



DAYLIGHT & SUNLIGHT

IMPACT ON NEIGHBOURING
PROPERTIES

Oldham Road, Newton Heath

05 June 2023

GIA No: **2361**

PROJECT DATA:

Client **One Manchester Limited**
Architect **TP Bennett Architects**
Project Title **Oldham Road, Newton Heath**
Project Number **2361**

REPORT DATA:

Report Title **Impact on Neighbouring Properties**
GIA Department **Daylight & Sunlight**
Dated **05 June 2023**
Prepared by **SW**
Checked by **MB**
Type **Client Issue**

Revisions	No:	Date:	Notes:	Signed:

Client:

One Manchester Limited

Issue Date:

June 2023

Document References:

2361-sw-23-0605(DaySun Report)
Principles of Daylight and Sunlight
Existing Drawings: 2361-REL01-IS01-001 to 2361-REL01-IS01-003
Proposed Drawings: 2361-REL01-IS01-004 to 2361-REL01-IS01-006
Results and Window Maps

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A handwritten signature in black ink, appearing to be 'SW', is positioned above a horizontal dotted line.

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1.0 Executive Summary

We have undertaken a daylight and sunlight assessment for Phases 2 and 3 of the proposed development on Oldham Road, Newton Heath.

We have completed technical analyses using the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)'.

We have undertaken an assessment of the proposed development using the existing building as the baseline. When comparing the impact of the proposed design to the current situation (i.e. the existing building), the impacts on the four buildings that are detailed in the assessment are summarised in the table below.

Name/Address of Building	Percentage of Windows Compliant for VSC Daylight	Percentage of Rooms Compliant for NSL Daylight	Percentage of Rooms Compliant for APSH Sunlight
1063-1081 Oldham Road	40/40 (100%)	40/40 (100%)	-
59 Ivy Graham Close	44/45 (98%)	19/20 (95%)	8/8 (100%)
1 Dean Lane	27/27 (100%)	11/11 (100%)	4/4 (100%)
2-6 Starcross Walk	3/3 (100%)	3/3 (100%)	-

Summary of Findings

There is a single window to 59 Ivy Graham Close that falls short of the VSC daylight target.

Paragraph 2.2.8 of the BRE Guide states that if a room has more than one window, an overall VSC to the room can be calculated. The window that falls short of the target in 59 Ivy Graham Close is served by additional windows. When the VSC to the room is considered, the room as a whole would meet the targets.

There is a single room in 59 Ivy Graham Close that falls short of the NSL daylight target. This room is a bedroom on the ground floor. The room will be reduced to a direct view of the sky to 78.5% of its room area, against the target of 80%. The BRE recognises that bedrooms have a lesser requirement daylight than living rooms or kitchens. The living kitchen diner of the apartment that this bedroom is within will be unaffected by the proposed development.

Overall, our view is that the impact is limited to the surrounding residential buildings, and it is wholly acceptable.

2.0 Instructions

GIA have been instructed by One Manchester Limited to undertake a detailed technical assessment to understand the potential daylight and sunlight changes that Phases 2 and 3 of the proposed development on Oldham Road, Newton Heath will have upon the surrounding residential properties.

The daylight and sunlight review within this report considers existing and consented residential properties only, as they are recognised by the Building Research Establishment (BRE 2022) as having the highest expectation for natural light when compared to other uses – such as commercial. The criteria suggested within the BRE have been used to understand and compare the existing levels of light, and the light achieved subsequent to the development of the proposed scheme.

3.0 Introduction

Daylight and Sunlight

We have undertaken technical analysis using the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)', (the "BRE Guide").

The guidelines in question are precisely that: guidelines which provide a recommendation to inform site layout and design. They are not mandatory, nor do they form planning policy and their interpretation may be treated flexibly depending on the specifics of each site.

The BRE Guide provides two methodologies for daylight assessment to surrounding properties, namely:

- The Vertical Sky Component (VSC); and
- The No Sky Line (NSL).

There is one methodology for sunlight assessment, denoted as Annual Probable Sunlight Hours (APSH).

The methodology for overshadowing assessment is Sun Hours on Ground (SHOG).

The following table provides a summary of the criteria set out within the BRE Guidelines for daylight and sunlight.

Method	BRE Criteria
VSC	A window may be adversely affected if its VSC measured at the centre of the window is less than 27% and less than 0.8 times its former value.
NSL	A room may be adversely affected if the daylight distribution (NSL) is reduced beyond 0.8 times its existing area.
APSH	A window may be adversely affected if a point at the centre of the window receives for the whole year, less than 25% of the APSH including at least 5% of the APSH during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period, and for existing neighbouring buildings, if there is a reduction in total APSH which is greater than 4%.
SHOG	An amenity area may be adversely affected if less than 50% of its area receives less than 2 hours of direct sunlight on 21st March and less than 0.8 times its former value.

For daylight and sunlight, the BRE Guidelines outline the approach within the accompanying Appendix I, in terms of assigning criteria to assess the effects:

"Adverse impacts occur when there is a significant decrease in the amount of skylight and sunlight reaching an existing building where it is required...The assessment of impact will depend on a combination of factors, and there is no simple rule of thumb that can be applied."

"Where the loss of skylight or sunlight fully meets the guidelines, the impact is assessed as negligible or minor adverse. Where the loss of light is well within the guidelines, or only a small number of windows or limited area of open space lose light (within the guidelines), a classification of negligible impact is more appropriate. Where the loss of light is only just within the guidelines and a larger number of windows or open space are affected, a minor adverse impact would be more appropriate, especially if there is a particularly strong requirement for daylight and sunlight in the affected building or open space."

"Where the loss of skylight or sunlight does not meet the guidelines in this book, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:

- Only a small number of windows are affected;*
- The loss of light is only marginally outside the guidelines;*
- An affected room has other sources of skylight or sunlight; and*
- The affected building only has a low level of requirement for skylight or sunlight."*

The classification of major adverse is documented within Paragraph 7 of the BRE Guidelines:

"Factors tending towards a major adverse impact include:

- a large number of windows are affected;*
- the loss of light is substantially outside the guidelines;*
- all the windows in a particular property are affected; and*
- the affected indoor spaces have a particular strong requirement for skylight or sunlight, e.g. a living room in a dwelling".*

Beneficial impacts occur when there is a significant increase in the amount of skylight and sunlight reaching an existing building. Beneficial impacts should be worked out on the same principals as adverse impacts."

The BRE Guidelines do not provide any Guidance on what constitutes a moderate adverse impact.

The initial numerical criteria for determining the magnitude of effect is based on percentage alterations, as follows:

Magnitude of Effect	Percentage Alteration
Negligible	0-20%
Minor	20-29.9%
Moderate	30-39.9%
Major	40%+

When considering the significance of daylight and sunlight effects, professional judgement has been used. Consideration has been given to the proportion of rooms/windows affected, as well as the percentage alterations, absolute changes, retained daylight and sunlight levels and sensitivity of the receptor. This is in addition to any other relevant factors, including mitigating factors such as location and nature of the development, balconies, overhangs or design features which may also affect the determination of assigning the criteria.

4.0 Sources of Information

In compiling this report, we have used the following information:

GIA

Site photographs

FIND Maps

OS Map

Vertex Modelling

IR02-20230509

TP Bennett Architects

IR04-20230511

Manchester Planning Portal

53 Ivy Graham Close planning drawings

095431/REP/2011/N1 planning drawings

1063-1081 Oldham Road planning drawings

1 Dean Lane planning drawings

Rightmove.com

1063-1081 Oldham Road internal photographs

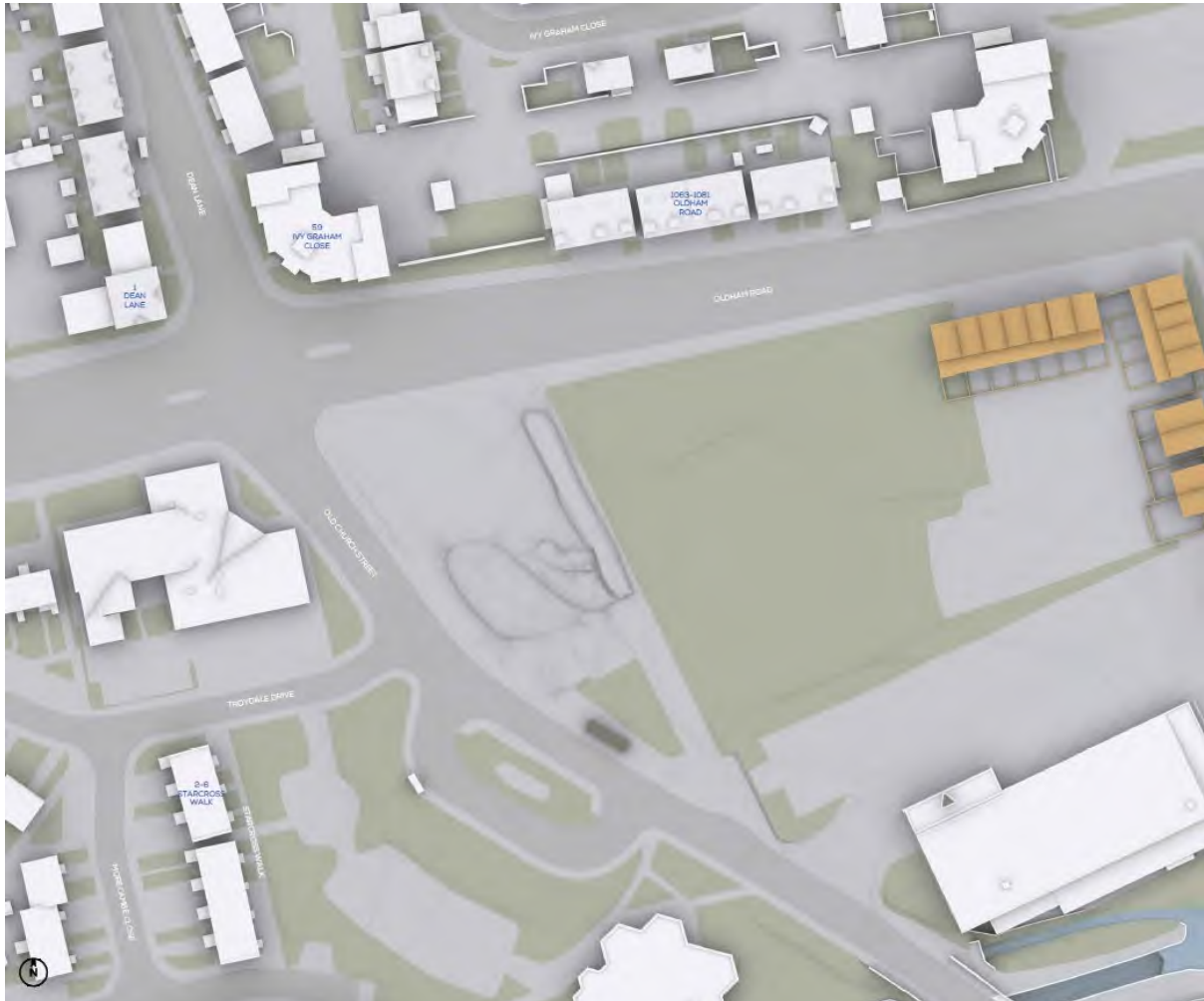
5.0 Assumptions

- a) All residential buildings have been identified by reference to the Valuation Office Agency (VOA) search and/or external observation.
- b) We have not sought access to the adjoining properties, thus if plans were not publicly available, we have made reasonable assumptions as to the internal layouts of the rooms behind the fenestration based upon the building form and architecture. This is normal practice where access to adjoining properties is not available. Unless the building form dictates otherwise, we assume a standard 4.2m deep room (14ft) for residential properties.
- c) Floor levels have been assumed for the adjoining properties. This dictates the level of the working plane which is relevant for the No Skyline assessment.

6.0 The Site

The site is bound by Oldham Road to the north, the existing Lidl car park to the south, Phase One to the east and Old Church Street to the west.

The drawing extract below shows the site:



Our understanding of the existing building and the surrounding context is depicted on GIA drawings 2361-REL01-IS01-01, 2361-REL01-IS01-02 and 2361-REL01-IS01-03 within Appendix 02.

7.0 The Proposal

GIA's understanding of the proposed scheme is illustrated in drawings 2361-REL01-IS01-04, 2361-REL01-IS01-05 and 2361-REL01-IS01-06 shown within Appendix 03.

Our analysis of this option is based on the proposed scheme drawings produced by TP Bennett Architects received on 11 May 2023.



8.0 Surrounding Properties

We have created a three-dimensional computer model of the site and the surrounding properties to allow for a detailed daylight and sunlight assessment.

The benchmark condition of the site allows us to calculate the daylight and sunlight conditions within the neighbouring buildings. From this, we can then compare them with the conditions within these properties assuming the current proposed development is in place.

Those residential properties surrounding the site that are thought to have the potential to be impacted by the proposed development are listed in the table below:

Name/Address of Building	Assumed Use	Position (in relation to the Development)
1063-1081 Oldham Road	Residential	North
59 Ivy Graham Close	Residential	North
1 Dean Lane	Residential	North west
2-6 Starcross Walk	Residential	South west

A short commentary of the impacts of the current proposal to each property is listed below, and full results and contour plots are contained at Appendix 04:

1063-1081 Oldham Road



Name/Address of Building	Percentage of Windows Compliant for VSC Daylight	Percentage of Rooms Compliant for NSL Daylight	Percentage of Rooms Compliant for APSH Sunlight
1063-1081 Oldham Road	40/40 (100%)	40/40 (100%)	-

Our assessment indicates that all windows and rooms analysed will continue to meet the daylight targets set out in the BRE Guide.

There are no living rooms that face within 90° of due south and overlook the proposed development. As such, no APSH sunlight is required.

59 Ivy Graham Close



Name/Address of Building	Percentage of Windows Compliant for VSC Daylight	Percentage of Rooms Compliant for NSL Daylight	Percentage of Rooms Compliant for APSH Sunlight
59 Ivy Graham Close	44/45 (98%)	19/20 (95%)	8/8 (100%)

There is a single window to 59 Ivy Graham Close that falls short of the VSC daylight target, with a minor adverse impact.

Paragraph 2.2.8 of the BRE Guide states that if a room has more than one window, an overall VSC to the room can be calculated. The window that falls short of the target in 59 Ivy Graham Close is served by additional windows. When the VSC to the room is considered, the room as a whole would meet the targets,

There is a single room in 59 Ivy Graham Close that falls short of the NSL daylight target, with a minor adverse impact.

This room is a bedroom on the ground floor. The room will be reduced to a direct view of the sky to 78.5% of its room area, against the target of 80%. The BRE recognises that bedrooms have a lesser requirement daylight than living rooms or kitchens. The living kitchen diner of the apartment that this bedroom is within will be unaffected by the proposed development.

Overall, the impact to 59 Ivy Graham Close is limited and wholly acceptable.

1 Dean Lane



Name/Address of Building	Percentage of Windows Compliant for VSC Daylight	Percentage of Rooms Compliant for NSL Daylight	Percentage of Rooms Compliant for APSH Sunlight
1 Dean Lane	27/27 (100%)	11/11 (100%)	4/4 (100%)

Our assessment indicates that all windows and rooms analysed will continue to meet the daylight and sunlight targets set out in the BRE Guide.

2-6 Starcross Walk



Name/Address of Building	Percentage of Windows Compliant for VSC Daylight	Percentage of Rooms Compliant for NSL Daylight	Percentage of Rooms Compliant for APSH Sunlight
2-6 Starcross Walk	3/3 (100%)	3/3 (100%)	-

Our assessment indicates that all windows and rooms analysed will continue to meet the daylight targets set out in the BRE Guide.

There are no living rooms that face within 90° of due south and overlook the proposed development. As such, no APSH sunlight is required.

9.0 Conclusions

We have undertaken a daylight and sunlight assessment for Phases 2 and 3 of the proposed development on Oldham Road, Newton Heath.

The only single deviation from the BRE targets is minor and to a bedroom.

Overall, the surrounding properties will continue to exhibit high levels of daylight and sunlight with the proposed development in place and, as such, the overall impact of the scheme on the surrounding residential properties is considered wholly acceptable.

Appendix 01

Principles of Daylight and Sunlight

PRINCIPLES OF DAYLIGHT, SUNLIGHT & OVERSHADOWING

The Building Research Establishment (BRE) have set out in their handbook 'Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice 3rd edition (2022)', guidelines and methodology for the measurement and assessment of daylight, sunlight and overshadowing.

1 BACKGROUND & CONTEXT

The quality of daylight and sunlight amenity as well as the overshadowing of open spaces is often stipulated within planning policy for protection or enhancement and a concern for adjoining owners and other interested parties.

The BRE Guidelines provide advice on site layout planning to determine the quality of daylight and sunlight both within buildings and reaching open spaces.

The BRE Guidelines note that the document is intended to be used in conjunction with the interior daylight recommendations found within the British Standard Daylight in buildings, BS EN 17037 and the CIBSE Publication LG 10 Daylighting – a guide for designers.

Whilst the BRE Guidelines are typically referred to for daylight sunlight and overshadowing matters within the planning process, they were not intended to be used as an instrument of planning policy, nor were the figures intended to be fixedly applied to all locations.

In the introduction of 'Site Layout Planning for daylight and sunlight (2022)', section 1.6 (page 7), states that:

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly 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".

Paragraph 2.2.3 (page 14) of the document states:

"Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints".

The numerical criteria suggested by the BRE are therefore designed to provide industry advice/guidance to plan/design with daylight in mind. Alternative values may be appropriate in certain circumstances such as highly dense urban areas. The BRE approach to creating alternative criteria is detailed within Appendix F of the Document.

Paragraph 2.2.2 (page 14) of the document states:

The BRE Guidelines state that they 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."

Although primarily designed to be used for residential properties, the BRE Guidelines continue to state that they may be applied to any existing non-residential buildings where there may be a reasonable expectation of daylight including; schools, hospitals, hotels and hostels, small workshops, and some offices.

Many Local Planning Authorities consider daylight and sunlight an important factor for determining planning applications. Policies refer to both the protection of daylight and sunlight amenity within existing properties and areas of amenity as well as the creation of proposed dwellings and spaces with high levels of daylight and sunlight amenity.

Although Local Authorities will look to the BRE Guide to understand impacts it is their Planning Policies that will determine whether the changes in light should be a reason for refusal at planning.

It is an inevitable consequence of the built-up urban environment that daylight and sunlight will be more limited in dense urban areas. It is well acknowledged that in such situations there may be many other conflicting and potentially more important planning and urban design matters to consider other than just the provision of ideal levels of daylight and sunlight.

The following sections extract relevant sections from the Guide.

2 EFFECTS TO DAYLIGHT

The BRE Guidelines provide two methodologies for daylight impact assessment, namely;

- 1 The Vertical Sky Component (VSC); and
- 2 The No Sky Line (NSL).

Vertical Sky Component (VSC)

The Vertical Sky Component (VSC) method is described in the Glossary of BRE Guidelines as the:

“Ratio of that part of illuminance, at a point on a given vertical plane, that is received directly from a CIE standard overcast sky, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. Usually the ‘given vertical plane’ is the outside of a window wall. The VSC does not include reflected light, either from the ground or from other buildings”

Put simply, the VSC provides an assessment of the amount of skylight falling on a vertical plane (generally a window) directly from the sky, in the

circumstance of an overcast sky (CIE standard).

The national numerical value target “ideal” for VSC is 27%. The BRE Guidelines advise that upon implementation of a development, a window should retain a VSC value of 27% or at least 0.8 of its former value (i.e. no more than a 20% change) as per paragraph 2.2.23 of the Guide.

This form of assessment does not take account of window size, room use, room size, window number or dual aspect rooms. The assessment also assumes that all obstructions to the sky are 100% non-reflective thereby omitting the consideration of reflection and considering only the light coming directly from the sky.

The VSC calculation is undertaken in both the existing and proposed scenarios so as to make a comparison.

The image in Figure 01 depicts a Waldram Diagram which can be used to calculate the VSC. The existing buildings are solidly pictured with the proposed scheme semi-transparent in the foreground.

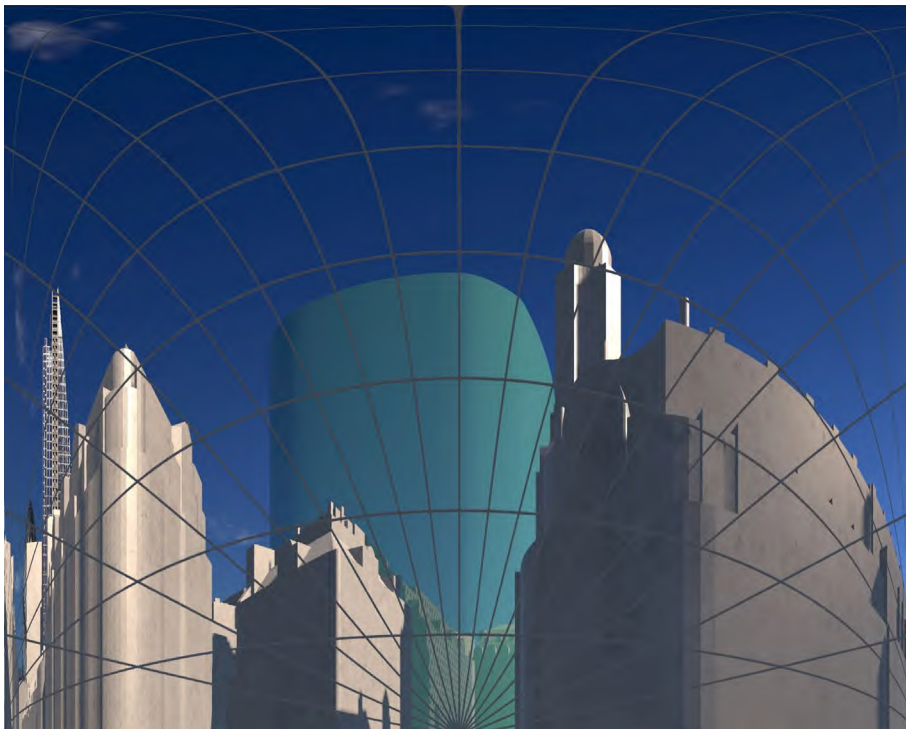


Fig. 01: Waldram diagram

No Sky Line (NSL)

In addition to the VSC, the BRE recommends the NSL method of assessment where internal layouts are known. Whilst the VSC provides information on the quantum of light reaching a window, the NSL seeks to provide information on how well this light is distributed within the room. The NSL is sometimes also referred to as 'Daylight Distribution' for this reason.

The NSL in the Glossary of the Guide as "the outline on the working plane of the area from which no sky can be seen." and so the NSL is effectively an assessment of sky visibility within a room. As stated already, the calculation is undertaken across the working plane which in accordance with paragraph 2.2.10 "in houses [...] is assumed to be horizontal and 0.85m high".

Again, both the existing and proposed positions are calculated and presented alongside any change in position of the NSL. The results can then be presented in table format or else illustrated on a contour plot if required, an example of which can be found in Figure 02 below.

The BRE Guidelines state at paragraph 2.211 that:

"If, following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value this will be noticeable to the occupants, and more of the room will appear poorly lit. This is also true if the no sky line encroaches on key areas like kitchen sinks and worktops."

In accordance with the strict application of the national numerical values, therefore the change in daylight would be noticeable to the occupants should the NSL experience a loss of NSL greater than 20%.

It is relevant to note that this assessment takes the number and size of windows serving a room into account as well as the shape of the room but, being concerned only with sky visibility and the distribution of light, does not consider the quantum of light reaching the room.

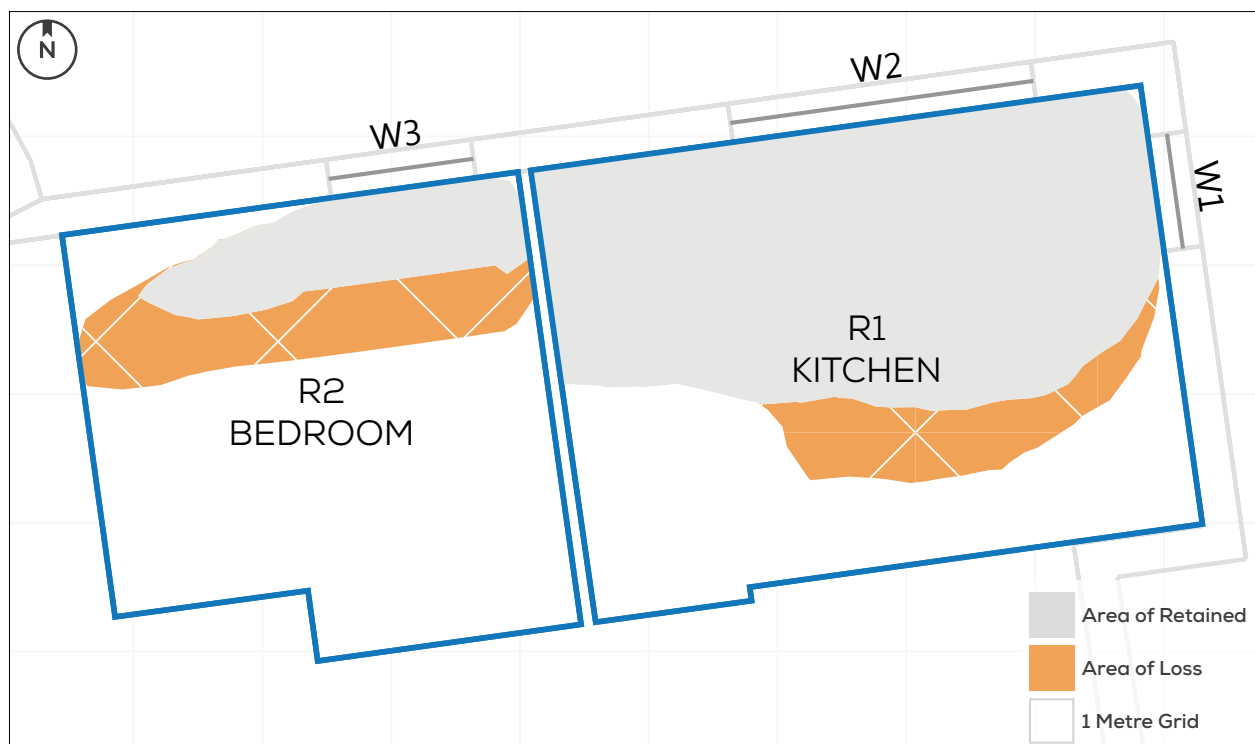


Fig. 02: Example NSL diagram

Decision Chart (Figure 20 of the BRE Guide)

The flowchart in Figure 03 illustrates the steps and criteria outlined within the BRE Guidelines to understand whether the daylighting (VSC and NSL) may be significantly affected.

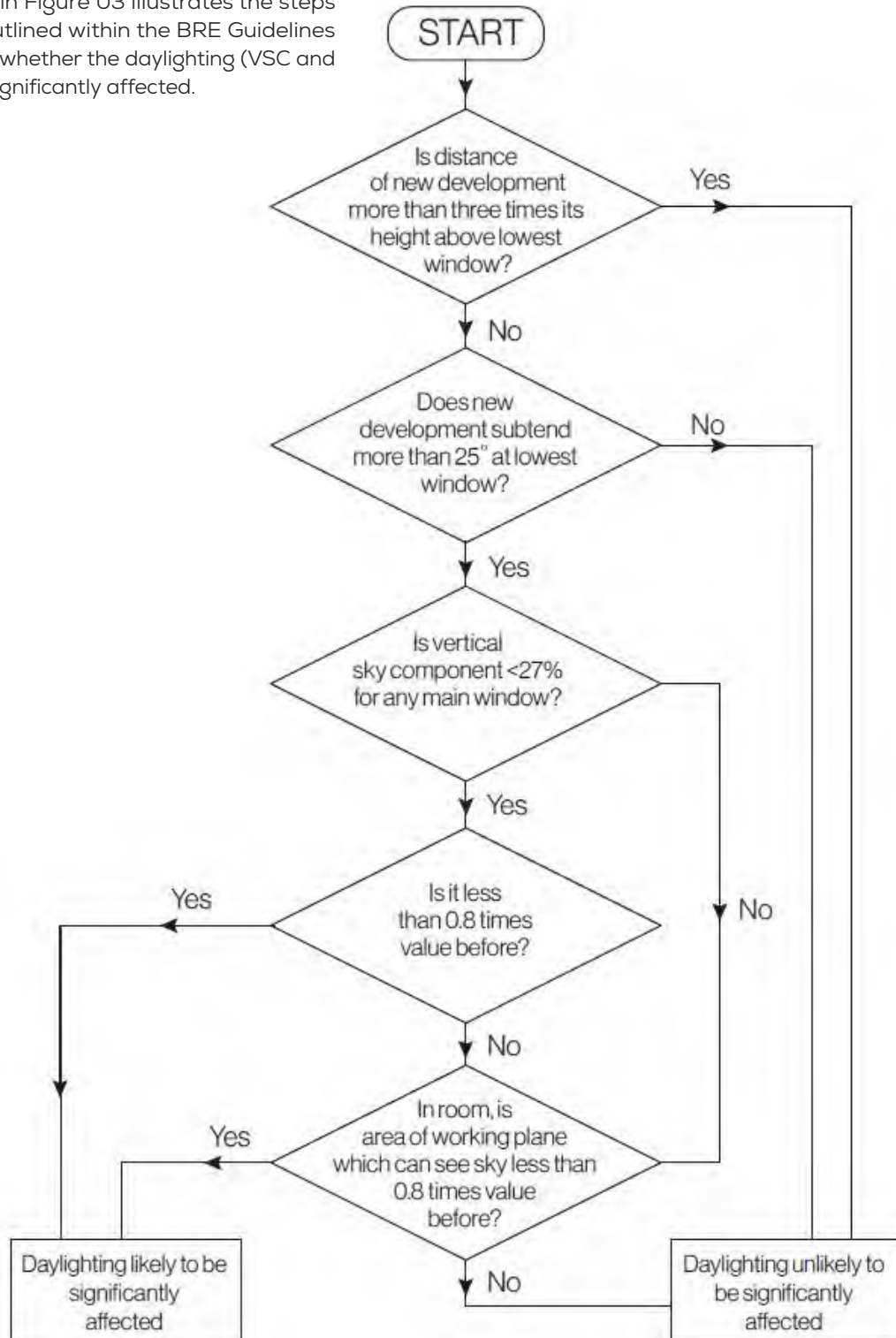


Fig. 03: BRE Decision Chart (Figure 20): diffuse daylight in existing buildings. This does not include an assessment of rights to light issues, which a developer may need to consider separately

3 EFFECTS TO SUNLIGHT

Annual Probable Sunlight Hours (APSH)

The BRE Guidance suggests that to understand sunlight impacts to a property, an assessment of Annual Probable Sunlight Hours (APSH) is undertaken. The APSH is defined in the Glossary as:

“the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account)”

Expanding on the above, long-term averages were used to position 100 spots in the sky, representative of sunlight over the whole year. Correlating to the probability of the sun to shine, the majority of these (70) are at times to the six-months containing summer (from spring equinox to autumn equinox) which 30 are the ‘winter’ months from autumn equinox to spring. The APSH is calculated though calculating how many of these ‘spots’ can be seen from a location (normally a window) both overall and how many of these are during the winter months.

To understand the potential sunlight impacts therefore, all windows facing within 90 degrees of due south and overlooking the development are generally assessed for APSH.

The BRE Guidelines set out the overall methodology and criteria for the assessment of Sunlight in Chapter 3. The BRE Guidelines state in paragraph 3.2.3 and 3.2.5:

“To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun.”

“A point at the centre of the window on the outside face of the window wall may be taken.”

In interpreting the results, the BRE Guidance states in summary 3.2.13 that:

“If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March, and*
- receives less than 0.8 times its former sunlight hours during either period; and*
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.”*

The image in Figure 04 depicts the APSH sun spots overlaid on a Waldram Diagram. The existing buildings are solidly pictured with the proposed scheme semi-transparent in the foreground. The yellow spots indicate summer sun and the blue spots indicate winter sun.

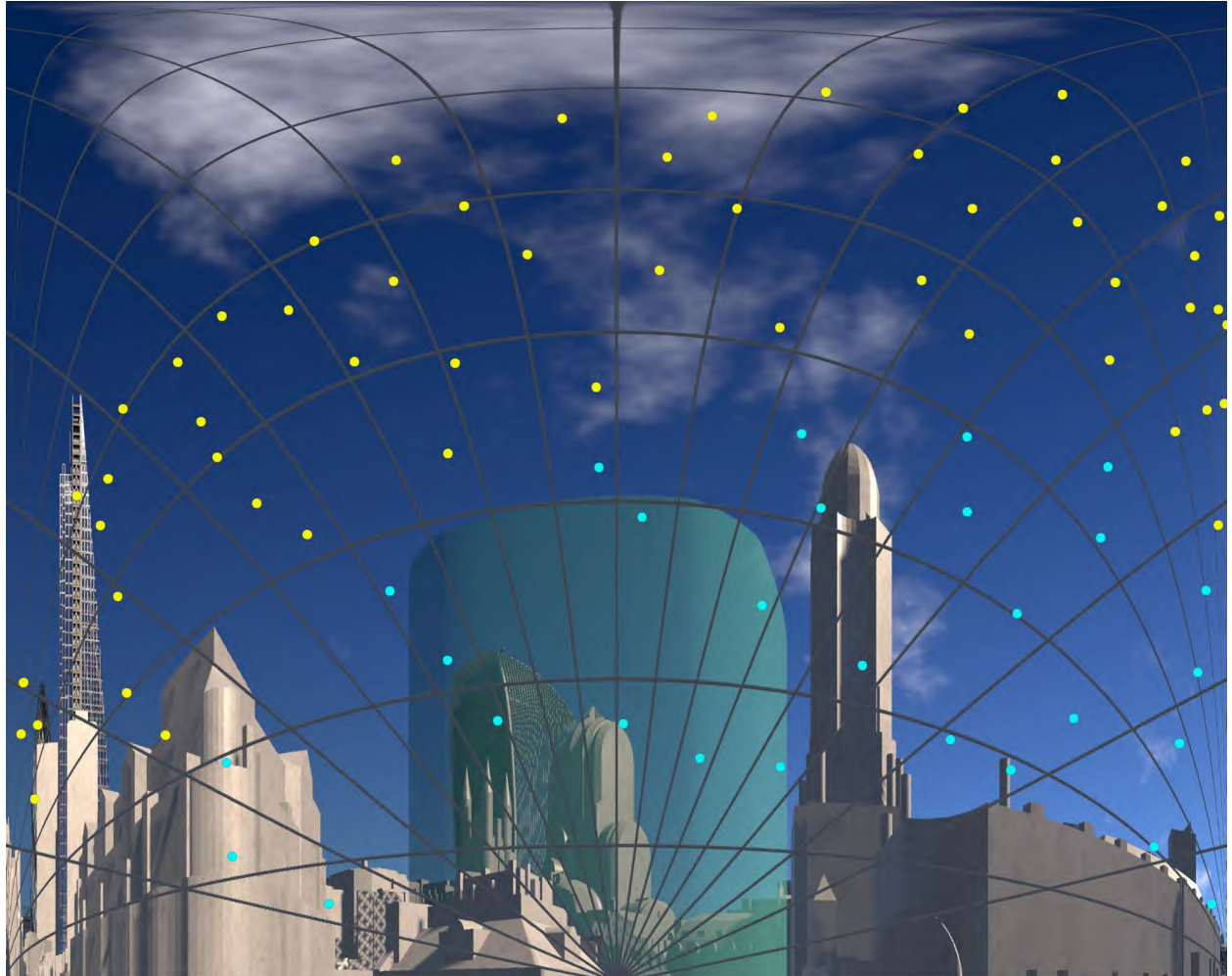


Fig. 04: Waldram diagram

4 EFFECTS TO OVERSHADOWING

The BRE guidance in respect of overshadowing of amenity spaces is set out in section 3.3.1 of the handbook. Here it states as follows:

“Sunlight in the spaces between and around buildings has an important impact on the overall appearance and ambiance of a development. It is valuable for a number of reasons, to:

- *provide attractive sunlit views (all year)*
- *make outdoor activities like sitting out and children’s play more pleasant (mainly warmer months)*
- *encourage plant growth (mainly spring and summer)*
- *dry out the ground, reducing moss and slime (mainly in colder months)*
- *melt frost, ice and snow (in winter)*
- *dry clothes (all year).”*

It must be acknowledged that in urban areas the availability of sunlight on the ground is a factor which is significantly controlled by the existing urban fabric around the site in question and so may have very little to do with the form of the development itself. Likewise, there may be many other urban design, planning and site constraints which determine and run contrary to the best form, siting and location of a proposed development in terms of availability of sun on the ground.

Sun Hours on Ground & Transient Overshadowing

The Sun Hours on Ground method of overshadowing assessment uses specialist software to determine the sunlight exposure across an area of amenity.

The BRE Guidelines suggest that the Spring Equinox (21 March), being the year’s midpoint, is a suitable date for the assessment. Paragraph 3.3.17 states:

“It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.”

The Transient Overshadowing study is recommended where large buildings are proposed which may affect a number of gardens or open spaces or where an area is particularly sensitive at certain times of day or year. For the purpose of this assessment, the additional shadow cast is mapped and highlighted at hourly intervals from sunrise to sunset on the following dates:

- 21 March (Spring equinox)
- 21 June (Summer solstice)
- 21 December (Winter solstice)

The BRE guidelines do not provide any suggested criteria for Transient Overshadowing, rather it is a qualitative assessment to aid understanding.

5 BRE GUIDELINES: ADDITIONAL DAYLIGHT AND SUNLIGHT TESTS

Daylight - VSC and APSH to Rooms

As outlined within the BRE Guidelines (paragraph 2.2.6), the VSC value is calculated for each window; however:

"If a room has two or more windows of equal size, the mean of their VSCs may be taken".

Where a room is served by two or more windows of the same or different sizes, the VSC value to the room can be calculated by applying an average weighting calculation to understand the VSC value to the room. The formula used is as follows;

$$\Sigma(Vn \cdot An) / \Sigma An$$

Where:

V = window VSC

A = window area

n = the number of windows

The BRE provide a methodology to calculate APSH in relation to the room and window, paragraph 3.1.12 states:

"If a room has multiple windows, the amount of sunlight received by each can be added together provided they occur at different times and sunlight hours are not double counted."

The above extract of the BRE is in relation to proposed units rather than existing buildings. It does, however, make sense to apply this methodology to existing rooms as well, when room layouts are known as a room served by multiple windows could receive the benefit of sunlight from all windows and not just one.

GIA calculate the APSH room assessment in the following way:

- 1 The sunlight hours (both winter and annual) are calculated for each window. Instead of simply returning the overall per cent pass rate, i.e. one figure for winter, and one for the whole year, the yes/no result of each of the 100 sun spots is tracked. For this accounting to work, each sun dot needs to be assigned a unique identifier, e.g. from 1 to 100;

- 2 The sets of 100 sun spots are combined for each room using Boolean logic, i.e. conjunctions of yes/no values. The outcome of this step is a set of 100 yes/no values corresponding to the 100 sun spots, but on a per-room basis. Each per-room dot is counted if it is unobstructed for at least one of its windows; and
- 3 The unobstructed sun dots for the room are summed up and expressed as a percentage of the total number of annual and winter spots.

Balconies/Overhangs

The BRE recognises that existing architectural features on neighbouring buildings such as balconies and overhangs inherently restrict the quantum of skylight to a window. The BRE Guidelines note on page 11, paragraph 2.1.17 and page 16, paragraph 2.2.13:

"This is a particular problem if there are large obstructions opposite; with the combined effect of the overhang and the obstruction, it may be impossible to see the sky from inside the room, and hence to receive any direct skylight or sunlight at all."

"Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and the area receiving direct skylight, for both the existing and proposed situations, without the balcony in place."

As noted by the BRE Guidelines, where there are existing overhanging features, larger reductions in skylight and sunlight may be unavoidable and alternative criteria can be used. The guidance suggests that in such situations a calculation is carried out that excludes the balcony or the obstruction.

6 DAYLIGHT - MIRROR MASSING & ADJOINING DEVELOPMENT LAND

Alternative target Values for Skylight and Sunlight Access "Mirror Massing"

The BRE Guidelines provide a calculation for the VSC and APSH analysis to quantify an appropriate alternative value based on the context of an environment. This approach is known as the 'mirror image' analysis (see Figure 05).

The BRE notes in paragraph F5:

"where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light. Figure F3 shows an example where side windows of an existing building are close to the boundary. To ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a 'mirror-image' building of the same height and size, an equal distance away on the other side of the boundary."

This analysis is used to understand the levels of Daylight (VSC) and Sunlight (APSH) that would be experienced by an extant neighbouring property if there were a building of the same height and extent opposite.

The mirror image assessment is fairly simplistic and is not, therefore, easily applied to large and complex site footprints which are not all built at equal distances from the site boundary or of the same footprint.

Adjoining Development Land

The "Adjoining Development Land" analysis provided within the BRE Guidelines is a simple test to ensure that a proposal is a reasonable distance from the boundary so as to "enable future nearby developments to enjoy a similar access to daylight." (2.3.1)

The BRE comments in paragraphs 2.3.3, 2.3.6 and 2.3.7 that:

"The diffuse daylight coming over the boundary may be quantified in the following way. As a first check, draw a section in a plane perpendicular to the boundary (Figure 21). If a road separates the two sites then the centre line of the road

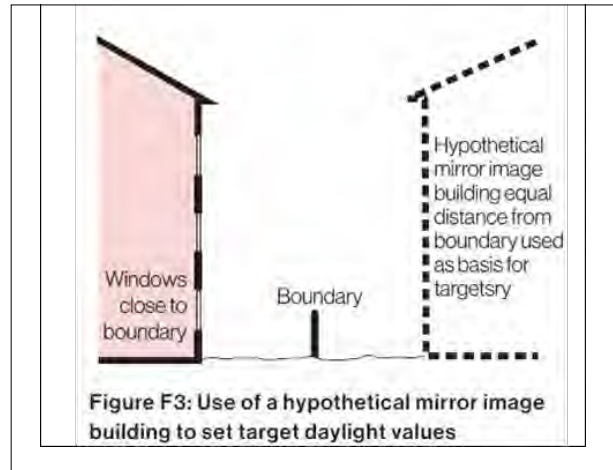


Fig. 05: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 87 Figure F3

should be taken. Measure the angle to the horizontal subtended at a point 1.6 metres above the boundary by the proposed new buildings. If this angle is less than 43° then there will normally still be the potential for good daylighting on the adjoining development site (but see Sections 2.3.6 and 2.3.7)."

"The guidelines above should not be applied too rigidly. A particularly important exception occurs when the two sites are very unequal in size and the proposed new building is larger in scale than the likely future development nearby. This is because the numerical values above are derived by assuming the future development will be exactly the same size as the proposed new building (Figure 22). If the adjoining sites for development are a lot smaller, a better approach is to make a rough prediction of where the nearest window wall of the future development may be; then to carry out the 'new building' analysis in Section 2.1 for this window wall."

"The 43° angle should not be used as a form generator, to produce a building which slopes or steps down towards the boundary. Compare Figure 23 with Figure 22 to see how this can result in a higher than anticipated obstruction to daylight. In Figure 23 the proposed building subtends 34° at its mirror image, rather than the maximum of 25° suggested here. In cases of doubt, the best approach is again to carry out a new building analysis for the most likely location of a window wall of a future development."

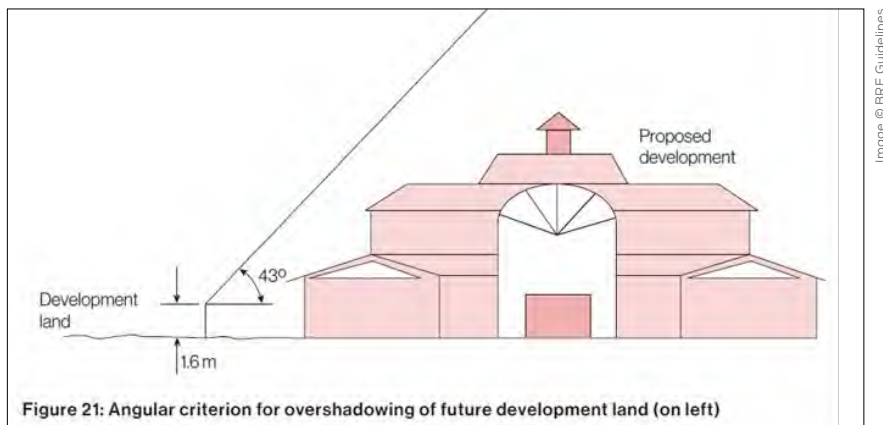


Fig. 06: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 19 Figure 21

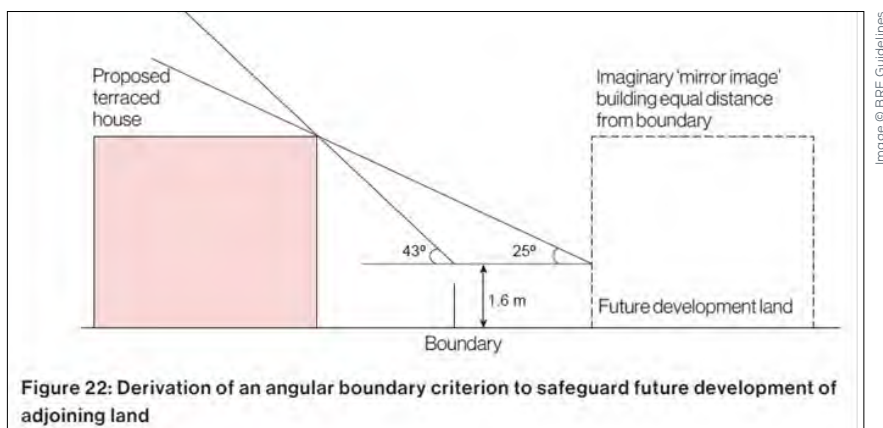


Fig. 07: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 20 Figure 22

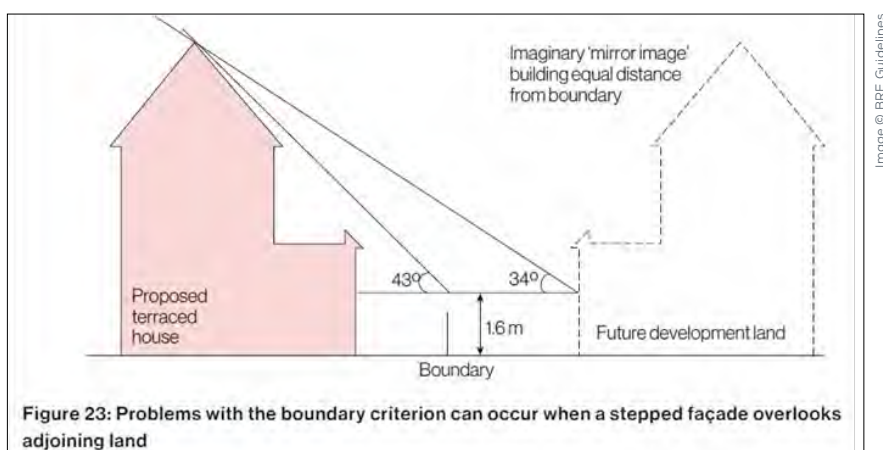


Fig. 08: Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press p 20 Figure 23

As outlined above, the Adjoining Development Land analysis is predicated on ensuring that a proposal next to future development land is not negatively impacting the ability to develop in consideration of light matters.

7 PHOTOVOLTAICS

Paragraph 4.5.2 states that “where a proposed development may result in loss of radiation to existing solar panels (either photovoltaic or solar thermal), an assessment should be carried out.”

Paragraph 4.5.8 states that “Where the annual probable sunlight hours received by a solar panel with the new development in place is less than 0.90 times the value before, a more detailed calculation of the loss of solar radiation should be undertaken. This is a specialist type of assessment and expert advice should be sought. The assessment should include both direct solar and diffuse sky radiation; over a whole year, around 60% of the radiation received on a horizontal roof comes from the sky. However, reflected radiation from the ground and obstructions need not be included. The modelling should take account of the effects of cloud in reducing direct solar radiation at different times of year, and include a realistic simulation of the way that incoming solar radiation varies from different parts of the sky.”

Paragraph 4.5.9 states that “if over the whole year the ratio of total solar radiation received with the new development, to the existing value is less than the values given in Table 2, then the loss of radiation is significant.”

Table 2. Recommended minimum ratios of solar radiation received.

Slope of solar panel in degrees to horizontal	Recommended minimum ratio of radiation received after/before
0-30	0.90
30.01-59.99	0.85
60-90	0.80

Fig. 09: Table 2 from BRE Guidance Section 4, page 36

Finally, paragraph 4.5.10 notes that “numerical values given are purely advisory. Different criteria may be used based on the requirements for solar energy in an area viewed against other site layout constraints. Another important issue is whether the existing solar panels are reasonably sited, at a sensible height and distance from the boundary. A greater loss of solar radiation may be inevitable if panels are mounted close to the ground and near to the site boundary.”

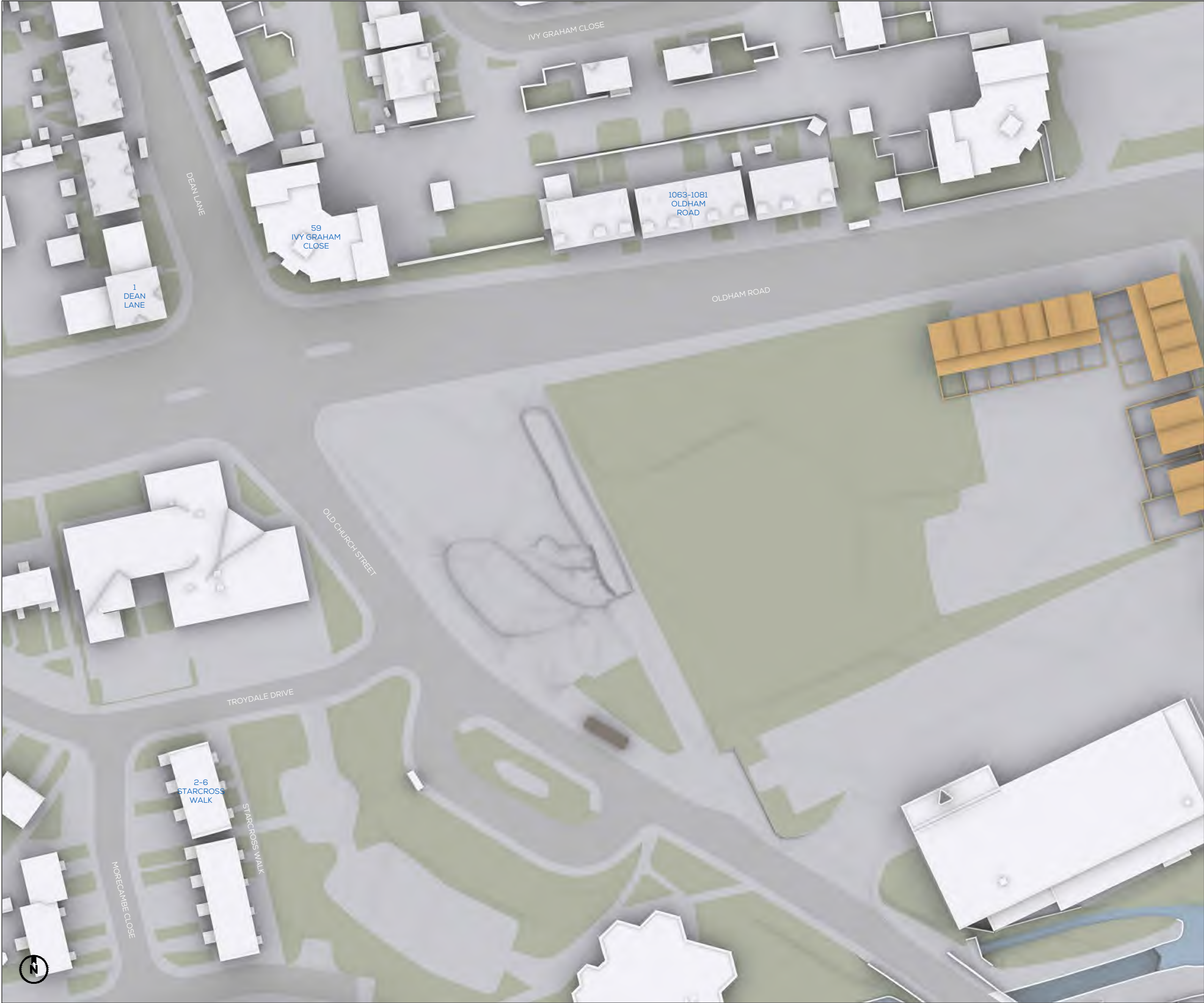
9 OTHER AMENITY CONSIDERATIONS

Daylight and sunlight is one factor among many under the heading of residential amenity considerations for any given development design or planning application; others include:

- View;
- Privacy;
- Security;
- Access;
- Enclosure;
- Microclimate;
- Solar Dazzle; and
- Solar Convergence.

Appendix 02

Existing Drawings



SOURCES OF INFORMATION

IR02-20230509-Vertex
IR03-20230510-Research
IR04-20230511-TPBennett

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
EXISTING SCENARIO SHOWN IN SEPIA
CONSENTED SCHEME SHOWN IN ORANGE

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
OLDHAM ROAD, NEWTON
HEATH

DRAWING NAME:
PLAN VIEW EXISTING

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	MAY23
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2361	01	01	01	-



SOURCES OF INFORMATION

IR02-20230509-Vertex
IR03-20230510-Research
IR04-20230511-TPBennett

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
EXISTING SCENARIO SHOWN IN SEPIA
CONSSENTED SCHEME SHOWN IN ORANGE

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
OLDHAM ROAD, NEWTON
HEATH

DRAWING NAME:
3D VIEW EXISTING

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	MAY23
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2361	01	01	02	-



SOURCES OF INFORMATION

IR02-20230509-Vertex
IR03-20230510-Research
IR04-20230511-TPBennett

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
EXISTING SCENARIO SHOWN IN SEPIA
CONSSENTED SCHEME SHOWN IN ORANGE

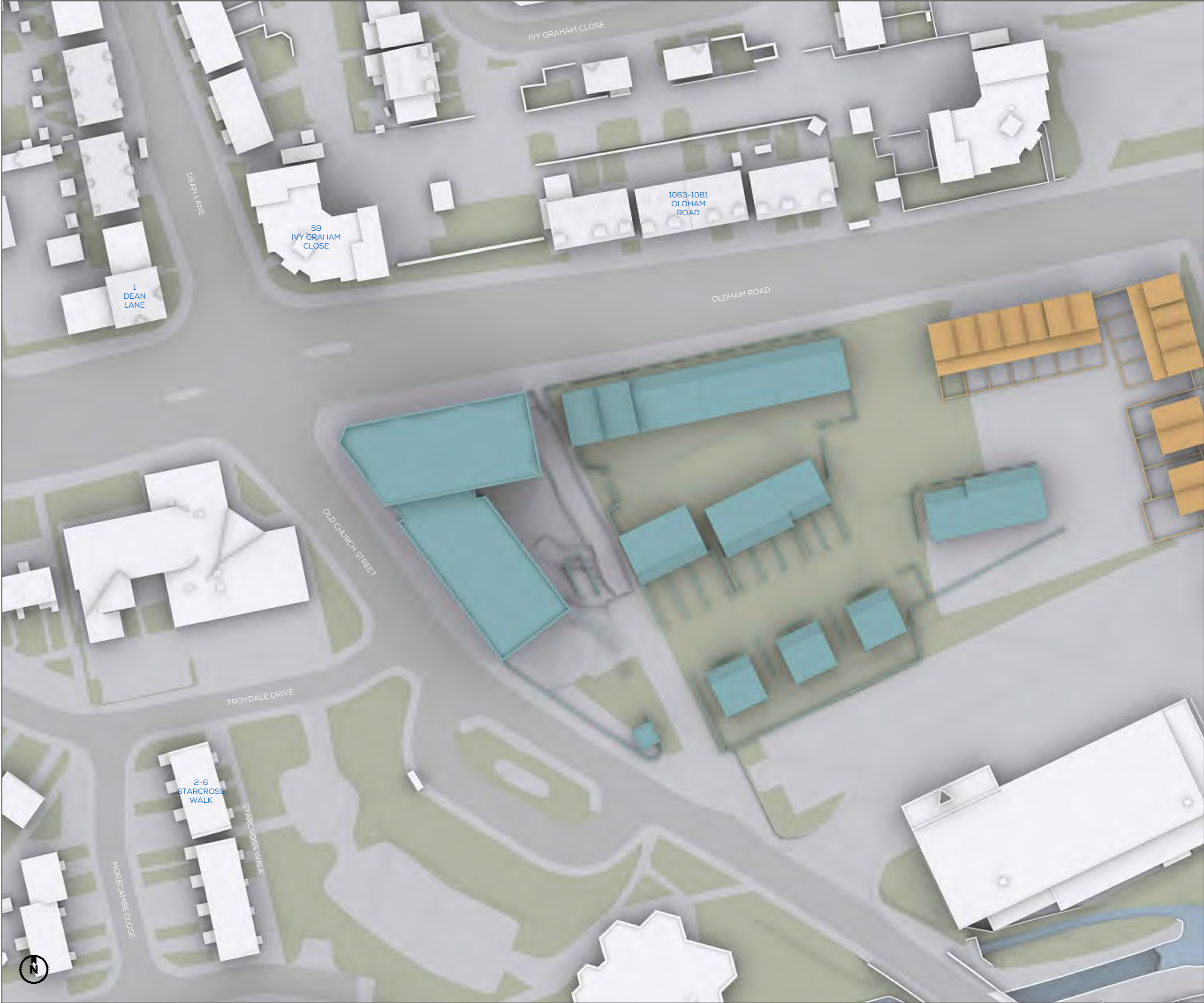
N.B. DO NOT SCALE OFF THIS DRAWING
PROJECT:
OLDHAM ROAD, NEWTON
HEATH

DRAWING NAME:
3D VIEW EXISTING

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	MAY23
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2361	01	01	03	-

Appendix 03

Proposed Drawings



SOURCES OF INFORMATION

IR02-20230509-Vertex
IR03-20230510-Research
IR04-20230511-TPBennett

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
PROPOSED SCHEME SHOWN IN TEAL
CONSENTED SCHEME SHOWN IN ORANGE

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
OLDHAM ROAD, NEWTON
HEATH

DRAWING NAME:
PLAN VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	MAY23
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2361	01	01	04	-



SOURCES OF INFORMATION

IR02-20230509-Vertex
IR03-20230510-Research
IR04-20230511-TPBennett

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
PROPOSED SCHEME SHOWN IN TEAL
CONSSENTED SCHEME SHOWN IN ORANGE

N.B. DO NOT SCALE OFF THIS DRAWING
PROJECT:
OLDHAM ROAD, NEWTON
HEATH

DRAWING NAME:
3D VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	MAY23
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2361	01	01	05	-



SOURCES OF INFORMATION

IR02-20230509-Vertex
IR03-20230510-Research
IR04-20230511-TPBennett

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
PROPOSED SCHEME SHOWN IN TEAL
CONSSENTED SCHEME SHOWN IN ORANGE

N.B. DO NOT SCALE OFF THIS DRAWING
PROJECT:
OLDHAM ROAD, NEWTON
HEATH

DRAWING NAME:
3D VIEW PROPOSED

DWN BY	SCALE	CHK BY	STATUS	DATE
KS	NTS	SP	-	MAY23
PROJ No.	REL No.	IS No.	DWG No.	REV No.
2361	01	01	06	-

Appendix 04

Results and Window Maps

					VSC (WINDOW)					NSL					APSH (ROOM)						
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX	PR	LOSS	LOSS	MEETS	EX	PR	LOSS	LOSS	MEETS	EX		PR		LOSS %		MEETS
					%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA
1063-1081 OLDHAM ROAD																					
F00	R1	RESIDENTIAL	KITCHEN (1)	W1/F00	36.8	33.6	3.2	8.7%	YES	96.3	96.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	KITCHEN (1)	W2/F00	37.4	33.1	4.3	11.5%	YES	96	95.7	0.0	0.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	KITCHEN (1)	W3/F00	37.7	32.9	4.8	12.7%	YES	96.1	95.7	0.0	0.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	KITCHEN (1)	W4/F00	37.6	32.4	5.2	13.8%	YES	96.2	96	0.0	0.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	KITCHEN (1)	W5/F00	37.9	32.3	5.6	14.8%	YES	96.3	96	0.0	0.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6	RESIDENTIAL	KITCHEN (1)	W6/F00	37.9	31.4	6.5	17.2%	YES	96.1	95.6	0.0	0.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	KITCHEN (1)	W7/F00	38.1	31.1	7	18.4%	YES	96.1	94.7	0.1	1.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	KITCHEN (1)	W8/F00	37.1	29.5	7.6	20.5%	YES	96.2	95.7	0.0	0.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	KITCHEN (1)	W9/F00	37.9	29.6	8.3	21.9%	YES	96.3	92	0.4	4.4%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R10	RESIDENTIAL	KITCHEN (1)	W10/F00	38.1	28.6	9.5	24.9%	YES	96.1	87.3	0.7	9.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	35.2	33	2.2	6.3%	YES	98.1	98.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R2	RESIDENTIAL	STUDY	W2/F01	34.2	31.9	2.3	6.7%	YES	96.4	96.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R3	RESIDENTIAL	STUDY	W3/F01	34.3	31.8	2.5	7.3%	YES	95.9	95.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R4	RESIDENTIAL	BEDROOM	W4/F01	35.6	32.7	2.9	8.1%	YES	98.8	98.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R5	RESIDENTIAL	STUDY	W5/F01	34.5	31.6	2.9	8.4%	YES	95.9	95.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R6	RESIDENTIAL	BEDROOM	W6/F01	35.9	32.6	3.3	9.2%	YES	98.8	98.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R7	RESIDENTIAL	BEDROOM	W7/F01	36.6	33	3.6	9.8%	YES	98.1	98.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R8	RESIDENTIAL	STUDY	W8/F01	36	32.4	3.6	10.0%	YES	96.4	96.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R9	RESIDENTIAL	BEDROOM	W9/F01	36.7	32.8	3.9	10.6%	YES	98.1	98.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R10	RESIDENTIAL	STUDY	W10/F01	36	32	4	11.1%	YES	96.4	96.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R11	RESIDENTIAL	STUDY	W11/F01	36.8	32.4	4.4	12.0%	YES	95.9	95.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R12	RESIDENTIAL	BEDROOM	W12/F01	37.2	32.4	4.8	12.9%	YES	98.8	98.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R13	RESIDENTIAL	STUDY	W13/F01	36.7	32	4.7	12.8%	YES	96.3	96.3	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R14	RESIDENTIAL	BEDROOM	W14/F01	37.4	32.2	5.2	13.9%	YES	98.8	98.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R15	RESIDENTIAL	BEDROOM	W15/F01	36.5	30.7	5.8	15.9%	YES	97.8	97.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R16	RESIDENTIAL	STUDY	W16/F01	36.6	30.5	6.1	16.7%	YES	96.4	96.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R17	RESIDENTIAL	BEDROOM	W17/F01	37.1	30.6	6.5	17.5%	YES	98.3	98.2	0.0	0.1%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R18	RESIDENTIAL	STUDY	W18/F01	36.7	29.9	6.8	18.5%	YES	96.4	96.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R19	RESIDENTIAL	STUDY	W19/F01	36.7	29.6	7.1	19.3%	YES	95.9	95.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R20	RESIDENTIAL	BEDROOM	W20/F01	37.3	29.7	7.6	20.4%	YES	98.8	96.6	0.2	2.3%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F02	R1	RESIDENTIAL	BEDROOM	W1/F02	35.4	34.4	1	2.8%	YES	69.6	69.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A

					VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX	PR.	LOSS	LOSS	MEETS	EX	PR.	LOSS	LOSS	MEETS	EX		PR.		LOSS %		MEETS	
					%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	CRITERIA	
1063-1081 OLDHAM ROAD (CONTINUED)																						
	R2	RESIDENTIAL	BEDROOM	W2/F02	35.6	34.3	1.3	3.7%	YES	69.4	69.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	RESIDENTIAL	BEDROOM	W3/F02	35.7	34.2	1.5	4.2%	YES	69.4	69.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	BEDROOM	W4/F02	35.6	34	1.6	4.5%	YES	69.8	69.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R5	RESIDENTIAL	BEDROOM	W5/F02	35.7	33.9	1.8	5.0%	YES	69.7	69.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R6	RESIDENTIAL	BEDROOM	W6/F02	35.7	33.2	2.5	7.0%	YES	69.4	69.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R7	RESIDENTIAL	BEDROOM	W7/F02	35.8	32.9	2.9	8.1%	YES	69.6	69.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R8	RESIDENTIAL	BEDROOM	W8/F02	35.5	31.9	3.6	10.1%	YES	69.6	69.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R9	RESIDENTIAL	BEDROOM	W9/F02	35.7	31.6	4.1	11.5%	YES	69.7	69.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R10	RESIDENTIAL	BEDROOM	W10/F02	35.7	30.6	5.1	14.3%	YES	69.4	66.6	0.3	4.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
S9 IVY GRAHAM CLOSE																						
F00	R1	RESIDENTIAL	LD	W1/F00	37.2	35.2	2	5.4%	YES	100	99.7	0.1	0.3%	YES	88	28	76	16	13.6%	42.9%	YES	
			LD	W2/F00	37.3	34.9	2.4	6.4%	YES													
			LD	W3/F00	38.4	27.6	10.8	28.1%	YES													
	R2	RESIDENTIAL	BEDROOM	W4/F00	38.4	28	10.4	27.1%	YES	99.9	78.5	1.5	21.4%	NO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	RESIDENTIAL	BEDROOM	W5/F00	37.5	28.2	9.3	24.8%	YES	96.2	85.4	0.8	11.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	LKD	W6/F00	34.8	26.8	8	23.0%	NO	99	99	0.0	0.0%	YES	81	29	70	18	13.6%	37.9%	YES	
			LKD	W7/F00	37.8	30.2	7.6	20.1%	YES													
			LKD	W8/F00	30.8	29.2	1.6	5.2%	YES													
	R5	RESIDENTIAL	BEDROOM	W9/F00	36	34.4	1.6	4.4%	YES	93.2	93.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F01	R1	RESIDENTIAL	LD	W1/F01	38.1	36.5	1.6	4.2%	YES	100	99.7	0.1	0.3%	YES	89	29	79	19	11.2%	34.5%	YES	
			LD	W2/F01	38.2	36.3	1.9	5.0%	YES													
			LD	W3/F01	39	29.6	9.4	24.1%	YES													
			LD	W4/F01	39	29.7	9.3	23.8%	YES													
	R2	RESIDENTIAL	BEDROOM	W5/F01	38.9	30	8.9	22.9%	YES	99.7	86.6	0.9	13.2%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			BEDROOM	W6/F01	38.9	30.1	8.8	22.6%	YES													
	R3	RESIDENTIAL	BEDROOM	W7/F01	38	30	8	21.1%	YES	96.5	94	0.2	2.5%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	LKD	W8/F01	35.5	28.6	6.9	19.4%	YES	98.9	98.9	0.0	0.0%	YES	83	29	73	19	12.0%	34.5%	YES	
			LKD	W9/F01	38.3	31.7	6.6	17.2%	YES													
			LKD	W10/F01	38.5	32.1	6.4	16.6%	YES													
			LKD	W11/F01	31.7	30.3	1.4	4.4%	YES													

					VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS CRITERIA	
					%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER		
S9 IVY GRAHAM CLOSE (CONTINUED)																						
	R5	RESIDENTIAL	BEDROOM	W12/F01	37.3	36	1.3	3.5%	YES	95.1	95.1	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F02	R1	RESIDENTIAL	LD	W1/F02	38.7	37.5	1.2	3.1%	YES	100	99.7	0.1	0.3%	YES	89	29	81	21	9.0%	27.6%	YES	
			LD	W2/F02	38.8	37.3	1.5	3.9%	YES													
			LD	W3/F02	39.4	31.7	7.7	19.5%	YES													
			LD	W4/F02	39.4	31.8	7.6	19.3%	YES													
	R2	RESIDENTIAL	BEDROOM	W5/F02	39.4	32	7.4	18.8%	YES	99.7	99.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			BEDROOM	W6/F02	39.4	32.1	7.3	18.5%	YES													
	R3	RESIDENTIAL	BEDROOM	W7/F02	38.4	31.9	6.5	16.9%	YES	96.4	96.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	LKD	W8/F02	35.9	30.3	5.6	15.6%	YES	98.9	98.9	0.0	0.0%	YES	83	29	77	23	7.2%	20.7%	YES	
			LKD	W9/F02	38.9	33.4	5.5	14.1%	YES													
			LKD	W10/F02	39.1	33.8	5.3	13.6%	YES													
			LKD	W11/F02	32.6	31.4	1.2	3.7%	YES													
	R5	RESIDENTIAL	BEDROOM	W12/F02	38.5	37.4	1.1	2.9%	YES	95.2	95.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F03	R1	RESIDENTIAL	LD	W1/F03	38.6	37.7	0.9	2.3%	YES	100	99.7	0.1	0.3%	YES	89	29	85	25	4.5%	13.8%	YES	
			LD	W2/F03	38.6	37.6	1	2.6%	YES													
			LD	W3/F03	39.5	33.7	5.8	14.7%	YES													
			LD	W4/F03	39.5	33.8	5.7	14.4%	YES													
	R2	RESIDENTIAL	BEDROOM	W5/F03	39.6	33.9	5.7	14.4%	YES	99.7	99.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			BEDROOM	W6/F03	39.6	34	5.6	14.1%	YES													
	R3	RESIDENTIAL	BEDROOM	W7/F03	38.6	33.7	4.9	12.7%	YES	96.5	96.5	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R4	RESIDENTIAL	LKD	W8/F03	36.7	32.5	4.2	11.4%	YES	99.1	99.1	0.0	0.0%	YES	85	29	82	26	3.5%	10.3%	YES	
			LKD	W9/F03	39.3	35.1	4.2	10.7%	YES													
			LKD	W10/F03	39.4	35.4	4	10.2%	YES													
			LKD	W11/F03	34.6	33.7	0.9	2.6%	YES													
	R5	RESIDENTIAL	BEDROOM	W12/F03	39.3	38.4	0.9	2.3%	YES	95.2	95.2	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1 DEAN LANE																						
F00	R1	RESIDENTIAL	LKD	W1/F00	32.3	30	2.3	7.1%	YES	96.1	95.6	0.1	0.4%	YES	87	29	83	25	4.6%	13.8%	YES	
			LKD	W2/F00	31.7	29.6	2.1	6.6%	YES													
			LKD	W5/F00	36.6	34.6	2	5.5%	YES													
	R2	RESIDENTIAL	BEDROOM	W3/F00	36.3	34.7	1.6	4.4%	YES	96	96	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

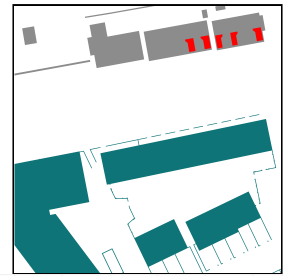
					VSC (WINDOW)					NSL					APSH (ROOM)							
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX.	PR.	LOSS	LOSS	MEETS	EX.	PR.	LOSS	LOSS	MEETS	EX.		PR.		LOSS %		MEETS CRITERIA	
					%	%		%	CRITERIA	%	%	SQM	%	CRITERIA	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER		
1 DEAN LANE (CONTINUED)																						
F01	R3	RESIDENTIAL	BEDROOM	W4/F00	36.5	34.7	1.8	4.9%	YES	96.9	96.8	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R1	RESIDENTIAL	LKD	W1/F01	34.2	32.2	2	5.8%	YES	98.9	98.9	0.0	0.0%	YES	87	29	84	26	3.4%	10.3%	YES	
			LKD	W2/F01	33.7	31.9	1.8	5.3%	YES													
			LKD	W3/F01	33.7	31.9	1.8	5.3%	YES													
			LKD	W7/F01	37.8	36.1	1.7	4.5%	YES													
	R2	RESIDENTIAL	BEDROOM	W4/F01	37.7	36.3	1.4	3.7%	YES	95	95	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F02	R3	RESIDENTIAL	BEDROOM	W5/F01	37.7	36.2	1.5	4.0%	YES	97.7	97.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			BEDROOM	W6/F01	37.7	36.2	1.5	4.0%	YES													
	R1	RESIDENTIAL	LKD	W1/F02	36.1	34.5	1.6	4.4%	YES	99.6	99.6	0.0	0.0%	YES	88	29	86	27	2.3%	6.9%	YES	
			LKD	W2/F02	35.7	34.2	1.5	4.2%	YES													
			LKD	W3/F02	35.7	34.2	1.5	4.2%	YES													
			LKD	W7/F02	38.8	37.4	1.4	3.6%	YES													
	R2	RESIDENTIAL	BEDROOM	W4/F02	38.8	37.7	1.1	2.8%	YES	95.6	95.6	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
F03	R3	RESIDENTIAL	BEDROOM	W5/F02	38.8	37.5	1.3	3.4%	YES	97.7	97.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			BEDROOM	W6/F02	38.8	37.5	1.3	3.4%	YES													
	R1	RESIDENTIAL	LKD	W1/F03	37.2	35.9	1.3	3.5%	YES	99.7	99.7	0.0	0.0%	YES	86	29	84	27	2.3%	6.9%	YES	
			LKD	W2/F03	37.2	36	1.2	3.2%	YES													
			LKD	W3/F03	37.2	36	1.2	3.2%	YES													
			LKD	W6/F03	39.1	38.1	1	2.6%	YES													
			LKD	W7/F03	39.1	38.1	1	2.6%	YES													
			LKD	W8/F03	38.8	37.8	1	2.6%	YES													
	R2	RESIDENTIAL	BEDROOM	W4/F03	37.4	37.4	0	0.0%	YES	99.4	99.4	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			BEDROOM	W5/F03	38.9	38	0.9	2.3%	YES													
2-6 STARCROSS WALK																						
F00	R1	RESIDENTIAL	UNKNOWN	W1/F00	36	33.1	2.9	8.1%	YES	99.7	99.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R2	RESIDENTIAL	UNKNOWN	W2/F00	36	33.4	2.6	7.2%	YES	99	98.9	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R3	RESIDENTIAL	UNKNOWN	W3/F00	36	33.8	2.2	6.1%	YES	99.7	99.7	0.0	0.0%	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

NSL CONTOURS



PROJECT: 2361 - OLDHAM ROAD, NEWTON HEATH
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 1063-1081 OLDHAM ROAD
 DATE: 12/05/2023
 SCHEME IR: IR04
 DRAWING No.: 2361-REL01-IS01-NSL1

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F00

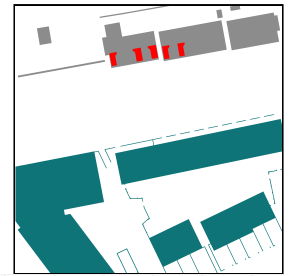
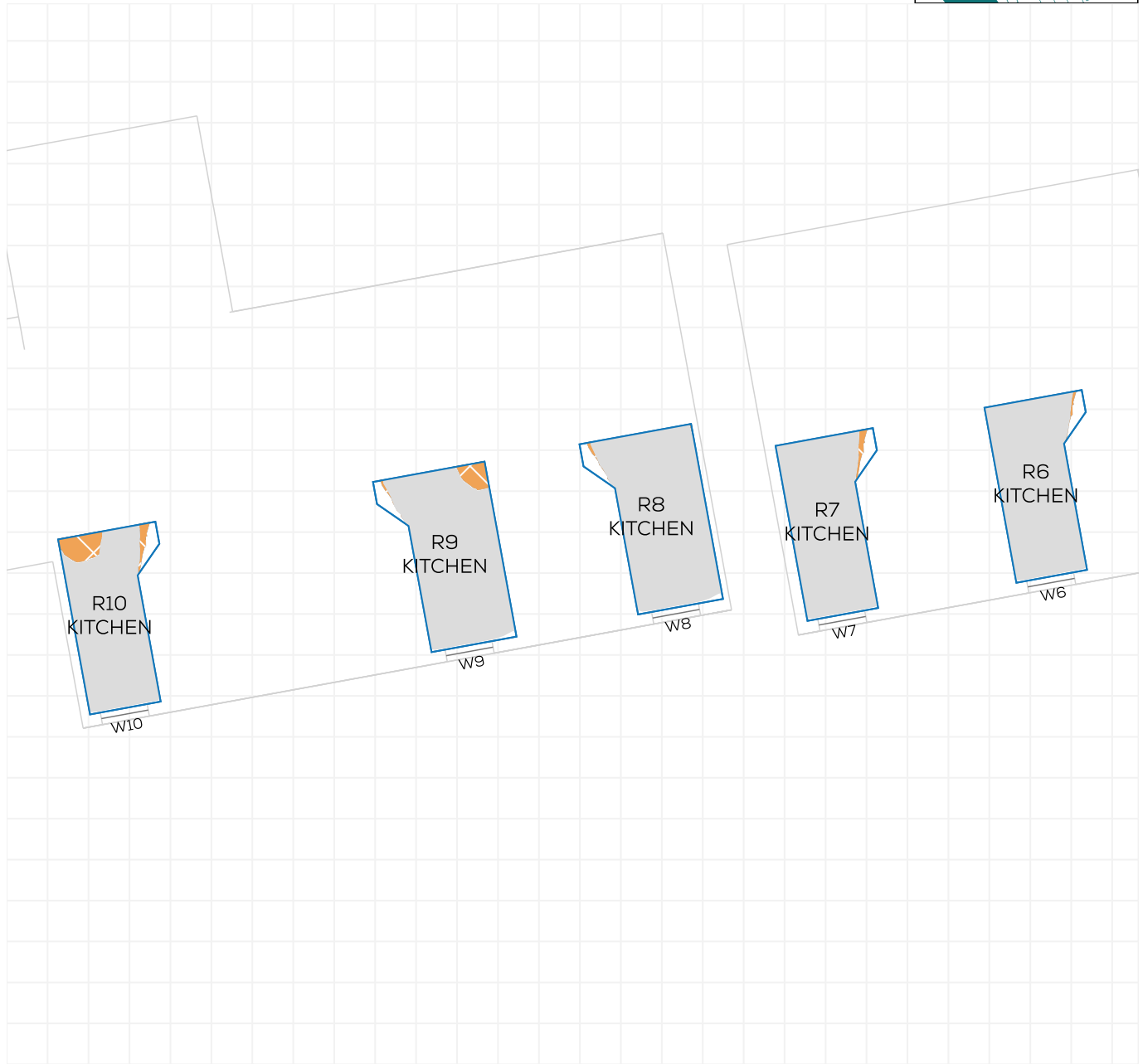
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
1063-1081 OLDHAM ROAD								
F00	R1	RESIDENTIAL	KITCHEN	9.7	96.3	96.3	0.0	0
F00	R2	RESIDENTIAL	KITCHEN	8.3	96	95.7	0.0	0.3
F00	R3	RESIDENTIAL	KITCHEN	8.2	96.1	95.7	0.0	0.4
F00	R4	RESIDENTIAL	KITCHEN	9.7	96.2	96	0.0	0.3
F00	R5	RESIDENTIAL	KITCHEN	9.7	96.3	96	0.0	0.3

NSL CONTOURS



PROJECT: 2361 - OLDHAM ROAD, NEWTON HEATH
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 1063-1081 OLDHAM ROAD
 DATE: 12/05/2023
 SCHEME IR: IR04
 DRAWING No.: 2361-REL01-IS01-NSL2

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F00

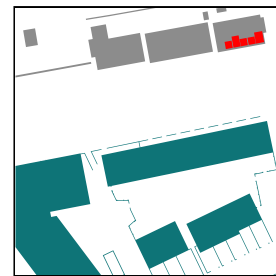
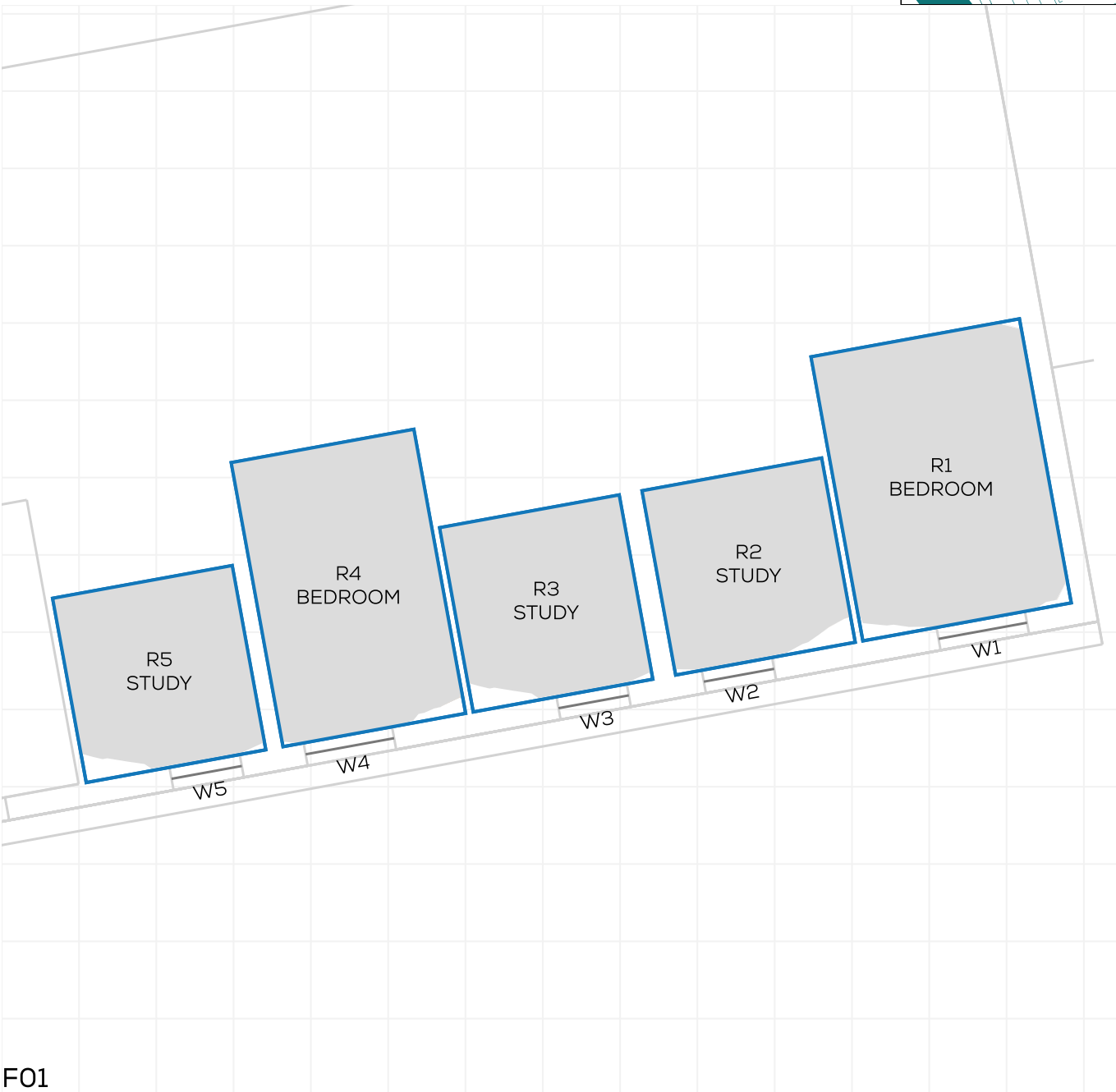
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
1063-1081 OLDHAM ROAD								
F00	R6	RESIDENTIAL	KITCHEN	8.2	96.1	95.6	0.0	0.5
F00	R7	RESIDENTIAL	KITCHEN	8.2	96.1	94.7	0.1	1.5
F00	R8	RESIDENTIAL	KITCHEN	9.7	96.2	95.7	0.0	0.5
F00	R9	RESIDENTIAL	KITCHEN	9.7	96.3	92	0.4	4.4
F00	R10	RESIDENTIAL	KITCHEN	8.2	96.1	87.3	0.7	9.1

NSL CONTOURS



PROJECT: 2361 - OLDHAM ROAD, NEWTON HEATH
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 1063-1081 OLDHAM ROAD
DATE: 12/05/2023
SCHEME IR: IR04
DRAWING No.: 2361-REL01-IS01-NSL3

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

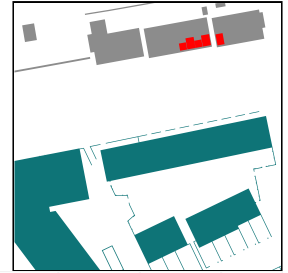
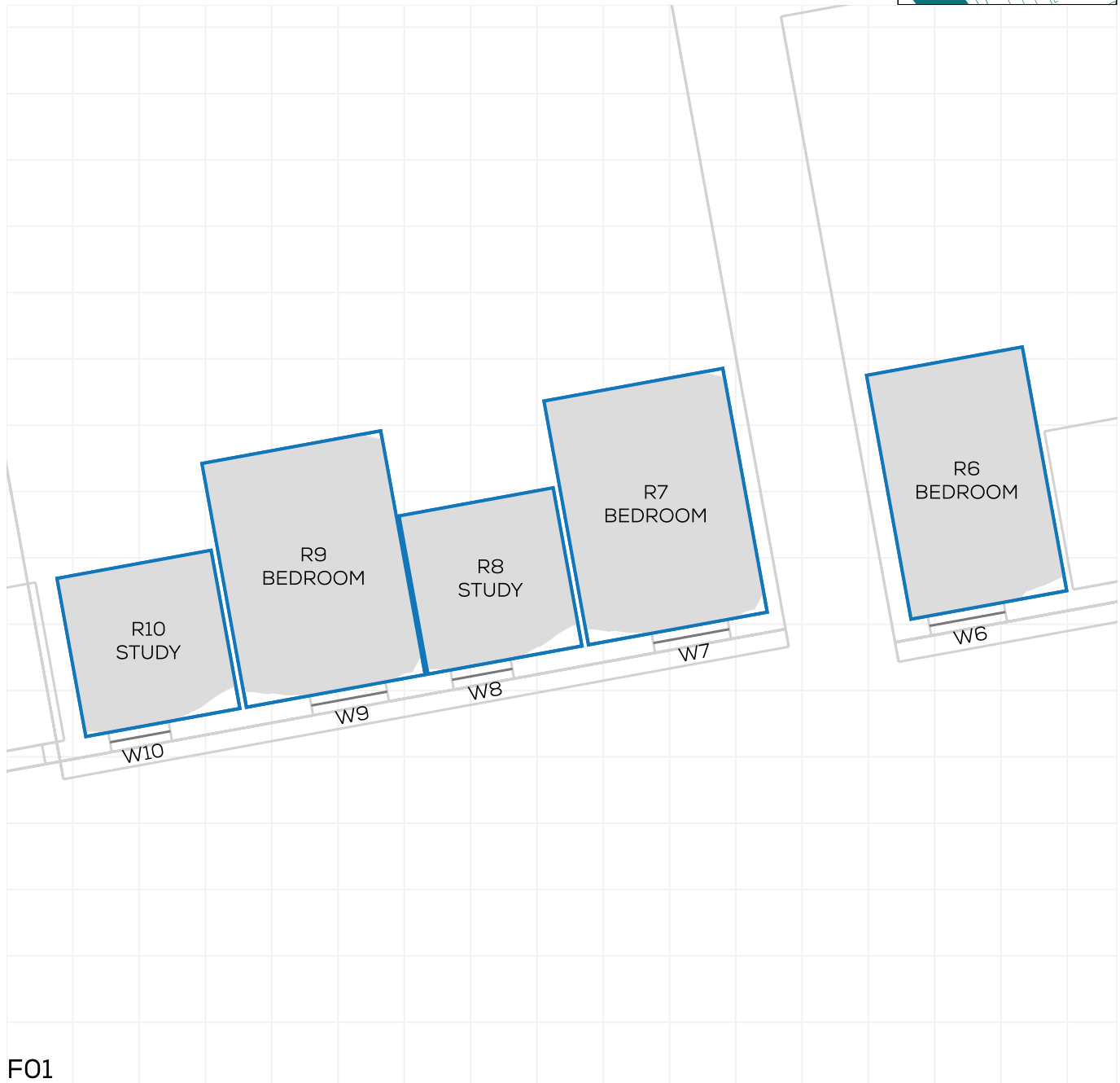


F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
1063-1081 OLDHAM ROAD								
F01	R1	RESIDENTIAL	BEDROOM	10.2	98.1	98.1	0.0	0
F01	R2	RESIDENTIAL	STUDY	5.7	96.4	96.3	0.0	0
F01	R3	RESIDENTIAL	STUDY	5.7	95.9	95.9	0.0	0
F01	R4	RESIDENTIAL	BEDROOM	9.0	98.8	98.8	0.0	0
F01	R5	RESIDENTIAL	STUDY	5.7	95.9	95.9	0.0	0

PROJECT: 2361 - OLDHAM ROAD, NEWTON HEATH
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 1063-1081 OLDHAM ROAD
 DATE: 12/05/2023
 SCHEME IR: IR04
 DRAWING No.: 2361-REL01-IS01-NSL4

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

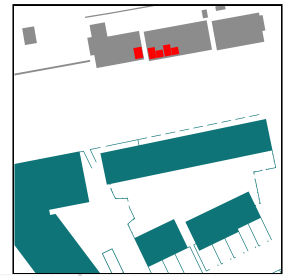
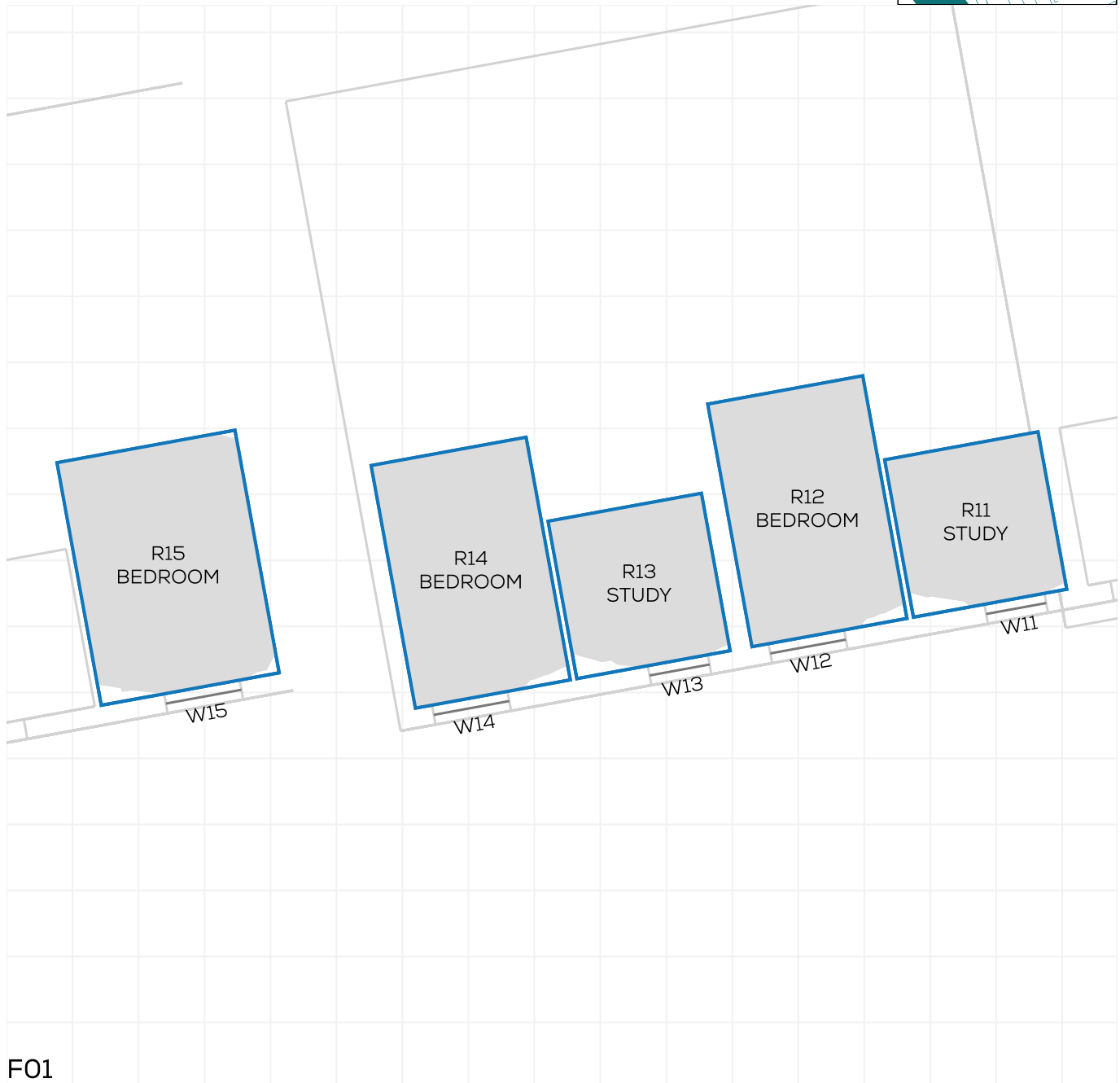


F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
1063-1081 OLDHAM ROAD								
F01	R6	RESIDENTIAL	BEDROOM	8.9	98.8	98.8	0.0	0
F01	R7	RESIDENTIAL	BEDROOM	10.2	98.1	98.1	0.0	0
F01	R8	RESIDENTIAL	STUDY	5.7	96.4	96.4	0.0	0
F01	R9	RESIDENTIAL	BEDROOM	10.2	98.1	98.1	0.0	0
F01	R10	RESIDENTIAL	STUDY	5.7	96.4	96.4	0.0	0

PROJECT: 2361 - OLDHAM ROAD, NEWTON HEATH
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 1063-1081 OLDHAM ROAD
 DATE: 12/05/2023
 SCHEME IR: IR04
 DRAWING No.: 2361-REL01-IS01-NSL5

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

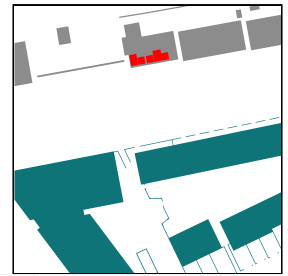


F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
1063-1081 OLDHAM ROAD								
F01	R11	RESIDENTIAL	STUDY	5.7	95.9	95.9	0.0	0
F01	R12	RESIDENTIAL	BEDROOM	8.9	98.8	98.8	0.0	0
F01	R13	RESIDENTIAL	STUDY	5.7	96.3	96.3	0.0	0
F01	R14	RESIDENTIAL	BEDROOM	8.9	98.8	98.8	0.0	0
F01	R15	RESIDENTIAL	BEDROOM	10.2	97.8	97.8	0.0	0

PROJECT: 2361 - OLDHAM ROAD, NEWTON HEATH
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 1063-1081 OLDHAM ROAD
 DATE: 12/05/2023
 SCHEME IR: IR04
 DRAWING No.: 2361-REL01-IS01-NSL6

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F01

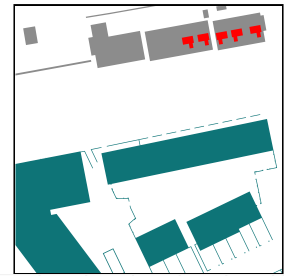
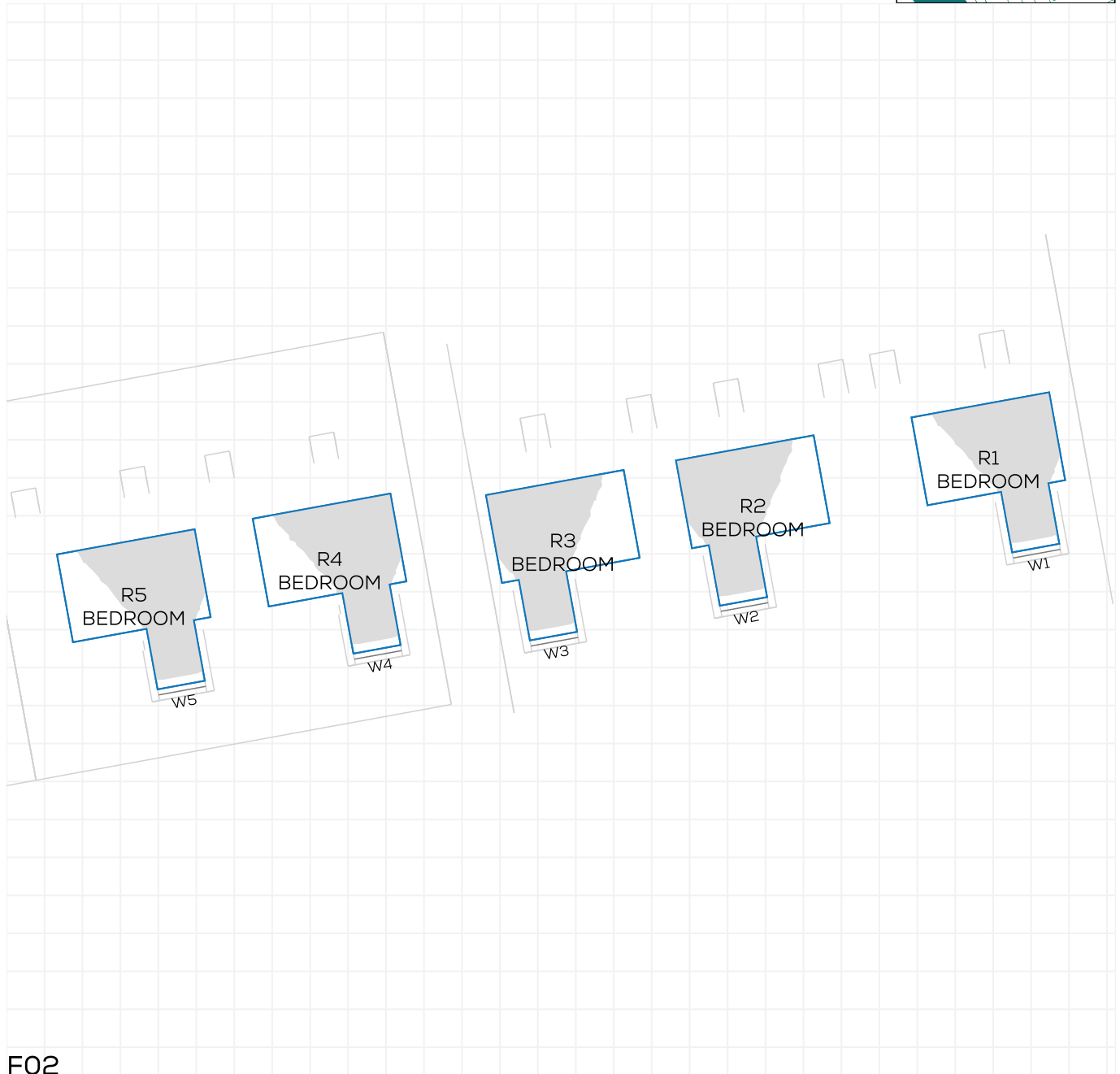
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
1063-1081 OLDHAM ROAD								
F01	R16	RESIDENTIAL	STUDY	5.7	96.4	96.4	0.0	0
F01	R17	RESIDENTIAL	BEDROOM	10.2	98.3	98.2	0.0	0.1
F01	R18	RESIDENTIAL	STUDY	5.7	96.4	96.4	0.0	0
F01	R19	RESIDENTIAL	STUDY	5.7	95.9	95.9	0.0	0
F01	R20	RESIDENTIAL	BEDROOM	8.9	98.8	96.6	0.2	2.3

NSL CONTOURS



PROJECT: 2361 - OLDHAM ROAD, NEWTON HEATH
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 1063-1081 OLDHAM ROAD
 DATE: 12/05/2023
 SCHEME IR: IR04
 DRAWING No.: 2361-REL01-IS01-NSL7

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



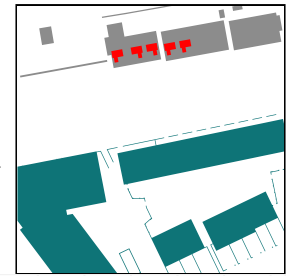
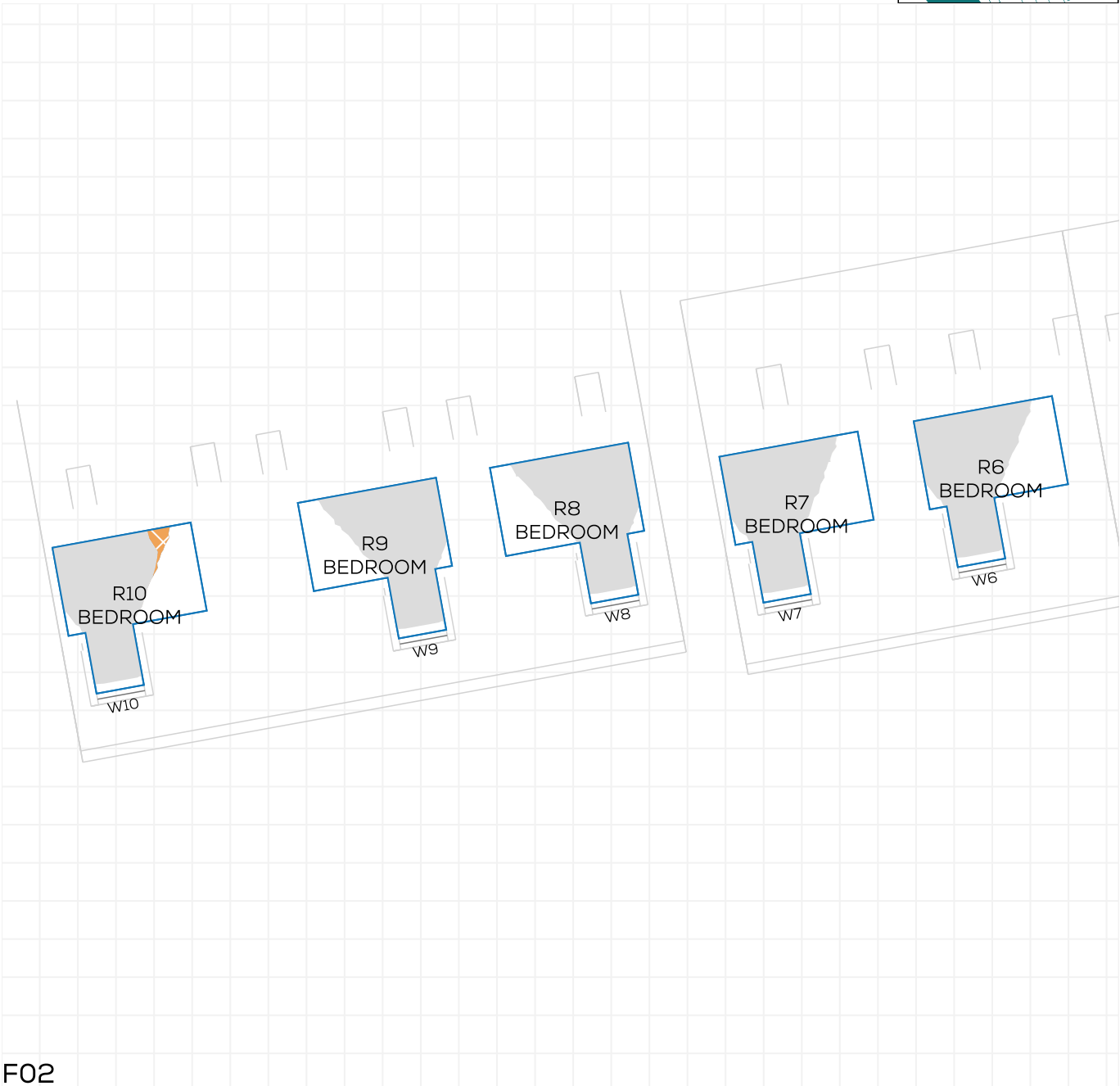
F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
1063-1081 OLDHAM ROAD								
F02	R1	RESIDENTIAL	BEDROOM	10.7	69.6	69.6	0.0	0
F02	R2	RESIDENTIAL	BEDROOM	10.7	69.4	69.4	0.0	0
F02	R3	RESIDENTIAL	BEDROOM	10.7	69.4	69.4	0.0	0
F02	R4	RESIDENTIAL	BEDROOM	10.7	69.8	69.8	0.0	0
F02	R5	RESIDENTIAL	BEDROOM	10.7	69.7	69.7	0.0	0

PROJECT: 2361 - OLDHAM ROAD, NEWTON HEATH
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 1063-1081 OLDHAM ROAD
 DATE: 12/05/2023
 SCHEME IR: IR04
 DRAWING No.: 2361-REL01-IS01-NSL8

KEY:

- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
1063-1081 OLDHAM ROAD								
F02	R6	RESIDENTIAL	BEDROOM	10.7	69.4	69.4	0.0	0
F02	R7	RESIDENTIAL	BEDROOM	10.7	69.6	69.6	0.0	0
F02	R8	RESIDENTIAL	BEDROOM	10.7	69.6	69.6	0.0	0
F02	R9	RESIDENTIAL	BEDROOM	10.7	69.7	69.7	0.0	0
F02	R10	RESIDENTIAL	BEDROOM	10.7	69.4	66.6	0.3	4

PROJECT: 2361 - OLDHAM ROAD, NEWTON HEATH
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 59 IVY GRAHAM CLOSE
DATE: 12/05/2023
SCHEME IR: IR04
DRAWING No.: 2361-REL01-IS01-NSL9

KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F00

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
59 IVY GRAHAM CLOSE								
F00	R1	RESIDENTIAL	LD	17.7	100	99.7	0.1	0.3
F00	R2	RESIDENTIAL	BEDROOM	6.9	99.9	78.5	1.5	21.4
F00	R3	RESIDENTIAL	BEDROOM	7.6	96.2	85.4	0.8	11.2
F00	R4	RESIDENTIAL	LKD	19.8	99	99	0.0	0
F00	R5	RESIDENTIAL	BEDROOM	12.6	93.2	93.1	0.0	0

PROJECT: 2361 - OLDHAM ROAD, NEWTON HEATH
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 59 IVY GRAHAM CLOSE
DATE: 12/05/2023
SCHEME IR: IR04
DRAWING No.: 2361-REL01-IS01-NSL10

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
59 IVY GRAHAM CLOSE								
F01	R1	RESIDENTIAL	LD	17.7	100	99.7	0.1	0.3
F01	R2	RESIDENTIAL	BEDROOM	6.9	99.7	86.6	0.9	13.2
F01	R3	RESIDENTIAL	BEDROOM	7.6	96.5	94	0.2	2.5
F01	R4	RESIDENTIAL	LKD	19.8	98.9	98.9	0.0	0
F01	R5	RESIDENTIAL	BEDROOM	12.6	95.1	95.1	0.0	0

PROJECT: 2361 - OLDHAM ROAD, NEWTON HEATH
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 59 IVY GRAHAM CLOSE
DATE: 12/05/2023
SCHEME IR: IR04
DRAWING No.: 2361-REL01-IS01-NSL11

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
59 IVY GRAHAM CLOSE								
F02	R1	RESIDENTIAL	LD	17.7	100	99.7	0.1	0.3
F02	R2	RESIDENTIAL	BEDROOM	6.9	99.7	99.7	0.0	0
F02	R3	RESIDENTIAL	BEDROOM	7.6	96.4	96.4	0.0	0
F02	R4	RESIDENTIAL	LKD	19.8	98.9	98.9	0.0	0
F02	R5	RESIDENTIAL	BEDROOM	12.6	95.2	95.2	0.0	0

PROJECT: 2361 - OLDHAM ROAD, NEWTON HEATH
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 59 IVY GRAHAM CLOSE
DATE: 12/05/2023
SCHEME IR: IR04
DRAWING No.: 2361-REL01-IS01-NSL12

KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F03

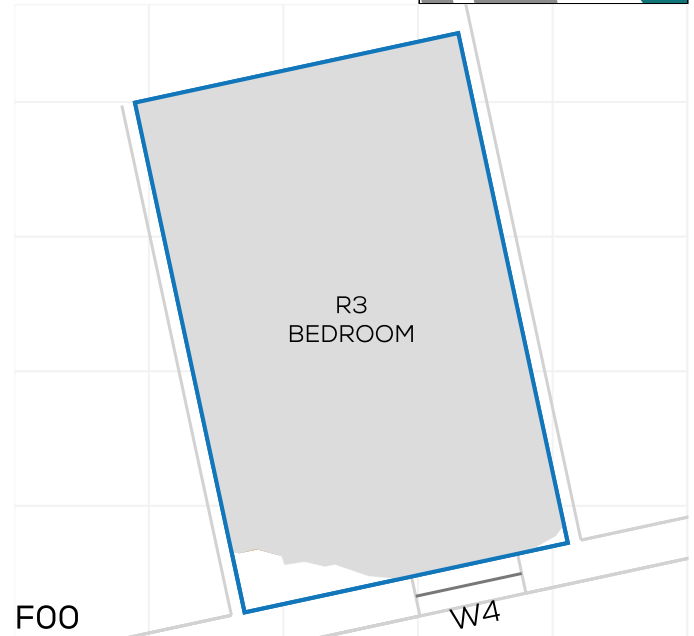
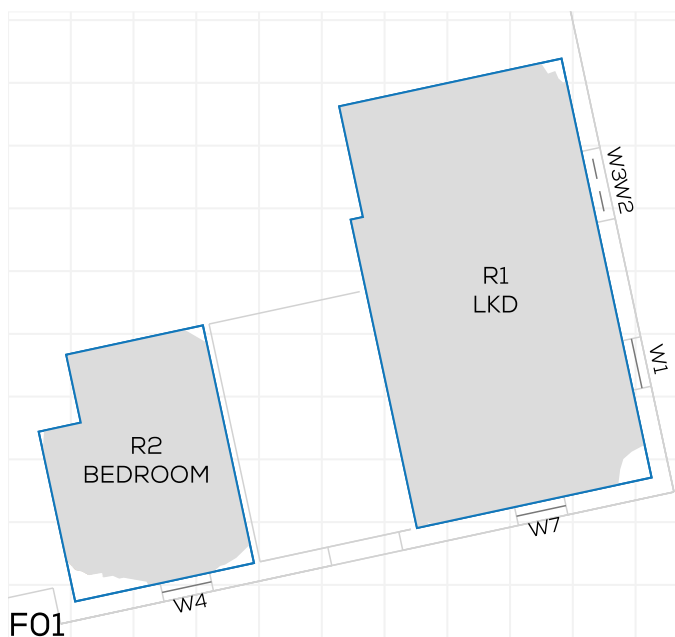
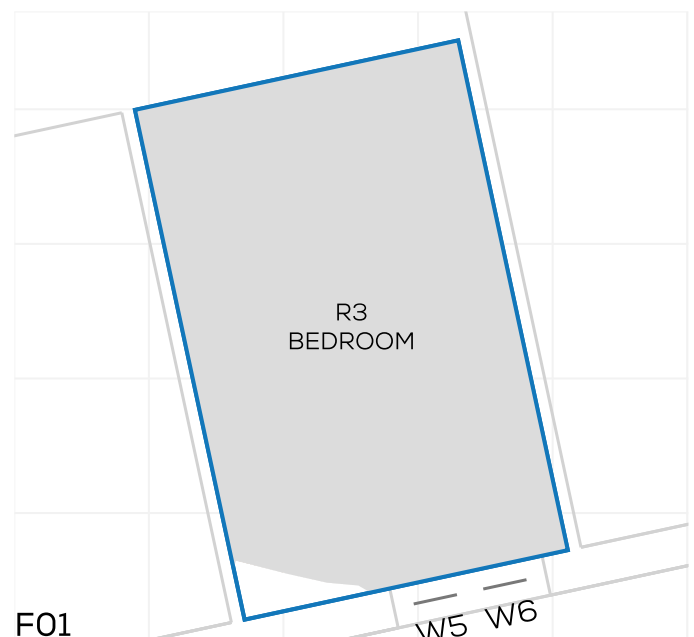
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
59 IVY GRAHAM CLOSE								
F03	R1	RESIDENTIAL	LD	17.7	100	99.7	0.1	0.3
F03	R2	RESIDENTIAL	BEDROOM	6.9	99.7	99.7	0.0	0
F03	R3	RESIDENTIAL	BEDROOM	7.6	96.5	96.5	0.0	0
F03	R4	RESIDENTIAL	LKD	19.8	99.1	99.1	0.0	0
F03	R5	RESIDENTIAL	BEDROOM	12.6	95.2	95.2	0.0	0

NSL CONTOURS



PROJECT: 2361 - OLDHAM ROAD, NEWTON HEATH
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 1 DEAN LANE
 DATE: 12/05/2023
 SCHEME IR: IR04
 DRAWING No.: 2361-REL01-IS01-NSL13

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



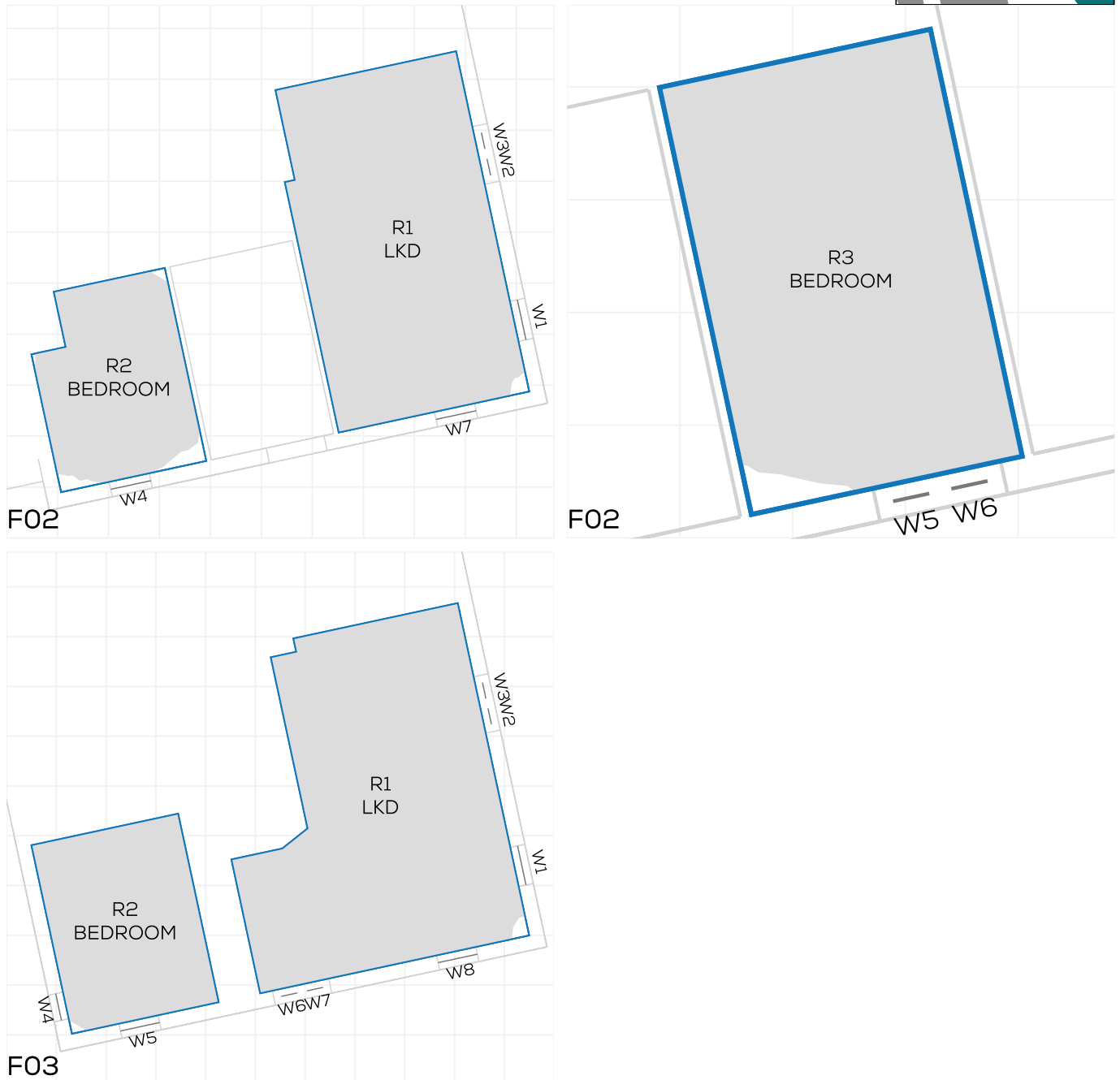
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
1 DEAN LANE								
F00	R1	RESIDENTIAL	LKD	25.8	96.1	95.6	0.1	0.4
F00	R2	RESIDENTIAL	BEDROOM	10.5	96	96	0.0	0
F00	R3	RESIDENTIAL	BEDROOM	9.5	96.9	96.8	0.0	0
F01	R1	RESIDENTIAL	LKD	25.8	98.9	98.9	0.0	0
F01	R2	RESIDENTIAL	BEDROOM	10.5	95	95	0.0	0
F01	R3	RESIDENTIAL	BEDROOM	9.5	97.7	97.7	0.0	0

NSL CONTOURS



PROJECT: 2361 - OLDHAM ROAD, NEWTON HEATH
 REPORT TITLE: EXISTING VS. PROPOSED
 ADDRESS: 1 DEAN LANE
 DATE: 12/05/2023
 SCHEME IR: IR04
 DRAWING No.: 2361-REL01-IS01-NSL14

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



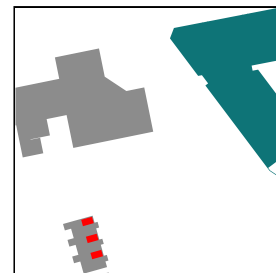
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
1 DEAN LANE								
F02	R1	RESIDENTIAL	LKD	25.8	99.6	99.6	0.0	0
F02	R2	RESIDENTIAL	BEDROOM	10.5	95.6	95.6	0.0	0
F02	R3	RESIDENTIAL	BEDROOM	9.5	97.7	97.7	0.0	0
F03	R1	RESIDENTIAL	LKD	31.1	99.7	99.7	0.0	0
F03	R2	RESIDENTIAL	BEDROOM	11.7	99.4	99.4	0.0	0

NSL CONTOURS



PROJECT: 2361 - OLDHAM ROAD, NEWTON HEATH
REPORT TITLE: EXISTING VS. PROPOSED
ADDRESS: 2-6 STARCROSS WALK
DATE: 12/05/2023
SCHEME IR: IR04
DRAWING No.: 2361-REL01-IS01-NSL15

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EXISTING %	PROPOSED %	LOSS-sqm	LOSS %
2-6 STARCROSS WALK								
F00	R1	RESIDENTIAL	UNKNOWN	8.2	99.7	99.7	0.0	0
F00	R2	RESIDENTIAL	UNKNOWN	8.2	99	98.9	0.0	0
F00	R3	RESIDENTIAL	UNKNOWN	8.2	99.7	99.7	0.0	0



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