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DAYLIGHT & SUNLIGHT REPORT

Victoria Point
44 Hathersage Road, Manchester M13 0FT

Our Ref: 6049

2 May 2024

Contents

1	Introduction.....	2
2	Guidance	3
3	Planning Policy.....	7
4	Application of the Guidance, Planning Policy & Precedents	7
5	Sources of Information & Assumptions.....	11
6	The Site and Proposal.....	11
7	Assessment results	14
8	Conclusions.....	26

Appendix 1 –	Drawings of the existing, proposed and surrounding buildings
Appendix 2 –	Detailed results of the daylight and sunlight assessment within neighbouring properties
Appendix 3 –	Detailed results of the daylight and sunlight assessment within the proposed development
Appendix 4 –	Results of the sunlight amenity assessment

Report details

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Prepared by:	MA
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1 Introduction

- 1.1.1 eb7 have been instructed to assess the effect of proposed development at Victoria Point, Manchester on daylight and sunlight to the existing surrounding properties and neighbouring amenity spaces as well as daylight and sunlight within the proposal itself. These assessments consider the latest Bell Phillips Architects scheme proposals dated April 2024.
- 1.1.2 The methodology and criteria used for these assessments is provided by Building Research Establishment's (BRE) guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 209 2nd edition, 2022).
- 1.1.3 In order to carry out an assessment, we have generated a 3D computer model (Test Environment) of the existing site, the key surrounding properties and the proposed scheme. Using this model and our specialist software, we have calculated the daylight and sunlight levels in both the existing and proposed conditions for the relevant neighbouring buildings.
- 1.1.4 As well as considering the daylight and sunlight to neighbouring properties, we have also quantified the overshadowing effects to neighbouring amenity areas and gardens, again considering both the existing and proposed conditions.
- 1.1.5 As the proposed development includes residential accommodation, the daylight and sunlight to rooms within the proposal has also been considered.
- 1.1.6 The numerical criteria suggested within the BRE guidelines has been applied to each of the assessments mentioned above. It is important to note that these guidelines are not a rigid set of rules but are advisory and need to be applied flexibly according to the specific context of a site.

2 Guidance

2.1 Daylight & sunlight for planning

'Site layout planning for daylight and sunlight: A guide to good practice', BRE 2022

2.1.1 The Building Research Establishment (BRE) Report 209, *'Site layout planning for daylight and sunlight: A guide to good practice'*, is the reference document used by most local authorities for assessing daylight and sunlight in relation to new developments. Commonly referred to as 'the BRE guidelines', it provides various testing methodologies to calculate the potential light levels received by neighbours of a development site and provided within proposed new development.

2.1.2 The guidance given within the BRE document makes direct reference to the British Standard BS EN17037 (2018) and the CIBSE (Chartered Institute of Building Services Engineers) guide LG10: Daylighting – a guide for designers (2014). It is intended to be used in conjunction with these documents, which provide guidance on the assessment of daylight and sunlight within new buildings.

Daylight and Sunlight to Neighbouring Properties

Detailed daylight assessments

2.1.3 The BRE guidance outlines two detailed methods for calculating daylight within properties neighbouring a proposed development: the Vertical Sky Component (VSC) and the No-Sky Line (NSL) tests.

2.1.4 The VSC test measures the amount of sky that is visible to a specific point on the outside of a property, which is directly related to the amount of daylight that can be received. It is measured on the outside face of the external walls, usually at the centre point of a window.

2.1.5 The NSL test calculates the distribution of daylight within rooms by determining the area of the room at desk / work surface height (the 'working plane') which can and cannot receive a direct view of the sky and hence 'sky light'. The working plane height is set at 850mm above floor level within residential property.

2.1.6 For the above methods, the guidance suggests that existing daylight may be noticeably affected by new development if: -

- Windows achieve a VSC below 27% and are reduced to less than 0.8 times their former value; and / or
- Levels of NSL within rooms are reduced to less than 0.8 times their former values.

2.1.7 Where rooms are greater than 5m in depth and lit from only one side, the guidance recognises that *"a greater movement of the no sky-line may be unavoidable"* (page 16, paragraph 2.2.12).

Detailed sunlight assessments

- 2.1.8 For sunlight, the Annual Probable Sunlight Hours (APSH) test calculates the percentage of probable hours of sunlight received by a window or room over the course of a year.
- 2.1.9 In assessing sunlight effects to existing properties surrounding a new development, only those windows orientated within 90° of due south and which overlook the site require assessment. The main focus is on living rooms, with bedrooms and kitchens deemed less important.
- 2.1.10 The guide suggests that occupiers will notice the loss of sunlight if the APSH to main living rooms is both less than 25% annually (with 5% during winter) and that the amount of sunlight, following the proposed development, is reduced by more than 4%, to less than 0.8 times its former value.

Daylight to new buildings or consented developments (BRE2022)

- 2.1.1 The 2022 update to the BRE 209 document was published on June 9th, 2022. The new guidance reflects the UK National Annex of the British Standard: BS EN17037 (2018) and provides two methodologies for assessing the internal daylight amenity to new residential properties. These assessment methods are known as 'Daylight Illuminance' or 'Daylight Factor' and are described in more detail below:

Daylight Illuminance Assessment

- 2.1.2 The Daylight Illuminance method utilises climactic data for the location of the site, based on a weather file for a typical or average year, to calculate the illuminance at points within a room on at least hourly intervals across a year. The illuminance is calculated across an assessment grid sat at the reference plane (usually desk height).
- 2.1.3 The guidance provides target illuminance levels that should be achieved across at least half of the reference plane for half of the daylight hours within a year.¹ The targets set out within the national annex are as follows:
- Bedrooms – 100 Lux
 - Living Rooms – 150 Lux
 - Kitchens – 200 Lux
- 2.1.4 For spaces with a shared use the higher target would generally apply such that it would be appropriate to adopt a target of 150 lux for a student bed sitting room if students would often spend time in their room during the day. The guidance notes that discretion should be used and, for example, a target of 150 lux may be appropriate in a Living / Kitchen / Dining Room within a modern flatted development where the kitchens are not 'habitable' space and small separate kitchens are to be

¹ The European Standard also includes a minimum illuminance target to be achieved over 95% of the reference plane however this need not apply to dwellings in the UK.

avoided.

Daylight Factor Assessment

- 2.1.5 The Daylight Factor method involves the computation of the daylight factor at each calculation point on the assessment grid.
- 2.1.6 The daylight factor is a ratio between internal and external illuminance expressed as a percentage. The calculation uses the CIE overcast sky model and is independent of orientation and location. In order to account for different climatic conditions at different locations different daylight factor targets may be applied for different cities with targets varying throughout the UK.
- 2.1.7 The daylight factor targets are to be achieved over at least 50% of the room assessment grid and are expressed as a median figure. For London/southeast these median daylight factor targets are:
- Bedrooms – 0.7%
 - Living Rooms – 1.1%
 - Kitchens – 1.4%
- 2.1.8 For multi-purpose living / kitchen / diner arrangements the higher 'kitchen' targets can be difficult to achieve due to the depth of internal space. In such cases, it is generally accepted that the 1.5% target for living rooms be used instead as this represents the predominant use of the space. The BRE guide gives the following: -
- "Non-daylit internal kitchens should be avoided wherever possible, especially if the kitchen is used as a dining area too. Daylight levels in kitchen areas should be checked. If the layout means that a small internal kitchen is inevitable, it should be directly linked to a well daylit room. Further guidance for assessment of this situation is given in Appendix C."*

Sunlight to new buildings or consented developments (BRE2022)

- 2.1.9 In respect of direct sunlight, the 2022 BRE guidance reflects the BS EN 17037 recommendation that a space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1 February and 21 March with cloudless conditions. It is suggested that 21 March (equinox) be used for the assessment.
- 2.1.10 The BS EN 17037 criterion can be applied to all rooms of a unit, but it is preferable for the target to be achieved within a main living room. Rooms in all orientations may be assessed and the sunlight received by different windows may be added together providing there is no 'double-counting'.
- 2.1.11 Where a group of dwellings are planned the site layout and design should maximise the number of dwellings with main living rooms meeting these targets. It is also advised that a dwelling has at least one window wall facing within 90 degrees of due south. Sunlight Amenity
- 2.1.12 The impact to overshadowing and the provision of sunlight to open spaces is

assessed using the Sunlight Amenity test. This looks at the proportion of an amenity area that receives at least 2 hours of sun on the 21st of March in the present condition and compares this with the proportion of the area that receives at least 2 hours of sun on the 21st of March with the proposal in place.

- 2.1.13 For an amenity space within a proposal to be considered well sunlit throughout the year, the BRE guide suggests that at least 50% of the space should enjoy at least 2 hours of direct sunlight on March 21st.

Sunlight to gardens and outdoor spaces

- 2.1.14 Where sunlight to an amenity space may be affected by new development, the BRE guidelines recommend that an overshadowing assessment is conducted. The key analysis is the '2hr sun on ground' test, which quantifies the proportion of an amenity area (e.g. rear gardens, parks and playing fields, public squares etc.) receiving at least 2hrs of sun on the 21st of March.
- 2.1.15 The BRE guidance recognises that different types of amenity space may have different sunlighting requirements. Generally, if an existing neighbouring open space receives less than 50%, then the guidelines suggest that the loss in sunlight may be noticeable if it is reduced below 0.8 times its former value.

3 Planning Policy

- 3.1.1 We have considered local, regional and national planning policy relating to daylight and sunlight. In general terms, planning policy advises that new development will only be permitted where it is shown not to cause unacceptable loss of daylight or sunlight amenity to neighbouring properties.
- 3.1.2 The need to protect amenity of neighbours is echoed within recent publications from the Mayor of London and the Secretary of State for Housing, Communities and Local Government. Although, these documents also stress that current guidance needs to be used flexibly where developments are located in urban areas and intend to achieve higher densities. Specifically, these documents suggest that the nationally applicable criteria given within the BRE guidance needs to be applied in consideration of the development's context.

3.2 Core Strategy Development Plan Document – Manchester City Council (July 2012)

Policy EN4

Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

"The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions:

to reduce the need for energy through design features that provide passive heating, natural lighting and cooling."

Policy DM1

Development management

"All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise."

3.3 The National Planning Policy Framework - Department for Housing, Communities and Local Government (December 2023)

- 3.3.1 The latest version of the National Planning Policy Framework sets out planning policies for England and how these are expected to be applied. In respect of daylight and sunlight it stresses the need to make optimal use of sites and to take a flexible approach to daylight and sunlight guidance. Para 129 States: -

11. Making effective use of land

Achieving appropriate densities

"129. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

4 Application of the Guidance, Planning Policy & Precedents

4.1 Scope of assessment

Impact analysis for neighbouring buildings and outdoor spaces

- 4.1.1 The BRE guidelines advise that, when assessing any potential effects on surrounding properties, only those windows and rooms that have a 'reasonable expectation' of daylight and sunlight need to be considered. At paragraph 2.2.2 it states: -

"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed."

- 4.1.2 Our assessments of daylight and sunlight impact to neighbouring buildings therefore consider only residential properties, which the BRE recognises have the highest expectation for natural light. We have tested the impact on the habitable rooms in each residential property and ignored non-habitable space (e.g. staircases, hallways, bathrooms, toilets, stores etc.) as per BRE guidance.
- 4.1.3 Our assessment of impact to sunlight within outdoor spaces has considered any areas of public or shared amenity as well as private residential gardens, where the proposed development has some potential to impact sunlight. In some instances the geographical location of outdoor spaces, relative to the proposed development, may negate technical assessment.

4.2 Application of the numerical criteria

- 4.2.1 The opening paragraphs of the BRE guidelines state:

"1.6 The guide is intended for building designers and their clients, consultants, and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."

- 4.2.2 It is therefore very important to apply the BRE guidance sensibly and flexibly, with careful consideration of the specific site context. Its numerical targets theoretically apply to any built environment, from city centres to rural villages. However, in more tightly constrained environments, achieving the default BRE targets can be very

challenging and conflict with other beneficial factors of site layout design.

- 4.2.3 Some recent planning decisions by the Mayor of London² and Planning Inspectorate³ have suggested that retained levels of daylight (VSC) above 20% can be considered reasonably good and levels in the 'mid teens' should be acceptable for residential properties neighbouring new developments in Central London. The decision at 8 Albert Embankment⁴, however, reiterated that material reductions should not be set aside. We have therefore assessed the severity of impacts to the neighbouring residential properties in light of this guidance.

² Monmouth House, Islington (Ref.: D&P/3698/02)

³ Whitechapel Estate (Ref: APP/E5900/W/17/3171437)

⁴ 8 Albert Embankment (Ref: APP/N5660/V/20/3254203 & APP/N5660/V/20/3257106)

5 Sources of Information & Assumptions

- 5.1.1 A topographical survey and architectural models have been used to create a 3D computer model of the proposed development in the context of the existing site and surrounding buildings.
- 5.1.2 Where survey or planning information was unavailable, the position of the neighbouring property elevations has been estimated based upon brick counts from site photographs. Window positions and dimensions used directly affect the results of all assessment methods.
- 5.1.3 We have not sought access to the surrounding properties and, unless we have been able to source floor layouts via public records, the internal configuration and floor levels have been estimated. Unless the building form dictates otherwise, we assume room depths of c. 4.2m for principal living space. Room layouts used directly affect the results of the NSL and ADF assessments.
- 5.1.4 Where possible neighbouring building use has been identified via online research, including Valuation Office Agency (VOA) searches, and/or external observation.
- 5.1.5 The full list of sources of information used in this assessment is as follows: -

5.2 Greenhatch Group

Topographical survey

45891_01-11_TPE_REV0.dwg
Received 15/05/2023

5.3 Bell Phillips Architects

3D model & 2D Drawings

ICP-BPA-Sheet - 1100 - Proposed_Site Plan_Ground Floor.dwg
 VICP-BPA-Sheet - 1101 - Proposed_Site Plan_First Floor.dwg
 VICP-BPA-Sheet - 1102 - Proposed_Site Plan_Second Floor.dwg
 VICP-BPA-Sheet - 1103 - Proposed_Site Plan_Third Floor.dwg
 VICP-BPA-Sheet - 1104 - Proposed_Site Plan_Fourth Floor.dwg
 VICP-BPA-Sheet - 1105 - Proposed_Site Plan_Fifth Floor.dwg
 VICP-BPA-Sheet - 1106 - Proposed_Site Plan_Sixth Floor.dwg
 VICP-BPA-Sheet - 1107 - Proposed_Site Plan_Seventh Floor.dwg
 VICP-BPA-Sheet - 1108 - Proposed_Site Plan_Eighth Floor.dwg
 VICP-BPA-Sheet - 1109 - Proposed_Site Plan_Ninth Floor.dwg
 VICP-BPA-Sheet - 1110 - Proposed_Site Plan_Tenth Floor.dwg
 VICP-BPA-Sheet - 1111 - Proposed_Site Plan_Eleventh Floor.dwg
 VICP-BPA-Sheet - 1112 - Proposed_Site Plan_Roof.dwg
 VICP-BPA-Sheet - 1200 - Proposed Elevation A-A.dwg
 VICP-BPA-Sheet - 1201 - Proposed Elevation B-B.dwg

VICP-BPA-Sheet - 1202 - Proposed Elevation C-C.dwg
VICP-BPA-Sheet - 1203 - Proposed Elevation D-D.dwg
VICP-BPA-Sheet - 1204 - Proposed Elevation E-E.dwg
VICP-BPA-Sheet - 1210 - Block 1 - Proposed Elevations.dwg
VICP-BPA-Sheet - 1211 - Block 2 - Proposed Elevations.dwg
VICP-BPA-Sheet - 1212 - Block 3 - Proposed Elevations.dwg
VICP-BPA-Sheet - 1213 - Block 4 - Proposed Elevations.dwg
VICP-BPA-Sheet - 1300 - Proposed Section A-A.dwg
VICP-BPA-Sheet - 1301 - Proposed Section B-B.dwg
VICP-BPA-Sheet - 1303 - Proposed Section C-C.dwg
VICP-BPA-ZZ-ZZ-M3-A-00001-Block 1.rvt
VICP-BPA-ZZ-ZZ-M3-A-00001-Block 4.rvt
06051-5PA-ZZ-ZZ-M3-A-500201_P10.rvt
VICP-BPA-ZZ-ZZ-M3-A-00001-End Block.rvt
Received 05/04/2024

6 The Site and Proposal

- 6.1.1 The site is located at Victoria Point, 44 Hathersage Road, Manchester and currently contains student accommodation. The proposal involves redevelopment of existing student accommodation blocks (6 in total) to include the phased demolition and extension of existing buildings at a maximum height of 12 storeys for Purpose Built Student Accommodation (Use Class Sui Generis), including associated ancillary internal and external amenity space, ground floor community/commercial space (Use Class E, F1 and F2), hard and soft landscaping and associated highway works.

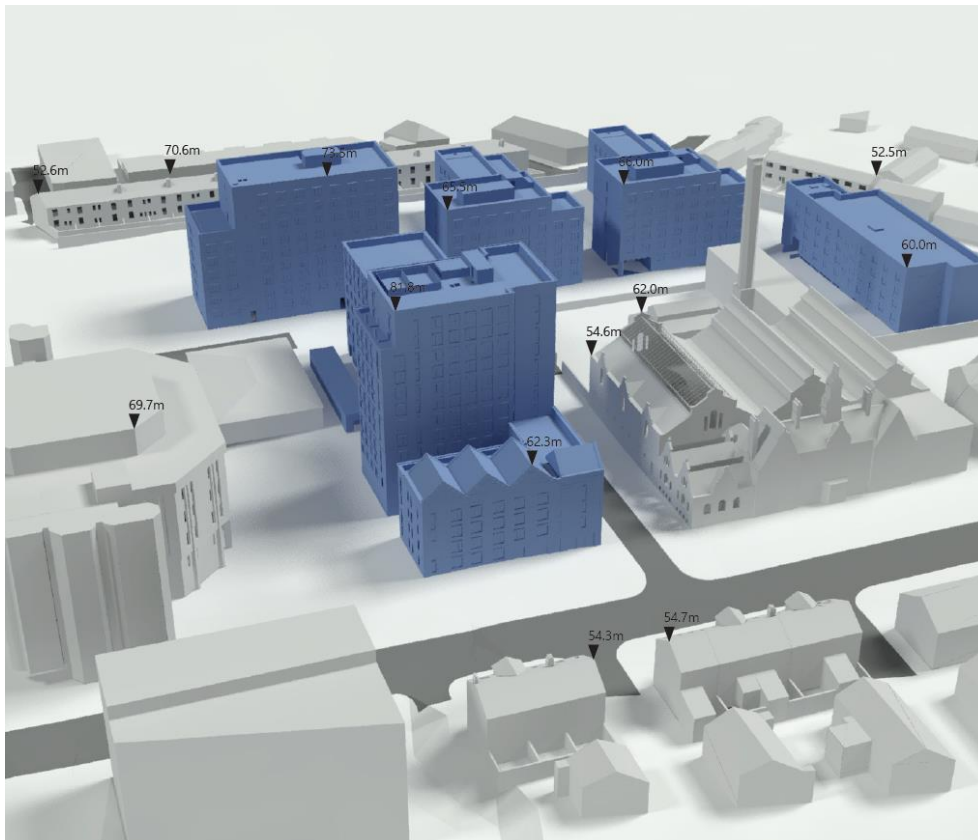


Image 1 - 3D view of the proposed development and context

7 Assessment results

7.1 Daylight and sunlight to neighbouring buildings

7.1.1 Full results of the daylight and sunlight assessments are attached within Appendix 2. Drawings to show the existing and proposed buildings in the context of the neighbouring properties as well as window maps showing individual window references are attached within Appendix 1.

7.1.2 Our assessment has considered all of the closest neighbouring residential properties with windows overlooking the proposed development. These are shown on the following image: -

- | | |
|---------------------------------|--------------------------------|
| 1. 2-38 (Even) Upper West Grove | 2. 25-31 (Odd) Edbrook Walk |
| 3. 41-49 (Odd) Hathersage Road | 4. 51 & 53/53A Hathersage Road |

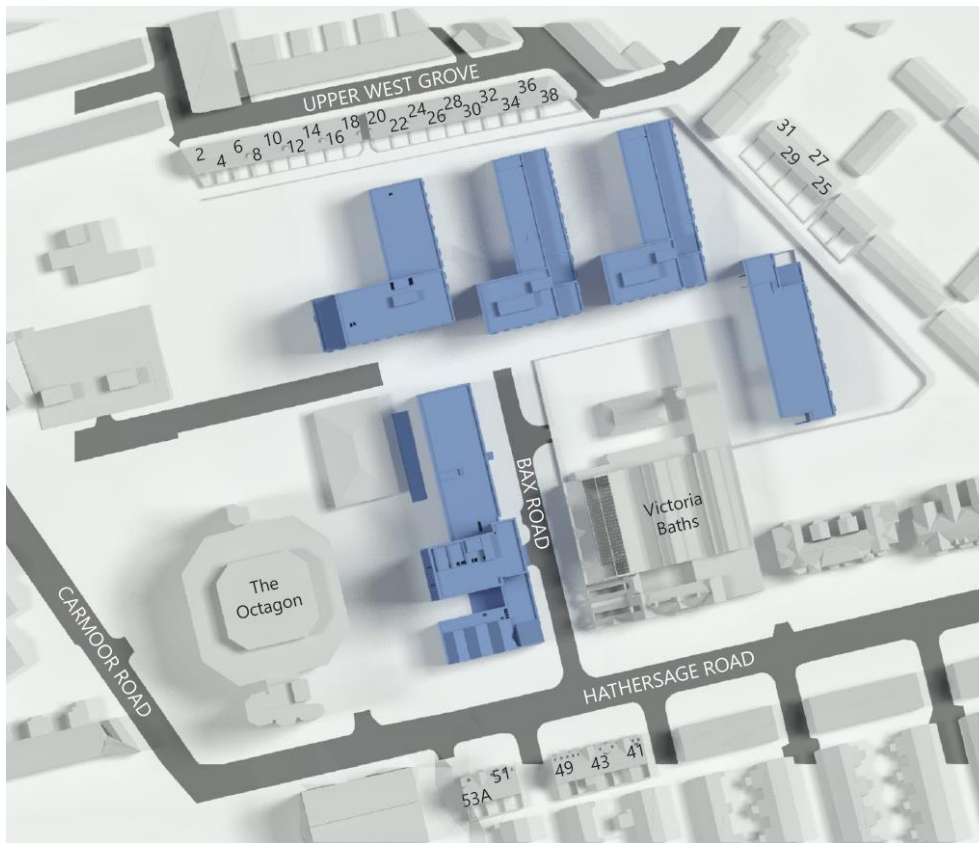


Image 2 - Map showing site location and neighbouring residential properties

2-10 (Even) Upper West Grove



Image 3 - Aerial view of 2-10 Upper West Grove

- 7.1.3 This is a row of five, two-storey houses located directly to the north of the development site. Each have windows in their rear, south-facing elevations, most of which have an oblique view of the proposal.
- 7.1.4 We have modelled these properties using assumed layouts in absence of available planning information. BRE guidance suggests that NSL results should not be used where internal layouts are unknown, but we have included for information.

Daylight

- 7.1.5 The results of the VSC assessment have shown that all windows assessed will retain good levels of daylight with the proposal in place, in excess of BRE targets (i.e. above 27% VSC or 0.8 times the former value).
- 7.1.6 The further NSL assessment has shown that 19 of 20 rooms across this row will meet or exceed BRE targets. One ground floor room (R2) in No.4 will retain 0.77 times the former value (where the target is 0.8). In its introduction, the BRE recommends flexibility be applied to its nationally applicable numerical targets:

"1.6 The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."

- 7.1.7 Given the above, a retain value of 0.77 should therefore be considered acceptable when applying a degree of flexibility as advised.

Sunlight

- 7.1.8 For sunlight, only main living rooms oriented within 90° of due south are relevant for assessment under BRE methodology. It is likely that the main living rooms in these properties are in the northern elevation (facing away from the proposal) and therefore not relevant for assessment. However, as layouts are unknown, we have

considered all rooms. The results of the APSH assessment have shown that all rooms assessed will retain high levels of both annual and winter sunlight, in excess of BRE targets (i.e. 25% APSH / 5% WPSH or 0.8 times the former value).

12-18 (Even) Upper West Grove



Image 4 - Aerial view of 12-18 Upper West Grove

- 7.1.9 This is a row of four, two-storey houses located directly to the north of the development site. Each have windows in their rear, south-facing elevations which have a direct view of the proposal.
- 7.1.10 We have modelled these properties using assumed layouts in absence of available planning information. BRE guidance suggests that NSL results should not be used where internal layouts are unknown, but we have included for information.

Daylight

- 7.1.11 The results of the VSC assessment have shown that 15 of 16 windows across this row will retain good levels of daylight with the proposal in place, in excess of BRE targets (i.e. above 27% VSC or 0.8 times the former value). One ground floor window in No.18 will retain 0.79 times its former values, clearly very close to the 0.8 target and should therefore be considered acceptable when applying a degree of flexibility as advised.
- 7.1.12 The further NSL assessment has shown that 9 of 16 rooms across this row will meet or exceed BRE targets. Of the 7 rooms that do not meet standard BRE targets, 2 retain 0.70 and 0.77 times their former values respectively and should therefore be considered acceptable. 3 further rooms appear to be bathrooms at first floor level and would therefore not be relevant for assessment. Again (as noted above) the BRE advises NSL results are not used where layouts are unknown.

Sunlight

- 7.1.13 The results of the APSH assessment have shown that all rooms assessed will retain high levels of both annual and winter sunlight, in excess of BRE targets (i.e. 25% APSH / 5% WPSH or 0.8 times the former value).

20-28 (Even) Upper West Grove



Image 5 - Aerial view of 20-28 Upper West Grove

- 7.1.14 This is a row of five, two-storey houses located directly to the north of the development site. Each have windows in their rear, south-facing elevations, which have a direct view of the proposal.
- 7.1.15 We have modelled these properties using assumed layouts in absence of available planning information. BRE guidance suggests that NSL results should not be used where internal layouts are unknown, but we have included for information.

Daylight

- 7.1.16 The results of the VSC assessment have shown that 18 of 20 windows across this row will retain good levels of daylight with the proposal in place, in excess of BRE targets (i.e. above 27% VSC or 0.8 times the former value). 2 ground floor windows (W1/W2) in No.28 will retain 0.79 and 0.78 times the former value respectively, clearly very close to the 0.8 target and should therefore be considered acceptable when applying a degree of flexibility as advised.
- 7.1.17 The further NSL assessment has shown that 8 of 20 rooms across this row will meet or exceed BRE targets. 6 rooms that do not meet standard BRE targets will retain between 0.70 and 0.79 times their former values, clearly very close to the 0.8 target and should therefore be considered acceptable. Again (as noted above) the BRE advises NSL results are not used where layouts are unknown.

Sunlight

- 7.1.18 The results of the APSH assessment have shown that all rooms assessed will retain high levels of both annual and winter sunlight, in excess of BRE targets (i.e. 25% APSH / 5% WPSH or 0.8 times the former value).

30-38 (Even) Upper West Grove



Image 6 - Aerial view of 30-38 Upper West Grove

- 7.1.19 This is a row of five, two-storey houses located directly to the north of the development site. Each have windows in their rear, south-facing elevations, which have a direct view of the proposal.
- 7.1.20 We have modelled these properties using assumed layouts in absence of available planning information. BRE guidance suggests that NSL results should not be used where internal layouts are unknown, but we have included for information.

Daylight

- 7.1.21 The results of the VSC assessment have shown that 15 of 20 windows assessed across this row will retain good levels of daylight with the proposal in place, in excess of BRE targets (i.e. above 27% VSC or 0.8 times the former value). 5 windows will retain between 0.77 and 0.78 times their former values, clearly very close to the 0.8 target and should therefore be considered acceptable when applying a degree of flexibility as advised.
- 7.1.22 The further NSL assessment has shown that 13 of 20 across this row will meet or exceed BRE targets. 3 rooms that do not meet standard BRE targets will retain 0.77 times their former values, clearly very close to the 0.8 target and should therefore be considered acceptable. Again (as noted above) the BRE advises NSL results are not used where layouts are unknown.

Sunlight

- 7.1.23 The results of the APSH assessment have shown that all rooms assessed will retain high levels of both annual and winter sunlight, in excess of BRE targets (i.e. 25% APSH / 5% WPSH or 0.8 times the former value).

25-31 (Odd) Edbrook Walk



Image 7 - Aerial view of 25-31 Edbrook Walk

- 7.1.24 This is a row of four, two-storey houses located to the west of the development site. Each have windows in their rear, southwest-facing elevations which have a direct view of the proposal.
- 7.1.25 We have modelled these properties using estate agent floorplans sourced online.

Daylight

- 7.1.26 The results of the VSC and NSL assessments for these properties demonstrate full compliance with the BRE guidance: the retained VSC levels shown are well in excess of the suggested numerical targets (i.e. above 27% VSC or 0.8 times the former value) and we record no discernible alteration in NSL.

Sunlight

For sunlight, only main living rooms oriented within 90° of due south are relevant for assessment under BRE methodology. All main living rooms will retain high levels of both annual and winter sunlight, in excess of BRE targets (i.e. 25% APSH / 5% WPSH or 0.8 times the former value).

41-49 (Odd) Hathersage Road



Image 8 - Street view of 41-49 Hathersage Road

- 7.1.27 This is a row of five, three-storey houses located to the south of the development site, across Hathersage Road. All have windows in their front, north-facing elevations with an oblique view of the proposal.
- 7.1.28 We have modelled No.41 using planning drawings obtained through the local planning portal (REF: 079357/FH/2006/N2) and Nos.43-49 have been modelled using estate agent layouts sourced online.

Daylight

- 7.1.29 The results of the VSC and NSL assessments for these properties demonstrate full compliance with the BRE guidance: the retained VSC levels shown are well in excess of the suggested numerical targets (i.e. above 27% VSC or 0.8 times the former value) and we record no discernible alteration in NSL.

Sunlight

- 7.1.30 For sunlight, in accordance with BRE recommendations, it has not been necessary to test these properties because the windows facing the site are not within 90° of due south.

51 & 53/53A Hathersage Road

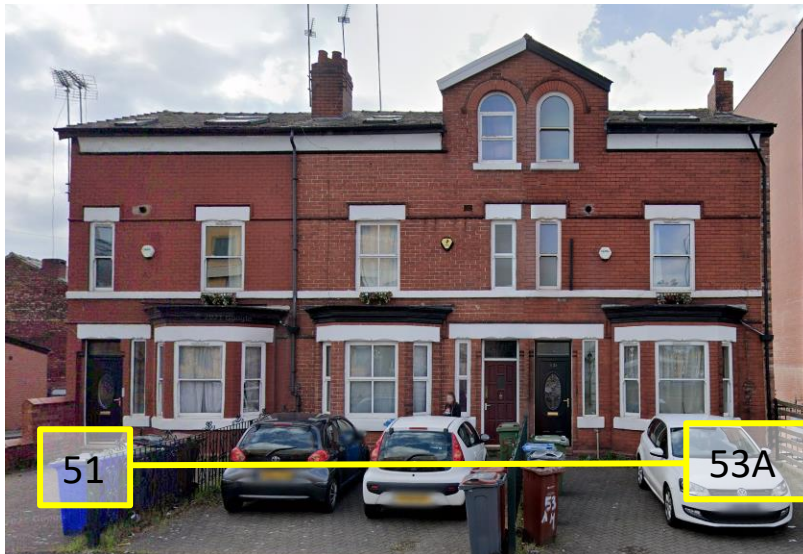


Image 9 - Street view of 51 & 53/53A Hathersage Road

- 7.1.31 This is a row of three, three-storey houses located to the south of the development site, across Hathersage Road. All have windows in their front, north-facing elevations with a direct view of the proposal.
- 7.1.32 We have modelled these properties using estate agent floorplans sourced online.

Daylight

- 7.1.33 The results of the VSC and NSL assessments for these properties demonstrate full compliance with the BRE guidance: the retained VSC levels shown are well in excess of the suggested numerical targets (i.e. above 27% VSC or 0.8 times the former value) and we record no discernible alteration in NSL.

Sunlight

- 7.1.34 For sunlight, in accordance with BRE recommendations, it has not been necessary to test these properties because the windows facing the site are not within 90° of due south.

7.2 Overshadowing to neighbouring amenity

Sunlight Amenity Assessment (2-hour sun on ground)

- 7.2.1 We have assessed the scheme's potential effect on overshadowing using the two-hour sun on ground / sunlight amenity assessment. This has considered the following amenity areas: -
- 2-38 (Even) Upper West Grove
 - 25-31 (Odd) Edbrook Walk
- 7.2.2 The results of the analysis are shown on our drawings labelled 6049-R03-SA01 within Appendix 3.
- 7.2.3 The results of our assessment show that all amenity spaces of 2-38 Upper West Grove currently receive little sunlight on 21st March. In the proposed condition, 2-18 (even), 24-32, & 38 will retain between 0.80 and 0.98 the former and therefore comply with BRE guidelines. The amenity areas of 20, 22, 34 & 36 Upper West Grove will have their sunlight reduced to below 0.8 times the former value, falling below BRE targets. Nos.20 and 34 will retain 0.77 and 0.78 respectively, clearly very close to the 0.8 target and should therefore be considered acceptable when applying a degree of flexibility to BRE targets as advised.
- 7.2.4 It is worth noting that these are all very small spaces which currently receive little sunlight on 21st March. It is likely that, all will achieve the minimum 2 hours of sun across 50% of their areas towards the summer months (when the sun is higher in the sky) and when these spaces are likely to be utilized more by residents.
- 7.2.5 The amenity spaces of 25-31 Edbrook Walk will all continue to receive more than 2 hours of sunlight across more than 50% of their areas on 21st March and thereby fully comply with BRE targets.

7.3 Daylight and sunlight within the proposal

- 7.3.1 The daylight and sunlight amenity provided within the proposed residential accommodation has been assessed using both the Daylight Illuminance and Daylight Factor assessments set out within the 2022 BRE guidance.
- 7.3.2 Full results of the daylight and sunlight assessments within the proposed apartments, along with drawings to show the layout of rooms and windows, are attached within Appendix 3.

Daylight

Assessment Method	Total No. of Rooms	Rooms Meeting Target
Daylight Illuminance	670	533 (80%)

Table 1 - Daylight Illuminance Summary

- 7.3.3 The results of the Daylight Illuminance assessment indicate that 533 (80%) of the 670 habitable rooms meet or exceed the BRE target. Of the 137 rooms that do not meet the criteria, 81 of these are studios, 28 are LKDs, 18 are bedrooms and 10 are studies.
- 7.3.4 Of the 109 Studios/LKDs that fall below the targets, 26 of these only experience minor deviations from the 50% illuminance target of between 40% and 49%. Additionally, 4 of the 10 studies that fall below targets experience only minor deviations from the 50% illuminance target to between 40% and 49%.
- 7.3.5 Overall, our internal assessments indicate that the proposed development has a very high level of compliance with the 2022 BRE guidelines.

Sunlight

Number of Units	Total No. of units meeting sunlight targets
501	360 (72%)

Table 2 - Sunlight compliance summary

- 7.3.6 In respect of direct sunlight, the target is for units to achieve at least 1.5 hours of direct sunlight on March 21st ideally within the main living space.
- 7.3.7 Overall, the scheme performs well with 72% of units meeting or exceeding the BRE target, with the majority of these units achieving the figure within the main living space. Of the 360 units that meet the sunlight targets, 294 are studios. Of the remaining 66, 37 of these have a main living room which meet the target of 1.5 hours of sunlight on March 21. The remaining 29 units have at least one habitable room meeting the sunlight requirement which is deemed as compliant with the BRE guidance.
- 7.3.8 Whilst the BRE guide suggests that all units are tested, sunlight availability is orientation specific such that those units with a more northerly orientation will

receive less sunlight particularly early in the year. 112 of the 141 units that do not comply with the BRE targets are north-facing flats which have no windows that face within 90 degrees of due south.

- 7.3.9 It is common that site constraints will result in not all units being south facing. However, the proposal limits the properties outside of this orientation and the overall compliance is considered to be very high and in line with the BRE guidance.

8 Conclusions

- 8.1.1 This practice has undertaken a detailed assessment of the potential daylight and sunlight effects of the proposed development at Victoria Point, 44 Hathersage Road, Manchester on the key neighbouring properties and amenity spaces. We have also undertaken an assessment of the provision of daylight and sunlight within the proposed residential units.

8.2 Daylight and sunlight impact to neighbouring properties

- 8.2.1 Our assessments have been undertaken using the VSC and NSL (daylight) and APSH (sunlight) tests set out within the BRE guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (2022). It is important to reiterate that alterations in daylight and sunlight to adjoining properties are often inevitable when undertaking any meaningful development, especially in an urban environment. Therefore, the BRE guide is meant to be interpreted flexibly because natural lighting is only one of many factors in site layout design. Indeed, the guidelines suggest that different criteria may be used based upon the requirements for natural lighting in an area viewed against other constraints.
- 8.2.2 The results of the VSC test have shown that 153 (95%) of 161 neighbouring windows assessed will retain good levels of daylight with the proposal in place, in excess of BRE targets. All windows that fall below BRE targets do so only marginally and should be considered acceptable when interpreting the BRE guidance flexibly as intended.
- 8.2.3 The further NSL test has shown that 99 (79%) of 126 neighbouring habitable rooms will retain good levels of daylight distribution, in excess of BRE targets. It should be noted that all rooms that do not meet standard BRE targets have been modelled using assumed layouts (in the absence of available planning information). BRE guidance suggests that results of room-based measures of daylight such as NSL should not be used where layouts are unknown, but we have included for information purposes.
- 8.2.4 For sunlight, all neighbouring main living rooms (and all rooms where layouts are unknown) will retain good levels of annual and winter sunlight, in excess of BRE targets.

8.3 Overshadowing impact to neighbouring properties

- 8.3.1 The assessment of sunlight amenity (overshadowing) within 2-38 (Even) Upper West Grove has shown that all currently receive very little sunlight on March 21st, with only a very small area of these gardens receiving two hours of sunlight. 2-18 (even), 24-32 & 38 will remain BRE compliant while 20, 22, 34 & 36 fall below BRE targets. Reductions to Nos.20 and 34 are marginal and should be considered acceptable when applying a degree of flexibility as advised.

- 8.3.2 The amenity spaces of 25-31 (Odd) Edbrook Walk all continue to receive at least 2 hours of sunlight across more than 50% of their areas on March 21st and therefore fully comply with BRE guidelines.
- 8.3.3 We therefore consider the proposed development to be consistent with BRE guidance and relevant planning policy in terms of daylight and sunlight.

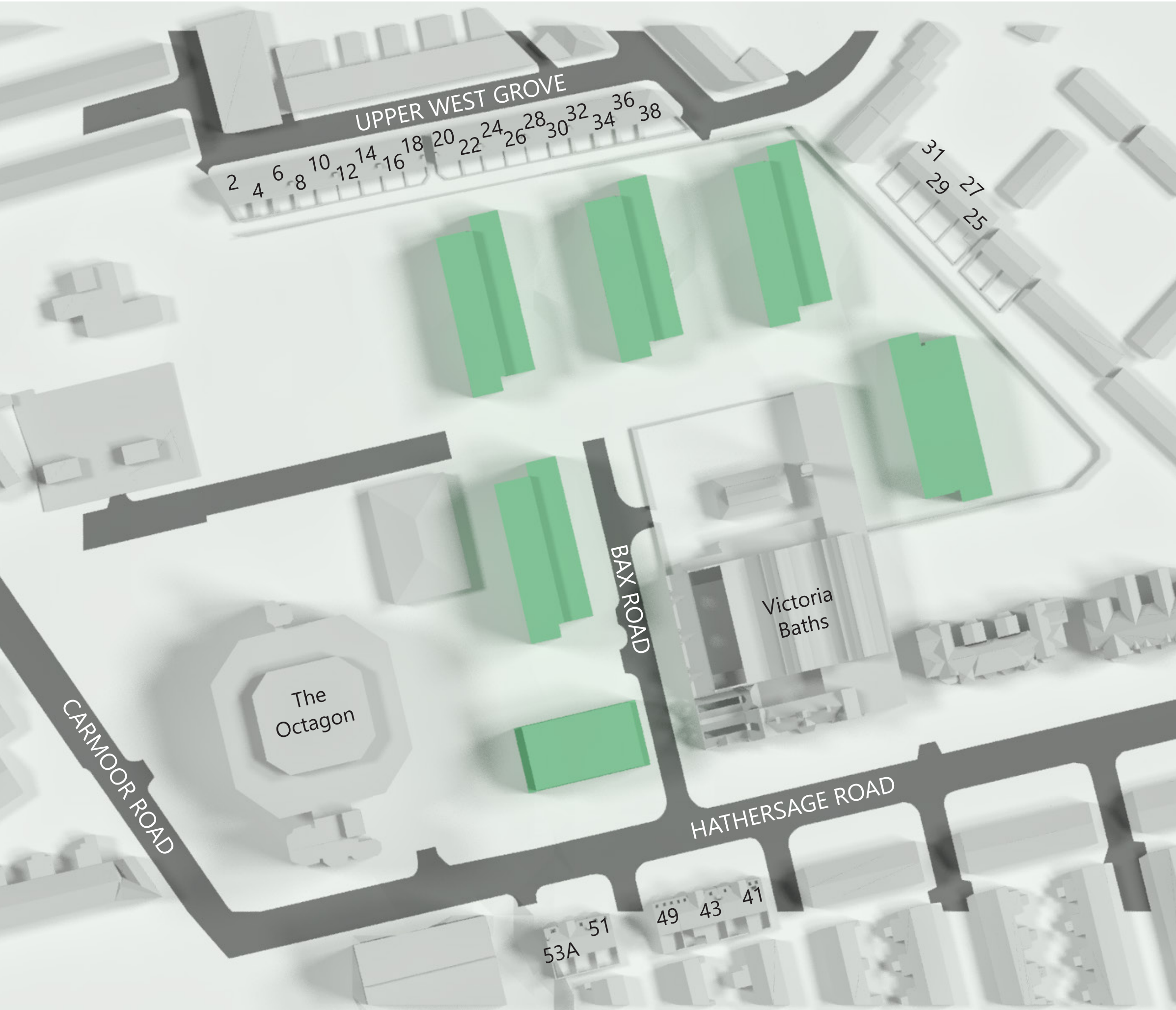
8.4 Daylight and sunlight within the proposed residential units

- 8.4.1 The assessment of daylight within the proposed residential units has shown that the vast majority of rooms receive good levels in excess of the relevant 2022 BRE targets. The Daylight Illuminance assessments have indicated that 80% of the proposed habitable rooms will meet or exceed the 2022 BRE targets.
- 8.4.2 Whilst direct sunlight levels are more orientation specific, 72% of the units meet the 2022 BRE targets which is considered to be a very good level of compliance.
- 8.4.3 Overall, our daylight and sunlight results within the proposed residential units indicate a very good level of compliance.



Appendix 1

Drawings of the existing, proposed and surrounding buildings



Sources of information

Greenhatch Group
45891_01-11_TPE_REV0.dwg
Received 15/05/2023

BELL PHILLIPS ARCHITECTS
06051-5PA-ZZ-ZZ-M3-A-500201_P03.rvt
Received 26/01/2024

VICP-BPA-ZZ-ZZ-M3-A-00001.dwg
Received 31/01/2024

EB7 Ltd
Site Photographs
Ordnance Survey



Key		Existing Building
		Surrounding Context
		Proposed Development

Project Victoria Point
Manchester

Title Existing Condition
Plan View

Drawn	TR	Checked	--
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Date	12/02/2024	Project	6049
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Rel no.	Prefix	Page no.
04	DS01	01



Sources of information

Greenhatch Group
45891_01-11_TPE_REV0.dwg
Received 15/05/2023

BELL PHILLIPS ARCHITECTS
06051-5PA-ZZ-ZZ-M3-A-500201_P03.rvt
Received 26/01/2024

VICP-BPA-ZZ-ZZ-M3-A-00001.dwg
Received 31/01/2024

EB7 Ltd
Site Photographs
Ordnance Survey

Key		Existing Building
		Surrounding Context
		Proposed Development

Project Victoria Point
Manchester

Title Existing Condition
3D View

Drawn	TR	Checked	--
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Date	12/02/2024	Project	6049
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Rel no.	Prefix	Page no.
04	DS01	02



Sources of information

Greenhatch Group
45891_01-11_TPE_REV0.dwg
Received 15/05/2023

BELL PHILLIPS ARCHITECTS
06051-5PA-ZZ-ZZ-M3-A-500201_P03.rvt
Received 26/01/2024

VICP-BPA-ZZ-ZZ-M3-A-00001.dwg
Received 31/01/2024

EB7 Ltd
Site Photographs
Ordnance Survey

NORTH



Key		Existing Building
		Surrounding Context
		Proposed Development

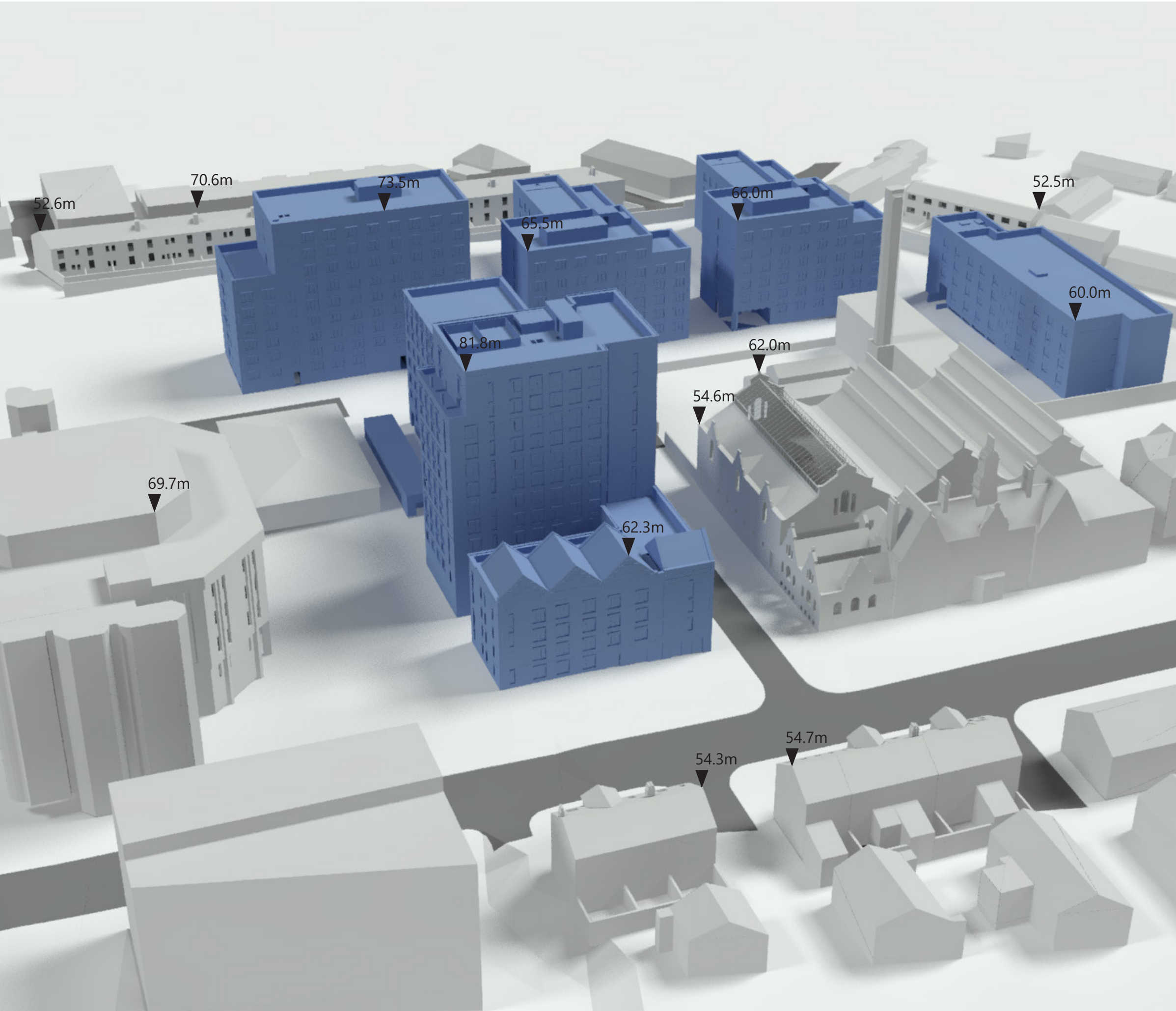
Project Victoria Point
Manchester

Title Proposed Development
Plan View

Drawn	TR	Checked	--
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Date	12/02/2024	Project	6049
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Rel no.	Prefix	Page no.
04	DS01	03



Sources of information

Greenhatch Group
45891_01-11_TPE_REV0.dwg
Received 15/05/2023

BELL PHILLIPS ARCHITECTS
06051-5PA-ZZ-ZZ-M3-A-500201_P03.rvt
Received 26/01/2024

VICP-BPA-ZZ-ZZ-M3-A-00001.dwg
Received 31/01/2024

EB7 Ltd
Site Photographs
Ordnance Survey

Key		Existing Building
		Surrounding Context
		Proposed Development

Project Victoria Point
Manchester

Title Proposed Development
3D View

Drawn	TR	Checked	--
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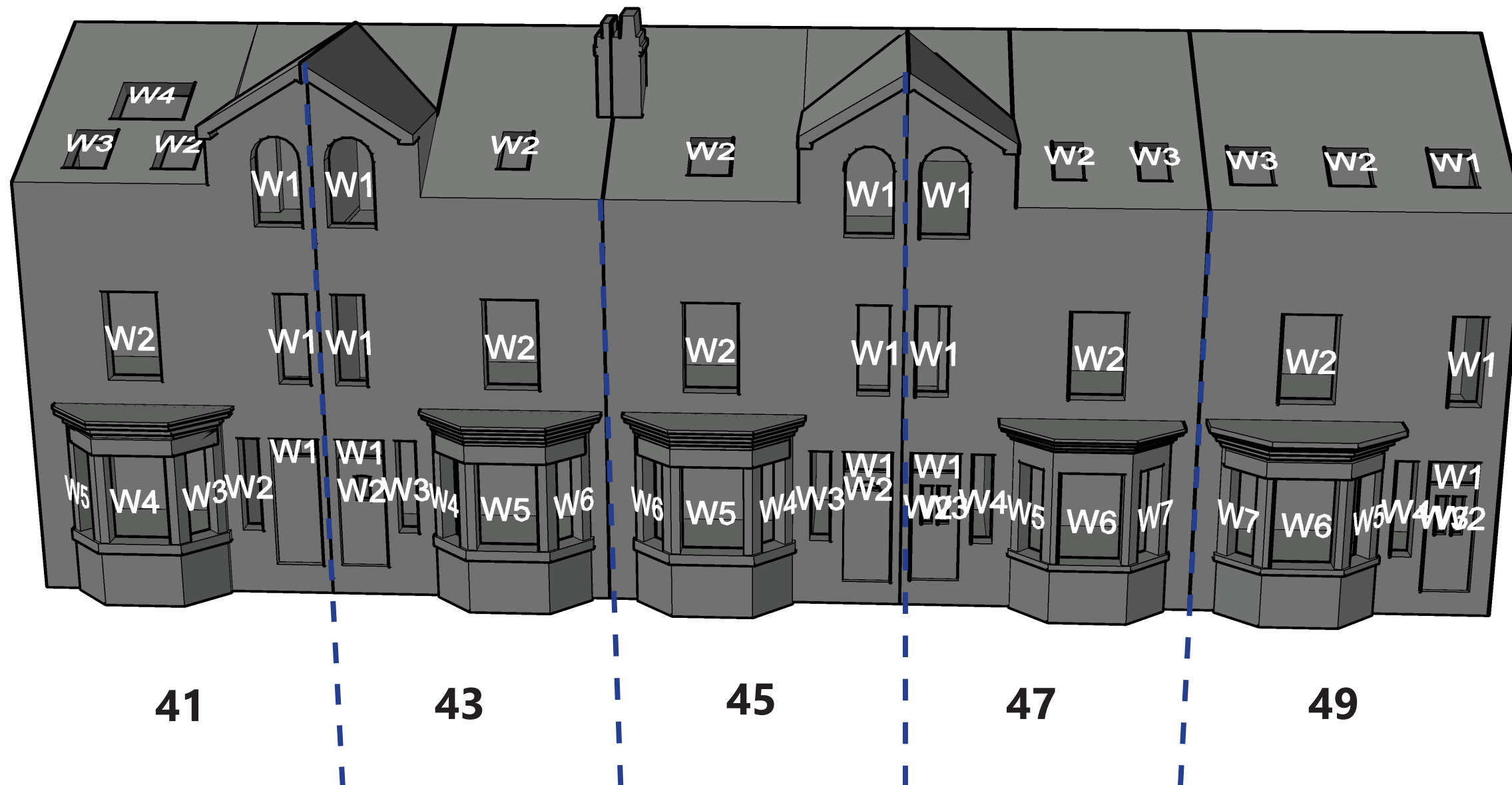
Date	12/02/2024	Project	6049
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Rel no.	Prefix	Page no.
04	DS01	04

Sources of information

Greenhatch Group
45891_01-11_TPE_REV0.dwg
Received 15/05/2023

EB7 Ltd
Site Photographs
Ordnance Survey



Project Victoria Point
Manchester

Title 41-49 Hathersage Road
Window Map

Drawn TR Checked

Date 26/05/2023 Project 6049

Rel no. Prefix Page no.
WM01 01

Sources of information

Greenhatch Group
45891_01-11_TPE_REV0.dwg
Received 15/05/2023

EB7 Ltd
Site Photographs
Ordnance Survey



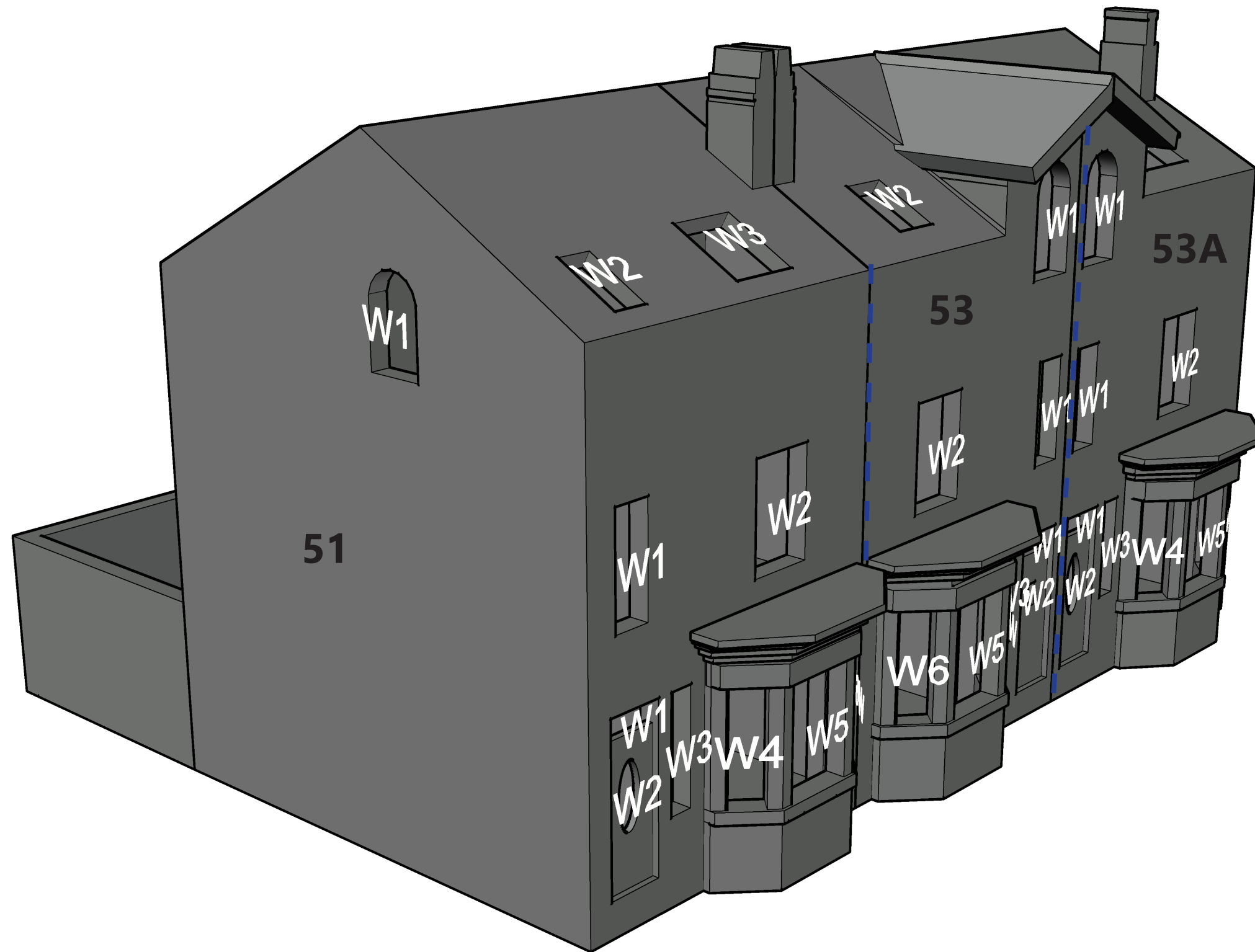
Project Victoria Point
Manchester

Title 51-53A Hathersage Road
Window Map

Drawn TR Checked

Date 26/05/2023 Project 6049

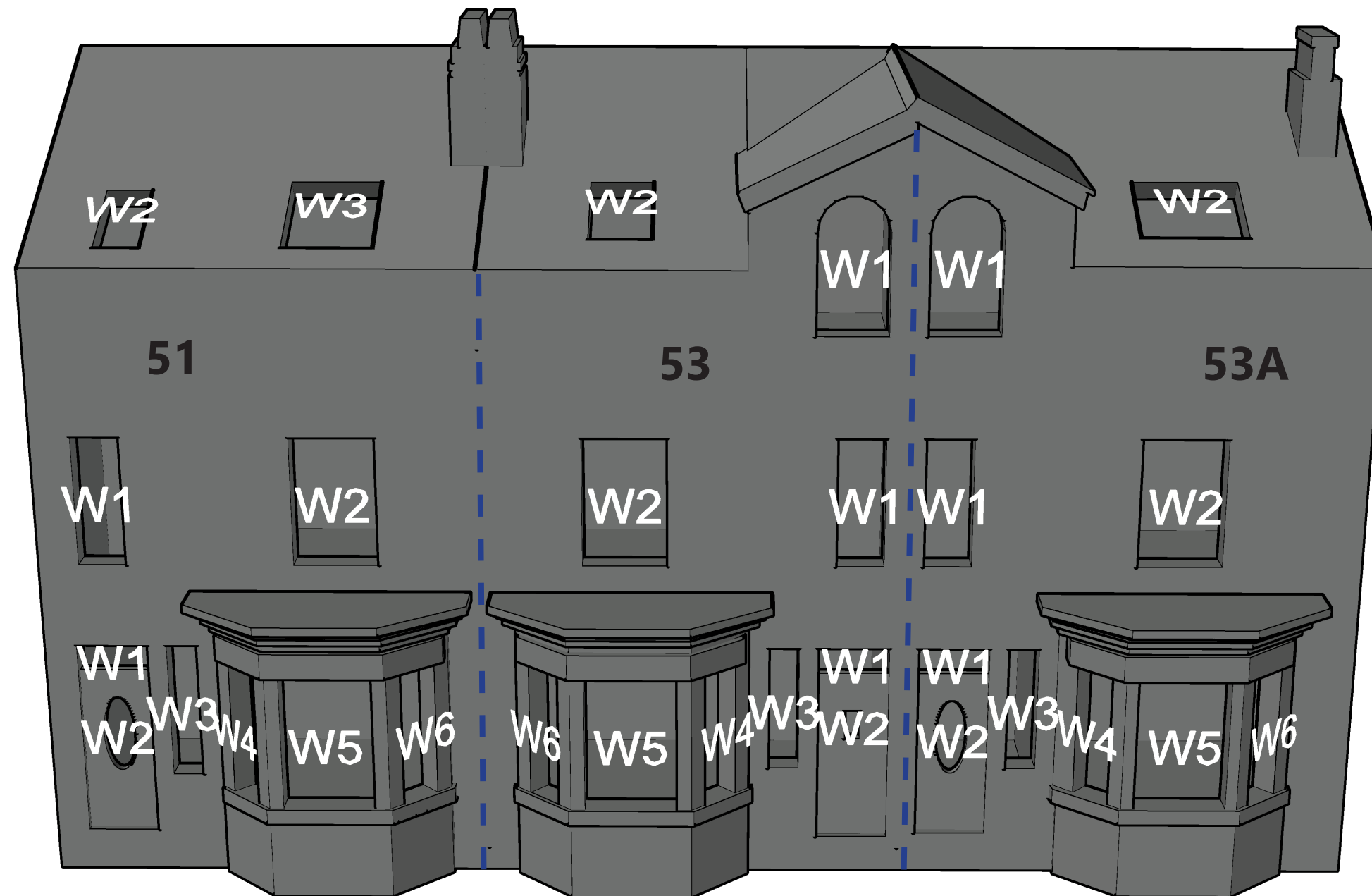
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WM01 02



Sources of information

Greenhatch Group
45891_01-11_TPE_REV0.dwg
Received 15/05/2023

EB7 Ltd
Site Photographs
Ordnance Survey



Project Victoria Point
Manchester

Title 51-53A Hathersage Road
Window Map

Drawn TR Checked

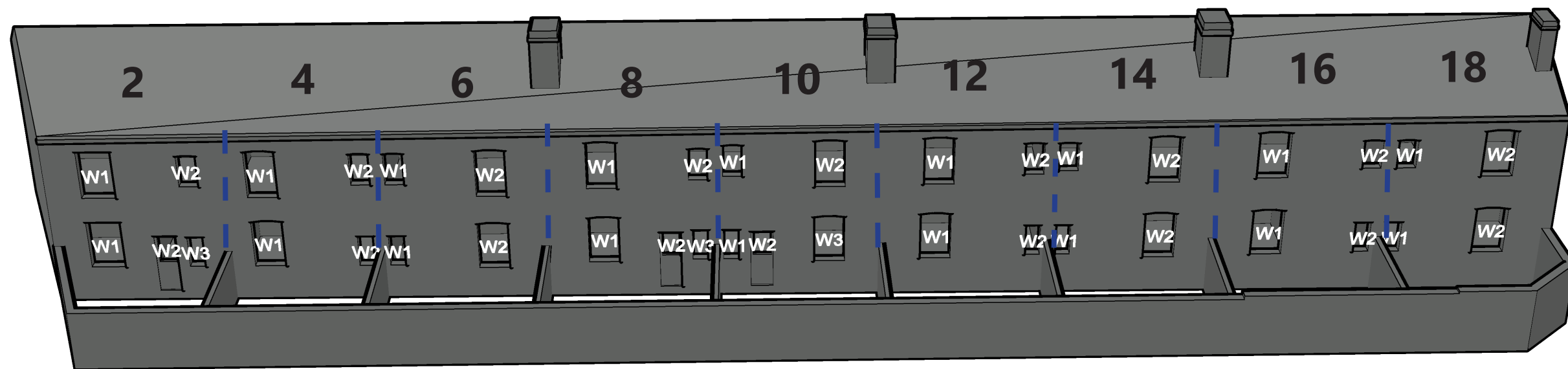
Date 26/05/2023 Project 6049

Rel no. Prefix Page no.
WM01 03

Sources of information

Greenhatch Group
45891_01-11_TPE_REV0.dwg
Received 15/05/2023

EB7 Ltd
Site Photographs
Ordnance Survey



Project Victoria Point
Manchester

Title 2-18 Even Numbers Upper West
Grove
Window Map

Drawn TR Checked

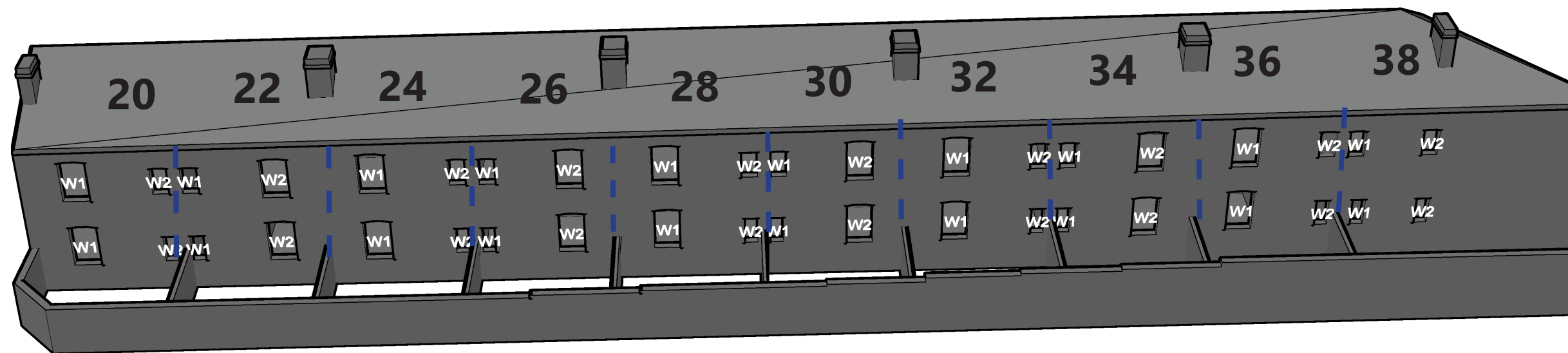
Date 26/05/2023 Project 6049

Rel no. Prefix Page no.
WM01 04

Sources of information

Greenhatch Group
45891_01-11_TPE_REV0.dwg
Received 15/05/2023

EB7 Ltd
Site Photographs
Ordnance Survey



Project Victoria Point
Manchester

Title 20-38 Even Numbers Upper West
Grove
Window Map

Drawn TR Checked

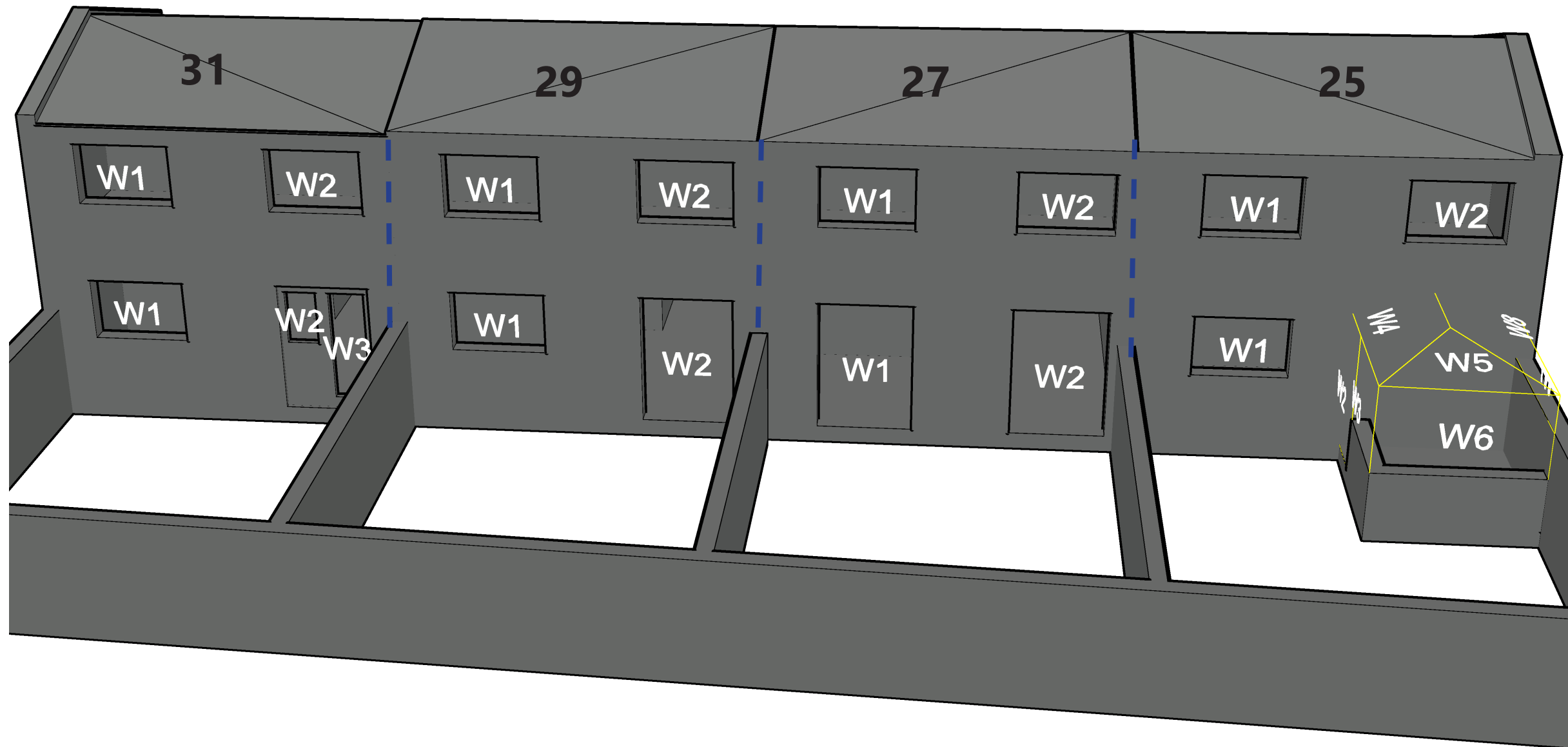
Date 26/05/2023 Project 6049

Rel no. Prefix Page no.
WM01 05

Sources of information

Greenhatch Group
45891_01-11_TPE_REV0.dwg
Received 15/05/2023

EB7 Ltd
Site Photographs
Ordnance Survey



Project Victoria Point
Manchester

Title 31-25 Edbrook Walk
Window Map

Drawn TR Checked

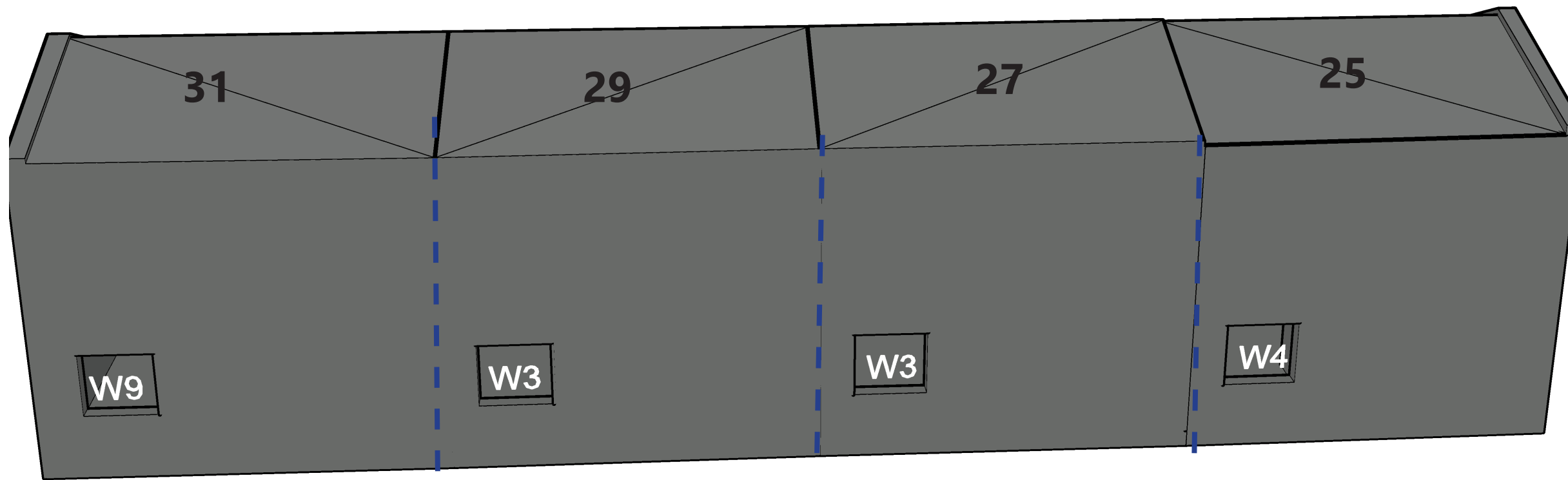
Date 26/05/2023 Project 6049

Rel no. Prefix Page no.
WM01 06

Sources of information

Greenhatch Group
45891_01-11_TPE_REV0.dwg
Received 15/05/2023

EB7 Ltd
Site Photographs
Ordnance Survey



Project Victoria Point
Manchester

Title 31-25 Edbrook Walk
Window Map

Drawn TR Checked

Date 26/05/2023 Project 6049

Rel no. Prefix Page no.
WM01 07



Appendix 2

Results of the daylight and sunlight assessments
within neighbouring properties

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room																
				Existing VSC	Proposed VSC	Proportion Retained	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained												
							m²	%	m²	%		Total	Winter	Total	Winter	Total	Winter											
31 Edbrook Walk Manchester																												
Ground	R1	W1	Living Room	30.9	28.1	0.91	8.0	96%	8.0	96%	1.00	65	22	58	17	0.89	0.77											
Ground	R2	W2	Kitchen	30.5	27.5	0.90																						
		W3		29.9	26.9	0.90																						
		W4		37.2	37.2	1.00												19.3	100%	19.2	100%	1.00	86	23	80	19	0.93	0.83
First	R1	W1	Bedroom	33.5	30.9	0.92	8.3	100%	8.3	100%	1.00	68	22	65	20	0.96	0.91											
First	R2	W2	Bedroom	33.8	31.0	0.92	9.6	99%	9.6	99%	1.00	69	23	63	18	0.91	0.78											
29 Edbrook Walk Manchester																												
Ground	R1	W1	Living Room	31.9	28.6	0.90	8.7	96%	8.7	96%	1.00	64	20	59	16	0.92	0.80											
Ground	R2	W2	Kitchen	31.1	27.7	0.89																						
		W3		37.0	37.0	1.00												18.6	100%	18.6	100%	1.00	92	25	86	20	0.93	0.80
First	R1	W1	Bedroom	34.1	31.0	0.91	9.0	99%	9.0	99%	1.00	68	22	62	16	0.91	0.73											
First	R2	W2	Bedroom	34.2	31.0	0.91	9.6	99%	9.6	99%	1.00	70	24	64	18	0.91	0.75											
27 Edbrook Walk Manchester																												
Ground	R1	W1	Living Room	31.4	27.9	0.89	9.5	99%	9.5	99%	1.00	63	19	57	14	0.90	0.74											
Ground	R2	W2	Kitchen	31.0	27.2	0.88																						
		W3		35.6	35.6	1.00												17.7	100%	17.3	98%	0.98	86	22	81	18	0.94	0.82
First	R1	W1	Bedroom	34.2	30.8	0.90	9.5	99%	9.5	99%	1.00	70	24	65	19	0.93	0.79											
First	R2	W2	Bedroom	34.1	30.7	0.90	9.3	99%	9.3	99%	1.00	70	24	65	19	0.93	0.79											
25 Edbrook Walk Manchester																												
Ground	R1	W1	Living Room	31.0	27.1	0.87	10.0	98%	10.0	98%	1.00	59	15	55	13	0.93	0.87											
Ground	R2	W9	Kitchen	29.6	29.6	1.00	7.2	37%	7.2	37%	1.00	N/F	N/F	N/F	N/F	N/F	N/F											
Ground	R3	W2	Residential	18.3	17.5	0.96																						
		W3		24.2	23.3	0.97																						
		W4		67.4	66.1	0.98																						
		W5		85.1	82.3	0.97																						
		W6		31.1	26.5	0.85																						
		W7		17.0	16.6	0.98																						
		W8		61.8	60.6	0.98												7.5	100%	7.5	100%	1.00	74	21	69	18	0.93	0.86
First	R1	W1	Bedroom	34.1	30.6	0.90	10.1	99%	10.1	99%	1.00	68	22	63	18	0.93	0.82											
First	R2	W2	Bedroom	33.3	29.9	0.90	10.4	99%	10.4	99%	1.00	64	18	58	13	0.91	0.72											
41 Hathersage Road																												
Ground	R1	W4	Lounge	30.6	28.4	0.93																						
		W3		27.3	24.9	0.91																						
		W5		30.4	29.6	0.97												12.6	100%	12.6	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W2	Bedroom	33.3	30.9	0.93	10.7	96%	10.3	93%	0.96	N/F	N/F	N/F	N/F	N/F	N/F											
Second	R1	W2	Bedroom	79.9	78.2	0.98																						
		W3		87.0	85.1	0.98																						
		W4		87.4	85.6	0.98												8.7	100%	8.7	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W1	Study	32.6	30.0	0.92	4.0	99%	4.0	98%	0.99	N/F	N/F	N/F	N/F	N/F	N/F											
43 Hathersage Road																												
Ground	R2	W4	Lounge	28.1	27.0	0.96																						
		W5		31.0	28.6	0.92																						
		W6		25.2	22.8	0.91												12.3	100%	12.3	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Bedroom	33.3	30.7	0.92	10.7	96%	10.0	91%	0.94	N/F	N/F	N/F	N/F	N/F	N/F											
Second	R1	W1	Study	32.4	29.8	0.92	4.1	99%	4.1	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F											
Second	R2	W2	Bedroom	82.5	80.3	0.97	8.1	92%	8.1	92%	1.00	N/F	N/F	N/F	N/F	N/F	N/F											
45 Hathersage Road																												
Ground	R2	W4	Lounge	27.0	24.8	0.92																						
		W5		31.0	28.6	0.92																						
		W6		25.8	24.7	0.96												12.8	99%	12.8	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Bedroom	33.2	30.7	0.92	10.7	96%	10.0	91%	0.94	N/F	N/F	N/F	N/F	N/F	N/F											
Second	R1	W1	Study	32.3	29.5	0.91	4.1	99%	3.8	92%	0.93	N/F	N/F	N/F	N/F	N/F	N/F											
Second	R2	W2	Bedroom	82.6	80.4	0.97	8.4	97%	8.4	97%	1.00	N/F	N/F	N/F	N/F	N/F	N/F											
47 Hathersage Road																												
Ground	R2	W5	Reception Room	27.5	26.3	0.96																						
		W6		29.8	27.7	0.93																						
		W7		23.9	22.0	0.92												12.5	99%	12.5	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Bedroom	32.9	30.4	0.93	9.2	98%	8.5	90%	0.93	N/F	N/F	N/F	N/F	N/F	N/F											

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing VSC	Proposed VSC	Proportion Retained	Existing NSL		Proposed NSL		Proportion Retained	Existing APSH		Proposed APSH		Retained	
							m²	%	m²	%		Total	Winter	Total	Winter	Total	Winter
Second	R1	W1	Bedroom	32.1	29.3	0.91	12.4	65%	12.4	65%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W3	Bedroom	84.8	82.4	0.97											
		W2		81.7	79.4	0.97	13.8	100%	13.8	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
49 Hathersage Road																	
Ground	R2	W5	Lounge	26.5	24.6	0.93											
		W6		28.8	26.7	0.93											
		W7		24.4	23.3	0.95	12.3	100%	12.3	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Bedroom	32.6	30.1	0.92	10.7	96%	10.1	91%	0.95	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Study	85.5	83.1	0.97	4.3	100%	4.3	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Bedroom	85.5	83.1	0.97											
		W3		85.4	83.0	0.97	9.3	100%	9.3	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
51 Hathersage Road																	
Ground	R2	W4	Lounge	27.4	25.8	0.94											
		W5		28.1	26.0	0.92											
		W6		21.9	20.5	0.94	12.3	100%	12.3	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Bedroom	31.9	29.4	0.92	10.4	97%	10.1	94%	0.97	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Study	86.9	84.6	0.97	4.0	100%	4.0	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R3	W3	Bedroom	85.5	83.1	0.97	8.5	100%	8.5	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
53 Hathersage Road																	
Ground	R2	W4	Lounge	23.5	22.3	0.95											
		W5		28.1	26.1	0.93											
		W6		23.0	21.3	0.93	12.1	100%	12.1	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R2	W4	Lounge	23.5	22.3	0.95											
		W5		28.1	26.1	0.93											
		W6		23.0	21.3	0.93	12.1	100%	12.1	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Bedroom	31.8	29.4	0.92	10.3	97%	9.8	93%	0.96	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Study	30.3	27.5	0.91	4.0	99%	3.9	97%	0.98	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Bedroom	84.3	82.0	0.97	8.3	99%	8.3	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
53A Hathersage Road																	
Ground	R2	W4	Lounge	26.4	24.4	0.92											
		W5		27.6	25.3	0.92											
		W6		22.2	20.7	0.93	12.3	99%	12.3	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Bedroom	31.4	28.8	0.92	10.5	96%	10.0	92%	0.96	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Study	30.2	27.4	0.91	4.5	98%	4.3	94%	0.95	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Bedroom	82.8	80.6	0.97	8.7	100%	8.7	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
2 Upper West Grove																	
Ground	R1	W1	Residential	35.9	33.4	0.93	11.5	99%	11.2	97%	0.98	84	28	80	24	0.95	0.86
Ground	R2	W2	Residential	34.1	31.6	0.93											
		W3		35.6	33.0	0.93	9.6	99%	9.6	99%	1.00	84	28	80	24	0.95	0.86
First	R1	W1	Residential	35.7	33.4	0.93	13.2	98%	12.4	93%	0.94	83	28	81	26	0.98	0.93
First	R2	W2	Residential	35.6	33.1	0.93	7.7	97%	7.7	97%	1.00	82	29	78	25	0.95	0.86
4Upper West Grove																	
Ground	R1	W1	Residential	35.7	32.9	0.92	8.2	99%	8.2	99%	1.00	84	28	81	25	0.96	0.89
Ground	R2	W2	Residential	35.4	32.3	0.91	7.7	91%	5.9	70%	0.77	84	28	79	24	0.94	0.86
First	R1	W1	Residential	35.8	33.1	0.93	9.9	98%	9.9	98%	1.00	81	28	79	26	0.98	0.93
First	R2	W2	Residential	35.6	32.7	0.92	6.3	96%	5.9	89%	0.93	81	28	79	26	0.98	0.93
6Upper West Grove																	
Ground	R1	W1	Residential	34.4	31.3	0.91	7.7	90%	7.7	90%	1.00	82	26	76	21	0.93	0.81
Ground	R2	W2	Residential	35.3	31.9	0.90	10.0	98%	10.0	98%	1.00	84	28	78	23	0.93	0.82
First	R1	W1	Residential	35.6	32.7	0.92	6.5	96%	6.5	96%	1.00	81	28	79	26	0.98	0.93
First	R2	W2	Residential	35.7	32.5	0.91	11.5	97%	11.3	95%	0.98	82	28	78	24	0.95	0.86
8Upper West Grove																	
Ground	R1	W1	Residential	35.2	31.3	0.89	9.9	98%	9.7	96%	0.98	83	27	78	23	0.94	0.85
Ground	R2	W3	Residential	34.8	30.6	0.88											
		W2		33.2	29.1	0.88	8.3	99%	7.7	92%	0.93	83	27	77	22	0.93	0.81

Address Room Window Room use				Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing VSC	Proposed VSC	Proportion Retained	Existing NSL m ²	%	Proposed NSL m ²	%	Proportion Retained	Existing APSH		Proposed APSH		Retained	
												Total	Winter	Total	Winter	Total	Winter
First	R1	W1	Residential	35.5	31.9	0.90	11.6	97%	11.2	93%	0.96	82	28	79	25	0.96	0.89
First	R2	W2	Residential	35.5	31.5	0.89	6.2	96%	5.0	77%	0.80	82	28	76	23	0.93	0.82
10Upper West Grove																	
Ground	R1	W1 W2	Residential	34.8 33.0	30.4 28.5	0.88 0.87	9.2	99%	9.2	99%	1.00	83	27	76	21	0.92	0.78
Ground	R2	W3	Residential	34.6	29.8	0.86	9.5	98%	9.5	98%	0.99	83	27	76	21	0.92	0.78
First	R1	W1	Residential	35.4	31.2	0.88	6.8	96%	6.8	96%	1.00	82	28	76	23	0.93	0.82
First	R2	W2	Residential	35.3	30.8	0.87	11.6	97%	10.7	90%	0.92	83	28	76	22	0.92	0.79
12Upper West Grove																	
Ground	R1	W1	Residential	34.2	29.0	0.85	9.9	98%	8.7	86%	0.88	83	27	75	20	0.90	0.74
Ground	R2	W2	Residential	33.7	28.1	0.83	7.2	81%	3.1	35%	0.43	84	28	72	18	0.86	0.64
First	R1	W1	Residential	35.1	30.1	0.86	11.7	97%	10.5	87%	0.89	83	28	75	21	0.90	0.75
First	R2	W2	Residential	34.9	29.6	0.85	6.6	96%	4.4	64%	0.67	83	28	73	19	0.88	0.68
14Upper West Grove																	
Ground	R1	W1	Residential	33.5	27.9	0.83	7.7	90%	6.7	78%	0.87	82	26	72	18	0.88	0.69
Ground	R2	W2	Residential	33.1	27.2	0.82	10.1	98%	8.6	84%	0.85	81	24	72	17	0.89	0.71
First	R1	W1	Residential	34.8	29.4	0.84	6.5	95%	6.0	89%	0.93	83	28	74	20	0.89	0.71
First	R2	W2	Residential	34.5	28.8	0.83	11.8	98%	10.0	83%	0.85	83	28	72	18	0.87	0.64
16Upper West Grove																	
Ground	R1	W1	Residential	32.5	26.3	0.81	10.1	98%	8.2	80%	0.82	79	23	70	16	0.89	0.70
Ground	R2	W2	Residential	31.6	25.3	0.80	5.9	67%	2.7	31%	0.45	79	23	68	15	0.86	0.65
First	R1	W1	Residential	34.1	28.2	0.83	12.1	98%	10.1	82%	0.84	81	26	72	17	0.89	0.65
First	R2	W2	Residential	33.7	27.6	0.82	5.9	87%	3.0	45%	0.51	80	25	71	16	0.89	0.64
18Upper West Grove																	
Ground	R1	W1	Residential	31.4	25.0	0.80	8.0	91%	5.6	64%	0.70	78	22	68	15	0.87	0.68
Ground	R2	W2	Residential	30.8	24.4	0.79	10.3	95%	8.3	77%	0.81	79	23	68	15	0.86	0.65
First	R1	W1	Residential	33.5	27.4	0.82	6.7	96%	4.5	64%	0.66	81	25	71	15	0.88	0.60
First	R2	W2	Residential	33.1	26.9	0.81	12.1	96%	9.3	74%	0.77	80	25	70	15	0.88	0.60
20Upper West Grove																	
Ground	R1	W1	Residential	28.4	23.3	0.82	9.4	84%	6.4	57%	0.67	73	18	61	10	0.84	0.56
Ground	R2	W2	Residential	27.8	23.0	0.83	4.8	55%	3.6	40%	0.74	70	15	63	11	0.90	0.73
First	R1	W1	Residential	31.7	26.5	0.84	12.4	97%	8.5	66%	0.69	78	22	70	14	0.90	0.64
First	R2	W2	Residential	31.4	26.3	0.84	6.0	85%	3.5	49%	0.57	77	21	69	14	0.90	0.67
22Upper West Grove																	
Ground	R1	W1	Residential	26.7	21.8	0.82	4.7	52%	3.0	33%	0.65	67	12	59	7	0.88	0.58
Ground	R2	W2	Residential	28.8	23.4	0.81	9.1	87%	7.2	69%	0.79	73	18	64	11	0.88	0.61
First	R1	W1	Residential	31.5	26.3	0.84	5.2	72%	2.9	41%	0.57	78	22	69	14	0.88	0.64
First	R2	W2	Residential	32.0	26.5	0.83	11.9	96%	9.3	75%	0.78	78	22	70	15	0.90	0.68
24Upper West Grove																	
Ground	R1	W1	Residential	29.7	24.3	0.82	10.0	96%	9.3	89%	0.92	76	20	67	12	0.88	0.60
Ground	R2	W2	Residential	29.8	24.1	0.81	8.1	89%	6.3	69%	0.78	78	22	65	11	0.83	0.50
First	R1	W1	Residential	32.8	27.4	0.84	12.2	98%	10.7	86%	0.88	80	24	72	17	0.90	0.71
First	R2	W2	Residential	32.9	27.2	0.83	6.8	95%	6.8	95%	1.00	79	23	70	15	0.89	0.65
26Upper West Grove																	
Ground	R1	W1	Residential	29.9	24.0	0.80	6.1	69%	4.1	47%	0.68	78	22	63	11	0.81	0.50
Ground	R2	W2	Residential	30.2	24.0	0.80	10.5	98%	9.6	90%	0.91	75	19	63	10	0.84	0.53
First	R1	W1	Residential	33.0	27.1	0.82	7.2	96%	5.1	68%	0.71	79	23	71	16	0.90	0.70
First	R2	W2	Residential	33.1	26.9	0.81	11.7	98%	10.8	90%	0.92	83	27	72	16	0.87	0.59
28Upper West Grove																	

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)						Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Retained	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m ²	%	m ²	%	Retained		Total	Winter	Total	Winter	Total	Winter
Ground	R1	W1	Residential	30.1	23.7	0.79	10.3	98%	10.3	98%	1.00		76	20	62	10	0.82	0.50
Ground	R2	W2	Residential	29.6	23.0	0.78	6.0	65%	4.2	46%	0.70		77	21	65	12	0.84	0.57
First	R1	W1	Residential	32.9	26.6	0.81	12.6	97%	11.9	92%	0.94		81	25	70	14	0.86	0.56
First	R2	W2	Residential	32.4	26.1	0.80	6.1	92%	5.0	75%	0.81		80	24	70	14	0.88	0.58
30Upper West Grove																		
Ground	R1	W1	Residential	29.4	22.8	0.78	8.0	91%	5.2	60%	0.66		77	21	64	11	0.83	0.52
Ground	R2	W2	Residential	28.9	22.4	0.77	10.3	95%	9.9	91%	0.96		74	18	63	10	0.85	0.56
First	R1	W1	Residential	32.3	25.9	0.80	6.8	96%	5.6	80%	0.83		80	24	70	14	0.88	0.58
First	R2	W2	Residential	31.9	25.5	0.80	11.8	95%	10.8	87%	0.91		78	22	68	12	0.87	0.55
32Upper West Grove																		
Ground	R1	W1	Residential	27.5	21.3	0.77	9.1	85%	7.8	73%	0.85		72	16	61	8	0.85	0.50
Ground	R2	W2	Residential	26.3	20.4	0.78	3.6	40%	2.8	31%	0.77		70	15	56	5	0.80	0.33
First	R1	W1	Residential	31.0	24.7	0.80	11.7	94%	10.3	82%	0.87		78	22	68	12	0.87	0.55
First	R2	W2	Residential	30.1	24.2	0.80	5.0	70%	3.4	48%	0.68		77	21	65	9	0.84	0.43
34Upper West Grove																		
Ground	R1	W1	Residential	26.0	20.2	0.78	5.8	65%	3.0	34%	0.51		68	13	57	5	0.84	0.38
Ground	R2	W2	Residential	25.8	20.7	0.80	7.6	71%	5.9	55%	0.77		68	12	62	8	0.91	0.67
First	R1	W1	Residential	30.0	24.1	0.81	5.6	74%	3.5	47%	0.63		75	19	66	10	0.88	0.53
First	R2	W2	Residential	29.9	24.7	0.83	11.5	95%	9.2	77%	0.80		76	20	65	10	0.86	0.50
36Upper West Grove																		
Ground	R1	W1	Residential	26.8	21.9	0.82	9.3	86%	8.5	79%	0.92		69	13	61	7	0.88	0.54
Ground	R2	W2	Residential	27.9	23.4	0.84	7.8	88%	6.4	72%	0.82		73	16	66	10	0.90	0.63
First	R1	W1	Residential	30.6	25.8	0.84	11.9	96%	10.5	84%	0.88		75	19	67	12	0.89	0.63
First	R2	W2	Residential	31.6	27.3	0.87	0.0	0%	0.0	0%	0.00		75	19	71	16	0.95	0.84
38Upper West Grove																		
Ground	R1	W1	Residential	28.1	23.9	0.85	4.7	91%	4.6	88%	0.97		76	18	68	11	0.89	0.61
Ground	R2	W2	Residential	28.6	24.6	0.86	10.2	75%	7.9	58%	0.77		78	20	68	11	0.87	0.55
First	R1	W1	Residential	31.7	27.7	0.87	6.2	91%	5.3	79%	0.86		76	20	72	17	0.95	0.85
First	R2	W2	Residential	32.1	28.3	0.88	11.1	92%	9.9	82%	0.90		78	22	71	16	0.91	0.73



Appendix 3

Results of the daylight and sunlight assessments
within the proposed dwellings



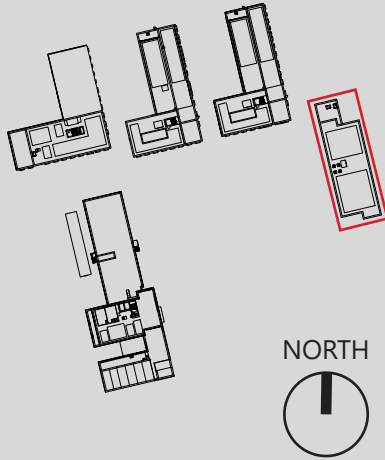
Sources of information

BELL PHILLIPS ARCHITECTS

ICP-BPA-Sheet - 1100 - Proposed_Site Plan_Ground Floor.dwg
VICP-BPA-Sheet - 1101 - Proposed_Site Plan_First Floor.dwg
VICP-BPA-Sheet - 1102 - Proposed_Site Plan_Second Floor.dwg
VICP-BPA-Sheet - 1103 - Proposed_Site Plan_Third Floor.dwg
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VICP-BPA-Sheet - 1105 - Proposed_Site Plan_Fifth Floor.dwg
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VICP-BPA-Sheet - 1107 - Proposed_Site Plan_Seventh Floor.dwg
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VICP-BPA-Sheet - 1110 - Proposed_Site Plan_Tenth Floor.dwg
VICP-BPA-Sheet - 1111 - Proposed_Site Plan_Eleventh Floor.dwg
VICP-BPA-Sheet - 1112 - Proposed_Site Plan_Roof.dwg
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VICP-BPA-ZZ-ZZ-M3-A-00001-End Block.rvt
Received 05/04/2024

EB7 Ltd
Site Photographs
Ordnance Survey

Key Plan



Project Victoria Point Manchester

Title Block 1
Ground Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 01



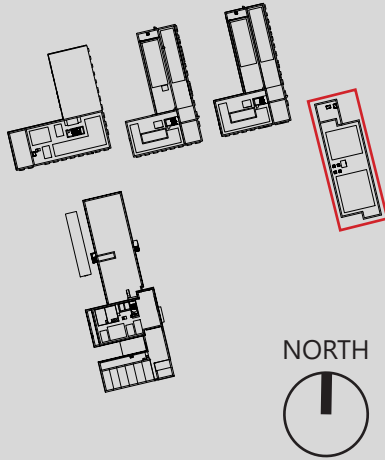
Sources of information

BELL PHILLIPS ARCHITECTS

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VICP-BPA-ZZ-ZZ-M3-A-00001-End Block.rvt
Received 05/04/2024

EB7 Ltd
Site Photographs
Ordnance Survey

Key Plan



Project Victoria Point Manchester

Title Block 1
First to Third Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

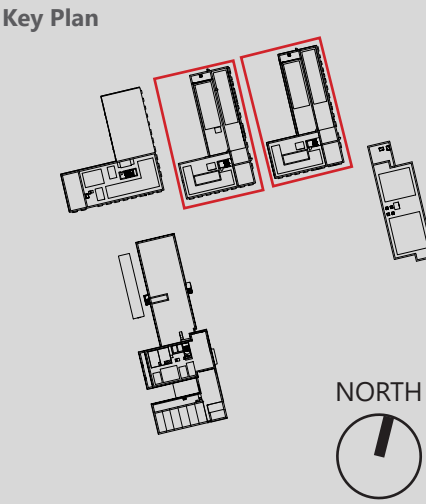
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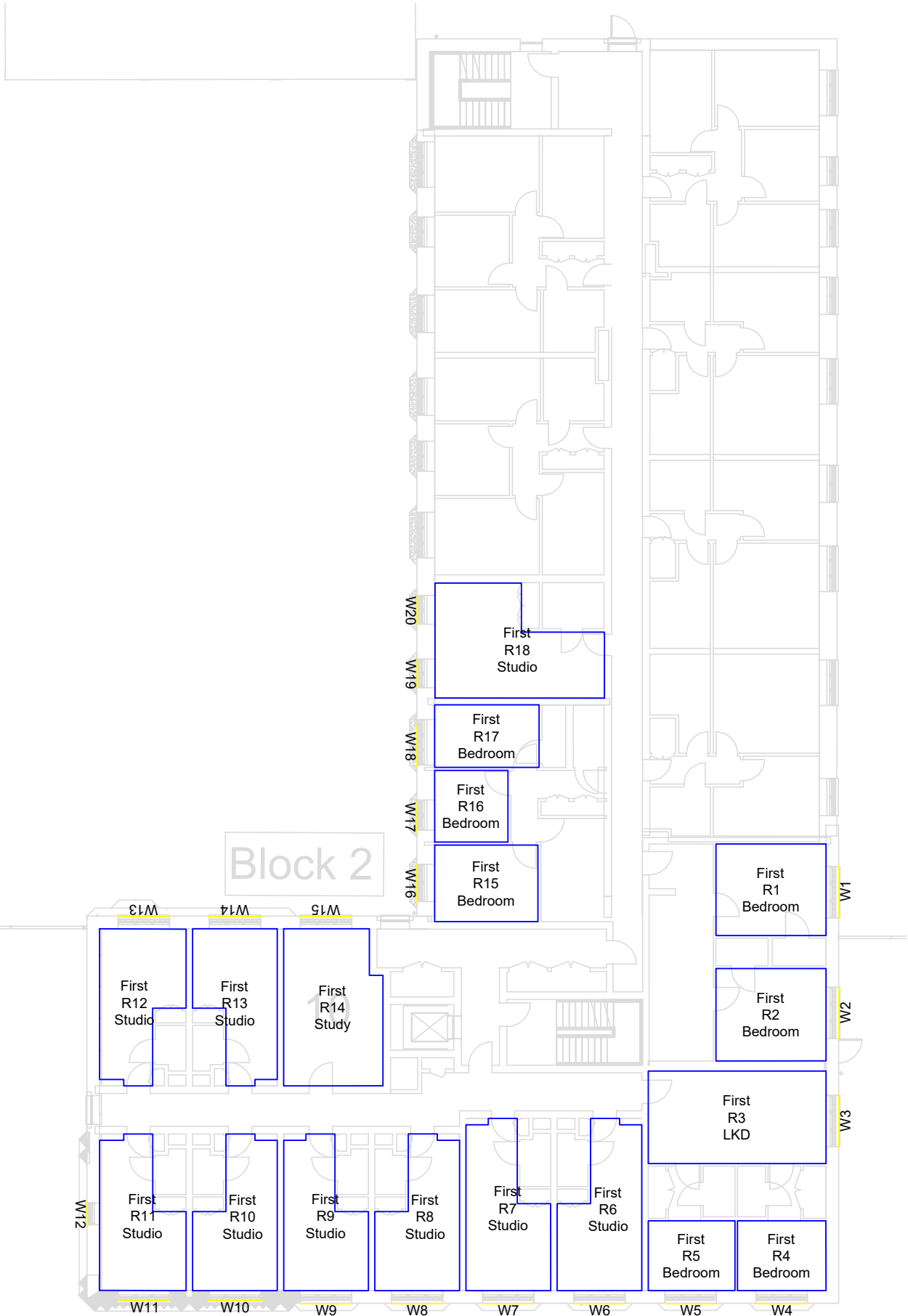
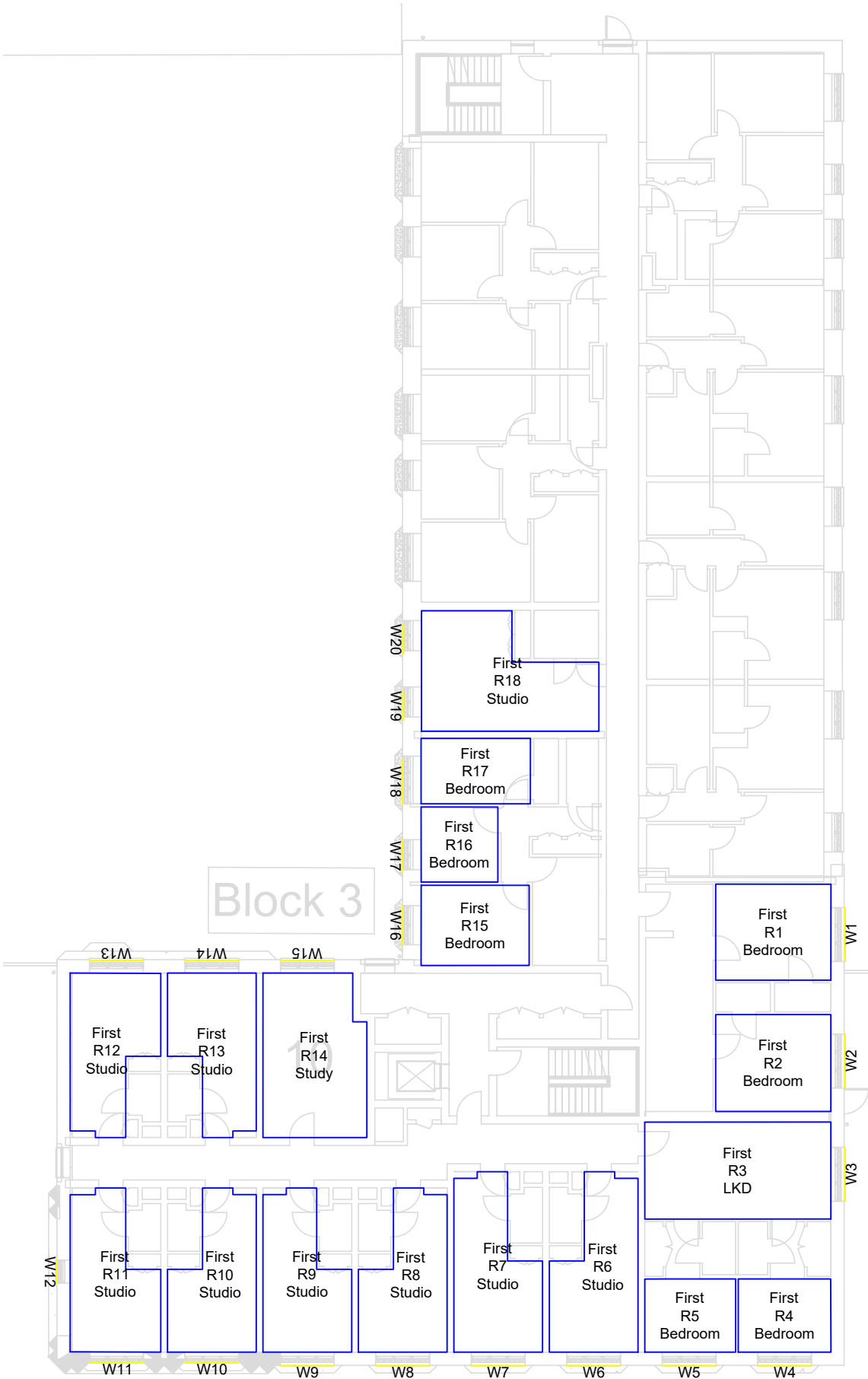
Sources of information

- BELL PHILLIPS ARCHITECTS**
- ICP-BPA-Sheet - 1100 - Proposed_Site Plan_Ground Floor.dwg
 - VICP-BPA-Sheet - 1101 - Proposed_Site Plan_First Floor.dwg
 - VICP-BPA-Sheet - 1102 - Proposed_Site Plan_Second Floor.dwg
 - VICP-BPA-Sheet - 1103 - Proposed_Site Plan_Third Floor.dwg
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 - VICP-BPA-Sheet - 1112 - Proposed_Site Plan_Roof.dwg
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 - VICP-BPA-Sheet - 1303 - Proposed Section C-C.dwg
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- Received 05/04/2024

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Site Photographs
Ordnance Survey



Project	Victoria Point Manchester		
Title	Blocks 2 and 3 Ground Floor Room Layout		
Drawn	MZ	Checked	--
Date	17/04/2024	Project	6049
Rel no.	05	Prefix	ID01
		Page no.	03



Sources of information

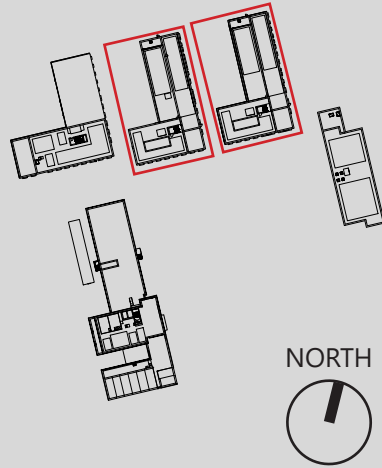
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Received 05/04/2024

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Site Photographs
Ordnance Survey

Key Plan



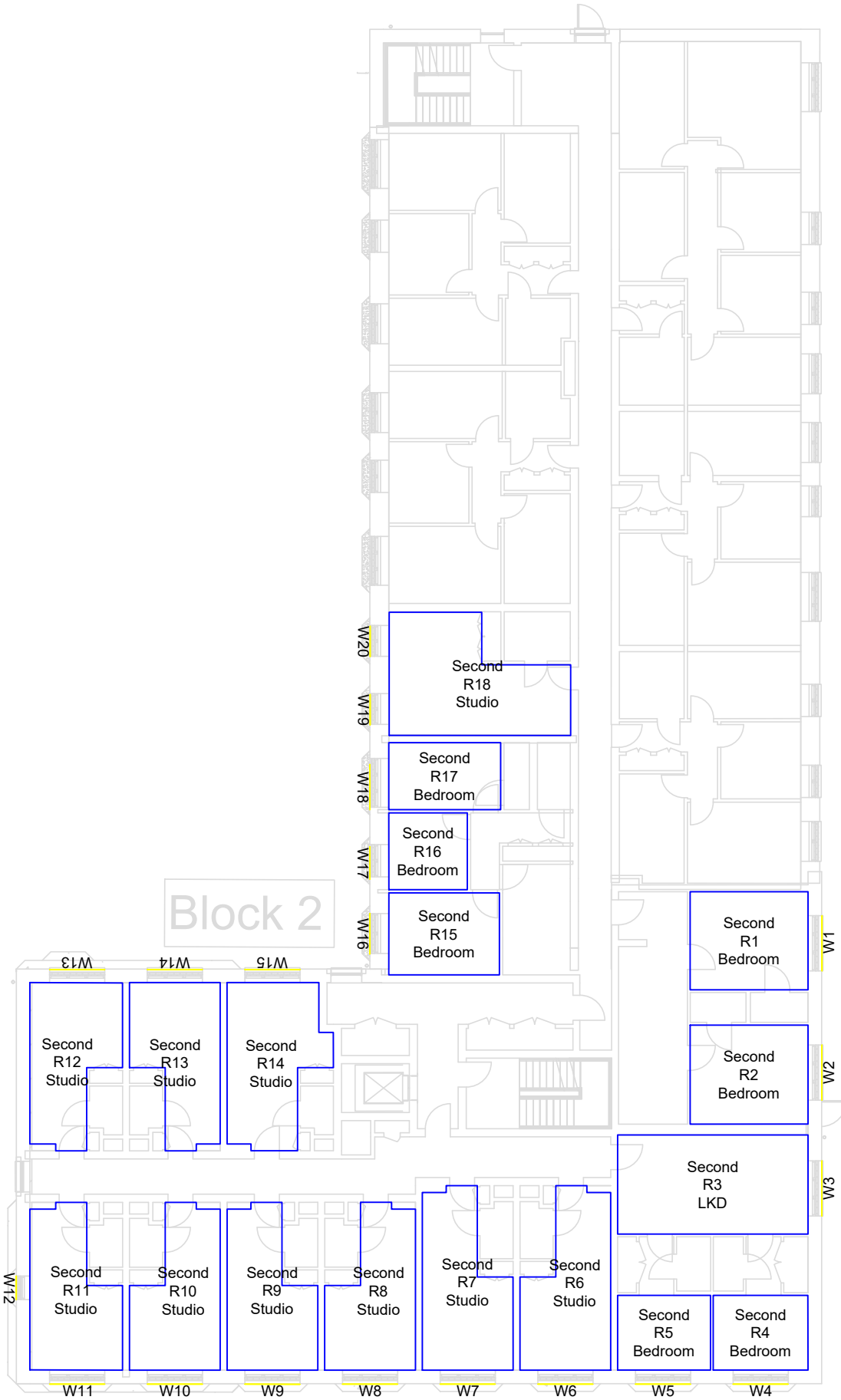
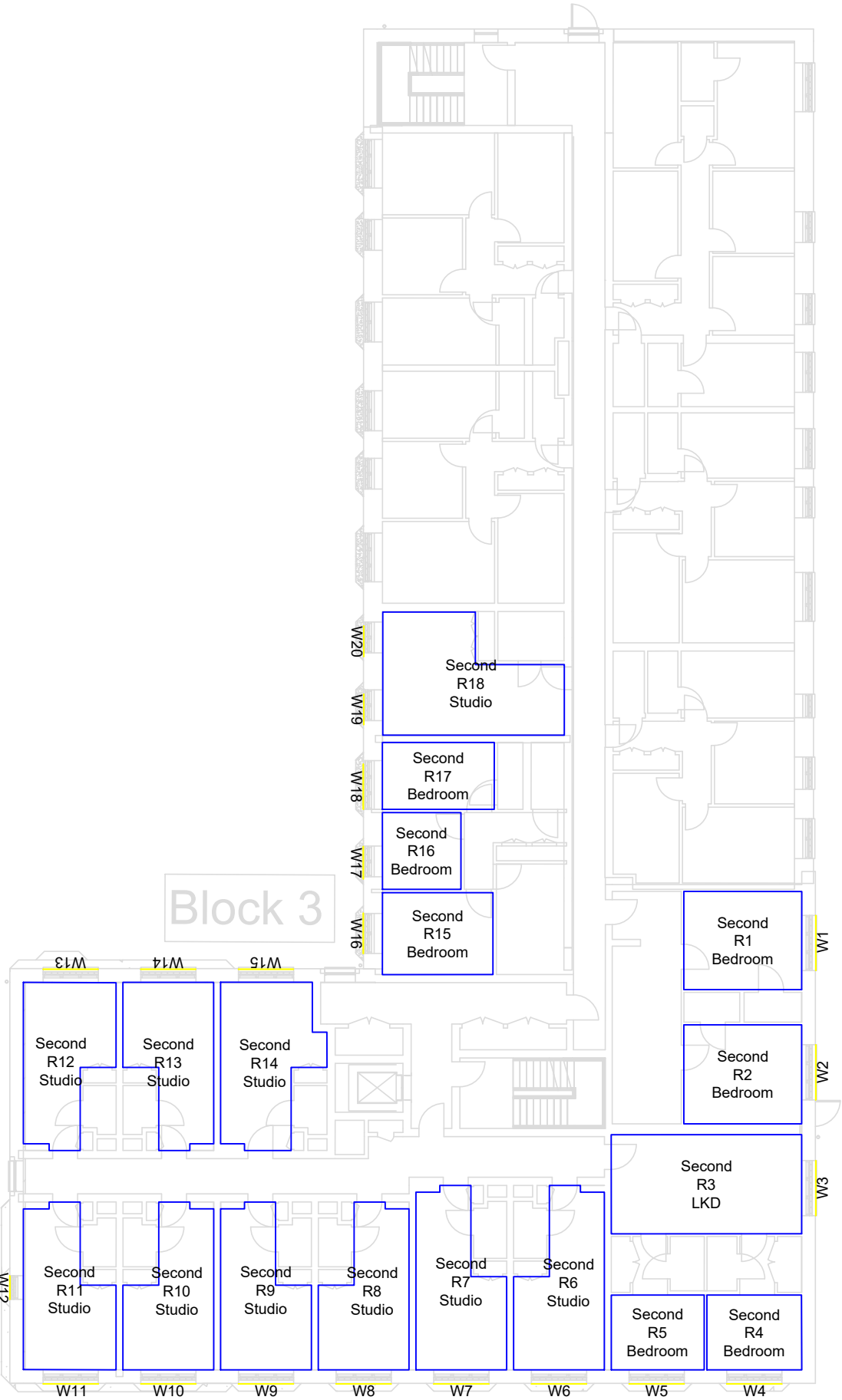
Project Victoria Point Manchester

Title Blocks 2 and 3
First Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 04



Sources of information

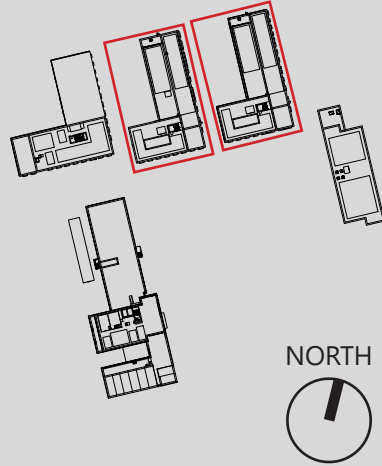
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Received 05/04/2024

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Site Photographs
Ordnance Survey

Key Plan



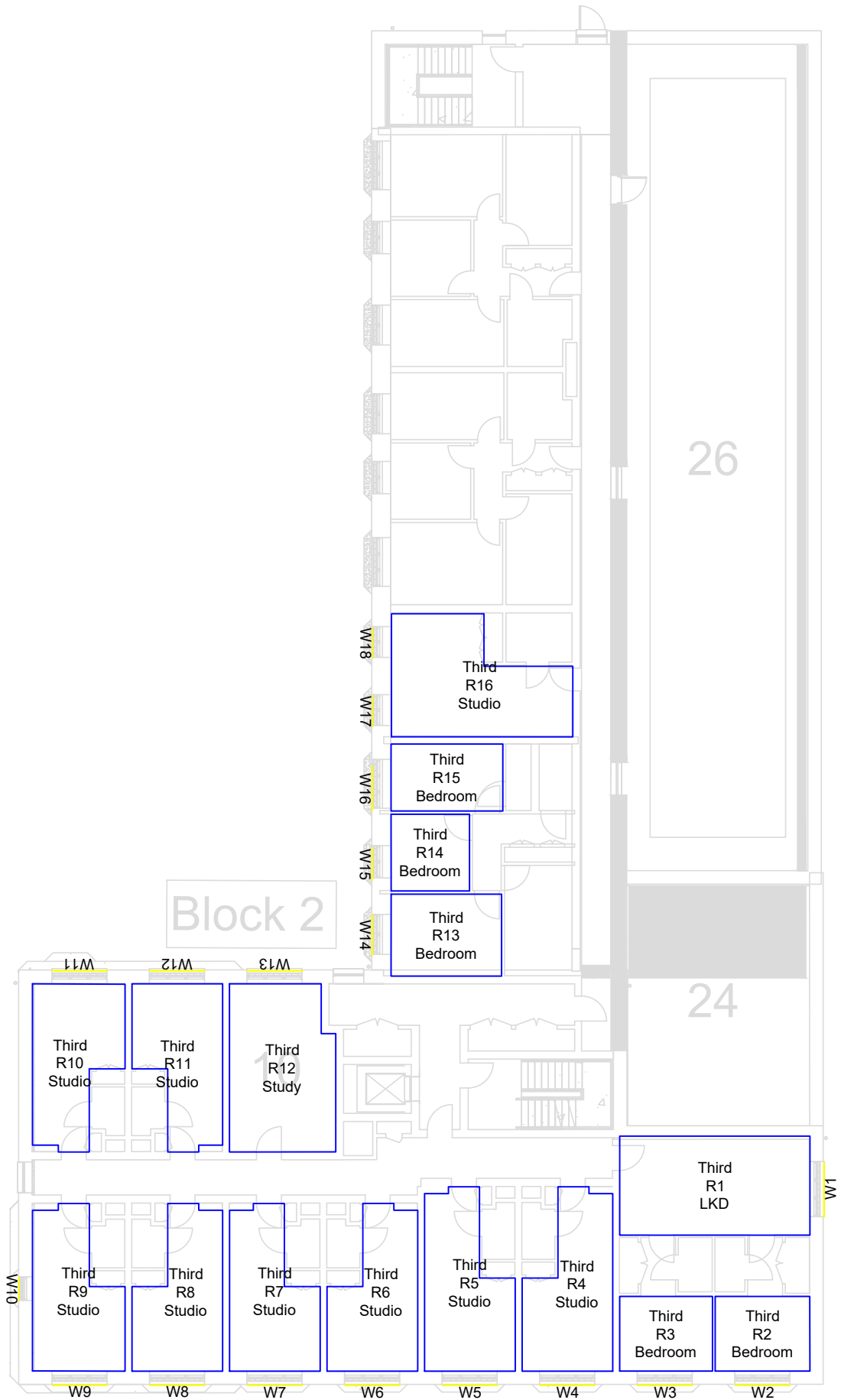
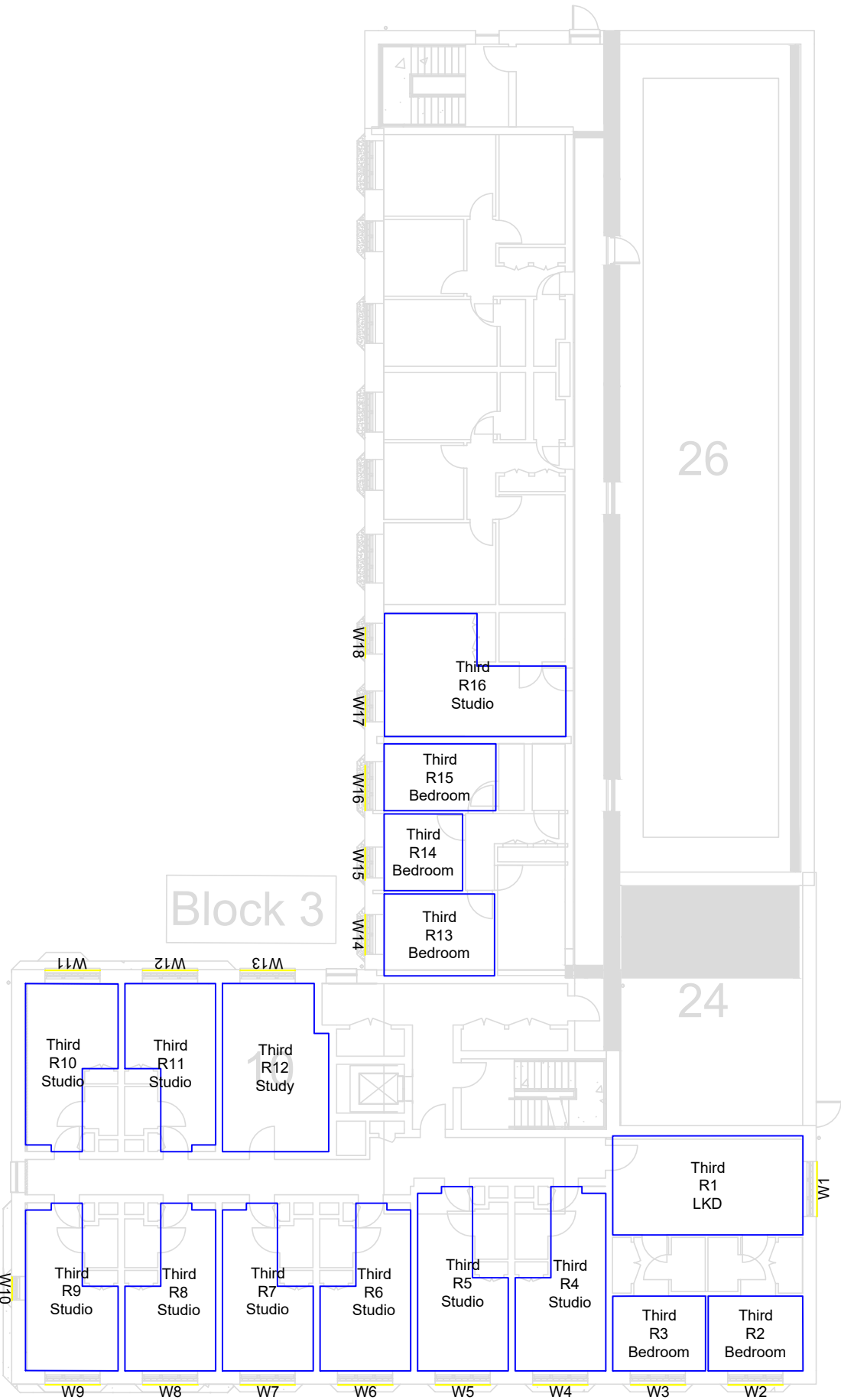
Project Victoria Point Manchester

Title Blocks 2 and 3
Second Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 05



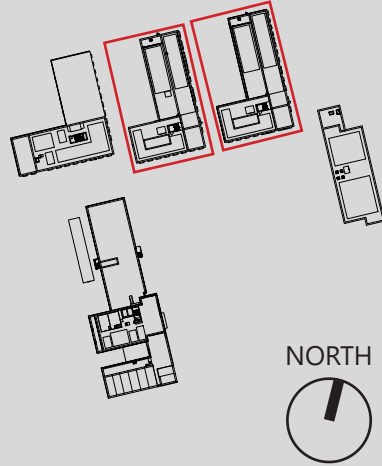
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BELL PHILLIPS ARCHITECTS

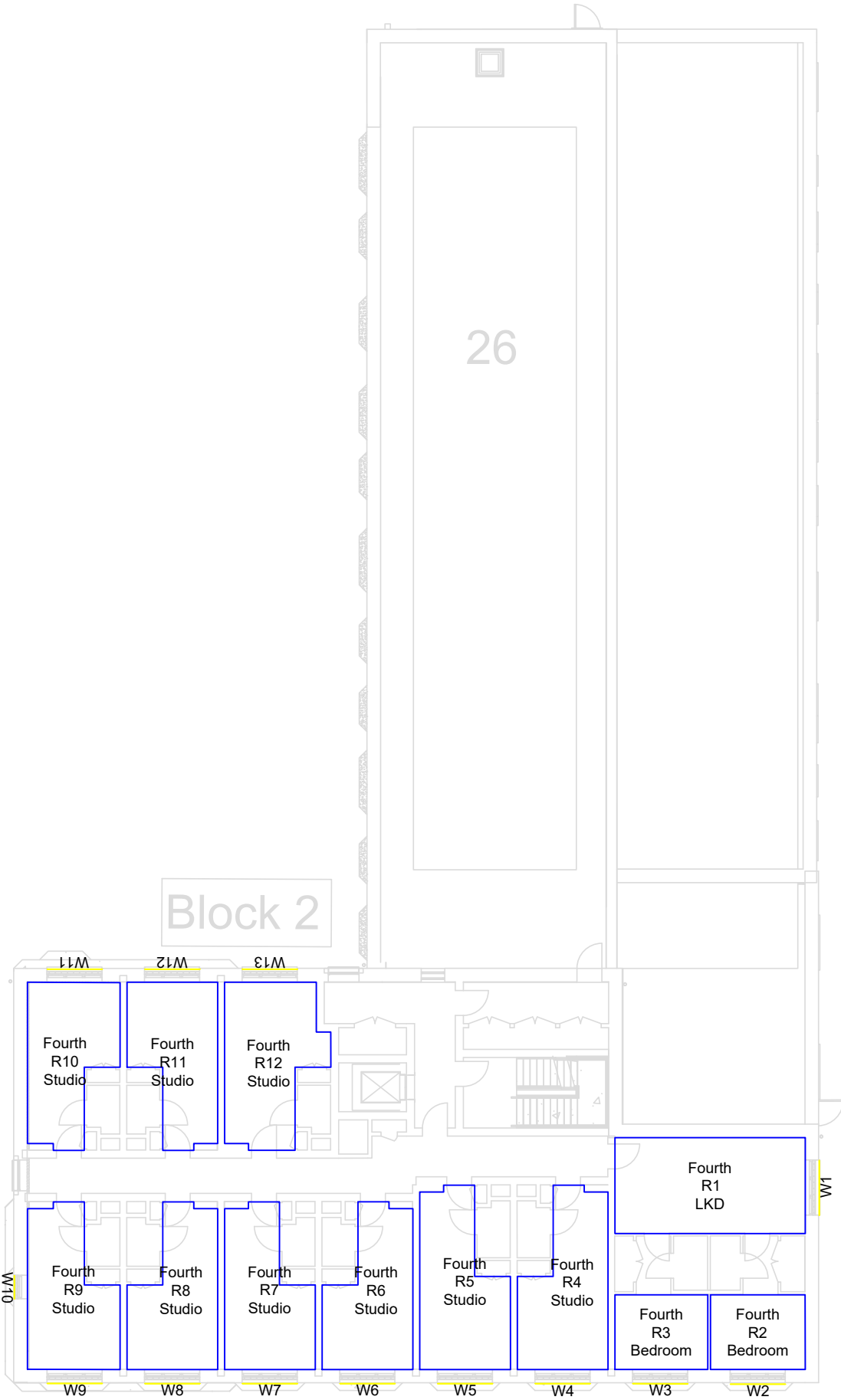
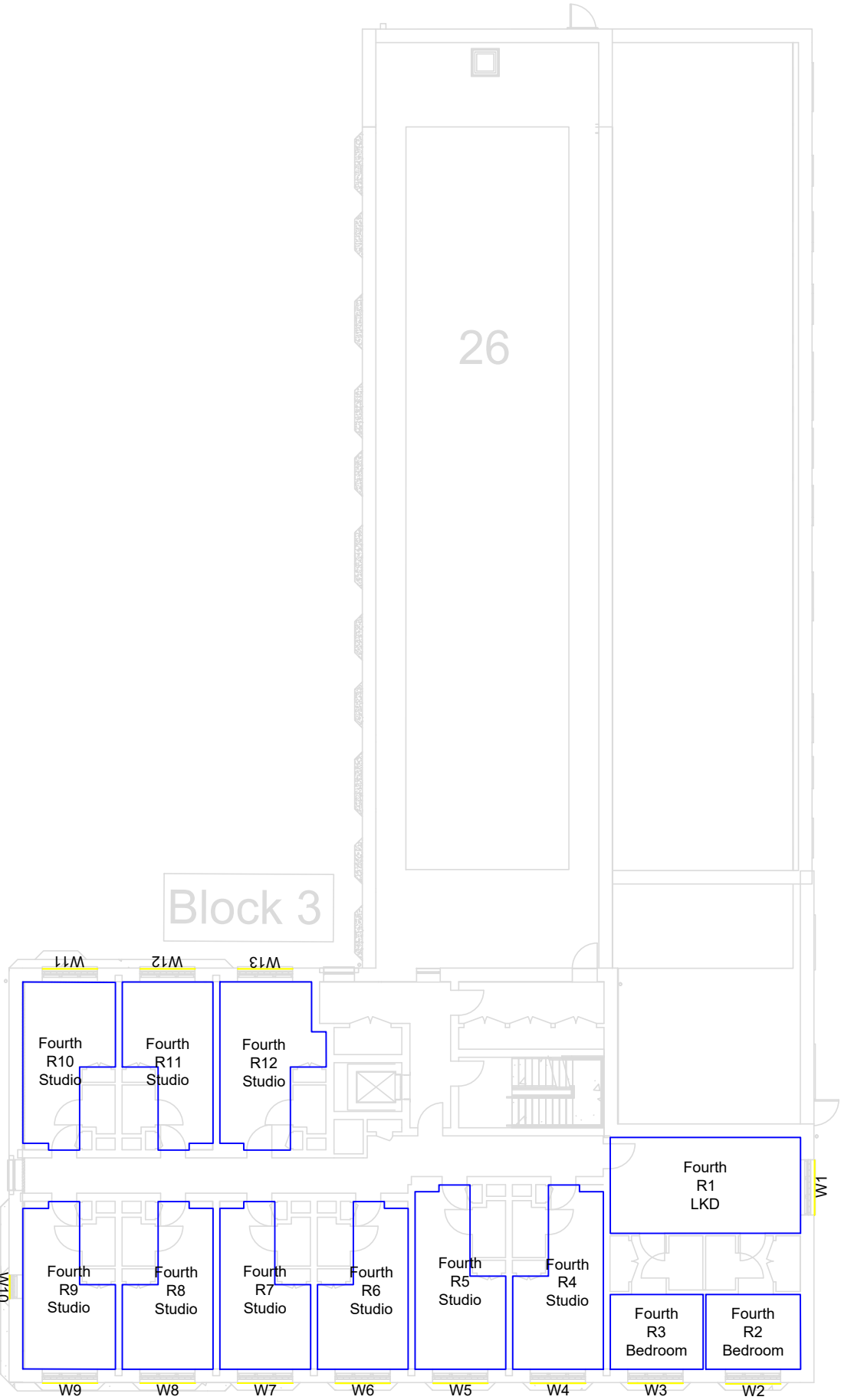
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Received 05/04/2024

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Site Photographs
Ordnance Survey

Key Plan



Project	Victoria Point Manchester		
Title	Blocks 2 and 3 Third Floor Room Layout		
Drawn	MZ	Checked	--
Date	17/04/2024	Project	6049
Rel no.	05	Prefix	ID01
		Page no.	06



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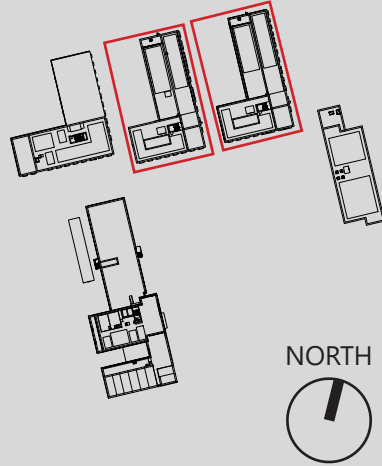
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Received 05/04/2024

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Site Photographs
Ordnance Survey

Key Plan



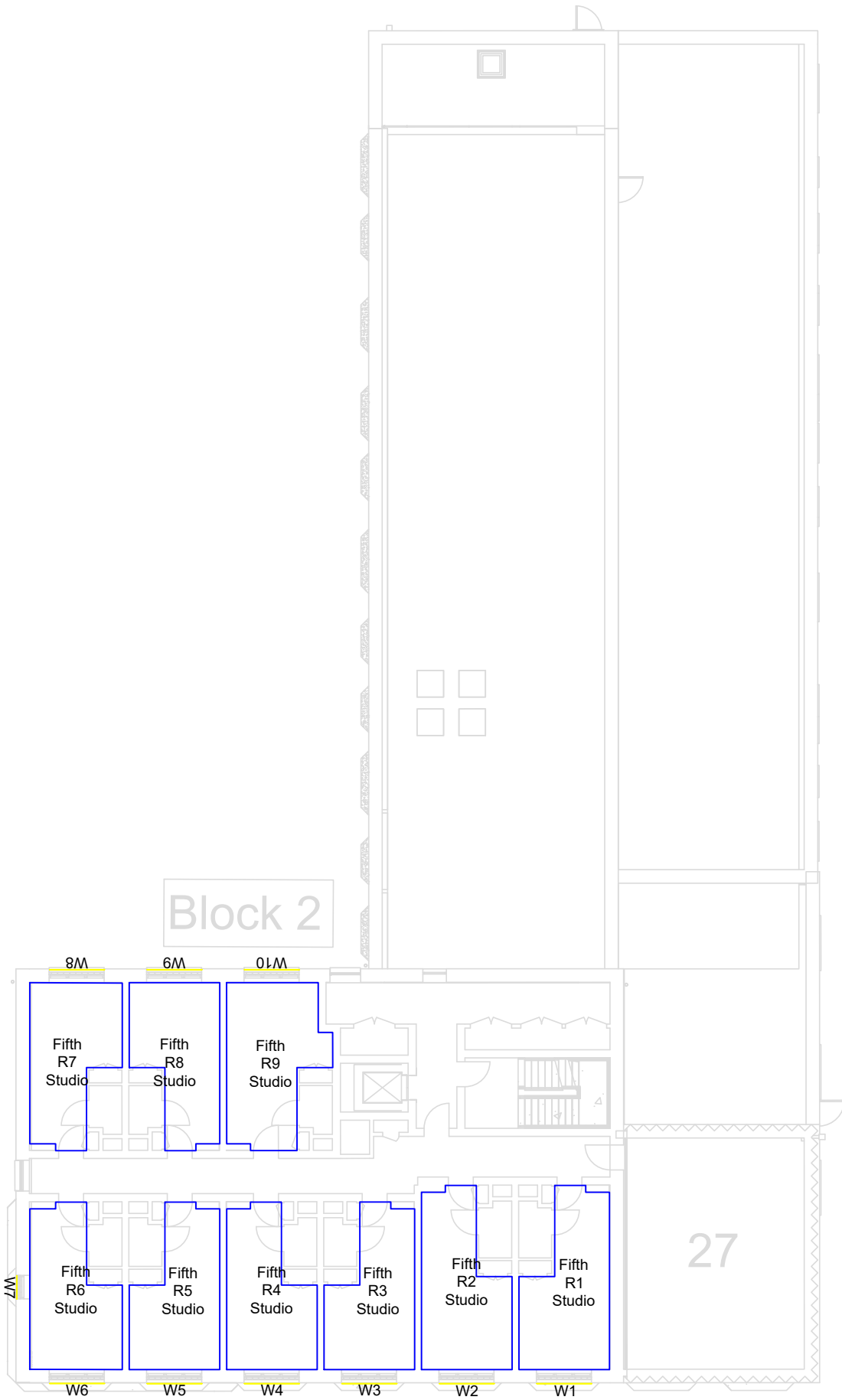
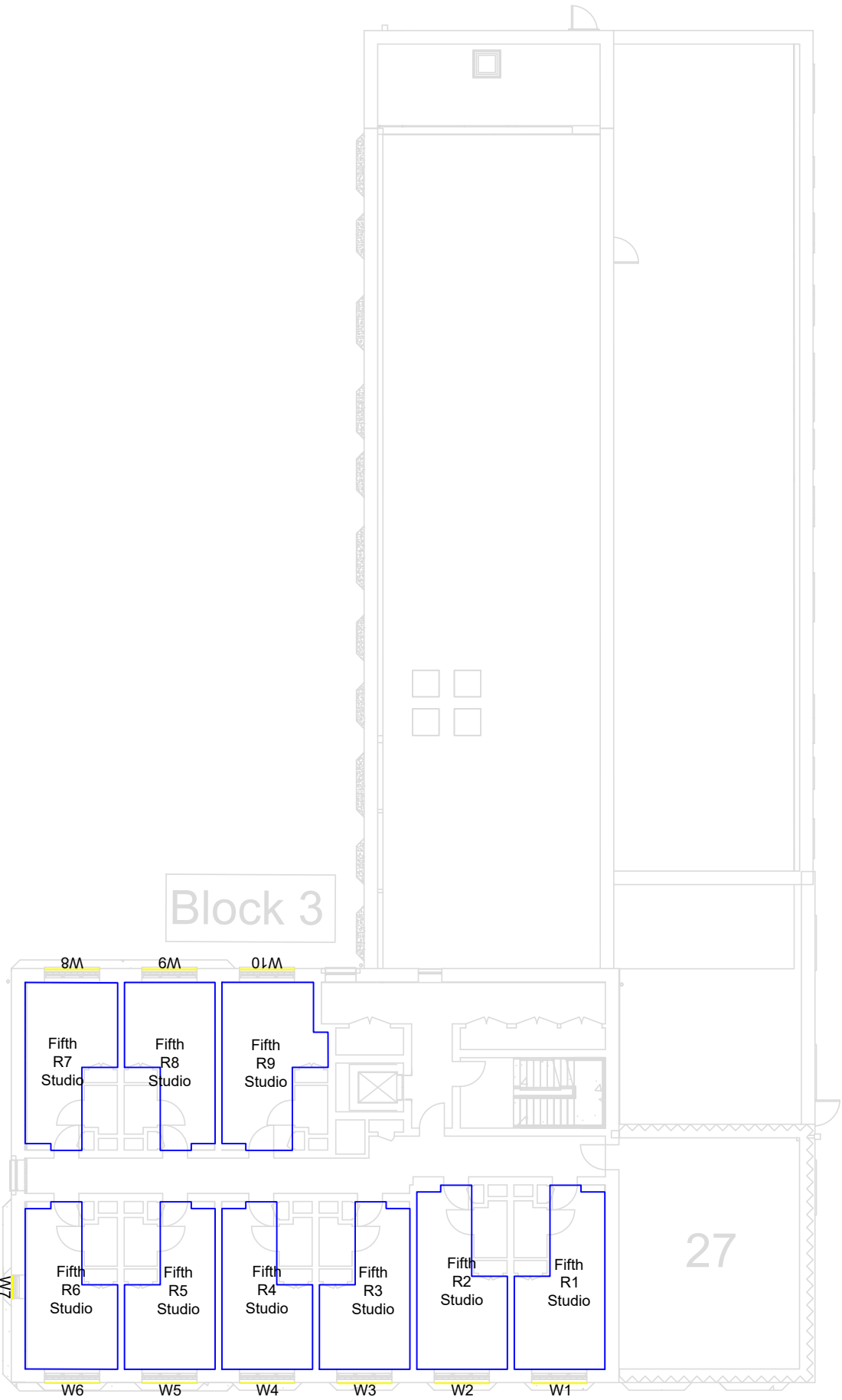
Project Victoria Point Manchester

Title Blocks 2 and 3
Fourth Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 07



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Sources of information

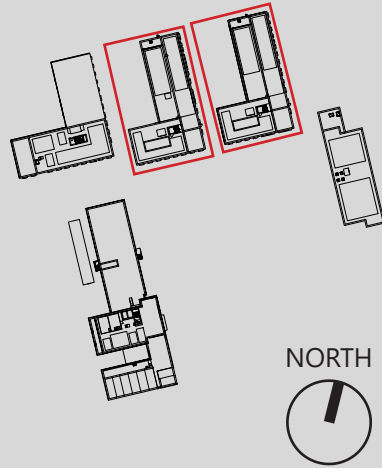
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Received 05/04/2024

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Site Photographs
Ordnance Survey

Key Plan



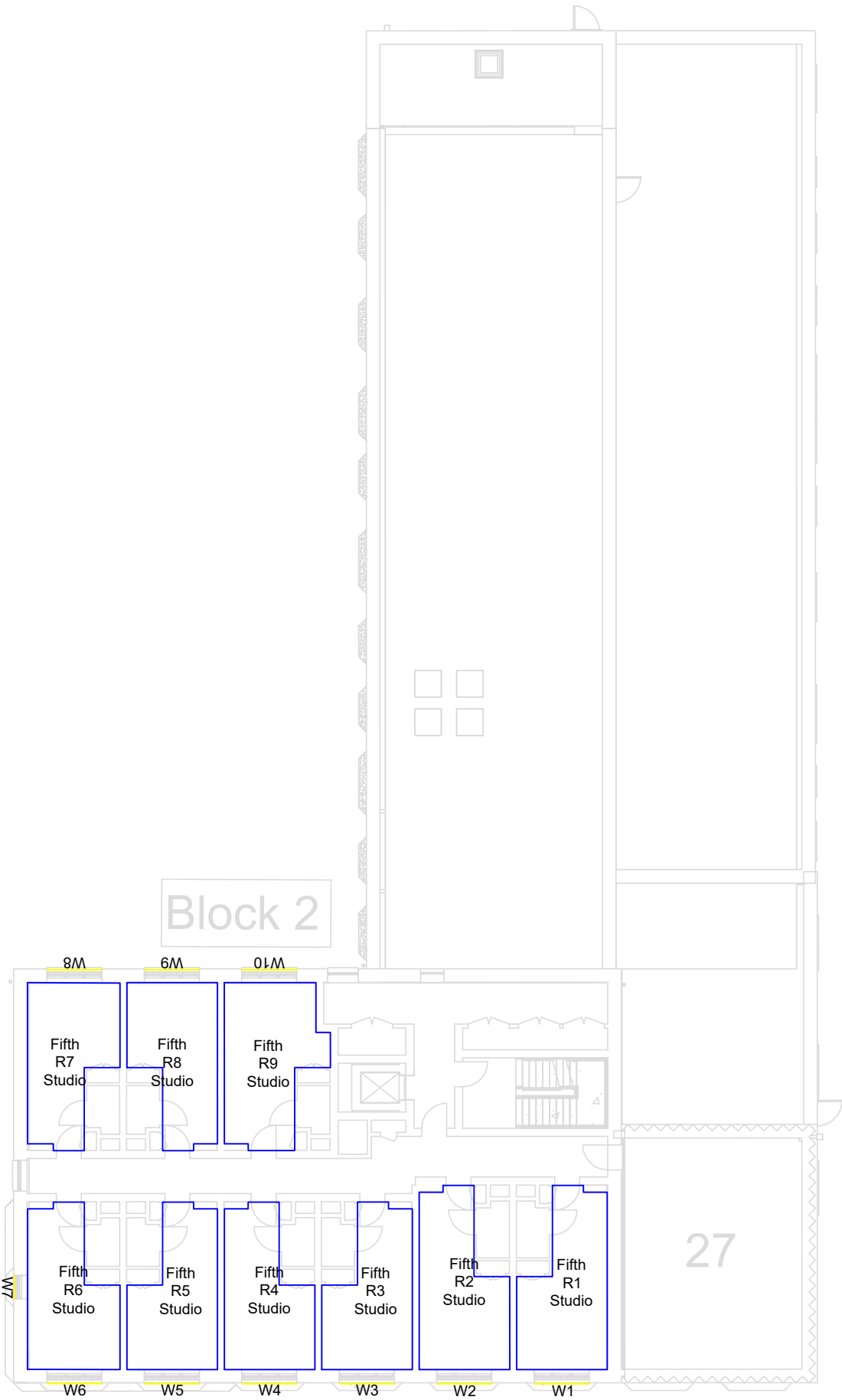
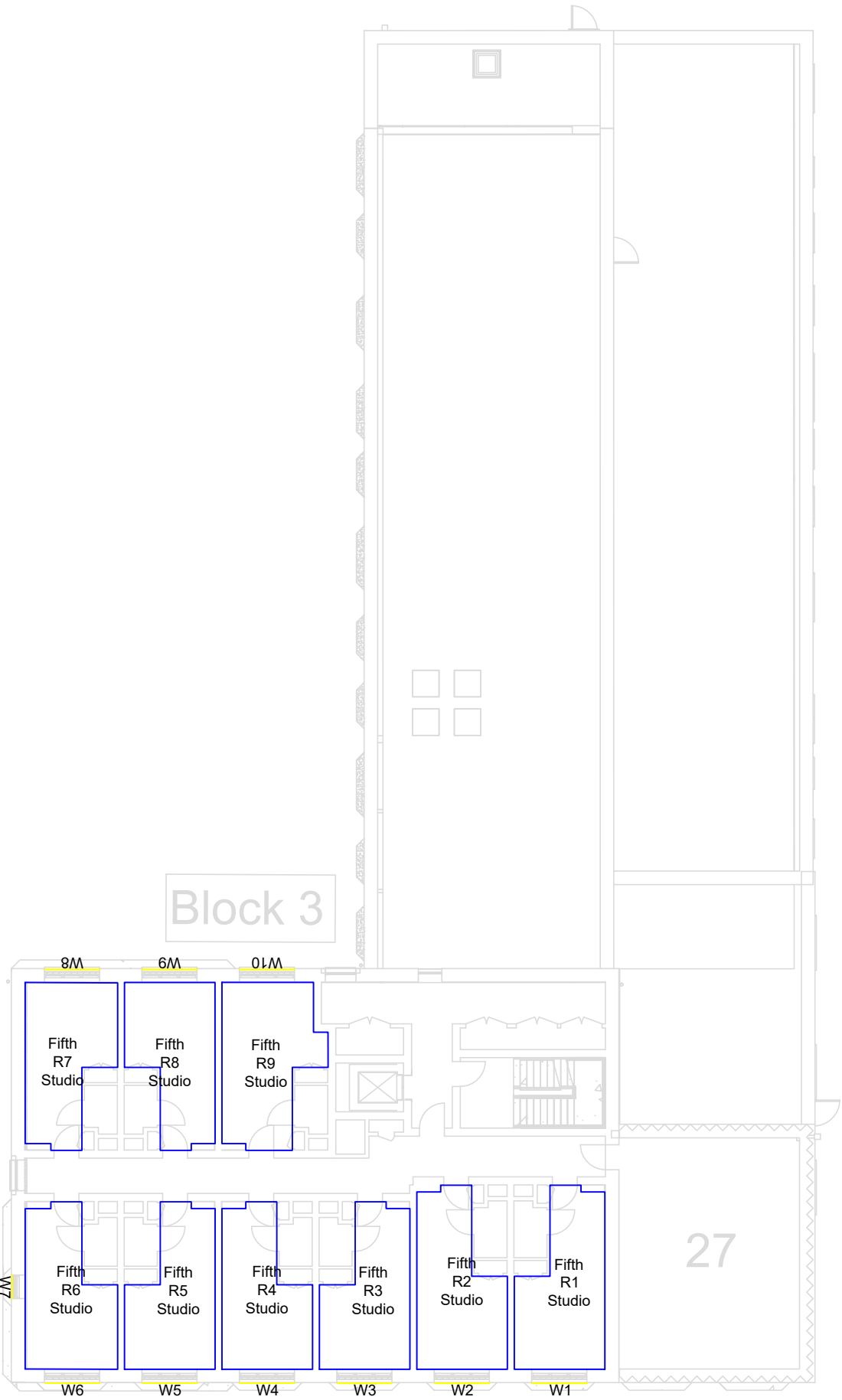
Project Victoria Point Manchester

Title Blocks 2 and 3
Fifth Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 08



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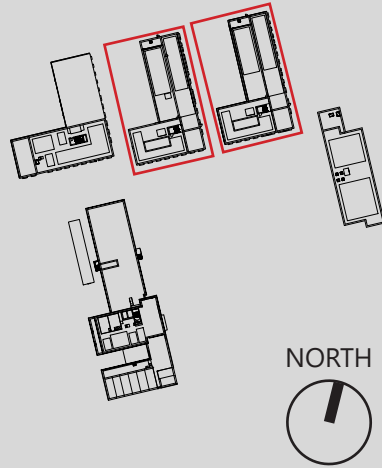
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Received 05/04/2024

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Site Photographs
Ordnance Survey

Key Plan



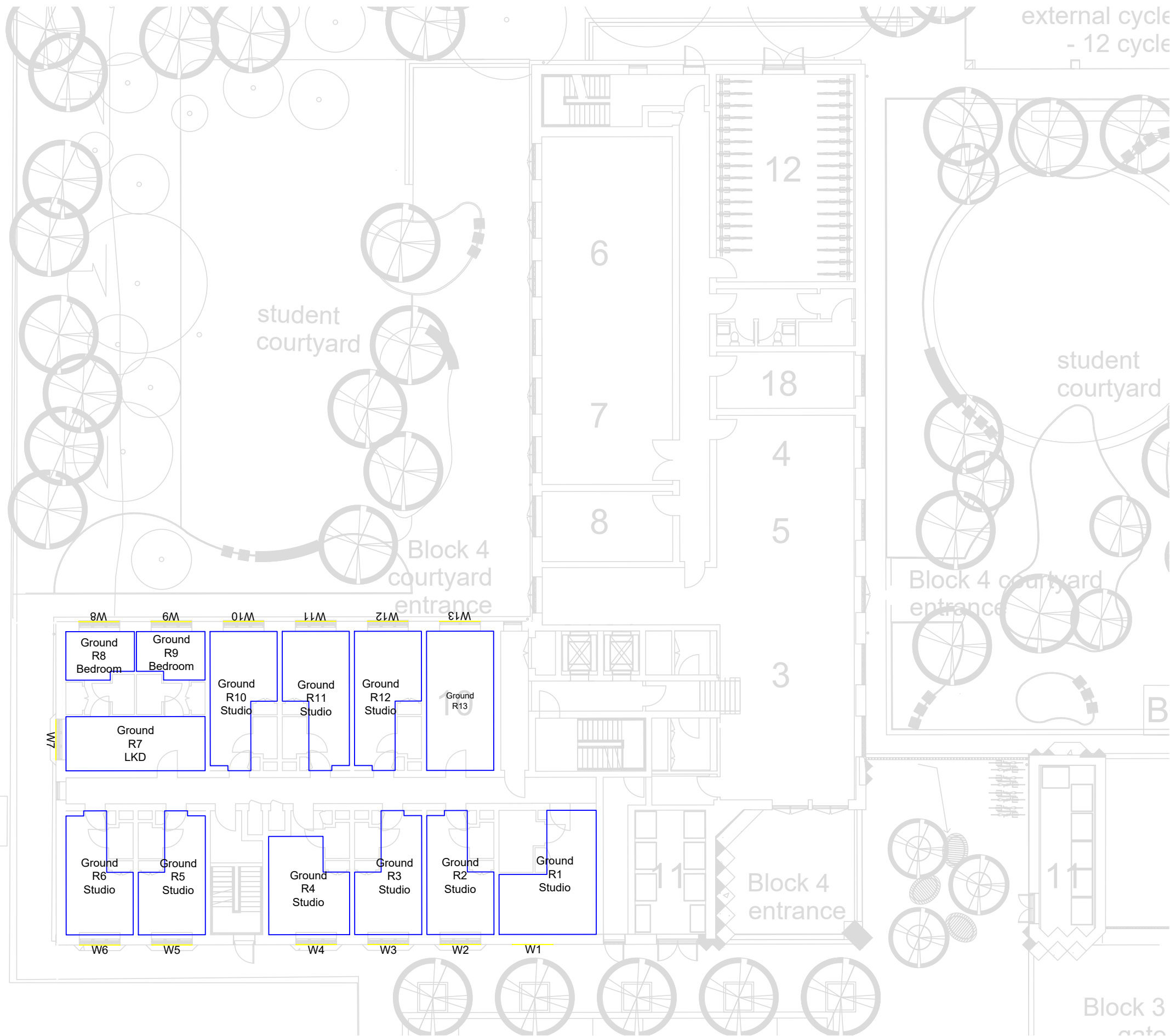
Project Victoria Point Manchester

Title Blocks 2 and 3
Fifth Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

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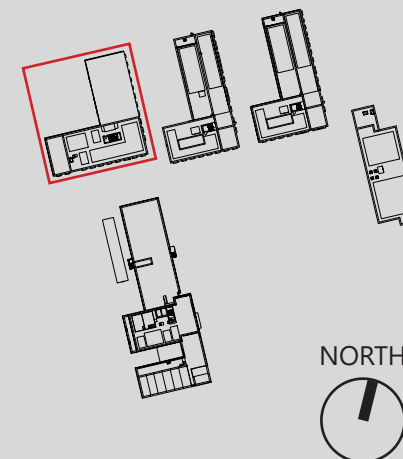
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Received 05/04/2024

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Site Photographs
Ordnance Survey

Key Plan



Project Victoria Point Manchester

Title Blocks 4
Ground Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 10

Block 4



Sources of information

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VICP-BPA-Sheet - 1213 - Block 4 - Proposed Elevations.dwg
VICP-BPA-Sheet - 1300 - Proposed Section A-A.dwg
VICP-BPA-Sheet - 1301 - Proposed Section B-B.dwg
VICP-BPA-Sheet - 1303 - Proposed Section C-C.dwg
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VICP-BPA-ZZ-ZZ-M3-A-00001-Block 4.rvt
06051-5PA-ZZ-ZZ-M3-A-500201_P10.rvt
VICP-BPA-ZZ-ZZ-M3-A-00001-End Block.rvt
Received 05/04/2024

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Site Photographs
Ordnance Survey

Key Plan



Project Victoria Point Manchester

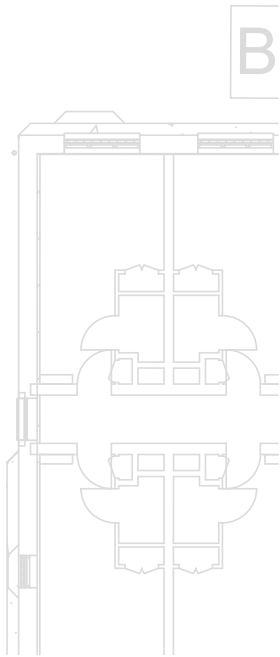
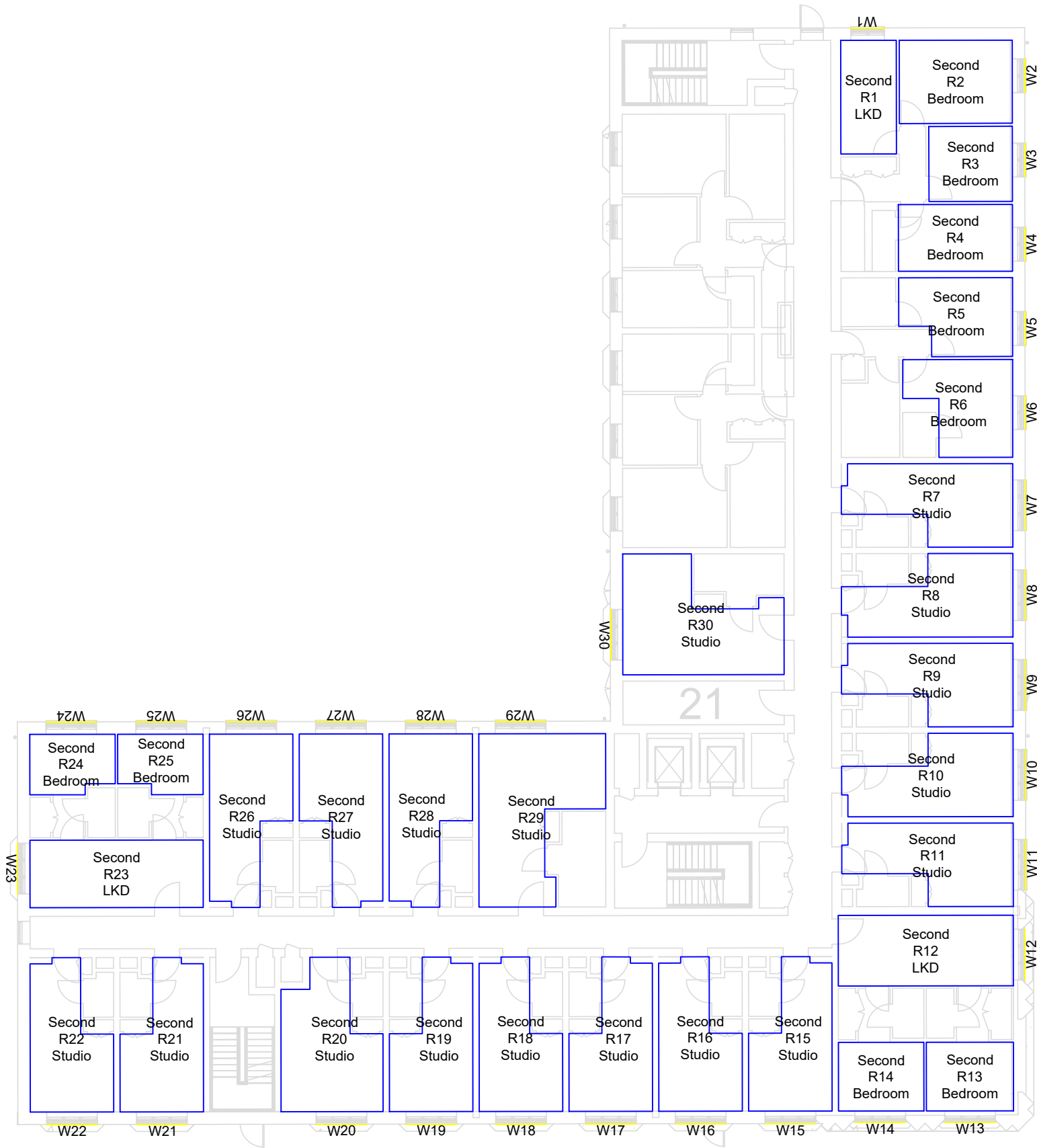
Title Blocks 4
Ground Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 11

Block 4



5th Floor, Holborn Gate
330 High Holborn
London WC1V 7PP
T: +44(0)20 7148 6290
E: info@eb7.co.uk
W: eb7.co.uk



Sources of information

BELL PHILLIPS ARCHITECTS

ICP-BPA-Sheet - 1100 - Proposed_Site Plan_Ground Floor.dwg
VICP-BPA-Sheet - 1101 - Proposed_Site Plan_First Floor.dwg
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VICP-BPA-Sheet - 1109 - Proposed_Site Plan_Ninth Floor.dwg
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VICP-BPA-ZZ-ZZ-M3-A-00001-Block 4.rvt
06051-5PA-ZZ-ZZ-M3-A-500201_P10.rvt
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Received 05/04/2024

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Site Photographs
Ordnance Survey

Key Plan



Project Victoria Point Manchester

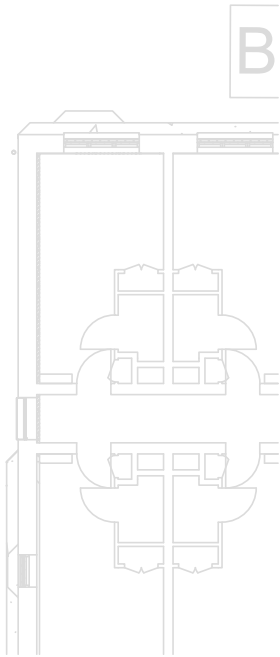
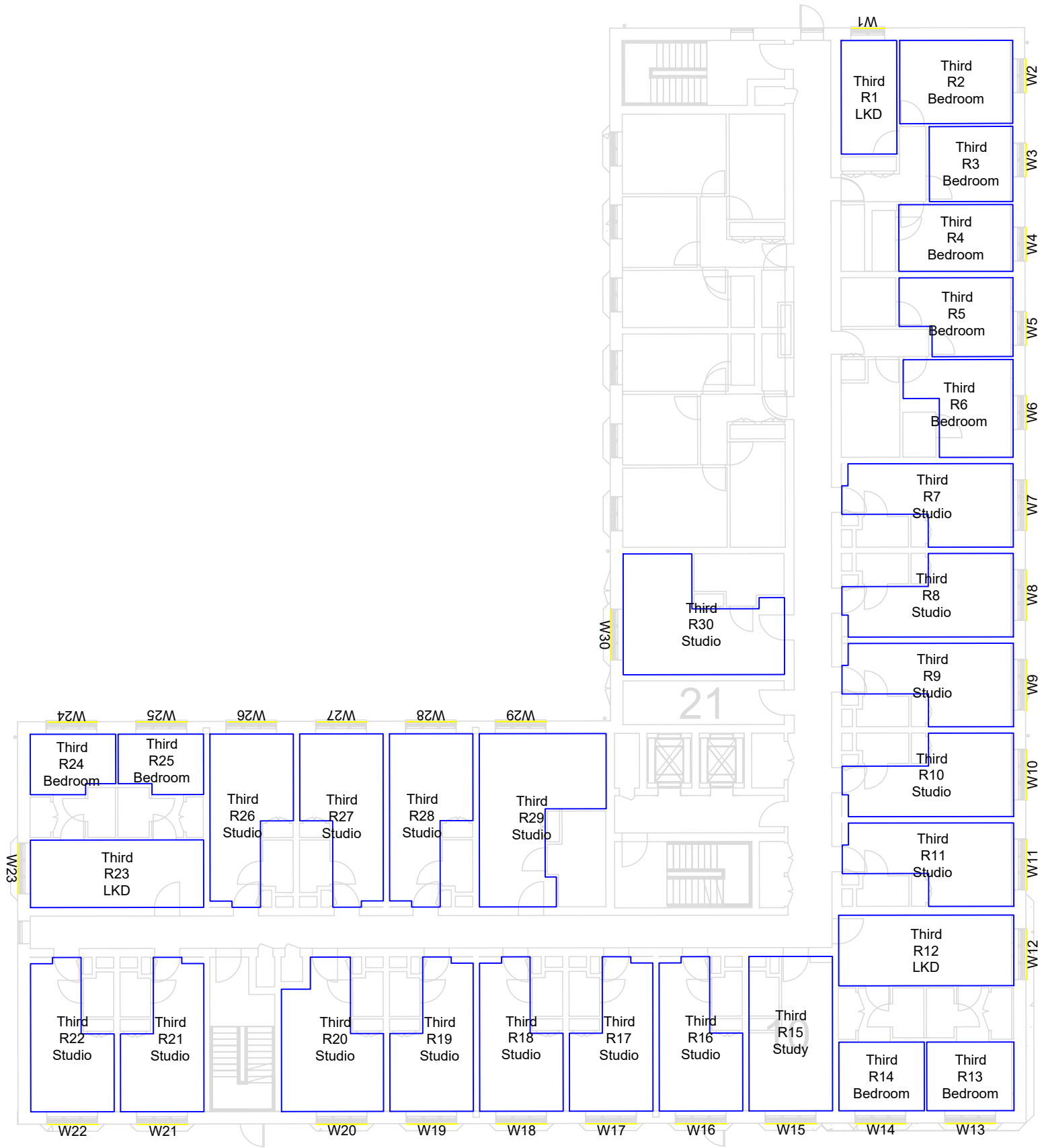
Title Blocks 4
Second Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 12

Block 4



5th Floor, Holborn Gate
330 High Holborn
London WC1V 7PP
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Sources of information

BELL PHILLIPS ARCHITECTS

ICP-BPA-Sheet - 1100 - Proposed_Site Plan_Ground Floor.dwg
VICP-BPA-Sheet - 1101 - Proposed_Site Plan_First Floor.dwg
VICP-BPA-Sheet - 1102 - Proposed_Site Plan_Second Floor.dwg
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Received 05/04/2024

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Site Photographs
Ordnance Survey

Key Plan



Project Victoria Point Manchester

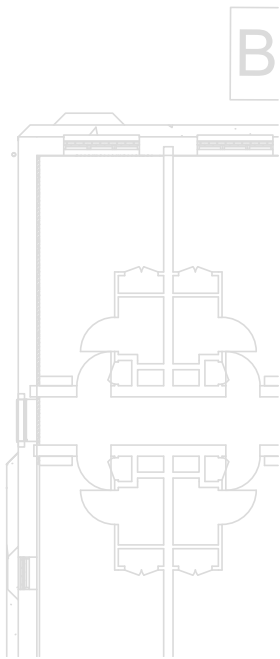
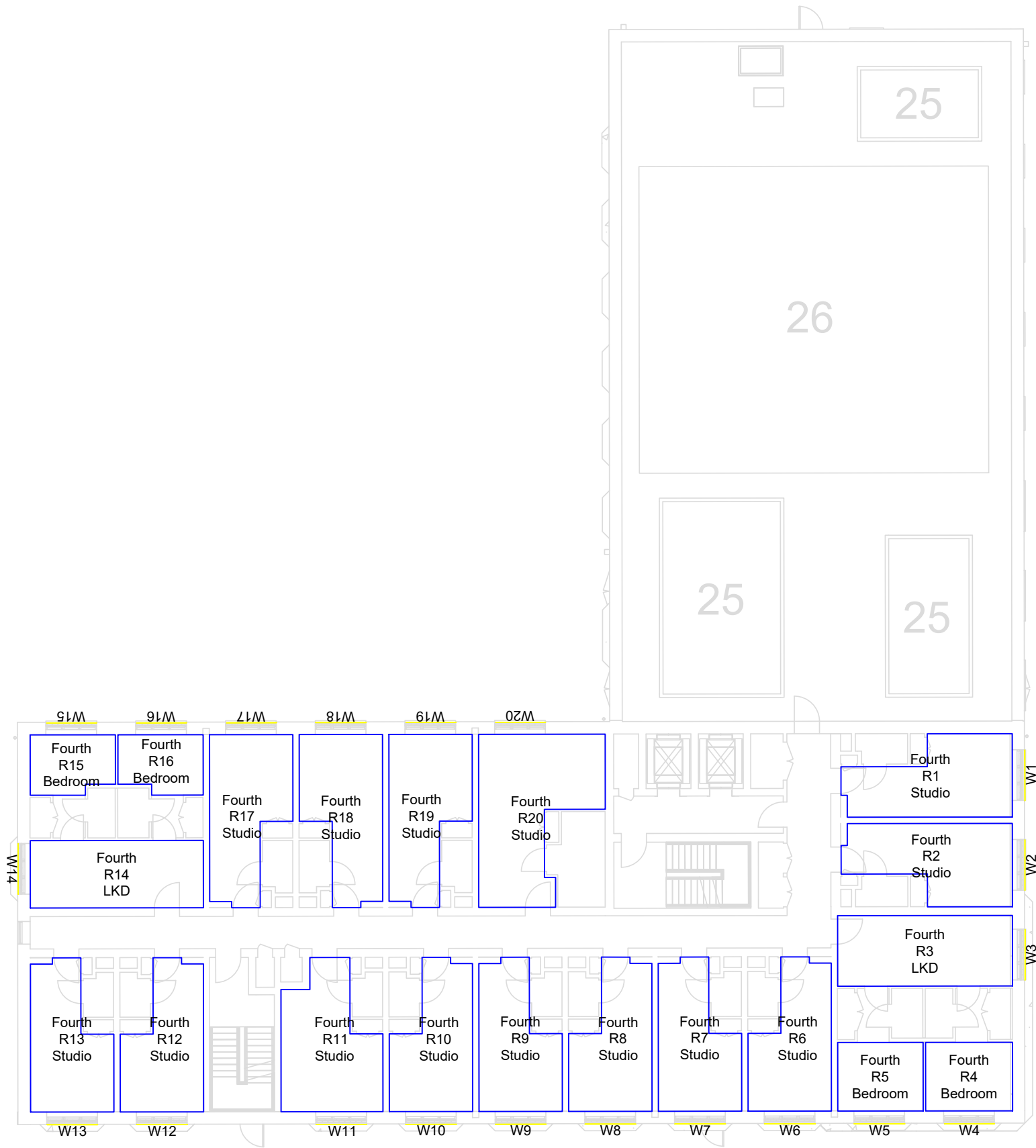
Title Blocks 4
Third Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 13

Block 4



5th Floor, Holborn Gate
330 High Holborn
London WC1V 7PP
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Sources of information

BELL PHILLIPS ARCHITECTS

ICP-BPA-Sheet - 1100 - Proposed_Site Plan_Ground Floor.dwg
VICP-BPA-Sheet - 1101 - Proposed_Site Plan_First Floor.dwg
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Received 05/04/2024

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Site Photographs
Ordnance Survey

Key Plan



Project Victoria Point Manchester

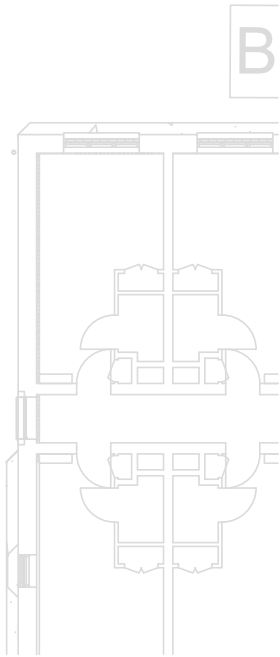
Title Blocks 4
Fourth Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 14

Block 4



5th Floor, Holborn Gate
330 High Holborn
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Sources of information

BELL PHILLIPS ARCHITECTS

ICP-BPA-Sheet - 1100 - Proposed_Site Plan_Ground Floor.dwg
VICP-BPA-Sheet - 1101 - Proposed_Site Plan_First Floor.dwg
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Received 05/04/2024

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Site Photographs
Ordnance Survey

Key Plan



Project Victoria Point Manchester

Title Blocks 4
Fifth Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 15

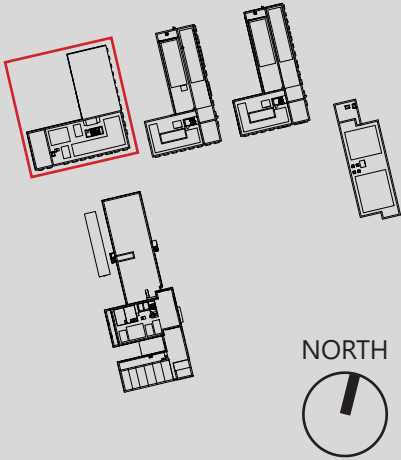
Sources of information

BELL PHILLIPS ARCHITECTS

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VICP-BPA-Sheet - 1212 - Block 3 - Proposed Elevations.dwg
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VICP-BPA-Sheet - 1303 - Proposed Section C-C.dwg
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Site Photographs
Ordnance Survey

Key Plan



Project Victoria Point Manchester

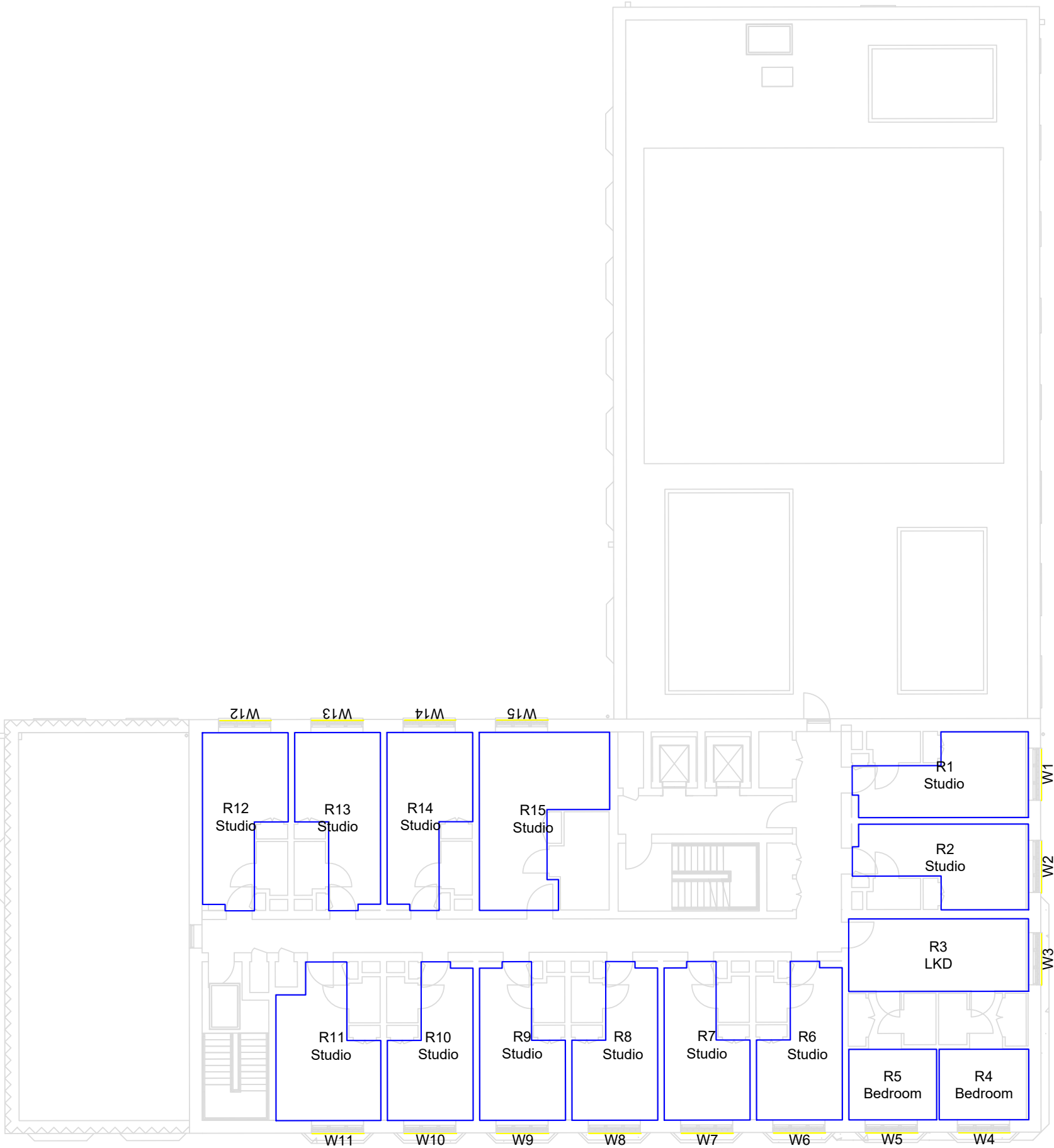
Title Blocks 4
Sixth to Eighth Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 16

Block 4



Sources of information

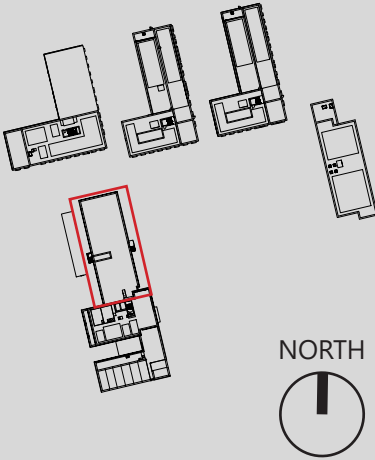
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VICP-BPA-Sheet - 1303 - Proposed Section C-C.dwg
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VICP-BPA-ZZ-ZZ-M3-A-00001-End Block.rvt
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Site Photographs
Ordnance Survey

Key Plan



Project Victoria Point Manchester

Title Blocks 5
Ground Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 17



Sources of information

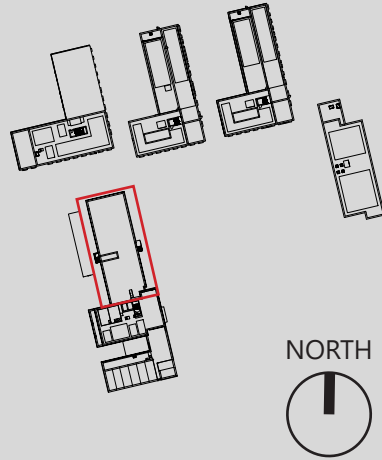
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VICP-BPA-Sheet - 1303 - Proposed Section C-C.dwg
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Received 05/04/2024

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Site Photographs
Ordnance Survey

Key Plan



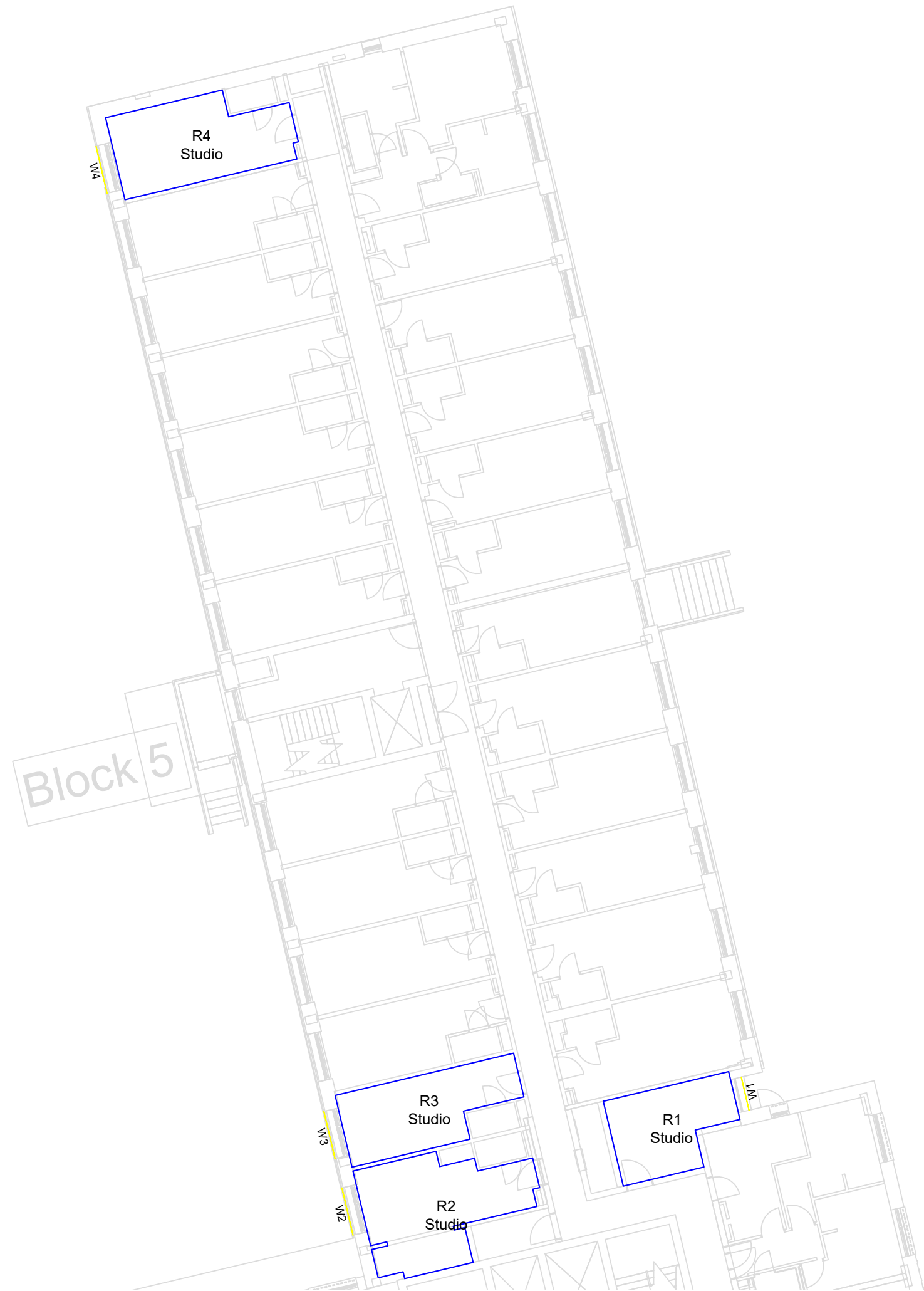
Project Victoria Point Manchester

Title Blocks 5
First Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 18



Sources of information

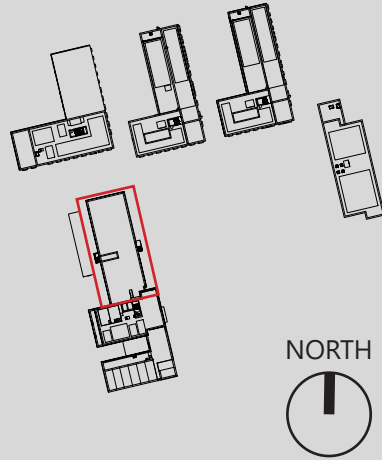
BELL PHILLIPS ARCHITECTS

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VICP-BPA-Sheet - 1301 - Proposed Section B-B.dwg
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VICP-BPA-ZZ-ZZ-M3-A-00001-End Block.rvt
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Site Photographs
Ordnance Survey

Key Plan



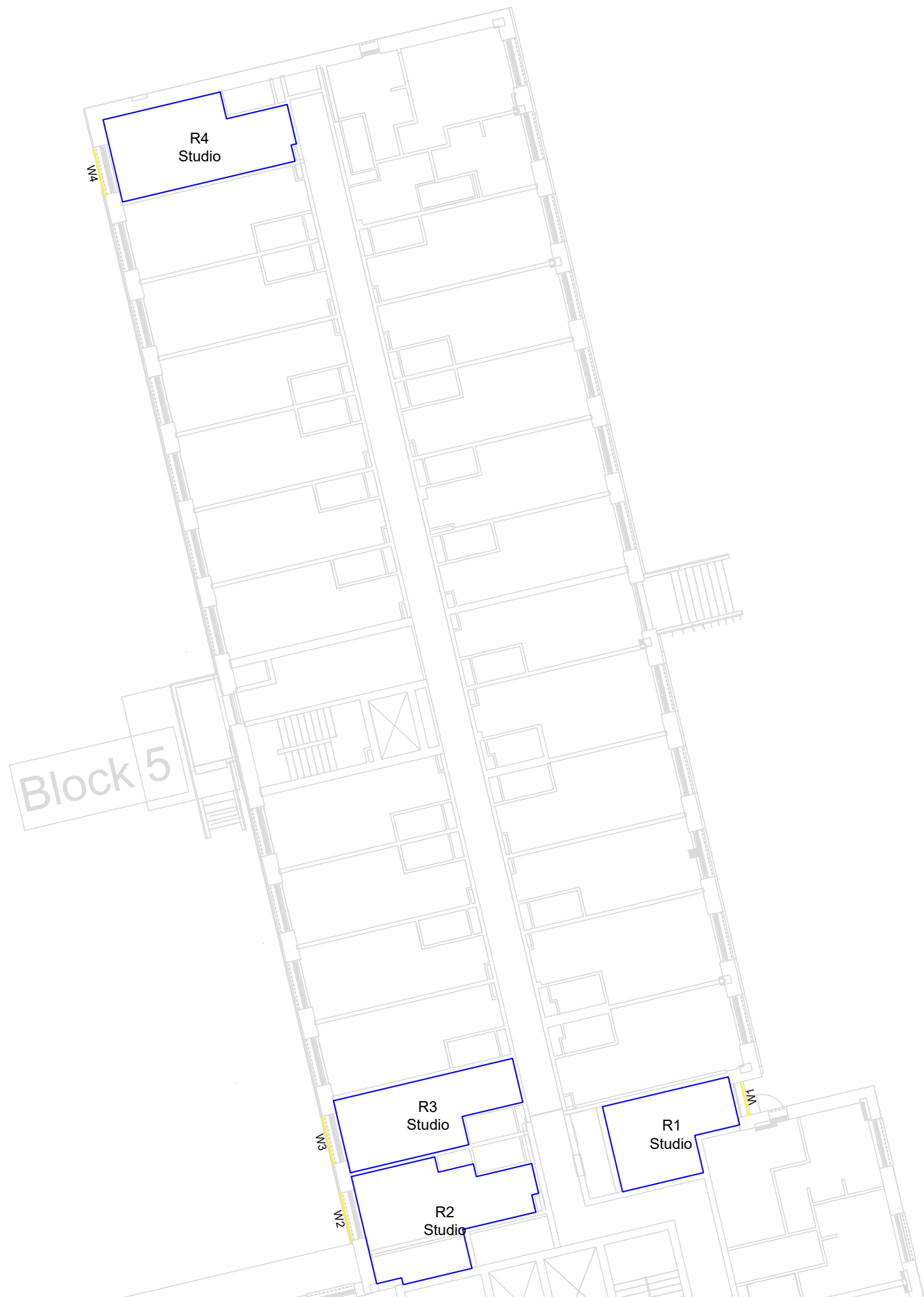
Project Victoria Point Manchester

Title Blocks 5
Second to Fifth Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 19



Sources of information

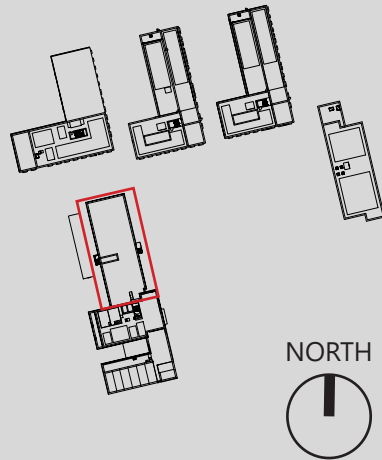
BELL PHILLIPS ARCHITECTS

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VICP-BPA-Sheet - 1102 - Proposed_Site Plan_Second Floor.dwg
VICP-BPA-Sheet - 1103 - Proposed_Site Plan_Third Floor.dwg
VICP-BPA-Sheet - 1104 - Proposed_Site Plan_Fourth Floor.dwg
VICP-BPA-Sheet - 1105 - Proposed_Site Plan_Fifth Floor.dwg
VICP-BPA-Sheet - 1106 - Proposed_Site Plan_Sixth Floor.dwg
VICP-BPA-Sheet - 1107 - Proposed_Site Plan_Seventh Floor.dwg
VICP-BPA-Sheet - 1108 - Proposed_Site Plan_Eighth Floor.dwg
VICP-BPA-Sheet - 1109 - Proposed_Site Plan_Ninth Floor.dwg
VICP-BPA-Sheet - 1110 - Proposed_Site Plan_Tenth Floor.dwg
VICP-BPA-Sheet - 1111 - Proposed_Site Plan_Eleventh Floor.dwg
VICP-BPA-Sheet - 1112 - Proposed_Site Plan_Roof.dwg
VICP-BPA-Sheet - 1200 - Proposed Elevation A-A.dwg
VICP-BPA-Sheet - 1201 - Proposed Elevation B-B.dwg
VICP-BPA-Sheet - 1202 - Proposed Elevation C-C.dwg
VICP-BPA-Sheet - 1203 - Proposed Elevation D-D.dwg
VICP-BPA-Sheet - 1204 - Proposed Elevation E-E.dwg
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VICP-BPA-ZZ-ZZ-M3-A-00001-Block 1.rvt
VICP-BPA-ZZ-ZZ-M3-A-00001-Block 4.rvt
06051-5PA-ZZ-ZZ-M3-A-500201_P10.rvt
VICP-BPA-ZZ-ZZ-M3-A-00001-End Block.rvt
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Ordnance Survey

Key Plan



Project Victoria Point Manchester

Title Blocks 5
Sixth to Seventh Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 20



Sources of information

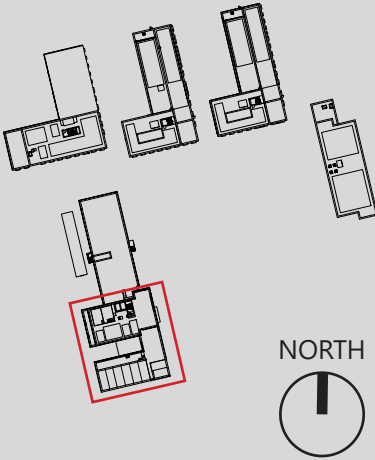
BELL PHILLIPS ARCHITECTS

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VICP-BPA-Sheet - 1111 - Proposed_Site Plan_Eleventh Floor.dwg
VICP-BPA-Sheet - 1112 - Proposed_Site Plan_Roof.dwg
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VICP-BPA-Sheet - 1201 - Proposed Elevation B-B.dwg
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VICP-BPA-ZZ-ZZ-M3-A-00001-Block 4.rvt
06051-SPA-ZZ-ZZ-M3-A-500201_P10.rvt
VICP-BPA-ZZ-ZZ-M3-A-00001-End Block.rvt
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Site Photographs
Ordnance Survey

Key Plan



Project Victoria Point Manchester

Title Blocks 6
Ground Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 21



Sources of information

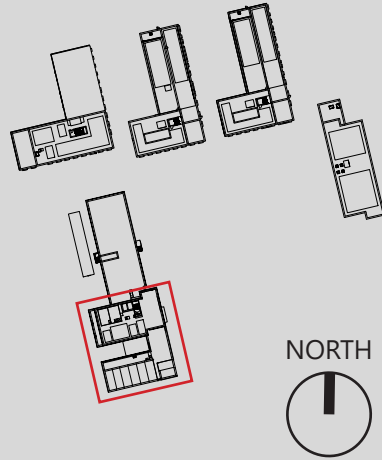
BELL PHILLIPS ARCHITECTS

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VICP-BPA-Sheet - 1105 - Proposed_Site Plan_Fifth Floor.dwg
VICP-BPA-Sheet - 1106 - Proposed_Site Plan_Sixth Floor.dwg
VICP-BPA-Sheet - 1107 - Proposed_Site Plan_Seventh Floor.dwg
VICP-BPA-Sheet - 1108 - Proposed_Site Plan_Eighth Floor.dwg
VICP-BPA-Sheet - 1109 - Proposed_Site Plan_Ninth Floor.dwg
VICP-BPA-Sheet - 1110 - Proposed_Site Plan_Tenth Floor.dwg
VICP-BPA-Sheet - 1111 - Proposed_Site Plan_Eleventh Floor.dwg
VICP-BPA-Sheet - 1112 - Proposed_Site Plan_Roof.dwg
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VICP-BPA-Sheet - 1202 - Proposed Elevation C-C.dwg
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VICP-BPA-Sheet - 1211 - Block 2 - Proposed Elevations.dwg
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VICP-BPA-ZZ-ZZ-M3-A-00001-End Block.rvt
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Key Plan



Project Victoria Point Manchester

Title Blocks 6
First Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 22



Sources of information

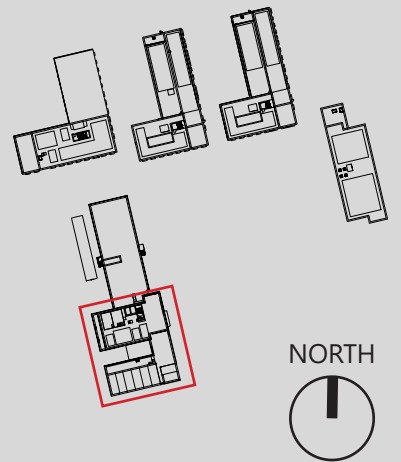
BELL PHILLIPS ARCHITECTS

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VICP-BPA-Sheet - 1104 - Proposed_Site Plan_Fourth Floor.dwg
VICP-BPA-Sheet - 1105 - Proposed_Site Plan_Fifth Floor.dwg
VICP-BPA-Sheet - 1106 - Proposed_Site Plan_Sixth Floor.dwg
VICP-BPA-Sheet - 1107 - Proposed_Site Plan_Seventh Floor.dwg
VICP-BPA-Sheet - 1108 - Proposed_Site Plan_Eighth Floor.dwg
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VICP-BPA-Sheet - 1110 - Proposed_Site Plan_Tenth Floor.dwg
VICP-BPA-Sheet - 1111 - Proposed_Site Plan_Eleventh Floor.dwg
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VICP-BPA-Sheet - 1202 - Proposed Elevation C-C.dwg
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VICP-BPA-Sheet - 1303 - Proposed Section C-C.dwg
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06051-SPA-ZZ-ZZ-M3-A-500201_P10.rvt
VICP-BPA-ZZ-ZZ-M3-A-00001-End Block.rvt
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Key Plan



Project Victoria Point Manchester

Title Blocks 6
Second to Third Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 23



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Sources of information

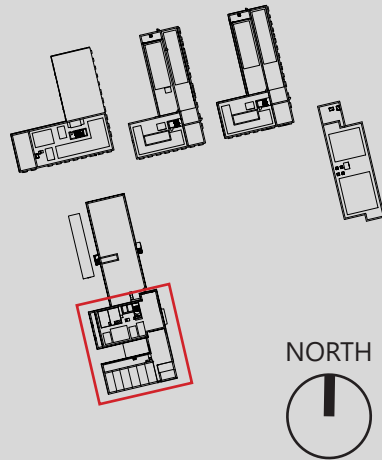
BELL PHILLIPS ARCHITECTS

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Site Photographs
Ordnance Survey

Key Plan



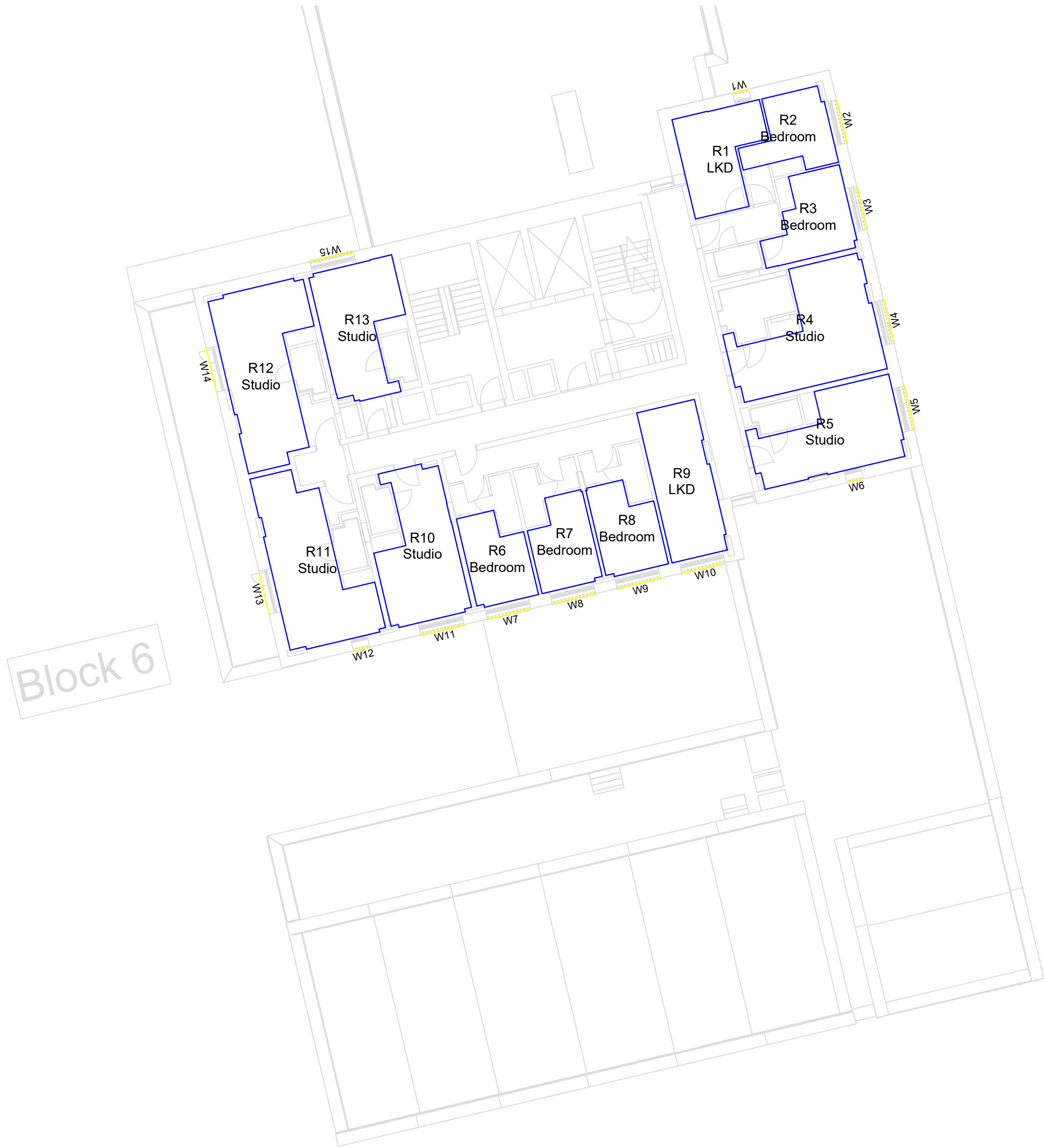
Project Victoria Point Manchester

Title Blocks 6
Fourth to Ninth Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 24

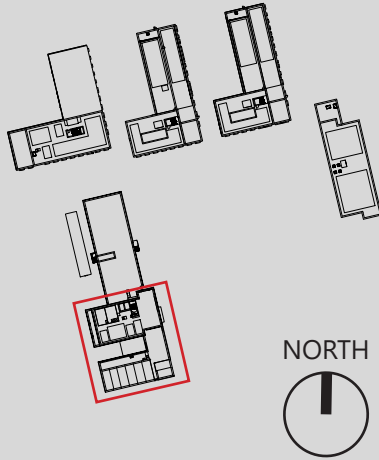


Sources of information

- BELL PHILLIPS ARCHITECTS**
ICP-BPA-Sheet - 1100 - Proposed_Site Plan_Ground Floor.dwg
VICP-BPA-Sheet - 1101 - Proposed_Site Plan_First Floor.dwg
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VICP-BPA-Sheet - 1110 - Proposed_Site Plan_Tenth Floor.dwg
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VICP-BPA-Sheet - 1112 - Proposed_Site Plan_Roof.dwg
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06051-SPA-ZZ-ZZ-M3-A-500201_P10.rvt
VICP-BPA-ZZ-ZZ-M3-A-00001-End Block.rvt
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Site Photographs
Ordnance Survey

Key Plan



Project Victoria Point Manchester

Title Blocks 6
Tenth to Eleventh Floor
Room Layout

Drawn MZ Checked --

Date 17/04/2024 Project 6049

Rel no. 05 Prefix ID01 Page no. 25

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)				Daylight Factor (DF)				Sunlight Exposure (SE)			
						Target Lux	% of Room meeting target	Median Lux of Room	Median as % of Target	Target DF	% of Room meeting target	Median DF of Room	Median as % of Target	Target	Sunlight Exposure	Orientation	North Facing
						(Lux)	(%)	(Lux)	(Median / Target)	(%)	(%)	(%)	(Median / Target)	(Hrs)	(Hrs)	(Degrees)	(NF)
Block 1	Flat1	Ground	R1	W1	Studio	150	58%	177	118%	1.1%	44%	0.9%	82%	1.5	2.4	77	N/F
	Flat2	Ground	R2	W2	Studio	150	59%	186	124%	1.1%	43%	0.9%	82%	1.5	2.4	77	N/F
	Flat3	Ground	R3	W3	Studio	150	58%	176	117%	1.1%	43%	0.9%	82%	1.5	2.4	77	N/F
	Flat4	Ground	R4	W4	Studio	150	60%	171	114%	1.1%	37%	0.9%	82%	1.5	2.4	77	N/F
	Flat5	Ground	R5	W5	Studio	150	62%	190	127%	1.1%	48%	1.0%	91%	1.5	2.4	77	N/F
	Flat6	Ground	R6	W6	Studio	150	60%	192	128%	1.1%	50%	1.0%	91%	1.5	2.4	77	N/F
	Flat7	Ground	R7	W7	Studio	150	62%	194	129%	1.1%	50%	1.0%	91%	1.5	2.4	77	N/F
	Flat8	Ground	R8	W8	Studio	150	61%	189	126%	1.1%	45%	1.0%	91%	1.5	2.4	77	N/F
	Flat9	Ground	R9	W9	Studio	150	47%	148	99%	1.1%	35%	0.8%	73%	1.5	2.4	77	N/F
	Flat10	Ground	R10	W10	Studio	150	21%	76	51%	1.1%	16%	0.4%	36%	1.5	2.1	257	
	Flat11	Ground	R11	W11	Studio	150	23%	78	52%	1.1%	16%	0.4%	36%	1.5	2.8	257	
	Flat12	Ground	R12	W12	Studio	150	22%	78	52%	1.1%	16%	0.4%	36%	1.5	3.0	257	
	Flat13	Ground	R13	W13	Studio	150	22%	79	53%	1.1%	16%	0.4%	36%	1.5	3.0	257	
	Flat14	Ground	R14	W14	Studio	150	20%	67	45%	1.1%	14%	0.4%	36%	1.5	2.4	257	
	Flat15	Ground	R15	W15	Studio	150	21%	75	50%	1.1%	14%	0.4%	36%	1.5	2.7	257	
	Flat16	Ground	R16	W16	Studio	150	22%	81	54%	1.1%	14%	0.4%	36%	1.5	2.7	257	
	Flat17	Ground	R17	W17	Studio	150	27%	90	60%	1.1%	16%	0.4%	36%	1.5	3.7	257	
	Flat1	First	R1	W1	Studio	150	63%	212	141%	1.1%	47%	1.0%	91%	1.5	2.4	77	N/F
	Flat2	First	R2	W2	Studio	150	65%	212	141%	1.1%	46%	1.0%	91%	1.5	2.4	77	N/F
	Flat3	First	R3	W3	Studio	150	62%	196	131%	1.1%	44%	0.9%	82%	1.5	2.4	77	N/F
	Flat4	First	R4	W4	Studio	150	66%	196	131%	1.1%	41%	0.9%	82%	1.5	2.4	77	N/F
	Flat5	First	R5	W5	Studio	150	80%	225	150%	1.1%	53%	1.1%	100%	1.5	2.4	77	N/F
	Flat6	First	R6	W6	Studio	150	65%	214	143%	1.1%	50%	1.0%	91%	1.5	2.4	77	N/F
	Flat7	First	R7	W7	Studio	150	65%	216	144%	1.1%	50%	1.0%	91%	1.5	2.4	77	N/F
	Flat8	First	R8	W8	Studio	150	67%	220	147%	1.1%	56%	1.1%	100%	1.5	2.4	77	N/F
	Flat9	First	R9	W9	Studio	150	64%	208	139%	1.1%	47%	1.0%	91%	1.5	2.4	77	N/F
	Flat10	First	R10	W10	Studio	150	56%	163	109%	1.1%	38%	0.8%	73%	1.5	2.4	77	N/F
	Flat11	First	R11	W11	Studio	150	34%	106	71%	1.1%	20%	0.5%	45%	1.5	3.4	257	
	Flat12	First	R12	W12	Studio	150	34%	115	77%	1.1%	20%	0.5%	45%	1.5	3.8	257	
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	Flat14	First	R14	W14	Studio	150	33%	118	79%	1.1%	20%	0.6%	55%	1.5	3.5	257	
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	Flat17	First	R17	W17	Studio	150	28%	101	67%	1.1%	18%	0.5%	45%	1.5	3.6	257	
	Flat18	First	R18	W18	Studio	150	31%	101	67%	1.1%	18%	0.5%	45%	1.5	3.7	257	
	Flat19	First	R19	W19	Studio	150	26%	91	61%	1.1%	14%	0.4%	36%	1.5	3.7	257	
	Flat1	Second	R1	W1	Studio	150	65%	222	148%	1.1%	51%	1.0%	91%	1.5	2.4	77	N/F
	Flat2	Second	R2	W2	Studio	150	65%	222	148%	1.1%	48%	1.0%	91%	1.5	2.4	77	N/F
	Flat3	Second	R3	W3	Studio	150	63%	204	136%	1.1%	44%	0.9%	82%	1.5	2.4	77	N/F
	Flat4	Second	R4	W4	Studio	150	68%	204	136%	1.1%	42%	0.9%	82%	1.5	2.4	77	N/F
	Flat5	Second	R97	W100	Studio	150	83%	235	157%	1.1%	53%	1.1%	100%	1.5	2.4	77	N/F
	Flat6	Second	R5	W5	Studio	150	65%	221	147%	1.1%	51%	1.0%	91%	1.5	2.4	77	N/F
	Flat7	Second	R6	W6	Studio	150	65%	219	146%	1.1%	51%	1.0%	91%	1.5	2.4	77	N/F
	Flat8	Second	R7	W7	Studio	150	68%	226	151%	1.1%	56%	1.1%	100%	1.5	2.4	77	N/F
	Flat9	Second	R8	W8	Studio	150	65%	216	144%	1.1%	48%	1.0%	91%	1.5	2.4	77	N/F
	Flat10	Second	R9	W9	Studio	150	60%	170	113%	1.1%	39%	0.8%	73%	1.5	2.4	77	N/F
	Flat11	Second	R10	W10	Studio	150	45%	134	89%	1.1%	22%	0.6%	55%	1.5	3.8	257	
	Flat12	Second	R11	W11	Studio	150	45%	135	90%	1.1%	23%	0.6%	55%	1.5	4.0	257	
	Flat13	Second	R12	W12	Studio	150	44%	131	87%	1.1%	22%	0.6%	55%	1.5	4.0	257	
	Flat14	Second	R13	W13	Studio	150	45%	140	93%	1.1%	21%	0.6%	55%	1.5	3.5	257	
	Flat15	Second	R14	W14	Studio	150	37%	124	83%	1.1%	20%	0.5%	45%	1.5	3.6	257	
	Flat16	Second	R15	W15	Studio	150	37%	116	77%	1.1%	20%	0.5%	45%	1.5	3.6	257	
	Flat17	Second	R16	W16	Studio	150	35%	113	75%	1.1%	18%	0.5%	45%	1.5	3.6	257	
	Flat18	Second	R17	W17	Studio	150	37%	112	75%	1.1%	19%	0.5%	45%	1.5	3.7	257	
	Flat19	Second	R18	W18	Studio	150	30%	102	68%	1.1%	18%	0.5%	45%	1.5	4.0	257	
	Flat1	Third	R1	W1	Studio	150	65%	231	154%	1.1%	51%	1.1%	100%	1.5	2.4	77	N/F
	Flat2	Third	R2	W2	Studio	150	66%	224	149%	1.1%	51%	1.0%	91%	1.5	2.4	77	N/F

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)				Daylight Factor (DF)				Sunlight Exposure (SE)			
						Target Lux	% of Room meeting target	Median Lux of Room	Median as % of Target	Target DF	% of Room meeting target	Median DF of Room	Median as % of Target	Target	Sunlight Exposure	Orientation	North Facing
						(Lux)	(%)	(Lux)	(Median / Target)	(%)	(%)	(%)	(Median / Target)	(Hrs)	(Hrs)	(Degrees)	(NF)
Block 2	Flat3	Third	R3	W3	Studio	150	64%	207	138%	1.1%	46%	1.0%	91%	1.5	2.4	77	N/F
	Flat4	Third	R4	W4	Studio	150	69%	208	139%	1.1%	44%	0.9%	82%	1.5	2.4	77	N/F
	Flat5	Third	R99	W100	Studio	150	89%	239	159%	1.1%	53%	1.1%	100%	1.5	2.4	77	N/F
	Flat6	Third	R5	W5	Studio	150	66%	225	150%	1.1%	51%	1.0%	91%	1.5	2.4	77	N/F
	Flat7	Third	R6	W6	Studio	150	65%	223	149%	1.1%	51%	1.0%	91%	1.5	2.4	77	N/F
	Flat8	Third	R7	W7	Studio	150	68%	231	154%	1.1%	56%	1.1%	100%	1.5	2.4	77	N/F
	Flat9	Third	R8	W8	Studio	150	65%	223	149%	1.1%	49%	1.0%	91%	1.5	2.4	77	N/F
	Flat10	Third	R9	W9	Studio	150	63%	177	118%	1.1%	39%	0.8%	73%	1.5	2.4	77	N/F
	Flat11	Third	R10	W10	Studio	150	55%	156	104%	1.1%	25%	0.7%	64%	1.5	4.0	257	
	Flat12	Third	R11	W11	Studio	150	54%	154	103%	1.1%	24%	0.7%	64%	1.5	4.0	257	
	Flat13	Third	R12	W12	Studio	150	53%	150	100%	1.1%	24%	0.7%	64%	1.5	4.0	257	
	Flat14	Third	R13	W13	Studio	150	53%	159	106%	1.1%	24%	0.7%	64%	1.5	3.6	257	
	Flat15	Third	R14	W14	Studio	150	46%	139	93%	1.1%	23%	0.6%	55%	1.5	3.6	257	
	Flat16	Third	R15	W15	Studio	150	46%	137	91%	1.1%	21%	0.6%	55%	1.5	3.6	257	
	Flat17	Third	R16	W16	Studio	150	42%	131	87%	1.1%	22%	0.6%	55%	1.5	3.6	257	
	Flat18	Third	R17	W17	Studio	150	42%	132	88%	1.1%	23%	0.6%	55%	1.5	3.7	257	
	Flat19	Third	R18	W18	Studio	150	38%	115	77%	1.1%	21%	0.5%	45%	1.5	4.0	257	
	Flat1	Ground	R1	W1	LKD	150	34%	96	64%	1.1%	28%	0.5%	45%	1.5	0.4	77	N/F
	R2		W2	Bedroom	100	100%	279	279%	0.7%	99%	1.4%	200%	1.5	5.4	167		
	R3		W3	Bedroom	100	100%	278	278%	0.7%	95%	1.4%	200%	1.5	5.8	167		
	Flat2	Ground	R4	W4	Studio	150	33%	96	64%	1.1%	26%	0.5%	45%	1.5	6.1	167	
	Flat3	Ground	R5	W5	Studio	150	41%	99	66%	1.1%	29%	0.5%	45%	1.5	6.3	167	
	Flat4	Ground	R6	W6	Studio	150	51%	142	95%	1.1%	38%	0.7%	64%	1.5	6.6	167	
	Flat5	Ground	R7	W7	Studio	150	59%	181	121%	1.1%	44%	0.8%	73%	1.5	6.5	167	
	Flat6	Ground	R9	W9 W10	Studio	150	18%	57	38%	1.1%	15%	0.4%	36%	1.5	0.8	257 257	
	Study1	Ground	R8	W8	Study	150	16%	38	25%	1.1%	16%	0.3%	27%	1.5	0.0	257	
	Flat1	First	R1	W1	Bedroom	100	100%	281	281%	0.7%	100%	1.5%	214%	1.5	1.0	77	N/F
	R2		W2	Bedroom	100	100%	265	265%	0.7%	100%	1.4%	200%	1.5	0.8	77	N/F	
	Flat2	First	R3	W3	LKD	150	38%	111	74%	1.1%	29%	0.6%	55%	1.5	0.8	77	N/F
	R4		W4	Bedroom	100	100%	336	336%	0.7%	100%	1.6%	229%	1.5	5.8	167		
	R5		W5	Bedroom	100	100%	354	354%	0.7%	100%	1.7%	243%	1.5	6.2	167		
	Flat3	First	R6	W6	Studio	150	55%	148	99%	1.1%	38%	0.7%	64%	1.5	6.5	167	
	Flat4	First	R7	W7	Studio	150	58%	160	107%	1.1%	39%	0.7%	64%	1.5	6.8	167	
	Flat5	First	R8	W8	Studio	150	67%	199	133%	1.1%	47%	0.9%	82%	1.5	6.9	167	
	Flat6	First	R9	W9	Studio	150	66%	225	150%	1.1%	50%	1.0%	91%	1.5	6.9	167	
Flat7	First	R10	W10	Studio	150	68%	226	151%	1.1%	49%	1.0%	91%	1.5	6.6	167		
Flat8	First	R11	W11 W12	Studio	150	81%	272	181%	1.1%	65%	1.2%	109%	1.5	7.3	167 257		
Flat9	First	R12	W13	Studio	150	62%	199	133%	1.1%	59%	1.2%	109%	1.5	0.0	347	N/F	
Flat10	First	R13	W14	Studio	150	65%	179	119%	1.1%	57%	1.1%	100%	1.5	0.0	347	N/F	
Flat11	First	R15	W16	Bedroom	100	37%	73	73%	0.7%	37%	0.5%	71%	1.5	0.0	257		
R16		W17	Bedroom	100	43%	88	88%	0.7%	41%	0.6%	86%	1.5	0.0	257			
R17		W18	Bedroom	100	52%	105	105%	0.7%	50%	0.7%	100%	1.5	0.3	257			
Flat12	First	R18	W19 W20	Studio	150	23%	81	54%	1.1%	19%	0.5%	45%	1.5	1.8	257 257		
Study1	First	R14	W15	Study	150	31%	105	70%	1.1%	27%	0.6%	55%	1.5	0.0	347	N/F	
Flat1	Second	R1	W1	Bedroom	100	100%	337	337%	0.7%	100%	1.8%	257%	1.5	2.3	77	N/F	
R2		W2	Bedroom	100	100%	307	307%	0.7%	100%	1.6%	229%	1.5	1.4	77	N/F		
Flat2	Second	R3	W3	LKD	150	46%	135	90%	1.1%	36%	0.7%	64%	1.5	1.4	77	N/F	
R4		W4	Bedroom	100	100%	414	414%	0.7%	100%	1.9%	271%	1.5	6.4	167			
R5		W5	Bedroom	100	100%	462	462%	0.7%	100%	2.1%	300%	1.5	6.8	167			
Flat3	Second	R6	W6	Studio	150	68%	241	161%	1.1%	52%	1.0%	91%	1.5	7.0	167		
Flat4	Second	R7	W7	Studio	150	68%	232	155%	1.1%	51%	1.0%	91%	1.5	7.2	167		
Flat5	Second	R8	W8	Studio	150	74%	282	188%	1.1%	60%	1.2%	109%	1.5	7.3	167		
Flat6	Second	R9	W9	Studio	150	75%	287	191%	1.1%	60%	1.2%	109%	1.5	7.3	167		
Flat7	Second	R10	W10	Studio	150	75%	291	194%	1.1%	61%	1.2%	109%	1.5	7.3	167		
Flat8	Second	R11	W11 W12	Studio	150	87%	340	227%	1.1%	76%	1.5%	136%	1.5	7.6	167 257		

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)				Daylight Factor (DF)				Sunlight Exposure (SE)			
						Target Lux	% of Room meeting target	Median Lux of Room	Median as % of Target	Target DF	% of Room meeting target	Median DF of Room	Median as % of Target	Target	Sunlight Exposure	Orientation	North Facing
Block 3	Flat9	Second	R12	W13	Studio	(Lux)	(%)	(Lux)	(Median / Target)	(%)	(%)	(%)	(Median / Target)	(Hrs)	(Hrs)	(Degrees)	(NF)
						150	70%	243	162%	1.1%	64%	1.5%	136%	1.5	0.0	347	N/F
	Flat10	Second	R13	W14	Studio	150	72%	224	149%	1.1%	66%	1.3%	118%	1.5	0.0	347	N/F
	Flat11	Second	R14	W15	Studio	150	55%	178	119%	1.1%	48%	1.0%	91%	1.5	0.0	347	N/F
	Flat12	Second	R15	W16	Bedroom	100	50%	100	100%	0.7%	44%	0.6%	86%	1.5	0.0	257	
			R16	W17	Bedroom	100	65%	127	127%	0.7%	59%	0.7%	100%	1.5	0.1	257	
			R17	W18	Bedroom	100	77%	149	149%	0.7%	65%	0.8%	114%	1.5	1.0	257	
	Flat13	Second	R18	W19 W20	Studio	150	37%	116	77%	1.1%	25%	0.6%	55%	1.5	2.3	257 257	
	Flat1	Third	R1	W1	LKD	150	53%	161	107%	1.1%	39%	0.8%	73%	1.5	2.3	77	N/F
			R2	W2	Bedroom	100	100%	473	473%	0.7%	100%	2.1%	300%	1.5	7.5	167	
			R3	W3	Bedroom	100	100%	502	502%	0.7%	100%	2.2%	314%	1.5	7.6	167	
	Flat2	Third	R4	W4	Studio	150	71%	271	181%	1.1%	57%	1.1%	100%	1.5	7.6	167	
	Flat3	Third	R5	W5	Studio	150	72%	268	179%	1.1%	57%	1.1%	100%	1.5	7.4	167	
	Flat4	Third	R6	W6	Studio	150	78%	311	207%	1.1%	61%	1.3%	118%	1.5	7.3	167	
	Flat5	Third	R7	W7	Studio	150	79%	315	210%	1.1%	61%	1.3%	118%	1.5	7.3	167	
	Flat6	Third	R8	W8	Studio	150	79%	311	207%	1.1%	63%	1.3%	118%	1.5	7.3	167	
	Flat7	Third	R9	W9 W10	Studio	150	92%	403	269%	1.1%	77%	1.7%	155%	1.5	7.6	167 257	
	Flat8	Third	R10	W11	Studio	150	75%	280	187%	1.1%	67%	1.6%	145%	1.5	0.0	347	N/F
	Flat9	Third	R11	W12	Studio	150	76%	265	177%	1.1%	67%	1.5%	136%	1.5	0.0	347	N/F
	Flat10	Third	R13	W14	Bedroom	100	69%	122	122%	0.7%	50%	0.6%	86%	1.5	0.0	257	
			R14	W15	Bedroom	100	80%	160	160%	0.7%	68%	0.8%	114%	1.5	0.7	257	
			R15	W16	Bedroom	100	98%	183	183%	0.7%	77%	1.0%	143%	1.5	1.5	257	
	Flat11	Third	R16	W17 W18	Studio	150	51%	144	96%	1.1%	30%	0.7%	64%	1.5	2.6	257 257	
	Study1	Third	R12	W13	Study	150	48%	149	99%	1.1%	40%	0.8%	73%	1.5	0.0	347	N/F
	Flat1	Fourth	R1	W1	LKD	150	62%	192	128%	1.1%	44%	0.9%	82%	1.5	2.6	77	N/F
			R2	W2	Bedroom	100	100%	532	532%	0.7%	100%	2.2%	314%	1.5	7.7	167	
			R3	W3	Bedroom	100	100%	539	539%	0.7%	100%	2.3%	329%	1.5	7.6	167	
	Flat2	Fourth	R4	W4	Studio	150	75%	300	200%	1.1%	60%	1.2%	109%	1.5	7.6	167	
	Flat3	Fourth	R5	W5	Studio	150	76%	296	197%	1.1%	60%	1.2%	109%	1.5	7.6	167	
	Flat4	Fourth	R6	W6	Studio	150	80%	333	222%	1.1%	63%	1.3%	118%	1.5	7.6	167	
	Flat5	Fourth	R7	W7	Studio	150	82%	337	225%	1.1%	62%	1.3%	118%	1.5	7.6	167	
	Flat6	Fourth	R8	W8	Studio	150	83%	330	220%	1.1%	63%	1.3%	118%	1.5	7.6	167	
	Flat7	Fourth	R9	W9 W10	Studio	150	100%	483	322%	1.1%	81%	1.9%	173%	1.5	8.4	167 257	
	Flat8	Fourth	R10	W11	Studio	150	79%	311	207%	1.1%	68%	1.7%	155%	1.5	0.0	347	N/F
	Flat9	Fourth	R11	W12	Studio	150	79%	310	207%	1.1%	69%	1.7%	155%	1.5	0.0	347	N/F
	Flat10	Fourth	R12	W13	Studio	150	75%	257	171%	1.1%	61%	1.4%	127%	1.5	0.0	347	N/F
	Flat1	Fifth	R1	W1	Studio	150	77%	321	214%	1.1%	62%	1.3%	118%	1.5	7.6	167	
	Flat2	Fifth	R2	W2	Studio	150	79%	318	212%	1.1%	62%	1.3%	118%	1.5	7.6	167	
	Flat3	Fifth	R3	W3	Studio	150	85%	357	238%	1.1%	65%	1.4%	127%	1.5	7.6	167	
	Flat4	Fifth	R4	W4	Studio	150	84%	361	241%	1.1%	64%	1.4%	127%	1.5	7.6	167	
	Flat5	Fifth	R5	W5	Studio	150	87%	353	235%	1.1%	65%	1.4%	127%	1.5	7.6	167	
	Flat6	Fifth	R6	W6 W7	Studio	150	100%	571	381%	1.1%	82%	2.1%	191%	1.5	9.5	167 257	
	Flat7	Fifth	R7	W8	Studio	150	83%	342	228%	1.1%	71%	1.9%	173%	1.5	0.0	347	N/F
	Flat8	Fifth	R8	W9	Studio	150	84%	342	228%	1.1%	72%	1.9%	173%	1.5	0.0	347	N/F
	Flat9	Fifth	R9	W10	Studio	150	83%	287	191%	1.1%	66%	1.6%	145%	1.5	0.0	347	N/F
	Flat1	Ground	R1	W1	LKD	150	11%	30	20%	1.1%	6%	0.2%	18%	1.5	1.4	77	N/F
			R2	W2	Bedroom	100	100%	357	357%	0.7%	100%	1.7%	243%	1.5	7.0	167	
			R3	W3	Bedroom	100	100%	363	363%	0.7%	100%	1.7%	243%	1.5	6.9	167	
	Flat2	Ground	R4	W4	Studio	150	61%	172	115%	1.1%	41%	0.8%	73%	1.5	6.7	167	
	Flat3	Ground	R5	W5	Studio	150	62%	175	117%	1.1%	41%	0.8%	73%	1.5	6.4	167	
	Flat4	Ground	R6	W6	Studio	150	64%	189	126%	1.1%	46%	0.9%	82%	1.5	6.0	167	
	Flat5	Ground	R7	W7	Studio	150	66%	186	124%	1.1%	44%	0.9%	82%	1.5	5.7	167	
	Flat6	Ground	R9	W9 W10	Studio	150	7%	40	27%	1.1%	7%	0.3%	27%	1.5	0.0	257 257	
	Study1	Ground	R8	W8	Study	150	8%	26	17%	1.1%	7%	0.2%	18%	1.5	0.0	257	
	Flat1	First	R1	W1	Bedroom	100	48%	97	97%	0.7%	44%	0.6%	86%	1.5	0.1	77	N/F

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)				Daylight Factor (DF)				Sunlight Exposure (SE)			
						Target Lux	% of Room meeting target	Median Lux of Room	Median as % of Target	Target DF	% of Room meeting target	Median DF of Room	Median as % of Target	Target	Sunlight Exposure	Orientation	North Facing
						(Lux)	(%)	(Lux)	(Median / Target)	(%)	(%)	(%)	(Median / Target)	(Hrs)	(Hrs)	(Degrees)	(NF)
			R2	W2	Bedroom	100	36%	69	69%	0.7%	31%	0.4%	57%	1.5	0.5	77	N/F
	Flat2	First	R3	W3	LKD	150	11%	33	22%	1.1%	6%	0.2%	18%	1.5	1.4	77	N/F
			R4	W4	Bedroom	100	100%	381	381%	0.7%	100%	1.8%	257%	1.5	7.3	167	
			R5	W5	Bedroom	100	100%	389	389%	0.7%	100%	1.8%	257%	1.5	7.2	167	
	Flat3	First	R6	W6	Studio	150	63%	192	128%	1.1%	45%	0.9%	82%	1.5	7.0	167	
	Flat4	First	R7	W7	Studio	150	64%	188	125%	1.1%	43%	0.8%	73%	1.5	6.6	167	
	Flat5	First	R8	W8	Studio	150	65%	215	143%	1.1%	50%	1.0%	91%	1.5	6.3	167	
	Flat6	First	R9	W9	Studio	150	67%	199	133%	1.1%	46%	0.9%	82%	1.5	5.9	167	
	Flat7	First	R10	W10	Studio	150	61%	188	125%	1.1%	44%	0.9%	82%	1.5	5.2	167	
	Flat8	First	R11	W11 W12	Studio	150	82%	287	191%	1.1%	64%	1.2%	109%	1.5	7.3	167 257	
	Flat9	First	R12	W13	Studio	150	59%	171	114%	1.1%	56%	1.1%	100%	1.5	0.0	347	N/F
	Flat10	First	R13	W14	Studio	150	60%	160	107%	1.1%	53%	1.0%	91%	1.5	0.0	347	N/F
	Flat11	First	R15	W16	Bedroom	100	19%	46	46%	0.7%	18%	0.3%	43%	1.5	0.0	257	
			R16	W17	Bedroom	100	20%	55	55%	0.7%	20%	0.4%	57%	1.5	0.0	257	
			R17	W18	Bedroom	100	30%	68	68%	0.7%	30%	0.5%	71%	1.5	0.0	257	
	Flat12	First	R18	W19 W20	Studio	150	12%	50	33%	1.1%	11%	0.3%	27%	1.5	0.0	257 257	
	Study1	First	R14	W15	Study	150	29%	94	63%	1.1%	26%	0.6%	55%	1.5	0.0	347	N/F
	Flat1	Second	R1	W1	Bedroom	100	69%	140	140%	0.7%	61%	0.8%	114%	1.5	0.1	77	N/F
			R2	W2	Bedroom	100	48%	98	98%	0.7%	38%	0.5%	71%	1.5	0.7	77	N/F
	Flat2	Second	R3	W3	LKD	150	15%	46	31%	1.1%	8%	0.2%	18%	1.5	1.4	77	N/F
			R4	W4	Bedroom	100	100%	437	437%	0.7%	100%	2.0%	286%	1.5	7.3	167	
			R5	W5	Bedroom	100	100%	443	443%	0.7%	100%	2.0%	286%	1.5	7.4	167	
	Flat3	Second	R6	W6	Studio	150	69%	236	157%	1.1%	55%	1.1%	100%	1.5	7.3	167	
	Flat4	Second	R7	W7	Studio	150	69%	226	151%	1.1%	52%	1.0%	91%	1.5	7.0	167	
	Flat5	Second	R8	W8	Studio	150	70%	251	167%	1.1%	56%	1.2%	109%	1.5	6.6	167	
	Flat6	Second	R9	W9	Studio	150	73%	236	157%	1.1%	56%	1.1%	100%	1.5	6.3	167	
	Flat7	Second	R10	W10	Studio	150	67%	227	151%	1.1%	54%	1.0%	91%	1.5	5.8	167	
	Flat8	Second	R11	W11 W12	Studio	150	91%	338	225%	1.1%	75%	1.4%	127%	1.5	7.9	167 257	
	Flat9	Second	R12	W13	Studio	150	67%	218	145%	1.1%	62%	1.3%	118%	1.5	0.0	347	N/F
	Flat10	Second	R13	W14	Studio	150	69%	205	137%	1.1%	64%	1.3%	118%	1.5	0.0	347	N/F
	Flat11	Second	R14	W15	Studio	150	52%	162	108%	1.1%	47%	1.0%	91%	1.5	0.0	347	N/F
	Flat12	Second	R15	W16	Bedroom	100	27%	63	63%	0.7%	25%	0.4%	57%	1.5	0.0	257	
			R16	W17	Bedroom	100	30%	77	77%	0.7%	28%	0.5%	71%	1.5	0.0	257	
			R17	W18	Bedroom	100	50%	99	99%	0.7%	45%	0.6%	86%	1.5	0.0	257	
	Flat13	Second	R18	W19 W20	Studio	150	18%	82	55%	1.1%	14%	0.5%	45%	1.5	0.0	257 257	
	Flat1	Third	R1	W1	LKD	150	19%	56	37%	1.1%	10%	0.3%	27%	1.5	1.5	77	N/F
			R2	W2	Bedroom	100	100%	464	464%	0.7%	100%	2.1%	300%	1.5	7.3	167	
			R3	W3	Bedroom	100	100%	470	470%	0.7%	100%	2.1%	300%	1.5	7.4	167	
	Flat2	Third	R4	W4	Studio	150	70%	261	174%	1.1%	57%	1.1%	100%	1.5	7.4	167	
	Flat3	Third	R5	W5	Studio	150	71%	241	161%	1.1%	56%	1.1%	100%	1.5	7.4	167	
	Flat4	Third	R6	W6	Studio	150	73%	273	182%	1.1%	58%	1.2%	109%	1.5	7.4	167	
	Flat5	Third	R7	W7	Studio	150	75%	246	164%	1.1%	59%	1.1%	100%	1.5	7.2	167	
	Flat6	Third	R8	W8	Studio	150	68%	241	161%	1.1%	55%	1.1%	100%	1.5	6.7	167	
	Flat7	Third	R9	W9 W10	Studio	150	97%	361	241%	1.1%	76%	1.5%	136%	1.5	8.5	167 257	
	Flat8	Third	R10	W11	Studio	150	72%	256	171%	1.1%	65%	1.5%	136%	1.5	0.0	347	N/F
	Flat9	Third	R11	W12	Studio	150	74%	247	165%	1.1%	66%	1.4%	127%	1.5	0.0	347	N/F
	Flat10	Third	R13	W14	Bedroom	100	33%	76	76%	0.7%	28%	0.5%	71%	1.5	0.0	257	
			R14	W15	Bedroom	100	47%	99	99%	0.7%	35%	0.5%	71%	1.5	0.0	257	
			R15	W16	Bedroom	100	65%	126	126%	0.7%	54%	0.7%	100%	1.5	0.0	257	
	Flat11	Third	R16	W17 W18	Studio	150	28%	105	70%	1.1%	18%	0.6%	55%	1.5	0.5	257 257	
	Study1	Third	R12	W13	Study	150	49%	153	102%	1.1%	44%	0.9%	82%	1.5	0.0	347	N/F
	Flat1	Fourth	R1	W1	LKD	150	24%	70	47%	1.1%	14%	0.3%	27%	1.5	1.7	77	N/F
			R2	W2	Bedroom	100	100%	500	500%	0.7%	100%	2.2%	314%	1.5	7.4	167	
			R3	W3	Bedroom	100	100%	499	499%	0.7%	100%	2.2%	314%	1.5	7.4	167	

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)				Daylight Factor (DF)				Sunlight Exposure (SE)			
						Target Lux	% of Room meeting target	Median Lux of Room	Median as % of Target	Target DF	% of Room meeting target	Median DF of Room	Median as % of Target	Target	Sunlight Exposure	Orientation	North Facing
Block 4	Flat2	Fourth	R4	W4	Studio	(Lux)	(%)	(Lux)	(Median / Target)	(%)	(%)	(%)	(Median / Target)	(Hrs)	(Hrs)	(Degrees)	(NF)
						150	72%	278	185%	1.1%	58%	1.2%	109%	1.5	7.4	167	
	Flat3	Fourth	R5	W5	Studio	150	73%	254	169%	1.1%	58%	1.1%	100%	1.5	7.4	167	
	Flat4	Fourth	R6	W6	Studio	150	74%	284	189%	1.1%	60%	1.2%	109%	1.5	7.4	167	
	Flat5	Fourth	R7	W7	Studio	150	79%	264	176%	1.1%	62%	1.1%	100%	1.5	7.4	167	
	Flat6	Fourth	R8	W8	Studio	150	70%	263	175%	1.1%	56%	1.2%	109%	1.5	7.4	167	
	Flat7	Fourth	R9	W9 W10	Studio	150	98%	394	263%	1.1%	78%	1.6%	145%	1.5	9.3	167 257	
	Flat8	Fourth	R10	W11	Studio	150	77%	294	196%	1.1%	68%	1.6%	145%	1.5	0.0	347	N/F
	Flat9	Fourth	R11	W12	Studio	150	76%	298	199%	1.1%	68%	1.6%	145%	1.5	0.0	347	N/F
	Flat10	Fourth	R12	W13	Studio	150	72%	249	166%	1.1%	60%	1.4%	127%	1.5	0.0	347	N/F
	Flat1	Fifth	R1	W1	Studio	150	75%	303	202%	1.1%	60%	1.3%	118%	1.5	7.4	167	
	Flat2	Fifth	R2	W2	Studio	150	78%	284	189%	1.1%	62%	1.2%	109%	1.5	7.4	167	
	Flat3	Fifth	R3	W3	Studio	150	78%	319	213%	1.1%	62%	1.3%	118%	1.5	7.4	167	
	Flat4	Fifth	R4	W4	Studio	150	83%	297	198%	1.1%	64%	1.3%	118%	1.5	7.4	167	
	Flat5	Fifth	R5	W5	Studio	150	73%	295	197%	1.1%	61%	1.3%	118%	1.5	7.4	167	
	Flat6	Fifth	R6	W6 W7	Studio	150	100%	433	289%	1.1%	81%	1.7%	155%	1.5	9.3	167 257	
	Flat7	Fifth	R7	W8	Studio	150	82%	325	217%	1.1%	71%	1.8%	164%	1.5	0.0	347	N/F
	Flat8	Fifth	R8	W9	Studio	150	83%	332	221%	1.1%	72%	1.8%	164%	1.5	0.0	347	N/F
	Flat9	Fifth	R9	W10	Studio	150	81%	282	188%	1.1%	66%	1.5%	136%	1.5	0.0	347	N/F
	Flat1	Ground	R1	W1	Studio	150	43%	132	88%	1.1%	28%	0.6%	55%	1.5	5.3	167	
	Flat2	Ground	R2	W2	Studio	150	52%	140	93%	1.1%	34%	0.6%	55%	1.5	5.2	167	
	Flat3	Ground	R3	W3	Studio	150	56%	152	101%	1.1%	35%	0.7%	64%	1.5	5.2	167	
	Flat4	Ground	R4	W4	Studio	150	50%	147	98%	1.1%	30%	0.7%	64%	1.5	5.2	167	
	Flat5	Ground	R5	W5	Studio	150	63%	180	120%	1.1%	39%	0.8%	73%	1.5	5.3	167	
	Flat6	Ground	R6	W6	Studio	150	63%	191	127%	1.1%	44%	0.9%	82%	1.5	5.4	167	
	Flat7	Ground	R7	W7	LKD	150	59%	185	123%	1.1%	41%	0.9%	82%	1.5	4.1	257	
			R8	W8	Bedroom	100	100%	478	478%	0.7%	100%	3.2%	457%	1.5	0.0	347	N/F
			R9	W9	Bedroom	100	100%	474	474%	0.7%	100%	3.2%	457%	1.5	0.0	347	N/F
	Flat8	Ground	R10	W10	Studio	150	63%	197	131%	1.1%	59%	1.2%	109%	1.5	0.0	347	N/F
	Flat9	Ground	R11	W11	Studio	150	62%	185	123%	1.1%	55%	1.1%	100%	1.5	0.0	347	N/F
	Flat10	Ground	R12	W12	Studio	150	57%	163	109%	1.1%	51%	1.0%	91%	1.5	0.0	347	N/F
	Study1	Ground	R13	W13	Study	150	40%	117	78%	1.1%	35%	0.7%	64%	1.5	0.0	347	N/F
	Flat1	First	R1	W1	Studio	150	42%	106	71%	1.1%	37%	0.7%	64%	1.5	0.0	77	N/F
	Flat2	First	R2	W2	Studio	150	38%	93	62%	1.1%	36%	0.6%	55%	1.5	0.0	77	N/F
	Flat3	First	R3	W3	Studio	150	35%	89	59%	1.1%	34%	0.6%	55%	1.5	0.0	77	N/F
	Flat4	First	R4	W4	Studio	150	32%	77	51%	1.1%	29%	0.5%	45%	1.5	0.0	77	N/F
	Flat5	First	R5	W5	Studio	150	28%	68	45%	1.1%	24%	0.4%	36%	1.5	0.0	77	N/F
	Flat6	First	R6	W6	LKD	150	9%	26	17%	1.1%	7%	0.2%	18%	1.5	0.3	77	N/F
			R7	W7	Bedroom	100	100%	290	290%	0.7%	94%	1.3%	186%	1.5	4.8	167	
			R8	W8	Bedroom	100	100%	265	265%	0.7%	96%	1.2%	171%	1.5	4.8	167	
	Flat7	First	R10	W10	Studio	150	53%	141	94%	1.1%	31%	0.6%	55%	1.5	5.2	167	
	Flat8	First	R11	W11	Studio	150	52%	139	93%	1.1%	33%	0.6%	55%	1.5	5.2	167	
	Flat9	First	R12	W12	Studio	150	54%	144	96%	1.1%	36%	0.6%	55%	1.5	5.3	167	
	Flat10	First	R13	W13	Studio	150	59%	162	108%	1.1%	36%	0.7%	64%	1.5	5.3	167	
	Flat11	First	R14	W14	Studio	150	48%	131	87%	1.1%	31%	0.6%	55%	1.5	5.4	167	
	Flat12	First	R15	W15	Studio	150	67%	194	129%	1.1%	44%	0.8%	73%	1.5	5.5	167	
	Flat13	First	R16	W16	Studio	150	64%	209	139%	1.1%	46%	0.9%	82%	1.5	5.6	167	
	Flat14	First	R17	W17	LKD	150	64%	202	135%	1.1%	45%	0.9%	82%	1.5	4.0	257	
			R18	W18	Bedroom	100	100%	522	522%	0.7%	100%	3.3%	471%	1.5	0.0	347	N/F
			R19	W19	Bedroom	100	100%	521	521%	0.7%	100%	3.4%	486%	1.5	0.0	347	N/F
	Flat15	First	R20	W20	Studio	150	67%	235	157%	1.1%	59%	1.3%	118%	1.5	0.0	347	N/F
	Flat16	First	R21	W21	Studio	150	66%	202	135%	1.1%	60%	1.1%	100%	1.5	0.0	347	N/F
	Flat17	First	R22	W22	Studio	150	59%	195	130%	1.1%	55%	1.1%	100%	1.5	0.0	347	N/F
	Flat18	First	R23	W23	Studio	150	38%	117	78%	1.1%	30%	0.7%	64%	1.5	0.0	347	N/F
	Flat19	First	R24	W24	Studio	150	35%	101	67%	1.1%	24%	0.5%	45%	1.5	0.6	257	
	Study1	First	R9	W9	Study	150	33%	92	61%	1.1%	21%	0.4%	36%	1.5	5.1	167	
	Flat1	Second	R1	W1	LKD	150	100%	263	175%	1.1%	67%	1.5%	136%	1.5	0.0	347	N/F

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)				Daylight Factor (DF)				Sunlight Exposure (SE)			
						Target Lux	% of Room meeting target	Median Lux of Room	Median as % of Target	Target DF	% of Room meeting target	Median DF of Room	Median as % of Target	Target	Sunlight Exposure	Orientation	North Facing
			R2	W2	Bedroom	(Lux)	(%)	(Lux)	(Median / Target)	(%)	(%)	(%)	(Median / Target)	(Hrs)	(Hrs)	(Degrees)	(NF)
			R3	W3	Bedroom	100	96%	181	181%	0.7%	79%	1.0%	143%	1.5	1.7	77	N/F
			R4	W4	Bedroom	100	100%	264	264%	0.7%	100%	1.5%	214%	1.5	1.7	77	N/F
			R5	W5	Bedroom	100	82%	172	172%	0.7%	70%	1.0%	143%	1.5	1.7	77	N/F
	Flat2	Second	R6	W6	Bedroom	100	80%	158	158%	0.7%	76%	0.9%	129%	1.5	1.5	77	N/F
			R7	W7	Studio	100	83%	159	159%	0.7%	78%	0.9%	129%	1.5	0.1	77	N/F
	Flat3	Second	R8	W8	Studio	150	58%	156	104%	1.1%	50%	0.9%	82%	1.5	0.0	77	N/F
	Flat4	Second	R9	W9	Studio	150	53%	140	93%	1.1%	47%	0.9%	82%	1.5	0.0	77	N/F
	Flat5	Second	R10	W10	Studio	150	49%	134	89%	1.1%	43%	0.8%	73%	1.5	0.0	77	N/F
	Flat6	Second	R11	W11	Studio	150	42%	114	76%	1.1%	38%	0.7%	64%	1.5	0.0	77	N/F
	Flat7	Second	R12	W12	LKD	150	37%	97	65%	1.1%	31%	0.6%	55%	1.5	0.0	77	N/F
	Flat8	Second	R13	W13	Bedroom	150	13%	38	25%	1.1%	9%	0.2%	18%	1.5	0.3	77	N/F
			R14	W14	Bedroom	100	100%	337	337%	0.7%	100%	1.5%	214%	1.5	5.1	167	
			R15	W15	Bedroom	100	100%	304	304%	0.7%	100%	1.3%	186%	1.5	4.8	167	
	Flat9	Second	R16	W16	Studio	150	58%	162	108%	1.1%	34%	0.7%	64%	1.5	5.1	167	
	Flat10	Second	R17	W17	Studio	150	58%	165	110%	1.1%	38%	0.7%	64%	1.5	5.2	167	
	Flat11	Second	R18	W18	Studio	150	61%	171	114%	1.1%	38%	0.7%	64%	1.5	5.2	167	
	Flat12	Second	R19	W19	Studio	150	58%	173	115%	1.1%	44%	0.8%	73%	1.5	5.3	167	
	Flat13	Second	R20	W20	Studio	150	67%	192	128%	1.1%	43%	0.8%	73%	1.5	5.4	167	
	Flat14	Second	R21	W21	Studio	150	54%	159	106%	1.1%	38%	0.7%	64%	1.5	5.5	167	
	Flat15	Second	R22	W22	Studio	150	71%	228	152%	1.1%	52%	1.0%	91%	1.5	5.7	167	
	Flat16	Second	R23	W23	Studio	150	69%	244	163%	1.1%	55%	1.1%	100%	1.5	5.9	167	
	Flat17	Second	R24	W24	LKD	150	73%	232	155%	1.1%	49%	1.0%	91%	1.5	4.0	257	
			R25	W25	Bedroom	100	100%	580	580%	0.7%	100%	3.6%	514%	1.5	0.0	347	N/F
			R26	W26	Bedroom	100	100%	588	588%	0.7%	100%	3.6%	514%	1.5	0.0	347	N/F
	Flat18	Second	R27	W27	Studio	150	71%	277	185%	1.1%	65%	1.5%	136%	1.5	0.0	347	N/F
	Flat19	Second	R28	W28	Studio	150	71%	246	164%	1.1%	63%	1.3%	118%	1.5	0.0	347	N/F
	Flat20	Second	R29	W29	Studio	150	66%	235	157%	1.1%	60%	1.3%	118%	1.5	0.0	347	N/F
	Flat21	Second	R30	W30	Studio	150	47%	143	95%	1.1%	37%	0.8%	73%	1.5	0.0	347	N/F
	Flat22	Second	R31	W31	Studio	150	41%	117	78%	1.1%	29%	0.6%	55%	1.5	0.6	257	
	Flat1	Third	R32	W32	LKD	150	71%	277	185%	1.1%	71%	1.5%	136%	1.5	0.0	347	N/F
			R2	W2	Bedroom	100	100%	202	202%	0.7%	88%	1.1%	157%	1.5	1.9	77	N/F
			R3	W3	Bedroom	100	100%	294	294%	0.7%	100%	1.7%	243%	1.5	1.9	77	N/F
			R4	W4	Bedroom	100	100%	209	209%	0.7%	84%	1.1%	157%	1.5	1.9	77	N/F
	Flat2	Third	R5	W5	Bedroom	100	94%	196	196%	0.7%	80%	1.1%	157%	1.5	1.9	77	N/F
			R6	W6	Bedroom	100	89%	201	201%	0.7%	84%	1.1%	157%	1.5	1.9	77	N/F
	Flat3	Third	R7	W7	Studio	150	63%	206	137%	1.1%	58%	1.1%	100%	1.5	0.9	77	N/F
	Flat4	Third	R8	W8	Studio	150	63%	184	123%	1.1%	55%	1.0%	91%	1.5	0.3	77	N/F
	Flat5	Third	R9	W9	Studio	150	59%	178	119%	1.1%	53%	1.0%	91%	1.5	0.3	77	N/F
	Flat6	Third	R10	W10	Studio	150	55%	146	97%	1.1%	46%	0.9%	82%	1.5	0.3	77	N/F
	Flat7	Third	R11	W11	Studio	150	49%	125	83%	1.1%	39%	0.7%	64%	1.5	0.3	77	N/F
	Flat8	Third	R12	W12	LKD	150	22%	60	40%	1.1%	17%	0.3%	27%	1.5	0.5	77	N/F
			R13	W13	Bedroom	100	100%	366	366%	0.7%	100%	1.6%	229%	1.5	7.3	167	
			R14	W14	Bedroom	100	100%	328	328%	0.7%	100%	1.4%	200%	1.5	7.1	167	
	Flat9	Third	R15	W15	Studio	150	59%	176	117%	1.1%	39%	0.7%	64%	1.5	6.2	167	
	Flat10	Third	R16	W16	Studio	150	65%	180	120%	1.1%	39%	0.8%	73%	1.5	5.7	167	
	Flat11	Third	R17	W17	Studio	150	61%	189	126%	1.1%	46%	0.9%	82%	1.5	5.4	167	
	Flat12	Third	R18	W18	Studio	150	71%	205	137%	1.1%	46%	0.9%	82%	1.5	5.6	167	
	Flat13	Third	R19	W19	Studio	150	57%	169	113%	1.1%	40%	0.7%	64%	1.5	5.7	167	
	Flat14	Third	R20	W20	Studio	150	73%	243	162%	1.1%	55%	1.0%	91%	1.5	6.0	167	
	Flat15	Third	R21	W21	Studio	150	70%	259	173%	1.1%	57%	1.1%	100%	1.5	6.1	167	
	Flat16	Third	R22	W22	LKD	150	73%	236	157%	1.1%	49%	1.0%	91%	1.5	4.0	257	
			R23	W23	Bedroom	100	100%	599	599%	0.7%	100%	3.7%	529%	1.5	0.0	347	N/F
			R24	W24	Bedroom	100	100%	601	601%	0.7%	100%	3.7%	529%	1.5	0.0	347	N/F
	Flat17	Third	R25	W25	Studio	150	72%	288	192%	1.1%	66%	1.5%	136%	1.5	0.0	347	N/F
	Flat18	Third	R26	W26	Studio	150	72%	264	176%	1.1%	65%	1.4%	127%	1.5	0.0	347	N/F
	Flat19	Third	R27	W27	Studio	150	69%	262	175%	1.1%	62%	1.5%	136%	1.5	0.0	347	N/F
	Flat20	Third	R28	W28	Studio	150	54%	156	104%	1.1%	41%	0.9%	82%	1.5	0.0	347	N/F

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)				Daylight Factor (DF)				Sunlight Exposure (SE)			
						Target Lux	% of Room meeting target	Median Lux of Room	Median as % of Target	Target DF	% of Room meeting target	Median DF of Room	Median as % of Target	Target	Sunlight Exposure	Orientation	North Facing
						(Lux)	(%)	(Lux)	(Median / Target)	(%)	(%)	(%)	(Median / Target)	(Hrs)	(Hrs)	(Degrees)	(NF)
	Flat21	Third	R30	W30	Studio	150	43%	120	80%	1.1%	29%	0.6%	55%	1.5	0.6	257	
	Study1	Third	R15	W15	Study	150	41%	121	81%	1.1%	25%	0.5%	45%	1.5	6.6	167	
	Flat1	Fourth	R1	W1	Studio	150	67%	184	123%	1.1%	52%	1.0%	91%	1.5	0.8	77	N/F
	Flat2	Fourth	R2	W2	Studio	150	55%	153	102%	1.1%	48%	0.8%	73%	1.5	0.8	77	N/F
	Flat3	Fourth	R3	W3	LKD	150	28%	75	50%	1.1%	20%	0.4%	36%	1.5	0.8	77	N/F
			R4	W4	Bedroom	100	100%	407	407%	0.7%	100%	1.7%	243%	1.5	7.3	167	
			R5	W5	Bedroom	100	100%	365	365%	0.7%	100%	1.6%	229%	1.5	7.5	167	
	Flat4	Fourth	R6	W6	Studio	150	63%	186	124%	1.1%	39%	0.8%	73%	1.5	7.5	167	
	Flat5	Fourth	R7	W7	Studio	150	61%	190	127%	1.1%	43%	0.8%	73%	1.5	7.6	167	
	Flat6	Fourth	R8	W8	Studio	150	70%	193	129%	1.1%	44%	0.8%	73%	1.5	7.6	167	
	Flat7	Fourth	R9	W9	Studio	150	62%	207	138%	1.1%	49%	0.9%	82%	1.5	7.5	167	
	Flat8	Fourth	R10	W10	Studio	150	73%	221	147%	1.1%	50%	0.9%	82%	1.5	7.1	167	
	Flat9	Fourth	R11	W11	Studio	150	61%	186	124%	1.1%	43%	0.8%	73%	1.5	6.8	167	
	Flat10	Fourth	R12	W12	Studio	150	76%	258	172%	1.1%	59%	1.1%	100%	1.5	6.3	167	
	Flat11	Fourth	R13	W13	Studio	150	73%	285	190%	1.1%	58%	1.2%	109%	1.5	6.5	167	
	Flat12	Fourth	R14	W14	LKD	150	72%	237	158%	1.1%	49%	1.0%	91%	1.5	3.9	257	
			R15	W15	Bedroom	100	100%	621	621%	0.7%	100%	3.7%	529%	1.5	0.0	347	N/F
			R16	W16	Bedroom	100	100%	617	617%	0.7%	100%	3.7%	529%	1.5	0.0	347	N/F
	Flat13	Fourth	R17	W17	Studio	150	73%	300	200%	1.1%	66%	1.6%	145%	1.5	0.0	347	N/F
	Flat14	Fourth	R18	W18	Studio	150	74%	282	188%	1.1%	65%	1.5%	136%	1.5	0.0	347	N/F
	Flat15	Fourth	R19	W19	Studio	150	72%	291	194%	1.1%	66%	1.5%	136%	1.5	0.0	347	N/F
	Flat16	Fourth	R20	W20	Studio	150	61%	183	122%	1.1%	46%	1.0%	91%	1.5	0.0	347	N/F
	Flat1	Fifth	R1	W1	Studio	150	71%	224	149%	1.1%	60%	1.1%	100%	1.5	1.6	77	N/F
	Flat2	Fifth	R2	W2	Studio	150	61%	200	133%	1.1%	54%	1.1%	100%	1.5	1.6	77	N/F
	Flat3	Fifth	R3	W3	LKD	150	37%	94	63%	1.1%	30%	0.5%	45%	1.5	1.6	77	N/F
			R4	W4	Bedroom	100	100%	454	454%	0.7%	100%	2.0%	286%	1.5	7.3	167	
			R5	W5	Bedroom	100	100%	430	430%	0.7%	100%	1.8%	257%	1.5	7.5	167	
	Flat4	Fifth	R7	W7	Studio	150	64%	212	141%	1.1%	51%	0.9%	82%	1.5	7.6	167	
	Flat5	Fifth	R8	W8	Studio	150	72%	211	141%	1.1%	48%	0.9%	82%	1.5	7.6	167	
	Flat6	Fifth	R9	W9	Studio	150	66%	243	162%	1.1%	53%	1.0%	91%	1.5	7.6	167	
	Flat7	Fifth	R10	W10	Studio	150	75%	239	159%	1.1%	55%	1.0%	91%	1.5	7.6	167	
	Flat8	Fifth	R11	W11	Studio	150	66%	220	147%	1.1%	47%	0.9%	82%	1.5	7.6	167	
	Flat9	Fifth	R12	W12	Studio	150	78%	280	187%	1.1%	62%	1.2%	109%	1.5	7.6	167	
	Flat10	Fifth	R13	W13	Studio	150	74%	313	209%	1.1%	60%	1.3%	118%	1.5	7.6	167	
	Flat11	Fifth	R14	W14	LKD	150	73%	238	159%	1.1%	49%	1.0%	91%	1.5	3.9	257	
			R15	W15	Bedroom	100	100%	629	629%	0.7%	100%	3.7%	529%	1.5	0.0	347	N/F
			R16	W16	Bedroom	100	100%	624	624%	0.7%	100%	3.7%	529%	1.5	0.0	347	N/F
	Flat12	Fifth	R17	W17	Studio	150	74%	303	202%	1.1%	66%	1.6%	145%	1.5	0.0	347	N/F
	Flat13	Fifth	R18	W18	Studio	150	75%	290	193%	1.1%	66%	1.5%	136%	1.5	0.0	347	N/F
	Flat14	Fifth	R19	W19	Studio	150	74%	299	199%	1.1%	66%	1.6%	145%	1.5	0.0	347	N/F
	Flat15	Fifth	R20	W20	Studio	150	66%	196	131%	1.1%	50%	1.0%	91%	1.5	0.0	347	N/F
	Study1	Fifth	R6	W6	Study	150	49%	145	97%	1.1%	32%	0.6%	55%	1.5	7.5	167	
	Flat1	Sixth	R1	W1	Studio	150	74%	283	189%	1.1%	64%	1.4%	127%	1.5	2.6	77	N/F
	Flat2	Sixth	R2	W2	Studio	150	71%	281	187%	1.1%	62%	1.4%	127%	1.5	2.6	77	N/F
	Flat3	Sixth	R3	W3	LKD	150	56%	177	118%	1.1%	43%	0.9%	82%	1.5	2.6	77	N/F
			R4	W4	Bedroom	100	100%	479	479%	0.7%	100%	2.0%	286%	1.5	7.6	167	
			R5	W5	Bedroom	100	100%	469	469%	0.7%	100%	2.0%	286%	1.5	7.6	167	
	Flat4	Sixth	R6	W6	Studio	150	72%	254	169%	1.1%	54%	1.0%	91%	1.5	7.6	167	
	Flat5	Sixth	R7	W7	Studio	150	69%	271	181%	1.1%	56%	1.1%	100%	1.5	7.6	167	
	Flat6	Sixth	R8	W8	Studio	150	74%	258	172%	1.1%	56%	1.1%	100%	1.5	7.6	167	
	Flat7	Sixth	R9	W9	Studio	150	70%	278	185%	1.1%	57%	1.1%	100%	1.5	7.6	167	
	Flat8	Sixth	R10	W10	Studio	150	77%	274	183%	1.1%	57%	1.1%	100%	1.5	7.6	167	
	Flat9	Sixth	R11	W11	Studio	150	70%	237	158%	1.1%	48%	0.9%	82%	1.5	7.6	167	
	Flat10	Sixth	R12	W12	Studio	150	75%	308	205%	1.1%	66%	1.6%	145%	1.5	0.0	347	N/F
	Flat11	Sixth	R13	W13	Studio	150	76%	295	197%	1.1%	66%	1.5%	136%	1.5	0.0	347	N/F
	Flat12	Sixth	R14	W14	Studio	150	74%	304	203%	1.1%	66%	1.6%	145%	1.5	0.0	347	N/F
	Flat13	Sixth	R15	W15	Studio	150	68%	200	133%	1.1%	50%	1.0%	91%	1.5	0.0	347	N/F

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)				Daylight Factor (DF)				Sunlight Exposure (SE)			
						Target Lux	% of Room meeting target	Median Lux of Room	Median as % of Target	Target DF	% of Room meeting target	Median DF of Room	Median as % of Target	Target	Sunlight Exposure	Orientation	North Facing
						(Lux)	(%)	(Lux)	(Median / Target)	(%)	(%)	(%)	(Median / Target)	(Hrs)	(Hrs)	(Degrees)	(NF)
Block 5	Flat1	Seventh	R1	W1	Studio	150	75%	310	207%	1.1%	64%	1.5%	136%	1.5	2.6	77	N/F
	Flat2	Seventh	R2	W2	Studio	150	77%	313	209%	1.1%	64%	1.5%	136%	1.5	2.6	77	N/F
	Flat3	Seventh	R3	W3	LKD	150	65%	213	142%	1.1%	45%	1.0%	91%	1.5	2.6	77	N/F
			R4	W4	Bedroom	100	100%	544	544%	0.7%	100%	2.3%	329%	1.5	7.6	167	
			R5	W5	Bedroom	100	100%	539	539%	0.7%	100%	2.3%	329%	1.5	7.6	167	
	Flat4	Seventh	R6	W6	Studio	150	75%	316	211%	1.1%	60%	1.3%	118%	1.5	7.6	167	
	Flat5	Seventh	R7	W7	Studio	150	75%	323	215%	1.1%	60%	1.3%	118%	1.5	7.6	167	
	Flat6	Seventh	R8	W8	Studio	150	79%	304	203%	1.1%	62%	1.2%	109%	1.5	7.6	167	
	Flat7	Seventh	R9	W9	Studio	150	76%	325	217%	1.1%	61%	1.3%	118%	1.5	7.6	167	
	Flat8	Seventh	R10	W10	Studio	150	81%	314	209%	1.1%	63%	1.2%	109%	1.5	7.6	167	
	Flat9	Seventh	R11	W11	Studio	150	78%	277	185%	1.1%	55%	1.1%	100%	1.5	7.6	167	
	Flat10	Seventh	R12	W12	Studio	150	76%	309	206%	1.1%	66%	1.6%	145%	1.5	0.0	347	N/F
	Flat11	Seventh	R13	W13	Studio	150	76%	298	199%	1.1%	66%	1.5%	136%	1.5	0.0	347	N/F
	Flat12	Seventh	R14	W14	Studio	150	76%	308	205%	1.1%	66%	1.6%	145%	1.5	0.0	347	N/F
	Flat13	Seventh	R15	W15	Studio	150	68%	202	135%	1.1%	51%	1.1%	100%	1.5	0.0	347	N/F
	Flat1	Eighth	R1	W1	Studio	150	76%	319	213%	1.1%	64%	1.5%	136%	1.5	2.6	77	N/F
	Flat2	Eighth	R2	W2	Studio	150	77%	321	214%	1.1%	64%	1.5%	136%	1.5	2.6	77	N/F
	Flat3	Eighth	R3	W3	LKD	150	68%	222	148%	1.1%	49%	1.0%	91%	1.5	2.6	77	N/F
			R4	W4	Bedroom	100	100%	564	564%	0.7%	100%	2.3%	329%	1.5	7.6	167	
			R5	W5	Bedroom	100	100%	564	564%	0.7%	100%	2.4%	343%	1.5	7.6	167	
	Flat4	Eighth	R6	W6	Studio	150	79%	347	231%	1.1%	63%	1.4%	127%	1.5	7.6	167	
	Flat5	Eighth	R7	W7	Studio	150	79%	344	229%	1.1%	64%	1.4%	127%	1.5	7.6	167	
	Flat6	Eighth	R8	W8	Studio	150	80%	341	227%	1.1%	64%	1.3%	118%	1.5	7.6	167	
	Flat7	Eighth	R9	W9	Studio	150	79%	354	236%	1.1%	63%	1.4%	127%	1.5	7.6	167	
	Flat8	Eighth	R10	W10	Studio	150	83%	348	232%	1.1%	64%	1.3%	118%	1.5	7.6	167	
	Flat9	Eighth	R11	W11	Studio	150	85%	295	197%	1.1%	56%	1.1%	100%	1.5	7.6	167	
	Flat10	Eighth	R12	W12	Studio	150	76%	311	207%	1.1%	66%	1.6%	145%	1.5	0.0	347	N/F
	Flat11	Eighth	R13	W13	Studio	150	76%	299	199%	1.1%	66%	1.5%	136%	1.5	0.0	347	N/F
	Flat12	Eighth	R14	W14	Studio	150	76%	310	207%	1.1%	67%	1.6%	145%	1.5	0.0	347	N/F
	Flat13	Eighth	R15	W15	Studio	150	68%	204	136%	1.1%	51%	1.1%	100%	1.5	0.0	347	N/F
Flat1	Ground	R1	W1	Studio	150	37%	94	63%	1.1%	33%	0.5%	45%	1.5	0.4	257		
Flat2	Ground	R2	W2	Studio	150	42%	109	73%	1.1%	38%	0.6%	55%	1.5	1.2	257		
Flat1	First	R1	W1	Studio	150	17%	49	33%	1.1%	17%	0.3%	27%	1.5	0.0	77	N/F	
Flat2	First	R2	W2	Studio	150	36%	119	79%	1.1%	29%	0.6%	55%	1.5	0.0	257		
Flat3	First	R3	W3	Studio	150	46%	125	83%	1.1%	39%	0.7%	64%	1.5	0.7	257		
Flat1	Second	R1	W1	Studio	150	19%	62	41%	1.1%	19%	0.4%	36%	1.5	0.0	77	N/F	
Flat2	Second	R2	W2	Studio	150	41%	132	88%	1.1%	32%	0.7%	64%	1.5	0.0	257		
Flat3	Second	R3	W3	Studio	150	51%	151	101%	1.1%	44%	0.8%	73%	1.5	1.1	257		
Flat4	Second	R4	W4	Studio	150	74%	213	142%	1.1%	50%	1.0%	91%	1.5	4.0	257		
Flat1	Third	R1	W1	Studio	150	22%	75	50%	1.1%	19%	0.4%	36%	1.5	0.0	77	N/F	
Flat2	Third	R2	W2	Studio	150	48%	140	93%	1.1%	35%	0.7%	64%	1.5	0.4	257		
Flat3	Third	R3	W3	Studio	150	57%	181	121%	1.1%	46%	0.9%	82%	1.5	1.4	257		
Flat4	Third	R4	W4	Studio	150	77%	226	151%	1.1%	53%	1.0%	91%	1.5	4.0	257		
Flat1	Fourth	R1	W1	Studio	150	23%	86	57%	1.1%	20%	0.5%	45%	1.5	0.0	77	N/F	
Flat2	Fourth	R2	W2	Studio	150	53%	149	99%	1.1%	37%	0.8%	73%	1.5	0.8	257		
Flat3	Fourth	R3	W3	Studio	150	64%	205	137%	1.1%	51%	1.0%	91%	1.5	1.8	257		
Flat4	Fourth	R4	W4	Studio	150	79%	236	157%	1.1%	55%	1.1%	100%	1.5	4.0	257		
Flat1	Fifth	R1	W1	Studio	150	26%	95	63%	1.1%	20%	0.5%	45%	1.5	0.0	77	N/F	
Flat2	Fifth	R2	W2	Studio	150	57%	157	105%	1.1%	37%	0.8%	73%	1.5	1.0	257		
Flat3	Fifth	R3	W3	Studio	150	72%	225	150%	1.1%	52%	1.1%	100%	1.5	2.1	257		
Flat4	Fifth	R4	W4	Studio	150	80%	249	166%	1.1%	56%	1.1%	100%	1.5	4.0	257		
Flat1	Sixth	R1	W1	Studio	150	28%	98	65%	1.1%	20%	0.5%	45%	1.5	0.0	77	N/F	
Flat2	Sixth	R2	W2	Studio	150	68%	168	112%	1.1%	42%	0.8%	73%	1.5	1.0	257		
Flat3	Sixth	R3	W3	Studio	150	76%	243	162%	1.1%	54%	1.2%	109%	1.5	2.1	257		
Flat4	Sixth	R4	W4	Studio	150	80%	258	172%	1.1%	57%	1.1%	100%	1.5	4.0	257		
Flat1	Seventh	R1	W1	Studio	150	30%	100	67%	1.1%	20%	0.5%	45%	1.5	0.0	77	N/F	
Flat2	Seventh	R2	W2	Studio	150	71%	176	117%	1.1%	43%	0.9%	82%	1.5	1.0	257		

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)				Daylight Factor (DF)				Sunlight Exposure (SE)			
						Target Lux	% of Room meeting target	Median Lux of Room	Median as % of Target	Target DF	% of Room meeting target	Median DF of Room	Median as % of Target	Target	Sunlight Exposure	Orientation	North Facing
						(Lux)	(%)	(Lux)	(Median / Target)	(%)	(%)	(%)	(Median / Target)	(Hrs)	(Hrs)	(Degrees)	(NF)
Block 6	Flat3	Seventh	R3	W3	Studio	150	77%	258	172%	1.1%	56%	1.2%	109%	1.5	2.1	257	
	Flat4	Seventh	R4	W4	Studio	150	81%	265	177%	1.1%	57%	1.2%	109%	1.5	4.0	257	
	Flat1	Ground	R1	W1 W2	Studio	150	67%	204	136%	1.1%	47%	0.9%	82%	1.5	7.4	167	167
	Flat2	Ground	R2	W3 W4	Studio	150	68%	204	136%	1.1%	46%	0.9%	82%	1.5	7.4	167	167
	Flat3	Ground	R3	W5 W6	Bedroom	100	100%	592	592%	0.7%	100%	2.8%	400%	1.5	7.4	167	167
			R4	W7 W8 W9	LKD	150	100%	349	233%	1.1%	76%	1.6%	145%	1.5	5.4	167	167
			R5	W10	Bedroom	100	55%	112	112%	0.7%	43%	0.6%	86%	1.5	1.3	257	
	Flat4	Ground	R6	W11	Studio	150	22%	56	37%	1.1%	16%	0.3%	27%	1.5	0.0	347	N/F
	Study1	Ground	R7	W12	Study	150	0%	33	22%	1.1%	0%	0.2%	18%	1.5	0.0	347	N/F
	Flat1	First	R1	W1	Studio	150	60%	166	111%	1.1%	52%	1.0%	91%	1.5	1.6	77	N/F
	Flat2	First	R2	W2	Studio	150	58%	166	111%	1.1%	51%	1.0%	91%	1.5	1.5	77	N/F
	Flat3	First	R3	W3	Studio	150	40%	113	75%	1.1%	32%	0.7%	64%	1.5	1.6	77	N/F
	Flat4	First	R4	W4	Studio	150	55%	151	101%	1.1%	47%	0.9%	82%	1.5	1.5	77	N/F
	Flat5	First	R5	W5	Studio	150	59%	156	104%	1.1%	49%	0.9%	82%	1.5	2.0	77	N/F
	Flat6	First	R6	W6	Studio	150	60%	191	127%	1.1%	55%	1.0%	91%	1.5	2.3	77	N/F
	Flat7	First	R7	W7	Studio	150	65%	194	129%	1.1%	56%	1.0%	91%	1.5	2.2	77	N/F
	Flat8	First	R8	W8	Studio	150	64%	219	146%	1.1%	58%	1.2%	109%	1.5	2.4	77	N/F
	Flat9	First	R9	W9	Studio	150	71%	239	159%	1.1%	64%	1.2%	109%	1.5	2.4	77	N/F
	Flat10	First	R10	W10	Studio	150	70%	296	197%	1.1%	63%	1.5%	136%	1.5	2.4	77	N/F
	Flat11	First	R11	W11 W12	Studio	150	70%	234	156%	1.1%	50%	1.0%	91%	1.5	7.4	167	167
	Flat12	First	R12	W13 W14	Studio	150	70%	232	155%	1.1%	51%	1.0%	91%	1.5	7.4	167	167
	Flat13	First	R13	W15 W16	Studio	150	69%	231	154%	1.1%	50%	1.0%	91%	1.5	7.4	167	167
	Flat14	First	R14	W17 W18	Studio	150	70%	226	151%	1.1%	50%	1.0%	91%	1.5	7.4	167	167
	Flat15	First	R15	W19 W20	Bedroom	100	100%	623	623%	0.7%	100%	2.9%	414%	1.5	7.4	167	167
			R16	W21 W22 W23	LKD	150	100%	379	253%	1.1%	81%	1.7%	155%	1.5	5.4	167	167
			R17	W24	Bedroom	100	57%	125	125%	0.7%	45%	0.6%	86%	1.5	1.3	257	
	Flat16	First	R18	W25	Studio	150	26%	64	43%	1.1%	17%	0.4%	36%	1.5	0.0	347	N/F
	Flat17	First	R19	W26	Studio	150	1%	31	21%	1.1%	0%	0.2%	18%	1.5	0.0	347	N/F
	Flat18	First	R20	W27	Bedroom	100	11%	51	51%	0.7%	11%	0.4%	57%	1.5	0.1	167	
			R21	W28	Bedroom	100	11%	48	48%	0.7%	11%	0.3%	43%	1.5	0.0	167	
			R22	W29	Bedroom	100	11%	41	41%	0.7%	11%	0.3%	43%	1.5	0.0	167	
			R23	W30	LKD	150	3%	16	11%	1.1%	3%	0.1%	9%	1.5	0.0	167	
	Flat19	First	R24	W31	Studio	150	6%	36	24%	1.1%	5%	0.2%	18%	1.5	0.6	167	
	Flat20	First	R25	W32 W33	LKD	150	17%	77	51%	1.1%	11%	0.4%	36%	1.5	2.3	167	167
			R26	W34	Bedroom	100	100%	330	330%	0.7%	92%	1.7%	243%	1.5	2.4	257	
			R27	W35	Bedroom	100	100%	327	327%	0.7%	91%	1.7%	243%	1.5	2.2	257	
			R28	W36	Bedroom	100	100%	329	329%	0.7%	92%	1.7%	243%	1.5	2.1	257	
			R29	W37	Bedroom	100	100%	332	332%	0.7%	100%	2.2%	314%	1.5	0.0	347	N/F
	Flat21	First	R30	W38	Studio	150	52%	148	99%	1.1%	48%	0.9%	82%	1.5	0.0	347	N/F
	Flat1	Second	R1	W1	LKD	150	14%	29	19%	1.1%	14%	0.2%	18%	1.5	0.0	347	N/F
			R2	W2	Bedroom	100	100%	436	436%	0.7%	100%	2.6%	371%	1.5	2.1	77	N/F
			R3	W3	Bedroom	100	100%	379	379%	0.7%	100%	2.2%	314%	1.5	2.0	77	N/F
	Flat2	Second	R4	W4	Studio	150	56%	169	113%	1.1%	44%	0.9%	82%	1.5	2.1	77	N/F
	Flat3	Second	R5	W5	Studio	150	63%	213	142%	1.1%	59%	1.1%	100%	1.5	2.2	77	N/F
	Flat4	Second	R6	W6	Studio	150	67%	202	135%	1.1%	58%	1.1%	100%	1.5	2.2	77	N/F
	Flat5	Second	R7	W7	Studio	150	66%	236	157%	1.1%	60%	1.2%	109%	1.5	2.4	77	N/F
	Flat6	Second	R8	W8	Studio	150	71%	243	162%	1.1%	62%	1.3%	118%	1.5	2.4	77	N/F
	Flat7	Second	R9	W9	Studio	150	70%	262	175%	1.1%	63%	1.4%	127%	1.5	2.4	77	N/F
	Flat8	Second	R10	W10	Studio	150	75%	275	183%	1.1%	64%	1.4%	127%	1.5	2.4	77	N/F
	Flat9	Second	R11	W11	Studio	150	73%	325	217%	1.1%	65%	1.6%	145%	1.5	2.4	77	N/F
	Flat10	Second	R12	W12	Studio	150	73%	251	167%	1.1%	53%	1.0%	91%	1.5	7.4	167	

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)				Daylight Factor (DF)				Sunlight Exposure (SE)			
						Target Lux	% of Room meeting target	Median Lux of Room	Median as % of Target	Target DF	% of Room meeting target	Median DF of Room	Median as % of Target	Target	Sunlight Exposure	Orientation	North Facing
						(Lux)	(%)	(Lux)	(Median / Target)	(%)	(%)	(%)	(Median / Target)	(Hrs)	(Hrs)	(Degrees)	(NF)
				W13												167	
	Flat11	Second	R13	W14 W15	Studio	150	72%	251	167%	1.1%	53%	1.0%	91%	1.5	7.4	167	
	Flat12	Second	R14	W16 W17	Studio	150	72%	248	165%	1.1%	53%	1.0%	91%	1.5	7.4	167	
	Flat13	Second	R15	W18 W19	Studio	150	72%	244	163%	1.1%	52%	1.0%	91%	1.5	7.4	167	
	Flat14	Second	R16	W20 W21	Bedroom	100	100%	658	658%	0.7%	100%	2.9%	414%	1.5	7.4	167	
			R17	W22 W23 W24	LKD	150	100%	421	281%	1.1%	82%	1.7%	155%	1.5	5.3	167	
			R18	W25	Bedroom	100	58%	128	128%	0.7%	47%	0.6%	86%	1.5	1.3	257	
	Flat15	Second	R19	W26	Studio	150	28%	73	49%	1.1%	19%	0.4%	36%	1.5	0.0	347	N/F
	Flat16	Second	R20	W27	Studio	150	4%	41	27%	1.1%	0%	0.2%	18%	1.5	0.0	347	N/F
	Flat17	Second	R21	W28	Bedroom	100	44%	77	77%	0.7%	43%	0.5%	71%	1.5	2.4	167	
			R22	W29	Bedroom	100	44%	70	70%	0.7%	44%	0.4%	57%	1.5	2.2	167	
			R23	W30	Bedroom	100	41%	61	61%	0.7%	34%	0.4%	57%	1.5	2.4	167	
			R24	W31	LKD	150	10%	25	17%	1.1%	9%	0.2%	18%	1.5	2.4	167	
	Flat18	Second	R25	W32	Studio	150	19%	55	37%	1.1%	16%	0.3%	27%	1.5	2.4	167	
	Flat19	Second	R26	W33 W34	LKD	150	31%	104	69%	1.1%	18%	0.5%	45%	1.5	2.4	167	
			R27	W35	Bedroom	100	100%	388	388%	0.7%	94%	2.0%	286%	1.5	2.6	257	
			R28	W36	Bedroom	100	100%	389	389%	0.7%	94%	2.0%	286%	1.5	2.5	257	
			R29	W37	Bedroom	100	100%	385	385%	0.7%	94%	2.0%	286%	1.5	2.6	257	
			R30	W38	Bedroom	100	100%	360	360%	0.7%	100%	2.3%	329%	1.5	0.0	347	N/F
	Flat20	Second	R31	W39	Studio	150	56%	161	107%	1.1%	50%	1.0%	91%	1.5	0.0	347	N/F
	Flat1	Third	R1	W1	LKD	150	14%	31	21%	1.1%	14%	0.2%	18%	1.5	0.0	347	N/F
			R2	W2	Bedroom	100	100%	502	502%	0.7%	100%	2.8%	400%	1.5	2.4	77	N/F
			R3	W3	Bedroom	100	100%	450	450%	0.7%	100%	2.4%	343%	1.5	2.4	77	N/F
	Flat2	Third	R4	W4	Studio	150	66%	200	133%	1.1%	50%	1.0%	91%	1.5	2.2	77	N/F
	Flat3	Third	R5	W5	Studio	150	71%	260	173%	1.1%	63%	1.4%	127%	1.5	2.4	77	N/F
	Flat4	Third	R6	W6	Studio	150	71%	248	165%	1.1%	64%	1.3%	118%	1.5	2.4	77	N/F
	Flat5	Third	R7	W7	Studio	150	71%	278	185%	1.1%	63%	1.4%	127%	1.5	2.4	77	N/F
	Flat6	Third	R8	W8	Studio	150	75%	285	190%	1.1%	65%	1.4%	127%	1.5	2.4	77	N/F
	Flat7	Third	R9	W9	Studio	150	74%	294	196%	1.1%	64%	1.5%	136%	1.5	2.4	77	N/F
	Flat8	Third	R10	W10	Studio	150	79%	301	201%	1.1%	67%	1.5%	136%	1.5	2.4	77	N/F
	Flat9	Third	R11	W11	Studio	150	76%	350	233%	1.1%	67%	1.7%	155%	1.5	2.4	77	N/F
	Flat10	Third	R12	W12 W13	Studio	150	75%	259	173%	1.1%	54%	1.0%	91%	1.5	7.4	167	
	Flat11	Third	R13	W14 W15	Studio	150	73%	261	174%	1.1%	55%	1.0%	91%	1.5	7.4	167	
	Flat12	Third	R14	W16 W17	Studio	150	75%	259	173%	1.1%	53%	1.0%	91%	1.5	7.4	167	
	Flat13	Third	R15	W18 W19	Studio	150	73%	256	171%	1.1%	54%	1.0%	91%	1.5	7.4	167	
	Flat14	Third	R16	W20 W21	Bedroom	100	100%	676	676%	0.7%	100%	3.0%	429%	1.5	7.4	167	
			R17	W22 W23 W24	LKD	150	100%	452	301%	1.1%	88%	1.8%	164%	1.5	5.5	167	
			R18	W25	Bedroom	100	62%	141	141%	0.7%	47%	0.6%	86%	1.5	1.8	257	
	Flat15	Third	R19	W26	Studio	150	34%	89	59%	1.1%	20%	0.4%	36%	1.5	0.0	347	N/F
	Flat16	Third	R20	W27	Studio	150	7%	57	38%	1.1%	0%	0.3%	27%	1.5	0.0	347	N/F
	Flat17	Third	R21	W28	Bedroom	100	91%	289	289%	0.7%	82%	1.4%	200%	1.5	6.9	167	
			R22	W29	Bedroom	100	90%	274	274%	0.7%	83%	1.4%	200%	1.5	6.4	167	
			R23	W30	Bedroom	100	89%	259	259%	0.7%	84%	1.3%	186%	1.5	5.5	167	
			R24	W31	LKD	150	29%	56	37%	1.1%	23%	0.3%	27%	1.5	3.9	167	
	Flat18	Third	R25	W32	Studio	150	49%	133	89%	1.1%	35%	0.6%	55%	1.5	7.3	167	
	Flat19	Third	R26	W33 W34	LKD	150	65%	188	125%	1.1%	39%	0.9%	82%	1.5	6.9	167	
			R27	W35	Bedroom	100	100%	444	444%	0.7%	99%	2.2%	314%	1.5	3.1	257	
			R28	W36	Bedroom	100	100%	452	452%	0.7%	96%	2.2%	314%	1.5	3.0	257	
			R29	W37	Bedroom	100	100%	444	444%	0.7%	97%	2.3%	329%	1.5	2.9	257	
			R30	W38	Bedroom	100	100%	381	381%	0.7%	100%	2.4%	343%	1.5	0.0	347	N/F

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)				Daylight Factor (DF)				Sunlight Exposure (SE)			
						Target Lux	% of Room meeting target	Median Lux of Room	Median as % of Target	Target DF	% of Room meeting target	Median DF of Room	Median as % of Target	Target	Sunlight Exposure	Orientation	North Facing
						(Lux)	(%)	(Lux)	(Median / Target)	(%)	(%)	(%)	(Median / Target)	(Hrs)	(Hrs)	(Degrees)	(NF)
	Flat20	Third	R31	W39	Studio	150	57%	172	115%	1.1%	51%	1.0%	91%	1.5	0.0	347	N/F
	Flat1	Fourth	R1	W1	LKD	150	14%	33	22%	1.1%	14%	0.2%	18%	1.5	0.0	347	N/F
			R2	W2	Bedroom	100	100%	555	555%	0.7%	100%	3.0%	429%	1.5	2.4	77	N/F
			R3	W3	Bedroom	100	100%	510	510%	0.7%	100%	2.7%	386%	1.5	2.4	77	N/F
	Flat2	Fourth	R4	W4	Studio	150	74%	232	155%	1.1%	54%	1.1%	100%	1.5	2.4	77	N/F
	Flat3	Fourth	R5	W5 W6	Studio	150	89%	501	334%	1.1%	74%	2.3%	209%	1.5	5.9	77 167	N/F
	Flat4	Fourth	R6	W7	Bedroom	100	100%	494	494%	0.7%	100%	2.2%	314%	1.5	7.3	167	
			R7	W8	Bedroom	100	100%	505	505%	0.7%	100%	2.2%	314%	1.5	7.3	167	
			R8	W9	Bedroom	100	100%	492	492%	0.7%	100%	2.1%	300%	1.5	7.3	167	
			R9	W10	LKD	150	63%	205	137%	1.1%	42%	0.9%	82%	1.5	7.1	167	
	Flat5	Fourth	R10	W11	Studio	150	71%	265	177%	1.1%	58%	1.1%	100%	1.5	7.3	167	
	Flat6	Fourth	R11	W12 W13	LKD	150	100%	283	189%	1.1%	62%	1.2%	109%	1.5	7.3	167 167	
			R12	W14	Bedroom	100	100%	506	506%	0.7%	100%	2.4%	343%	1.5	3.4	257	
			R13	W15	Bedroom	100	100%	503	503%	0.7%	100%	2.5%	357%	1.5	3.3	257	
			R14	W16	Bedroom	100	100%	499	499%	0.7%	100%	2.5%	357%	1.5	3.3	257	
			R15	W17	Bedroom	100	100%	408	408%	0.7%	100%	2.5%	357%	1.5	0.0	347	N/F
	Flat7	Fourth	R16	W18	Studio	150	59%	184	123%	1.1%	53%	1.1%	100%	1.5	0.0	347	N/F
	Flat1	Fifth	R1	W1	LKD	150	15%	35	23%	1.1%	14%	0.2%	18%	1.5	0.0	347	N/F
			R2	W2	Bedroom	100	100%	597	597%	0.7%	100%	3.1%	443%	1.5	2.4	77	N/F
			R3	W3	Bedroom	100	100%	556	556%	0.7%	100%	2.8%	400%	1.5	2.4	77	N/F
	Flat2	Fifth	R4	W4	Studio	150	79%	252	168%	1.1%	57%	1.2%	109%	1.5	2.4	77	N/F
	Flat3	Fifth	R5	W5 W6	Studio	150	100%	562	375%	1.1%	77%	2.4%	218%	1.5	5.9	77 167	N/F
	Flat4	Fifth	R6	W7	Bedroom	100	100%	625	625%	0.7%	100%	2.6%	371%	1.5	7.3	167	
			R7	W8	Bedroom	100	100%	640	640%	0.7%	100%	2.7%	386%	1.5	7.3	167	
			R8	W9	Bedroom	100	100%	636	636%	0.7%	100%	2.6%	371%	1.5	7.3	167	
			R9	W10	LKD	150	88%	294	196%	1.1%	55%	1.2%	109%	1.5	7.3	167	
	Flat5	Fifth	R10	W11	Studio	150	83%	362	241%	1.1%	66%	1.4%	127%	1.5	7.3	167	
	Flat6	Fifth	R11	W12 W13	LKD	150	100%	346	231%	1.1%	90%	1.4%	127%	1.5	7.3	167 167	
			R12	W14	Bedroom	100	100%	559	559%	0.7%	100%	2.6%	371%	1.5	3.8	257	
			R13	W15	Bedroom	100	100%	561	561%	0.7%	100%	2.7%	386%	1.5	3.8	257	
			R14	W16	Bedroom	100	100%	550	550%	0.7%	100%	2.6%	371%	1.5	3.8	257	
			R15	W17	Bedroom	100	100%	425	425%	0.7%	100%	2.7%	386%	1.5	0.0	347	N/F
	Flat7	Fifth	R16	W18	Studio	150	60%	196	131%	1.1%	53%	1.1%	100%	1.5	0.0	347	N/F
	Flat1	Sixth	R1	W1	LKD	150	15%	37	25%	1.1%	15%	0.2%	18%	1.5	0.0	347	N/F
			R2	W2	Bedroom	100	100%	616	616%	0.7%	100%	3.2%	457%	1.5	2.4	77	N/F
			R3	W3	Bedroom	100	100%	574	574%	0.7%	100%	2.9%	414%	1.5	2.4	77	N/F
	Flat2	Sixth	R4	W4	Studio	150	80%	264	176%	1.1%	60%	1.2%	109%	1.5	2.4	77	N/F
	Flat3	Sixth	R5	W5 W6	Studio	150	100%	584	389%	1.1%	77%	2.5%	227%	1.5	5.9	77 167	N/F
	Flat4	Sixth	R6	W7	Bedroom	100	100%	670	670%	0.7%	100%	2.8%	400%	1.5	7.3	167	
			R7	W8	Bedroom	100	100%	689	689%	0.7%	100%	2.8%	400%	1.5	7.3	167	
			R8	W9	Bedroom	100	100%	674	674%	0.7%	100%	2.8%	400%	1.5	7.3	167	
			R9	W10	LKD	150	100%	315	210%	1.1%	58%	1.2%	109%	1.5	7.3	167	
	Flat5	Sixth	R10	W11	Studio	150	91%	395	263%	1.1%	68%	1.5%	136%	1.5	7.3	167	
	Flat6	Sixth	R11	W12 W13	LKD	150	100%	371	247%	1.1%	97%	1.5%	136%	1.5	7.3	167 167	
			R12	W14	Bedroom	100	100%	603	603%	0.7%	100%	2.8%	400%	1.5	4.0	257	
			R13	W15	Bedroom	100	100%	608	608%	0.7%	100%	2.8%	400%	1.5	4.0	257	
			R14	W16	Bedroom	100	100%	590	590%	0.7%	100%	2.8%	400%	1.5	4.0	257	
			R15	W17	Bedroom	100	100%	465	465%	0.7%	100%	2.8%	400%	1.5	0.0	347	N/F
	Flat7	Sixth	R16	W18	Studio	150	64%	208	139%	1.1%	56%	1.2%	109%	1.5	0.0	347	N/F
	Flat1	Seventh	R1	W1	LKD	150	16%	39	26%	1.1%	15%	0.2%	18%	1.5	0.0	347	N/F
			R2	W2	Bedroom	100	100%	634	634%	0.7%	100%	3.2%	457%	1.5	2.4	77	N/F
			R3	W3	Bedroom	100	100%	588	588%	0.7%	100%	2.9%	414%	1.5	2.4	77	N/F
	Flat2	Seventh	R4	W4	Studio	150	80%	270	180%	1.1%	60%	1.3%	118%	1.5	2.4	77	N/F
	Flat3	Seventh	R5	W5	Studio	150	100%	596	397%	1.1%	77%	2.5%	227%	1.5	5.9	77	N/F

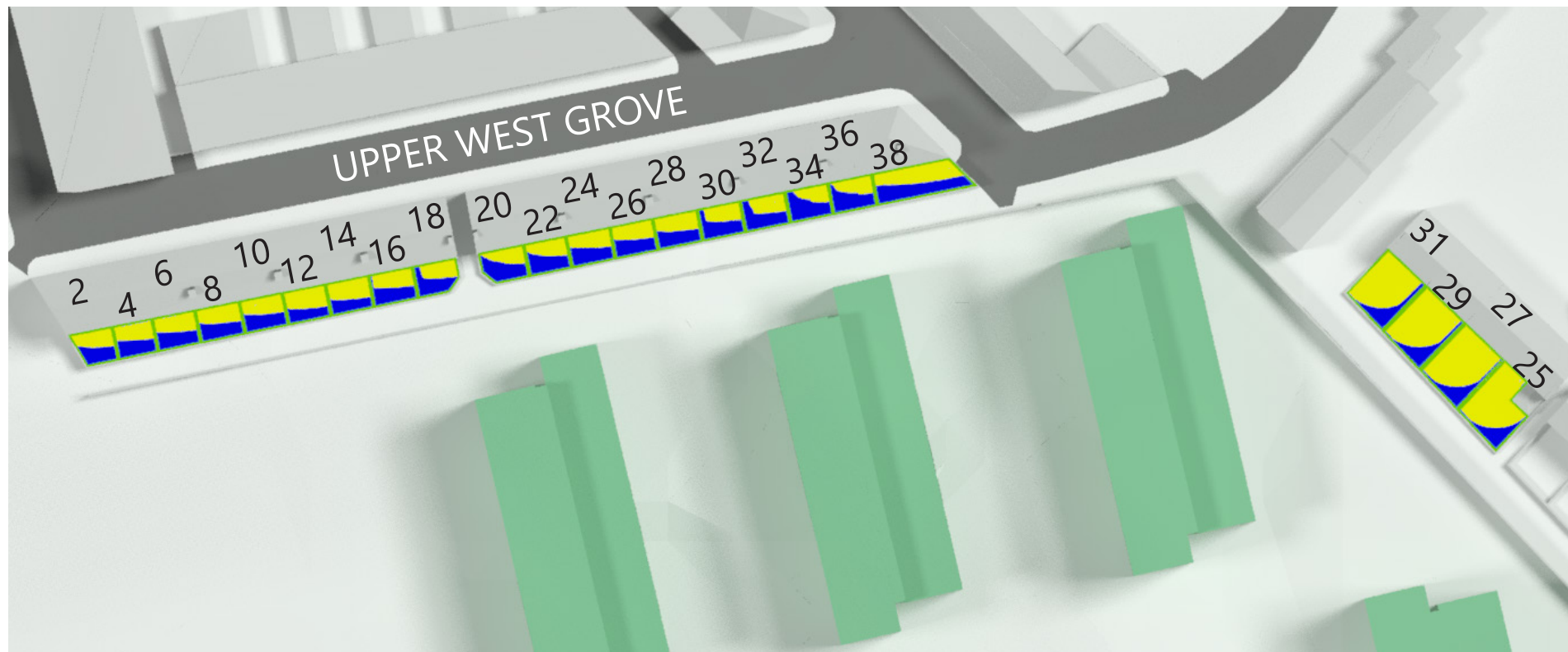
Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)				Daylight Factor (DF)				Sunlight Exposure (SE)			
						Target Lux	% of Room meeting target	Median Lux of Room	Median as % of Target	Target DF	% of Room meeting target	Median DF of Room	Median as % of Target	Target	Sunlight Exposure	Orientation	North Facing
						(Lux)	(%)	(Lux)	(Median / Target)	(%)	(%)	(%)	(Median / Target)	(Hrs)	(Hrs)	(Degrees)	(NF)
				W6												167	
	Flat4	Seventh	R6	W7	Bedroom	100	100%	692	692%	0.7%	100%	2.9%	414%	1.5	7.3	167	
			R7	W8	Bedroom	100	100%	707	707%	0.7%	100%	2.9%	414%	1.5	7.3	167	
			R8	W9	Bedroom	100	100%	692	692%	0.7%	100%	2.9%	414%	1.5	7.3	167	
			R9	W10	LKD	150	100%	321	214%	1.1%	58%	1.3%	118%	1.5	7.3	167	
	Flat5	Seventh	R10	W11	Studio	150	95%	410	273%	1.1%	68%	1.6%	145%	1.5	7.3	167	
	Flat6	Seventh	R11	W12 W13	LKD	150	100%	383	255%	1.1%	98%	1.6%	145%	1.5	7.3	167	167
			R12	W14	Bedroom	100	100%	636	636%	0.7%	100%	2.9%	414%	1.5	4.0	257	
			R13	W15	Bedroom	100	100%	647	647%	0.7%	100%	2.9%	414%	1.5	4.0	257	
			R14	W16	Bedroom	100	100%	622	622%	0.7%	100%	2.9%	414%	1.5	4.0	257	
			R15	W17	Bedroom	100	100%	492	492%	0.7%	100%	3.0%	429%	1.5	0.0	347	N/F
	Flat7	Seventh	R16	W18	Studio	150	67%	221	147%	1.1%	60%	1.2%	109%	1.5	0.0	347	N/F
	Flat1	Eighth	R1	W1	LKD	150	19%	55	37%	1.1%	18%	0.3%	27%	1.5	0.0	347	N/F
			R2	W2	Bedroom	100	100%	637	637%	0.7%	100%	3.2%	457%	1.5	2.4	77	N/F
			R3	W3	Bedroom	100	100%	594	594%	0.7%	100%	2.9%	414%	1.5	2.4	77	N/F
	Flat2	Eighth	R4	W4	Studio	150	80%	274	183%	1.1%	60%	1.3%	118%	1.5	2.4	77	N/F
	Flat3	Eighth	R5	W5 W6	Studio	150	100%	602	401%	1.1%	78%	2.6%	236%	1.5	5.9	77	N/F
															167		
	Flat4	Eighth	R6	W7	Bedroom	100	100%	709	709%	0.7%	100%	2.9%	414%	1.5	7.3	167	
			R7	W8	Bedroom	100	100%	720	720%	0.7%	100%	3.0%	429%	1.5	7.3	167	
			R8	W9	Bedroom	100	100%	704	704%	0.7%	100%	3.0%	429%	1.5	7.3	167	
			R9	W10	LKD	150	100%	326	217%	1.1%	58%	1.3%	118%	1.5	7.3	167	
	Flat5	Eighth	R10	W11	Studio	150	96%	416	277%	1.1%	71%	1.6%	145%	1.5	7.3	167	
	Flat6	Eighth	R11	W12 W13	LKD	150	100%	388	259%	1.1%	98%	1.6%	145%	1.5	7.3	167	167
			R12	W14	Bedroom	100	100%	662	662%	0.7%	100%	3.0%	429%	1.5	4.0	257	
			R13	W15	Bedroom	100	100%	674	674%	0.7%	100%	3.0%	429%	1.5	4.0	257	
			R14	W16	Bedroom	100	100%	640	640%	0.7%	100%	2.9%	414%	1.5	4.0	257	
			R15	W17	Bedroom	100	100%	542	542%	0.7%	100%	3.2%	457%	1.5	0.0	347	N/F
	Flat7	Eighth	R16	W18	Studio	150	80%	276	184%	1.1%	70%	1.5%	136%	1.5	0.0	347	N/F
	Flat1	Ninth	R1	W1	LKD	150	20%	68	45%	1.1%	19%	0.4%	36%	1.5	0.0	347	N/F
			R2	W2	Bedroom	100	100%	646	646%	0.7%	100%	3.2%	457%	1.5	2.4	77	N/F
			R3	W3	Bedroom	100	100%	600	600%	0.7%	100%	2.9%	414%	1.5	2.4	77	N/F
	Flat2	Ninth	R4	W4	Studio	150	82%	274	183%	1.1%	61%	1.3%	118%	1.5	2.4	77	N/F
	Flat3	Ninth	R5	W5 W6	Studio	150	100%	608	405%	1.1%	78%	2.6%	236%	1.5	5.9	77	N/F
															167		
	Flat4	Ninth	R6	W7	Bedroom	100	100%	713	713%	0.7%	100%	3.0%	429%	1.5	7.3	167	
			R7	W8	Bedroom	100	100%	725	725%	0.7%	100%	3.0%	429%	1.5	7.3	167	
			R8	W9	Bedroom	100	100%	712	712%	0.7%	100%	3.0%	429%	1.5	7.3	167	
			R9	W10	LKD	150	100%	330	220%	1.1%	58%	1.3%	118%	1.5	7.3	167	
	Flat5	Ninth	R10	W11	Studio	150	96%	421	281%	1.1%	71%	1.7%	155%	1.5	7.3	167	
	Flat6	Ninth	R11	W12 W13	LKD	150	100%	391	261%	1.1%	99%	1.6%	145%	1.5	7.3	167	167
			R12	W14	Bedroom	100	100%	664	664%	0.7%	100%	3.0%	429%	1.5	4.0	257	
			R13	W15	Bedroom	100	100%	677	677%	0.7%	100%	3.0%	429%	1.5	4.0	257	
			R14	W16	Bedroom	100	100%	650	650%	0.7%	100%	3.0%	429%	1.5	4.0	257	
			R15	W17	Bedroom	100	100%	564	564%	0.7%	100%	3.3%	471%	1.5	0.0	347	N/F
	Flat7	Ninth	R16	W18	Studio	150	88%	308	205%	1.1%	75%	1.7%	155%	1.5	0.0	347	N/F
	Flat1	Tenth	R1	W1	LKD	150	21%	69	46%	1.1%	19%	0.4%	36%	1.5	0.0	347	N/F
			R2	W2	Bedroom	100	100%	651	651%	0.7%	100%	3.3%	471%	1.5	2.4	77	N/F
			R3	W3	Bedroom	100	100%	605	605%	0.7%	100%	3.0%	429%	1.5	2.4	77	N/F
	Flat2	Tenth	R4	W4	Studio	150	82%	275	183%	1.1%	61%	1.3%	118%	1.5	2.4	77	N/F
	Flat3	Tenth	R5	W5 W6	Studio	150	100%	607	405%	1.1%	78%	2.6%	236%	1.5	5.9	77	N/F
															167		
	Flat4	Tenth	R6	W7	Bedroom	100	100%	721	721%	0.7%	100%	3.0%	429%	1.5	7.3	167	
			R7	W8	Bedroom	100	100%	734	734%	0.7%	100%	3.0%	429%	1.5	7.3	167	
			R8	W9	Bedroom	100	100%	720	720%	0.7%	100%	3.0%	429%	1.5	7.3	167	
			R9	W10	LKD	150	100%	332	221%	1.1%	59%	1.3%	118%	1.5	7.3	167	
	Flat5	Tenth	R10	W11	Studio	150	96%	425	283%	1.1%	71%	1.7%	155%	1.5	7.3	167	

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)				Daylight Factor (DF)				Sunlight Exposure (SE)			
						Target Lux	% of Room meeting target	Median Lux of Room	Median as % of Target	Target DF	% of Room meeting target	Median DF of Room	Median as % of Target	Target	Sunlight Exposure	Orientation	North Facing
						(Lux)	(%)	(Lux)	(Median / Target)	(%)	(%)	(%)	(Median / Target)	(Hrs)	(Hrs)	(Degrees)	(NF)
	Flat6	Tenth	R11	W12 W13	Studio	150	90%	497	331%	1.1%	75%	2.0%	182%	1.5	7.4	167 257	
	Flat7	Tenth	R12	W14	Studio	150	79%	220	147%	1.1%	52%	1.0%	91%	1.5	4.0	257	
	Flat8	Tenth	R13	W15	Studio	150	89%	314	209%	1.1%	75%	1.7%	155%	1.5	0.0	347	N/F
	Flat1	Eleventh	R1	W1	LKD	150	21%	70	47%	1.1%	19%	0.4%	36%	1.5	0.0	347	N/F
			R2	W2	Bedroom	100	100%	658	658%	0.7%	100%	3.3%	471%	1.5	2.4	77	N/F
			R3	W3	Bedroom	100	100%	609	609%	0.7%	100%	3.0%	429%	1.5	2.4	77	N/F
	Flat2	Eleventh	R4	W4	Studio	150	83%	279	186%	1.1%	62%	1.3%	118%	1.5	2.4	77	N/F
	Flat3	Eleventh	R5	W5 W6	Studio	150	100%	612	408%	1.1%	78%	2.6%	236%	1.5	5.9	77 167	N/F
	Flat4	Eleventh	R6	W7	Bedroom	100	100%	730	730%	0.7%	100%	3.0%	429%	1.5	7.3	167	
			R7	W8	Bedroom	100	100%	739	739%	0.7%	100%	3.1%	443%	1.5	7.3	167	
			R8	W9	Bedroom	100	100%	722	722%	0.7%	100%	3.1%	443%	1.5	7.3	167	
			R9	W10	LKD	150	100%	334	223%	1.1%	61%	1.3%	118%	1.5	7.3	167	
	Flat5	Eleventh	R10	W11	Studio	150	96%	427	285%	1.1%	71%	1.7%	155%	1.5	7.3	167	
	Flat6	Eleventh	R11	W12 W13	Studio	150	92%	563	375%	1.1%	76%	2.2%	200%	1.5	7.4	167 257	
	Flat7	Eleventh	R12	W14	Studio	150	83%	256	171%	1.1%	57%	1.2%	109%	1.5	4.0	257	
	Flat8	Eleventh	R13	W15	Studio	150	90%	318	212%	1.1%	75%	1.7%	155%	1.5	0.0	347	N/F

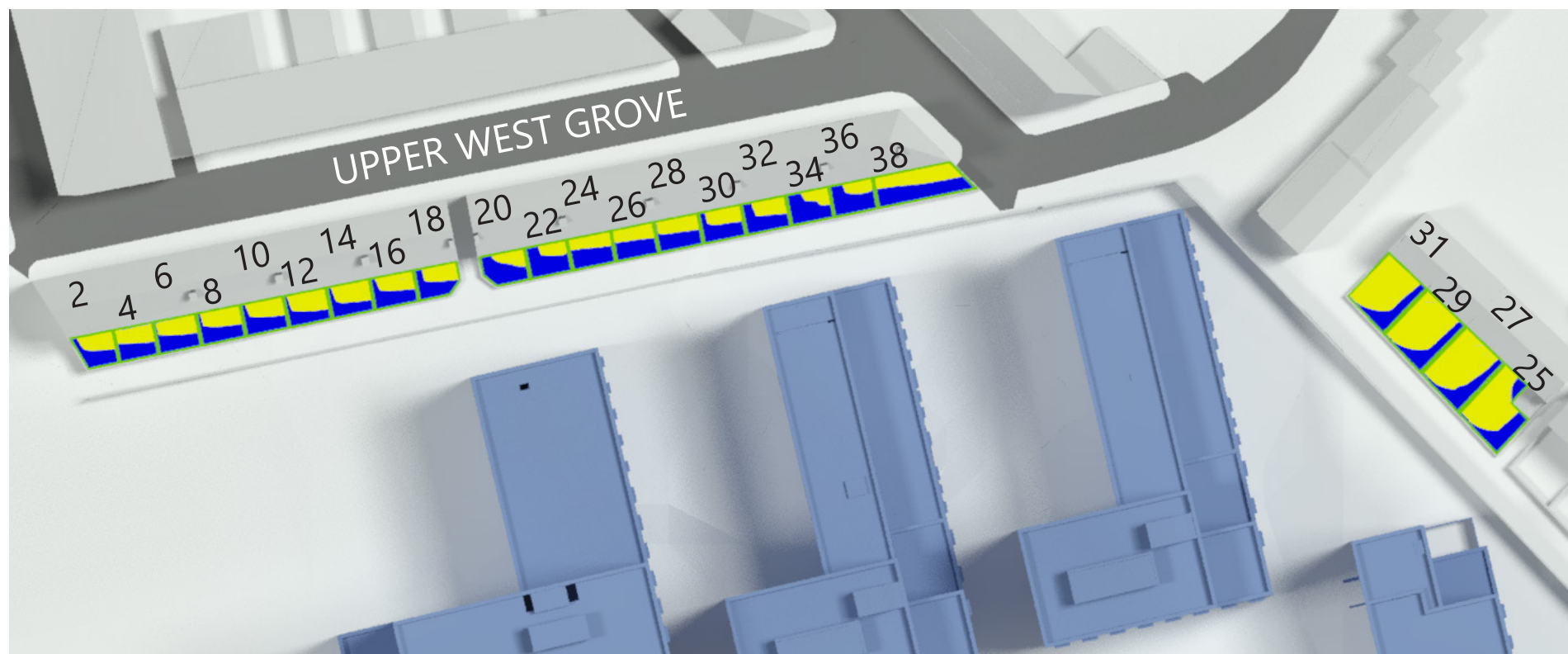


Appendix 4

Results of the sunlight amenity assessment



Existing Scenario - March 21st



Proposed Scenario - March 21st

Key:

- Existing building
- Proposed development
- Area of assessment
- Area receiving more than two hours of sun on March 21st
- Area receiving less than two hours of sun on March 21st



Project Victoria Point
Manchester

Title Sunlight Amenity Study
Existing vs Proposed
21st March

Drawn TR Checked

Date 01/02/2024 Project 6049

Rel no. 03 Prefix SA01 Page no. 01

Area	Total Area (sq.m)	Existing Scenario Area recieving more than two hours of sun		Proposed Scenario Area recieving more than two hours of sun		Proportion Retained
		(m²)	%	(m²)	%	
2 Upper West Grove	19.41	10.36	53	9.19	47	0.89
4 Upper West Grove	20.47	9.82	48	9.67	47	0.98
6 Upper West Grove	21.93	10.65	49	10.15	46	0.95
8 Upper West Grove	22.58	11.79	52	10.92	48	0.93
10 Upper West Grove	21.74	11.19	51	10.02	46	0.90
12 Upper West Grove	21.53	13.13	61	12.08	56	0.92
14 Upper West Grove	21.41	12.73	59	11.42	53	0.90
16 Upper West Grove	21.66	10.55	49	9.70	45	0.92
18 Upper West Grove	20.21	9.38	46	9.16	45	0.98
20 Upper West Grove	21.32	8.56	40	6.60	31	0.77
22 Upper West Grove	20.79	9.56	46	5.73	28	0.60
24 Upper West Grove	21.63	10.65	49	8.89	41	0.83
26 Upper West Grove	21.08	10.62	50	9.33	44	0.88
28 Upper West Grove	21.92	11.08	51	9.96	45	0.90
30 Upper West Grove	20.93	9.26	44	8.74	42	0.94
32 Upper West Grove	21.96	9.35	43	8.68	40	0.93
34 Upper West Grove	21.01	7.36	35	5.72	27	0.78
36 Upper West Grove	21.46	8.79	41	5.65	26	0.64
38 Upper West Grove	43.71	22.32	51	19.43	44	0.87
31 Edbrook Walk	49.58	37.93	77	35.70	72	0.94
29 Edbrook Walk	51.94	40.51	78	37.79	73	0.93
27 Edbrook Walk	54.52	43.56	80	39.21	72	0.90
25 Edbrook Walk	50.96	40.42	79	33.79	66	0.84

Sources of information

Greenhatch Group
45891_01-11_TPE_REV0.dwg
Received 15/05/2023

BELL PHILLIPS ARCHITECTS
06051-5PA-ZZ-ZZ-M3-A-500201_P03.rvt
Received 26/01/2024

VICP-BPA-ZZ-ZZ-M3-A-00001.dwg
Received 31/01/2024

EB7 Ltd
Site Photographs
Ordnance Survey

NORTH



Key:

- Existing building
- Proposed development
- Area of assessment
- Area receiving more than two hours of sun on March 21st
- Area receiving less than two hours of sun on March 21st

Project
Victoria Point
Manchester

Title
Sunlight Amenity Study
Existing vs Proposed
21st March

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