

Proximity

Proposed Residential Development – Deansgate Renaissance, Manchester

A Supplementary Report on the Daylight and Sunlight
Amenity Impact of the Proposed Development

For Deansgate SOF Alliance LeaseCo Limited

Our Ref: 1033a/MPS/JM Rev 00
30 September 2024



Introduction

Deansgate SOF Alliance LeaseCo Limited submitted a full planning application to Manchester City Council (MCC) in November 2021 for a residential building as part of the wider mixed use development of the former Renaissance hotel complex site on Deansgate, Manchester (hereafter referred to as ‘the Site’).

The proposed amendments to the residential building which are described later within this report have been made as a consequence of design updates needed to satisfy changes in fire safety regulations that came into force in 2023. The current planning approval Planning Ref: 132088/FO/2021 does not meet these regulations and as such design changes have been necessary to bring the scheme in line with current regulation.

The proposed amendments are applied to the residential building only, Planning Ref:132088/FO/2021.

Proximity personnel (then working for Gray Scanlan Hill (“GSH”)) produced, based on the results of a technical assessment, a Daylight and Sunlight Amenity Impact Assessment Report for submission as part of the above planning application.

As a result of the proposed amendments including changes to the massing of the residential building a Section 73 planning application is being prepared seeking consent for the revised scheme.

Proximity is instructed to assess the impacts of the revised Proposed Development massing on the daylight and sunlight amenity of the neighbouring residential receptors.

This Report confirms our assessment methodology and findings.

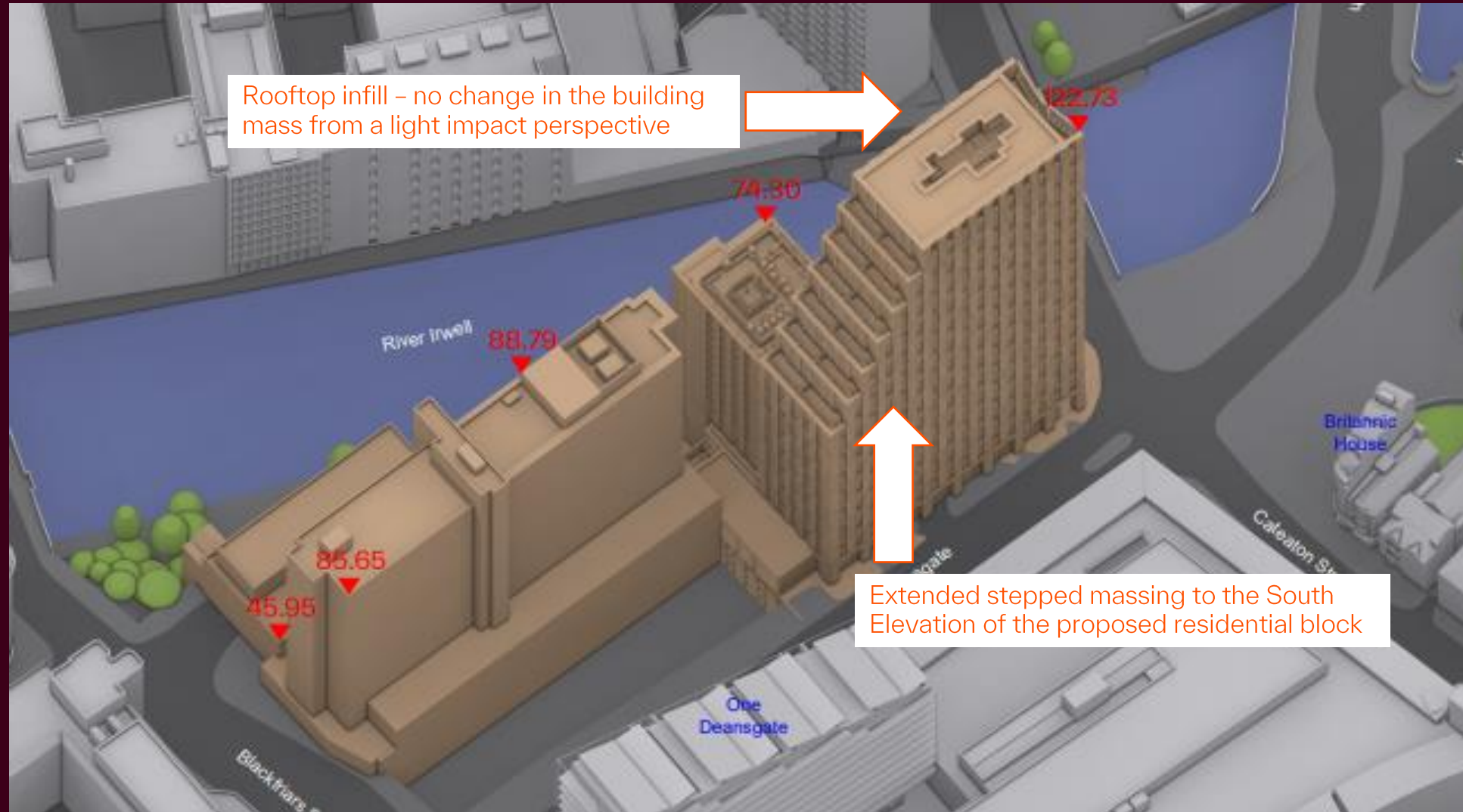
It is supplementary to the Daylight and Sunlight Amenity Impact Assessment Report by GSH dated 20 September 2021 (Ref: [2832]MPS/JM/DH – Rev.01 Final) (“the GSH Report”) submitted as part of the planning application that led to the Extant Approval.

All assumptions, limitations, and general clarifications stated in the GSH Report continue to apply.

Design Changes

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

- The stepped massing to the southern elevation has been amended. The floor plates have been extended by circa 3m per floor from 14th floor level upwards. This will see an increase in the massing of the Proposed Development (from certain vantage points).
- The construction of a roof level infill behind the parapet to create additional accommodation. There is no increase in the height of the Proposed Development.



Neighbouring Buildings

These neighbouring buildings that have been daylight and sunlight impact assessed are:

- No.1 Deansgate;
- Britannic Buildings, 42-46 Victoria Street; and
- City Heights Apartments, Victoria Bridge Street.

These are the same neighbouring buildings that were impact appraised as part of the Daylight and Sunlight Amenity Impact Assessment Report that was prepared and submitted as part of the planning application that led to the Extent Approval.

Having reinspected the Site and its surroundings in the preparation of this Report we can confirm that there are no other additional or new receptors that need to be considered.

As was the case at the time of the GSH Report, there are no external amenity areas in the vicinity of the Site that would justify a BRE “Time in Sun” assessment.

Technical Assessment

Our technical analysis has been undertaken in accordance with the provisions of the BRE Guidance Note *Site Layout Planning for Daylight and Sunlight; A Guide to Good Practice*.

Detailed commentary on the BRE's Daylight and Sunlight Amenity tests is set out in the GSH Report – see *Section 4.0 – The BRE Tests* of that Report.

Our updated technical analysis is based on a 3D model of the Proposed Development (reflecting the earlier described massing changes) prepared by Jon Matthews Architects.

We have measured the Daylight and Sunlight Amenity of the identified neighbouring receptors in both the Baseline and Proposed conditions.

The Baseline Condition has been updated, to acknowledge the demolition of Premier House building and reflect the Site as it is presently.

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

No.1 Deansgate

Daylight Amenity

Residential apartments (and therefore habitable rooms) are present from 1st floor upwards

All 136 (100%) Site facing habitable rooms appraised would pass the BRE's NSL test, experiencing only negligible reductions in daylight distribution.

130 windows of the 156 appraised (83%) would achieve the BRE VSC target or retain at least 0.8x the measured baseline values. This is majority compliance. This is also comparable to the analysis results for the Extant Approval, of which 87% of windows achieved the criteria.

Proposed VSC Values are negligibly different to those of the Extant Approval. On average VSCs in the proposed condition are only 0.17% less than the Extant Approval.

Generally, impacts on daylight amenity are only negligibly different to those outlined in the GSH Report, and are therefore considered to be appropriate and balanced.

No.1 Deansgate

Sunlight Amenity

No. 1 Deansgate is located to the south of the Site, and the windows through which the Site and the Proposed Development will be seen are north-east and north-west facing.

In accordance with the BRE Guidance, the windows / rooms do not need to be sunlight amenity impact appraised as they are not oriented with 90° of due south.

It can therefore be easily concluded that the construction of the Proposed Development will have a not significant impact on the sunlight amenity of this neighbouring building.

City Heights Apartments, North Tower

Daylight Amenity

Residential apartments (and therefore habitable rooms) are present from 14th floor upwards.

All 126 habitable rooms appraised (100%) would pass the BRE's NSL test, experiencing no reduction in internal daylight distribution. Further, all 468 windows appraised (100%) would achieve the BRE target or retain at least 0.8x the measured baseline values.

The daylight amenity impact of the Proposed Development on the residential apartments in this building is negligible and therefore not significant.

City Heights Apartments, North Tower

Sunlight Amenity

Residential apartments (and therefore habitable rooms) are present from 14th floor upwards.

All 126 habitable rooms appraised (100%) would achieve the BRE's annual and winter sunlight targets in the Proposed Condition.

The sunlight amenity impact of the Proposed Development on the residential apartments in this building is negligible and therefore not significant.

Britannic Buildings

Daylight Amenity

All 8 habitable rooms appraised (100%) would pass the BRE's NSL test, experiencing negligible reductions only in internal daylight distribution.

Whilst individual windows do not *individually* achieve the BRE's VSC target, each room appraised is served by multiple large windows which typically achieve VSCs of 18% - 26%.

The BRE Guidance notes that if there are large windows, adequate daylight can be achieved where VSCs of between 15% and 27% are present. The wide, relatively shallow arrangement of the rooms, combined with the daylight admitted by the numerous large windows, means that all habitable rooms will adequately daylit in the Proposed Condition.

The daylight amenity impact of the Proposed Development on the residential apartments in this building is negligible and therefore not significant.

Britannic Buildings

Sunlight Amenity

In the Proposed Condition all 8 rooms (100%) would continue to achieve both Annual and Winter sunlight targets, or experience negligible reductions in sunlight values.

Included in the above is a single bedroom, which would experience no reduction in Winter sunlight (due to receiving none in the baseline condition).

The sunlight amenity impact of the Proposed Development on the residential apartments in this building is negligible and therefore not significant.

Conclusion

Notwithstanding a slight increase in the massing of the Proposed Development, overall the daylight and sunlight amenity impacts are not significant.

The impacts on daylight and sunlight amenity of the neighbouring receptors are also only negligibly different from those of the Extant Approval, as outlined in the GSH Report that was prepared and submitted as part of the original planning application.

Appendix 1

Existing and Proposed Massing Images

Proximity

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

CLIENT:
Property Alliance Group Limited

PROJECT:
Renaissance Hotel
Deansgate
Manchester

DRAWING TITLE:
Plan View
Existing Site

SCALE @ A2: 1:500	DATE: 26.09.2024	DRAWN: CHECKED:	PRX DMH
----------------------	---------------------	--------------------	------------

DRAWING NUMBER: 1033_MA-01	REV: •
-------------------------------	-----------

REV.	NOTES	DRAWN	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.



Proximity

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

CLIENT:
Property Alliance Group Limited

PROJECT:
Renaissance Hotel
Deansgate
Manchester

DRAWING TITLE:
3D View 1
Existing Site

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	26.09.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
1033_MA-02	•

REV.	NOTES	DRAWN	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.



Proximity

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

CLIENT:
Property Alliance Group Limited

PROJECT:
Renaissance Hotel
Deansgate
Manchester

DRAWING TITLE:
3D View 2
Existing Site

SCALE @ A2: NTS	DATE: 26.09.2024	DRAWN: CHECKED:	PRX DMH
--------------------	---------------------	--------------------	------------

DRAWING NUMBER: 1033_MA-03	REV: •
-------------------------------	-----------

REV.	NOTES	DRAWN	DATE

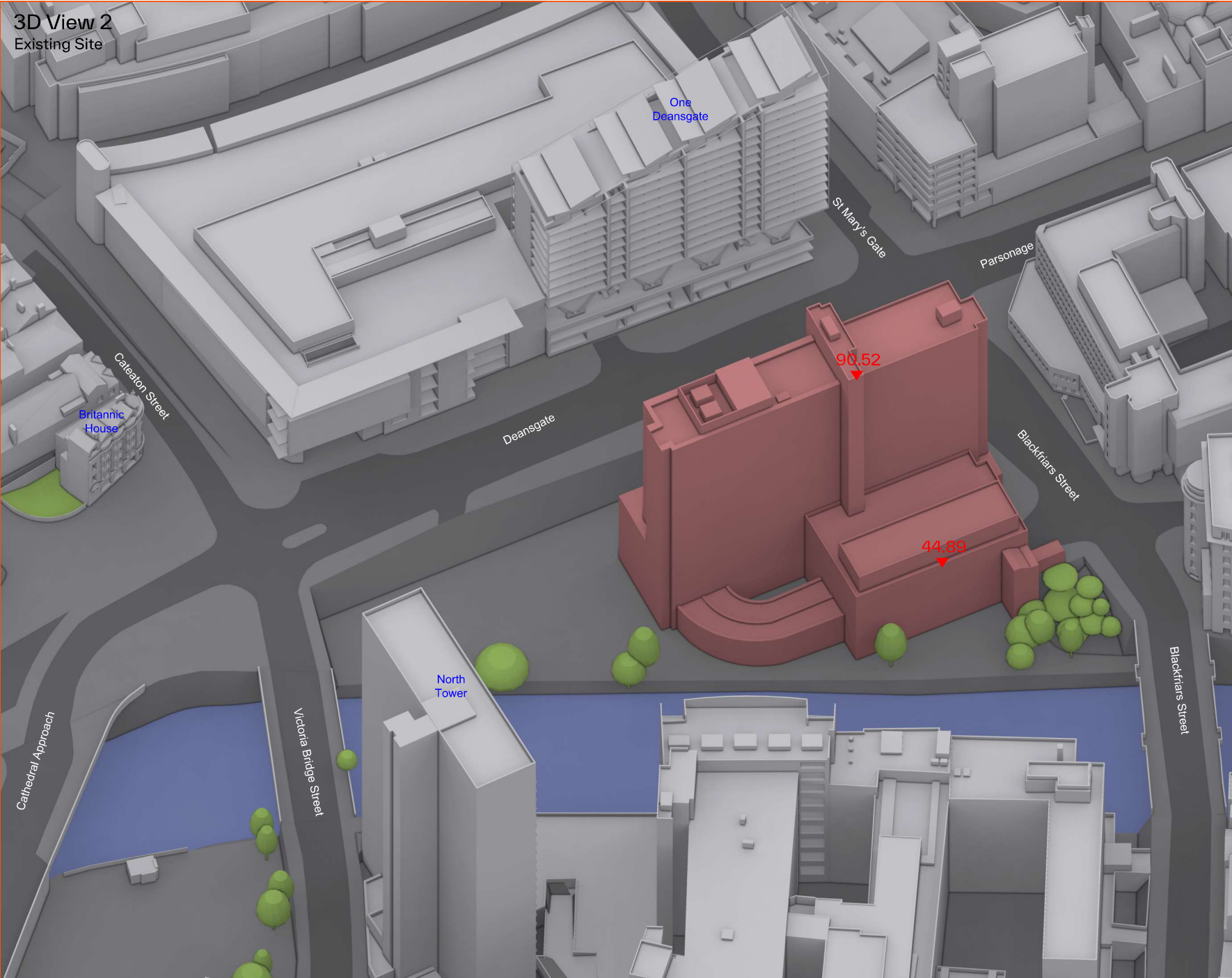
Massing Legend

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.



Proximity

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

CLIENT:
Property Alliance Group Limited

PROJECT:
Renaissance Hotel
Deansgate
Manchester

DRAWING TITLE:
Plan View
Proposed Scheme

SCALE @ A2: DATE: DRAWN: PRX
1:500 CHECKED: DMH

DRAWING NUMBER: REV:
1033_MA-04 •

REV.	NOTES	DRAWN	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.



Proximity

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

CLIENT:
Property Alliance Group Limited

PROJECT:
Renaissance Hotel
Deansgate
Manchester

DRAWING TITLE:
3D View 1
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	26.09.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
1033_MA-05	•

REV.	NOTES:	DRAWN:	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.



Proximity

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

CLIENT:
Property Alliance Group Limited

PROJECT:
Renaissance Hotel
Deansgate
Manchester

DRAWING TITLE:
3D View 2
Proposed Scheme

SCALE @ A2: NTS	DATE: 26.09.2024	DRAWN: PRX	CHECKED: DMH
--------------------	---------------------	---------------	-----------------

DRAWING NUMBER: 1033_MA-06	REV: •
-------------------------------	-----------

REV.	NOTES	DRAWN	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.

3D View 2 Proposed Scheme



Appendix 2

Daylight Amenity Impact Results (VSC and NSL)

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
North Tower								
Fourteenth	R1	Residential	Unknown	W1	31.82	30.70	1.12	0.96
				W5	22.55	22.13	0.42	0.98
	R2	Residential	Unknown	W2	37.56	36.46	1.10	0.97
				W3	31.76	30.49	1.27	0.96
				W6	37.94	36.86	1.08	0.97
				W8	22.50	21.99	0.51	0.98
	R3	Residential	Unknown	W4	37.48	36.23	1.25	0.97
				W7	31.71	30.25	1.46	0.95
				W9	37.87	36.63	1.24	0.97
				W11	22.45	21.82	0.63	0.97
	R4	Residential	Unknown	W10	37.46	36.02	1.44	0.96
				W12	31.66	30.00	1.66	0.95
				W13	37.80	36.36	1.44	0.96
				W15	22.38	21.63	0.75	0.97
	R5	Residential	Unknown	W14	37.40	35.75	1.65	0.96
				W16	31.60	29.71	1.89	0.94
				W17	37.73	36.08	1.65	0.96
				W18	22.31	21.41	0.90	0.96
	R6	Residential	Unknown	W19	37.34	35.42	1.92	0.95
				W20	37.66	35.74	1.92	0.95
				W21	31.52	29.40	2.12	0.93
				W22	22.23	21.16	1.07	0.95
	R7	Residential	Unknown	W23	37.26	35.04	2.22	0.94
				W24	37.58	35.36	2.22	0.94
				W25	31.45	29.05	2.40	0.92
				W26	22.16	20.88	1.28	0.94
	R8	Residential	Unknown	W27	37.19	34.62	2.57	0.93
				W28	37.51	34.92	2.59	0.93
				W29	31.39	28.63	2.76	0.91
				W30	22.09	20.57	1.52	0.93
	R9	Residential	Unknown	W31	37.14	34.11	3.03	0.92
				W32	37.47	34.42	3.05	0.92
				W33	31.37	28.16	3.21	0.90
				W34	22.07	20.22	1.85	0.92
	R10	Residential	Unknown	W35	37.13	33.54	3.59	0.90

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
Fifteenth	R11	Residential	Unknown	W36	37.44	33.84	3.60	0.90
				W37	31.36	27.64	3.72	0.88
				W38	22.04	19.81	2.23	0.90
				W39	37.12	32.86	4.26	0.89
				W40	37.44	33.18	4.26	0.89
				W41	31.36	27.03	4.33	0.86
				W42	22.03	19.34	2.69	0.88
	R2	Residential	Unknown	W1	32.26	31.20	1.06	0.97
				W5	22.82	22.42	0.40	0.98
				W2	37.98	36.95	1.03	0.97
				W3	32.18	30.98	1.20	0.96
	R3	Residential	Unknown	W7	38.22	37.21	1.01	0.97
				W8	22.77	22.28	0.49	0.98
				W4	37.91	36.74	1.17	0.97
				W6	32.13	30.76	1.37	0.96
	R4	Residential	Unknown	W10	38.14	36.99	1.15	0.97
				W11	22.73	22.13	0.60	0.97
				W9	37.85	36.50	1.35	0.96
				W12	32.06	30.49	1.57	0.95
	R5	Residential	Unknown	W13	38.08	36.74	1.34	0.96
				W15	22.67	21.95	0.72	0.97
				W14	37.79	36.23	1.56	0.96
				W16	31.99	30.19	1.80	0.94
	R6	Residential	Unknown	W17	38.03	36.47	1.56	0.96
				W19	22.61	21.74	0.87	0.96
				W18	37.73	35.92	1.81	0.95
				W20	37.97	36.16	1.81	0.95
	R7	Residential	Unknown	W21	31.93	29.89	2.04	0.94
				W22	22.55	21.51	1.04	0.95
				W23	37.66	35.56	2.10	0.94
				W24	37.90	35.80	2.10	0.94
	R8	Residential	Unknown	W25	31.86	29.53	2.33	0.93
				W26	22.49	21.24	1.25	0.94
				W27	37.60	35.14	2.46	0.93
				W28	37.85	35.39	2.46	0.94
				W29	31.80	29.13	2.67	0.92

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R9	Residential	Unknown	W30	22.43	20.94	1.49	0.93
				W31	37.56	34.67	2.89	0.92
				W32	37.81	34.91	2.90	0.92
				W33	31.78	28.69	3.09	0.90
				W34	22.41	20.61	1.80	0.92
	R10	Residential	Unknown	W35	37.54	34.12	3.42	0.91
				W36	37.79	34.37	3.42	0.91
				W37	31.77	28.17	3.60	0.89
				W38	22.39	20.22	2.17	0.90
	R11	Residential	Unknown	W39	37.53	33.47	4.06	0.89
				W40	37.79	33.75	4.04	0.89
				W41	31.77	27.59	4.18	0.87
				W42	22.38	19.77	2.61	0.88
Sixteenth	R1	Residential	Unknown	W1	32.49	31.51	0.98	0.97
				W5	23.05	22.67	0.38	0.98
	R2	Residential	Unknown	W2	38.22	37.25	0.97	0.97
				W3	32.42	31.31	1.11	0.97
				W7	38.45	37.52	0.93	0.98
				W8	23.01	22.54	0.47	0.98
	R3	Residential	Unknown	W4	38.16	37.06	1.10	0.97
				W6	32.38	31.10	1.28	0.96
				W10	38.38	37.31	1.07	0.97
				W11	22.97	22.40	0.57	0.98
	R4	Residential	Unknown	W9	38.11	36.84	1.27	0.97
				W12	32.32	30.85	1.47	0.95
				W13	38.34	37.09	1.25	0.97
				W15	22.92	22.23	0.69	0.97
	R5	Residential	Unknown	W14	38.07	36.59	1.48	0.96
				W16	32.27	30.58	1.69	0.95
				W17	38.29	36.84	1.45	0.96
				W19	22.88	22.04	0.84	0.96
	R6	Residential	Unknown	W18	38.02	36.31	1.71	0.96
				W20	38.25	36.55	1.70	0.96
				W21	32.22	30.28	1.94	0.94
				W22	22.84	21.83	1.01	0.96

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R7	Residential	Unknown	W23	37.96	35.97	1.99	0.95
				W24	38.20	36.22	1.98	0.95
				W25	32.17	29.93	2.24	0.93
				W26	22.79	21.58	1.21	0.95
	R8	Residential	Unknown	W27	37.91	35.58	2.33	0.94
				W28	38.16	35.84	2.32	0.94
				W29	32.12	29.55	2.57	0.92
				W30	22.75	21.29	1.46	0.94
	R9	Residential	Unknown	W31	37.89	35.14	2.75	0.93
				W32	38.13	35.39	2.74	0.93
				W33	32.11	29.13	2.98	0.91
				W34	22.73	20.98	1.75	0.92
	R10	Residential	Unknown	W35	37.87	34.63	3.24	0.91
				W36	38.12	34.88	3.24	0.92
				W37	32.10	28.63	3.47	0.89
				W38	22.72	20.61	2.11	0.91
	R11	Residential	Unknown	W39	37.86	34.02	3.84	0.90
				W40	38.12	34.29	3.83	0.90
				W41	32.10	28.08	4.02	0.87
				W42	22.71	20.19	2.52	0.89
Seventeenth	R1	Residential	Unknown	W1	32.71	31.80	0.91	0.97
				W6	23.25	22.90	0.35	0.98
	R2	Residential	Unknown	W2	38.44	37.54	0.90	0.98
				W3	32.65	31.61	1.04	0.97
				W7	38.66	37.81	0.85	0.98
				W8	23.22	22.79	0.43	0.98
	R3	Residential	Unknown	W4	38.39	37.36	1.03	0.97
				W5	32.61	31.42	1.19	0.96
				W10	38.60	37.62	0.98	0.97
				W11	23.20	22.66	0.54	0.98
	R4	Residential	Unknown	W9	38.35	37.16	1.19	0.97
				W12	32.57	31.19	1.38	0.96
				W13	38.56	37.41	1.15	0.97
				W15	23.16	22.50	0.66	0.97
	R5	Residential	Unknown	W14	38.32	36.94	1.38	0.96
				W16	32.53	30.95	1.58	0.95

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
				W17	38.53	37.19	1.34	0.97
				W19	23.13	22.33	0.80	0.97
	R6	Residential	Unknown	W18	38.28	36.67	1.61	0.96
				W20	32.49	30.67	1.82	0.94
				W21	38.50	36.93	1.57	0.96
				W22	23.10	22.13	0.97	0.96
	R7	Residential	Unknown	W23	38.25	36.37	1.88	0.95
				W24	38.47	36.63	1.84	0.95
				W25	32.46	30.33	2.13	0.93
				W26	23.07	21.90	1.17	0.95
	R8	Residential	Unknown	W27	38.21	36.01	2.20	0.94
				W28	38.45	36.27	2.18	0.94
				W29	32.43	29.96	2.47	0.92
				W30	23.04	21.62	1.42	0.94
	R9	Residential	Unknown	W31	38.19	35.60	2.59	0.93
				W32	38.43	35.85	2.58	0.93
				W33	32.42	29.56	2.86	0.91
				W34	23.03	21.33	1.70	0.93
	R10	Residential	Unknown	W35	38.18	35.11	3.07	0.92
				W36	38.42	35.36	3.06	0.92
				W37	32.41	29.08	3.33	0.90
				W38	23.01	20.96	2.05	0.91
	R11	Residential	Unknown	W39	38.17	34.54	3.63	0.90
				W40	38.42	34.80	3.62	0.91
				W41	32.42	28.55	3.87	0.88
				W42	23.01	20.54	2.47	0.89
Eighteenth	R1	Residential	Unknown	W1	32.90	32.06	0.84	0.97
				W6	23.43	23.12	0.31	0.99
	R2	Residential	Unknown	W2	38.63	37.80	0.83	0.98
				W3	32.85	31.89	0.96	0.97
				W7	38.85	38.08	0.77	0.98
				W8	23.41	23.01	0.40	0.98
	R3	Residential	Unknown	W4	38.60	37.64	0.96	0.98
				W5	32.82	31.72	1.10	0.97
				W10	38.80	37.91	0.89	0.98
				W11	23.40	22.90	0.50	0.98

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R4	Residential	Unknown	W9	38.57	37.47	1.10	0.97
				W12	32.79	31.52	1.27	0.96
				W13	38.77	37.73	1.04	0.97
				W15	23.37	22.75	0.62	0.97
	R5	Residential	Unknown	W14	38.55	37.26	1.29	0.97
				W16	32.76	31.30	1.46	0.96
				W17	38.75	37.53	1.22	0.97
				W19	23.35	22.59	0.76	0.97
	R6	Residential	Unknown	W18	38.52	37.03	1.49	0.96
				W20	32.74	31.05	1.69	0.95
				W21	38.73	37.29	1.44	0.96
				W23	23.33	22.40	0.93	0.96
	R7	Residential	Unknown	W22	38.50	36.75	1.75	0.95
				W24	38.71	37.01	1.70	0.96
				W25	32.72	30.74	1.98	0.94
				W26	23.31	22.19	1.12	0.95
	R8	Residential	Unknown	W27	38.48	36.43	2.05	0.95
				W28	38.70	36.69	2.01	0.95
				W29	32.70	30.37	2.33	0.93
				W30	23.30	21.93	1.37	0.94
	R9	Residential	Unknown	W31	38.47	36.04	2.43	0.94
				W32	38.69	36.30	2.39	0.94
				W33	32.70	29.97	2.73	0.92
				W34	23.29	21.64	1.65	0.93
	R10	Residential	Unknown	W35	38.46	35.58	2.88	0.93
				W36	38.69	35.84	2.85	0.93
				W37	32.69	29.51	3.18	0.90
				W38	23.28	21.29	1.99	0.91
	R11	Residential	Unknown	W39	38.46	35.02	3.44	0.91
				W40	38.69	35.29	3.40	0.91
				W41	32.69	28.98	3.71	0.89
				W42	23.28	20.86	2.42	0.90
Nineteenth	R1	Residential	Unknown	W1	33.06	32.31	0.75	0.98
				W6	23.59	23.31	0.28	0.99
	R2	Residential	Unknown	W2	38.80	38.04	0.76	0.98

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
				W3	33.02	32.16	0.86	0.97
				W7	39.01	38.33	0.68	0.98
				W8	23.58	23.22	0.36	0.98
	R3	Residential	Unknown	W4	38.77	37.90	0.87	0.98
				W5	33.00	32.01	0.99	0.97
				W10	38.97	38.18	0.79	0.98
				W12	23.57	23.12	0.45	0.98
	R4	Residential	Unknown	W9	38.76	37.75	1.01	0.97
				W11	32.98	31.83	1.15	0.97
				W13	38.96	38.02	0.94	0.98
				W15	23.56	22.99	0.57	0.98
	R5	Residential	Unknown	W14	38.74	37.57	1.17	0.97
				W16	32.97	31.63	1.34	0.96
				W17	38.95	37.84	1.11	0.97
				W19	23.55	22.85	0.70	0.97
	R6	Residential	Unknown	W18	38.73	37.36	1.37	0.96
				W20	32.95	31.41	1.54	0.95
				W21	38.94	37.63	1.31	0.97
				W23	23.54	22.68	0.86	0.96
	R7	Residential	Unknown	W22	38.72	37.12	1.60	0.96
				W24	38.93	37.38	1.55	0.96
				W25	32.95	31.13	1.82	0.94
				W26	23.53	22.47	1.06	0.95
	R8	Residential	Unknown	W27	38.72	36.82	1.90	0.95
				W28	38.92	37.08	1.84	0.95
				W29	32.94	30.79	2.15	0.93
				W30	23.52	22.23	1.29	0.95
	R9	Residential	Unknown	W31	38.71	36.46	2.25	0.94
				W32	38.92	36.72	2.20	0.94
				W33	32.94	30.38	2.56	0.92
				W34	23.52	21.95	1.57	0.93
	R10	Residential	Unknown	W35	38.70	36.02	2.68	0.93
				W36	38.91	36.28	2.63	0.93
				W37	32.93	29.93	3.00	0.91
				W38	23.51	21.59	1.92	0.92
	R11	Residential	Unknown	W39	38.70	35.49	3.21	0.92

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
				W40	38.91	35.76	3.15	0.92
				W41	32.94	29.41	3.53	0.89
				W42	23.50	21.17	2.33	0.90
Twentieth	R1	Residential	Unknown	W1	33.20	32.53	0.67	0.98
				W6	23.71	23.47	0.24	0.99
	R2	Residential	Unknown	W2	38.95	38.26	0.69	0.98
				W3	33.16	32.40	0.76	0.98
				W7	39.13	38.53	0.60	0.98
				W9	23.70	23.39	0.31	0.99
	R3	Residential	Unknown	W4	38.92	38.14	0.78	0.98
				W5	33.15	32.27	0.88	0.97
				W10	39.10	38.40	0.70	0.98
				W12	23.70	23.30	0.40	0.98
	R4	Residential	Unknown	W8	38.92	38.01	0.91	0.98
				W11	33.14	32.11	1.03	0.97
				W13	39.09	38.27	0.82	0.98
				W15	23.70	23.19	0.51	0.98
	R5	Residential	Unknown	W14	38.91	37.86	1.05	0.97
				W16	33.14	31.94	1.20	0.96
				W17	39.09	38.11	0.98	0.97
				W19	23.69	23.06	0.63	0.97
	R6	Residential	Unknown	W18	38.91	37.67	1.24	0.97
				W20	33.13	31.74	1.39	0.96
				W21	39.08	37.92	1.16	0.97
				W23	23.69	22.90	0.79	0.97
	R7	Residential	Unknown	W22	38.90	37.45	1.45	0.96
				W24	33.12	31.48	1.64	0.95
				W25	39.07	37.70	1.37	0.96
				W26	23.68	22.71	0.97	0.96
	R8	Residential	Unknown	W27	38.89	37.17	1.72	0.96
				W28	39.07	37.42	1.65	0.96
				W29	33.12	31.16	1.96	0.94
				W30	23.68	22.48	1.20	0.95
	R9	Residential	Unknown	W31	38.89	36.83	2.06	0.95
				W32	39.07	37.09	1.98	0.95
				W33	33.12	30.78	2.34	0.93

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
Twenty-First	R10	Residential	Unknown	W34	23.68	22.20	1.48	0.94
				W35	38.89	36.42	2.47	0.94
				W36	39.07	36.68	2.39	0.94
				W37	33.12	30.32	2.80	0.92
				W38	23.67	21.86	1.81	0.92
	R11	Residential	Unknown	W39	38.89	35.92	2.97	0.92
				W40	39.08	36.18	2.90	0.93
				W41	33.12	29.81	3.31	0.90
				W42	23.66	21.44	2.22	0.91
	R1	Residential	Unknown	W1	33.27	32.68	0.59	0.98
				W6	23.76	23.56	0.20	0.99
	R2	Residential	Unknown	W2	39.02	38.41	0.61	0.98
				W3	33.24	32.56	0.68	0.98
				W7	39.18	38.67	0.51	0.99
				W9	23.76	23.49	0.27	0.99
	R3	Residential	Unknown	W4	39.00	38.30	0.70	0.98
				W5	33.23	32.45	0.78	0.98
				W10	39.15	38.55	0.60	0.98
				W12	23.76	23.41	0.35	0.99
	R4	Residential	Unknown	W8	39.00	38.19	0.81	0.98
				W11	33.23	32.31	0.92	0.97
				W13	39.15	38.43	0.72	0.98
				W15	23.75	23.31	0.44	0.98
	R5	Residential	Unknown	W14	39.00	38.05	0.95	0.98
				W16	33.22	32.16	1.06	0.97
				W17	39.15	38.30	0.85	0.98
				W19	23.75	23.19	0.56	0.98
	R6	Residential	Unknown	W18	38.99	37.88	1.11	0.97
				W20	33.22	31.98	1.24	0.96
				W21	39.14	38.13	1.01	0.97
				W23	23.75	23.04	0.71	0.97
	R7	Residential	Unknown	W22	38.99	37.69	1.30	0.97
				W24	33.22	31.75	1.47	0.96
				W25	39.14	37.93	1.21	0.97
				W26	23.75	22.87	0.88	0.96

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R8	Residential	Unknown	W27	38.99	37.44	1.55	0.96
				W28	39.14	37.68	1.46	0.96
				W29	33.22	31.46	1.76	0.95
				W30	23.75	22.65	1.10	0.95
	R9	Residential	Unknown	W31	38.99	37.13	1.86	0.95
				W32	39.14	37.38	1.76	0.96
				W33	33.22	31.12	2.10	0.94
				W34	23.75	22.39	1.36	0.94
	R10	Residential	Unknown	W35	38.99	36.75	2.24	0.94
				W36	39.14	37.01	2.13	0.95
				W37	33.22	30.69	2.53	0.92
				W38	23.74	22.07	1.67	0.93
	R11	Residential	Unknown	W39	38.99	36.29	2.70	0.93
				W40	39.15	36.55	2.60	0.93
				W41	33.23	30.17	3.06	0.91
				W42	23.74	21.66	2.08	0.91
	Twenty-Second	R1	Residential	W1	33.29	32.77	0.52	0.98
				W6	23.77	23.61	0.16	0.99
	R2	Residential	Unknown	W2	39.04	38.50	0.54	0.99
				W3	33.26	32.67	0.59	0.98
				W7	39.20	38.77	0.43	0.99
				W9	23.77	23.55	0.22	0.99
	R3	Residential	Unknown	W4	39.02	38.41	0.61	0.98
				W5	33.25	32.57	0.68	0.98
				W10	39.18	38.67	0.51	0.99
				W12	23.77	23.48	0.29	0.99
	R4	Residential	Unknown	W8	39.02	38.31	0.71	0.98
				W11	33.25	32.45	0.80	0.98
				W14	39.17	38.56	0.61	0.98
				W15	23.77	23.40	0.37	0.98
	R5	Residential	Unknown	W13	39.02	38.19	0.83	0.98
				W16	33.25	32.32	0.93	0.97
				W17	39.17	38.44	0.73	0.98
				W19	23.77	23.29	0.48	0.98
	R6	Residential	Unknown	W18	39.02	38.04	0.98	0.97
				W20	33.25	32.16	1.09	0.97

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
				W21	39.17	38.29	0.88	0.98
				W23	23.77	23.16	0.61	0.97
	R7	Residential	Unknown	W22	39.02	37.86	1.16	0.97
				W24	33.24	31.95	1.29	0.96
				W25	39.17	38.12	1.05	0.97
				W27	23.77	23.00	0.77	0.97
	R8	Residential	Unknown	W26	39.02	37.64	1.38	0.96
				W28	39.17	37.90	1.27	0.97
				W29	33.24	31.70	1.54	0.95
				W30	23.77	22.80	0.97	0.96
	R9	Residential	Unknown	W31	39.02	37.37	1.65	0.96
				W32	39.17	37.63	1.54	0.96
				W33	33.25	31.39	1.86	0.94
				W34	23.77	22.55	1.22	0.95
	R10	Residential	Unknown	W35	39.02	37.03	1.99	0.95
				W36	39.17	37.29	1.88	0.95
				W37	33.25	31.00	2.25	0.93
				W38	23.77	22.25	1.52	0.94
	R11	Residential	Unknown	W39	39.02	36.61	2.41	0.94
				W40	39.18	36.88	2.30	0.94
				W41	33.27	30.53	2.74	0.92
				W42	23.77	21.87	1.90	0.92
Twenty-Third	R1	Residential	Unknown	W1	33.30	32.86	0.44	0.99
				W6	23.78	23.64	0.14	0.99
	R2	Residential	Unknown	W2	39.06	38.60	0.46	0.99
				W3	33.27	32.76	0.51	0.98
				W7	39.23	38.87	0.36	0.99
				W9	23.78	23.60	0.18	0.99
	R3	Residential	Unknown	W4	39.05	38.52	0.53	0.99
				W5	33.26	32.68	0.58	0.98
				W10	39.21	38.79	0.42	0.99
				W12	23.78	23.54	0.24	0.99
	R4	Residential	Unknown	W8	39.05	38.43	0.62	0.98
				W11	33.26	32.57	0.69	0.98
				W14	39.21	38.70	0.51	0.99
				W15	23.78	23.46	0.32	0.99

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
Twenty-Fourth	R5	Residential	Unknown	W13	39.05	38.33	0.72	0.98
				W16	33.26	32.46	0.80	0.98
				W17	39.21	38.60	0.61	0.98
				W19	23.78	23.38	0.40	0.98
	R6	Residential	Unknown	W18	39.05	38.19	0.86	0.98
				W20	33.26	32.32	0.94	0.97
				W21	39.21	38.47	0.74	0.98
				W23	23.78	23.26	0.52	0.98
	R7	Residential	Unknown	W22	39.05	38.04	1.01	0.97
				W24	33.26	32.15	1.11	0.97
				W25	39.21	38.31	0.90	0.98
				W27	23.78	23.12	0.66	0.97
	R8	Residential	Unknown	W26	39.05	37.85	1.20	0.97
				W28	39.21	38.13	1.08	0.97
				W29	33.26	31.92	1.34	0.96
				W30	23.78	22.94	0.84	0.96
	R9	Residential	Unknown	W31	39.05	37.61	1.44	0.96
				W32	39.21	37.88	1.33	0.97
				W33	33.26	31.64	1.62	0.95
				W34	23.78	22.71	1.07	0.96
	R10	Residential	Unknown	W35	39.05	37.31	1.74	0.96
				W36	39.21	37.59	1.62	0.96
				W37	33.27	31.30	1.97	0.94
				W38	23.78	22.43	1.35	0.94
	R11	Residential	Unknown	W39	39.06	36.93	2.13	0.95
				W40	39.22	37.22	2.00	0.95
				W41	33.29	30.87	2.42	0.93
				W42	23.78	22.08	1.70	0.93
	R1	Residential	Unknown	W1	33.31	32.94	0.37	0.99
				W6	23.78	23.67	0.11	1.00
	R2	Residential	Unknown	W2	39.15	38.75	0.40	0.99
				W3	33.28	32.85	0.43	0.99
				W8	39.39	39.09	0.30	0.99
				W9	23.78	23.63	0.15	0.99
	R3	Residential	Unknown	W4	39.14	38.68	0.46	0.99

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
Twenty-Fifth	R4	Residential	Unknown	W5	33.28	32.78	0.50	0.98
				W10	39.40	39.04	0.36	0.99
				W12	23.78	23.58	0.20	0.99
				W7	39.14	38.61	0.53	0.99
	R5	Residential	Unknown	W11	33.28	32.70	0.58	0.98
				W14	39.39	38.97	0.42	0.99
				W15	23.78	23.52	0.26	0.99
				W13	39.14	38.52	0.62	0.98
	R6	Residential	Unknown	W16	33.28	32.60	0.68	0.98
				W17	39.40	38.89	0.51	0.99
				W19	23.78	23.45	0.33	0.99
				W18	39.14	38.40	0.74	0.98
	R7	Residential	Unknown	W20	33.28	32.48	0.80	0.98
				W21	39.40	38.78	0.62	0.98
				W23	23.78	23.35	0.43	0.98
				W22	39.14	38.27	0.87	0.98
	R8	Residential	Unknown	W24	33.28	32.33	0.95	0.97
				W25	39.39	38.65	0.74	0.98
				W27	23.78	23.23	0.55	0.98
				W26	39.14	38.10	1.04	0.97
	R9	Residential	Unknown	W28	33.28	32.13	1.15	0.97
				W29	39.40	38.49	0.91	0.98
				W30	23.78	23.07	0.71	0.97
				W31	39.14	37.89	1.25	0.97
	R10	Residential	Unknown	W32	39.39	38.29	1.10	0.97
				W33	33.28	31.89	1.39	0.96
				W34	23.78	22.88	0.90	0.96
				W35	39.14	37.63	1.51	0.96
	R11	Residential	Unknown	W36	39.40	38.03	1.37	0.97
				W37	33.28	31.59	1.69	0.95
				W38	23.78	22.62	1.16	0.95
				W39	39.14	37.30	1.84	0.95
	R1	Residential	Unknown	W40	39.39	37.70	1.69	0.96
				W41	33.30	31.21	2.09	0.94
				W42	23.78	22.30	1.48	0.94
				W1	39.62	39.31	0.31	0.99

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R2	Residential	Unknown	W2	39.62	39.29	0.33	0.99
	R3	Residential	Unknown	W3	39.62	39.23	0.39	0.99
				W4	39.62	39.20	0.42	0.99
	R4	Residential	Unknown	W5	39.62	39.13	0.49	0.99
	R5	Residential	Unknown	W6	39.62	39.08	0.54	0.99
Britannic House								
First	R2	Residential	LK	W2	30.61	24.87	5.74	0.81
				W3	29.75	22.26	7.49	0.75
				W4	26.55	18.34	8.21	0.69
				W5	29.25	22.93	6.32	0.78
				W6	29.26	21.24	8.02	0.73
				W7	25.76	17.20	8.56	0.67
	R3	Residential	Bedroom	W8	29.04	22.19	6.85	0.76
				W9	28.63	20.19	8.44	0.71
				W10	25.41	16.61	8.80	0.65
				W11	24.16	15.54	8.62	0.64
				W12	21.13	13.71	7.42	0.65
Second	R2	Residential	LK	W2	31.23	25.44	5.79	0.81
				W3	30.82	23.25	7.57	0.75
				W4	27.89	19.60	8.29	0.70
				W5	29.94	23.54	6.40	0.79
				W6	30.44	22.33	8.11	0.73
				W7	27.28	18.62	8.66	0.68
	R3	Residential	Bedroom	W8	29.79	22.85	6.94	0.77
				W9	29.95	21.37	8.58	0.71
				W10	27.38	18.39	8.99	0.67
				W11	26.53	17.64	8.89	0.66
				W12	24.19	16.48	7.71	0.68
Third	R1	Residential	LK	W1	31.10	25.27	5.83	0.81
				W2	31.29	23.67	7.62	0.76
				W3	28.32	19.97	8.35	0.71
				W4	29.84	23.39	6.45	0.78
				W5	31.05	22.87	8.18	0.74
				W6	28.03	19.27	8.76	0.69
	R2	Residential	Bedroom	W7	29.80	22.78	7.02	0.76

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
				W8	30.81	22.10	8.71	0.72
				W9	28.69	19.53	9.16	0.68
				W10	28.75	19.62	9.13	0.68
				W11	27.29	19.34	7.95	0.71
Fourth	R2	Residential	LK	W2	32.46	24.82	7.64	0.76
				W3	32.35	24.15	8.20	0.75
	R3	Residential	Bedroom	W4	32.20	23.54	8.66	0.73
				W5	25.88	17.38	8.50	0.67
				W6	30.72	22.24	8.48	0.72
				W7	29.78	26.55	3.23	0.89
				W8	35.76	35.76	0.00	1.00
One Deansgate								
First	R1	Residential	Unknown	W1	10.30	5.42	4.88	0.53
	R2	Residential	Unknown	W2	9.63	5.33	4.30	0.55
	R3	Residential	Unknown	W3	8.14	4.37	3.77	0.54
	R6	Residential	Unknown	W5	7.44	5.94	1.50	0.80
	R7	Residential	Unknown	W6	8.33	6.16	2.17	0.74
	R8	Residential	Unknown	W7	7.41	5.69	1.72	0.77
	R9	Residential	Unknown	W8	7.29	6.68	0.61	0.92
	R10	Residential	Unknown	W9	8.13	7.00	1.13	0.86
	R11	Residential	Unknown	W10	7.23	6.21	1.02	0.86
	R14	Residential	Unknown	W12	8.12	8.12	0.00	1.00
	R15	Residential	Unknown	W13	9.47	8.73	0.74	0.92
	R16	Residential	Unknown	W14	10.17	9.46	0.71	0.93
				W15	13.86	13.86	0.00	1.00
Second	R1	Residential	Unknown	W1	36.76	30.14	6.62	0.82
				W2	11.60	6.66	4.94	0.57
	R2	Residential	Unknown	W3	10.74	6.47	4.27	0.60

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R3	Residential	Unknown	W4	9.15	5.44	3.71	0.59
	R6	Residential	Unknown	W6	8.49	7.08	1.41	0.83
	R7	Residential	Unknown	W7	9.42	7.30	2.12	0.77
	R8	Residential	Unknown	W8	8.47	6.76	1.71	0.80
	R9	Residential	Unknown	W9	8.44	7.84	0.60	0.93
	R10	Residential	Unknown	W10	9.30	8.15	1.15	0.88
	R11	Residential	Unknown	W11	8.28	7.25	1.03	0.88
	R14	Residential	Unknown	W13	9.24	9.24	0.00	1.00
	R15	Residential	Unknown	W14	10.63	9.88	0.75	0.93
	R16	Residential	Unknown	W15	11.31	10.60	0.71	0.94
				W16	15.98	15.98	0.00	1.00
Third	R1	Residential	Unknown	W1	37.74	31.20	6.54	0.83
				W2	12.65	7.74	4.91	0.61
	R2	Residential	Unknown	W3	11.82	7.60	4.22	0.64
	R3	Residential	Unknown	W4	10.19	6.54	3.65	0.64
	R6	Residential	Unknown	W6	9.62	8.29	1.33	0.86
	R7	Residential	Unknown	W7	10.61	8.52	2.09	0.80
	R8	Residential	Unknown	W8	9.63	7.93	1.70	0.82
	R9	Residential	Unknown	W9	9.67	9.07	0.60	0.94
	R10	Residential	Unknown	W10	10.53	9.37	1.16	0.89
	R11	Residential	Unknown	W11	9.43	8.38	1.05	0.89
	R14	Residential	Unknown	W13	10.39	10.39	0.00	1.00
	R15	Residential	Unknown	W14	11.80	11.06	0.74	0.94
	R16	Residential	Unknown	W15	12.45	11.74	0.71	0.94

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
				W16	17.77	17.77	0.00	1.00
Fourth	R1	Residential	Unknown	W1	38.17	31.73	6.44	0.83
				W2	13.70	8.85	4.85	0.65
	R2	Residential	Unknown	W3	12.91	8.77	4.14	0.68
	R3	Residential	Unknown	W4	11.26	7.70	3.56	0.68
	R6	Residential	Unknown	W6	10.76	9.53	1.23	0.89
	R7	Residential	Unknown	W7	11.81	9.76	2.05	0.83
	R8	Residential	Unknown	W8	10.83	9.15	1.68	0.84
	R9	Residential	Unknown	W9	10.90	10.33	0.57	0.95
	R10	Residential	Unknown	W10	11.77	10.60	1.17	0.90
	R11	Residential	Unknown	W11	10.62	9.56	1.06	0.90
	R14	Residential	Unknown	W13	11.52	11.52	0.00	1.00
	R15	Residential	Unknown	W14	12.94	12.19	0.75	0.94
	R16	Residential	Unknown	W15	13.54	12.83	0.71	0.95
				W16	18.89	18.89	0.00	1.00
Fifth	R1	Residential	Unknown	W1	38.41	32.10	6.31	0.84
				W2	14.74	9.98	4.76	0.68
	R2	Residential	Unknown	W3	14.00	9.95	4.05	0.71
	R3	Residential	Unknown	W4	12.37	8.91	3.46	0.72
	R6	Residential	Unknown	W6	11.91	10.77	1.14	0.90
	R7	Residential	Unknown	W7	13.01	11.01	2.00	0.85
	R8	Residential	Unknown	W8	12.06	10.40	1.66	0.86
	R9	Residential	Unknown	W9	12.13	11.58	0.55	0.95
	R10	Residential	Unknown	W10	13.02	11.84	1.18	0.91

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R11	Residential	Unknown	W11	11.84	10.78	1.06	0.91
	R14	Residential	Unknown	W13	12.65	12.65	0.00	1.00
	R15	Residential	Unknown	W14	14.07	13.33	0.74	0.95
	R16	Residential	Unknown	W15	14.63	13.93	0.70	0.95
				W16	19.94	19.94	0.00	1.00
Sixth	R1	Residential	Unknown	W1	38.56	32.41	6.15	0.84
				W2	15.79	11.16	4.63	0.71
	R2	Residential	Unknown	W3	15.10	11.17	3.93	0.74
	R3	Residential	Unknown	W4	13.48	10.15	3.33	0.75
	R6	Residential	Unknown	W6	13.07	12.05	1.02	0.92
	R7	Residential	Unknown	W7	14.23	12.29	1.94	0.86
	R8	Residential	Unknown	W8	13.31	11.68	1.63	0.88
	R9	Residential	Unknown	W9	13.38	12.85	0.53	0.96
	R10	Residential	Unknown	W10	14.28	13.10	1.18	0.92
	R11	Residential	Unknown	W11	13.09	12.02	1.07	0.92
	R14	Residential	Unknown	W13	13.79	13.79	0.00	1.00
	R15	Residential	Unknown	W14	15.22	14.48	0.74	0.95
	R16	Residential	Unknown	W15	15.72	15.03	0.69	0.96
				W16	20.90	20.90	0.00	1.00
Seventh	R1	Residential	Unknown	W1	38.72	32.74	5.98	0.85
				W2	17.44	12.84	4.60	0.74
	R2	Residential	Unknown	W3	16.79	12.91	3.88	0.77
	R3	Residential	Unknown	W4	15.15	11.87	3.28	0.78
	R6	Residential	Unknown	W6	14.79	13.85	0.94	0.94
	R7	Residential	Unknown	W7	16.06	14.11	1.95	0.88

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R8	Residential	Unknown	W8	15.13	13.48	1.65	0.89
	R9	Residential	Unknown	W9	15.22	14.70	0.52	0.97
	R10	Residential	Unknown	W10	16.15	14.94	1.21	0.93
	R11	Residential	Unknown	W11	14.89	13.80	1.09	0.93
	R14	Residential	Unknown	W13	15.48	15.48	0.00	1.00
	R15	Residential	Unknown	W14	16.95	16.20	0.75	0.96
	R16	Residential	Unknown	W15	17.41	16.71	0.70	0.96
				W16	22.28	22.28	0.00	1.00
Eighth	R1	Residential	Unknown	W1	38.84	33.07	5.77	0.85
				W2	18.44	14.05	4.39	0.76
	R2	Residential	Unknown	W3	17.84	14.16	3.68	0.79
	R3	Residential	Unknown	W4	16.25	13.15	3.10	0.81
	R6	Residential	Unknown	W6	15.97	15.14	0.83	0.95
	R7	Residential	Unknown	W7	17.29	15.40	1.89	0.89
	R8	Residential	Unknown	W8	16.40	14.78	1.62	0.90
	R9	Residential	Unknown	W9	16.47	15.99	0.48	0.97
	R10	Residential	Unknown	W10	17.40	16.20	1.20	0.93
	R11	Residential	Unknown	W11	16.12	15.04	1.08	0.93
	R14	Residential	Unknown	W13	16.59	16.59	0.00	1.00
	R15	Residential	Unknown	W14	18.06	17.32	0.74	0.96
	R16	Residential	Unknown	W15	18.46	17.78	0.68	0.96
				W16	22.57	22.57	0.00	1.00
Ninth	R1	Residential	Unknown	W1	30.62	25.42	5.20	0.83
	R2	Residential	Unknown	W2	33.83	29.62	4.21	0.88

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R3	Residential	Unknown	W3	30.78	26.99	3.79	0.88
	R6	Residential	Unknown	W5	17.13	16.41	0.72	0.96
	R7	Residential	Unknown	W6	18.50	16.67	1.83	0.90
	R8	Residential	Unknown	W7	17.63	16.04	1.59	0.91
	R9	Residential	Unknown	W8	17.70	17.24	0.46	0.97
	R10	Residential	Unknown	W9	18.62	17.43	1.19	0.94
	R11	Residential	Unknown	W10	17.31	16.24	1.07	0.94
	R14	Residential	Unknown	W12	17.67	17.67	0.00	1.00
	R15	Residential	Unknown	W13	19.13	18.41	0.72	0.96
	R16	Residential	Unknown	W14	19.47	18.82	0.65	0.97
				W15	22.62	22.62	0.00	1.00
Tenth	R2	Residential	Unknown	W2	18.24	17.58	0.66	0.96
	R3	Residential	Unknown	W3	19.65	17.86	1.79	0.91
	R4	Residential	Unknown	W4	18.80	17.24	1.56	0.92
	R5	Residential	Unknown	W5	18.87	18.44	0.43	0.98
	R6	Residential	Unknown	W6	19.79	18.62	1.17	0.94
	R7	Residential	Unknown	W7	18.45	17.40	1.05	0.94
	R10	Residential	Unknown	W9	18.70	18.70	0.00	1.00
	R11	Residential	Unknown	W10	20.15	19.45	0.70	0.97
	R12	Residential	Unknown	W11	20.43	19.80	0.63	0.97
				W12	22.67	22.67	0.00	1.00
Eleventh	R1	Residential	Unknown	W1	25.84	22.25	3.59	0.86
	R2	Residential	Unknown	W2	33.75	32.01	1.74	0.95

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R3	Residential	Unknown	W3	18.56	18.17	0.39	0.98
	R4	Residential	Unknown	W4	19.40	18.33	1.07	0.94
	R5	Residential	Unknown	W5	18.16	17.19	0.97	0.95
	R9	Residential	Unknown	W8	19.62	18.99	0.63	0.97
	R10	Residential	Unknown	W9 W10	19.83 21.24	19.26 21.24	0.57 0.00	0.97 1.00
Twelfth	R1	Residential	Unknown	W1	21.50	21.05	0.45	0.98
	R2	Residential	Unknown	W2	37.02	35.83	1.19	0.97
	R3	Residential	Unknown	W3	33.88	32.75	1.13	0.97
	R6	Residential	Unknown	W5	20.66	20.66	0.00	1.00
	R7	Residential	Unknown	W6	22.13	21.49	0.64	0.97
	R8	Residential	Unknown	W7 W8	22.31 23.06	21.72 23.06	0.59 0.00	0.97 1.00
Thirteenth	R2	Residential	Unknown	W2	20.03	20.03	0.00	1.00
	R3	Residential	Unknown	W3	21.40	20.83	0.57	0.97
	R4	Residential	Unknown	W4	21.55	21.02	0.53	0.98
				W5	21.98	21.98	0.00	1.00
Fourteenth	R1	Residential	Unknown	W1	28.58	27.04	1.54	0.95
	R2	Residential	Unknown	W2	38.25	37.75	0.50	0.99
				W3	39.01	39.01	0.00	1.00

Project Name: Deansgate Renaissance, Manchester Project No.: 1033 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/Ex
North Tower											
Fourteenth	R1	Unknown	4.99	53.70	4.99	53.70	1.00	4.99	0.00	0.00	1.00
	R2	Unknown	13.54	145.79	13.54	145.72	1.00	13.54	0.00	0.00	1.00
	R3	Unknown	21.69	233.49	21.69	233.45	1.00	21.69	0.00	0.02	1.00
	R4	Unknown	10.49	112.94	10.49	112.94	1.00	10.49	0.00	0.02	1.00
	R5	Unknown	13.54	145.79	13.54	145.71	1.00	13.54	0.00	0.01	1.00
	R6	Unknown	21.69	233.49	21.69	233.44	1.00	21.68	0.00	0.03	1.00
	R7	Unknown	10.49	112.94	10.49	112.94	1.00	10.49	0.00	0.02	1.00
	R8	Unknown	13.52	145.51	13.51	145.45	1.00	13.51	0.00	0.00	1.00
	R9	Unknown	21.73	233.94	21.73	233.89	1.00	21.73	0.00	0.02	1.00
	R10	Unknown	10.47	112.71	10.47	112.70	1.00	10.47	0.00	0.04	1.00
	R11	Unknown	13.15	141.55	13.14	141.49	1.00	13.14	0.00	0.04	1.00
Fifteenth	R1	Unknown	4.99	53.70	4.99	53.70	1.00	4.99	0.00	0.00	1.00
	R2	Unknown	13.54	145.79	13.54	145.72	1.00	13.54	0.00	0.00	1.00
	R3	Unknown	21.69	233.49	21.69	233.45	1.00	21.69	0.00	0.02	1.00
	R4	Unknown	10.49	112.94	10.49	112.94	1.00	10.49	0.00	0.01	1.00
	R5	Unknown	13.54	145.79	13.54	145.72	1.00	13.54	0.00	0.00	1.00
	R6	Unknown	21.69	233.49	21.69	233.44	1.00	21.68	0.00	0.03	1.00
	R7	Unknown	10.49	112.94	10.49	112.94	1.00	10.49	0.00	0.02	1.00
	R8	Unknown	13.52	145.51	13.51	145.44	1.00	13.51	0.00	0.00	1.00
	R9	Unknown	21.73	233.94	21.73	233.89	1.00	21.73	0.00	0.02	1.00
	R10	Unknown	10.47	112.71	10.47	112.70	1.00	10.47	0.00	0.05	1.00
	R11	Unknown	13.15	141.55	13.14	141.49	1.00	13.14	0.00	0.03	1.00
Sixteenth	R1	Unknown	4.99	53.70	4.99	53.70	1.00	4.99	0.00	0.00	1.00
	R2	Unknown	13.54	145.79	13.54	145.71	1.00	13.54	0.00	0.00	1.00
	R3	Unknown	21.69	233.49	21.69	233.44	1.00	21.68	0.00	0.02	1.00
	R4	Unknown	10.49	112.94	10.49	112.94	1.00	10.49	0.00	0.01	1.00
	R5	Unknown	13.54	145.79	13.54	145.72	1.00	13.54	0.00	0.00	1.00
	R6	Unknown	21.69	233.49	21.69	233.45	1.00	21.69	0.00	0.02	1.00
	R7	Unknown	10.49	112.94	10.49	112.93	1.00	10.49	0.00	0.02	1.00
	R8	Unknown	13.52	145.51	13.51	145.45	1.00	13.51	0.00	0.01	1.00
	R9	Unknown	21.73	233.94	21.73	233.89	1.00	21.73	0.00	0.03	1.00
	R10	Unknown	10.47	112.71	10.47	112.70	1.00	10.47	0.00	0.02	1.00
	R11	Unknown	13.15	141.55	13.14	141.49	1.00	13.14	0.00	0.02	1.00
Seventeenth	R1	Unknown	4.99	53.70	4.99	53.70	1.00	4.99	0.00	0.00	1.00
	R2	Unknown	13.54	145.79	13.54	145.73	1.00	13.54	0.00	0.00	1.00
	R3	Unknown	21.69	233.49	21.69	233.45	1.00	21.69	0.00	0.02	1.00
	R4	Unknown	10.49	112.94	10.49	112.94	1.00	10.49	0.00	0.01	1.00
	R5	Unknown	13.54	145.79	13.54	145.73	1.00	13.54	0.00	0.00	1.00
	R6	Unknown	21.69	233.49	21.69	233.44	1.00	21.68	0.00	0.02	1.00
	R7	Unknown	10.49	112.94	10.49	112.93	1.00	10.49	0.00	0.02	1.00
	R8	Unknown	13.52	145.51	13.51	145.45	1.00	13.51	0.00	0.01	1.00
	R9	Unknown	21.73	233.94	21.73	233.89	1.00	21.73	0.00	0.02	1.00
	R10	Unknown	10.47	112.71	10.47	112.70	1.00	10.47	0.00	0.02	1.00
	R11	Unknown	13.15	141.55	13.14	141.49	1.00	13.14	0.00	0.02	1.00
Eighteenth	R1	Unknown	4.99	53.70	4.99	53.70	1.00	4.99	0.00	0.00	1.00
	R2	Unknown	13.54	145.79	13.54	145.72	1.00	13.54	0.00	0.00	1.00
	R3	Unknown	21.69	233.49	21.69	233.45	1.00	21.69	0.00	0.02	1.00
	R4	Unknown	10.49	112.94	10.49	112.94	1.00	10.49	0.00	0.01	1.00
	R5	Unknown	13.54	145.79	13.54	145.73	1.00	13.54	0.00	0.00	1.00
	R6	Unknown	21.69	233.49	21.69	233.45	1.00	21.69	0.00	0.02	1.00
	R7	Unknown	10.49	112.94	10.49	112.94	1.00	10.49	0.00	0.01	1.00
	R8	Unknown	13.52	145.51	13.51	145.45	1.00	13.51	0.00	0.00	1.00
	R9	Unknown	21.73	233.94	21.73	233.89	1.00	21.73	0.00	0.02	1.00
	R10	Unknown	10.47	112.71	10.47	112.70	1.00	10.47	0.00	0.02	1.00
	R11	Unknown	13.15	141.55	13.14	141.49	1.00	13.14	0.00	0.02	1.00
Nineteenth	R1	Unknown	4.99	53.70	4.99	53.70	1.00	4.99	0.00	0.00	1.00
	R2	Unknown	13.54	145.79	13.54	145.72	1.00	13.54	0.00	0.00	1.00
	R3	Unknown	21.69	233.49	21.69	233.45	1.00	21.69	0.00	0.02	1.00
	R4	Unknown	10.49	112.94	10.49	112.94	1.00	10.49	0.00	0.00	1.00
	R5	Unknown	13.54	145.79	13.54	145.73	1.00	13.54	0.00	0.01	1.00

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
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/Ex
	R6	Unknown	21.69	233.49	21.69	233.45	1.00	21.69	0.00	0.02	1.00
	R7	Unknown	10.49	112.94	10.49	112.94	1.00	10.49	0.00	0.01	1.00
	R8	Unknown	13.52	145.51	13.51	145.45	1.00	13.51	0.00	0.00	1.00
	R9	Unknown	21.73	233.94	21.73	233.89	1.00	21.73	0.00	0.03	1.00
	R10	Unknown	10.47	112.71	10.47	112.70	1.00	10.47	0.00	0.02	1.00
	R11	Unknown	13.15	141.55	13.14	141.49	1.00	13.14	0.00	0.02	1.00
Twentieth	R1	Unknown	4.99	53.70	4.99	53.70	1.00	4.99	0.00	0.00	1.00
	R2	Unknown	13.54	145.79	13.54	145.72	1.00	13.54	0.00	0.00	1.00
	R3	Unknown	21.69	233.49	21.69	233.44	1.00	21.69	0.00	0.02	1.00
	R4	Unknown	10.49	112.94	10.49	112.94	1.00	10.49	0.00	0.00	1.00
	R5	Unknown	13.54	145.79	13.54	145.73	1.00	13.54	0.00	0.01	1.00
	R6	Unknown	21.69	233.49	21.69	233.45	1.00	21.69	0.00	0.02	1.00
	R7	Unknown	10.49	112.94	10.49	112.93	1.00	10.49	0.00	0.01	1.00
	R8	Unknown	13.52	145.51	13.51	145.45	1.00	13.51	0.00	0.00	1.00
	R9	Unknown	21.73	233.94	21.73	233.89	1.00	21.73	0.00	0.02	1.00
	R10	Unknown	10.47	112.71	10.47	112.70	1.00	10.47	0.00	0.02	1.00
	R11	Unknown	13.15	141.55	13.14	141.49	1.00	13.14	0.00	0.02	1.00
Twenty-First	R1	Unknown	4.99	53.70	4.99	53.70	1.00	4.99	0.00	0.00	1.00
	R2	Unknown	13.54	145.79	13.54	145.73	1.00	13.54	0.00	0.00	1.00
	R3	Unknown	21.69	233.49	21.69	233.45	1.00	21.69	0.00	0.02	1.00
	R4	Unknown	10.49	112.94	10.49	112.94	1.00	10.49	0.00	0.00	1.00
	R5	Unknown	13.54	145.79	13.54	145.73	1.00	13.54	0.00	0.00	1.00
	R6	Unknown	21.69	233.49	21.69	233.45	1.00	21.69	0.00	0.02	1.00
	R7	Unknown	10.49	112.94	10.49	112.93	1.00	10.49	0.00	0.01	1.00
	R8	Unknown	13.52	145.51	13.51	145.45	1.00	13.51	0.00	0.00	1.00
	R9	Unknown	21.73	233.94	21.73	233.89	1.00	21.73	0.00	0.02	1.00
	R10	Unknown	10.47	112.71	10.47	112.70	1.00	10.47	0.00	0.01	1.00
	R11	Unknown	13.15	141.55	13.14	141.48	1.00	13.14	0.00	0.01	1.00
Twenty-Second	R1	Unknown	4.99	53.70	4.99	53.70	1.00	4.99	0.00	0.00	1.00
	R2	Unknown	13.54	145.79	13.54	145.72	1.00	13.54	0.00	0.00	1.00
	R3	Unknown	21.69	233.49	21.69	233.45	1.00	21.69	0.00	0.02	1.00
	R4	Unknown	10.49	112.94	10.49	112.94	1.00	10.49	0.00	0.00	1.00
	R5	Unknown	13.54	145.79	13.54	145.72	1.00	13.54	0.00	0.00	1.00
	R6	Unknown	21.69	233.49	21.69	233.45	1.00	21.69	0.00	0.02	1.00
	R7	Unknown	10.49	112.94	10.49	112.93	1.00	10.49	0.00	0.00	1.00
	R8	Unknown	13.52	145.51	13.51	145.43	1.00	13.51	0.00	0.00	1.00
	R9	Unknown	21.73	233.94	21.73	233.89	1.00	21.73	0.00	0.02	1.00
	R10	Unknown	10.47	112.71	10.47	112.70	1.00	10.47	0.00	0.01	1.00
	R11	Unknown	13.15	141.55	13.14	141.49	1.00	13.14	0.00	0.02	1.00
Twenty-Third	R1	Unknown	4.99	53.70	4.99	53.70	1.00	4.99	0.00	0.00	1.00
	R2	Unknown	13.54	145.79	13.54	145.72	1.00	13.54	0.00	0.00	1.00
	R3	Unknown	21.69	233.49	21.69	233.44	1.00	21.69	0.00	0.01	1.00
	R4	Unknown	10.49	112.94	10.49	112.94	1.00	10.49	0.00	0.00	1.00
	R5	Unknown	13.54	145.79	13.54	145.72	1.00	13.54	0.00	0.00	1.00
	R6	Unknown	21.69	233.49	21.69	233.44	1.00	21.68	0.00	0.02	1.00
	R7	Unknown	10.49	112.94	10.49	112.94	1.00	10.49	0.00	0.00	1.00
	R8	Unknown	13.52	145.51	13.51	145.45	1.00	13.51	0.00	0.00	1.00
	R9	Unknown	21.73	233.94	21.73	233.89	1.00	21.73	0.00	0.02	1.00
	R10	Unknown	10.47	112.71	10.47	112.70	1.00	10.47	0.00	0.00	1.00
	R11	Unknown	13.15	141.55	13.14	141.49	1.00	13.14	0.00	0.03	1.00
Twenty-Fourth	R1	Unknown	4.99	53.70	4.99	53.70	1.00	4.99	0.00	0.00	1.00
	R2	Unknown	13.54	145.79	13.54	145.73	1.00	13.54	0.00	0.00	1.00
	R3	Unknown	21.69	233.49	21.69	233.45	1.00	21.69	0.00	0.00	1.00
	R4	Unknown	10.49	112.94	10.49	112.94	1.00	10.49	0.00	0.00	1.00
	R5	Unknown	13.54	145.79	13.54	145.72	1.00	13.54	0.00	0.00	1.00
	R6	Unknown	21.69	233.49	21.69	233.44	1.00	21.69	0.00	0.02	1.00
	R7	Unknown	10.49	112.94	10.49	112.94	1.00	10.49	0.00	0.00	1.00
	R8	Unknown	13.52	145.51	13.51	145.45	1.00	13.51	0.00	0.00	1.00
	R9	Unknown	21.73	233.94	21.73	233.89	1.00	21.73	0.00	0.02	1.00
	R10	Unknown	10.47	112.71	10.47	112.70	1.00	10.47	0.00	0.00	1.00
	R11	Unknown	13.15	141.55	13.14	141.48	1.00	13.14	0.00	0.02	1.00

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
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/Ex
Twenty-Fifth	R1	Unknown	13.54	145.79	10.77	115.91	0.80	10.77	0.00	0.00	1.00
	R2	Unknown	21.69	233.49	19.09	205.43	0.88	19.09	0.00	0.00	1.00
	R3	Unknown	10.49	112.94	7.82	84.21	0.75	7.82	0.00	0.00	1.00
	R4	Unknown	13.54	145.79	10.76	115.80	0.79	10.76	0.00	0.00	1.00
	R5	Unknown	21.69	233.49	19.06	205.15	0.88	19.06	0.00	0.00	1.00
Britannic House											
First	R2	LK	23.09	248.57	23.00	247.55	1.00	22.71	0.29	3.08	0.99
	R3	Bedroom	11.51	123.90	11.41	122.85	0.99	11.41	0.00	0.00	1.00
Second	R2	LK	23.09	248.57	23.00	247.57	1.00	22.71	0.28	3.07	0.99
	R3	Bedroom	11.51	123.90	11.42	122.93	0.99	11.42	0.00	0.02	1.00
Third	R1	LK	23.09	248.57	23.02	247.76	1.00	23.00	0.01	0.15	1.00
	R2	Bedroom	11.51	123.90	11.41	122.82	0.99	11.41	0.00	0.00	1.00
Fourth	R2	LK	21.60	232.48	21.55	231.96	1.00	21.55	0.00	0.00	1.00
	R3	Bedroom	7.97	85.75	7.96	85.72	1.00	7.96	0.00	0.00	1.00
One Deansgate											
First	R1	Unknown	32.54	350.23	31.25	336.35	0.96	30.88	0.37	4.02	0.99
	R2	Unknown	10.91	117.46	9.88	106.39	0.91	9.63	0.25	2.73	0.97
	R3	Unknown	14.06	151.36	13.08	140.83	0.93	12.99	0.09	0.98	0.99
	R6	Unknown	14.12	151.98	12.10	130.25	0.86	12.00	0.10	1.10	0.99
	R7	Unknown	10.98	118.21	10.36	111.53	0.94	10.33	0.03	0.34	1.00
	R8	Unknown	20.08	216.15	18.05	194.33	0.90	16.92	1.13	12.20	0.94
	R9	Unknown	20.57	221.45	18.92	203.66	0.92	17.20	1.73	18.57	0.91
	R10	Unknown	10.88	117.16	9.55	102.75	0.88	9.55	0.00	0.00	1.00
	R11	Unknown	14.04	151.10	10.32	111.13	0.74	10.06	0.26	2.84	0.97
	R14	Unknown	13.92	149.79	12.50	134.60	0.90	12.50	0.00	0.00	1.00
	R15	Unknown	11.09	119.33	9.01	96.99	0.81	8.96	0.05	0.52	0.99
	R16	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Second	R1	Unknown	32.54	350.23	32.54	350.23	1.00	32.54	0.00	0.00	1.00
	R2	Unknown	10.91	117.46	9.89	106.47	0.91	9.63	0.26	2.76	0.97
	R3	Unknown	14.06	151.36	13.09	140.92	0.93	13.00	0.09	0.94	0.99
	R6	Unknown	14.12	151.98	12.11	130.35	0.86	12.00	0.11	1.20	0.99
	R7	Unknown	10.98	118.21	10.36	111.54	0.94	10.34	0.03	0.28	1.00
	R8	Unknown	20.08	216.15	18.07	194.51	0.90	17.81	0.26	2.76	0.99
	R9	Unknown	20.57	221.45	18.93	203.71	0.92	17.90	1.02	11.02	0.95
	R10	Unknown	10.88	117.16	9.79	105.37	0.90	9.79	0.00	0.00	1.00
	R11	Unknown	14.04	151.10	10.55	113.60	0.75	10.43	0.12	1.29	0.99
	R14	Unknown	13.92	149.79	12.56	135.16	0.90	12.56	0.00	0.00	1.00
	R15	Unknown	11.09	119.33	9.06	97.55	0.82	9.04	0.02	0.26	1.00
	R16	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Third	R1	Unknown	32.54	350.23	32.54	350.23	1.00	32.54	0.00	0.00	1.00
	R2	Unknown	10.91	117.46	9.89	106.50	0.91	9.64	0.26	2.76	0.97
	R3	Unknown	14.06	151.36	13.27	142.81	0.94	13.19	0.08	0.83	0.99
	R6	Unknown	14.12	151.98	12.11	130.40	0.86	12.00	0.11	1.20	0.99
	R7	Unknown	10.98	118.21	10.36	111.55	0.94	10.34	0.02	0.25	1.00
	R8	Unknown	20.08	216.15	18.07	194.55	0.90	18.07	0.00	0.01	1.00
	R9	Unknown	20.57	221.45	18.93	203.76	0.92	18.76	0.17	1.85	0.99
	R10	Unknown	10.88	117.16	10.00	107.69	0.92	10.00	0.00	0.00	1.00
	R11	Unknown	14.04	151.10	10.91	117.47	0.78	10.85	0.06	0.65	0.99
	R14	Unknown	13.92	149.79	12.72	136.97	0.91	12.72	0.00	0.00	1.00
	R15	Unknown	11.09	119.33	9.15	98.47	0.83	9.15	0.00	0.00	1.00
	R16	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Fourth	R1	Unknown	32.54	350.23	32.54	350.23	1.00	32.54	0.00	0.00	1.00
	R2	Unknown	10.91	117.46	9.93	106.86	0.91	9.71	0.21	2.29	0.98
	R3	Unknown	14.06	151.36	13.48	145.10	0.96	13.43	0.05	0.50	1.00
	R6	Unknown	14.12	151.98	12.12	130.46	0.86	12.05	0.07	0.78	0.99
	R7	Unknown	10.98	118.21	10.38	111.70	0.94	10.36	0.02	0.23	1.00
	R8	Unknown	20.08	216.15	18.08	194.58	0.90	18.08	0.00	0.00	1.00
	R9	Unknown	20.57	221.45	18.94	203.82	0.92	18.89	0.04	0.46	1.00
	R10	Unknown	10.88	117.16	10.09	108.63	0.93	10.09	0.00	0.00	1.00
	R11	Unknown	14.04	151.10	11.23	120.86	0.80	11.23	0.00	0.00	1.00
	R14	Unknown	13.92	149.79	13.07	140.72	0.94	13.07	0.00	0.00	1.00

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
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/Ex
	R15	Unknown	11.09	119.33	9.37	100.82	0.84	9.37	0.00	0.00	1.00
	R16	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Fifth	R1	Unknown	32.54	350.23	32.54	350.23	1.00	32.54	0.00	0.00	1.00
	R2	Unknown	10.91	117.46	10.20	109.79	0.93	10.05	0.15	1.59	0.99
	R3	Unknown	14.06	151.36	13.84	148.96	0.98	13.82	0.02	0.16	1.00
	R6	Unknown	14.12	151.98	12.37	133.16	0.88	12.37	0.00	0.00	1.00
	R7	Unknown	10.98	118.21	10.67	114.88	0.97	10.65	0.02	0.21	1.00
	R8	Unknown	20.08	216.15	18.28	196.80	0.91	18.28	0.00	0.00	1.00
	R9	Unknown	20.57	221.45	19.03	204.89	0.93	19.02	0.01	0.16	1.00
	R10	Unknown	10.88	117.16	10.36	111.56	0.95	10.36	0.00	0.00	1.00
	R11	Unknown	14.04	151.10	12.03	129.52	0.86	12.03	0.00	0.00	1.00
	R14	Unknown	13.92	149.79	13.59	146.23	0.98	13.59	0.00	0.00	1.00
	R15	Unknown	11.09	119.33	9.84	105.97	0.89	9.84	0.00	0.00	1.00
	R16	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Sixth	R1	Unknown	32.54	350.23	32.54	350.23	1.00	32.54	0.00	0.00	1.00
	R2	Unknown	10.91	117.46	10.70	115.15	0.98	10.66	0.03	0.37	1.00
	R3	Unknown	14.06	151.36	13.95	150.16	0.99	13.95	0.01	0.05	1.00
	R6	Unknown	14.12	151.98	13.29	143.00	0.94	13.29	0.00	0.00	1.00
	R7	Unknown	10.98	118.21	10.85	116.77	0.99	10.85	0.00	0.02	1.00
	R8	Unknown	20.08	216.15	19.46	209.41	0.97	19.46	0.00	0.00	1.00
	R9	Unknown	20.57	221.45	19.89	214.13	0.97	19.89	0.00	0.03	1.00
	R10	Unknown	10.88	117.16	10.59	114.04	0.97	10.59	0.00	0.00	1.00
	R11	Unknown	14.04	151.10	13.35	143.73	0.95	13.35	0.00	0.00	1.00
	R14	Unknown	13.92	149.79	13.70	147.47	0.98	13.70	0.00	0.00	1.00
	R15	Unknown	11.09	119.33	10.60	114.09	0.96	10.60	0.00	0.00	1.00
	R16	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Seventh	R1	Unknown	32.54	350.23	32.54	350.23	1.00	32.54	0.00	0.00	1.00
	R2	Unknown	10.91	117.46	10.91	117.46	1.00	10.91	0.00	0.00	1.00
	R3	Unknown	14.06	151.36	14.06	151.36	1.00	14.06	0.00	0.00	1.00
	R6	Unknown	14.12	151.98	14.12	151.98	1.00	14.12	0.00	0.00	1.00
	R7	Unknown	10.98	118.21	10.98	118.21	1.00	10.98	0.00	0.00	1.00
	R8	Unknown	20.08	216.15	20.08	216.15	1.00	20.08	0.00	0.00	1.00
	R9	Unknown	20.57	221.45	20.57	221.45	1.00	20.57	0.00	0.00	1.00
	R10	Unknown	10.88	117.16	10.88	117.16	1.00	10.88	0.00	0.00	1.00
	R11	Unknown	14.04	151.10	14.04	151.10	1.00	14.04	0.00	0.00	1.00
	R14	Unknown	13.92	149.79	13.92	149.79	1.00	13.92	0.00	0.00	1.00
	R15	Unknown	11.09	119.33	11.09	119.33	1.00	11.09	0.00	0.00	1.00
	R16	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Eighth	R1	Unknown	32.54	350.23	32.54	350.23	1.00	32.54	0.00	0.00	1.00
	R2	Unknown	10.91	117.46	10.91	117.46	1.00	10.91	0.00	0.00	1.00
	R3	Unknown	14.06	151.36	14.06	151.36	1.00	14.06	0.00	0.00	1.00
	R6	Unknown	14.12	151.98	14.12	151.98	1.00	14.12	0.00	0.00	1.00
	R7	Unknown	10.98	118.21	10.98	118.21	1.00	10.98	0.00	0.00	1.00
	R8	Unknown	20.08	216.15	20.08	216.15	1.00	20.08	0.00	0.00	1.00
	R9	Unknown	20.57	221.45	20.57	221.45	1.00	20.57	0.00	0.00	1.00
	R10	Unknown	10.88	117.16	10.88	117.16	1.00	10.88	0.00	0.00	1.00
	R11	Unknown	14.04	151.10	14.04	151.10	1.00	14.04	0.00	0.00	1.00
	R14	Unknown	13.92	149.79	13.92	149.79	1.00	13.92	0.00	0.00	1.00
	R15	Unknown	11.09	119.33	11.09	119.33	1.00	11.09	0.00	0.00	1.00
	R16	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Ninth	R1	Unknown	20.79	223.83	20.79	223.83	1.00	20.79	0.00	0.00	1.00
	R2	Unknown	10.91	117.46	10.91	117.46	1.00	10.91	0.00	0.00	1.00
	R3	Unknown	14.06	151.36	14.06	151.36	1.00	14.06	0.00	0.00	1.00
	R6	Unknown	14.12	151.98	14.12	151.98	1.00	14.12	0.00	0.00	1.00
	R7	Unknown	10.98	118.21	10.98	118.21	1.00	10.98	0.00	0.00	1.00
	R8	Unknown	20.08	216.15	20.08	216.15	1.00	20.08	0.00	0.00	1.00
	R9	Unknown	20.57	221.45	20.57	221.45	1.00	20.57	0.00	0.00	1.00
	R10	Unknown	10.88	117.16	10.88	117.16	1.00	10.88	0.00	0.00	1.00
	R11	Unknown	14.04	151.10	14.04	151.10	1.00	14.04	0.00	0.00	1.00
	R14	Unknown	13.92	149.79	13.92	149.79	1.00	13.92	0.00	0.00	1.00
	R15	Unknown	11.09	119.33	11.09	119.33	1.00	11.09	0.00	0.00	1.00

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
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/Ex
	R16	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Tenth	R2	Unknown	14.12	151.98	14.12	151.98	1.00	14.12	0.00	0.00	1.00
	R3	Unknown	10.98	118.21	10.98	118.21	1.00	10.98	0.00	0.00	1.00
	R4	Unknown	20.08	216.15	20.08	216.15	1.00	20.08	0.00	0.00	1.00
	R5	Unknown	20.57	221.45	20.57	221.45	1.00	20.57	0.00	0.00	1.00
	R6	Unknown	10.88	117.16	10.88	117.16	1.00	10.88	0.00	0.00	1.00
	R7	Unknown	14.04	151.10	14.04	151.10	1.00	14.04	0.00	0.00	1.00
	R10	Unknown	13.92	149.79	13.92	149.79	1.00	13.92	0.00	0.00	1.00
	R11	Unknown	11.09	119.33	11.09	119.33	1.00	11.09	0.00	0.00	1.00
	R12	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Eleventh	R1	Unknown	33.79	363.70	33.79	363.70	1.00	33.79	0.00	0.00	1.00
	R2	Unknown	20.08	216.15	20.08	216.15	1.00	20.08	0.00	0.00	1.00
	R3	Unknown	20.57	221.45	20.57	221.45	1.00	20.57	0.00	0.00	1.00
	R4	Unknown	10.88	117.16	10.88	117.16	1.00	10.88	0.00	0.00	1.00
	R5	Unknown	14.04	151.10	14.04	151.10	1.00	14.04	0.00	0.00	1.00
	R8	Unknown	13.92	149.79	13.92	149.79	1.00	13.92	0.00	0.00	1.00
	R9	Unknown	11.09	119.33	11.09	119.33	1.00	11.09	0.00	0.00	1.00
	R10	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Twelfth	R1	Unknown	21.75	234.16	21.75	234.16	1.00	21.75	0.00	0.00	1.00
	R2	Unknown	10.88	117.16	10.88	117.16	1.00	10.88	0.00	0.00	1.00
	R3	Unknown	14.04	151.10	14.04	151.10	1.00	14.04	0.00	0.00	1.00
	R6	Unknown	13.92	149.79	13.92	149.79	1.00	13.92	0.00	0.00	1.00
	R7	Unknown	11.09	119.33	11.09	119.33	1.00	11.09	0.00	0.00	1.00
	R8	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Thirteenth	R2	Unknown	13.92	149.79	13.92	149.79	1.00	13.92	0.00	0.00	1.00
	R3	Unknown	11.09	119.33	11.09	119.33	1.00	11.09	0.00	0.00	1.00
	R4	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Fourteenth	R1	Unknown	33.79	363.69	33.79	363.69	1.00	33.79	0.00	0.00	1.00
	R2	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00

Proximity

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

CLIENT:
Property Alliance Group Limited

PROJECT:
Renaissance Hotel
Deansgate
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100	26.09.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
1033_MA-07	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

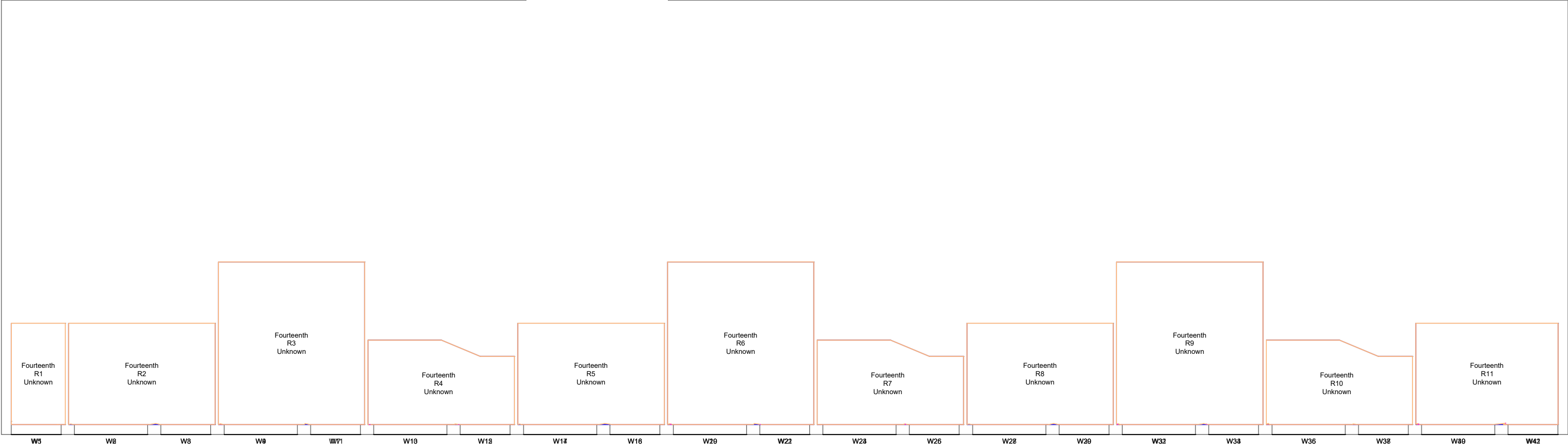
Existing NoSky Area

Proposed NoSky Area

Area of Loss/Gain

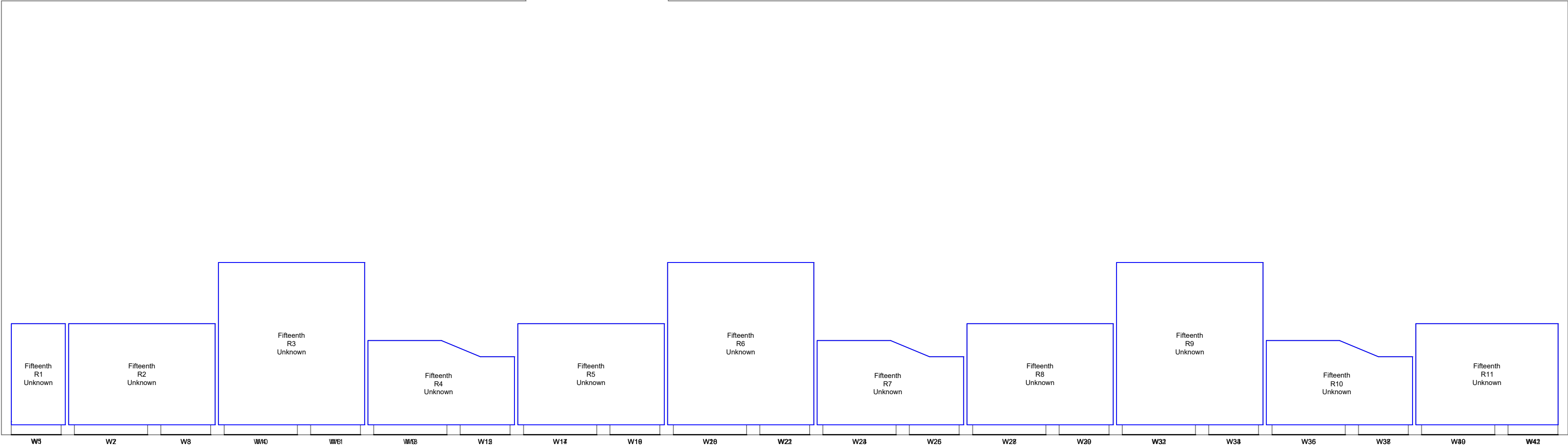
NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

North Tower
Fourteenth Floor



1:100

North Tower
Fifteenth Floor



1:100

Proximity

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

CLIENT:
Property Alliance Group Limited

PROJECT:
Renaissance Hotel
Deansgate
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100	26.09.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
1033_MA-08	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

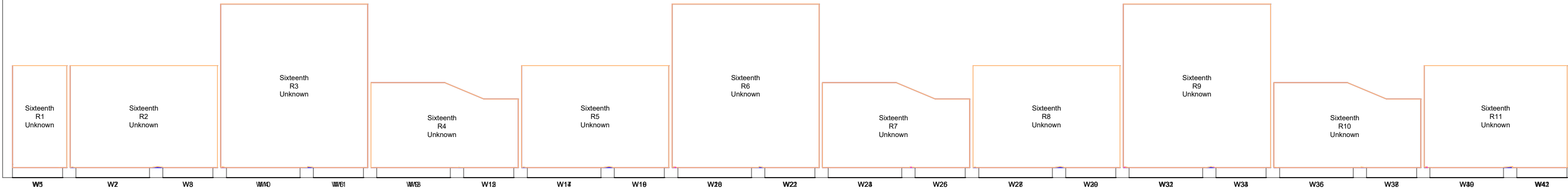
Existing NoSky Area

Proposed NoSky Area

Area of Loss/Gain

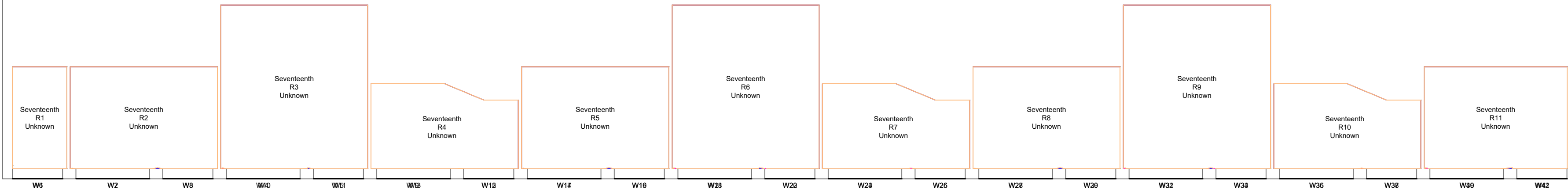
NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

North Tower Sixteenth Floor



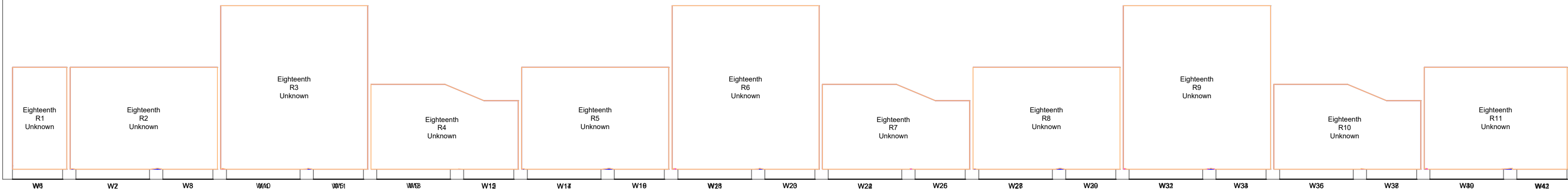
1:100

North Tower Seventeenth Floor



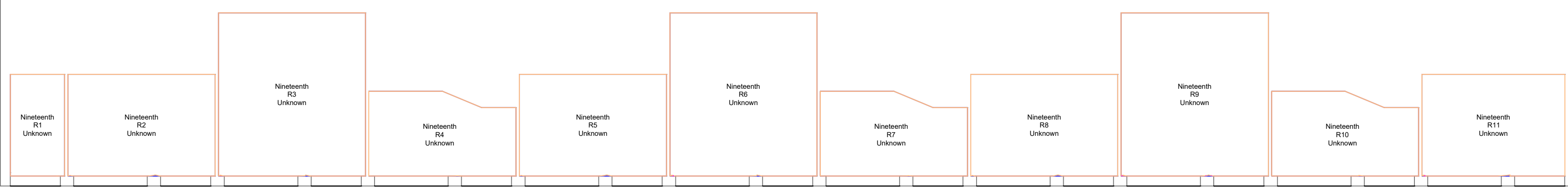
1:100

North Tower Eighteenth Floor



1:100

North Tower Nineteenth Floor



1:100

Proximity

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

CLIENT:
Property Alliance Group Limited

PROJECT:
Renaissance Hotel
Deansgate
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100	26.09.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
1033_MA-09	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

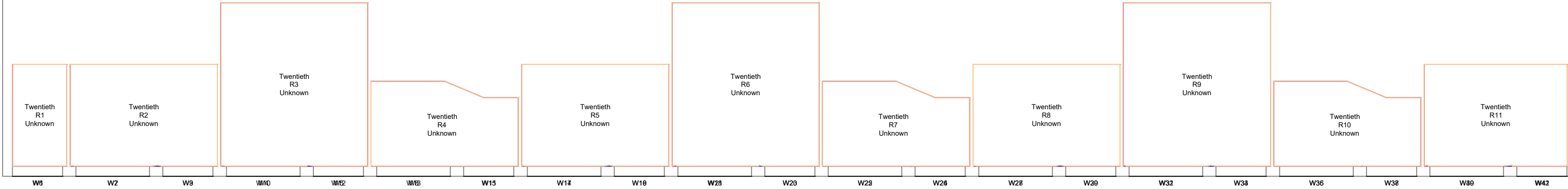
Existing
Proposed
All heights in m AOD

DD Legend

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

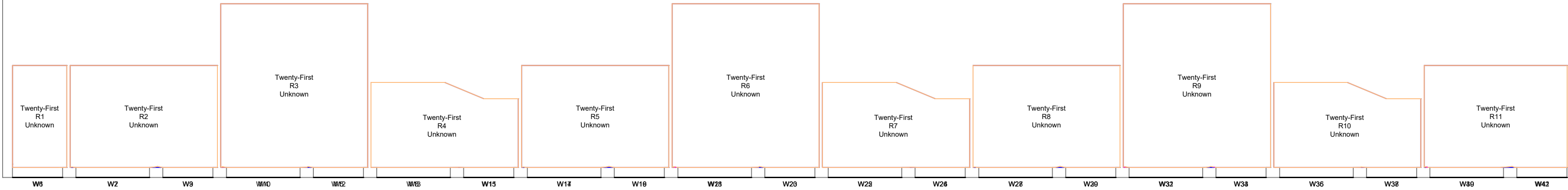
NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

North Tower Twentieth Floor



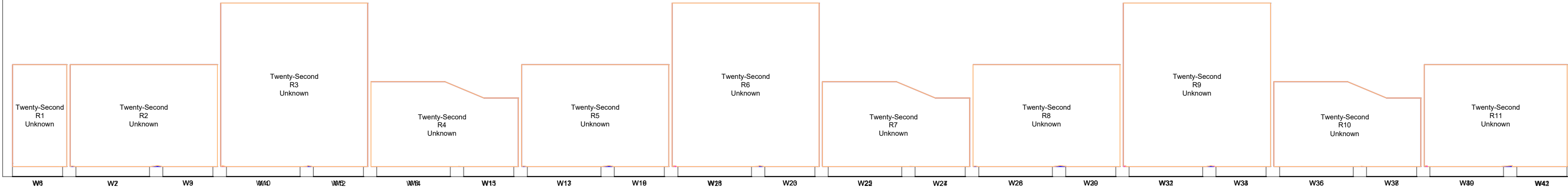
1:100

North Tower Twenty-First Floor



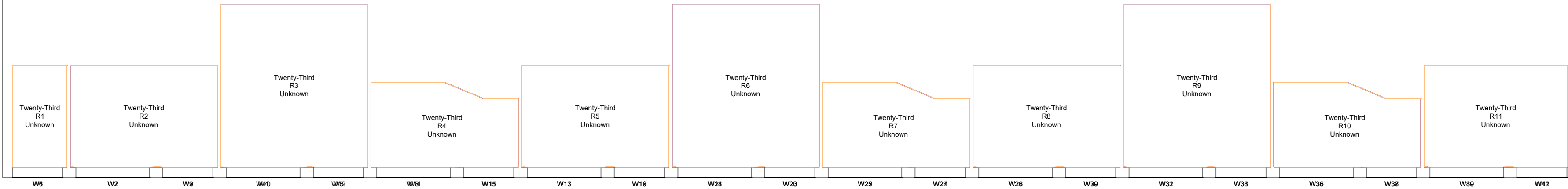
1:100

North Tower Twenty-Second Floor



1:100

North Tower Twenty-Third Floor



1:100

Proximity

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

CLIENT:
Property Alliance Group Limited

PROJECT:
Renaissance Hotel
Deansgate
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100	26.09.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
1033_MA-10	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

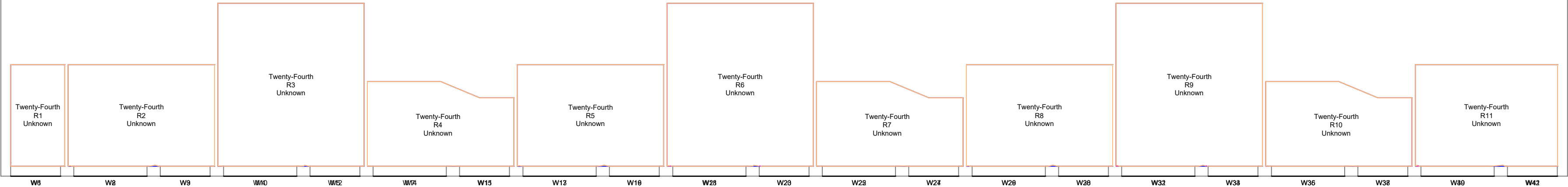
All heights in m AOD

DD Legend

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

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

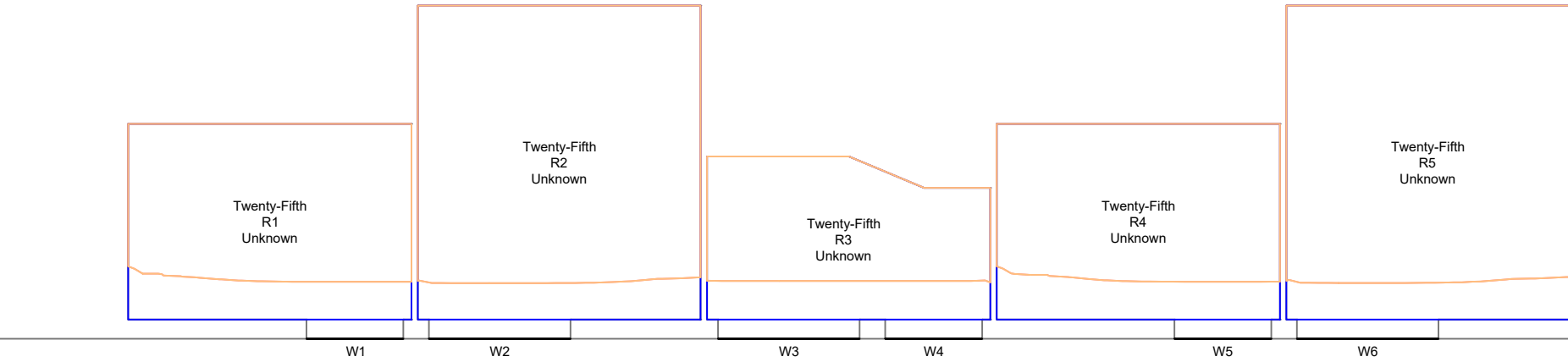
North Tower
Twenty-Fourth Floor



1:100



North Tower
Twenty-Fifth Floor



1:100



Proximity

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

CLIENT:
Property Alliance Group Limited

PROJECT:
Renaissance Hotel
Deansgate
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
1:50	26.09.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
1033_MA-11	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

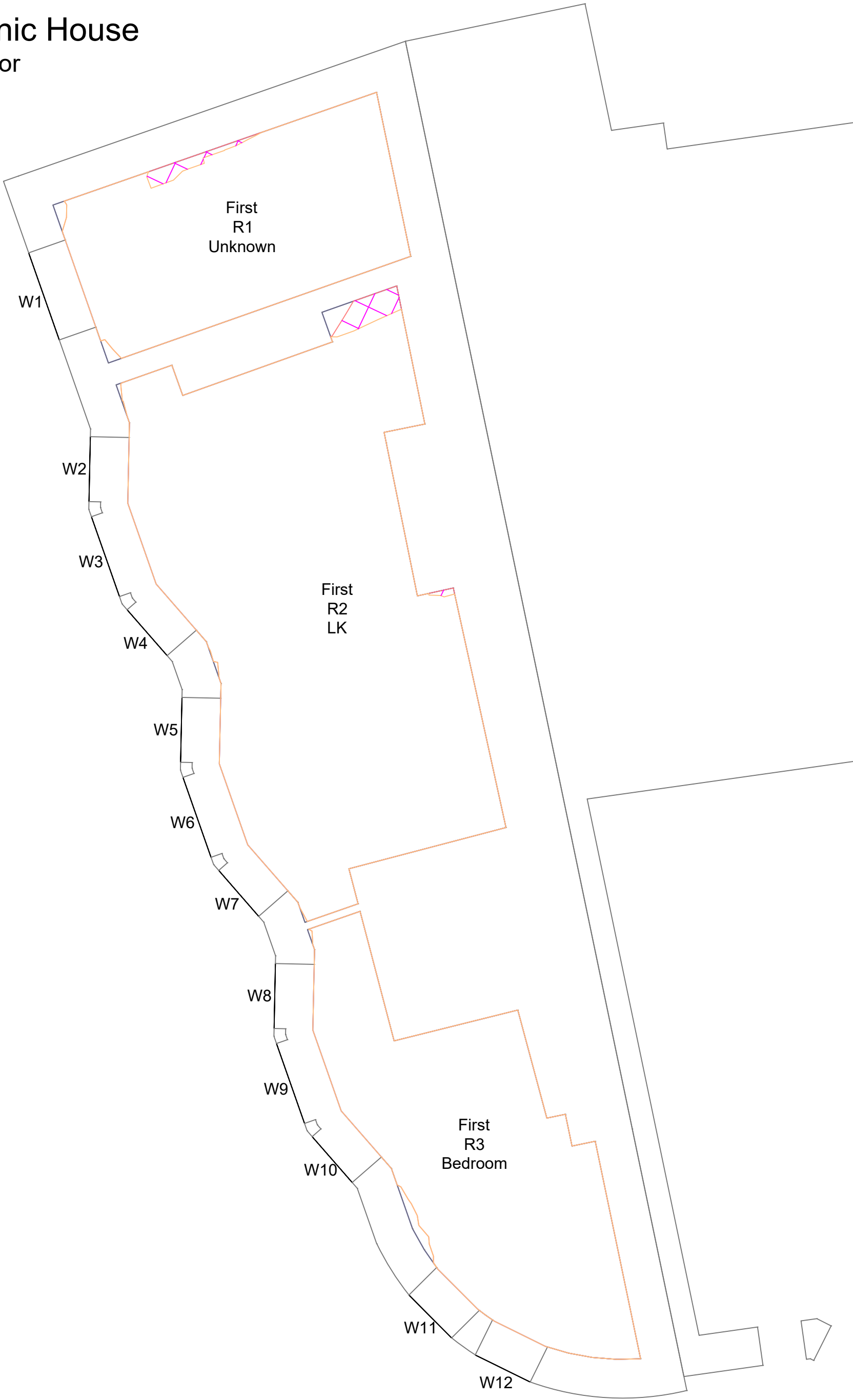
- Existing
 - Proposed
- All heights in m AOD

DD Legend

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

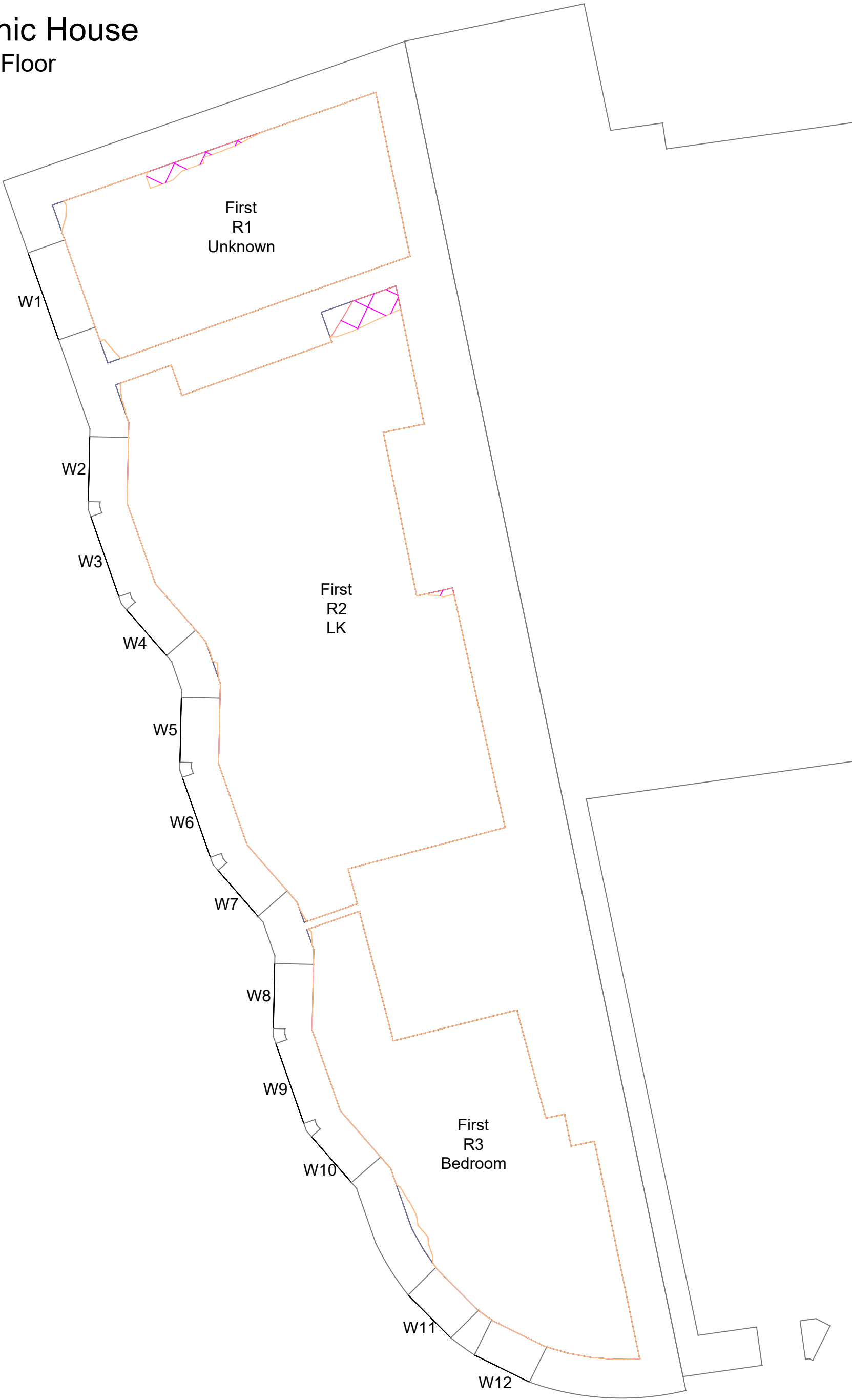
NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Britannic House First Floor



1:50

Britannic House Second Floor



1:50

Proximity

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

CLIENT:
Property Alliance Group Limited

PROJECT:
Renaissance Hotel
Deansgate
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
1:50	26.09.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
1033_MA-12	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

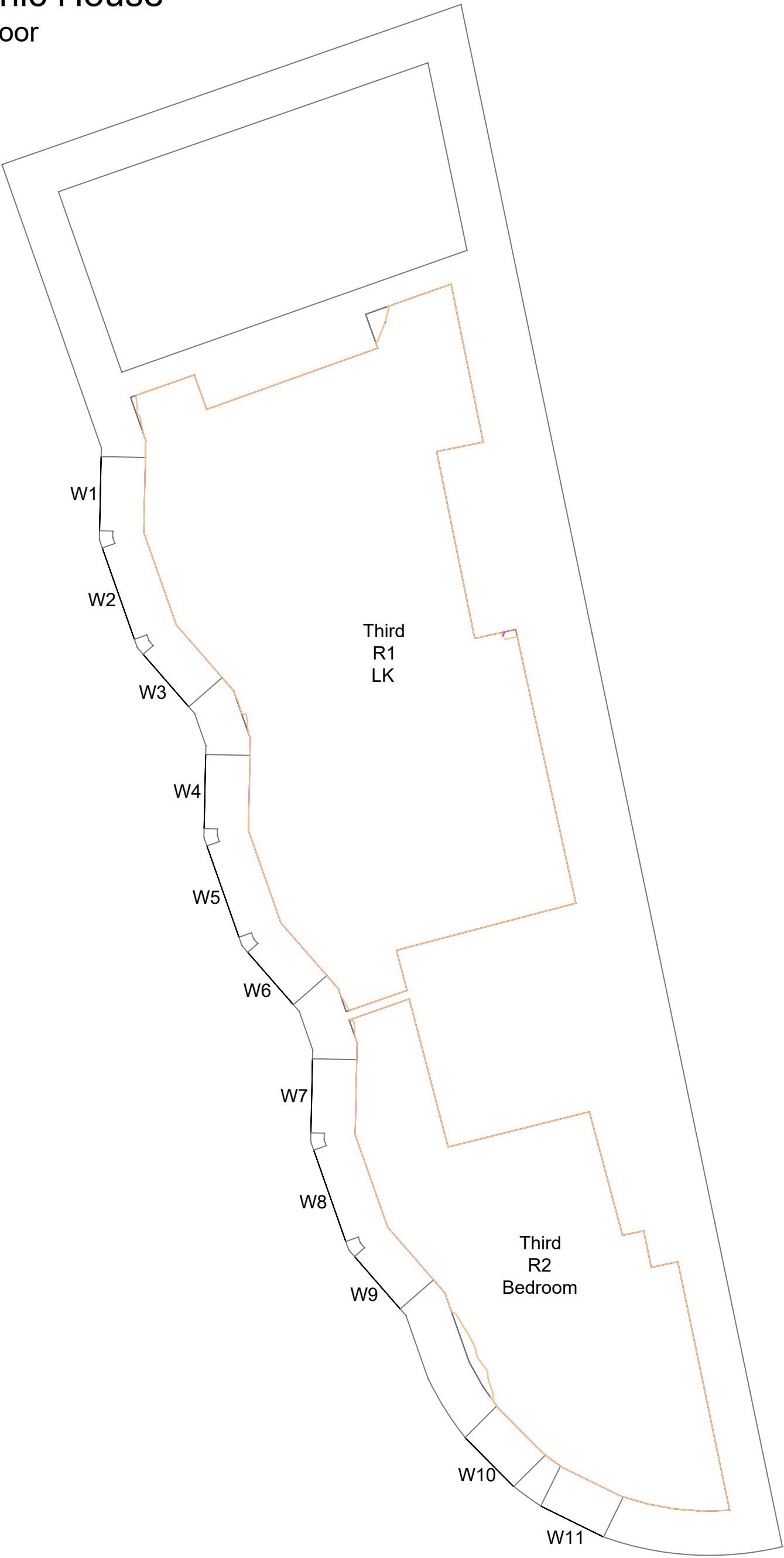
DD Legend

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

NOTES:

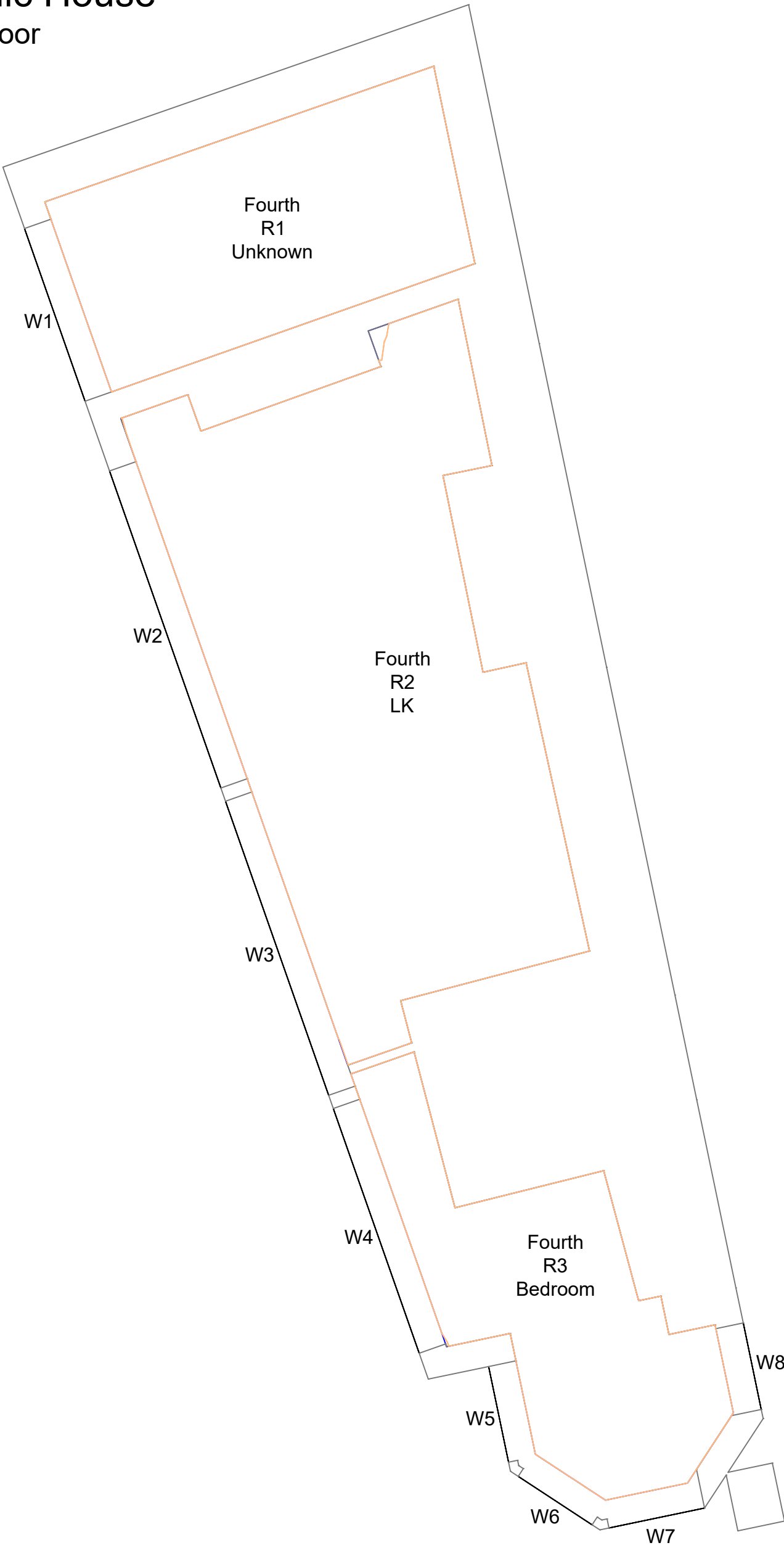
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Britannic House
Third Floor



1:50

Britannic House
Fourth Floor



1:50

Proximity

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

CLIENT:
Property Alliance Group Limited

PROJECT:
Renaissance Hotel
Deansgate
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	
1:100/200	26.09.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
1033_MA-13	•

REV:	NOTES:	DRWN:	

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.

One Deansgate
First Floor

1:200



Proximity

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

CLIENT:
Property Alliance Group Limited

PROJECT:
Renaissance Hotel
Deansgate
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	26.09.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
1033_MA-14	*

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed
All heights in m AOD

DD Legend

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

NOTES:
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.

One Deansgate Second Floor

1:200

One Deansgate Third Floor

1:200

One Deansgate Fourth Floor

1:200

One Deansgate Fifth Floor

1:200

Proximity

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

CLIENT:
Property Alliance Group Limited

PROJECT:
Renaissance Hotel
Deansgate
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	26.09.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
1033_MA-15	•

REV:	NOTES:	DRWN:	DATE:

Massing Legend

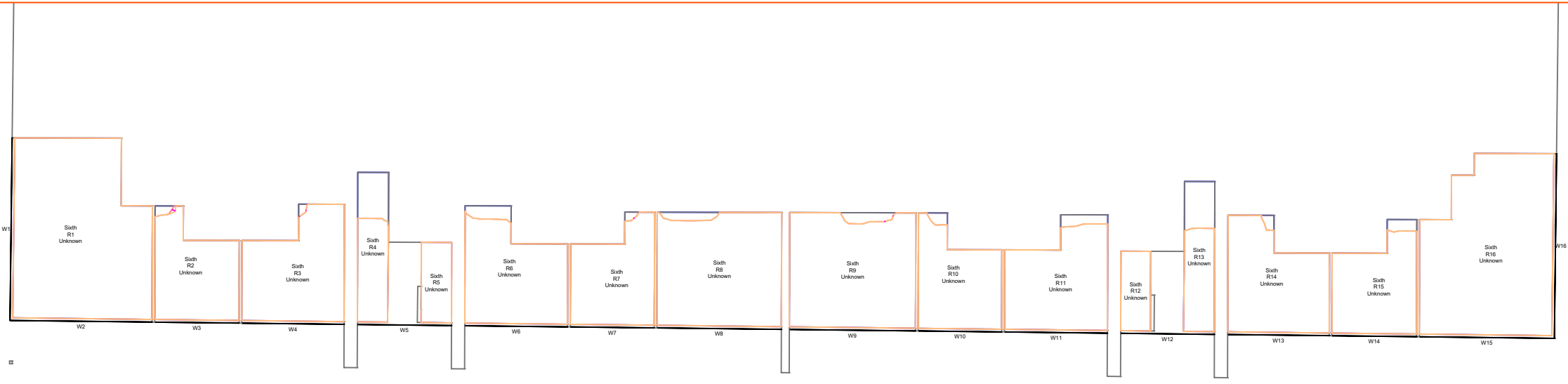
Existing
Proposed
All heights in m AOD

DD Legend

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

NOTES:
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.

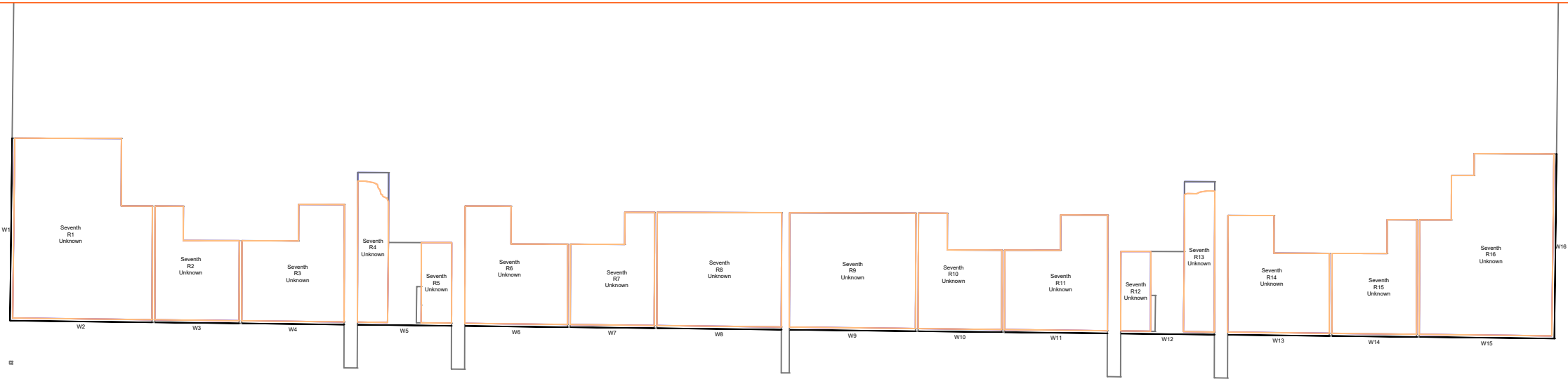
One Deansgate
Sixth Floor



1:200



One Deansgate
Seventh Floor



1:200



One Deansgate
Eighth Floor



1:200



One Deansgate
Ninth Floor



1:200



Proximity

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

CLIENT:
Property Alliance Group Limited

PROJECT:
Renaissance Hotel
Deansgate
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	26.09.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
1033_MA-16	*

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

Existing NoSky Area

Proposed NoSky Area

Area of Loss/Gain

NOTES:
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.

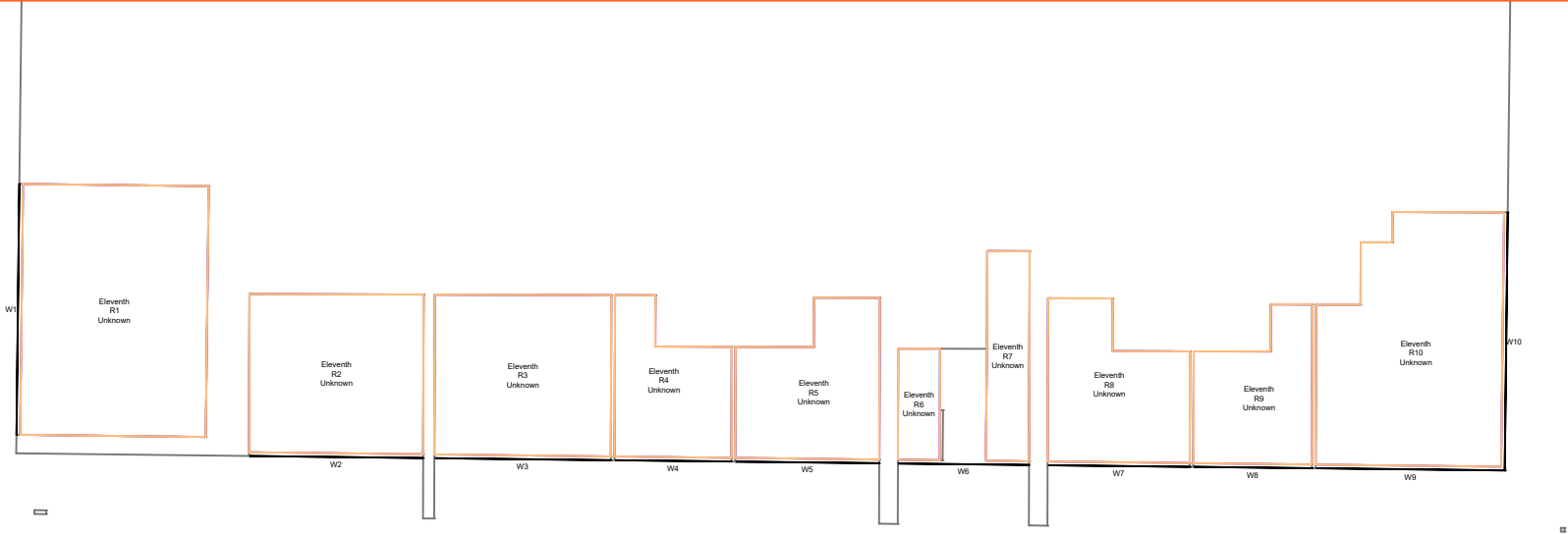
One Deansgate
Tenth Floor



1:200



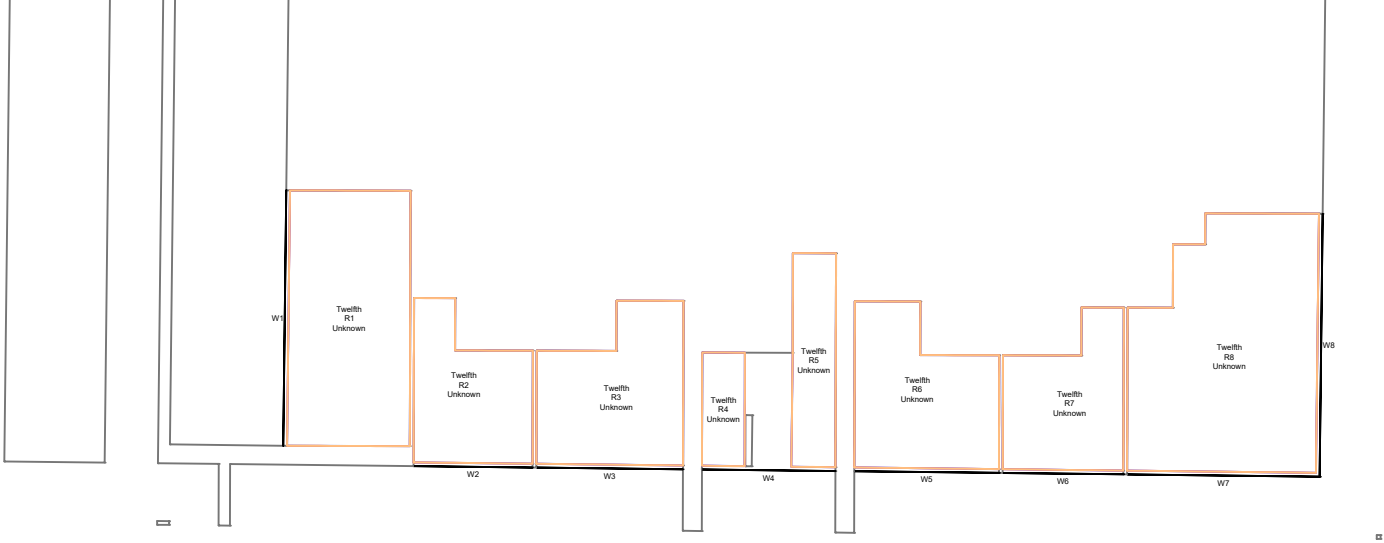
One Deansgate
Eleventh Floor



1:200



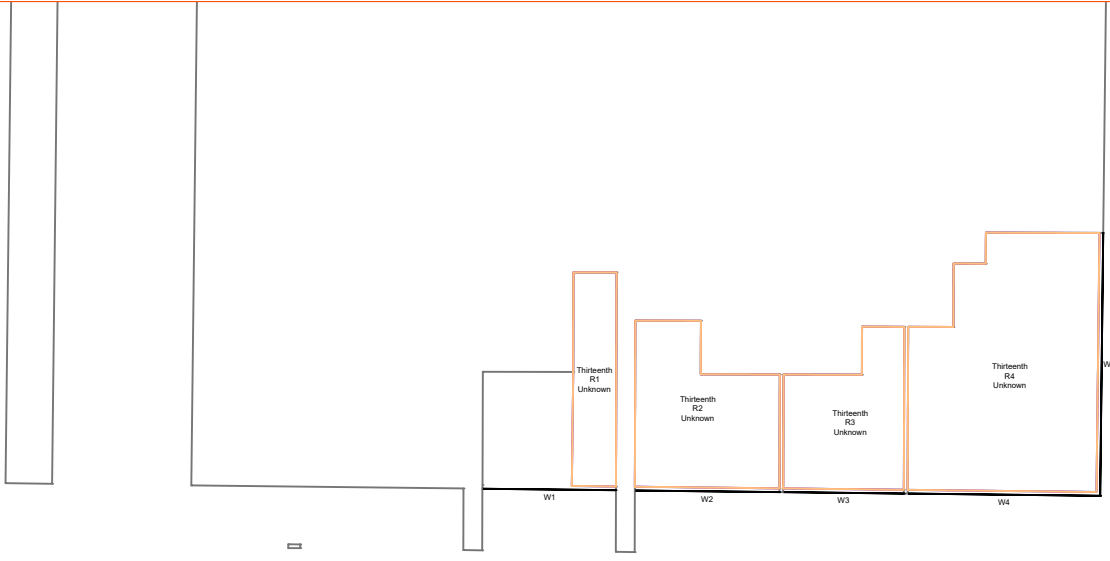
One Deansgate
Twelfth Floor



1:200



One Deansgate
Thirteenth Floor



1:200



One Deansgate
Fourteenth Floor



1:200



Appendix 3

Sunlight Amenity Impact Results (Winter and Annual PSH)

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
North Tower													
Fourteenth	R1	Residential	Unknown	W1 W5	200° 200°	78	74	4.00	0.95	28	25	3.00	0.89
	R2	Residential	Unknown	W2	200°	84	80	4.00	0.95	28	25	3.00	0.89
				W3	200°								
				W6	200°								
				W8	200°								
	R3	Residential	Unknown	W4	200°	84	79	5.00	0.94	28	25	3.00	0.89
				W7	200°								
				W9 W11	200° 200°								
	R4	Residential	Unknown	W10	200°	84	78	6.00	0.93	28	25	3.00	0.89
				W12	200°								
				W13 W15	200° 200°								
	R5	Residential	Unknown	W14	200°	84	78	6.00	0.93	28	25	3.00	0.89
W16				200°									
W17 W18				200° 200°									
R6	Residential	Unknown	W19	200°	84	77	7.00	0.92	28	24	4.00	0.86	
			W20	200°									
			W21 W22	200° 200°									
R7	Residential	Unknown	W23	200°	84	75	9.00	0.89	28	23	5.00	0.82	
			W24	200°									
			W25 W26	200° 200°									
R8	Residential	Unknown	W27	200°	84	74	10.00	0.88	28	22	6.00	0.79	
			W28	200°									
			W29 W30	200° 200°									
R9	Residential	Unknown	W31	200°	84	73	11.00	0.87	28	22	6.00	0.79	
			W32	200°									
			W33 W34	200° 200°									
R10	Residential	Unknown	W35	200°	85	73	12.00	0.86	29	23	6.00	0.79	
			W36	200°									
			W37 W38	200° 200°									
R11	Residential	Unknown	W39	200°	85	68	17.00	0.80	29	21	8.00	0.72	
			W40	200°									
			W41 W42	200° 200°									
Fifteenth	R1	Residential	Unknown	W1 W5	200° 200°	78	74	4.00	0.95	28	25	3.00	0.89
	R2	Residential	Unknown	W2	200°	84	80	4.00	0.95	28	25	3.00	0.89
				W3	200°								
				W7 W8	200° 200°								
	R3	Residential	Unknown	W4	200°	84	80	4.00	0.95	28	25	3.00	0.89
				W6	200°								
				W10 W11	200° 200°								
	R4	Residential	Unknown	W9	200°	84	79	5.00	0.94	28	25	3.00	0.89
W12				200°									
W13 W15				200° 200°									
R5	Residential	Unknown	W14	200°	84	78	6.00	0.93	28	25	3.00	0.89	
			W16	200°									
			W17 W19	200° 200°									
R6	Residential	Unknown	W18	200°	84	77	7.00	0.92	28	24	4.00	0.86	
			W20	200°									
			W21 W22	200° 200°									
R7	Residential	Unknown	W23	200°	84	76	8.00	0.90	28	23	5.00	0.82	
			W24	200°									

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Winter Suns Lost	Winter Pr/Ex
	R8	Residential	Unknown	W25	200°	84	74	10.00	0.88	28	22	6.00	0.79
				W26	200°								
				W27	200°								
				W28	200°								
	R9	Residential	Unknown	W29	200°	84	74	10.00	0.88	28	22	6.00	0.79
				W30	200°								
				W31	200°								
				W32	200°								
	R10	Residential	Unknown	W33	200°	85	73	12.00	0.86	29	23	6.00	0.79
				W34	200°								
				W35	200°								
				W36	200°								
	R11	Residential	Unknown	W37	200°	85	71	14.00	0.84	29	22	7.00	0.76
				W38	200°								
				W39	200°								
				W40	200°								
Sixteenth	R1	Residential	Unknown	W41	200°	78	74	4.00	0.95	28	25	3.00	0.89
				W5	200°								
	R2	Residential	Unknown	W2	200°	84	80	4.00	0.95	28	25	3.00	0.89
				W3	200°								
				W7	200°								
	R3	Residential	Unknown	W4	200°	84	80	4.00	0.95	28	25	3.00	0.89
				W6	200°								
				W10	200°								
	R4	Residential	Unknown	W11	200°	84	80	4.00	0.95	28	25	3.00	0.89
				W9	200°								
				W12	200°								
	R5	Residential	Unknown	W13	200°	84	79	5.00	0.94	28	25	3.00	0.89
				W15	200°								
				W14	200°								
	R6	Residential	Unknown	W16	200°	84	77	7.00	0.92	28	24	4.00	0.86
				W17	200°								
W19				200°									
R7	Residential	Unknown	W18	200°	84	77	7.00	0.92	28	24	4.00	0.86	
			W20	200°									
			W21	200°									
R8	Residential	Unknown	W22	200°	84	75	9.00	0.89	28	22	6.00	0.79	
			W23	200°									
			W24	200°									
R9	Residential	Unknown	W25	200°	84	74	10.00	0.88	28	22	6.00	0.79	
			W26	200°									
			W27	200°									
R10	Residential	Unknown	W28	200°	85	74	11.00	0.87	29	23	6.00	0.79	
			W29	200°									
			W30	200°									
R11	Residential	Unknown	W31	200°	85	72	13.00	0.85	29	23	6.00	0.79	
			W32	200°									
			W33	200°									
Seventeenth	R1	Residential	Unknown	W34	200°	78	74	4.00	0.95	28	25	3.00	0.89
				W6	200°								
	R2	Residential	Unknown	W2	200°	84	80	4.00	0.95	28	25	3.00	0.89
				W3	200°								
				W7	200°								
				W8	200°								

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pr/Ex
	R3	Residential	Unknown	W4 W5 W10 W11	200° 200° 200° 200°	84	80	4.00	0.95	28	25	3.00	0.89
	R4	Residential	Unknown	W9 W12 W13 W15	200° 200° 200° 200°	84	80	4.00	0.95	28	25	3.00	0.89
	R5	Residential	Unknown	W14 W16 W17 W19	200° 200° 200° 200°	84	80	4.00	0.95	28	25	3.00	0.89
	R6	Residential	Unknown	W18 W20 W21 W22	200° 200° 200° 200°	84	79	5.00	0.94	28	25	3.00	0.89
	R7	Residential	Unknown	W23 W24 W25 W26	200° 200° 200° 200°	84	77	7.00	0.92	28	24	4.00	0.86
	R8	Residential	Unknown	W27 W28 W29 W30	200° 200° 200° 200°	84	76	8.00	0.90	28	23	5.00	0.82
	R9	Residential	Unknown	W31 W32 W33 W34	200° 200° 200° 200°	84	74	10.00	0.88	28	22	6.00	0.79
	R10	Residential	Unknown	W35 W36 W37 W38	200° 200° 200° 200°	85	75	10.00	0.88	29	23	6.00	0.79
	R11	Residential	Unknown	W39 W40 W41 W42	200° 200° 200° 200°	85	73	12.00	0.86	29	23	6.00	0.79
Eighteenth	R1	Residential	Unknown	W1 W6	200° 200°	78	74	4.00	0.95	28	25	3.00	0.89
	R2	Residential	Unknown	W2 W3 W7 W8	200° 200° 200° 200°	84	80	4.00	0.95	28	25	3.00	0.89
	R3	Residential	Unknown	W4 W5 W10 W11	200° 200° 200° 200°	84	80	4.00	0.95	28	25	3.00	0.89
	R4	Residential	Unknown	W9 W12 W13 W15	200° 200° 200° 200°	84	80	4.00	0.95	28	25	3.00	0.89
	R5	Residential	Unknown	W14 W16 W17 W19	200° 200° 200° 200°	84	80	4.00	0.95	28	25	3.00	0.89
	R6	Residential	Unknown	W18 W20 W21 W23	200° 200° 200° 200°	84	80	4.00	0.95	28	25	3.00	0.89
	R7	Residential	Unknown	W22 W24 W25 W26	200° 200° 200° 200°	84	78	6.00	0.93	28	24	4.00	0.86
	R8	Residential	Unknown	W27 W28 W29 W30	200° 200° 200° 200°	84	76	8.00	0.90	28	23	5.00	0.82
	R9	Residential	Unknown	W31	200°	84	75	9.00	0.89	28	22	6.00	0.79

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pr/Ex
	R10	Residential	Unknown	W32 W33 W34	200° 200° 200°	85	75	10.00	0.88	29	23	6.00	0.79
	R11	Residential	Unknown	W35 W36 W37 W38	200° 200° 200° 200°	85	75	10.00	0.88	29	23	6.00	0.79
				W39 W40 W41 W42	200° 200° 200° 200°								
Nineteenth	R1	Residential	Unknown	W1 W6	200° 200°	78	75	3.00	0.96	28	25	3.00	0.89
	R2	Residential	Unknown	W2 W3 W7 W8	200° 200° 200° 200°	84	81	3.00	0.96	28	25	3.00	0.89
	R3	Residential	Unknown	W4 W5 W10 W12	200° 200° 200° 200°	84	80	4.00	0.95	28	25	3.00	0.89
	R4	Residential	Unknown	W9 W11 W13 W15	200° 200° 200° 200°	84	80	4.00	0.95	28	25	3.00	0.89
	R5	Residential	Unknown	W14 W16 W17 W19	200° 200° 200° 200°	84	80	4.00	0.95	28	25	3.00	0.89
	R6	Residential	Unknown	W18 W20 W21 W23	200° 200° 200° 200°	84	80	4.00	0.95	28	25	3.00	0.89
	R7	Residential	Unknown	W22 W24 W25 W26	200° 200° 200° 200°	84	80	4.00	0.95	28	25	3.00	0.89
	R8	Residential	Unknown	W27 W28 W29 W30	200° 200° 200° 200°	84	78	6.00	0.93	28	24	4.00	0.86
	R9	Residential	Unknown	W31 W32 W33 W34	200° 200° 200° 200°	84	75	9.00	0.89	28	22	6.00	0.79
	R10	Residential	Unknown	W35 W36 W37 W38	200° 200° 200° 200°	85	76	9.00	0.89	29	23	6.00	0.79
	R11	Residential	Unknown	W39 W40 W41 W42	200° 200° 200° 200°	85	75	10.00	0.88	29	23	6.00	0.79
Twentieth	R1	Residential	Unknown	W1 W6	200° 200°	78	75	3.00	0.96	28	25	3.00	0.89
	R2	Residential	Unknown	W2 W3 W7 W9	200° 200° 200° 200°	84	81	3.00	0.96	28	25	3.00	0.89
	R3	Residential	Unknown	W4 W5 W10 W12	200° 200° 200° 200°	84	81	3.00	0.96	28	25	3.00	0.89
	R4	Residential	Unknown	W8 W11 W13 W15	200° 200° 200° 200°	84	81	3.00	0.96	28	25	3.00	0.89

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pr/Ex
	R5	Residential	Unknown	W14 W16 W17 W19	200° 200° 200° 200°	84	81	3.00	0.96	28	25	3.00	0.89
	R6	Residential	Unknown	W18 W20 W21 W23	200° 200° 200° 200°	84	80	4.00	0.95	28	25	3.00	0.89
	R7	Residential	Unknown	W22 W24 W25 W26	200° 200° 200° 200°	84	80	4.00	0.95	28	25	3.00	0.89
	R8	Residential	Unknown	W27 W28 W29 W30	200° 200° 200° 200°	84	79	5.00	0.94	28	24	4.00	0.86
	R9	Residential	Unknown	W31 W32 W33 W34	200° 200° 200° 200°	84	79	5.00	0.94	28	24	4.00	0.86
	R10	Residential	Unknown	W35 W36 W37 W38	200° 200° 200° 200°	85	76	9.00	0.89	29	23	6.00	0.79
	R11	Residential	Unknown	W39 W40 W41 W42	200° 200° 200° 200°	85	76	9.00	0.89	29	23	6.00	0.79
Twenty-First	R1	Residential	Unknown	W1 W6	200° 200°	78	75	3.00	0.96	28	25	3.00	0.89
	R2	Residential	Unknown	W2 W3 W7 W9	200° 200° 200° 200°	84	81	3.00	0.96	28	25	3.00	0.89
	R3	Residential	Unknown	W4 W5 W10 W12	200° 200° 200° 200°	84	81	3.00	0.96	28	25	3.00	0.89
	R4	Residential	Unknown	W8 W11 W13 W15	200° 200° 200° 200°	84	81	3.00	0.96	28	25	3.00	0.89
	R5	Residential	Unknown	W14 W16 W17 W19	200° 200° 200° 200°	84	81	3.00	0.96	28	25	3.00	0.89
	R6	Residential	Unknown	W18 W20 W21 W23	200° 200° 200° 200°	84	81	3.00	0.96	28	25	3.00	0.89
	R7	Residential	Unknown	W22 W24 W25 W26	200° 200° 200° 200°	84	80	4.00	0.95	28	25	3.00	0.89
	R8	Residential	Unknown	W27 W28 W29 W30	200° 200° 200° 200°	84	79	5.00	0.94	28	24	4.00	0.86
	R9	Residential	Unknown	W31 W32 W33 W34	200° 200° 200° 200°	84	79	5.00	0.94	28	24	4.00	0.86
	R10	Residential	Unknown	W35 W36 W37 W38	200° 200° 200° 200°	85	79	6.00	0.93	29	24	5.00	0.83

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Winter Suns Lost	Winter Pr/Ex
	R11	Residential	Unknown	W39 W40 W41 W42	200° 200° 200° 200°	85	78	7.00	0.92	29	23	6.00	0.79
Twenty-Second	R1	Residential	Unknown	W1 W6	200° 200°	78	75	3.00	0.96	28	25	3.00	0.89
	R2	Residential	Unknown	W2 W3 W7 W9	200° 200° 200° 200°	84	81	3.00	0.96	28	25	3.00	0.89
	R3	Residential	Unknown	W4 W5 W10 W12	200° 200° 200° 200°	84	81	3.00	0.96	28	25	3.00	0.89
	R4	Residential	Unknown	W8 W11 W14 W15	200° 200° 200° 200°	84	81	3.00	0.96	28	25	3.00	0.89
	R5	Residential	Unknown	W13 W16 W17 W19	200° 200° 200° 200°	84	81	3.00	0.96	28	25	3.00	0.89
	R6	Residential	Unknown	W18 W20 W21 W23	200° 200° 200° 200°	84	81	3.00	0.96	28	25	3.00	0.89
	R7	Residential	Unknown	W22 W24 W25 W27	200° 200° 200° 200°	84	81	3.00	0.96	28	25	3.00	0.89
	R8	Residential	Unknown	W26 W28 W29 W30	200° 200° 200° 200°	84	80	4.00	0.95	28	25	3.00	0.89
	R9	Residential	Unknown	W31 W32 W33 W34	200° 200° 200° 200°	84	79	5.00	0.94	28	24	4.00	0.86
	R10	Residential	Unknown	W35 W36 W37 W38	200° 200° 200° 200°	85	79	6.00	0.93	29	24	5.00	0.83
	R11	Residential	Unknown	W39 W40 W41 W42	200° 200° 200° 200°	85	79	6.00	0.93	29	24	5.00	0.83
Twenty-Third	R1	Residential	Unknown	W1 W6	200° 200°	78	77	1.00	0.99	28	27	1.00	0.96
	R2	Residential	Unknown	W2 W3 W7 W9	200° 200° 200° 200°	84	83	1.00	0.99	28	27	1.00	0.96
	R3	Residential	Unknown	W4 W5 W10 W12	200° 200° 200° 200°	84	83	1.00	0.99	28	27	1.00	0.96
	R4	Residential	Unknown	W8 W11 W14 W15	200° 200° 200° 200°	84	82	2.00	0.98	28	26	2.00	0.93
	R5	Residential	Unknown	W13 W16 W17 W19	200° 200° 200° 200°	84	81	3.00	0.96	28	25	3.00	0.89
	R6	Residential	Unknown	W18 W20 W21	200° 200° 200°	84	81	3.00	0.96	28	25	3.00	0.89

Project Name: Deansgate Renaissance, Manchester
Project No.: 1033
Report Title: Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pr/Ex
				W23	200°								
	R7	Residential	Unknown	W22	200°	84	81	3.00	0.96	28	25	3.00	0.89
				W24	200°								
				W25	200°								
				W27	200°								
	R8	Residential	Unknown	W26	200°	84	81	3.00	0.96	28	25	3.00	0.89
				W28	200°								
				W29	200°								
				W30	200°								
	R9	Residential	Unknown	W31	200°	84	79	5.00	0.94	28	24	4.00	0.86
				W32	200°								
				W33	200°								
				W34	200°								
	R10	Residential	Unknown	W35	200°	85	81	4.00	0.95	29	25	4.00	0.86
				W36	200°								
				W37	200°								
				W38	200°								
	R11	Residential	Unknown	W39	200°	85	81	4.00	0.95	29	25	4.00	0.86
				W40	200°								
				W41	200°								
				W42	200°								
Twenty-Fourth	R1	Residential	Unknown	W1	200°	78	77	1.00	0.99	28	27	1.00	0.96
				W6	200°								
	R2	Residential	Unknown	W2	200°	85	84	1.00	0.99	28	27	1.00	0.96
				W3	200°								
				W8	200°								
				W9	200°								
	R3	Residential	Unknown	W4	200°	85	84	1.00	0.99	28	27	1.00	0.96
				W5	200°								
				W10	200°								
				W12	200°								
	R4	Residential	Unknown	W7	200°	85	84	1.00	0.99	28	27	1.00	0.96
				W11	200°								
				W14	200°								
				W15	200°								
	R5	Residential	Unknown	W13	200°	85	84	1.00	0.99	28	27	1.00	0.96
				W16	200°								
				W17	200°								
				W19	200°								
	R6	Residential	Unknown	W18	200°	85	83	2.00	0.98	28	26	2.00	0.93
				W20	200°								
				W21	200°								
				W23	200°								
	R7	Residential	Unknown	W22	200°	85	82	3.00	0.96	28	25	3.00	0.89
				W24	200°								
				W25	200°								
				W27	200°								
	R8	Residential	Unknown	W26	200°	85	82	3.00	0.96	28	25	3.00	0.89
				W28	200°								
				W29	200°								
				W30	200°								
	R9	Residential	Unknown	W31	200°	85	81	4.00	0.95	28	24	4.00	0.86
				W32	200°								
				W33	200°								
				W34	200°								
	R10	Residential	Unknown	W35	200°	86	82	4.00	0.95	29	25	4.00	0.86
				W36	200°								
				W37	200°								
				W38	200°								
	R11	Residential	Unknown	W39	200°	86	82	4.00	0.95	29	25	4.00	0.86
				W40	200°								
				W41	200°								
				W42	200°								
Twenty-Fifth	R1	Residential	Unknown	W1	200°	87	86	1.00	0.99	29	28	1.00	0.97
	R2	Residential	Unknown	W2	200°	87	86	1.00	0.99	29	28	1.00	0.97

Project Name: Deansgate Renaissance, Manchester Project No.: 1033 Report Title: Sunlight - Neighbour Analysis													
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pr/Ex
	R3	Residential	Unknown	W3 W4	200° 200°	87	86	1.00	0.99	29	28	1.00	0.97
	R4	Residential	Unknown	W5	200°	87	86	1.00	0.99	29	28	1.00	0.97
	R5	Residential	Unknown	W6	200°	87	86	1.00	0.99	29	28	1.00	0.97
Britannic House													
First	R2	Residential	LK	W2 W3 W4 W5 W6 W7	291°N 270°N 249° 291°N 270°N 249°	40	29	11.00	0.73	5	5	0.00	1.00
	R3	Residential	Bedroom	W8 W9 W10 W11 W12	291°N 270°N 249° 245° 226°	47	33	14.00	0.70	0	0	0.00	1.00
Second	R2	Residential	LK	W2 W3 W4 W5 W6 W7	291°N 270°N 249° 291°N 270°N 249°	40	30	10.00	0.75	6	6	0.00	1.00
	R3	Residential	Bedroom	W8 W9 W10 W11 W12	291°N 270°N 249° 245° 226°	52	39	13.00	0.75	5	5	0.00	1.00
Thirđ	R1	Residential	LK	W1 W2 W3 W4 W5 W6	291°N 270°N 249° 291°N 270°N 249°	38	28	10.00	0.74	5	5	0.00	1.00
	R2	Residential	Bedroom	W7 W8 W9 W10 W11	291°N 270°N 249° 245° 226°	57	45	12.00	0.79	10	10	0.00	1.00
Fourth	R1	Residential	Unknown	W1	270°N	38	26	12.00	0.68	8	6	2.00	0.75
	R2	Residential	LK	W2 W3	270°N 270°N	37	27	10.00	0.73	6	6	0.00	1.00
	R3	Residential	Bedroom	W4 W5 W6 W7 W8	270°N 278°N 233° 188° 98°	88	76	12.00	0.86	21	21	0.00	1.00

Proximity

Report Prepared by:



Mike Scanlan

Director

mike@weareproximity.co.uk

07918 070322



Jerome Muir

Senior Chartered Surveyor

jerome@weareproximity.co.uk

07932 373544

Proximity
Kennedy House
31 Stamford Street
Altrincham
WA14 1ES

info@weareproximity.co.uk
0161123 6767

weareproximity.co.uk

