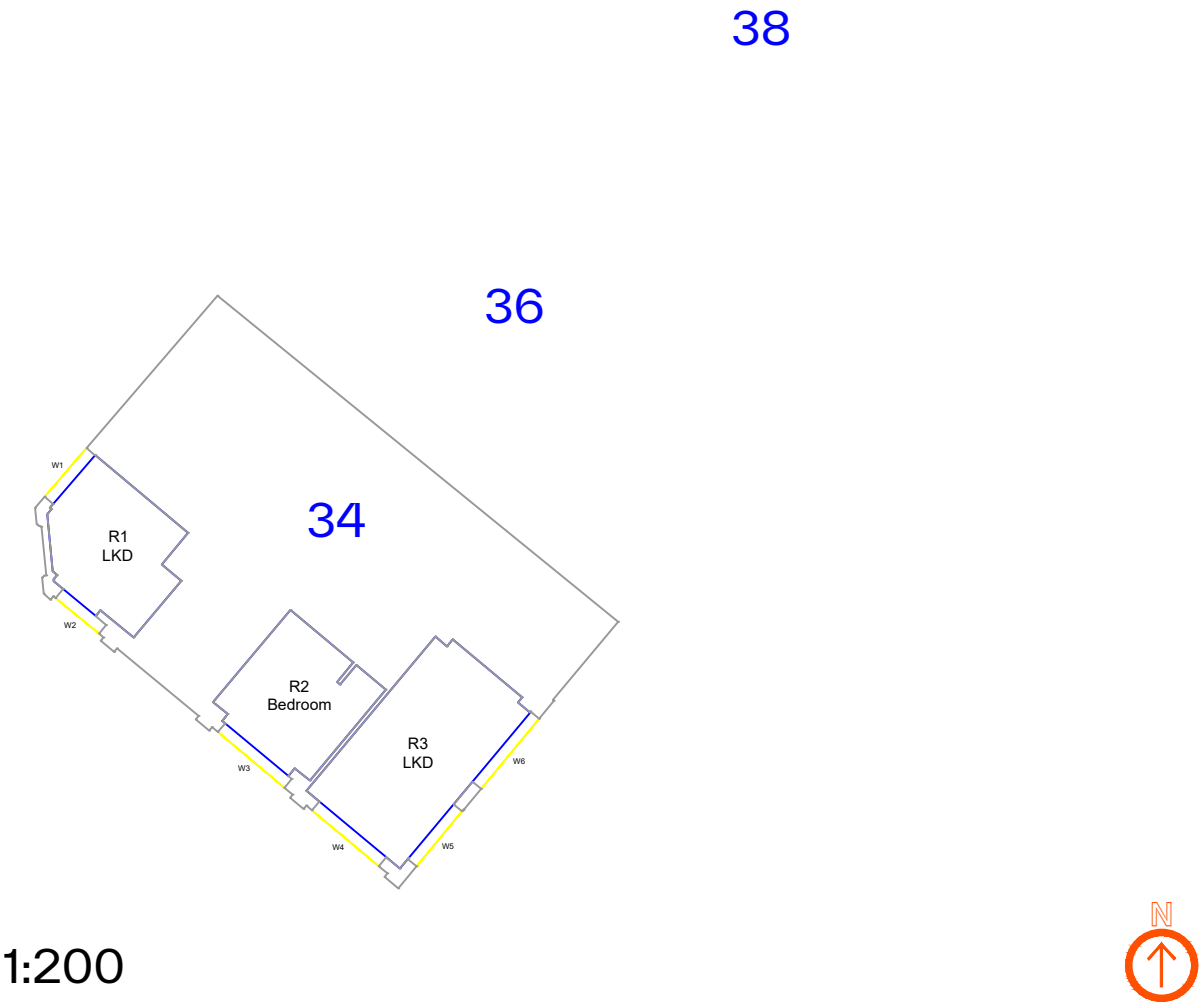
Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
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Contextual Model produced by Accucities Ltd
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Neighbouring Buildings internal room layouts,
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Proposed Model

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

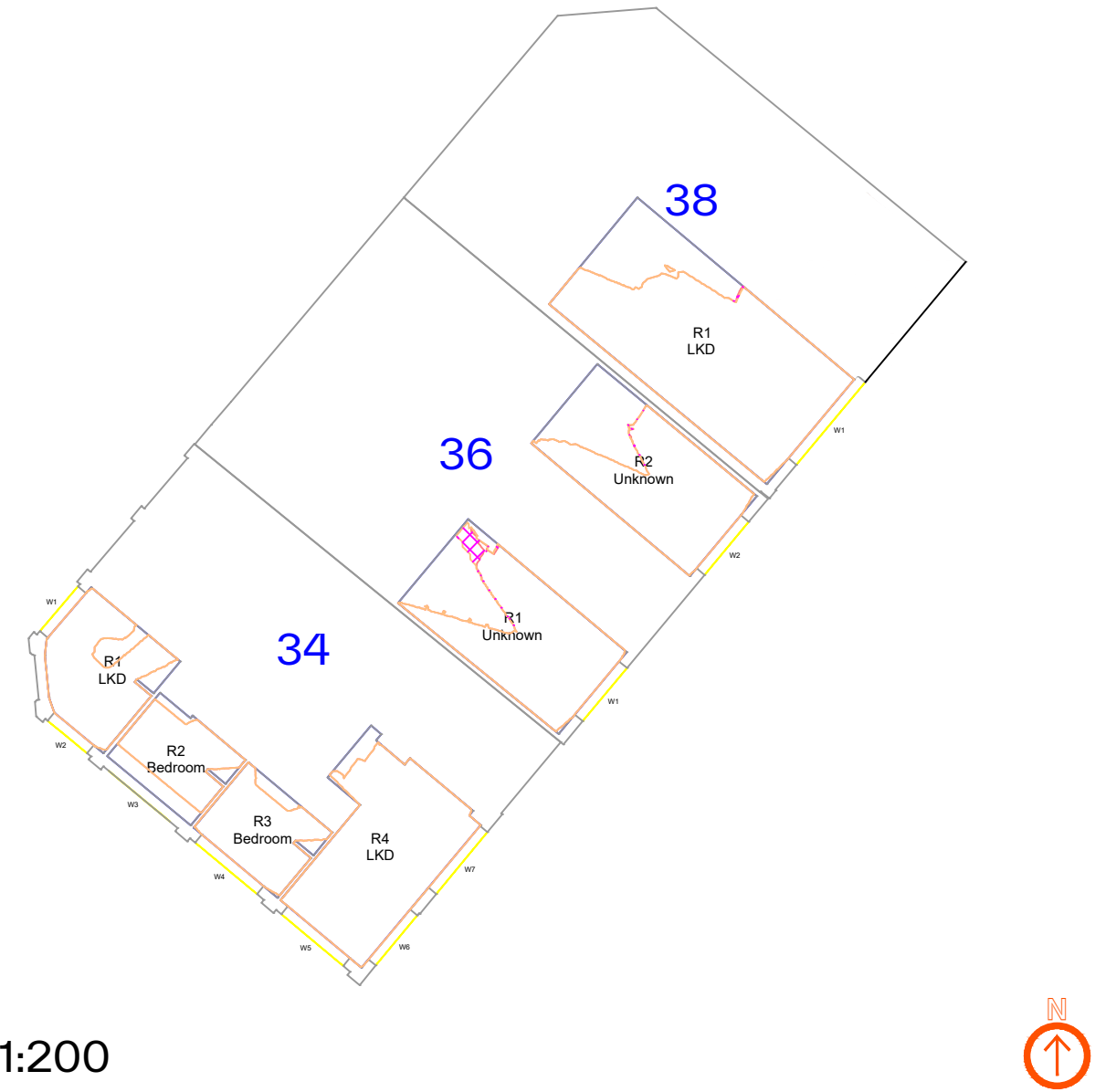
34-38 Mason Street

Basement Floor



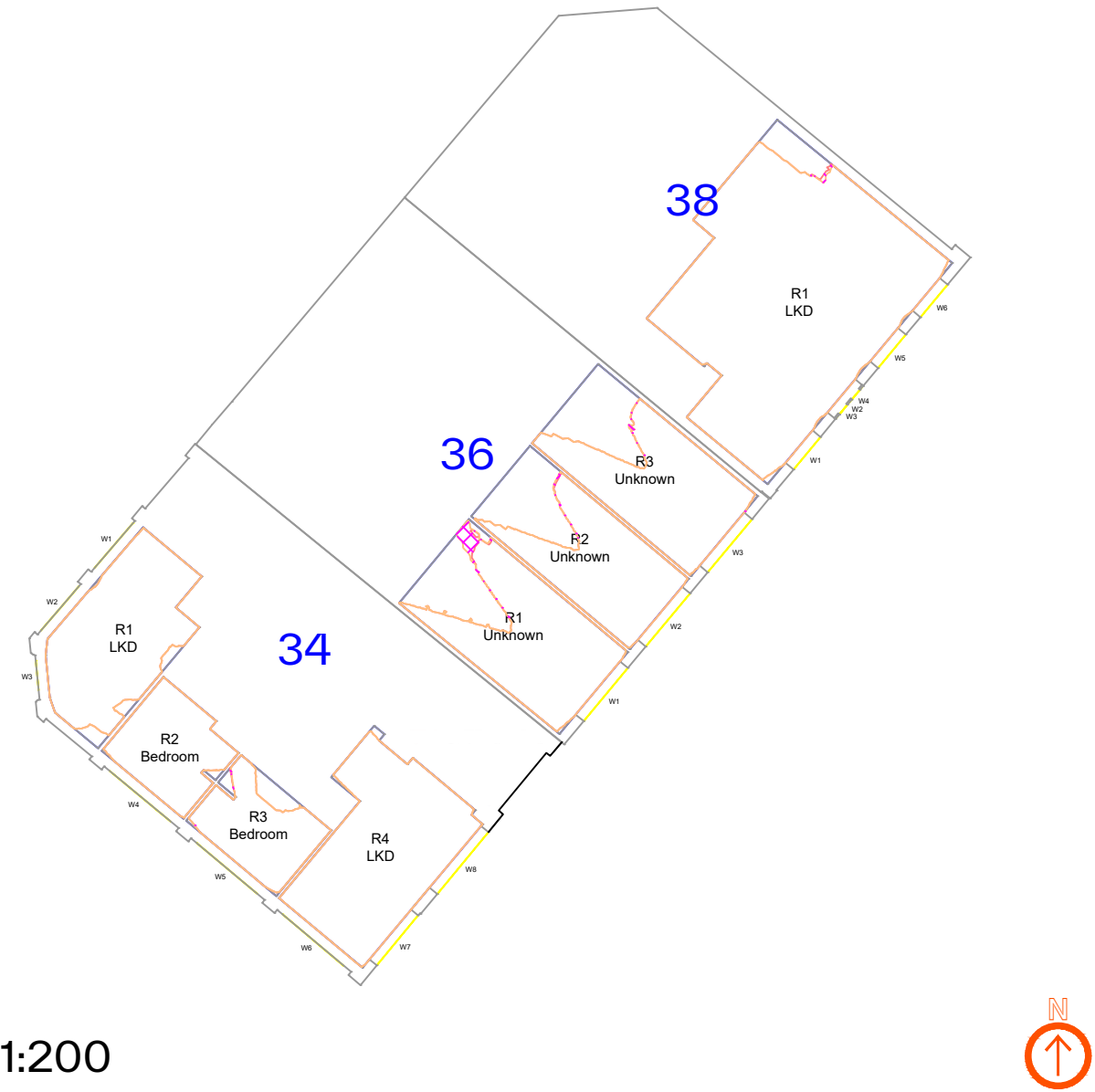
34-38 Mason Street

Ground Floor



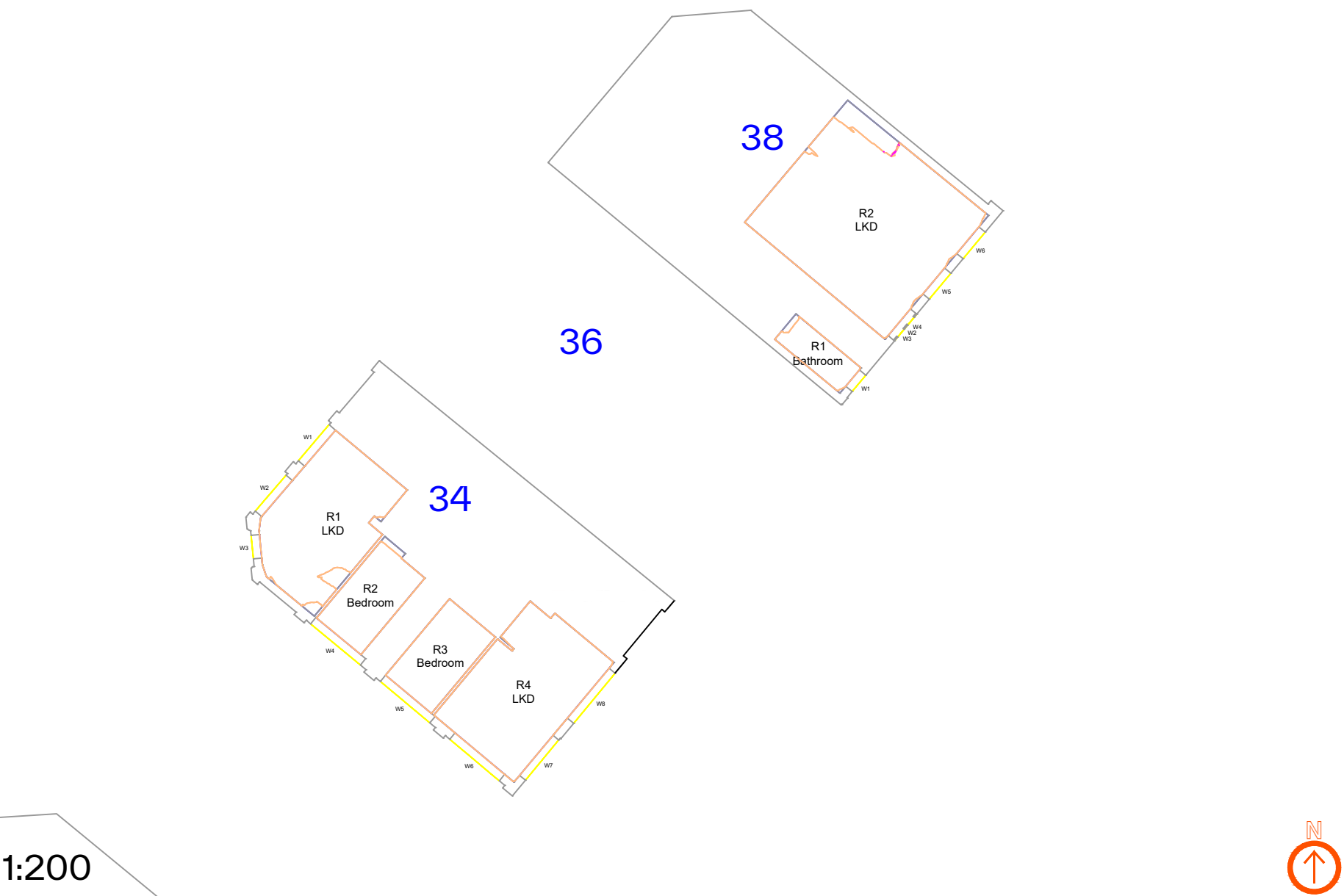
34-38 Mason Street

First Floor



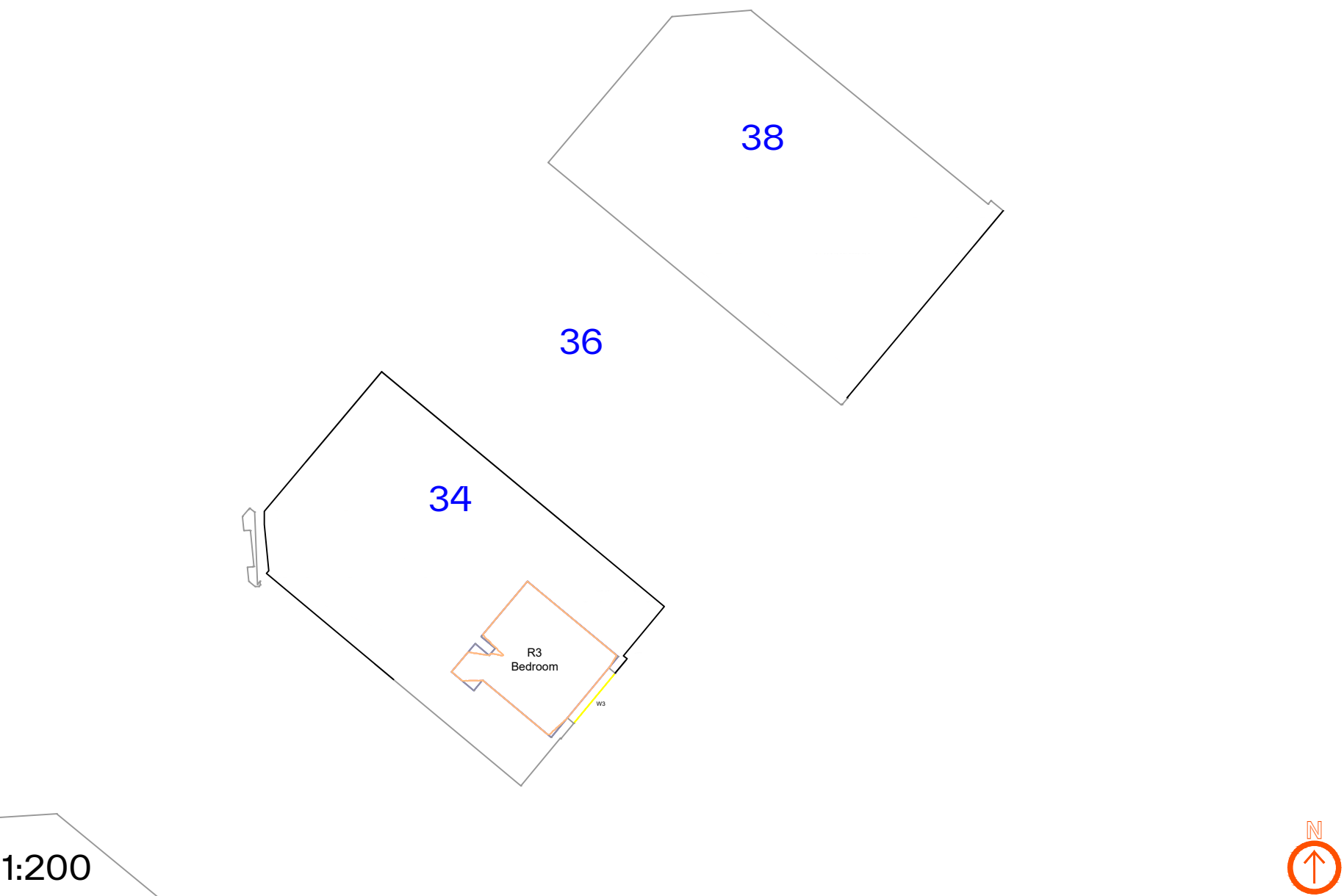
34-38 Mason Street

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	04.03.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-09	01

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed
All heights in m AOD

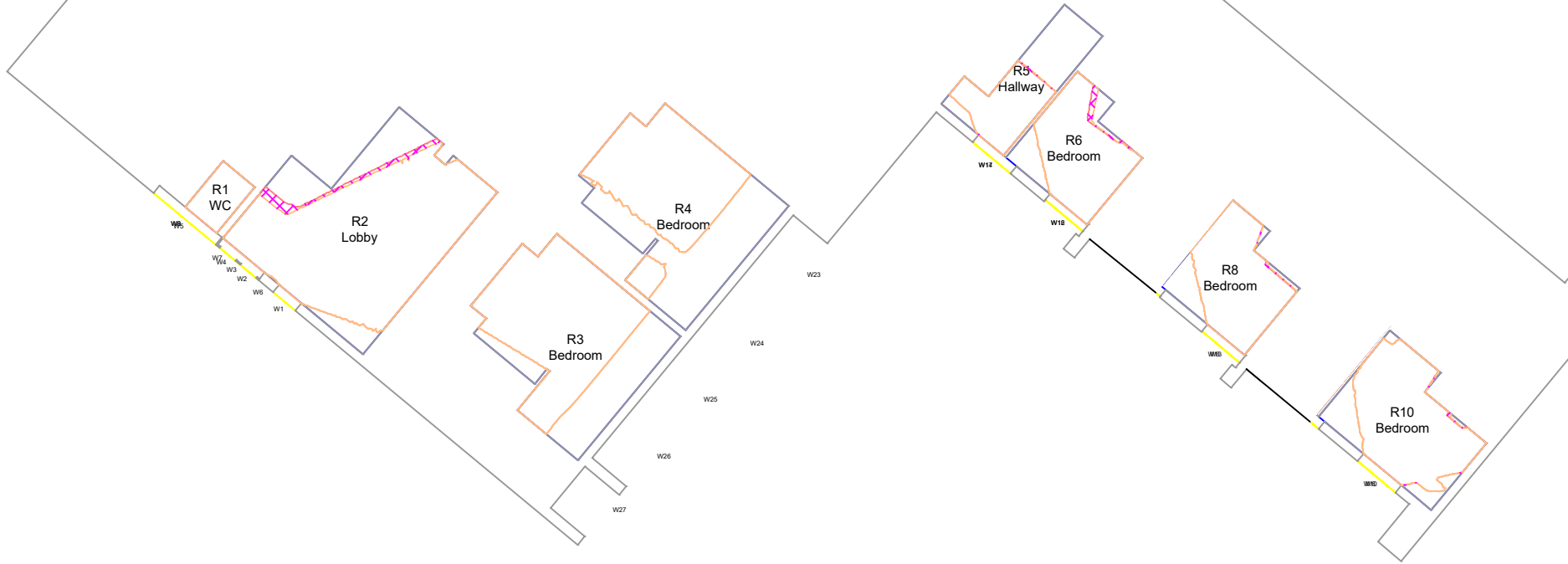
DD Legend

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.dwg"

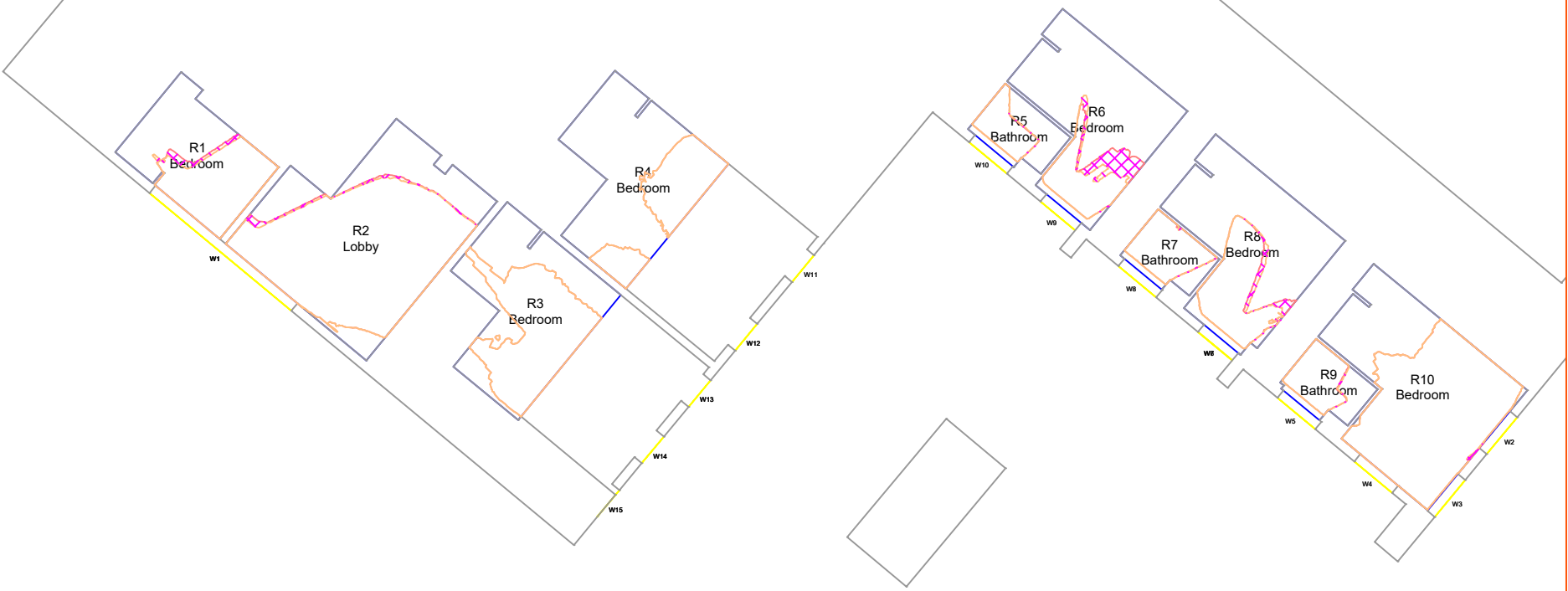
2-4 Goulden Street Ground Floor



1:200



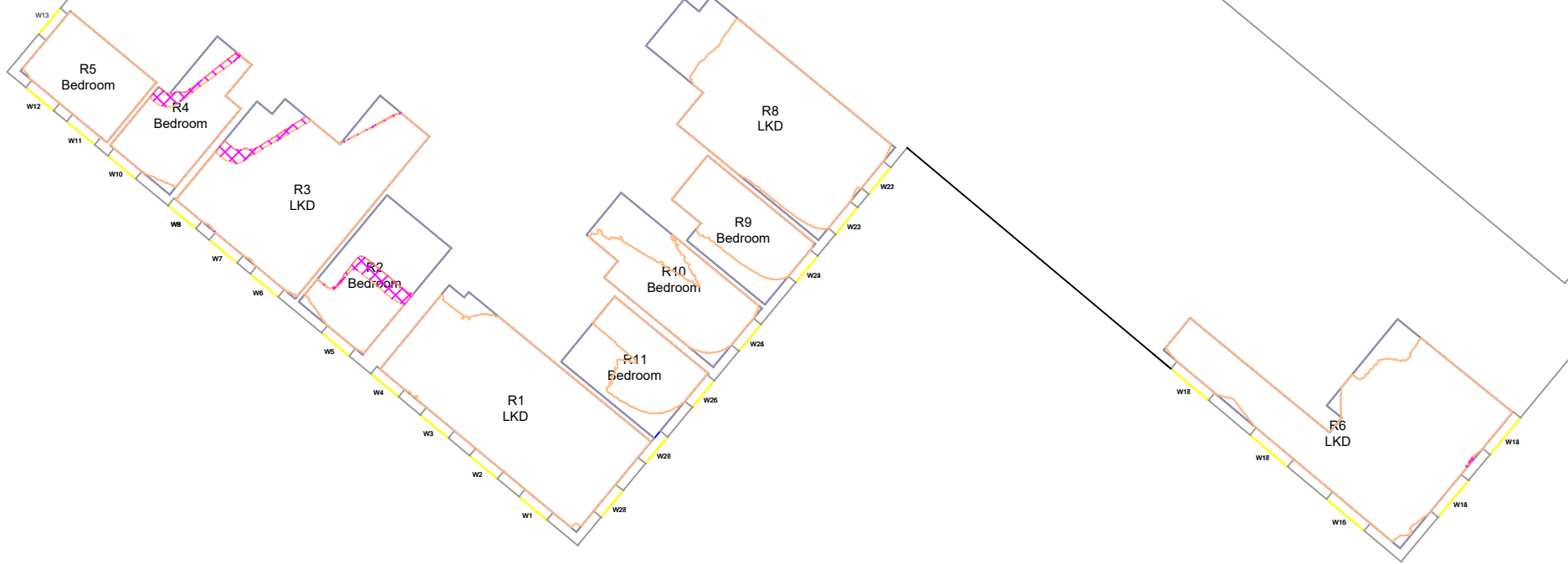
2-4 Goulden Street Mezzanine Floor



1:200



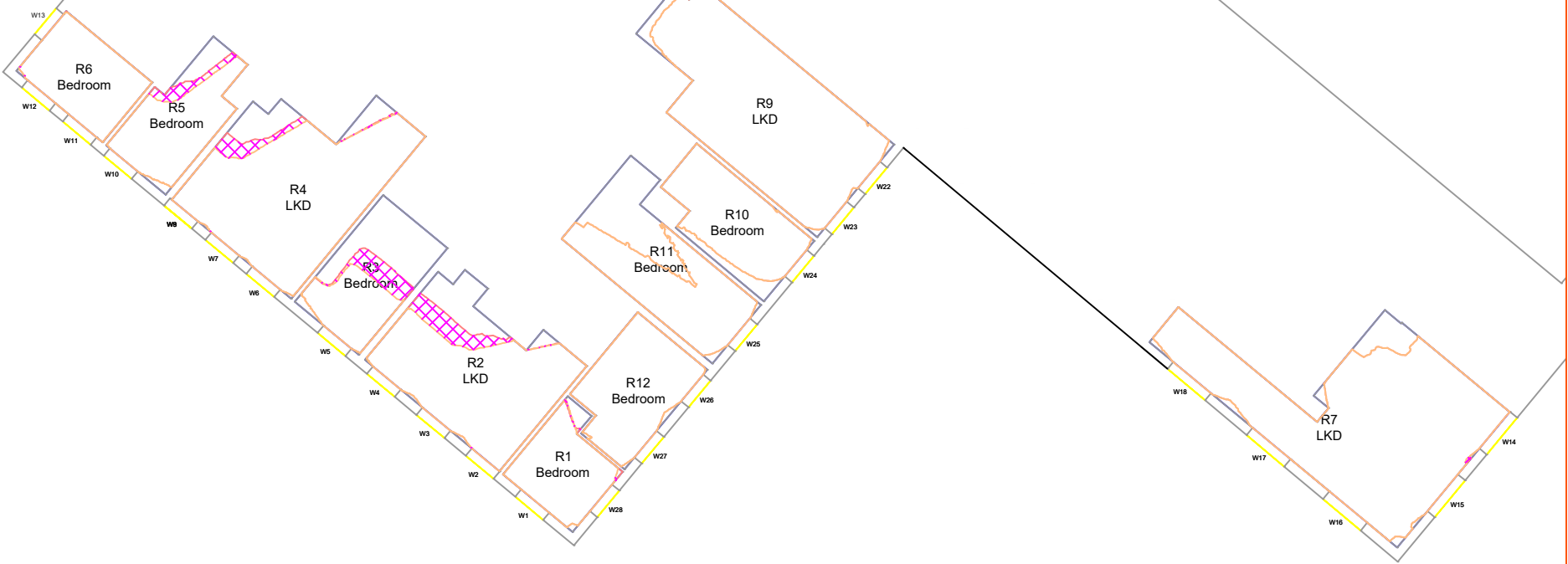
2-4 Goulden Street First Floor



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	04.03.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-10	01

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:

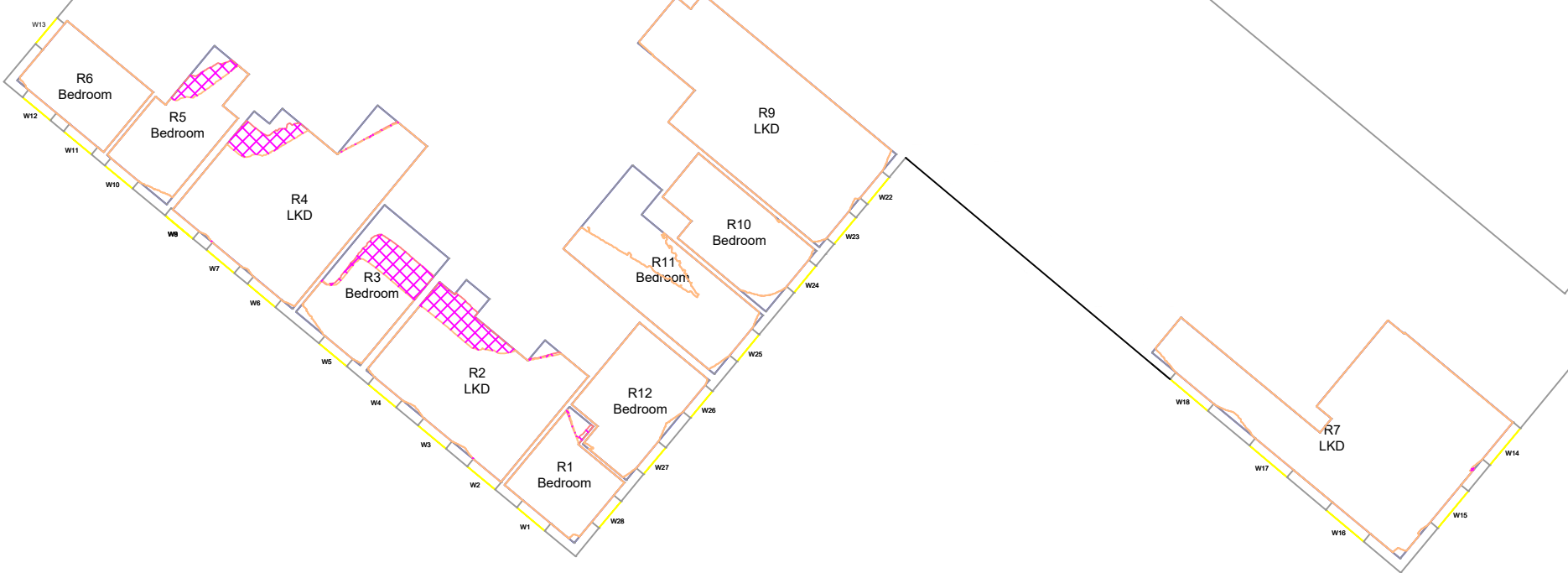
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Analysis
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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001.dwg"

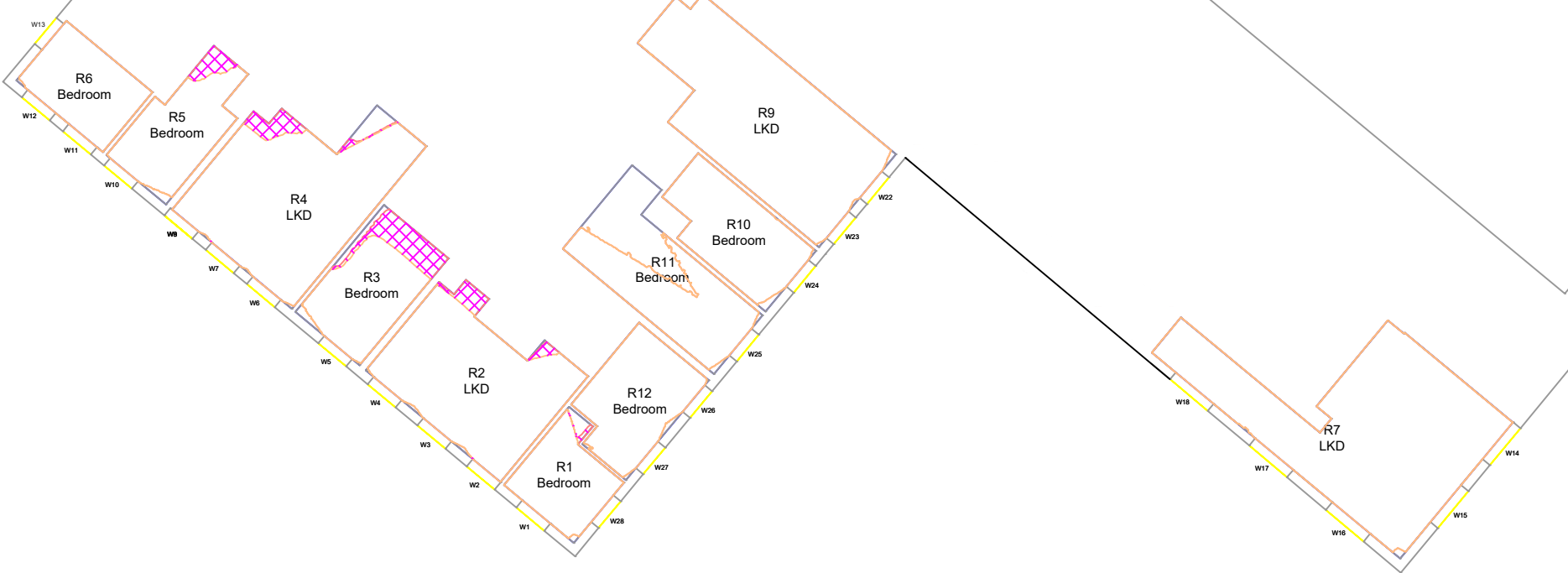
2-4 Goulden Street Third Floor



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:	DATE:	DRAWN:	SC
1:100	04.03.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-11	01

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:

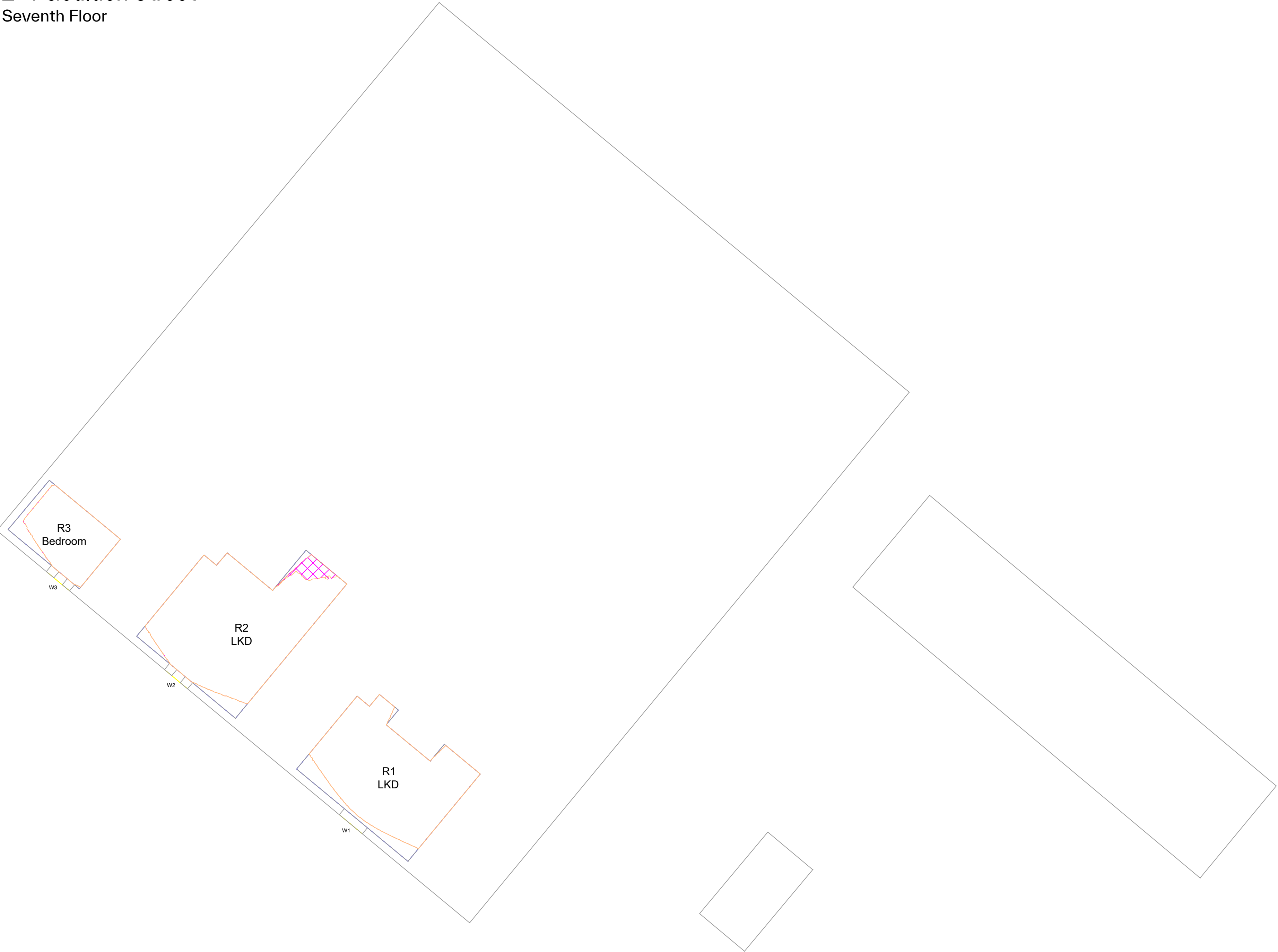
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Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001.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	04.03.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-15	01

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed
All heights in m AOD

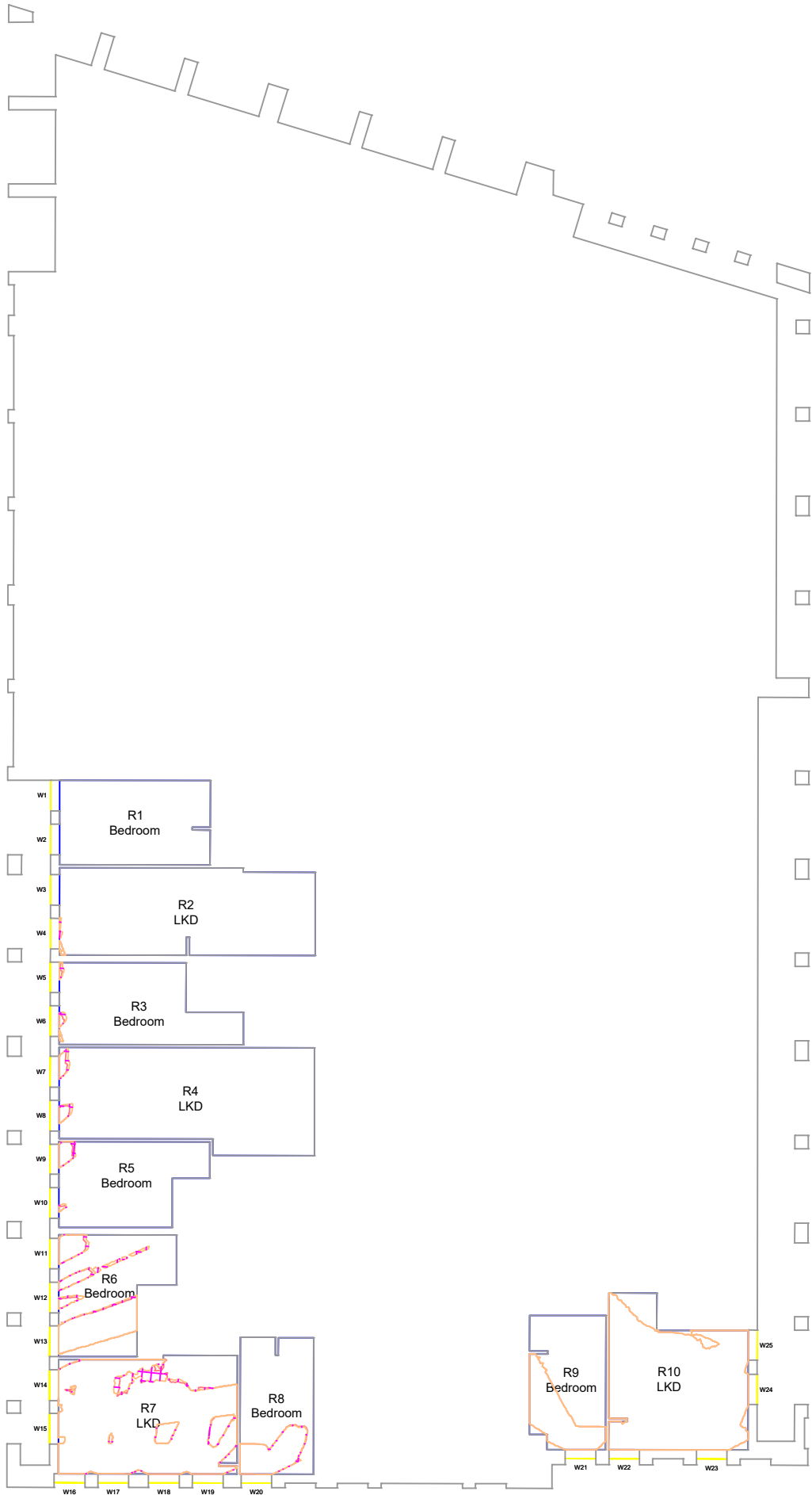
DD Legend

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

NOTES:
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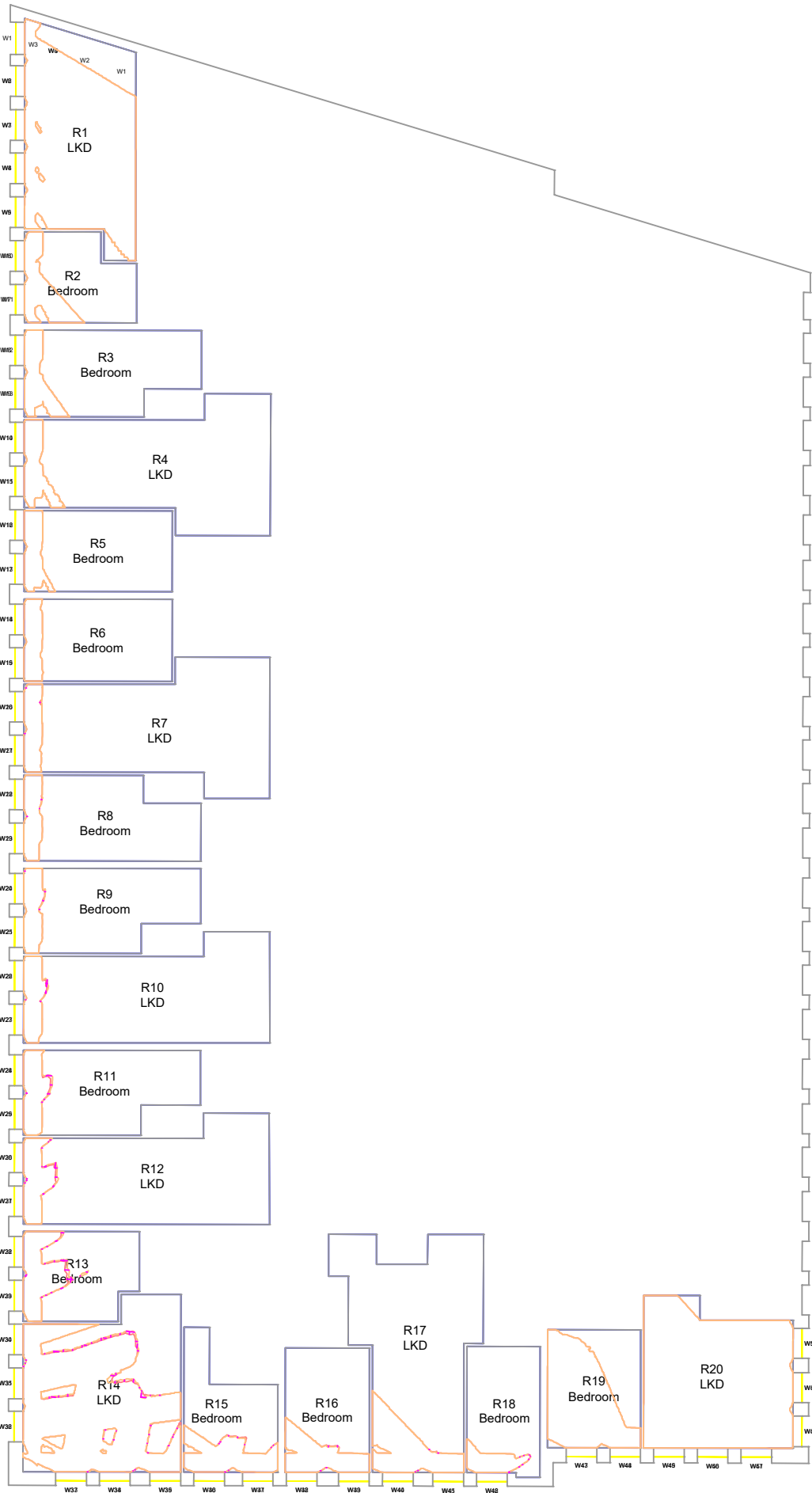
Analysis
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MBS Survey Software Ltd (www.mbs-software.co.uk)
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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001.dwg"

Poplin Apartments Ground Floor



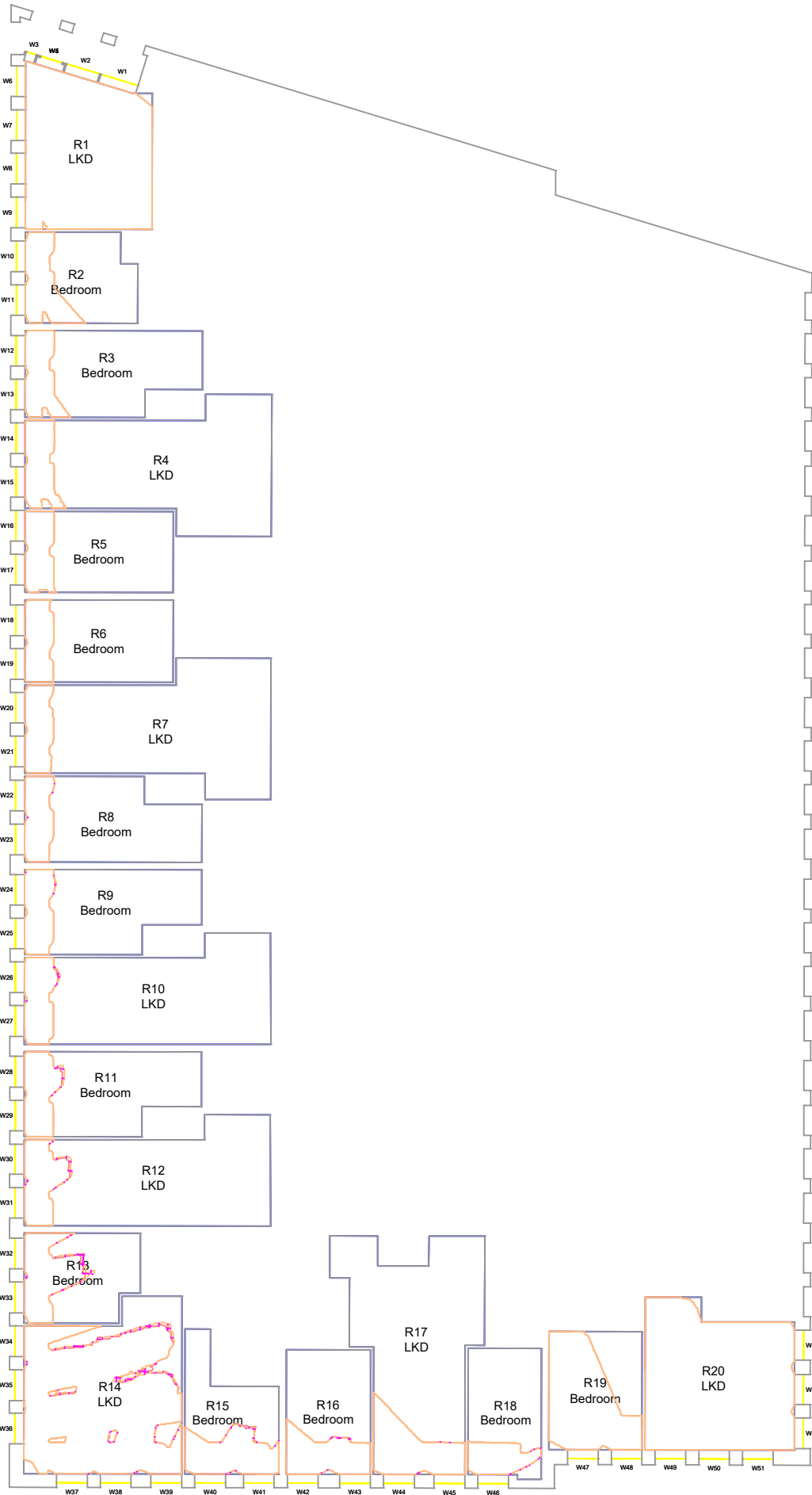
1:200

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	04.03.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-16	01

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:

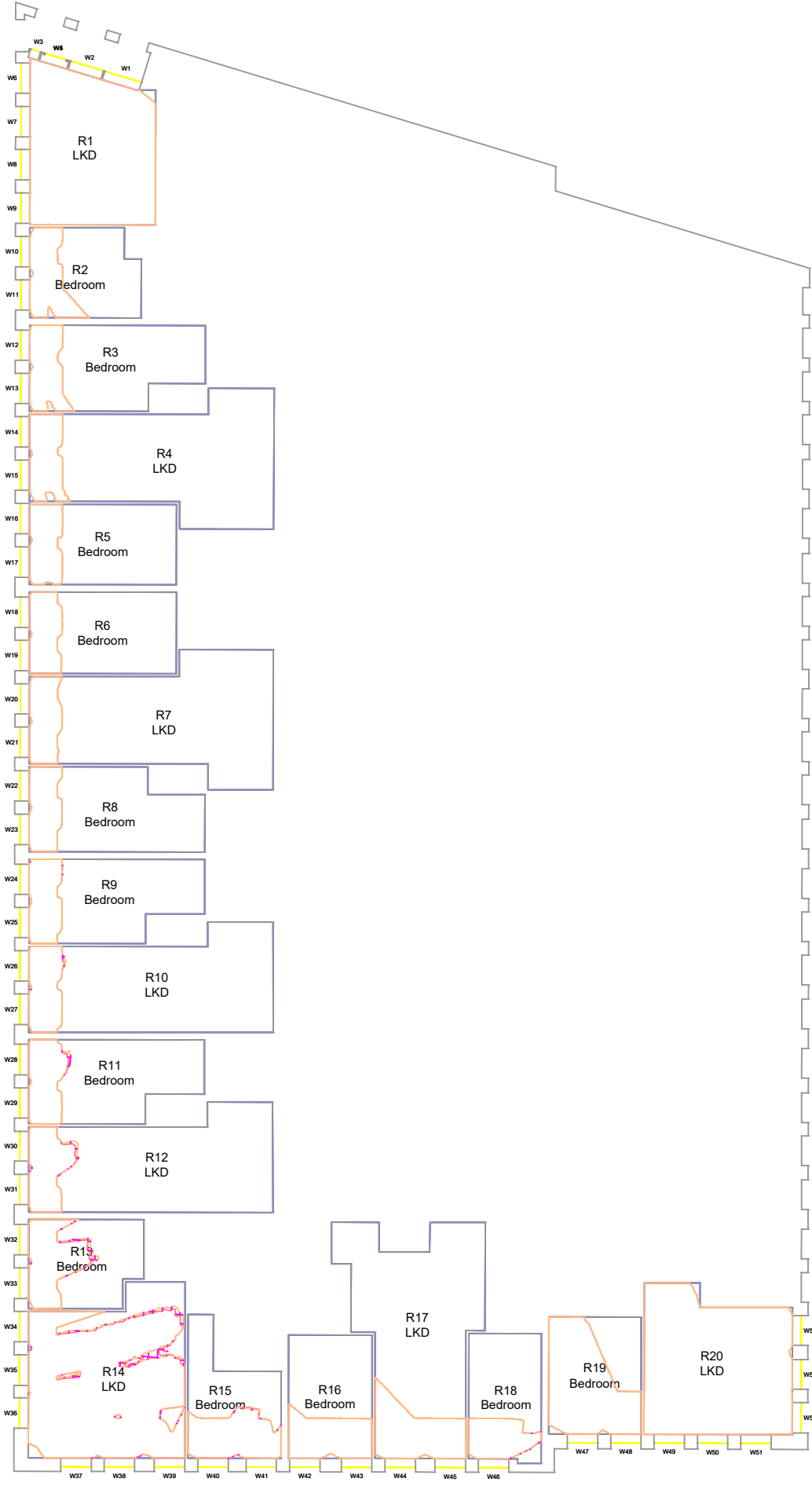
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Analysis
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MBS Survey Software Ltd (www.mbs-software.co.uk)

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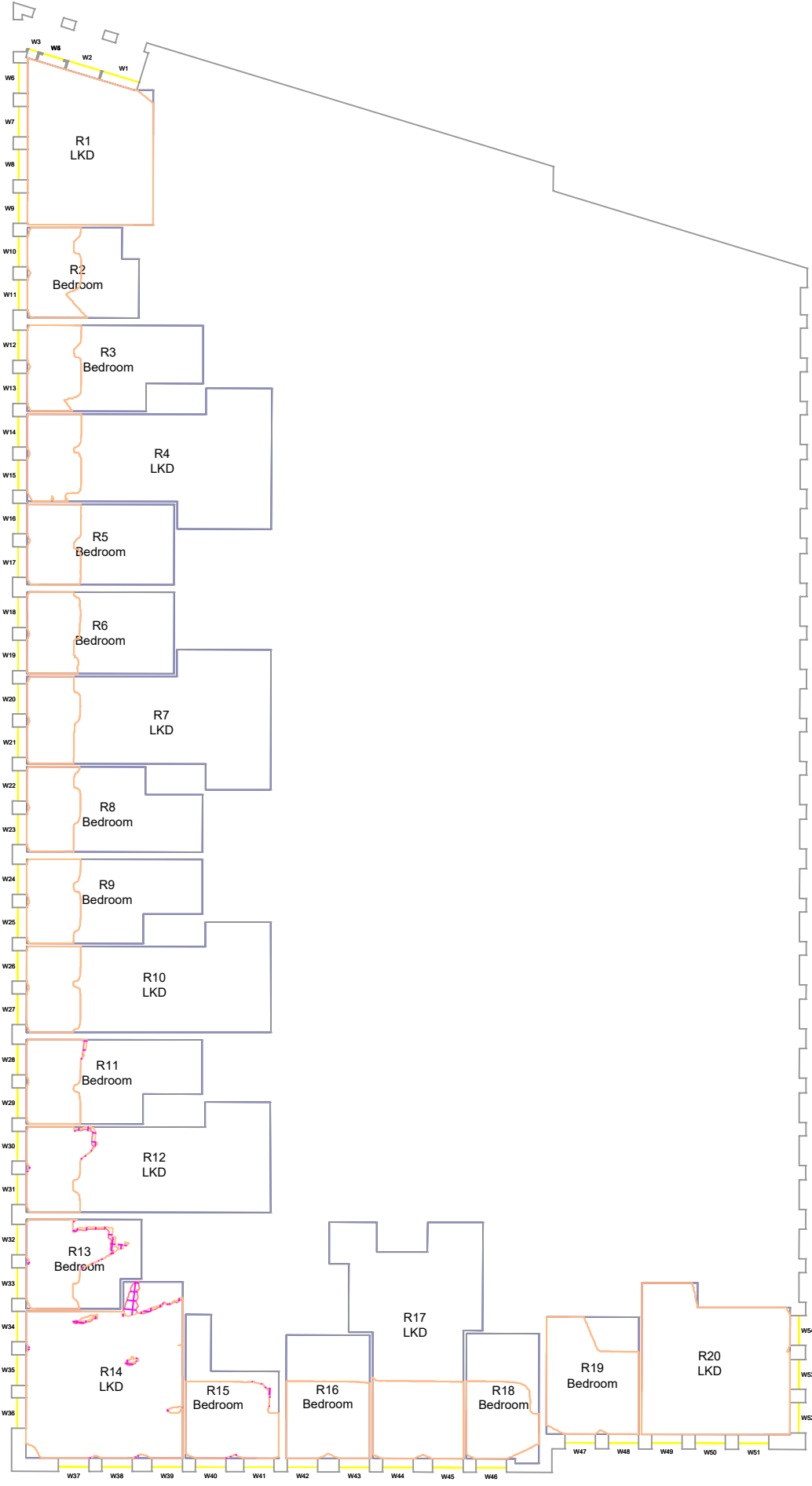
Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001.dwg"

Poplin Apartments Third Floor



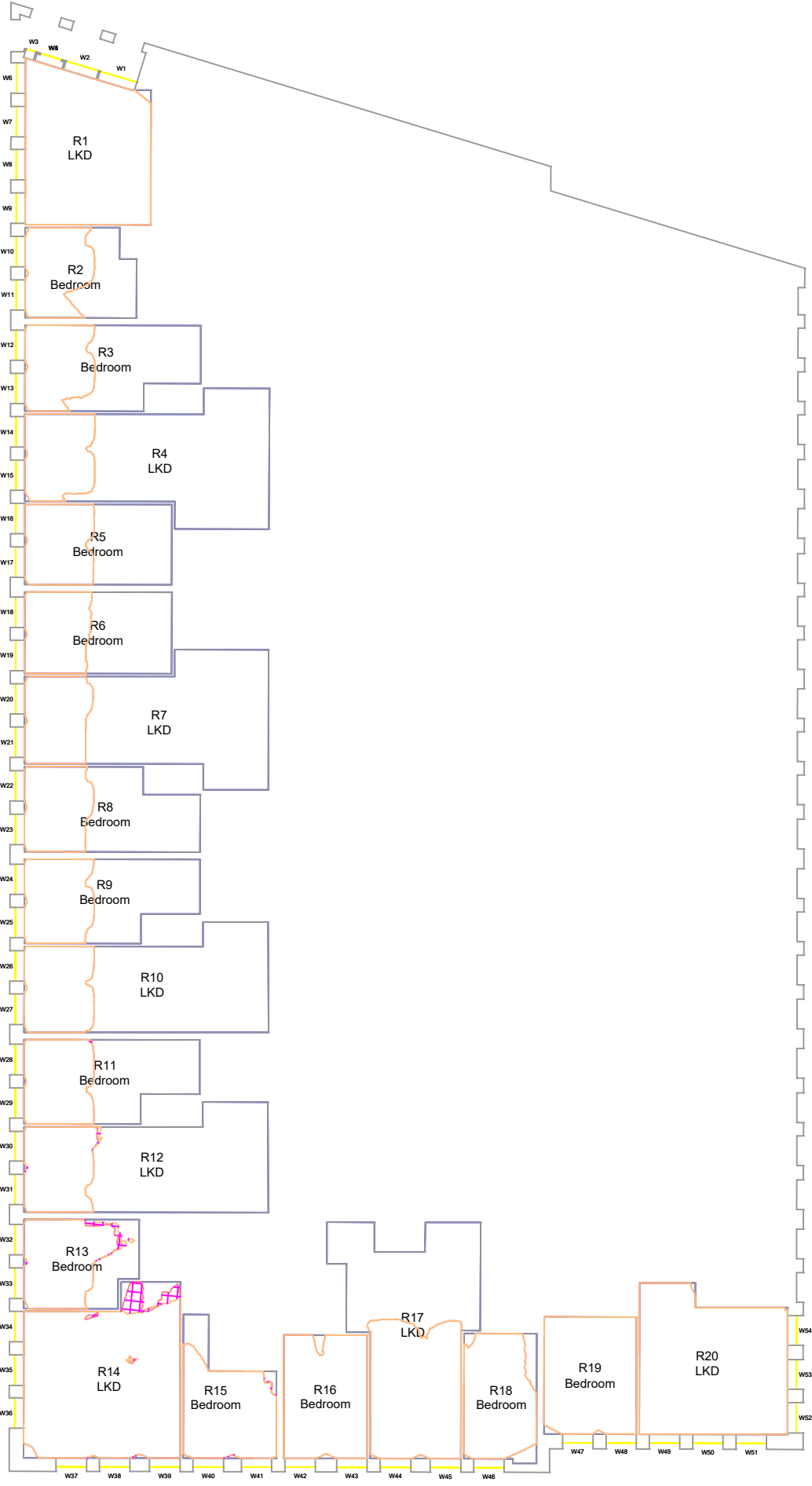
1:200

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	04.03.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-17	01

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:

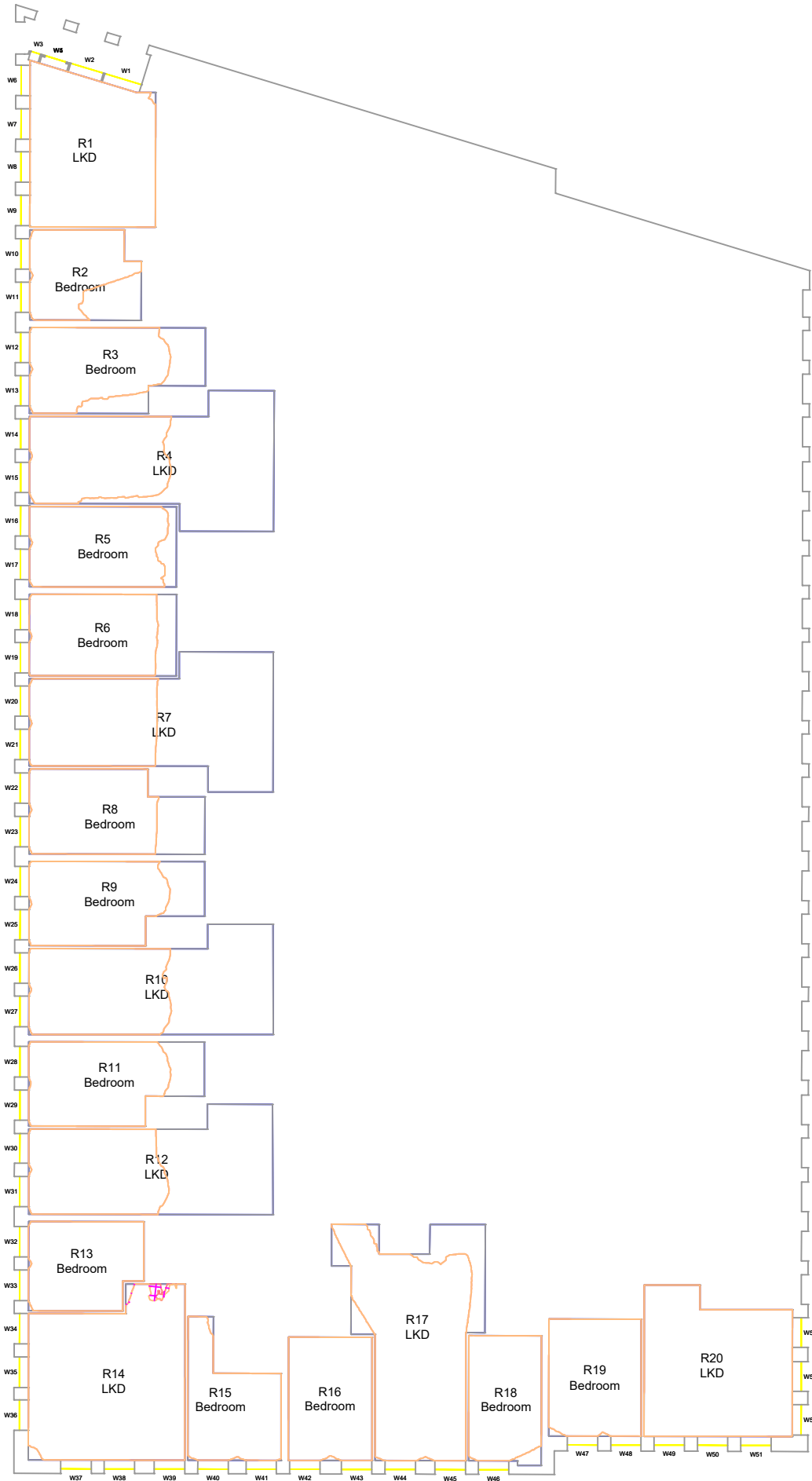
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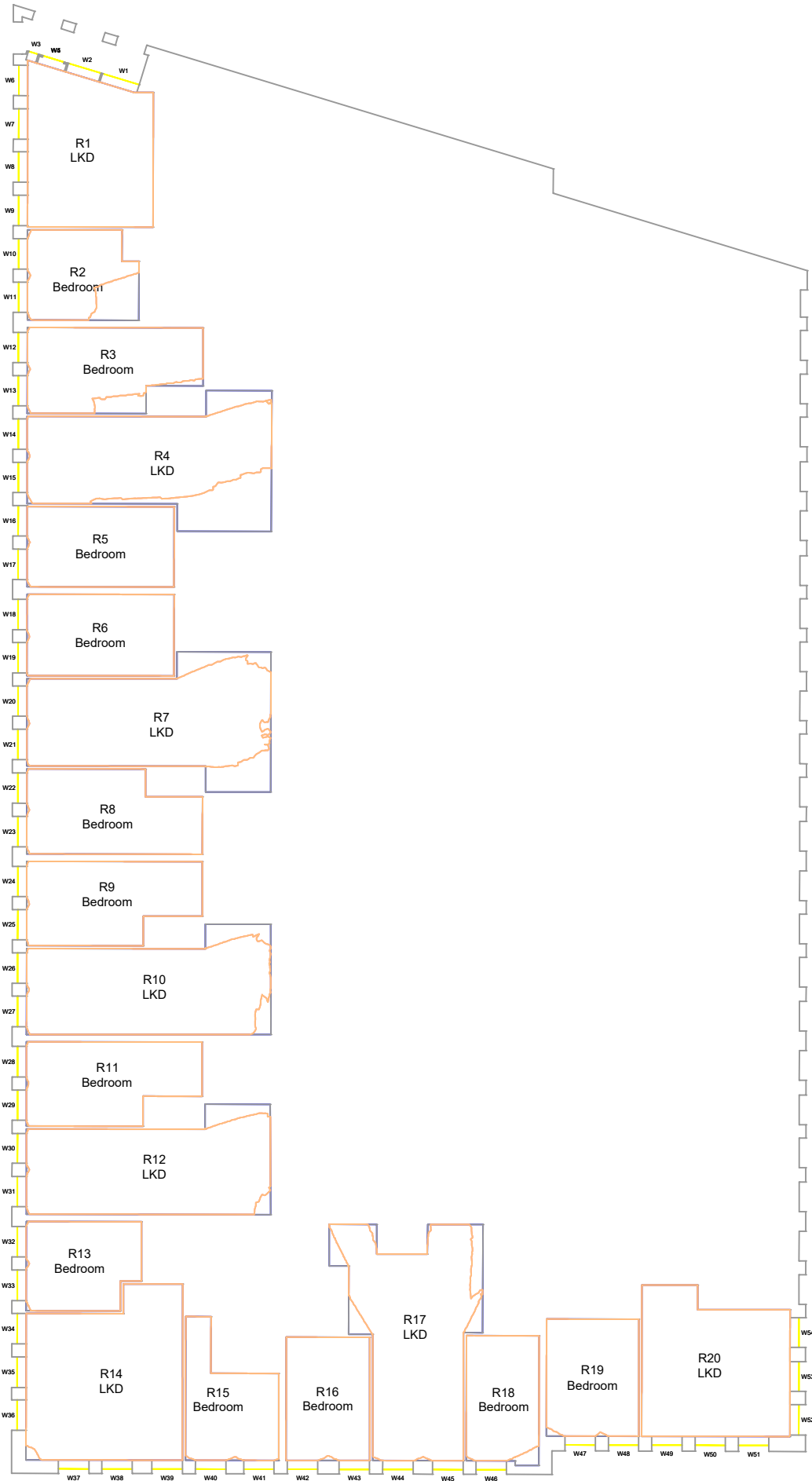
Existing Model & Surrounding Model
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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001.dwg"

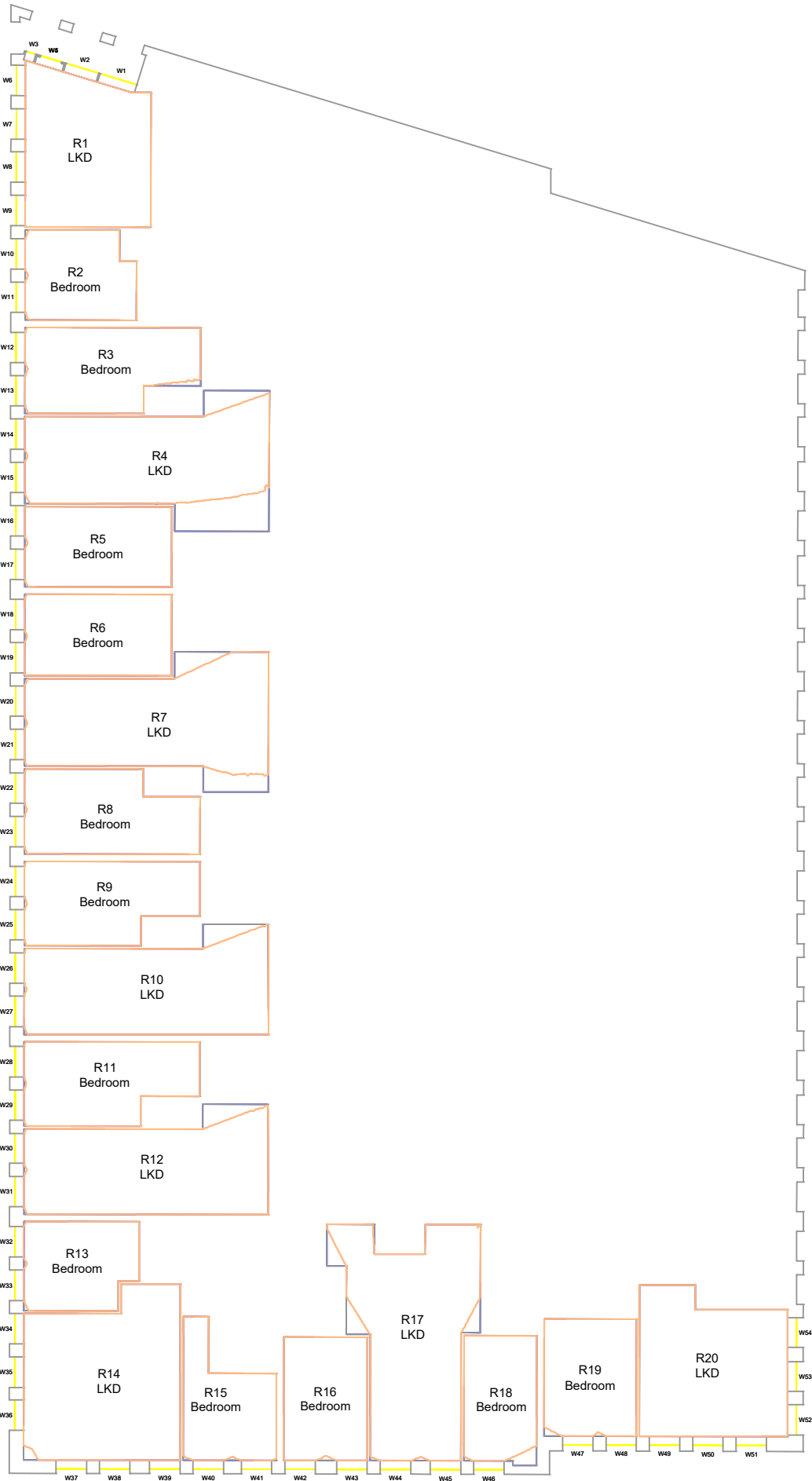
Poplin Apartments Sixth Floor



Poplin Apartments Seventh Floor



Poplin Apartments Eighth 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	04.03.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-18	01

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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MBS Survey Software Ltd (www.mbs-software.co.uk)

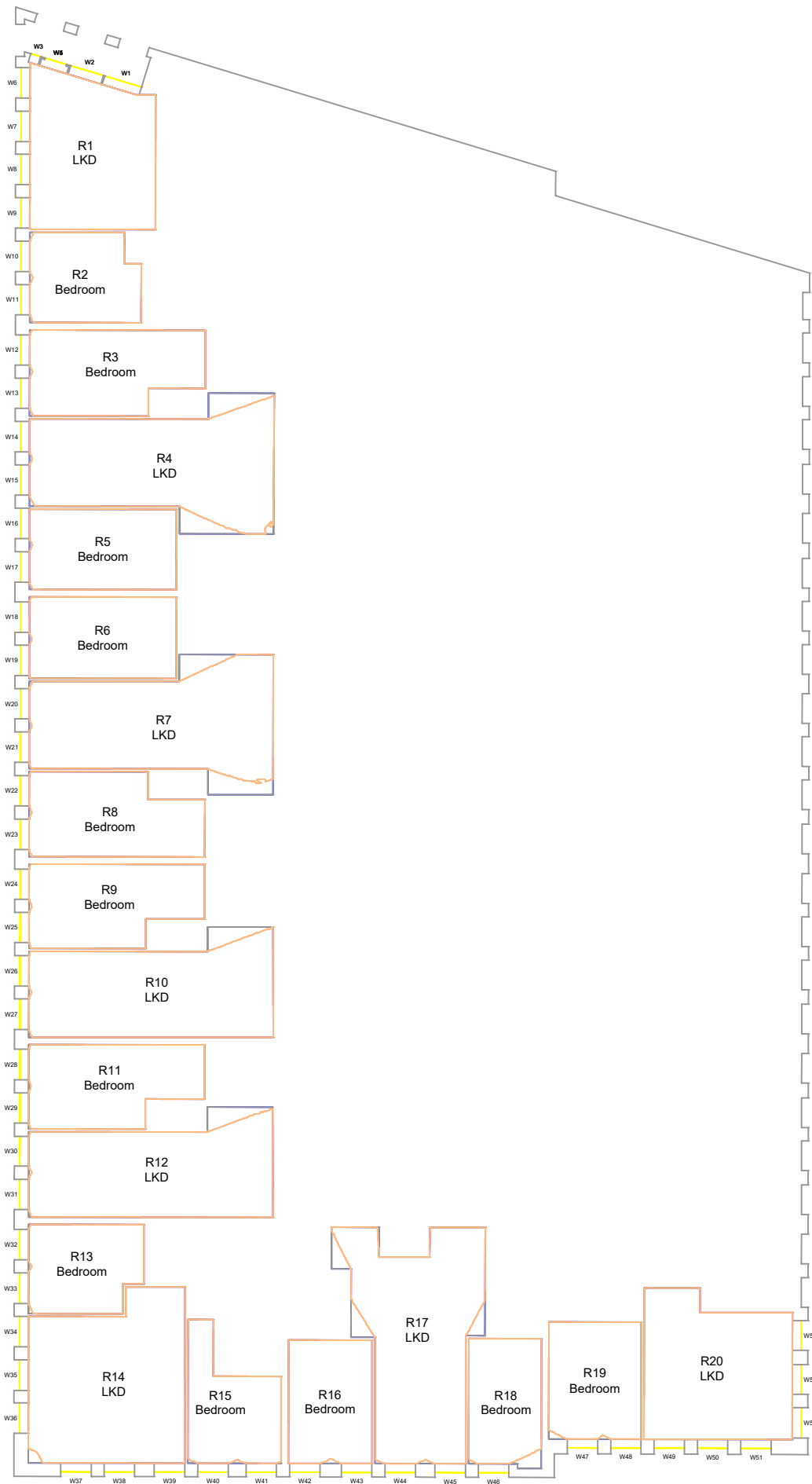
Existing Model & Surrounding Model

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Proposed Model

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

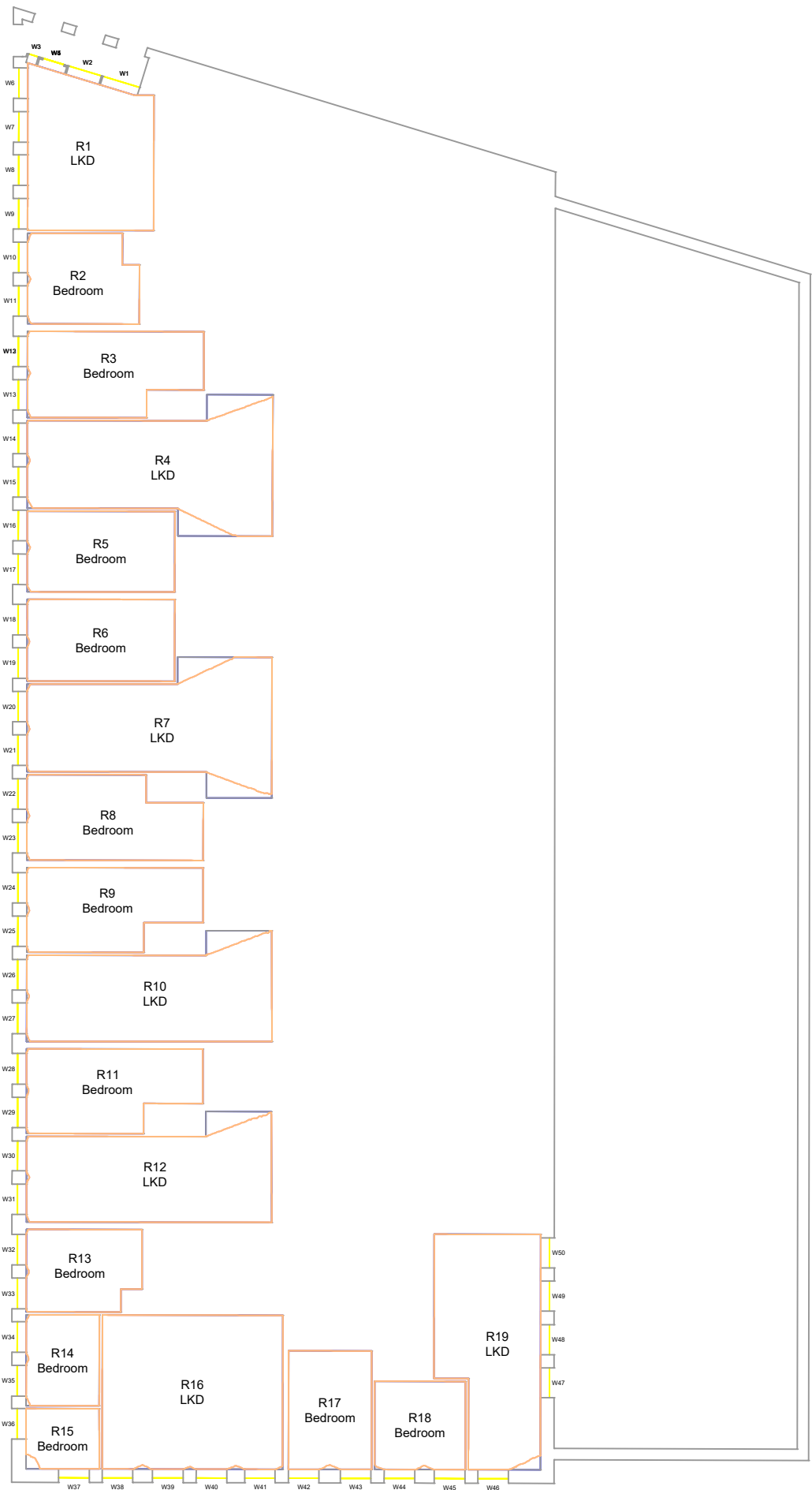
Poplin Apartments
Ninth Floor



1:200



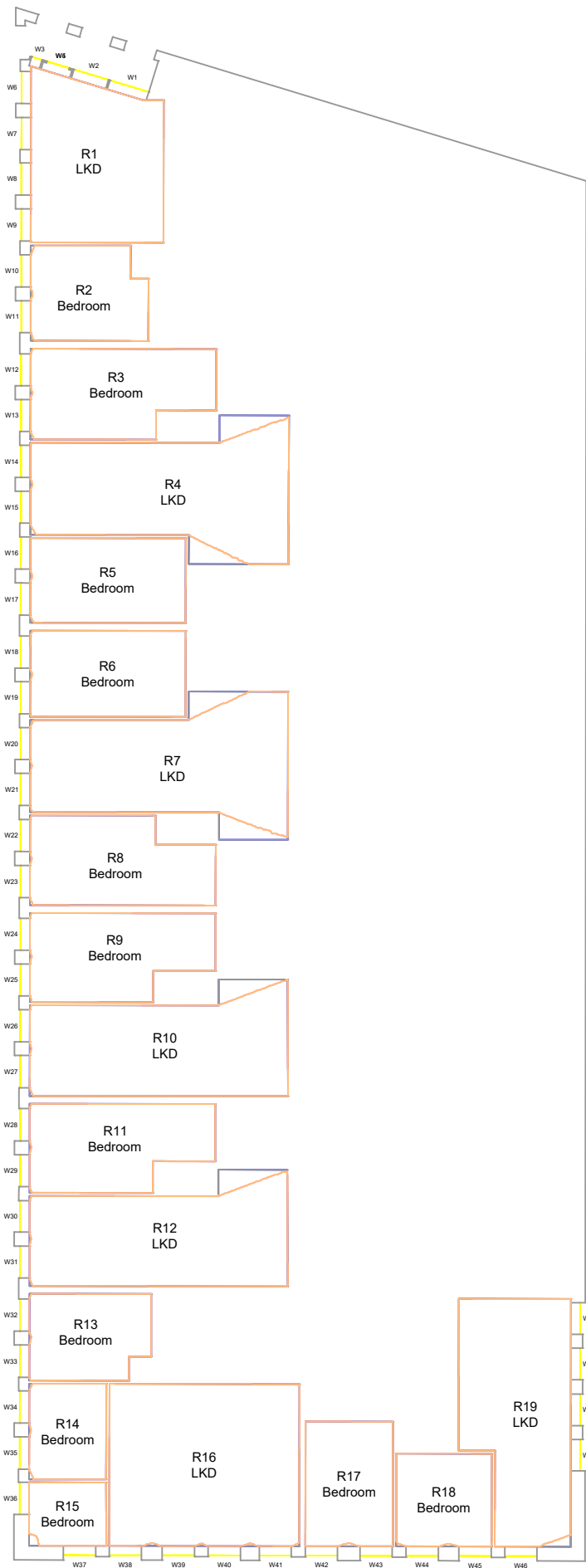
Poplin Apartments
Tenth Floor



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	04.03.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-19	01

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.dwg"

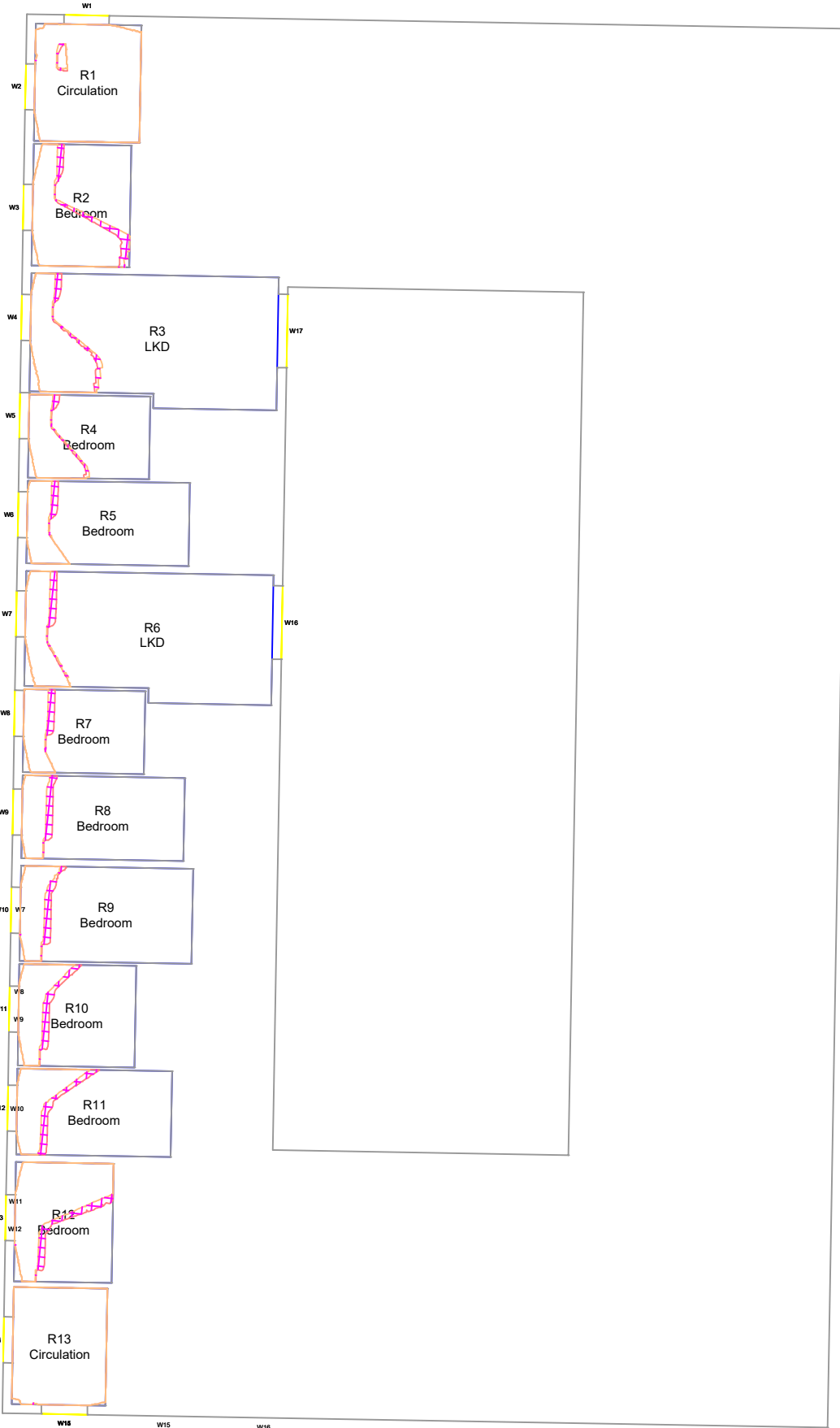
New Cross Central Apartments Ground Floor



1:200



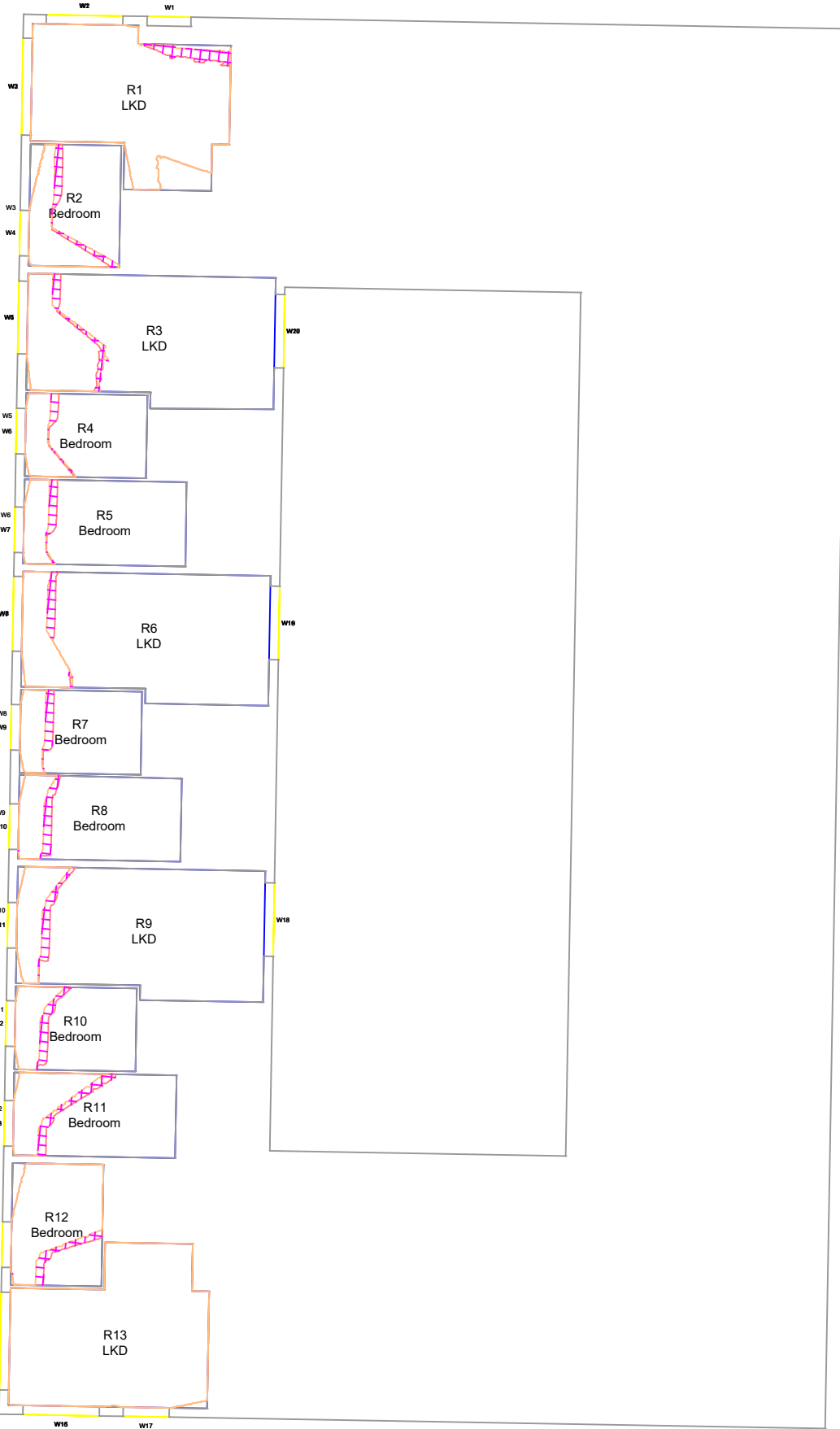
New Cross Central Apartments First Floor



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	04.03.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-20	01

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:

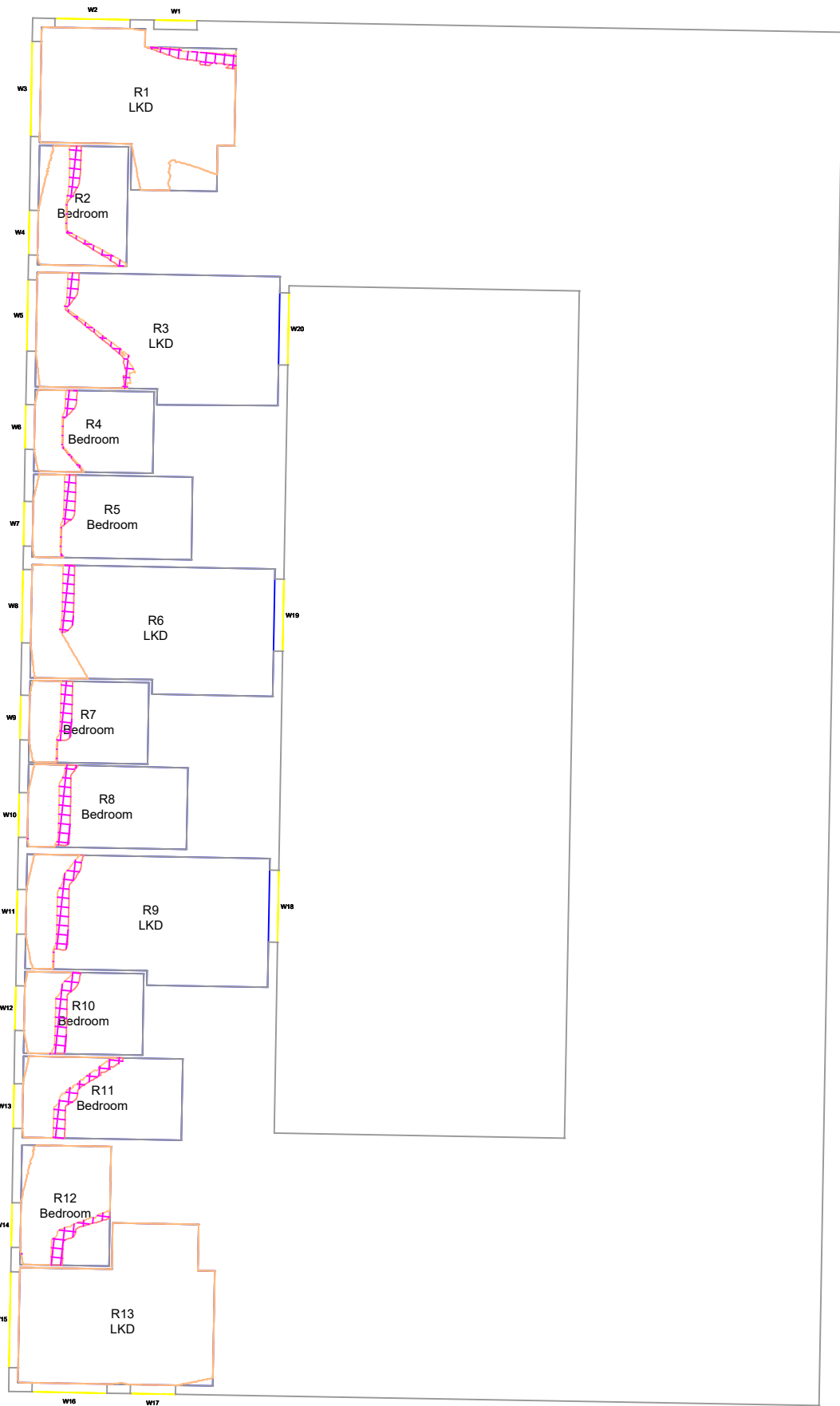
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Proposed Model
Proposed scheme massing -
"1111-TGA-XX-XX-M3-A-00001.dwg"

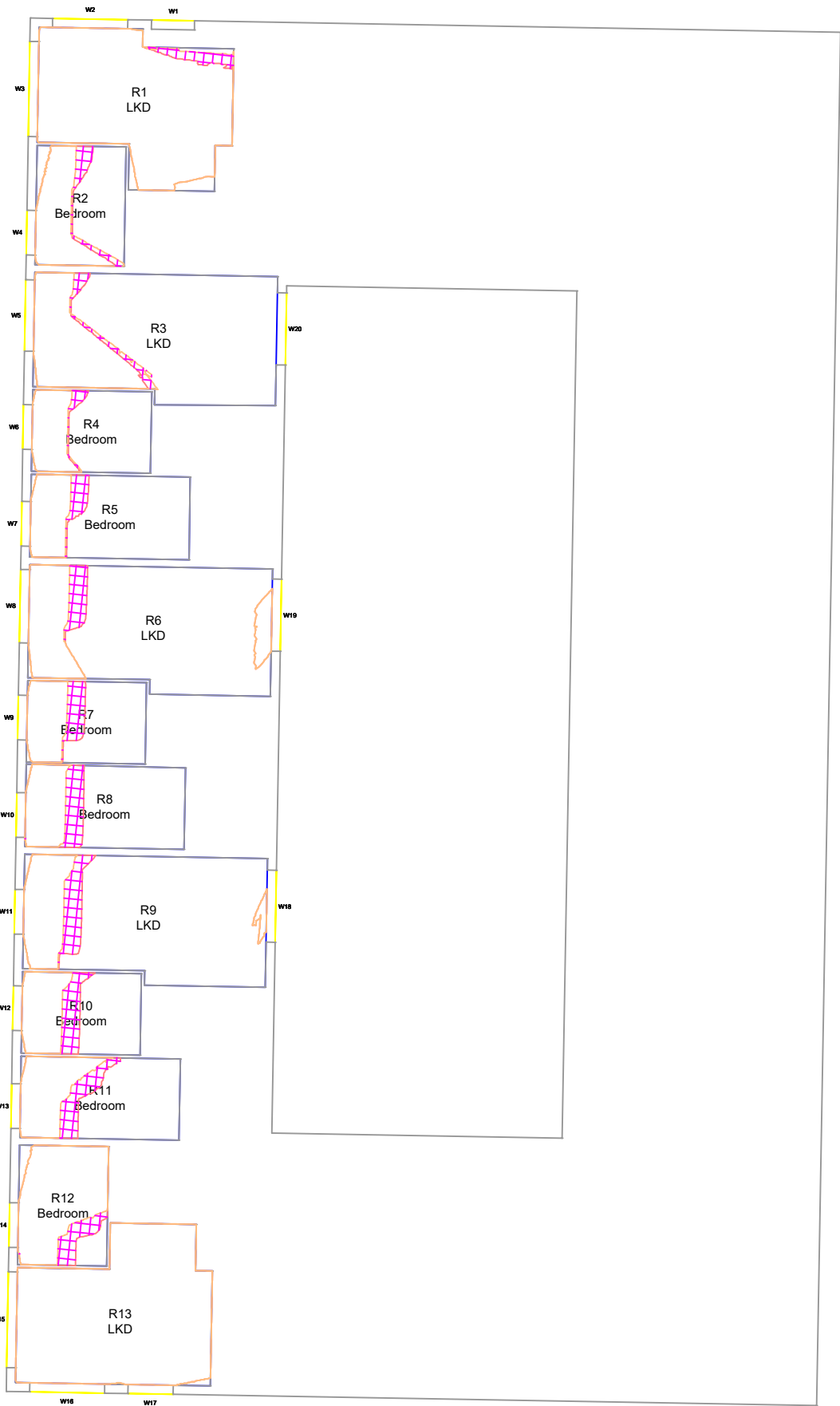
New Cross Central Apartments Third Floor



1:200



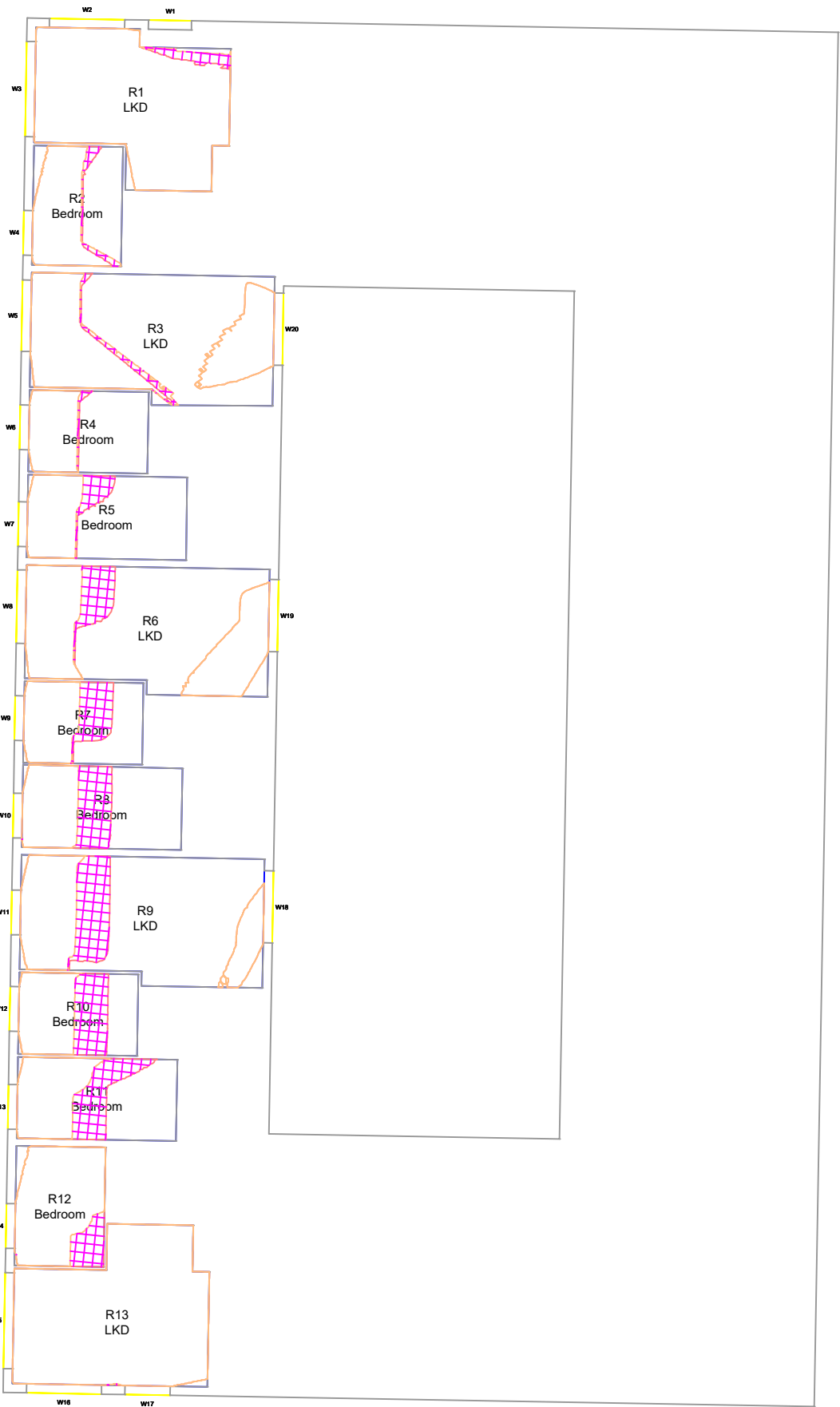
New Cross Central Apartments Fourth Floor



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	04.03.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2155_MA-21	01

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:

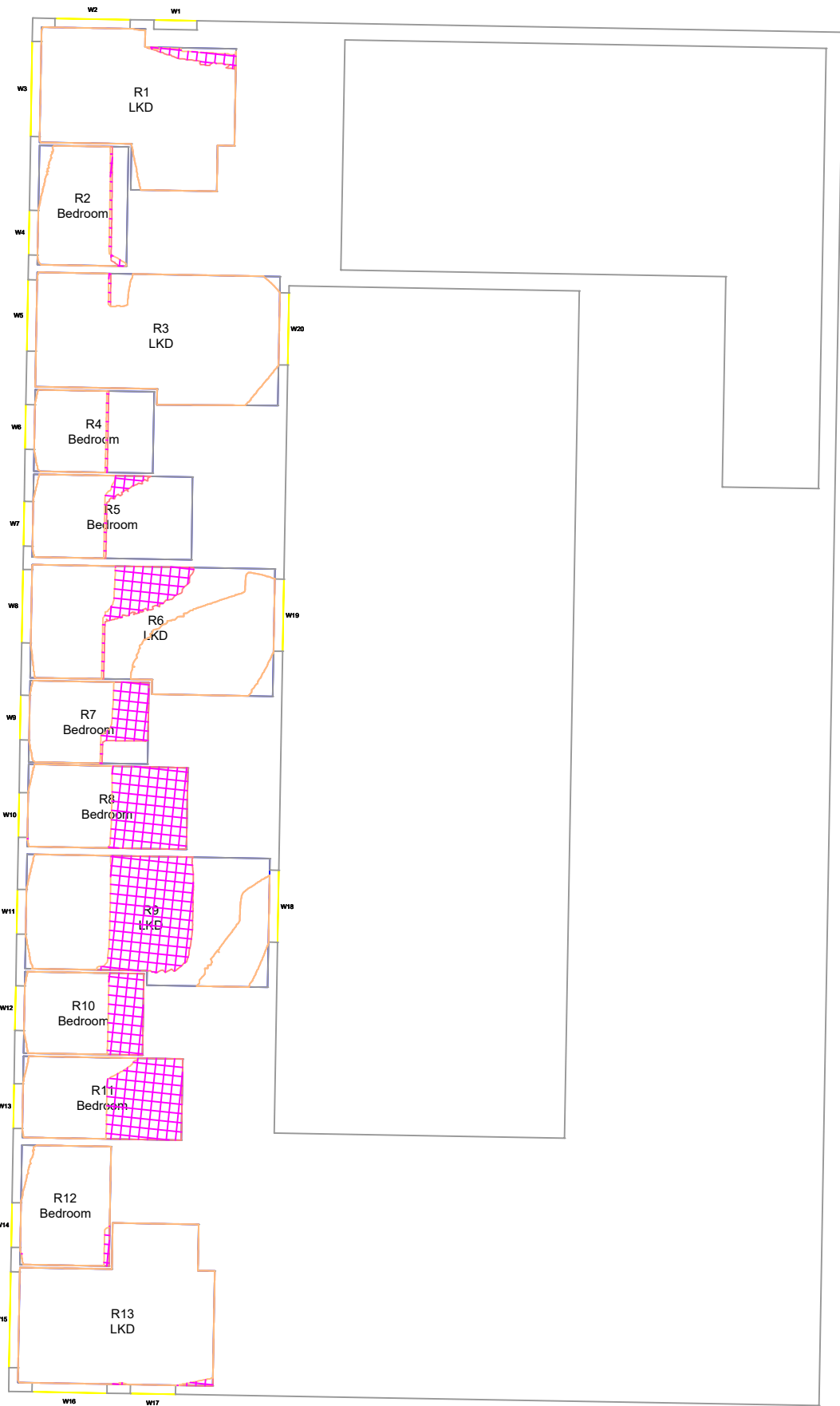
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

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

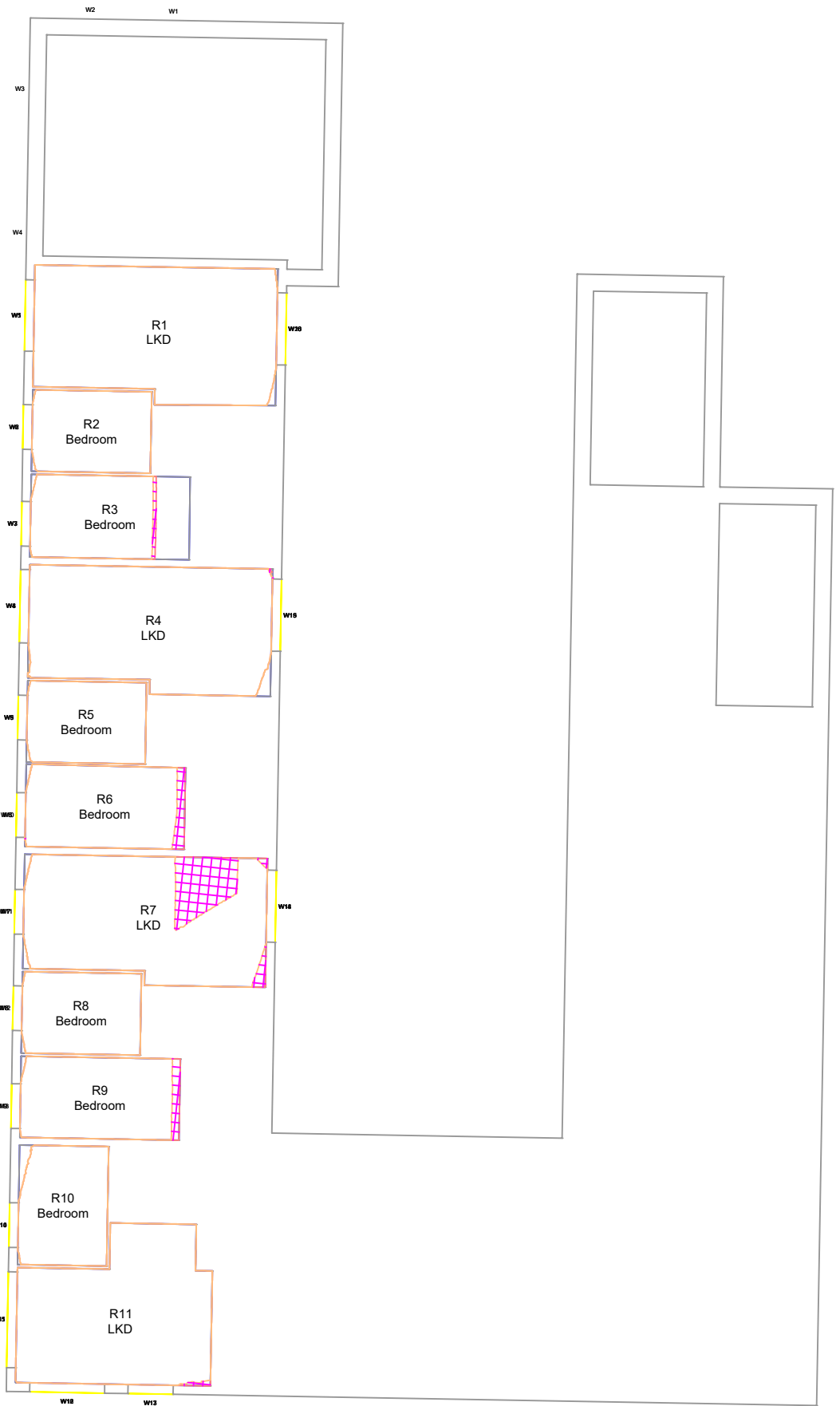
Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from point cloud survey data produced
by Norman Oliver. 3D
Contextual Model produced by Accucities Ltd
used for wider surrounding massing.
Neighbouring Buildings internal room layouts,
window positions/dimensions and 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.dwg"

New Cross Central Apartments Sixth Floor



New Cross Central Apartments Seventh Floor



New Cross Central Apartments Eighth Floor



Appendix 4

Tabulated Extant vs Proposed APSH Results

Project Name: Cross Keys, Manchester - Extant vs Proposed Project No.: 2155 Report Title: Daylight & 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
32 Mason Street													
Ground	R2	Residential	Bedroom	W2 W3	130° 130°	48	46	2.00	0.96	10	10	0.00	1.00
	R3	Residential	Bedroom	W4 W5	130° 130°	47	47	0.00	1.00	9	10	-1.00	1.11
First	R2	Residential	Bedroom	W3	130°	50	49	1.00	0.98	10	10	0.00	1.00
	R3	Residential	LKD	W4 W5	130° 40°N	52	51	1.00	0.98	12	11	1.00	0.92
Second	R2	Residential	Bedroom	W3	130°	56	55	1.00	0.98	13	12	1.00	0.92
	R3	Residential	LKD	W4 W5	130° 40°N	57	55	2.00	0.96	15	13	2.00	0.87
Third	R2	Residential	Bedroom	W5	130°	58	56	2.00	0.97	15	13	2.00	0.87
	R3	Residential	LKD	W6 W7	130° 40°N	60	58	2.00	0.97	16	14	2.00	0.88
34 Mason Street													
Basement	R1	Residential	LKD	W1 W2	311°N 220°	31	31	0.00	1.00	4	4	0.00	1.00
	R2	Residential	Bedroom	W3	220°	26	25	1.00	0.96	3	2	1.00	0.67
	R3	Residential	LKD	W4 W5 W6	220° 130° 130°	44	43	1.00	0.98	5	4	1.00	0.80
Ground	R1	Residential	LKD	W1 W2	311°N 220°	38	37	1.00	0.97	6	5	1.00	0.83
	R2	Residential	Bedroom	W3	220°	39	38	1.00	0.97	5	4	1.00	0.80
	R3	Residential	Bedroom	W4	220°	34	34	0.00	1.00	4	4	0.00	1.00
	R4	Residential	LKD	W5 W6 W7	220° 130° 130°	54	53	1.00	0.98	6	5	1.00	0.83
First	R1	Residential	LKD	W1 W2 W3	310°N 311°N 264°	29	29	0.00	1.00	3	3	0.00	1.00
	R2	Residential	Bedroom	W4	220°	48	47	1.00	0.98	6	5	1.00	0.83
	R3	Residential	Bedroom	W5	220°	47	46	1.00	0.98	5	4	1.00	0.80
	R4	Residential	LKD	W6 W7 W8	220° 130° 130°	63	63	0.00	1.00	7	7	0.00	1.00
Second	R1	Residential	LKD	W1 W2 W3	310°N 311°N 264°	36	36	0.00	1.00	6	6	0.00	1.00
	R2	Residential	Bedroom	W4	220°	60	59	1.00	0.98	13	12	1.00	0.92
	R3	Residential	Bedroom	W5	220°	59	59	0.00	1.00	11	11	0.00	1.00
	R4	Residential	LKD	W6 W7 W8	220° 130° 130°	77	77	0.00	1.00	12	12	0.00	1.00
Third	R3	Residential	Bedroom	W3	130°	63	62	1.00	0.98	17	16	1.00	0.94
36 Mason Street													
Ground	R1	Residential	Unknown	W1	130°	52	52	0.00	1.00	9	9	0.00	1.00
	R2	Residential	Unknown	W2	130°	54	54	0.00	1.00	11	11	0.00	1.00
First	R1	Residential	Unknown	W1	130°	57	55	2.00	0.96	13	11	2.00	0.85
	R2	Residential	Unknown	W2	130°	56	55	1.00	0.98	12	11	1.00	0.92
	R3	Residential	Unknown	W3	130°	56	55	1.00	0.98	12	11	1.00	0.92
38 Mason Street													
Ground	R1	Residential	LKD	W1	130°	53	53	0.00	1.00	11	11	0.00	1.00
First	R1	Residential	LKD	W1	130°	62	61	1.00	0.98	15	14	1.00	0.93

Project Name: Cross Keys, Manchester - Extant vs Proposed Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis													
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				W2 W3 W4 W5 W6	130° 130° 130° 130° 130°								
Second	R2	Residential	LKD	W2 W3 W4 W5 W6	130° 130° 130° 130° 130°	61	59	2.00	0.97	17	15	2.00	0.88
Third	R1	Residential	Circulation	W1	220° Inc	78	78	0.00	1.00	19	19	0.00	1.00
2-4 Goulden Street													
Ground	R3	Residential	Bedroom	W14 W15	130° 130°	26	27	-1.00	1.04	3	4	-1.00	1.33
	R4	Residential	Bedroom	W11 W12 W13	130° 130° 130°	33	33	0.00	1.00	4	4	0.00	1.00
	R6	Residential	Bedroom	W12 W16	220° 220°	10	11	-1.00	1.10	1	2	-1.00	2.00
	R8	Residential	Bedroom	W8 W13	220° 220°	15	16	-1.00	1.07	1	2	-1.00	2.00
	R10	Residential	Bedroom	W6 W10	220° 220°	21	20	1.00	0.95	1	1	0.00	1.00
First	R1	Residential	LKD	W1 W2 W3 W4 W27 W28	220° 220° 220° 220° 130° 130°	50	46	4.00	0.92	4	5	-1.00	1.25
	R2	Residential	Bedroom	W5	220°	41	37	4.00	0.90	2	2	0.00	1.00
	R3	Residential	LKD	W6 W7 W8 W9	220° 220° 220° 220°	48	42	6.00	0.88	3	2	1.00	0.67
	R4	Residential	Bedroom	W10	220°	48	45	3.00	0.94	2	3	-1.00	1.50
	R5	Residential	Bedroom	W11 W12 W13	220° 220° 310°N	53	50	3.00	0.94	5	4	1.00	0.80
	R6	Residential	LKD	W14 W15 W16 W17 W18	130° 130° 220° 220° 220°	51	52	-1.00	1.02	7	8	-1.00	1.14
	R8	Residential	LKD	W22 W23	130° 130°	27	27	0.00	1.00	3	3	0.00	1.00
	R9	Residential	Bedroom	W24	130°	21	22	-1.00	1.05	0	0	0.00	1.00
	R10	Residential	Bedroom	W25	130°	21	22	-1.00	1.05	2	2	0.00	1.00
	R11	Residential	Bedroom	W26	130°	26	26	0.00	1.00	5	5	0.00	1.00
Second	R1	Residential	Bedroom	W1 W28	220° 130°	48	48	0.00	1.00	5	7	-2.00	1.40
	R2	Residential	LKD	W2 W3 W4	220° 220° 220°	44	38	6.00	0.86	3	3	0.00	1.00
	R3	Residential	Bedroom	W5	220°	44	42	2.00	0.95	3	3	0.00	1.00
	R4	Residential	LKD	W6 W7 W8 W9	220° 220° 220° 220°	53	49	4.00	0.92	5	3	2.00	0.60
	R5	Residential	Bedroom	W10	220°	53	52	1.00	0.98	4	4	0.00	1.00
	R6	Residential	Bedroom	W11 W12	220° 220°	58	55	3.00	0.95	7	6	1.00	0.86

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				W13	310°N								
	R7	Residential	LKD	W14	130°	61	61	0.00	1.00	11	11	0.00	1.00
				W15	130°								
				W16	220°								
				W17	220°								
				W18	220°								
	R9	Residential	LKD	W22	130°	31	31	0.00	1.00	6	6	0.00	1.00
				W23	130°								
	R10	Residential	Bedroom	W24	130°	25	25	0.00	1.00	2	2	0.00	1.00
	R11	Residential	Bedroom	W25	130°	26	26	0.00	1.00	3	3	0.00	1.00
	R12	Residential	Bedroom	W26	130°	36	37	-1.00	1.03	8	8	0.00	1.00
				W27	130°								
Third	R1	Residential	Bedroom	W1	220°	55	54	1.00	0.98	6	9	-3.00	1.50
				W28	130°								
	R2	Residential	LKD	W2	220°	49	46	3.00	0.94	3	3	0.00	1.00
				W3	220°								
				W4	220°								
	R3	Residential	Bedroom	W5	220°	51	48	3.00	0.94	3	3	0.00	1.00
	R4	Residential	LKD	W6	220°	57	53	4.00	0.93	6	4	2.00	0.67
				W7	220°								
				W8	220°								
				W9	220°								
	R5	Residential	Bedroom	W10	220°	57	55	2.00	0.96	6	5	1.00	0.83
	R6	Residential	Bedroom	W11	220°	63	59	4.00	0.94	12	9	3.00	0.75
				W12	220°								
				W13	310°N								
	R7	Residential	LKD	W14	130°	72	71	1.00	0.99	16	16	0.00	1.00
				W15	130°								
				W16	220°								
				W17	220°								
				W18	220°								
	R9	Residential	LKD	W22	130°	33	33	0.00	1.00	7	7	0.00	1.00
				W23	130°								
	R10	Residential	Bedroom	W24	130°	29	29	0.00	1.00	4	4	0.00	1.00
	R11	Residential	Bedroom	W25	130°	30	30	0.00	1.00	4	4	0.00	1.00
	R12	Residential	Bedroom	W26	130°	39	40	-1.00	1.03	9	9	0.00	1.00
				W27	130°								
Fourth	R1	Residential	Bedroom	W1	220°	65	62	3.00	0.95	10	11	-1.00	1.10
				W28	130°								
	R2	Residential	LKD	W2	220°	54	51	3.00	0.94	5	4	1.00	0.80
				W3	220°								
				W4	220°								
	R3	Residential	Bedroom	W5	220°	55	53	2.00	0.96	5	4	1.00	0.80
	R4	Residential	LKD	W6	220°	59	56	3.00	0.95	8	5	3.00	0.63
				W7	220°								
				W8	220°								
				W9	220°								
	R5	Residential	Bedroom	W10	220°	60	58	2.00	0.97	9	7	2.00	0.78
	R6	Residential	Bedroom	W11	220°	65	62	3.00	0.95	14	11	3.00	0.79
				W12	220°								
				W13	310°N								
	R7	Residential	LKD	W14	130°	78	78	0.00	1.00	21	21	0.00	1.00
				W15	130°								
				W16	220°								
				W17	220°								
				W18	220°								
	R9	Residential	LKD	W22	130°	42	42	0.00	1.00	11	11	0.00	1.00
				W23	130°								
	R10	Residential	Bedroom	W24	130°	33	33	0.00	1.00	6	6	0.00	1.00

Project Name: Cross Keys, Manchester - Extant vs Proposed Project No.: 2155 Report Title: Daylight & Sunlight - Neighbour Analysis													
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	R11	Residential	Bedroom	W25	130°	36	36	0.00	1.00	8	8	0.00	1.00
	R12	Residential	Bedroom	W26 W27	130° 130°	47	47	0.00	1.00	13	13	0.00	1.00
Fifth	R1	Residential	Bedroom	W1 W28	220° 130°	74	71	3.00	0.96	16	14	2.00	0.88
	R2	Residential	LKD	W2 W3 W4	220° 220° 220°	59	57	2.00	0.97	8	6	2.00	0.75
	R3	Residential	Bedroom	W5	220°	62	59	3.00	0.95	11	8	3.00	0.73
	R4	Residential	LKD	W6 W7 W8 W9	220° 220° 220° 220°	65	61	4.00	0.94	14	10	4.00	0.71
	R5	Residential	Bedroom	W10	220°	67	62	5.00	0.93	16	11	5.00	0.69
	R6	Residential	Bedroom	W11 W12 W13	220° 220° 310°N	69	67	2.00	0.97	18	16	2.00	0.89
	R7	Residential	LKD	W14 W15 W16 W17 W18	130° 130° 220° 220° 220°	85	85	0.00	1.00	24	24	0.00	1.00
	R9	Residential	LKD	W22 W23	130° 130°	48	48	0.00	1.00	13	13	0.00	1.00
	R10	Residential	Bedroom	W24	130°	41	41	0.00	1.00	9	9	0.00	1.00
	R11	Residential	Bedroom	W25	130°	40	40	0.00	1.00	11	11	0.00	1.00
	R12	Residential	Bedroom	W26 W27	130° 130°	51	51	0.00	1.00	17	17	0.00	1.00
Sixth	R1	Residential	Bedroom	W1 W20	220° 130°	82	79	3.00	0.96	21	18	3.00	0.86
	R2	Residential	LKD	W2 W3 W4	220° 220° 220°	68	66	2.00	0.97	17	15	2.00	0.88
	R3	Residential	Bedroom	W5	220°	69	67	2.00	0.97	18	16	2.00	0.89
	R4	Residential	LKD	W6 W7 W8 W9	220° 220° 220° 220°	71	68	3.00	0.96	20	17	3.00	0.85
	R5	Residential	Bedroom	W10	220°	73	71	2.00	0.97	22	20	2.00	0.91
	R6	Residential	Bedroom	W11 W12 W13	220° 220° 310°N	73	72	1.00	0.99	22	21	1.00	0.95
	R7	Residential	LKD	W14 W15	130° 130°	58	58	0.00	1.00	18	18	0.00	1.00
	R8	Residential	Bedroom	W16	130°	51	51	0.00	1.00	13	13	0.00	1.00
	R9	Residential	Bedroom	W17	130°	50	50	0.00	1.00	15	15	0.00	1.00
	R10	Residential	Bedroom	W18 W19	130° 130°	58	58	0.00	1.00	20	20	0.00	1.00
Seventh	R1	Residential	LKD	W1	220°	76	74	2.00	0.97	25	23	2.00	0.92
	R2	Residential	LKD	W2	220°	76	74	2.00	0.97	25	23	2.00	0.92
	R3	Residential	Bedroom	W3	220°	76	75	1.00	0.99	25	24	1.00	0.96
Mezzanine	R1	Residential	Bedroom	W1	220°	36	33	3.00	0.92	2	2	0.00	1.00
	R3	Residential	Bedroom	W14 W15	130° 130°	26	27	-1.00	1.04	3	4	-1.00	1.33
	R4	Residential	Bedroom	W11	130°	33	33	0.00	1.00	4	4	0.00	1.00

Project Name: Cross Keys, Manchester - Extant vs Proposed
Project No.: 2155
Report Title: Daylight & Sunlight - Neighbour Analysis

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				W12	130°								
				W13	130°								
	R6	Residential	Bedroom	W9	220°	1	2	-1.00	2.00	1	2	-1.00	2.00
	R8	Residential	Bedroom	W6	220°	2	3	-1.00	1.50	2	3	-1.00	1.50
				W7	220°								
	R10	Residential	Bedroom	W2	130°	30	30	0.00	1.00	3	3	0.00	1.00
				W3	130°								
				W4	220°								

Proximity

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